



REINVIGORATING RETIREMENT

DEVELOPER : Seventh-day Adventist Church
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : VIA
STRUCTURAL ENGINEER : SY Structural Engineering
CONSTRUCTION VALUE : \$36 million

Pavilions Blackburn Lake is a 136-apartment low rise retirement community spread over an eight building campus more a kin to living in a hotel resort. The project includes beautifully designed residences nestled in a serene natural woodland landscape, a gold class style cinema, business centre, sports bar, and luxurious private residents lounge.

The Seventh-day Adventist Church has developed Pavilions Blackburn Lake, an elegant and stylish retirement living project in the leafy green surroundings in Melbourne's east. Completed in early summer 2020, construction was undertaken by Hutchinson Builders.

The Pavilions takes a unique approach to retirement living, recognising that while some seniors want to downsize they do not want to necessarily downgrade their quality of housing or lifestyle. The apartments were deliberately designed to be larger than standard retirement village residences, with balconies, premium finishes and a range of floor plan options.

"There has also been a strong emphasis on the health and holistic wellbeing of residents, with careful thought given to design features promoting a connection both within and outside the Pavilions community," said Infrastructure Coordinator for the Church and Project Lead, Galen Gan. "The café for example has been beautifully styled to match any up market coffee shop in Melbourne. The floor

to ceiling windows in the apartments also provide stunning views of the treescape on the site, bringing the outside environment into the living spaces."

The Pavilions campus style layout also provides a number of areas of interest. "The site has a large number of established trees which is one of the attractive features of the location and will provide a very attractive environment for the residents," said David Drysdale, Hutchinson Builders Design Coordinator. "Every tree was mapped by an arborist and extensive tree protection zones were put in place to ensure this unique quality of the site was retained. We had to work around the many protection zones which presented some challenges."

The project remained a 'live' site, with a school and administration building under the auspices of the client adjacent to the construction site. "We had an excellent relationship with the client and we worked closely with the Church to ensure there was minimal disruption to the school and the administration building."



A unique characteristic of the project was that Hutchinson Builders could not work on Saturdays as the client, the Seventh Day Adventist Church, observes the 'Sabbath' day of rest on a Saturday. This was not a problem in itself but it did extend the building program beyond the normal time for a project of this type.

Hutchies commenced construction in July 2019 and was completed in mid-December 2020. Eight of Hutchies staff were directly engaged on the project with another four indirectly involved.

Pavilions reflects the philosophical mandate of the Church, prioritising welfare of the residents, over taking a 'return to shareholders' approach that a typical commercial developer would do. "The spacious residences plus the quality lifestyle inclusions and beautiful natural surroundings will ensure a high quality of life for the residents. As well as the café, there will be cinemas, library, business centre, sports lounge and dining/function rooms. We have been greatly impressed by the attention to detail and excellent



standard of work undertaken by Hutchinson Builders on the project," said Galen.

Hutchies has a well deserved reputation as one of the nation's finest builders and is Australia's largest privately owned construction company with over 7,000 projects to their credit with a value exceeding \$32 billion. Based in Brisbane, Hutchies has operations throughout Australia and employs around 1,700 people and uses 10,000 subcontractors and suppliers. The aged care sector is one of their many specialities and in Victoria they have recently built MiCare at Carrum Downs and a development for Japara Aged Care.

Projects outside the aged care sector in Victoria include the multi-level Maroondah carpark and the Yarra Valley Chocolaterie Extension.

For more information contact Hutchinson Builders, 70-72 Cecil Street, South Melbourne VIC 3205, phone 03 9282 9500, email melbourne@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au

Below AMA Precast designed and produced the precast panels that were installed on Pavilions Blackburn Lake.

AMA Precast is an industry leader in the manufacture and supply of precast concrete panels, including custom feature panels. Led by an experienced and committed management team which has a passion for concrete construction, AMA Precast has successfully completed work for some of Australia's largest builders including Hutchinson Builders, Icon and Becon Constructions.

With plans well advanced to expand their manufacturing capacity, AMA Precast is on a growth trajectory which will enhance their position in the Victorian concrete construction industry as the supplier of choice for precast panels.

AMA Precast recently relocated to their new 12,000m² facility in Foleys Road, Derrimut. The larger site has allowed the company to double their manufacturing capacities.

Engaged by Hutchinson Builders, AMA Precast manufactured and supplied 504 concrete panels. Once the design phase was complete, production began in mid-2019 and continued to the end of the year. The panels were then progressively delivered to site in the first half of 2020 and installed by a separate contractor.

The specifications for the panels including a number of architectural features which required careful design and production planning. "We had to provide a number of special panels that had different levels on the exposed face that had the effect of a border around a textural feature," said Project Manager, Gabriel Zampierollo. "These were installed on balconies and looked like a separate frame. Our design and manufacturing team had to devise a way to produce these with the desired appearance."

Other panels were required to be quite thin which risked them being fragile so the AMA team devised ways of manufacturing the panels and combining two panels to give integral strength.

With around 10 of the management and design team on the project and 30 on the

production side, the whole AMA precast team played a role in this project.

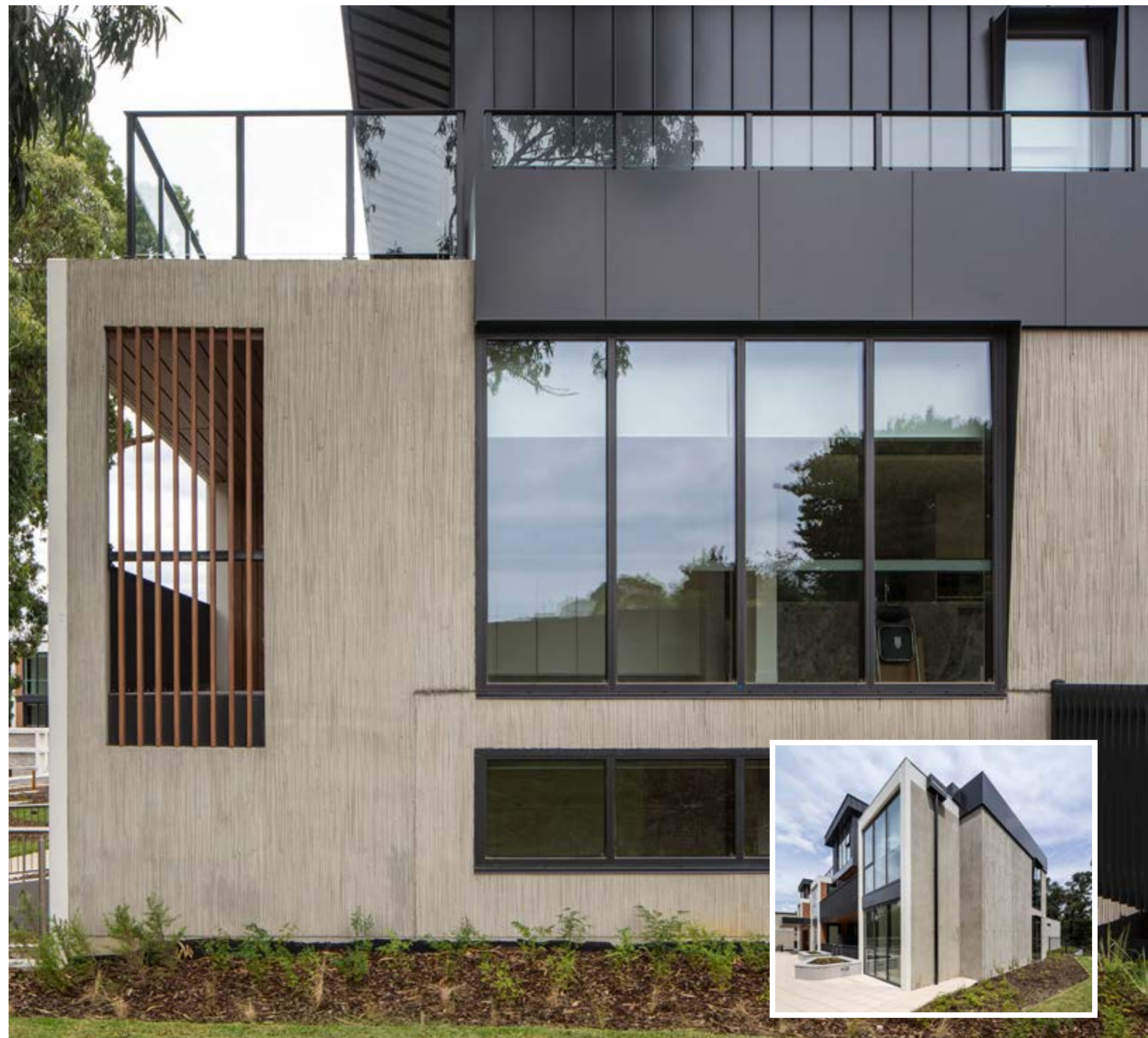
AMA Precast's unique offering in the construction market is delivered by their team of skilled management, estimators, carpenters, steel fixers and concreters. This range of skills ensures that AMA provides a full service package, which ranges from technical advice to builders about precast design and implementation, to producing high quality precast concrete elements and ensuring works are completed promptly and within budget across commercial, residential and civil precast applications.

With a long history of concrete panel manufacturing, AMA Precast understands that only the highest quality panels will provide visual enhancement as well as engineering strength to any building. For this reason, AMA's panels are made to a world class standard which is the underlying reason for the high level of customer satisfaction and trust that the company achieves. With full customer back up always available, clients can be assured that their project is in the best of hands.

AMA precast has been involved in a number of other recent significant projects in and around Melbourne. At Docklands, the company was contracted by Icon to provide concrete panels for the new Marriott Hotel. Icon also selected AMA to provide panels for their new office building and for St Boulevard residences on St Kilda Road where AMA supplied structural panels as well as landscape features.

"Every member of the AMA Precast team is excited about moving into our new Derrimut premises as it will mark another milestone in the company's growth," Gabriel said. "It will give AMA the chance to lift its design and production of precast panels to a whole new level."

For more information contact AMA Precast, 486 Foleys Road Derrimut VIC 3026, phone 03 9363 1505, email info@amaprecast.com.au, website www.amaprecast.com.au





Below DRD Concrete & Excavations (Aus) completed the detailed site excavation and concreting of the basement and cinema steps.



DRD Concrete & Excavations (Aus) continues to be the leading concrete contractor of choice for Tier 2 head contractors in greater Melbourne and throughout South East Victoria. Established in 2009, DRD Concrete & Excavations (Aus) has earned a reputation for excellent performance and project delivery across all types of concrete construction.

Hutchinson Builders chose DRD Concrete & Excavations (Aus) to undertake the basement work at Pavilions Blackburn Lake. DRD Concrete & Excavations (Aus) excavated the site and did the concreting to the footings, pads, lift over run pits, ramps, the cinema base incline, basement slabs and mass steps that form the seats in the cinema.

Wet weather provided a challenge in meeting the schedule. "Intricate waterproofing methods were needed as the basement was below the natural ground level," said Operations Manager, Phil Hocking.

The majority of the work took five months and DRD Concrete & Excavations (Aus) had up to nine of their team engaged on the job as well as 2-3 excavators and a tipper during site preparation.

DRD Concrete & Excavations (Aus) has completed a number of major projects with Hutchinson Builders including the Plumbing Industry Climate Action Centre at Narre Warren. "We enjoy working in partnership with Hutchies and The Pavilions has been another successful association," Phil said.

Current projects being undertaken by DRD Concrete & Excavations (Aus) include the Opalia Melton Shopping Town with Becon Constructions, the new Bosch headquarters in Clayton with Johns Lyng Group and Morwell TAFE with ADCO.

"Our success as a competitive and preferred concrete contracting company is attributable to our highly skilled team," Phil said. "DRD Concrete places high priority on strengthening our team through optimum working conditions, high health and safety standards together with training and development opportunities."

For more information contact DRD Concrete & Excavations (Aus), 4 Astro Court, Hallam VIC 3803, phone 03 9796 5937, email admin@drdconcrete.com.au, website www.drdconcrete.com.au