

## GARDENS MEDICAL CENTRE ALBURY



### Overview

The aim of this project was to construct a purpose built six (6) storey building, specifically designed to address each and every facet of the Dean Street Medical Group and their allied medical professionals.

### Landmark

The development of 470 Wodonga Place, Albury (otherwise known as The Gardens) for commercial office/medical centre facilities represents a further exciting addition to the Albury skyline. It's construction was in response to the Dean Street Medical Group and various other medical allied professionals identifying the need to relocate their operations from their limited accommodation, to more user friendly and designer specific accommodation.

### Affinity

Utilising superior planning, space efficiency has enabled our building to achieve in excess of 90% Net Useable Area (NUA) to Net Lettable Area (NLA). The office areas are flexible to promote operational efficiency. Skilful planning of open and some enclosed office areas, allows for abundant natural lighting and views over adjacent parklands, the Albury CBD skyline and Victoria to the south.

### Constraints

The building presented significant challenges, not the least of which was that it was our own design. Particular construction challenges were that it is built in an old river bed which involved structural piling down to 10m in depth and traffic management/public safety as the building is located on the corner of the busy Riverina Highway and Wodonga Place intersection. Utilising our own resources, the team managed and operated our own Tower Crane, materials handling and OHS procedures in addition to the building being fully scaffolded for access and safety. With all these constraints, the building still reached practical completion in the amazingly short time of 14 months. In addition the builder undertook a number of the major fit outs in 2 months in order to facilitate the opening of the building. The integration of public, base build and fit out sequences proved especially challenging.

### Ecological Sustainable Development (ESD)

In keeping with the developers high standard of construction, our building embraces the concept of ESD and is designed to achieve a 4.5 star Energy Efficiency Rating from the NSW Sustainable Energy Development Authority (SEDA) utilising energy efficient Variable Refrigerant Volume (VRV) mechanical systems, solar heating, stormwater storage and reclaim and its use in all common areas, energy efficient glass and ESD electrical services.

### Client

Gardens Medical Development  
Jenny Edwards  
Director  
P: 02 6058 6113

### Value

\$33m

### Construction Period

January 2007 to May 2008

### Location

Albury, NSW

### Awards

2009 MBA Excellence in  
Regional Building Awards  
Winner For Best Commercial  
Project over \$10m.

