

CASE STUDY

CBUS Property – Victoria Police Centre

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Project Overview

CBUS Property - Victoria Police Centre

311 Spencer Street, Melbourne, Victoria, 3000

Developer	CBUS Property
Architect	Woods Bagot
Builder	Probuild
Range of products utilised	
<div><div> Dulux</div><div> Dulux PROTECTIVE COATINGS</div><div> Dulux POWDER COATINGS</div><div> FOSROC</div></div>	
Works	Construction of new Victoria Police Headquarters

Background

In 2015, Cbus Property and Australia Post proposed to develop the Victoria Police Centre for use as Victoria Police headquarters. The \$650 million project was jointly funded and constructed on Spencer Street in the Melbourne CBD.

The purpose-built, 39-storey tower was designed to achieve government-mandated sustainability ratings while providing appropriate levels of security for a police headquarters.

Using clever landscaping, urban design interventions, built form initiatives and invisible technologies, the building provides Victoria Police with a secure facility that integrates with the streetscape. Inside, global architecture studio, Woods Bagot, created a distinctive office solution to meet Victoria Police's needs now and into the future.

- Specific project requirements included:
- 65,000m2 of net lettable area
 - A fully integrated base building and fit-out to PCA A-grade standard
 - 600 car parking spaces
 - A helipad
 - Integration with the adjacent City West Police Complex through multiple physical connections
 - Bicycle parking
 - Gymnasium
 - Internal town hub/food court

The Challenge

As a high-profile, critically important building, it was essential that the products specified offered low-maintenance, long-lasting performance.

Exterior weather protection

External steel elements need high-performance protection from the elements – whether extreme temperatures, humidity, wind, rain, hail or sunshine.

Environmental sustainability ratings

The development was designed to meet the following sustainability ratings in accordance with government policy:

- 5-star Green Star rating
- 4.5-star NABERS Energy rating (for base building)
- 4.5-star NABERS Water rating

Therefore, it was necessary to specify and use Dulux products created with sustainability in mind.

High-traffic areas

With more than 5,000 staff working from the building, surfaces are subject to constant foot traffic. Protective coatings specified for high-traffic surfaces in these areas must support continuous cleaning and provide outstanding durability.

Graffiti resistance

It was important that the building was protected by coatings that were easy to clean. Dulux products support graffiti removal with appropriate chemical cleaners, including single pack, 2 pack coatings and powder coating solutions.





Project Outcomes

Easy sample ordering

With project specifiers able to order physical samples, textures, colours and finishes were able to be viewed on site prior to application, assisting with decision making.

Environmental and sustainability-conscious construction

Sustainability-focused products were specified to allow the building to achieve demanding sustainability ratings.

Superior exterior protection

External steel and other substrates were protected from the elements with durable coatings that were also aesthetically pleasing.

Durability for high-traffic areas

The building – especially common areas – would be subject to immense foot traffic each day, so it was vital that walls were able to withstand knocks, scrapes and scuffs. Dulux Wash & Wear was used to provide long-lasting, washable surfaces.

Products Specified

Dulux Paint



New plasterboard

Dulux Professional EnvirO2 interior low sheen

Dulux Professional EnvirO2 Interior Tintable Ceiling Flat

New plasterboard priming

Dulux Professional EnvirO2 Interior Acrylic Sealer Undercoat

New timber

Dulux Aquanamel Semi-gloss

Dulux Professional Total Prep

Dulux Protective Coatings



New mild steel (commercial, interior)

App Surfaceshield HD Clear

Dulux Protective Coatings Duration T74 Two Pack Polyurethane

Primer

Dulux Protective Coatings Duration P23 Two Pack Primer

Fosroc



Flooring

Nitofloor FC150

Dulux Powder Coatings



C3 corrosivity zone / new aluminium – interior and exterior

Dulux Powder Coatings Fluroset

C1-c5 corrosivity zone / sheet and extruded on new aluminium – interior and exterior

Dulux Powder Coatings Duratec

New aluminium perforated stair balustrade – interior

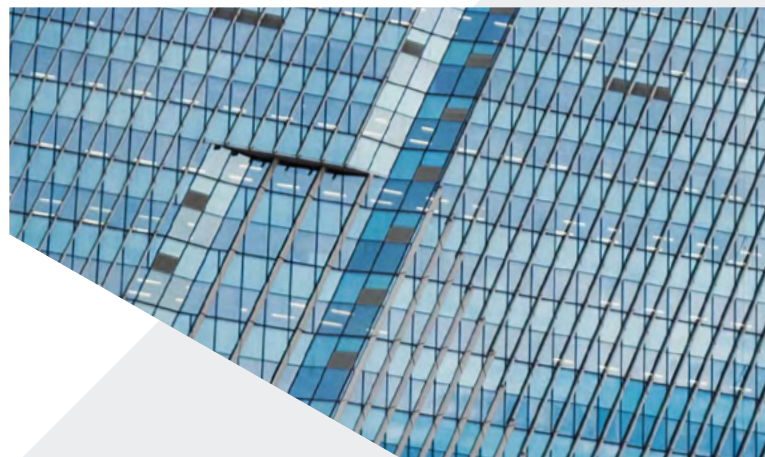
Dulux Powder Coatings Electro

New mild steel – steelwork and doors

Dulux Powder Coatings E-Prime

Dulux Powder Coatings Fluroset

Dulux Powder Coatings Durraloy



Backing the Experts™

At Dulux, we leverage our deep expertise to support architects, interior designers, builders and engineers to design and build with confidence.

More than 100 years of experience and an unrelenting focus on quality and innovation allows us to back the experts with premium products, industry-leading service and trusted end-to-end advice.

“We’re here to help our partners to imagine and create better places and spaces to live, work and play.”

Peter Wood

Dulux Commercial Business Manager



Quality

Our products are formulated using advanced chemistry and science to deliver highly technical construction solutions that exceed expectations.



Transformation

Our coating solutions offer colours, patterns, textures and finishes that transform surfaces while providing long-lasting protection.



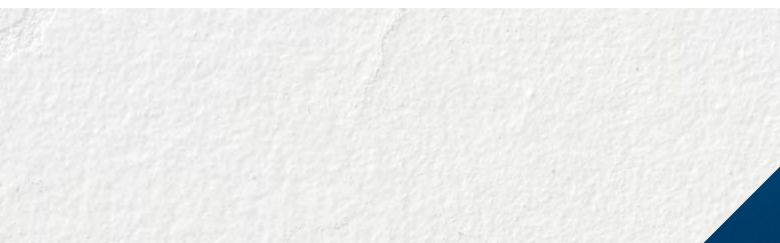
Reliability

Our solutions offer proven and reliable performance, giving you the confidence of straightforward application and a durable finish.



Expertise

Our responsive team provides specialist product support, technical assistance and expert problem solving when and how you need it.



Our Brands

Dulux's brands have been trusted for generations.



Dulux Interior and Exterior Paint

Dulux is Australia's most trusted paint brand*. From Wash&Wear® to Professional SteriGuard®, our high-performance paints and coatings are tailored to meet the Australian market's unique needs. Dulux paints offer standout results across an extensive range of more than 4,800 colours.

*Reader's Digest 2021



Dulux Powder Coatings

Dulux offers a wide range of premium powder coatings in Australia and New Zealand. Our extensive range of standard and custom architectural coating solutions are backed by extensive testing that ensures exceptional product performance and durability.



Dulux Protective Coatings

Dulux Protective Coatings offer high-performance protection for metal and concrete assets including buildings, infrastructure, facilities, plant and equipment. Our tailor-made coatings and maintenance systems ensure your assets are effectively protected, even in the most demanding conditions.



Dulux Avista Concrete Coatings

Avista offers professional decorative concrete solutions for new and existing concrete areas. Suitable for indoor and outdoor applications, our decorative surface products add colour, texture and patterns to driveways and concrete spaces in commercial and residential projects.



Dulux Acratex Coatings and Cladding

Dulux Acratex provides high-build facade coating systems for residential and commercial projects. Designed with the Australian built environment in mind, Dulux Acratex render coatings and external cladding solutions add style, protection and durability to diverse construction and maintenance projects.



Fosroc Concrete Waterproofing and Repair Solutions

Fosroc delivers world-class solutions for a broad range of above or below ground construction and maintenance projects including waterproofing, concrete repair, grouts, sealants, protective coatings and industrial flooring.



Emer

Protecting Australian buildings for over 35 years, Emer offers complete waterproofing, decorative and protective coating system solutions.



Porter's Decorative Finishes

Porter's decorative finishes combine the latest technology with traditional methods and the finest raw materials to provide a superior finish. From modern paints to lime and cement-based products and reactive metallic finishes, our proprietary tinting system creates beautifully rich and unique colours.



Intergrain Timber Finishes

Intergrain's timber finishes are Australia's high performance woodcare products. Our range of premium stains, varnishes, clear finishes, oils, paints and polishes are easy to apply and deliver a professional finish that preserves, protects and enhances timber's natural beauty.



B&D Roller Doors

Since 1956, B&D has manufactured more than five million garage doors and grown into an iconic Australian brand. As respected specialists in garage door and shutter solutions, our innovative products and designs have had a profound impact on urban streetscapes worldwide.



Admil Sealants and Adhesives

Admil have a range of sealants and adhesives for the construction market including 100% silicone sealants, Industrial grade sealants, polyurethanes and construction sealants.



Lincoln Sentry Cabinetry and Hardware

One of Australia's leading suppliers and distributors of hardware and components to the cabinet and furniture making industry; the window, door and glazing industries and the niche industrial tape and insulation markets.



Dulux[®]

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SOLUTIONS**

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Photo credit

Photography by Brooke Powell

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