



# 95 TRAM ROAD DONCASTER

MAIN CONSTRUCTION COMPANY : Galvin Constructions  
DEVELOPER : Haven  
PROJECT END VALUE : \$31 Million  
COMPLETION : May 2011  
ARCHITECTS : ML Design  
STRUCTURAL ENGINEER : Adams Consulting Engineers  
BUILDING SURVEYOR : Kukulka Consulting  
PROJECT MANAGER / SUPERINTENDENT : Sweett Group

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The apartment building at 95 Tram Road, Doncaster is one result of the Federal government's initiative to provide affordable housing as part of its Nation Building programme. The site is owned and maintained by Haven; Home, Safe, a not-for-profit registered Housing Association. The building is 10 levels with an additional 3 levels of basement carpark. Of the 98 individual units 21 are one bedroom, 57 two bedroom, and 20 three bedroom apartments. 7 units have been modified for tenants with disabilities.

Management of the \$30m construction project was entrusted to Galvin Construction. The company manages building contracts from conception to completion, specialising in medium to large developments. They offer a complete building service, including the skills of a, design manager, and a mechanical services engineer.

Their design manager can assist with feasibility studies, land evaluations, and council regulations to advise you on what you can expect to achieve on your site. He has a comprehensive understanding of energy rating legislation to ensure that your project achieves maximum energy efficiency. Their engineer has particular expertise in air-conditioning and fire engineering. Their design manager can also provide practical solutions to suit client and budget objectives.

If you already have your own plans and designs Galvin can come into a project at any stage and guide it through to completion. It's a tailored approach. Their aim is to involve a client at every step of the way, evaluate your concerns, and work with you to reach your goals.

Recent Galvin projects include the Vivida student apartments in Hawthorn, the 88 "Jarrah" townhouses at Bundoora, and Ascot Gardens at Ascot Vale – a conversion of the old Four 'n' Twenty pie factory containing 50 new apartments.

Galvin's history is a snapshot of the development of the construction industry in Victoria over five decades. Alan Galvin, the founder, started by building petrol stations and progressed to schools and hospitals. The company created the St. James Tower, in its day the tallest structure in St. Kilda Road. Other projects included the Highpoint West shopping centre, the Eye and Ear Hospital, the Road Trauma Centre and the Alfred Hospital helipad.

Internally Galvin Construction has a strong tradition of sustaining personal and family loyalties. When Alan Galvin retired in 1991 long time employees Steve Sweeney and Tony Chan became owners, continuing his legacy. Two fathers who have worked there for most of their careers over 40 years have had the pleasure of seeing their sons join the company. Another current site manager's son also works there. Three brothers have joined after their father worked there for 32 years.

Galvin's motto of "providing certainty" seems perfectly apt. Materials and techniques have changed over time. It's all about more than bricks and mortar now. What counts is the dedication of the people involved.

The company has earned many awards, a CCAA Public Domain award in 2001, a Master Builders award in 2007 for excellence in the construction of commercial buildings in the \$10m-\$20m range, and Victorian Architecture Awards in 2001, 2006 and 2009.

Galvin is continuing its relationship with Loddon Mallee by undertaking another similar project at 1042 Mt. Alexander Road in Essendon.





## MORE THAN READY

SpeedPro Industries is a specialist in concrete services and always up for a challenge. At Oakhill Apartments they were unfazed when the structural design required them to place and finish the concrete on a truss deck. The company had never used a truss deck before. Nevertheless they managed to lock it down on 9 levels and complete a successful pour. That's their style.

SpeedPro, established in 1993, has 80 employees in various teams all ready to go, whatever the assignment. Once they take on a job they also act as their own labour hire firm recruiting any specialists who may be needed over the life of a project. Their established contacts enable them to draw quickly on additional skills – labourers, carpenters, formworkers, patchers, levellers, steelfixers.

Their people arrive job ready with all appropriate certificates and tickets relevant to safety and site management and getting the job done. Hiring their own additional labour allows the company to save costs in administration and payroll functions. More importantly, they know who they are dealing with, and that is always the secret to fielding an effective team.

When not placing and finishing new concrete SpeedPro can provide maintenance services for existing work, whether that means releveling, grinding, colour matching, sealing, patching panels or overhead beams to a Class 1 finish, grouting or corking.

Looking at things in reverse, SpeedPro can undertake demolition work and strip-outs. They can, if necessary, bring their own 20 and 10 foot container storage and site gang boxes for easy and long term access to tools, A-frame and flat top trolleys, or bins and hoppers for rubbish removal

Whatever it takes. Anywhere, any time. That's their style. They are currently working on the ROI Apartments in North Fitzroy, Infinity 8 in Franklin Street Melbourne, Zen Apartments Melbourne (48 Levels), The Ark, Richmond, Deakin University in Burwood (7 Levels), Elan Apartments Melbourne (10 Levels) and Melbourne Water Docklands.



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## PUTTING FIRST THINGS FIRST WORKS

A clever bit of initiative can go a long way. For the Oakhill Apartments at 95 Tram Road, Doncaster, Galvin Constructions engaged PC Drafting Pty Ltd to prepare the precast panel, precast slab and internal steelwork shop drawings at a very early stage of the project.

This was of enormous benefit when tenders were sought by Galvin for the supply and erection of these crucial structural components. Usually, the shop drawings are supplied by the precast and steelwork subcontractors, and included in their pricing. But in this case, the excellent work by PC Drafting set out exactly what the supply and erection task entailed.

Having engaged PC Drafting directly at planning and design specification stages, the builder already had the prepared panel shop drawings prior to the sub-contractor tender process. These then gave the tenders the opportunity to price this project directly from the shop drawings and the supplied bill of materials. There were no surprises, every figure could be given with the greatest degree of accuracy and certainty.

Once the tender was let, the construction issue shop drawings were immediately available to the successful suppliers, enabling precast manufacture to commence immediately, without a to-and-fro process of preparing further drawings for approval.

Another advantage of this approach was the ability to meet the rigorous timeframes of the construction schedule by sharing the precast panel manufacture workload across three separate manufacturers. With each of them working to the same set of coordinated panel drawings produced by PC Drafting, this proceeded smoothly and perfect integration of their efforts once the installation period was reached was assured.

This is not the first time Galvin Construction and PC Drafting have found this to be an effective and efficient way to meet the need for accurate shop drawings for precast and steelwork. The two companies have collaborated on a number of similar projects over the last three years using the draft first, tender second approach, and each time it has resulted in a highly successful project outcome for all concerned.

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Left to Right - Steven Gyles, Flatpax, Loreen Peak, Bunnings Commercial National Business Development Manager, and Clive Nightingall, Construction Manager, Galvin Constructions



Kitchen cabinets in a combination of Urban Oak and Antique White



## FOR YOUR KITCHEN NEEDS

Bunnings, Australia's leading retailer of home improvement and outdoor living products has a commitment to providing customers with the widest range of products at the lowest prices, backed by the best service. Over the past decade Bunnings has continued to expand into new categories and offer innovative new products for customers, including kitchens and kitchen appliances. More recently, Bunnings Commercial provided 90 Flatpax kitchens over nine floors for the newly completed Oakhill Apartments project.

The final result demonstrates how well suited the Flatpax product is to this type of development. The kitchens offer an innovative and affordable alternative to traditional cabinet build methods for the high rise residential sector as they provide time and cost efficiencies through reduced transport and in alimak useage time.

Flatpax kitchens also include all the quality fittings that would be found in a custom built kitchen. The apartments are an example of how more affordable housing can still offer high quality finishes through the utilisation of cost effective building and finishing methods.

Furthermore, special needs were accommodated in this development through considered design in addressing restricted access needs. All finishes were durable and aesthetically appealing with a focus on neutral colour schemes that could be easily accessorised by each individual occupant.

Bunnings Commercial can offer total solution packages of kitchens and appliances, sinks and tapware, bathrooms and sanitary ware and the Flatpax storage solutions for robes, laundry and garages, this offer together with the wide range of building supplies and decorative finishing makes Bunnings the commercial supply partner.

**For more information regarding Bunnings Commercial offer and Flatpax Storage Solutions please contact 133062.**





## HIGHEST ENERGY EFFICIENCY IN WINDOWS AND DOORS

EcoClassic Group manufactures the highest energy efficiency rated aluminium double glazed windows in Australia. While aluminium is in itself a poor insulator, double glazing coupled with good thermal design principles boosts thermal efficiency. The company boasts that it can supply double glazing at single glazed prices.

When awarded the window and door supply contract for Oakhill Apartments they proved their expertise by designing a window and door system specifically to suit the wall system used on site i.e. James Hardie's ExoTec and pre-cast concrete. The windows and doors terminate externally with a receiving pocket for the ExoTec material, and internally with a pocket to receive the plaster directly into the jambs, head, and sill of the window or door. The end result achieves a neat and cost effective clad exterior with plaster reveals.

EcoClassic's custom design for this project required the manufacture of 8 special aluminium extrusion dies and one die for the seal system. The total lead time for supply from concept through manufacture to installation was an astonishing 12 weeks.

EcoClassic designs and manufactures awning windows, casement windows, sliding and tilt and turn windows, sliding doors and bifold or French doors. These are made normally in 3 standard styles, available

in 8 colours and 3 timber effects, though custom colours are available for large projects.

The EcoTech aluminium window is silicon glazed for extra strength and watertightness.

The EcoPlus PVC window is manufactured in unplasticised polyvinyl chloride hollow section which is reinforced on the inside with zinc coated steel. It offers the choice of one colour on the outside and white on the inside.

The EcoTherm is engineered with inner and outer skins rigidly joined by a polyamide resin thermal strut which prevents heat moving through the aluminium. This style also offers the advantage of a 2 colour option where the colour on the interior differs from the exterior.

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## HANDS ON FROM START TO FINISH

Adams Consulting Engineers is a structural and civil engineering consulting firm. It now has a staff of 35, well equipped with the resources, skills and experience for design, analysis, and documentation of our projects.

The three partnership directors are Bruce Adams, David Marinucci, and Gavin Donohue. Their combined breadth of experience has over the past 20 years seen the company creatively involved in hundreds of projects with budgets ranging from \$2m up to \$100m plus. These have included schools, childcare centres, health and aged care facilities, commercial and residential complexes, high rise apartments, industrial and retail developments, and private homes up to \$10m. They also have extensive experience in refurbishment and change of use of existing structures.

Adams' clear focus from inception to completion is always to adapt the most current technologies and building techniques to deliver quality projects on time and within budget. David Marinucci was involved from the outset with Galvin Construction's plans for the Oakhill Apartments at 95 Tram Road, Doncaster. The overall objective was the elimination of formwork and backpropping, which would increase the speed of construction and allow fitout trades to move in close behind as the project progressed.

At Oakhill Apartments the foundation material at the lowest basement level is a mix containing weathered siltstone. This allowed the use of conventional pad footings. The retention system consists of reinforced concrete bored piers and shotcrete infill panels.

The ground floor is a post-tensioned banded slab transferring the upper floor apartment wall loads to the basement column grid, arranged to match the wall spacing above.

The apartment floors span between precast concrete party walls at 6.4m centres. Balconies are precast concrete cantilevers with backspans cast into the floor system.

The service lift and stair core are precast concrete panels of varying thickness resisting the lateral loads. The roof and special façade elements are framed in structural steel.

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## YOUNG'S ELECTRICAL SERVICES PTY LTD

Young's Electrical Services submitted the successful tender and was commissioned to undertake the electrical services design brief for the 'Oakhill' high rise residential development and multi level basement car park at 95 Tram Road, Doncaster. Young's carried out the installation of the complete electrical services reticulation including provision for telecommunications, security access control and a CCTV surveillance system, SMATV, and within the apartments an integrated smoke detection and evacuation warning system.

The electrical design incorporated automation of lighting throughout the basement car park levels and in the public access areas.

The key aspect of their brief was provision of an energy efficient electrical system. The entire system was designed and built in compliance with the BCA Part J6 artificial lighting and power requirements.

Young's is an experienced and innovative company which provides a full range of electrical contracting and engineering services for commercial, industrial, manufacturing and residential projects including design, installation, and maintenance. Established in 1981, Young's today is recognised as a leader in their field.

The company takes particular pride in its ability to listen to clients, maintain good communication at all times, and then to design and deliver a creative yet practical cost-effective installation which meets current needs and allows for future changes. In Young's philosophy, the successful completion of a project is firmly based on attentiveness to a client's needs.

They understand that every project is subject to commercial realities such as budget limitations and scheduled completion dates. Their skilled and experienced staff are committed to working within those constraints without compromising the quality of the results.

Young's high reputation, built over 30 years, is proof of their success.

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## SWEETT AS

Sweett Group is a global consultancy dedicated to providing strategic advice, project management, cost management and development services to the property and infrastructure sector. It employs 1200 professionals worldwide and has operated in Australia since 1964 under the names BurnsBridge Sweett and Padgham Sweett.

The company employs over 80 people locally in offices in Sydney, Melbourne and Brisbane. Four of the Sweett team worked on the project at 95 Tram Road, Doncaster. They gave particular attention to the high density housing issues involved, including some individual apartments that were modified to cater for people with disabilities. The Group also accommodated additional ESD features such as recycled water systems and solar boosted hot water, which were requested by the client, Haven, late in the project.

Sweett Group was initially engaged to conduct due diligence on the proposed development. They then project managed the delicate task of defining the project requirements and performance specifications for Haven, including them in the design and construct contract prior to signing. From that point on the Group provided superintendency services for the life of the project.

Sweett Group aims to always define the best and clearest strategy from the outset. This in turn gives motivation and momentum to all involved.

The Group is currently involved in a diverse range of projects throughout Australia, each with their own unique characteristics. In Brisbane's CBD the Group is project managing a 47-storey premium grade commercial office tower - One One One Eagle Street. It has been awarded a 6-Star Green Star Certified Rating from the Green Building Council of Australia, which represents "Australian Excellence" in environmentally sustainable design.

In Sydney, Sweett Group is engaged in the redevelopment of Royal North Shore Hospital, one of the largest capital works ever undertaken in New South Wales and one of the state's most successful PPP projects.

Sweett Group, with its global reach and local market knowledge, is intensely proud of its history and achievements within the Australian building industry.

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## RAISING THE ROOF

Stanley Welding, a company with 50 years of experience, fabricated and erected the roof structure and plant platform at Oakhill Apartments. This feat required ramset bolting stub columns (75x3SHS) to the roof slabs and level 9 slab, then erecting rafters and PFC fascia beams, and finally purlins (Z10012).

The roof structure spans 2 levels with approximately 133m<sup>2</sup> on level 9 and 705m<sup>2</sup> at roof level.

The plant platform steelwork consists of galvanised fabricated steel over 100m of walkway and 2 stairs. The walkway is covered with galvanised Weldlok grating.

The finishing touch was to fabricate and install mullion framing running down the side of the building in 4 locations, with pairs or trebles of SHS

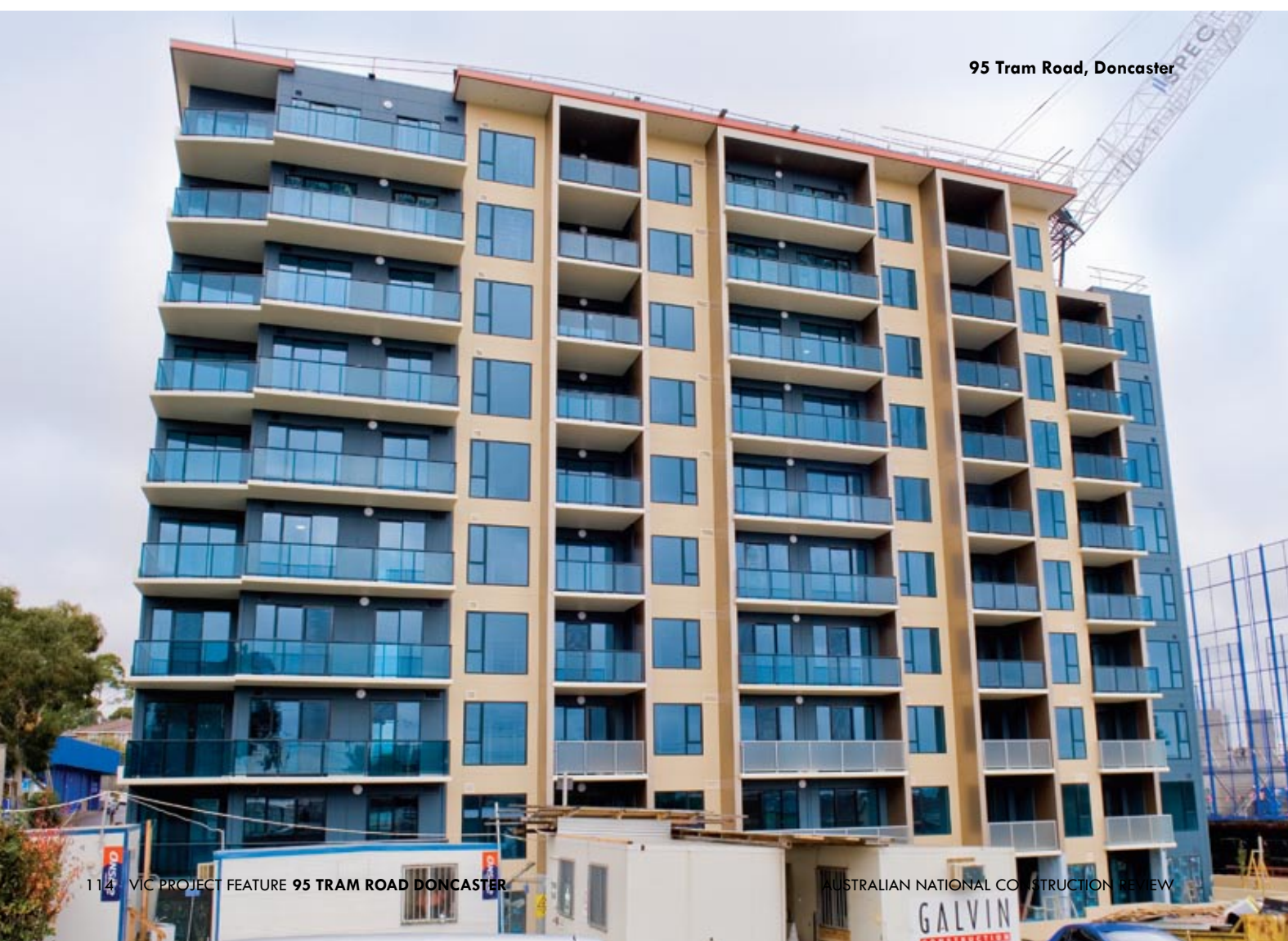
columns bolted into the side of slabs at each level from the roof to the ground floor. That should hold for a while.

Stanley Welding is currently involved in work for Ilim College and Auburn primary school in Melbourne, among other projects.

### STANLEY WELDING PTY LTD

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95 Tram Road, Doncaster



# RED 8 ROOFING

Smart Infrastructure Facility, Wollongong



Smart Infrastructure Facility, Wollongong



Orange Hospital



Kurnell Fire Station



**Red 8 Roofing are pleased to announce that we have been awarded multiple awards this year from the Metal Roofing and Cladding Association of Australia including:**

- Winner of Specialist Works Project over \$300,000 Award for the Smart Infrastructure Facility, Wollongong
- Winner of the Commercial/Industrial New Structure Award for Orange Hospital
- Winner of the Rex Blackwell MRCAA Gold Award for best overall roofing works

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