



RETIREMENT MADE EASY

DEVELOPER : Bupa Care Villages
MAIN CONSTRUCTION COMPANY : Lipman
STRUCTURAL ENGINEER : Northrop Engineers
CONSTRUCTION VALUE : \$48 million

Bupa Sutherland Retirement Village is a first class senior independent living development comprising 82 spacious one, two and three bedroom apartments with generous open plan layouts and with media spaces or studies, located in two buildings over a 2-level common basement. The project includes large private balconies, premium appliances, audio-visual intercom, a café, pool, cinema room, library area, multi-purpose room, hairdresser and beauty salon.

The new \$48 million Bupa Sutherland Retirement Village delivers a safe, friendly community in the heart of the Sutherland Shire. The project comprises 82 independent living units across two buildings with a common 2-level basement. Inhouse facilities include wellbeing clinics, arts and crafts, cinema and other multi-purpose rooms, a café, hairdresser and swimming pool.

Lipman started the \$48 million D&C contract just before Christmas in 2018 and were ready for onsite work in January 2019. “Design work was more about finalisation than modification,” said Project Manager, Scott Gleeson. “The changes we made involved details that became apparent during the build – things that weren’t obvious on paper. We did change the ceiling lining in the pool area, instead of plasterboard over a lightweight steel frame we used a material called Barisol, a fabric, that we stretched over a powder coated aluminium frame.”

Both towers are post tensioned, concrete framed structures. “We investigated using precast for the lift core and balconies but there was not enough repetition in the elements to make it viable. The buildings have a highly articulated façade which is great for solar collection – the sun reaches into every unit,” said Scott.

“The logistics of the land title had an impact on the construction programme. Bupa made a land swap with Sutherland Council and the build started before the titles were registered. As a result access to some areas was restricted and we built Building B to ground floor while still excavating for Building A. To the credit of the team, we caught up and topped out of both structures at the same time,” said Scott. With 120 onsite during peak periods Lipman completed the Bupa Sutherland Retirement Village apartments by November 2020.

In 1966, Founder, Phillip Lipman’s vision was to create a construction company focused on ‘cooperative contracting’. “We had a particularly good collaboration with Northrop Engineers, a team of passionate and highly skilled professionals,” said Scott. “Bupa Sutherland is a great example of Lipman’s cooperative contracting values. The end product was a high quality building with very few defects. We had an excellent safety record with no LTT’s and handed over on the agreed date. Overall, it was a very successful job.”

Lipman has focused on delivering throughout New South Wales via their Port Macquarie and Bathurst offices and added Ballina through the acquisition of Bennet Constructions in 2017 for expansion of their regional capabilities. Lipman works across a range of sectors including commercial, hospitality, health, aged care and industrial including the recently completed Macquarie University Arts Precinct which won the MBA award for Tertiary Buildings \$100-\$200 million and the \$125 million Sydney theme park Wet’n’Wild.

In October 2020, Lipman commenced their most recent job, Mission Australia Coffs Harbour Project, a 5-storey social housing apartment block along with a 2-storey community building. The project also has

significant public infrastructure upgrades to roads, intersections and services mains.

Lipman has won a string of awards, remarkably an MBA Excellence in Construction Award every year since 2016 when they won the award for the refurbishment of 580 George Street, Sydney.

In the 2020 MBA Excellence in Construction Awards, Sydney, Lipman received awards for Arden Anglican School – Private Schools – \$20 million - \$40 million; and Macquarie University Arts Precinct – Tertiary Schools – \$100 million to \$200 million.

In 2019, award-winning projects completed by Lipman included public and private schools in Sydney with particular note to MLC Burwood’s 5-storey class room and multimedia building with a contemporary timber faced façade system and stylish external screens.

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Below Hollex Group supplied and installed the windows and framing as well as the vertical louvre system.

Hollex Group specialises in the design, supply and installation of aluminium and glazed façade. Hollex Group also specialises in custom architectural louvre systems, sunshades, canopies and window hoods along with bespoke designed features.

Design coordination started for Bupa Sutherland in October 2018. "Through the workshop process with the project architect we were able to accelerate the completion of the design whilst troubleshoot any potential problems," said Director, Joe Lorefice. "The glazing was procured offshore with fabrication and shipping coordinated for the onsite work to start in March 2019."

Hollex had a range of windows suites for the Bupa project consisting of Window wall and spandrel infills, Awning Windows, Sliding Doors along with Fixed frames and Louvres. All windows were powder coated aluminium framing.

Both buildings also had feature vertical façade louvres spanning from Level 1 to the roof, in addition the vertical louvres were capped with a parapet sun hood and louvre infill system on a steel frame. Hollex also undertook the glazed entry canopy.

"The challenge involved access, as is often the case with residential buildings, manoeuvring the large glazing units is difficult. However, the job went smoothly and with a peak of 12 installers on the job we finished the bulk of the window installation within six months."

Hollex can boast 75 years combined experience of the design and installation of glazed façades and architectural glazing. They supply and install products of multiple glass thicknesses and configurations all with seals and hardware appropriate to the harsh Australian climate.

The company supply and install glazed windows suites, awning and double hung windows, sliding, hinged and bi-fold doors for mid and high rise residential developments. For the commercial sector Hollex provide unitised curtain walls, window walls and integrated fins and will partner

with international suppliers to find the right glazing system for any structure.

"We excel at creating custom designs for bespoke projects and enjoy the challenge of providing a practical solution to a unique glazing design," said Joe.

They also supply and install aluminium cladding including flat panels, 3D profiles, perforated and custom made profiles and decorative screens as well as replacing combustible cladding. Hollex offer a comprehensive service working with clients from cost planning stage to delivery. For customers who procure their own glazing they provide an installation only contract. Hollex also focuses on product development and are collaborating with Seeva PL to create construction compliance tracking and tracing software.

Hollex are Sydney based with previous work for Lipman on several projects including the Anglicare development at Liverpool, nearing completion early 2021. The contract involved the supply and installation of windows, sun hoods, aluminium glazing units, doors and architectural window hoods across 137 units and 11-floors of affordable housing.

"We have been working with Lipman for a number of years and have developed a trusting working relationship with them," added Joe.

With the ability to support projects outside of Sydney, in 2019, Hollex completed the design, supply and installation of windows to Abbot Apartments in Melbourne.

Hollex also supply and install to luxury homes along with specialised glass replacement to existing buildings, Hollex work with clients to source and match specialist glass types to ensure the best possible matches can be achieved.

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