

# BANK APARTMENTS

**PROJECT: THE BANK APARTMENTS, SOUTHBANK**

**HEAD CONTRACTOR: PROBUILD**

**CLIENT: SALVO PROPERTY GROUP**

**PROJECT VALUE: \$103M**

**COMPLETION: LATE 2011**

**ARCHITECTS: URBAN DESIGN ARCHITECTS PTY LTD**

**STRUCTURAL ENGINEER: RINCOVITCH CONSULTING PTY LTD**

**ELECTRICAL AND MECHANICAL SERVICES ENGINEERS: WSP**

**LINCOLNE SCOTT**

**LIFT ENGINEERS: TDC**

**FIRE ENGINEERS: AURECON PTY LTD**

**FAÇADE ENGINEERS: MEINHARDT FAÇADE TECHNOLOGY**

**BUILDING SURVEYOR: PHILIP CHUN & ASSOCIATES**

## ENERGY EFFICIENCIES ARE IN THE BANK

Just over halfway through the construction stage and progress is on the money at The Bank Apartments project. Strategically located within walking distance of the CBD, in the heart of Melbourne's vibrant Southbank area and featuring a 6 Star energy efficient residential tower, the \$103M residential development is a landmark project.

Roughly a three-minute walk to Crown Casino, the Crown Entertainment Complex and the Yarra River, the development is designed to take full

advantage of vibrant South Melbourne and surrounding fringe suburbs, as well as the many offerings of the Southbank precinct.

Comprising 360 modern apartments, a gymnasium, swimming pool, sauna, spa, business lounge and three Ground Floor retail tenancies, the project boasts a large number of modern environmental initiatives, including rainwater storage tanks, water efficient fixtures and solar panels. A central gas heating system, inclusive of a ring main system for hot water adds to the building's efficiency credentials.

Probuild was awarded the design and construction contract for the landmark development following a competitive negotiation in 2008. The unique design of the project - masterminded by Urban Design Architects Pty Ltd - called for a seamless meld between the heritage-listed façade of the Bank of New South Wales building and the contemporary and innovative architecture of the 6-star energy efficient apartment tower. The tower also features a striking double-glazed curtain wall from level 30 up to level 40, and is complemented by metal-clad finishes at the lower carpark levels.

"We worked with Salvo Group as the preferred contractor and were involved in cost planning, value management and buildability reviews in the lead up to the project," says Probuild's Project Manager, Matt Bready. "It's all about planning - right down to the last detail."

Despite some obvious challenges involved in working with unpredictable ground conditions, Probuild has driven a number of successful outcomes on the project already.

"We have been able to successfully tackle and overcome several challenges on The Bank Apartments project that would possibly have daunted other construction firms," Matt says.

"The prevailing ground conditions were very unstable and unpredictable. This meant that we had to adopt a bored pile foundation system to support the loads from the 40 storey building above. It is worth noting that these piles were in the order of 35m deep. In addition, we encountered significant ground water not far below the surface, and this also put the pressure on us to get up and out of the ground as safely and quickly as possible."

As Victoria's first 6-Star energy efficient apartment tower, The Bank Apartments project is already ahead of the pack in meeting and exceeding current required energy efficient standards. Through low energy lighting, high performance glazing and harvesting rainwater, the project team has designed each apartment to offer residents reduced running costs as well as safeguards against costly upgrades, which some experts say might become standard future requirements.

With spectacular north-facing city views, living spaces are filled with an abundance of natural light. Double glazing and performance glass is designed to reduce reliance on heating and air conditioning, reduced greenhouse gas emissions and lower energy bills.

Positioned in the basement of the building, rainwater tanks harvest water for use in common amenities, while water efficient taps, toilets and showerheads are fitted throughout the complex.

### About Probuild

With a turnover in excess of \$630 million and a solid track record for the delivery of complex, high quality projects on time and within budget, Probuild has been named as Victoria's Master Builder of the Year three times and an award recipient in every year since 1997.

An MBA Award winner in New South Wales, a winner of the MBAV Occupational Health and Safety Award and numerous recent awards for

its unique Work Life Balance Program, Probuild has indeed earned its reputation for excellence in the industry.

Probuild's formation of a strategic alliance with Wilson Bayly Holmes-Ovcon Limited (WBHO), a leading South African building and civil engineering construction company, has enabled a long-term strategy of national expansion which commenced with the opening of the Sydney office in 2002.

With head office operations based in South Melbourne, the company has cemented its place as a major national contractor with construction operations in Victoria, New South Wales and Western Australia, and civil engineering operations in Queensland and Western Australia.

Other current projects for Probuild include the Myer Melbourne Redevelopment (VIC), 717 Bourke Street (VIC), Aspect Apartments (WA), Gladstone Parade (NSW), Clara South Yarra (VIC) and Harvey Norman/Ikea Bulky Goods (VIC)

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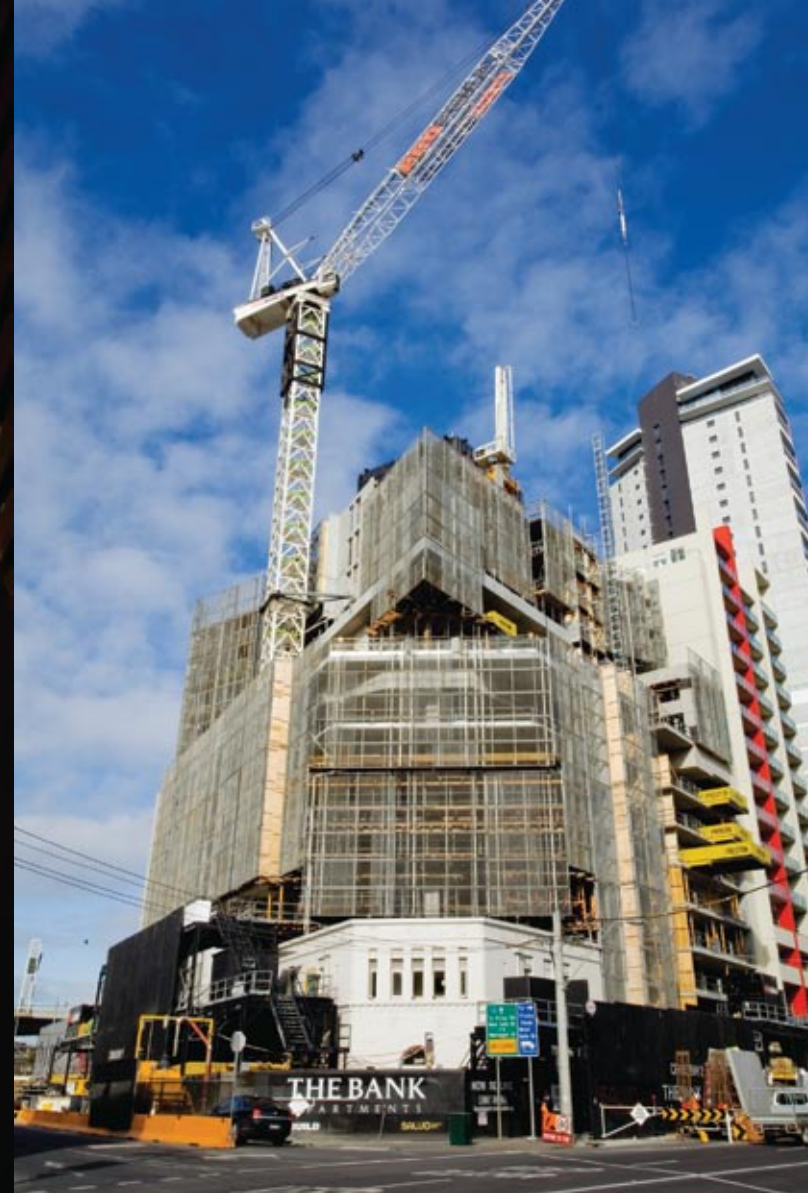
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## SHAPING THE BANK

When it came to appointing an architectural firm that could offer both the capability and creativity to give shape to the cutting edge project of The Bank Apartments, the choice was clear.

Industry leaders in multi unit, medium and high rise residential projects since 1999, Urban Design Architects (UDA) was selected for its robust track record and its collaborative design process between design team, client and other relevant authorities to ensure a design outcome that is both personalised and relevant to its surroundings.

According to UDA's Principal Martyn Tribe, focus for the project entailed the provision of 6 star energy efficiency together with the preservation of an historic building. Recycled rainwater, solar boosted hot water and new products such as low VOC finishes and efficient concrete structure were hallmark features of the project.

“The Bank Apartments achieve a 6 star first rate energy rating fully exploiting the north facing triangular corner site. This distinctive innovative design affords a northerly aspect and city views for the majority of apartments,” says Martyn whose reputation as an architect of quality, style and efficiency is underpinned by a portfolio spanning more than 35 years of intense involvement with issues peculiar to the CBD environment in Australia, as well as the UK and Asia.

A specialist in balancing complex design constraints and requirements to achieve elegant and commercially viable built form solutions, Martyn worked alongside Shawn Yi, Mauro Miglino and Barry Gargan, heading a team of 7 on The Bank Apartments project to achieve remarkably successful outcomes. Onsite, however, not all was smooth sailing.

“Some of the challenges we faced on the project included poor soil,” Martyn says. “Piling was also required, there were no basements and the site was located in a flood prone area. Fortunately, we were able to overcome these obstacles.

“UDA are committed to applying ESD principles to the design of buildings in order to create a social, economical and environmental balance and efficiency,” he says. “Each design is an intelligently considered product of the site constraints and/or possibilities and endeavours to maximise the site potential.”

### URBAN DESIGN ARCHITECTS PTY LTD

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## ‘TREAT THE CLIENT’S MONEY AS IF IT WERE YOUR OWN’

Rocco Carinci Project Director Rincovitch Consultants

Project Director Rocco Carinci and Project Engineer Hung Truong from structural engineering firm Rincovitch Consultants follow their company’s philosophy of taking a pragmatic yet passionate approach, one that has paid off on The Bank Apartments project. In the face of unusual challenges - including a complex level 8 transfer slab supporting 34 storeys above involving up to 1900mm deep, heavily reinforced band beams – their team has achieved highly successful outcomes on site.

Renowned in the industry for its innovative and creative initiatives in delivering cost-effective building design since 1986, Rincovitch Consultants specialises in building design incorporating load bearing precast walls and post-tensioned floor systems. The company prides itself on its personalised service, successfully targeted deadlines and effective response times together with the delivery of high quality documentation, all of which is continually refined through practical experience and feedback.

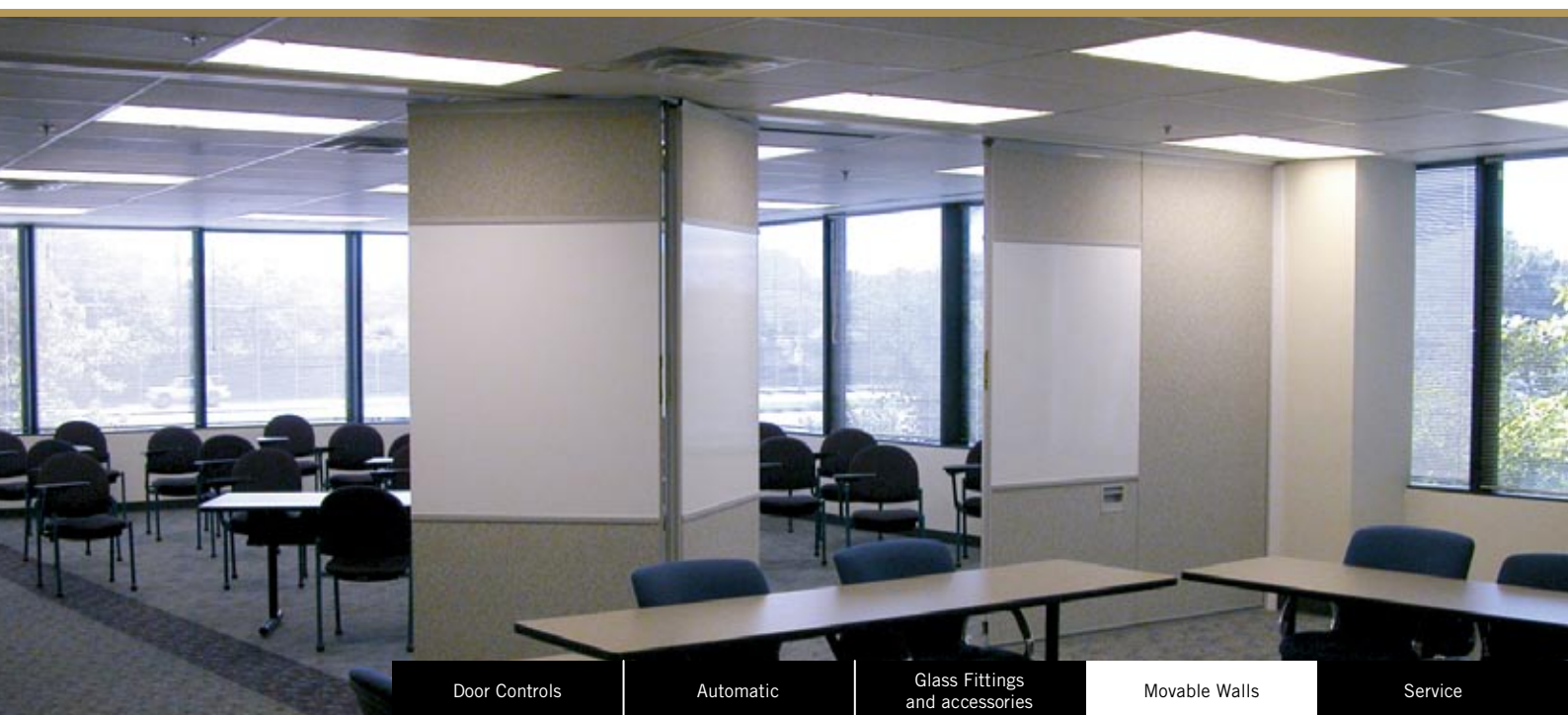
With an extensive and varied portfolio of projects and a propensity towards multi-storey apartment buildings, Rincovitch Consultants has been a prime mover in the successful structural design and construction of over 40 buildings between 20 and 50 storeys across the city.

And the future is already taking shape.

“From low rise to medium and high rise apartments, we have a multitude of projects at different stages between preliminary and final design,” says Rocco. “Over the next couple of years, we have 10 or 12 buildings between 30 and 50 storeys in the pipeline.”

### RINCOVITCH CONSULTANTS PTY LTD

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## CHUTING STAR FOR BANK APARTMENTS

**Q:** What's big, green and a real smooth operator in the garbage, linen and recycling chute market?

**A:** The revolutionary new Smoothtubes Chute System from Wastech Engineering - the innovative chuting system of choice at The Bank Apartments.

Technically superior, self-cleaning, super quiet and environmentally conscious, Smoothtubes has been developed by Wastech Engineering for garbage, linen and as a recycling chute for high-rise apartment projects. First to bring the plastic chute to Australia and today the leaders in this technology, Wastech provides specific site and specialised waste management solutions to a range of projects across the country.

Recently, the company designed, manufactured and installed the new Smoothtubes chute system in the Bank Apartments in Melbourne's CBD, bringing new technologies and additional benefits for the builder and residents alike, especially in achieving their 6 star green star objective. Now it is The Bank Apartments' turn to benefit from the many advantages offered by the state-of-the art system.

### So what makes Smoothtubes so special?

Firstly, the system delivers a new standard in chutes that is cleaner and greener. The closed cell, non-porous material repels grime, bacteria, odour and liquid, avoiding blockages. Smoothtubes is an ingenious chute

system that offers a good fit that is in keeping with the environmentally friendly ethos prevailing at The Bank Apartments project.

Secondly, the system is much quieter - Smoothtubes features an internal finish that has 80% less friction than steel, making it quieter and cleaner than traditional steel and cement chutes. Additional acoustic features are incorporated into the chute to reduce noise and ensure a quiet building.

Thirdly, thanks to the moulded connection between the loading throat and vertical chute, impact areas are minimised. No sharp angles facilitate a faster, less restricted flow from the stainless steel intake doors down to the basement or collection point. Wastech boasts a strong history of supply to waste and recycling contractors, commercial builders and other key organisations, along with a reputation for quality equalled only by its capacity to deliver waste management solutions across a wide range of major and complex developments.

### Wastech Engineering Pty Ltd

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