

SANDYHILL APARTMENTS

The \$50 million stage one of the imposing Sandyhill Apartments in Sandringham comprises 190 of the 470 apartments scheduled to be constructed on the expansive Bay Road site.



MAIN CONSTRUCTION COMPANY : Buxton Construction
PROJECT END VALUE : \$50 million
COMPLETION : August 2014
ARCHITECTS : Watson Young

From the earliest design stages of the Sandyhill Apartments project, Buxton Construction worked closely with the Sandyhill Apartments developer team, to ensure the highest standards of quality would be economically achieved. This is one of Buxton's strengths - the proven ability to engage with projects from conception and add value through innovations in design and delivery.

Sandyhill is a three stage project, with the first stage of 190 apartments over 8 levels plus two commercial spaces and 2 basements now in the final stages of completion. Stages 2 and 3, which will comprise approximately 140 apartments each in addition to some commercial spaces, are currently in the early stages of planning and marketing.

Buxton's value-adding design initiatives including rationalisation of the basement retention system, a design of the basement

structure and set-up of services areas which allows for connection of future stages while also maximising the use of space, and structural systems for the upper structure which minimised the craneage required on site, allowing construction to be completed with only one tower crane supplemented by mobile cranes. The sizes of window elements were pre-determined and wall systems abutting were rationalised to allow pre-ordering and offsite manufacture.

While each of stages is self-contained and separated by landscaping zones, in the interests of efficiency and economies of scale, the design for the electrical infrastructure, incoming water and fire supply and sewer connections incorporates all three stages. The in-ground services have been designed to set points which are outside the stage one landscaping for future connections to the other two stages.

"As the building is 130 metres long and 8 levels high, the logistics of constructing the structure was interesting," said Buxton Project Manager, Michael Cooke.

"Having only one tower crane on site and numerous precast elements, it required considerable planning of manufacture and deliveries of precast, and efficient crane time allocation for the erection of the precast as well as the other elements required to maintain the structure program.

"On top of this, coordination of additional mobile cranes and deliveries to service the areas of building not within the reach of the tower crane made for some interesting days of traffic management both within the site and on the adjacent road.

"It is certainly one of the most exciting projects that both myself and the company have been

associated with, due to the extraordinarily close working relationship we have with the client, consultants and all sub contractors. It is a project where everyone is working together to achieve the best possible outcomes."

There are a number of sustainability initiatives embedded into the project. Thermally-efficient double glazing has been used throughout, and the building fabric and orientation ensures maximum benefit from passive heating in winter and shading of glazing during summer. Rainwater is being harvested for re-use, and the stormwater system incorporates an element of on-site retention and reticulation.

A high percentage of recycled materials have been used throughout the construction, and a supplier who recycles construction waste was used for the project's waste management. The use of public transport by residents is also being encouraged through a range of incentives.



Buxton has a total of 12 staff working on the project, including up to 8 site staff ranging from project management through to an apprentice carpenter. During the design phase, the company's in-house expertise in design engineering, construction planning and methodology and cost planning contributed substantially to ensuring a smooth and cost-efficient construction process.

Approximately 30 subcontractors are working on the project, with the peak daily workforce reaching in excess of 200 workers onsite daily as stage one draws to completion. A large number of these are local to Bayside and the surrounding areas, resulting in the project generating a substantial boost for the local economy.

Quality, safety and efficiency are the achievements which the Buxton team feel proudest of on the project, according to Buxton Construction Managing Director, Andrew Briggs.

"Early on in the project we set benchmarks along with the subcontractors on what is expected. Now these are established benchmarks, the efficiencies benefit everyone by maintaining systems which each subcontractor uses, and provides a quality end product," said Andrew.

"Safety on site is paramount, and by running a safe and clean site also increases the efficiencies for all involved."

Sandyhill is an excellent example of the way Buxton delivers projects across residential apartments, educational, aged care, accommodation, commercial, sporting and leisure sectors. Their focus is on providing total solutions from inception through to

project delivery, with quality always at the forefront of all decision making.

"The value add to our clients speaks for itself based on the 100% success rate of our projects to date," said Andrew.

"Buxton have always been associated with quality. This comes from the company's philosophies and procedures which have become part of the culture of the business.

"The implementation of an internet based quality control program further compliments this approach."

Buxton are also working in-house with their IT specialists to develop the company's capacity for utilising BIM for project design and delivery, keeping them on the leading edge of construction management and methodology.

In addition to overseeing final works on stage one of Sandyhill, Buxton have recently commenced a \$25m aged care facility for CaSPA Care Pty Ltd, and have commenced construction on the new Eastern Golf Club.

The quality of their results has been recognised with numerous industry awards, including most recently the AIB Professional Excellence in Construction Awards for a four-level educational facility for St.Kevins College in Victoria.

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LIFTING THE GAME IN CRANE LOGISTICS

Every project's complexities are unique, which is where the services of Major Crane Logistics (MCL) are of enormous benefit in ensuring the best possible lifting and materials handling solution, and highly qualified, safety-focused crews to implement it.

MCL are not affiliated with any one crane supplier, instead, Director Norm D'Ambra and his team assess every project's needs, access considerations, materials, structure and program and develop an appropriate specification for craneage. They also price the solution, and then procure, set up, operate and dismantle the cranes.

For Sandy Hill Apartments, MCL assessed the lift logistics and liaised with the contractor on crane specifications, then procured and set up a 1500 Tower Crane for installation of precast and all general lifting. The set-up phase included constructing and pouring the crane base, before MCL's crew of four experienced crane operators, headed by Tony Longo, commenced work. The crew has been deployed to the site for the duration of construction phase.

The founding Director of MCL, Norm D'Ambra, has been working in the construction industry for 30 years, and has been a crane operator and supervisor for numerous major projects across Melbourne.

Since MCL commenced operations in mid-2012, that seasoned expertise and the safety-focused and dedicated crew of operators, dogmen and supervisors MCL employs has been key to effective lift solutions for projects including 35 Albert Road with EForm; and the Sheraton Hotel in Little Collins St, Phoenix Apartments in Flinders Street, Lionville Retirement Village Essendon, Carlton Wellbeing Centre, and Emerald Apartments South Melbourne with Equiset.

The cranes provided for these projects have ranged from 1500 Tower Cranes, 230D Tower Cranes, 1000M11 Tower Cranes and 60R Recovery Crane. MCL also owns several mobile cranes, which can be deployed for projects where tower cranes are not a suitable option due to height restrictions or access issues, or where specific needs require mobile crane solutions. Through the company's industry contacts, they can also access any specific type of mobile crane which analysis shows is the best solution for a job.

For more information contact Major Crane Logistics Pty Ltd, PO Box 365 Somerton 3062, mobile 0438 583 005, email ndambra@mclogistics.com.au



SAVING MORE THAN JUST WATER AT SANDY HILL

There's one thing Plumbco Plumbers have brought to Sandy Hill Apartments which makes for a better hydraulics package, and it's not carried in a tool box. It's common sense, that rare combination of practicality, experience and innovativeness which can look at a design and say, "we can do this better".

Plumbco have been awarded the D & C plumbing and civil drainage package for Stage 1 of the 3 Stage project. The scope for Stage 1 includes sewer, stormwater, mains reticulation, bathroom plumbing and fixtures, all wet areas drainage inside and out, gas, hot water, and rainwater harvesting and storage.

Early works commenced in December 2012, with the basement drainage and stormwater package for stage one, which comprises 192 apartments. During stage one, Plumbco collaborated with the contractor, Buxton, to modify the initial specifications and plans to achieve design efficiencies.

"For example, the design had individual air conditioning units for every bedroom and living room, and individual drainage points for each. We demonstrated how savings could be achieved with some simple, yet effective, drainage redesign," Plumbco Plumbers Founder and Director, Troy Morris.

"We are also looking at how we can change the hot water system flow/return design to increase efficiency; examining alternative rainwater detention systems; and have varied the sewer drainage connection, which originally had stages one, two and three all draining to one connection. This would have made that sewer connection very deep, so we have redesigned the sewer system so stages one and three drain to one point, and stage two to a separate point."

The Sandy Hills Apartments will have a centralised gas hot water system, also being sourced and installed by Plumbco, which will

provide continuous flow hot water to every apartment and be individually metered. A syphonic drainage system is being installed for capturing all rainwater from the roofs and terraces, and rain-gardens have been installed within the external landscaping.

For the bathroom fixtures, Plumbco collaborated with a major fixture supplier, to ensure they can offer a range of possibilities which meet the design intent of the architect and offer further cost savings to the client.

Plumbco will have a team of up to 15 plumbers and apprentices on site for a solid twelve months completing stage one, and provide all their own plant and equipment including trucks, bobcat and excavators. The experienced Plumbco project managers and site management will ensure that logistics, safety and coordination with other inter-related trades are managed effectively.

"We offer a one-stop service, from design and advice through to installation, quality assurance and testing. We have a zero-defects policy," said Troy.

"We take a commonsense approach to plumbing, we don't over-complicate things. And because we have the experience to foresee design issues, we can address them early on and advise on a practical solution."



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