

HIGH CLASS PLACE-MAKING BY THE BAYSIDE

MAIN CONSTRUCTION COMPANY : Probuild
DEVELOPER: Cbus Property
PROJECT END VALUE : \$43 million
COMPLETION : November 2013
ARCHITECTS : SJB Architects

The Warleigh Brighton comprises a mixture of 108 architecturally designed apartments, penthouses, and townhouses in three distinct sections – Luxe, Domaine and The Residences.

Bringing ideals of community, quality and sustainability from plan to practical completion when a project is as detailed as the \$43 million The Warleigh Brighton has been a masterly showcase of Probuild's skills.

The project was conceptualised and developed by Cbus Property, and comprises three different built forms – Luxe, a four level 39-apartment building fronting the street; Domaine, a four-level 62-apartment building at the end of a private, tree-lined access road; and the Residences, 7 double-storey townhouses with private garden courtyards.

Cbus Property Manager, Andrew Potter, grew up only 100m away from the site, and brought to the project a deep understanding of Brighton, its architecture, community and bay-focused lifestyle. This informed the masterplan and architecture, with around half the site remaining green space with

landscaped elements including walkways, private courtyards and a large shared expanse of lawn with day beds.

Under a Design and Construct Contract, Probuild completed all three buildings and the landscaping in just under 18 months, with their high degree of logistical skills and construction expertise resolving the project's numerous challenges.

Luxe and Domaine have a shared basement for car parking which also includes bicycle parking. The basement was constructed on piles, with precast retention walls, sprayed concrete, and band beams in bondeck.

Both structures have post-tensioned slabs, and extensive use of precast for structural walls. The facade of Luxe features alucobond and brickwork, and timber decking to all the large balconies. Domaine has an external facade of precast with a textured formliner

finish, and perforated aluminium balustrades on the balconies. Both have timber trussed roofs with metal decking and aluminium shrouds for sunshading around windows.

The stunning townhouses have a light weight timber floor construction for the first level, alucobond and brickwork facades, timber lining boards and copper cladding to some of the fascia. Each townhouse also has a double car parking garage, soaring lightwells and private garden courtyards.

Everything has been constructed to a Five Star sustainability standard, with features like rainwater harvesting for irrigation and water reuse systems for the townhouses.

Warleigh Brighton has been designed to achieve superb levels of amenity and luxury, from the apartment entry lobbies expansive, double-storey spaces through to the integrated fit-out extending to high-end

appliances including dishwashers, cooktops, rangehoods and ovens.

Because of the site's location in a prime residential area, maximum care was taken to respect the privacy and amenity of neighbouring residents. This ruled out the use of a tower crane, with Probuild instead relying on mobile craneage.

"Materials handling was a big part of the challenge," said Probuild Project Manager, Mick Ryan.

"Staging was also a challenge, managing the site and the works so all the buildings would get to the same stage towards the end of the project. There were access issues with The Residences, and it was initially our laydown area and also where the lunch rooms were. We were able to move those to the basement of Luxe once the amenities there were completed, and then catch up with the structure for the Residences.



"The design has very high ceilings, which made coordinating services challenging, especially with the ducted air conditioning.

"This project also involved considerable fencing, including all the perimeter fencing which comprises paling fences constructed from painted fibre concrete, and picket fences lined both sides between courtyards. There are also 40 x 20mm stained treated pine privacy screens which separate the apartments on the ground floor. In addition, there is 2,700 square metres of timber decking on the balconies.

"The standard of quality for everything is very high."

Probuild had a team of up to 20 on the project including Project Manager, Contracts Administrator, Site Manager, Site Supervisors, labourers and three graduates. Completing the detailed scope also involved the talents of more than 30 subcontractors.

In both Melbourne, Perth and Sydney Probuild have been completing a range of unique high-end residential projects, including Panorama at Crows Nest (Sydney), Dominion (Sydney), Origin Apartments (Burswood, WA), Precinct and ATRIA in Richmond (Melbourne) and Flagstaff Apartments (Melbourne).

From a real estate point of view, Warleigh Brighton has proved a high-class success, with the majority of all apartments and town houses selling off the plan. In recognition of the project's many merits, including design, construction and overall place-making, it is expected Cbus Property will enter the project in the 2014 UDIA Awards.

PROBUILD

For more information contact Probuild, Level 10, 580 St Kilda Road, Melbourne, VIC 3004, phone 03 9693 8222, fax 03 9693 8233, website www.probuild.com.au



SEEKERS FOR SAFETY'S SAKE

Excavators and subsurface electrical cables and gas mains are a very bad mix, and one of the major hazards on a site like Warleigh Brighton. The expertise of Aardvark Utilities Exposure (AUE) ensured that all the site's underground services were safely located, including power, telecommunications, sewer, water and gas mains.

Non-destructive techniques were used, with state of the art electronic cable location gear locating the services, which AUE then marked out to ensure any conflicts with proposed earthworks could be properly mitigated.

AUE Owner, Tom Walsh carried out the work, which involved first going over the site plans and Dial Before You Dig drawings; walking the job area to identify any pits, manholes, poles with cables running down them and marker posts; and doing a final walk around after carrying out the service location to ensure everything was properly marked.

"I provide a 'one stop' locating/proving service including electronic services location, ground penetrating radar and non-destructive hydro-excavation. I can source all plans, locate services, hydro-excavate those services to prove depth/location, report on findings, and back fill – all with one vehicle and one person," said Tom.

AUE also provides light mobile crane services, small plant site transfer and tipper hire.

As AUE's service is all about minimising damage, strict environmental management protocols are followed, including using specialist handlers for the contents of the hydro-excavation plant, with all water recycled through approved systems.

The company's service is built on skill, experience and specific training including Tom completing three separate underground asset awareness courses with Coates Hire training, Tom was also fortunate to be invited to a complete a 5 day 'Certificate in Locating Competency' course. This was presented by the The Vac Group and delivered by Mike Parilac of Staking University Asia Pacific. Mike started 'Staking University – Illinois, USA. Tom is also a Telstra accredited plant locator.

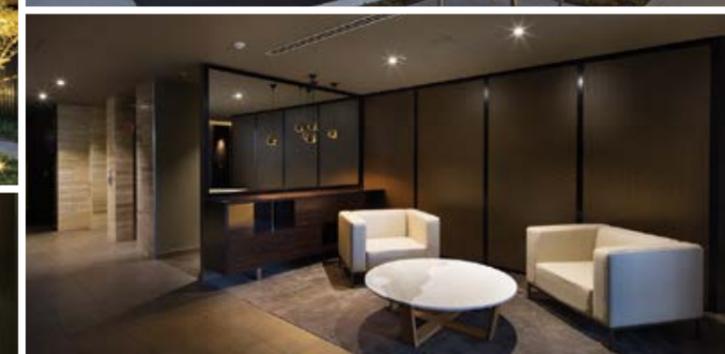
Due to growing demand for the company's services, AUE has recently expanded, employing a second experienced locator. The company's fleet has also been bolstered with the addition of a new Fuso fighter truck from Fuso Geelong which carries a side tipper and a 3000 litre vacuum excavation loader manufactured by the Vac Group Beenleigh QLD to the fleet.

The company has a strong commitment to client needs, whether it's a one day job like Warleigh Brighton or a long-term engagement on a major infrastructure project.

"I have been fortunate to work with Thiess Services during the past 2 ½ years in their watermain renewals division which I still find challenging and fulfilling," said Tom.

"I have also recently been working for 11 months in Coff's Harbour N.S.W. on the NBN project with Thiess/Silcar Communications, which was very interesting and a great experience."

For more information contact Aardvark Utilities Exposure Pty Ltd, phone 0413 996 907, fax 03 9785 9296, email service@aardvarkutilities.com.au, website www.aardvarkutilities.com.au



VAST ELECTRICAL DELIVER A POWERFUL LEVEL OF INTEGRATED EXPERTISE

A project like Warleigh Brighton which mixes a variety of high-end residential buildings has a complex range of electrical systems. Having a wide repertoire of expertise, Vast Electrical was able to streamline matters for Probuild, by providing a full design and construct service for the whole multi-faceted package of works.

Their scope included the project's substation, all electrical wiring, NBN installation, MATV/PAY TV, intercom, access control systems and a complete lighting installation including landscape lighting. They also obtained all the required approvals for the electrical package.

The Vast Electrical team of qualified electrical tradespeople commenced on site in August 2012 to provide temporary power for works, and proceeded smoothly in coordination with the broader building program to achieve final completion of the electrical package in October 2013. The prestige nature of the project meant that high-end systems were required, as was energy-efficiency, which was delivered through the use of LED and high performance light fittings for throughout the lighting system.

Vast Electrical project managed their scope so as to achieve timely meeting of milestones and a successful result in delivering the required design. At the peak of works, the company had 15 staff onsite, with an average team of 8 throughout.

In business since 1996, Vast Electrical provide a wide range of services, including commercial contracting; substation builds and upgrades;

automation and dimming; energy management; lightning protection; backup generator power systems; uninterrupted power supplies; MATV and Pay TV distribution; fire detection; thermographic imaging; structured cabling; fibre optic cabling; data and telephony. The company also manufactures main and distribution boards, provides compliance testing and design services, and has a 24/7 maintenance and service division. The company are members of NECA and VEDN accredited.

Having a staff of 55 including in-house engineers and draftsmen enables the company to provide an end-to-end solution for complex projects across residential, commercial, industrial, health, warehousing, aged care, retail and education sectors throughout Victoria and beyond. Their approach to working with clients and delivering high standards of timely, cost-effective results builds solid relationships, with Probuild contracting Vast Electrical for a prestige project with enormous significance to all of Melbourne - the Shrine Galleries of Remembrance Project for Major Projects Victoria.



For more information contact Vast Electrical Pty Ltd, 6 Dilop Drive Epping, VIC 3076, phone 03 8401 4940, email info@vastelectrical.com, website www.vastelectrical.com



SUPERIOR CLEANING SERVICES

With a reputation for quality and an exceptional commitment to ensuring it exceeds clients' requirements and expectations — Clean City Vic is the first choice for superior cleaning services.

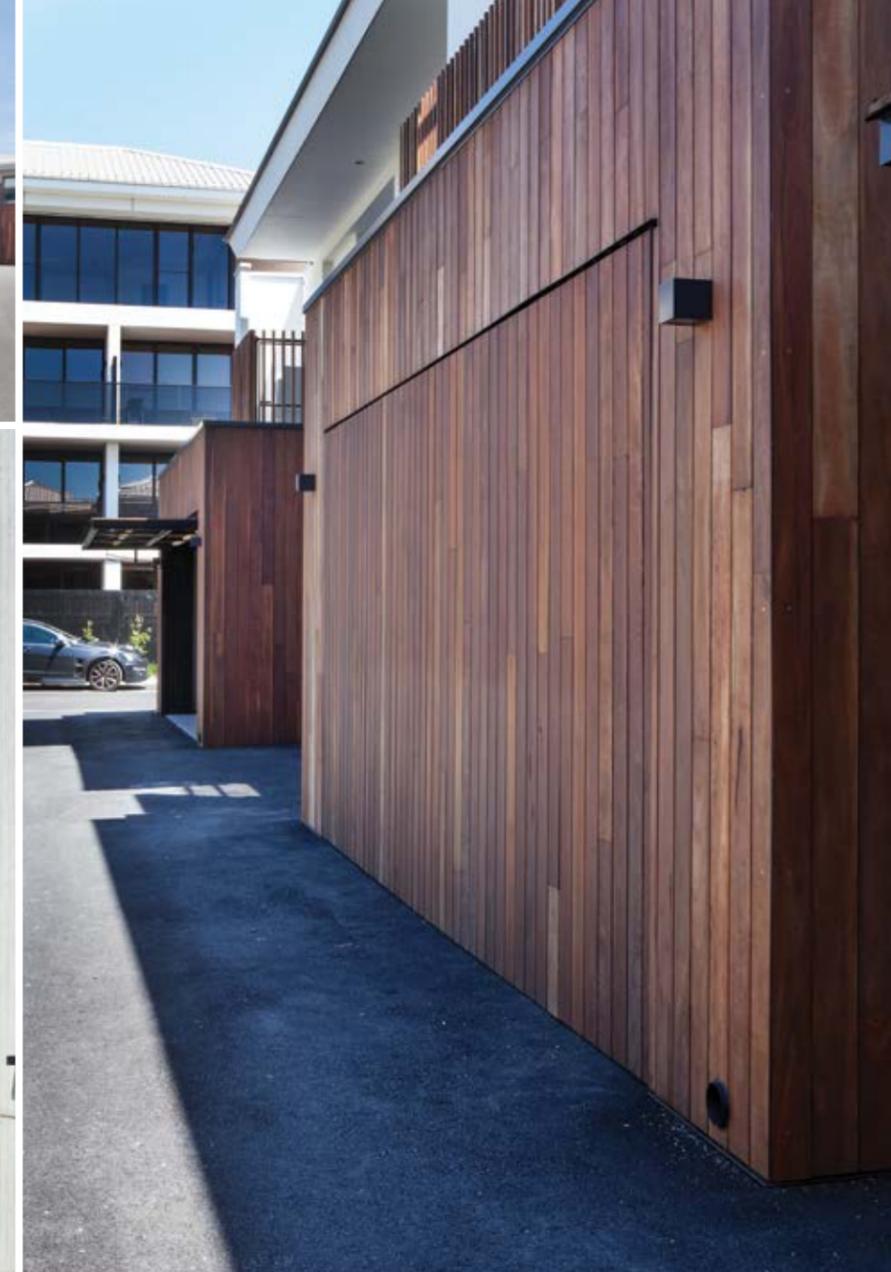
Clean City Vic continues to be engaged on projects across Australia in the private, commercial, industrial and retail sectors. The company is dedicated to providing the most efficient, consistent, reliable and cost-effective cleaning services.

Its outstanding services were recently utilised on the Warleigh Brighton project, where it cleaned the building's apartments.

As well as general cleaning, Clean City Vic also carried out carpet steam cleaning, cleaned wet areas and glass surfaces, removed dust and low bacteria and cleaned, buffered and scrubbed hard floors. It even swept and scrubbed the building's car parks.

Clean City Vic is also providing its services on a number of projects across Melbourne, including 735 Collins Street, the BHP Building, Medibank, Upper West Side Stages 1 and 2, Abode, Atria Apartments and GTV 9.

For more information contact Clean City Services Vic Pty Ltd, phone 03 9416 9699, mobile - Vlad 0404 446 633, Jas 0402 275 950, email cleancity@optusnet.com.au or jas@ccserv.com.au



LASTING BENEFITS

To ensure the basement concrete for Warleigh Brighton cured rapidly and had better performance and surface qualities, AQURON 1000 was supplied and applied by Markham Global, an established and recognised supplier of specialist concrete treatments.

AQURON 1000 is a spray-on concrete treatment which can be applied to freshly poured or existing concrete. AQURON 1000's unique catalytic reaction transforms all free moisture in the concrete matrix into a solid hydrogel which extends up to 150mm or further into the concrete and forms an internal barrier.

The AQURON 1000 hydrogel provides curing, hardening and anti-dusting in a 3-in-1 treatment. By applying AQURON 1000 to fresh concrete, shrinkage, cracking, surface crazing, slab curl and surface delamination are reduced. Abrasion resistance is increased and flexural and compressive strengths maximised.

Markham Global is supplying and applying Aquoron treatments to all major construction sectors, anywhere in Australia, including Atria Apartments, MY80 Apartments, Swanston Square Apartments, Roxburgh Park, Waurm Ponds Shopping Centre, Monash Health Centre carpark and Royal North Shore Hospital carpark for curing, hardening and moisture proofing concrete.

For more information contact Markham Global, phone 1800 693 694, website www.markhamglobal.com.au



Markham Global supplied and applied AQURON 1000 to the concrete floors of the basement at Warleigh Brighton.

EXCEEDING EXPECTATIONS WITH ARCO

Specialising in the custom design, manufacture and installation of commercial door systems, Arco provides solutions to suit a range of projects, from fire and ambulance stations through to apartment buildings such as The Warleigh Brighton.

The company completed the design, manufacture and installation of the project's seven Floataway counterweight townhouse doors as well as the car park entry door. All the doors were custom designed and counterweighted for their specific purpose.

The townhouse doors were designed to suit the spotted gum cladding. To fulfil the requirements and enhance the complex's aesthetic appeal, the face of the timber cladding sits flush with the outside of the building.

The car park entry consists of one Floataway recess counterweight door with anodized perforated aluminium cladding and ultra low headroom requirements. When in the open position, the door fits behind a limited lintel of just 160mm.

Arco also managed to achieve a 2345mm drive through from the car park's ultra low headroom of 2500mm floor to ceiling.

Incorporated in 1993, Arco has grown from humble beginnings as manufacturing gate operators to encompassing all facets of the door industry — from design right through to installation and service.

On average, the company employs more than 25 staff, including two dedicated project managers. Eight Arco staff worked on the Warleigh Brighton project, including two on the measure and design, two staff to manufacture the doors and three for installation.

The company's expert technical knowledge ensures that even the most challenging project is achievable. Arco also strives to provide a service that exceeds the expectations of its clients.

For more information contact Arco, 29-31 Macbeth Street, Braeside VIC 3195, phone 03 9587 3616, fax 03 9587 3670, email sales@arco.com.au, website www.arco.com.au