

## NORTHPOINT TOWER DEVELOPMENT, LAVINGTON



### Overview

This project is special to the heart of Zauner Construction, as this is our building, our office.

Works involved the design and construction of the Northpoint Tower, a modern multi story building, with a gross floor area of 3,747m<sup>2</sup> over 5 levels, plus additional car parking. The tower has been constructed to be environmental friendly. Works also involved internal fit-outs.

### Construction details

Northpoint tower is a 5 storey tower offering leasable office space to all floors, comprising of pile footings, traditional and post tensioned concrete structure, with a combination of solar controlled double glazed curtain wall and vitrabond facade element. Mechanical systems include a water cooled VRV air conditioning system built to maximize energy efficiency and heating/cooling ability. Each floor has a plant room housing services equipment, with an additional pump room at ground level and plant room on the roof. The double glazed perimeter glazing is designed to complement the air conditioning systems by reducing heat gain or loss through the glass contributing to the overall energy efficiency of the building. External balconies on each level allow occupants to access the natural environment and enjoy the surrounding views.

### Site Restrictions

The project was notable for the challenges posed by the site including the following key aspects:

- **Existing Building:** During construction works, the office of Zauner Construction was moved to a temporary fit-out on the 3rd level of the Northpoint building. This was so the old building could be demolished to make way for a carpark, and also so we could focus on the fitout of the other tenancies first and trial the layout of the proposed floor plan for the Zauner office. Access to the office was separated from the remaining construction works.
- **Limited Space:** The footprint of the building extends to the boundary on both the southern and western elevations. This severely restricted the ability to build on these elevations. An innovative solution was found whereby “needles” were used as outriggers to construct scaffold from Level 1 and upward, leaving a clear space below for the neighbors and pedestrians.

### Environmental

The building is constructed to be environmentally friendly and to be sympathetic to Australian Building Greenhouse Ratings system (ABGR).

### Time & Performance

Located in the Lavington CBD, we wanted to keep our neighbours happy. Careful planning of the construction sequence, traffic management and neighbourhood consultation was needed to ensure that the project construction was completed with minimal inconveniences, demonstrating the skill and professionalism of the project management team. It meant at times some very early morning starts so as the traffic delays happened outside of business hours.

Although the building took 18 months to be built, we took our time so as to give the building the attention to detail it deserved, and to give us the flexibility with potential tenants. The shell of the building was worked on whilst the design plans for the overall finished look were completed.

### Client

Zauner Group Investments  
Garry Zauner  
Managing Director  
P: 02 6025 1988

### Value

\$10.4m

### Construction Period

December 2011 to June 2013

### Location

Lavington (Albury), NSW

### Awards

1. MBA 2014 Excellence in Construction Awards Southern Central Region Winner of the Best Commercial Project in the \$5 to \$10m Category
2. MBA 2014 Excellence in Construction Awards Southern Central Region Winner of the Commercial Builder of the Year