



Getting a green nights sleep

Refurbishing Melbourne’s iconic landmark, the Chevron Hotel



Abigroup Contractors Pty Ltd was engaged in December 2004 to carry out the design and construction of 299 apartments at Melbourne’s landmark Chevron Hotel. This included the complete refurbishment of 68 apartments in the existing Chevron Hotel building and 231 apartments in a new building named ‘Chevron Green’. The iconic Chevron and the new Chevron Green boast outstanding views to Port Phillip, Albert Park Lake and Faulkner Park, and is adjacent to more than 10 tram routes on the famous St Kilda Road Boulevard.

OH&S preparation and planning was crucial to the success of the project, particularly as it related to the partial demolition and refurbishment of the existing building. In addition to this, the refurbishment of the existing building’s façade and roof with its myriad of elevations and terraces required that the safety approach to the project was second to none.

Work on the project progressed well and Stage 1 was completed to schedule, with Stage 2 (Chevron Green) currently targeted to be completed within weeks and well ahead of the contractual time frame.

Innovations on the project can be seen in the sound-proofing of the facades, with the glazed balcony screens and louvre-systems designed to block sound transmission to living areas from the ‘Careflight’ and Police helicopters land-

ing at the Alfred Hospital Trauma Centre less than 200 meters away. This is particularly important given the proximity of the helicopters as they fly over the north face of the development on the standard flight path.

As a community-conscious contractor, Abigroup welcomed numerous trade and community visits from industry organizations, universities and local schools in its desire to promote both safe construction and the future of the building industry.

The project’s Ecologically Sustainable Development (ESD) initiatives included the requirement to recycle demolition materials; reuse of the existing hotel’s swimming pool as a reservoir for reclaimed storm water; and the introduction of passive heat control through operable aluminum louvres to balconies.

Abigroup is also proving its diverse skills through other projects currently underway including a hospital at Morningson, and a golfing resort at Bass Coast. The company has also recently commenced the complete refurbishment and rebuilding of the RACV Country Club in Healesville.

Abigroup has shown itself to be committed to, and a leader in, the field of ESD building with the construction of the 5-Star Green Rated Metropolitan

Fire Brigade training headquarters in Burnley, in Melbourne’s inner east. In addition, although not eligible for Green Star rating under the Australian system due to no ratings tool being available, Abigroup anticipates achieving equal to a Four Star Green rating on the RACV Country Club through the design’s implementation of ESD principles.

Abigroup is one of Australia’s leading, and most successful, construction contractors. Its building division is one of the country’s top ten builders by value and works in areas including health, education, commercial building and residential developments. The company is also a leader of infrastructure delivery in Australia, having constructed some of the country’s most high profile and important civil projects.

Abigroup Contractors Pty Ltd
PO Box 195
Pymble NSW 2073
p. 02 9499 0999
f. 02 9499 3822



Making life easy

Quality is an aspect of the Chevron Project that has been instilled into the development from the very earliest of design phases. Much of the construction has employed state-of-the-art techniques and ground-breaking materials. This focus on quality is what has created the landmark development that now rises from the site of the original Chevron.

In keeping with the developer and architects desire to make 'Chevron Green' a high quality state-of-the-art apartment and retail complex, it was essential to ensure that the theme of excellence was continued right throughout the development. This process included the fit out, interior design, and selection of goods and fittings within each apartment.

With this in mind, Elite Appliances were introduced to the development to consult with and provide the highest quality range of European whitegoods for the apartments. Elite Appliances provide whitegoods to the residential market and commercial markets through their showrooms and their major project division. Elite carries an extensive range of products, including many of the biggest names in the industry, names that are synonymous with quality, design, and efficiency including; AEG, Bosch, Leibherr, Miele, Gaggenau, Fisher Paykel, and Omega-Smeg.

Operating for fifteen years, Elite now employs a staff of over 45, and their enthusiasm for their work is evident in the results they achieve. The team at Elite have a genuine interest; not only in their clients and their client's requirements, but also in the products they sell. Staff members receive extensive training in the entire product range they offer, and they are highly versed in discussing and providing the most appropriate solutions. Whether, it is for a simple home fit out, or a large multi dwelling project such as Chevron.

The Elite Appliances Project Division prides itself on its inclusive approach to the business, from initial consultation through to product selection, delivery, after sales follow up, and completion. Their service is personalised and tailored to suit each client. They can even organise cooking classes through their suppliers to ensure the right choice is decided upon!

A close association with their suppliers is another asset that enhances their operations and provides them with the ability to negotiate on cost and ensure that the most effective pricing solution is obtained. As Glenda Millar from Elite explained, "We try to offer a service that is genuinely efficient and helpful in the way we deal with our customers... For instance, an architect who makes an enquiry for a development wants a quick and thorough

response... we provide that, and as much information as we can to assist them in making their decision... In other words we try to make their life as easy as possible..."

Engaged on the 'Chevron Green' development Elite provided appliances for both the old and the new building apartments; this included ovens, cooktops, convection microwaves, dishwashers, range hoods, and refrigerators. Due to the prestigious nature of the development, it was agreed during the concept and design stages of the Project that the appliances must be in keeping with the high standards set. After consultation with the builder (Abigroup), architect, and developer, AEG appliances were chosen as the most appropriate on a cost and quality basis. AEG Stands for Advanced German Engineering and these quality European appliances were ideally suited for this project.

Elite has established a strong relationship with AEG over the years and they have collaborated on a number of projects. The close relationship that has evolved between AEG and Elite is certainly a contributing factor to both companies on-going success and it ensured that the procurement and delivery of the required goods was efficient and accurate.

Elite Appliances are not new to the provision of high quality products to major developments. They have offices in Melbourne, and Hobart, and have recently been involved in a number of large-scale developments. These include the Verve and Milano apartments in Melbourne, developed by PDG Corporation and entailing 800 apartments, and the 300 apartment Bayshore development, in Port Melbourne. They are also a major supplier to Cavalier Homes, an Australia-wide home building franchise incorporating over 50 builders.

The Chevron Green project provided Elite with an opportunity to demonstrate their efficient and effective services, and with the close cooperation of AEG, both companies have achieved a level of excellence well in keeping with the vision of the development.

Elite Appliances Pty Ltd
Unit 2/747 High Street
Armadale VIC 3143
Glenda Millar
p. 03 9509 3722
m. 0400 936 412

Extinguishing the flames

Being relatively new to the Fire Services industry, could be seen by some as a disadvantage. However, for First Fire Protection being 'new' has become one of their greatest strengths. Established two and a half years ago in Victoria, First Fire Protection's rapid expansion is testament to their ability to service their clients in a responsible, professional, and fresh way. Unhindered by the constraints of a large and often impersonal company, First Fire is able to provide individual, personnel, and sound consultation and services to their clients.

First Fire Protection Specialise in the areas of fire sprinkler systems and testing (AS1851), state of the art fire alarm systems, EWIS systems, fire pump sets, including advanced control panels, fire extinguishers of all types, hydrant and hose reel systems (BCA approved), in-house field installation and testing, 24-hour service, design service, and evacuation planning and training.

For the Chevron Project, First Fire were engaged after a competitive tender process, to provide the sprinkler system for the development. The design was challenging due to the nature of the existing building conditions, including beam locations.

New does not necessarily equate to inexperience and the Managing team at First Fire have been in the industry for many years, working on extensive residential, retail and commercial projects. They have also gathered a group of highly skilled tradesmen and professionals who form the core of this dynamic company, which is now competing with some of the largest players in the industry and winning.

The key to First Fire's success is their ability to deal with their clients as valued customers and real people. The quality of the services they offer and their knowledge of the industry are not lost under a blanket of corporate confusion. As stated at the beginning of this article, their size is their greatest asset as it allows them to be adaptable and personable to their client's requirements.

First Fires involvement with Chevron has also demonstrated their significant abilities in the supply, design, and installation of sprinkler systems. Their successful completion of the works required was under budget and within time. Quite naturally, they are very proud of what has been achieved.

Factory 2
8 Commercial Crt
Tullamarine VIC 3043
p. 03 8335 0900
f. 03 9310 4053

e. sales@firstfireprotection.com.au
www.firstfireprotection.com.au



It's all about closure



The landmark apartment complex, Chevron Green, has risen from the old Chevron building site as a result of vision, determination and a desire to re-create something 'better'. Naturally, to bring this vision to reality, the developers Abigroup and the architects required the highest of standards in construction and fit out.

To this end, they engaged the services of the internationally renowned company, Dynamic Closures. Operating right across Australia for the past seventeen years with offices in Victoria, New South Wales, Queensland and Western Australia, distributors in South Australia and Tasmania, and with extensive global leverage through their distributors in New Zealand, Hong Kong, and Singapore, Dynamic Closures were an ideal choice and proved to be a great asset.

The company, as it's name suggests, is forward looking, their highly skilled workforce includes tradesmen, designers and engineers and they provide one of the most innovative and extensive ranges of partitioning for offices, retail precincts, and entrance ways. One of the main reasons the company has thrived over the past 30 years is their ability to develop adaptable designs in partitioning, to listen to their clients, and work with them through the entire process, from design and planning to manufacture and installation. This attention to the clients is seen by Dynamic Closures as an integral aspect of their operations, and it is the key to their success.

Dynamic Closures provides security and partitioning solutions for retail tenancies, commercial and residential areas, cafes, restaurants, entrance ways, passages, receptions, and service counters. For Chevron Green they were engaged to provide operable walls within a number of the apartments to divide living areas from bedrooms using their unique Dynasty 9400 sliding door system.

Overall Dynamic spent close to eleven months on the project, working through conception and design right up to manufacture and installation of the partitions and operable walls. Manufactured as per standard from extruded aluminium frames and incorporating 'flush-bolt' locking systems, for the Chevron Project they were also required to use carbolite in-fills to comply with the design specifications. The adaptability of Dynamic in generating specific project required product is a good example of their ability and the flexibility of their range. This adaptability allows them to bid on a diverse range of projects, and in the past they have successfully worked with some of the country's largest clients including McDonalds, Sydney International Airport, Angus & Robertson, and Disney to name a few.

Dynamic is described by the dictionary as, 'that which is of force, producing motion' clearly on the Chevron Project, Dynamic Closures have lived up to their name, producing an efficient and comprehensive solution for their clients, and their successful completion of the works is a credit to their company.

Dynamic Closures (Aust) Pty Ltd
Head Office
58 Industrial Park Drive
Lilydale VIC 3140
p. 03 9739 5222
f. 03 9739 5599
m. 0438 619 099
e. traviskennon@dynamicclosures.com.au
www.dynamicclosures.com.au