



FKP
31 Queen Street, Melbourne

December 09

innovation

architecture
interiors
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graypuksand

Konica Minolta New Workspace, Sydney

Through an intensive workshop process Gray Puksand were able to assist Konica Minolta realise the most efficient functional brief as well as developing an exciting aspirational brief.

More than just a workspace, the 4200sqm new facility combines sales, technical, operational and social zones, allowing staff and clients to interact in an adaptable environment. Considered planning allowed all workpoints access to an abundance of controlled daylight and district views, while paths of movement and interaction zones encouraged exchanges not possible in their previous workspace.

Sustainable design is integrated to the project in both the selection of appropriate materials and furniture, and the creation of an environment that allows and promotes a healthy working lifestyle.



Awards Epping Views Primary School

At the Annual School Design Awards 2009, the Department of Education and Early Childhood Development (Vic.) awarded Epping Views Primary School an award for Best School Project - Above \$3 million. This latest achievement follows a recent award for the project in the New Public Architecture category of the Australian Institute of Architects, Victorian Architecture Awards 2009.



Masonic Care 101 Allied Drive, Arundel, Queensland

The Arundel site of 1.73ha includes 14 Independent Living Units, 10 Bed Dementia Care and a 38 Bed Hostel. This project included a new 12 Bed High Care facility at a budget of \$3.95m. The first floor contains indoor and covered outdoor activity rooms, commercial laundry to cater for the whole site, new maintenance workshops / stores and short term guest accommodation. This guest unit was an innovative idea by Gray Puksand, allowing families to

stay on site to visit their family member. The second floor has 12 beds with common dining and lounge areas. The development will collect rainwater to flush toilets and provide irrigation to external landscaping.

Gray Puksand has received a Development Consent for the GFA 1371sqm facility and are currently in the documentation and tender stages.

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Mainfreight Logistics Facility, Tullamarine



Gray Puksand in conjunction with bsw architects (NZ) have recently completed a \$4m refurbishment for Mainfreight, an international freight forwarding company. The building comprises 2 office levels and a 3,500sqm warehouse, incorporating a 24 hour commercial kitchen and dining room, landscaping, and on-site parking for 80 staff. The front facade was remodelled with a new entry, energy efficient glazing, and a lunchroom and courtyard area detailed in timber to soften the mass of the building.

The original building presented numerous challenges, including low ceiling heights and non-compliant services. Ceilings were removed, new lighting and mechanical ductwork installed and left exposed to provide the maximum ceiling height possible. Some of the ESD features of the project include new translucent roof sheeting to the warehouse to provide abundant natural light, rainwater tanks for irrigation, and sensor-operated lighting.

The result is a striking building that confidently addresses Melrose Drive, and is now the proud headquarters of Mainfreight's Australian operations.

FKP 31 Queen Street, Melbourne



Refurbishment of a building foyer and street façade such as 31 Queen Street is founded on the need to renew the commercial viability and asset value by retaining existing, and attracting new, tenants to the building. The creation of a new identity or 'address' is essentially what tenants look for, and is what building owners prescribe in the renewal process.

As the city is now a 24/7 entity, where appropriate it is important to 'market' such addresses outside of traditional building hours. This project has been designed to come to life at night as a sculptural space which can be viewed from the street. Internally, a folding wall of Corian and internally-lit perforated metal panels surround and reinvigorate the core. With lighting, the core wall punches out into the street, creating an impact both during the day and night.

Externally, the building has received a dynamic facelift, as featured on the cover of this issue of Innovation, with the installation of a sculptural canopy. Designed in association with sculptor Dan Templeman, the canopy provides a new identity and presence at street level. The pure abstract form 'critiques' the geometry of the existing building.

MELBOURNE

MTTC / UBTEC

Gray Puksand in conjunction with McIlldowie Partners have been commissioned for the new \$18.1m MTTC (Manufacturing Technical Training Centre) at the University of Ballarat. The project, at the SMB campus, integrates with the \$9.5m UBTEC (University of Ballarat Technical Education Centre) also currently being designed by Gray Puksand.

Kangan Batman TAFE ACE Stage 2



Construction on this \$85.0m project is underway. Inground works including 380 driven piles & insitu pile caps - underground water storage tanks - car dyno pit & hydraulic services have now been completed. Soil remediation for a segment of the site around piles and pile caps is currently being undertaken.

This project has recently been awarded the highest possible environmental citation by VicUrban, the Award of Excellence for Ecologically Sustainable Design.

Slater & Gordon New Workspace, Melbourne



Honesty and integrity in the detailing of this 4500sqm legal fit-out was intended to reflect the culture of the organisation that made its mark battling for the underdog.

Materials were selected without veneers, honing or polish to reflect an honest state. Plywood rather than timber veneer, a flat terrazzo floor rather than tiles, a cementitious coating to bench tops rather than 2pac, have been used. The result produced a professional yet understated result to the client group of Slater & Gordon.

Deliberate positioning of common zones encourage movement, improving health and well being. A common staff breakout zone with a deliberately different feel to the rest of the floor encourages its usage as a refuge from the intensity of working in law. A \$910/sqm cellular office environment was treated in the most transparent form possible to ensure as much equity of daylight as possible to the entire staffing group.

23 Graham Street Milton, Queensland



The 23 Graham Street project is a new four storey commercial office building, designed and constructed to a 4 Star Green Star Energy Rating office design v2, providing approximately 2250sqm of lettable area, at a project cost of \$5.0m. The building was commissioned and built by ADCO Constructions. Gray Puksand also undertook the tenancy fit-outs for GeoDynamics on Levels 1 and 2.

The site presented a number of design challenges, including the integration of the design into an existing, pre-occupied site, awareness of existing overland flow constraints and maintaining vehicle access to the existing office building. The building facade was also carefully considered to enhance existing views, as well as providing adequate sun control to achieve the four star rating. A feature of the building is the internal staircase which is open throughout the four levels and which provides access to the single tenancy offices on all levels.

Awards

Bendigo Bank Headquarters, Bendigo

Bendigo Bank's \$80.0m Headquarters project in Bendigo (Gray Puksand + BVN Architecture) recently received a National Award for Commercial Architecture and a National Commendation for Sustainable Architecture at the Australian Institute of Architects 2009 Architecture Awards. The project was also short-listed in the Completed Buildings / Office section of this year's World Architecture Awards.



BRISBANE

Centre of Adult Education (CAE)

Recently completed at 278 Flinders Lane is the Centre of Adult Education's new 2600sqm Independent Learning Centre and Executive Workspace. This learning facility also incorporates Kangan Batman Institute of TAFE's English Language Centre.

AAPT

AAPT have asked Gray Puksand to review their current 996sqm workspace at 100 Wickham Street to increase staff satisfaction and create comfort equal to their other offices in Sydney and Melbourne.

SYDNEY

Cegedim Dendrite

Gray Puksand are currently completing a new 700sqm workspace for Cegedim Dendrite in Pymble, NSW.

Westpac

Gray Puksand is currently working on several commercial workspace projects for Westpac Banking Corporation in Sydney.