

# BURSWOOD ENTERTAINMENT COMPLEX







# A WINNING EXTENSION

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MAIN CONSTRUCTION COMPANY : Probuild Constructions (Aust) Pty Ltd  
CLIENT : Burswood Nominees Limited (Crown Limited)  
PROJECT END VALUE : \$65 Million  
COMPLETION : December 2012  
ARCHITECTS : Hassell Architects



Ask any hotelier, the hotels and resort landscape has been undergoing enormous change in recent times. This is in spite of the challenges from the Global Financial Crisis, tightening revenues and perceptions of reduced travel.

The reality is that numbers worldwide are on the recovery. There are increased REVPAR and ARR related to hotel revenue and rates respectively, and the airlines are delivering better numbers and opportunities to shareholders and travellers.

It is generally accepted that when the market is quieter, smart hoteliers and operators plan and build. They prepare for what they see in advance of where the market is at the current time.

The greatest influence to a business is about the customer. Other major operators worldwide have been delivering high quality product to the market. These range from hotel and branded residential projects in the Middle East, to major casino and resort developments in Asia. Much of

the latter is tailored and targeted at the increasing propensity for a growing Chinese middle class to travel and spend.

We have known for some time that this was going to happen, but few Australian organisations have responded as the Crown Group has with their impressive Burswood Redevelopment. This development provides a product to attract local and overseas visitors, in direct competition to international competitors. It is a much needed fillip to the Australian economy and there should be more of it.

Probuild have been building this \$65m project for their client Crown. According to Probuild's Greg Munday, "The original Scope of the Project included the new gaming floor extension, new Basement and Ground Floor entrances, Gastro Pub, Cashier, Café, Bar, Restaurant, Toilet Facilities and refurbishment of the existing gaming floor. Also included in the original Scope were the extensive landscaping package and the upgrade to the existing Colonnade". Probuild have also shown the capacity to be flexible. They have been responsive and

highly communicative with their client during the project. "During the works, a number of items were added to our Scope. These included a new Entertainment Lounge, the upgrade of the facades to the Metropol and Promenade Hotels and an enhancement to the Metropol Arrival Porte Cochere".

There have been some challenges along the way, too. "Maintaining the 24 hour operations was paramount. Noisy or disruptive works were undertaken during a small window of time. We were always at the mercy of feature events and guests. The landscaping elements created their own complications. Access had to be maintained for hotel guests at all times with construction and private vehicles being carefully managed to ensure safety to all parties", said Munday.

Probuild's response to forming the project team has been very reflective of their company culture and capacity. According to Mr Munday, "The Probuild team has been carefully selected to combine the skills in managing the design and construction GMP processes.

We have extensive experience of working in live construction environments. We have also included personnel with international construction experience, as well as international casino experience. When the Project required additional personnel, we had the benefit of Probuild's national pool of resources. We could bring in staff from the Melbourne and Sydney offices. The site team included Project Managers, Contract Administrators, Design Managers, Site Managers/Supervisors, Safety and Office Managers."

The new extension works took 12 months to complete and was handed over in time for Crown's rebranding and subsequent Grand Opening in September 2012. Currently works are continuing with the refurbishment of the existing casino gaming floor. These works are being undertaken in a staged manner and are expected to be completed by March 2013.

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## EVOLVING THE DETAILS IN DEVELOPMENT'S BIG PICTURE

Engineering is fundamentally about progress, and in their most recent work for the Burswood Casino Entertainment Complex, Cartwright Hydraulic Consultants (CHC) have ensured that the venue has improved its standards in terms of long-term sustainability.

CHC undertook the design, documentation and as-built compliance certifications for the upgrading of hydraulic engineering elements property sewer drainage, sanitary plumbing, potable water services, non potable water services, hot water supplies and systems, Reverse Osmosis filtration and water supplies, industrial wastes and drainage, fire hydrant systems, fire hose reel system, natural gas supplies, planter drainage, and the mechanical services water, gas and drainage requirements.

Their involvement in the Complex's latest expansion commenced with the early design infrastructure reporting, to which CHC brought substantial prior knowledge of the existing hydraulic systems, many of which CHC had designed during prior phases of the Complex's development.

"The hydraulics consultants for the project were tasked with providing services designs which took into consideration complex issues involved in the construction of casino facilities in the centre of an existing operating complex," said CHC Manager, Philip Cartwright.

Some of the issues the consultant team faced included design of the hydraulic services to existing suspended structural floor slabs in order to minimise penetrations and still provide services connections to the proposed facilities. Designs for the basement suspended floor slabs also

required special consideration due to unstable soil conditions, and the overall design had to ensure supplies to the existing operating complex were not interrupted during construction.

"Services design limited the requirement for installations in ground under the existing basement floor slab. Industrial waste arrestor chambers normally installed in ground had to be designed for installation above the basement floor slab," said Philip.

"Hot water flow and return systems were designed for instant demand utilizing natural gas appliances without the need for storage which provide a highly efficient supply to bars, restaurants and toilet facilities."

Cartwright Hydraulic Consultants has specialised in solely in hydraulic services for over 40 years, developing a track record of successfully designing innovative, energy-efficient, water-conscious systems in a manner which ensures a smooth process through the design, specification and tendering stages to completion and handover.

Their track record includes projects across commercial, residential, recreational, industrial, health care, education, laboratories and retail sectors. For every client, CHC strive to design hydraulics and plumbing solutions which deliver long-term value, are cost effective to implement and maintain, and incorporate the necessary flexibility for future refurbishments.

*For more information contact Cartwright Hydraulic Consultants, 1/23 Bowman St, South Perth WA 6151, phone 08 9367 5777*



## FRESH IDEAS FOR BUILT ASSETS

With a century of expertise and the resources of a global network of engineering excellence to draw on, WSP can achieve outstanding sustainable outcomes for projects such as the \$80m Main Gaming Floor Extension at Burswood Entertainment Complex, Perth WA.

WSP's Perth Office provided the mechanical services design and documentation for the project, ensuring a winning combination of energy-efficiency and effective indoor climate management.

Due to the fast-tracked design and construction process, a high degree of organisation and innovative problem solving was required, as the mechanical services installation would need to integrate with an overall interior fitout process which was highly detailed.

"This was a very challenging engineering project, with specific focus on buildability, commissionability and maintainability, all delivered to the highest quality," commented WSP Director, Peter Thomas, who managed the project.

WSP provide a range of engineering services, with a strong focus on sustainable building outcomes. By integrating environmental thinking into commercial solutions, long-term value is created for clients. The gaming floor project was an exemplar of this philosophy, incorporating variable volume monitored outdoor air systems and peak cooling load reduction strategies.

With access to some of the world's best sustainable thinking, their solutions include highly innovative technologies on landmark WA projects such as Raine Square and Perth Arena. Around Australia, WSP have contributed their skills to projects including the Olivia Newton-John Cancer and Wellness Centre and the Centre for AgriBioscience at LaTrobe University.

The core capabilities WSP can offer to projects include mechanical, electrical and hydraulics engineering; fire protection engineering and sustainability consulting. The company also has an experienced and talented team with specialist niche skills in areas including Audio Visual, ICT and technology; acoustics; energy efficiency; architectural lighting; fire safety; infrastructure; risk engineering; vertical transportation and security.

WSP Group employs over 10,000 skilled people across 35 countries worldwide, working across engineering, planning, design, urban planning and land remediation, across all sectors, including the built environment, transport, energy and mining.

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## FEATURED FIT OUT

Shears and Mac Australia were contracted by Probuild to provide joinery and installation (Interior fit-out) for the Burswood Casino new gaming extension. The works included but were not limited to; ceiling features, columns, veneer and stone features, Cage, Club Burswood, Café Cotta, Smokers Lounge, doors, toilet entry's, Fusion Bar Banquette Seating and Main Gaming Lobby entrance. The company was also contracted to provide joinery and installation for Groove Bar and the Merrywell Pub.

Renowned US designers, Cagley & Tanner designed the Burswood Casino project. As a result a number of materials were sourced from the US. Logistically this involved lengthy advanced planning to ensure materials were available to meet the program demands. The team at Shears and Mac, along with their specified sub-contractors, were committed to ensure the project proceeded smoothly and within the required program constraints. The Company remains very thankful to Probuild and Crown for their flexibility and assistance in helping to deliver this notable project.

Shears and Mac Australia enjoyed working on the ceilings in Café Cotta where special painting techniques were used to achieve a rustic recycled look. The main gaming included a variety of copper finishes including hammered and powder coated.

Shears and Mac Australia was established in 2009 for the supply and installation of quality interiors joinery for the retail, hospitality and commercial sectors in Australia. Shears and Mac Australia is a wholly owned subsidiary of Shears and Mac Limited, a leading manufacturer and installer of quality interiors joinery for more than 25 years. The company employs more than 110 full-time staff and operates from an 8,000 m<sup>2</sup> manufacturing facility in Penrose, Auckland. Project management and installation resources are located in Sydney and Melbourne.

The company has invested in the latest drawing, machining, procuring and painting technology offering efficient and quality manufacturing and project delivery to a wide variety of clients. Additional sourcing relationships are in place for longer lead-time procurement from Vietnam and China. Project capabilities include; retail, education, hospitality and commercial interiors.

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