

VIC PROJECT FEATURE
CAMBERWELL VILLAGE

Buxton Construction / Camberwell



RHYTHMIC BEAUTY

DEVELOPER : Blueprint Projects
BUILDER : Buxton Construction
ARCHITECT : Elenberg Fraser
CONSTRUCTION VALUE : \$120 million

Camberwell Village is a complex featuring two towers of apartments, boutique offices and retail spaces. CV Tower offers the upper end of luxury and spaciousness with glamorous shared facilities for the residents of the one, two and three bedroom apartments. The second tower, CV1 Tower, includes spacious light filled, investor grade apartments.

The \$120 million Camberwell Village development comprises of two sparkling glass clad residential buildings over a 4-level podium and a 5-level basement carpark. The first structure, CV1, includes 85 investor grade apartments and one level of retail over 11-storeys while the second building, CV Tower is 9-storeys containing 55 luxury apartments and sits above a 4-level podium.

The podium contains 3-levels of office space totalling approximately 9,000m², 13 ground floor retail tenancies and two main entrance lobbies. There is a gym, spa and sauna and end-of-trip facilities. A large deck atop the podium provides 4,670m² of landscaping with BBQ areas, a 20m infinity pool and an entertainer's kitchen with lounge and dining spaces.

Camberwell Village is Buxton Construction's fourth collaboration with Blueprint Projects. The D&C contract involved an extensive number of purchaser changes, particularly to the CV Tower, and Buxton Construction placed a full time Design Manager on the job, assisted by five coordinators. Each coordinator was responsible for the management of a trade package such as structural, façade and finishes packages.

In 2016, a revised planning approval was received and demolition commenced later that year, with piling and excavation starting in February 2017. CV Tower has a traditional in situ concrete core with precast concrete structural walls in the basement levels and at the first floor where walls are adjacent to adjoining properties. Precast panels are also used for shear walls from Level 5 to 10. Both CV1 and the podium have precast lift and stair cores.

"The façade on the podium is a 2-storey unitised curtain wall type window system fixed within an insulated and weathertight studwork/galvanised sheet rainscreen support frame with 20mm thick, 1200mm x

800mm fully pinned bluestone panel cladding. The windows are supported by a steel lintel at Level 2. The windows are bracketed back to the third level slab with a spandrel panel to conceal the brackets, slab edges and the office level ceilings and floor zones," said Senior Project Manager, David Seeley.

"The installation of the windows was relatively simple using a Glassboy glass lifting machine. The design of the windows, the framing and bluestone cladding involved an extensive process undertaken via a series of design workshops with Buxton, consultants and subcontractors."

The CV Tower has both gold and purple/pink curtain wall coloured glass façades. CV1 is clad in grey glass in a window wall system. This was achieved with a coloured interlayer within the double glazed units and samples were extensively researched to ensure the correct colours.

"The challenge of the job involved the separable portions handover of CV1 and the basement levels. CV1 was occupied and the basement levels in use while we continued to build the CV Tower. Extensive discussions were held with the Building Surveyor and the Metropolitan Fire Brigade to achieve an outcome that worked to all parties' satisfaction," David said.

Buxton achieved a number of company milestones on this project. "We excavated our deepest basement to date, which included excavation of 110,000m³ of soil to a depth of approximately 18m, and at 13-storeys CV Tower is the tallest structure Buxton has ever constructed. We are extremely proud of these company achievements," said David.

Buxton Construction has provided multi-award-winning excellence in property solutions for more than 50 years on over 150 projects. With successes in the residential market the company also works across a range of sectors including commercial and industrial buildings, education centres, landmark sports developments and innovative retirement living.

Buxton Construction is a member of the Green Building Council of Australia and is committed to the adoption of sustainable construction practices, not only for the environmental, but for the long term economic benefits for developers, building owners and occupants.

For more information contact Buxton Construction, Level 1, 262 Lorimer Street, Port Melbourne VIC 3207, phone 03 9644 7000, fax 03 9644 7044, email admin@buxtonconstruction.com.au, website www.buxtonconstruction.com.au



Image supplied by Michael Gazzola, IMG.CO Pty Ltd



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Below Waste Wise Environmental supplied extensive waste services to the project including a chute fed rotating separating unit.

Below Commercial Pool Systems designed the commercial pool plant and equipment for the pools and spas.



Waste Wise Environmental specialises in the waste management consultancy services for medium and high density residential and commercial developments.

“We are experts in designing and applying waste management strategies to apartment buildings,” said General Manager, Leonardo Scalia. “We supply and install bins as well as provide waste services for medium to large developments.”

For Camberwell Village, Waste Wise Environmental had two consultants working over two months to create a waste management plan that included the maintenance and servicing of the waste collection systems.

“For this size development we provided general waste and recycling bins, a cardboard baling machine and a chute fed E-diverter that feeds waste to a rotating separating unit in the basement,” said Leonardo. “The challenge at Camberwell was similar to most of our other projects – ensuring a steady flow of waste moving out of the building, and collecting on a daily basis.”

Traditionally waste removal from apartments has been operated by building caretakers for removal by local council. Contemporary

living in large apartment developments has created a need for a more considered approach to waste removal. Waste Wise Environmental has become the expert in waste management systems in large scale residential developments. They service buildings with a fleet of 30 MINI loaders, small, manoeuvrable rear loading collectors that can easily access waste bin sites in basements and tight sites.

Waste Wise Environmental work closely with architects, developers and owners corporations to implement the very best waste strategies for new and existing properties. “We’ve set up waste services in over 2,000 buildings,” said Leonardo.

After 10 years of successful operation in Victoria, Waste Wise Environmental entered the Sydney and Perth market working on projects such as One the Waterfront for PietyTHP.

For more information contact Waste Wise Environmental, 152 Maloneys Road, Thomastown VIC 3074, phone 1300 550 408, email leonardo@wastewise.com.au, website www.wastewise.com.au

Commercial Pool Systems (CPS) specialises in providing practical and intelligent water quality and filtration solutions for both commercial and high end residential swimming pools.

In December 2017, CPS started the design work for equipment to service the pools and spas at Camberwell Village.

“For the shared pool, it was up to us to design and install a system that met the rigors of a commercial pool plant running 24/7. We designed the pool plant and equipment room including the WaterLink sub board,” said Managing Director, Craig O’Neill. A common condensing boiler plant was chosen to maximise efficiency, minimise running costs, and add a redundancy should something go wrong. “Domestic pool heaters don’t last in commercial applications. Condensing boilers with WaterLink control equipment and titanium heat exchangers will pay for themselves year after year in reduced maintenance and gas costs.”

CPS installed technology that allows all pools to be remotely monitored and controlled from the cloud, including the penthouse pools and spas. For the communal pool and spa, CPS installed the new WaterLink Envirogen units, a fully self contained salt chlorinator with Free Chlorine and pH sensors that connects to the cloud. With integrated Chlorine Backup, it ensures water quality no matter what the bather usage.

“The end client was involved in the design of the penthouse pools so there were changes as the project got underway,” said Craig. “These projects morph from initial design to completion, so it’s important to be able to respond quickly and document the changes as the design unfolds. CPS and Waterlink met the client’s expectations and delivered exactly what they wanted as a finished product. The project went very smoothly, the team at Buxton Construction were great to work with, a high level of communication between all parties,” said Craig.

CPS operates across Australia and New Zealand. Recent interesting plant projects includes: Australia’s first InRiver rowing tank at Ballarat and Clarendon College; a rehabilitation pool for the seals at Melbourne Zoo; a plant overhaul at a 5 Star resort on the Gold Coast, including six pools and spas; a dosing and secondary disinfection system for Rod Laver Arena; dosing, secondary disinfection or heating systems for Simmonds Stadium (GFC); Hawthorn Football Club, and North Queensland Stadium.

For more information contact Commercial Pool Systems, 4/13-17 Crawford Street, Braeside VIC 3195, phone 03 9038 9170, email service@compoolsys.com.au, website www.waterlink.com