

# 401 ST KILDA ROAD

PROBUILD CONSTRUCTIONS  
MELBOURNE VIC

## SPACIOUS AND CURVACIOUS LIVING

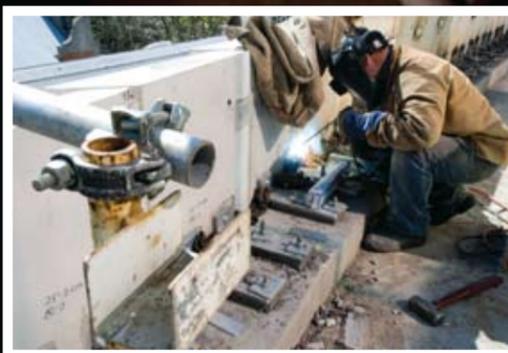
For their \$30 million luxury residential project at 401 St Kilda Road, Melbourne, developer Pan Urban—for 20 years specialists in premium architectural ventures—ran a competitive tender process to select Probuild Constructions as head contractor. Work is on schedule, with the structure already completed and the building expected to be ready for occupation in mid 2009.

On a prime, half acre site, fronting both St Kilda Road and leafy Arnold Street, close to Toorak Road and Albert Park, the six storey building is home to just 17 apartments, plus an exclusive restaurant and gourmet retail outlets at ground level, and several levels of underground parking. Each of the apartments is designed like an elevated luxury home, with floor space averaging 300 square meters, high ceilings and landscaped terraces for outdoor entertaining, complete with barbeque. The huge, open plan living and dining space is a “Great Room” complete with a fireplace. The floor plans offer flowing open spaces, easy integration of indoor and outdoor entertainment areas, opulent finishes, and the very latest in automated control technology for lighting, HVAC,

window blinds and security. All appliances, fixtures and fittings have been specially selected by the architects for their design integrity and aesthetic appeal.

Architects Elenberg Frazer have conceived a building of graceful curved lines, rich colours, superior materials and artful landscaping. Green glazed tiles at the base of the building, shade louvres, glass balustrades, floor to ceiling windows, balcony gardens and timber elements all reflect the luxury and exclusivity. By setting the higher floors back from the street alignments, and curving the balcony lines inward, the visual bulk of the building is greatly reduced, allowing it to sit gently on its site.

Probuild’s Project Manager at 401 St Kilda Road, Matt Benson, said that the site presented some logistical and engineering challenges. “The structure was designed to occupy the entire site, 100 per cent, right up to the boundary lines,” he said. “We had to excavate to the full perimeter, sheer against the existing, adjoining buildings on either side



and to the street frontages on St Kilda Road and Arnold Street, as well. The digging and shoring had to be done in carefully planned stages to prevent damage to neighbouring properties.”

“Having access to the site only from the very busy St Kilda Road side and from the frontage to the fairly narrow Arnold Street also meant that delivery of materials had to be restricted to certain times of the day. Space for storing materials on site was also very restricted, so deciding which material had to be delivered when and what quantities required quite a bit of fine tuning.”

Above all, however, the major challenge for Probuild was the extremely high quality of finish demanded for such a prestigious residential building. “When you are dealing with the very best in finishing materials,” said Matt Benson, “your standard of workmanship has to be right up there. The slightest error can really stand out.” And that’s one of the areas of strength that Probuild can proudly claim. Named as Victoria’s Master Builder of the Year for an unprecedented three years out of eight,

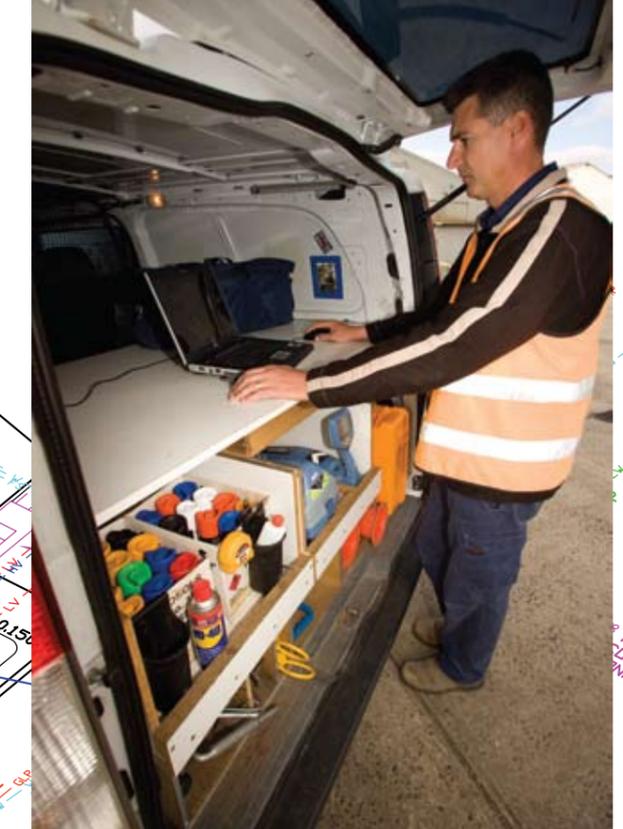
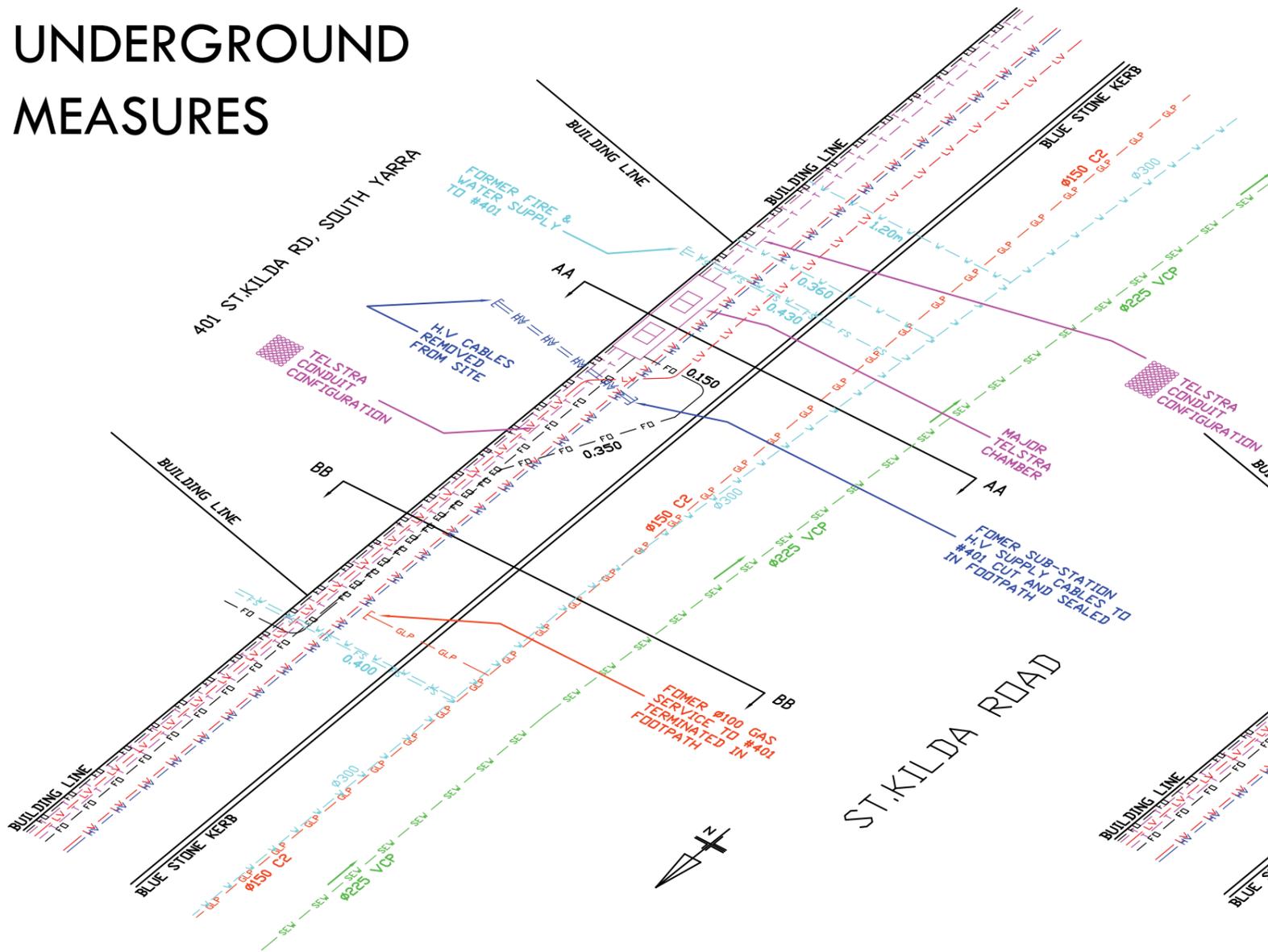
a Winner of the Master Builders Association of Victoria’s Occupational Health and Safety award and also recognised by Australian Institute of Building, Probuild has earned its reputation for excellence.

Other current, major Probuild projects include the \$133 million Stage 33 of the Chadstone Shopping Centre, due for completion in November 2009, the \$216 million One40 William Street project in Perth and the \$210 million development at 717 Bourke Street, Melbourne, on schedule for completion in June 2010.

**PROBUILD**

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# TAKING UNDERGROUND MEASURES



Underground Services Detection was engaged by head contractor Probuild to perform an underground services investigation for the entire site at 401 St Kilda Road, prior to the start of construction. The process started immediately after demolition of the building and infrastructure that previously occupied the site.

Underground Services Detection is a newly formed (May 2006), Victorian based services locating company, but its principals and senior staff have had more than ten years of hands-on experience in the field identifying the nature and location of buried service lines, pipes and cables. The company operates nationally, offering customer focused solutions for identification and location of underground utilities.

Whenever major earth works are required for a construction project, the contractor has a duty of care to ensure that steps are taken to prevent damage to existing underground services, such as gas reticulation, electricity and communications cabling, water supply, sewerage and drainage. Accurate and early location of services can be very valuable in the quest for reduced down time during construction, and also helps to identify and allow for avoidance of hazards that can compromise a safe working environment.

The main focus of the investigation at 401 St Kilda Road was on the depth and type of services located along the site boundary abutting St Kilda Road, adjoining lane ways and under Arnold Street, at the rear of the site. The information gathered was presented to the builder in an electronic format as a CAD drawing, which included cross sectional views. The site surface itself was also hard marked with spot marking paint to identify the location of areas of concern.

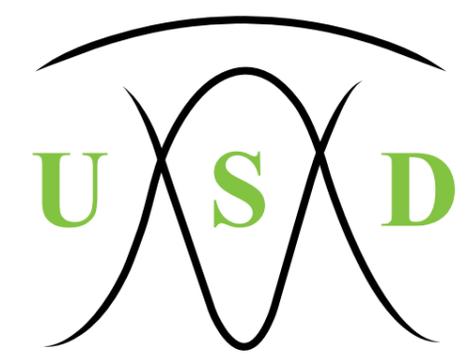
As a result of the findings of Underground Services Detection, the design of the wall fronting St Kilda Road had to be changed significantly. The originally proposed construction method called for the use of rock anchors to retain the slab walls during construction. However, the underground services investigation showed that at a depth of 3.8 meters there was a major Telstra pit and cabling right on the property line. Alternatives had to be sought to avoid interfering with the Telstra pit and cables.

Other major projects to which Underground Services Detection have recently contributed include a services investigation for the new Royal Children's Hospital development in Victoria. The main focus of their services was to identify, record and mark the locations and

types of services in the immediate construction site area, and to make recommendations on a preferred path for a new common services trench. A clear path was determined, suitable for a common trench for gas pipes, electricity and telecommunications cabling.

Underground Services Detection can deliver its services at almost any site location and in all environments, no matter how remote or how difficult access maybe. Upon request, essential locating equipment can be carried on board a capable 4WD vehicle. This helps to ensure efficient use of time on site, and reduces the need for manual handling of equipment in difficult areas. This can be important if the construction project involves things like phone towers, water towers, railway sidings, and fibre optic runs in remote areas in mountainous locations.

Underground Services Detection provides a high level of service to every client. From the initial phone call, email or fax they will thoroughly collect relevant information to enable them to plan their investigation to make the most efficient use of time whilst on site. This is achieved during the initial booking by analysing customers' requirements and determining possible outcomes.



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