

THE PLACE TO BE

Latrobe Place is an iconic, stylish residential development comprising 91, one and two bedroom luxury designer residences over 7-floors featuring spacious open-plan interiors, floor-to-ceiling windows, designer kitchens, elegant bathrooms, secluded balconies, sleek cabinetry, stunning views and ground floor gardens, the project represents some of the best residential architecture in Melbourne.

Situated in Bundoora, part of the La Trobe University precinct, Latrobe Place is a stylish complement to the number of bold architectural statements within the precinct. The architectural forms of Latrobe Place offer a stylish reflection of the streetscape with rectilinear façades along Plenty and Settlement Roads and dynamic curves at the street intersection.

Topgan Group's Managing Director, Fei Gan collaborated with award-winning Melbourne based Interlandi Mantesso Architects and builders ARC3 to create the practical floorplans and flowing aesthetic of Latrobe Place.

"It is Topgan's first corner development in Melbourne," said Fei. "Interlandi Mantesso Architects' design is a considered way to create a tall building moving around the corner. The design phase took four months and the architects managed the tender drawings, design and documentation within that time. The first challenge we encountered was receiving council approval, at 7-storeys Latrobe Place is the tallest residential building in the area."

DEVELOPER : Topgan Group
MAIN CONSTRUCTION COMPANY : ARC3
ARCHITECT : Interlandi Mantesso Architects
STRUCTURAL ENGINEER : Taylor Thomson Whitting
CONSTRUCTION VALUE : \$25 million

"Onsite work at the 1,966m² site started in July 2018 with excavation for 3-levels of underground carparking. We encountered ground water which we dealt with by pumping out the site," said Fei. "This is common in Melbourne and didn't cause significant delay to the programme, we then proceeded waterproofing and pouring concrete for the basement and two lift cores. The cladding is white precast concrete panels as well as Vitracore, aluminium panels made by James Hardie."

"Latrobe Place was built with standard construction methods and materials," said Fei. "In our developments Topgan is concentrating on doing ordinary things in an extraordinary manner."

"Another challenge of the build was the traffic management issues. Contributions to council infrastructure involved some roadworks, including the construction of a new traffic island, as well as relocating power lines underground. We chose to carry out the roadworks at night to minimise the impact and this added to the overall costs of the project."

At peak periods there were up to 30 workers onsite, a small and efficient team, finishing the build in late January 2020. However Latrobe Place has proved itself to be a rewarding development prior to completion with 90% of the apartments sold by the end of 2019.

Topgan has a portfolio of successful high rise residential developments over the past 20 years having completed a number of in situ concrete apartment blocks of more than 20-storeys across China.

The company established their Melbourne office in 2009, acquiring solid experience in the construction of commercial, mixed use and residential apartments as well as luxury townhouses. Along with development, design and construction and project management, Topgan also provide investment advice and valuation services, and also buy, sell, lease and manage property.

"Topgan are working in Melbourne city and surrounds," said Fei. "Focusing on well designed boutique developments with an emphasis on how people live and an efficient use of available space – our goal is to achieve maximum impact with minimum intervention."

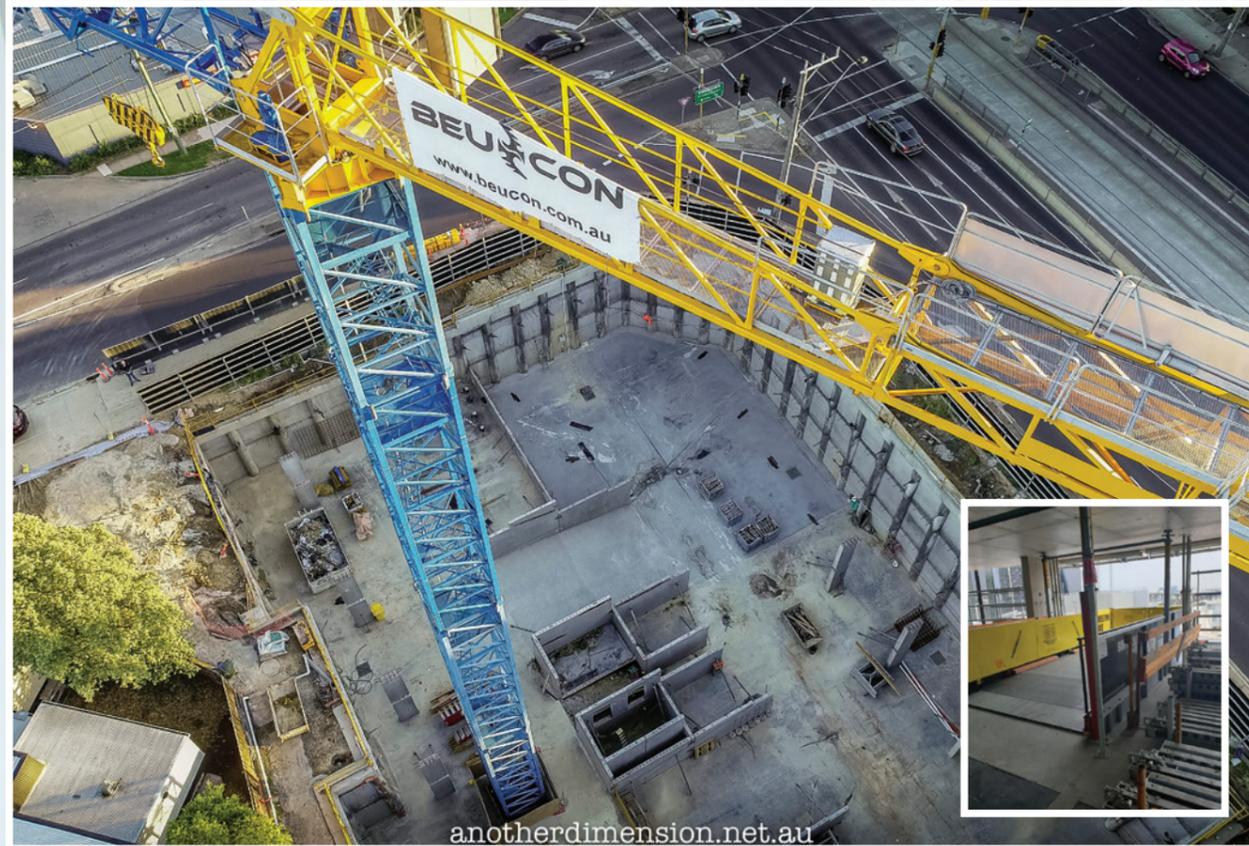
Latrobe Place is Topgan's second collaboration with award-winning architects Interlandi Mantesso Architects, the first being Brilliant, 66 apartments across 9-levels in Hawthorn East, completed in 2017. Topgan has also developed some unique heritage sites including at Windsor Terrace a complex of 51-apartments and four retail tenancies incorporating heritage façades that act as a podium level while maintaining the traditional streetscape.

For more information contact Topgan Group, Suite 9, 322 St Kilda Road, St Kilda VIC 3182, phone 03 8534 3500, email info@topgangroup.com, website www.topgangroup.com



Below BEUCON were engaged by Arc3 to hoist the precast panels for Latrobe Place since its conception.

Below Paramount Fire Protection completed the design, supply, and installation of the fire protection system.



BEUCON provides quality tower crane operators, riggers, dogman and construction labourers for commercial construction industry in Victoria. BEUCON specialises in getting the structure built and fitout, to programme. In October 2018, BEUCON was at the birth of Latrobe Place with an experienced team, a crane operator, three riggers and labourer working around the clock to meet the client's schedule.

"At Latrobe we hoisted the precast panels. We often install them as well and plan to offer more of this service in the future. Latrobe is a landmark project and BEUCON is proud to have been on the job, achieving all the client's milestones," said Office Manager, Suzanna Skidmore. "It was our first job for Arc3 and everything went really well. The team were very professional, always available and ready to engage with us."

"We are a family operated company with a Director who hand picks each crew member for each project. We keep our workers onsite from start to finish to ensure consistency and reliability throughout the life of the project."

"BEUCON is proactive and we focus on keeping the job moving. Our teams work well with site and project managers to ensure the

project stays on schedule, we are always ready, and qualified, to take on a range of tasks. Our personnel have over 25 years experience in the construction industry and are all multi-ticketed. Our head riggers read drawings and study the site to ensure materials are in the right place at the right time," said Director, Jason Skidmore.

Services supplied by BEUCON include site induction for new trades, First Aid, traffic control as well as being available to lock and unlock the site and empty rubbish bins. They will install safety perimeter screens, modify scaffold, remove props and carry out steel erection and electrical spotting. The team will operate a personnel and material hoists, booms, EWP's and forklifts.

For more information contact BEUCON, phone 0400 550 818, email sales@beucon.com.au, website www.beucon.com.au

Paramount Fire Protection (PFP) specialises in the design, supply and installation of fire protection systems. In early February 2019, PFP's inhouse designer started work on the fire protection system for Latrobe Place.

The design included the sprinkler system throughout the building, a diesel fire hydrant pump set in the basement pump room as well as the fire booster assembly at the front of the building, 30 fire extinguishers and six hose reels. Onsite work started in June 2019 and with a team of four the installation was completed by February 2020.

"The challenge of the design was working within the architectural constraints, the limited ceiling space and other services' hardware, the ducts and pipes. We had to adapt to design and construction changes as the building progressed," said Director, Hussein Fattal.

"Paramount has designed and installed similar fire protection systems for Arc3 including an installation at their high rise residential block in Prahran completed in 2019 and Residence East in Mont Albert, a low rise residential development with a huge floor plate of 9,000m² in 2018. Latrobe is our sixth project for Arc3, we have many repeat clients due to our comprehensive service,

we are a 'hands on' company and work with our clients from start to finish explaining the systems we install and attending final MFB testing meetings."

"About 70% of our work is design and installation of new systems carried out by our construction division, while our maintenance division tests and maintains existing fire protection equipment. We also retrofit modern equipment and systems to older buildings."

Established in 2014, Paramount Fire Protection works across a range of sectors including retail, industrial, and aged care. Recently they finished work at The Alfred Hospital in Melbourne relocating the valve room and installing three new sprinkler valve sets, working in the live environment of the new trauma section.

For more information contact Paramount Fire Protection, Unit 26, 10 Cawley Road, Yarraville VIC 3013, phone 1300 212 162, email info@paramountfp.com.au, website www.paramountfp.com.au