Completed 10-Storey Apartment in Australia: Forté from an Owner / Developer Perspective

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Disclaimer: This presentation was developed by a third party and is not funded by WoodWorks or the Softwood Lumber Board.
“The time is not far off when companies will have to justify their worth to society, with greater emphasis being placed on environmental and societal impact than straight economics.”
Forté, Victoria Harbour, Melbourne
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Achievements & Benefits

**COMMERCIAL**
- Australia’s first CLT building
- Tallest CLT building in the world
- Code compliance
- Market acceptance
- Build efficiency (30% faster)
- Reduced impact of construction
- 80% weight reduction
- Commercial improvement

**SAFETY & SUSTAINABILITY**
- Perfect safety record
- High risk trades eliminated
- No hot works (welding etc.)
- Reduced risk of falls
- Australia’s first 5 Star Green Star residential building
- 700 tons of stored carbon
- 700 tons avoided by not using concrete and steel
Lessons

- Greater time savings possible – fewer panels are better
- Design optimisation
- Further off site fabrication
- Panels are precise, but site placement less so
- Must think as a system, not as a building material
- Lock the design, fast track design is last century
- Fully exploit the potential of BIM
Studio Nine, Richmond, Victoria
Studio Nine, Richmond, Victoria
Barangaroo C2, Sydney
Cobalt Place, SW11, London
Library at the Dock, Victoria Harbour, Melbourne
Barangaroo C2 Concept Section
Barangaroo C2, Sydney
Library at the Dock

Forté

‘Y3’
Key Points

From a Developer’s Perspective

- Have a strong driver for using engineered timber
- Develop holistic solutions, don’t just substitute materials
- Engineered timber can be significantly commercially better than conventional construction
- Bigger, bolder, better buildings are coming – as we learn and refine our solutions
- People respond emotionally to timber – use that!
Key Points
Coming Soon
Lend Lease