

"The space within becomes the reality of the building."

Frank Lloyd Wright



Building Solutions for Clients

Beginning with vision

Perhaps it was this very notion that inspired Olive Farm Winery owner Anthony Yurisich, Architectural Designer Michael Yurisich and Perth-based building and construction specialists Building Solutions to create a new purpose-built winery and tasting facility in Millendon, right in the heart of the Swan Valley. The vision – to create a unique space to be enjoyed by families, friends, wine lovers, visitors and the like for many years to come.

Affectionately known as 'Olive Farm', the Olive Farm Winery is Western Australia's oldest winery. Originally established in 1829, it has been owned by the Yurisich family since 1933 and has created many fine vintages. With a rich history built on generations of family tradition, today the Olive Farm Winery continues to be a popular venue.

Finishing with commendation

The \$1.2 million Olive Farm Winery project earned Building Solutions a certificate of excellence in the category of best entertainment, hospitality or sport building at the 2007 Master

Builders BankWest Excellence in Construction Awards.

Overcoming challenges?

A unique and complex project, the design and construction of the new facility required Building Solutions to overcome a few hurdles in the process.

Both the site and design posed a number of challenges in the initial stages and much consideration was given to the significant sloping topography, environmentally sensitive soil content and its proximity to Suzanna Brook.

The fall of the land to the brook was an advantage when it came to designing specific areas, but the sloping gradient posed challenges when it came to the construction.

The slope of the property meant Building Solutions had to build a temporary access road for the plant and equipment.

The contour of the site meant the main two storey production area would be located on a significant sloped area and required large volumes of soil removal.

To ensure the cool and constant temperature necessary, it was decided that placing the wine storage rooms at the lowest level would be optimal. The rooms, which include the machinery and barrel rooms, are mostly located within the hill, while the crushing area, vats and bottling plants are above.

Construction methodology

The main method of construction was the use of concrete tilt-up panels – for reasons of cost and time-effectiveness and strength in construction.

Whilst the techniques of tilt-panel installation remain the same, it was the limits of its use which were tested particularly in relation to panel height, thickness and weight, which provided a challenge to the respective subcontractors during this stage of construction. The panels were used both as a retaining device (discussions were held with the engineer as to suitable solutions for appropriate back-filling and tanking) and as an ideal environment for the storage of wines when maturing.



"The new winery and tasting area is a wonderful new addition to Olive Farm and we are proud to welcome everyone to share in and enjoy it."



Finishing touches

Building Solutions executive chairman David Guille said that the showpiece of the development was the tasting area. With Karratha stone feature cladding to all walls, inside and out, polished oyster crème concrete flooring with marble chips and the bar crafted from solid timber, all combine to enhance the Olive Farm wine tasting experience.

Managing director Marcus Kotsoglo added "With numerous variables and challenges in the process, it was with concise planning, design, construction and project management that the project was completed on time and budget. The MBA award represents an excellent result

for our client, the Building Solutions team, our subcontractors and suppliers."

Owner Anthony Yurisich is delighted at the outcome: "The new winery and tasting area is a wonderful new addition to Olive Farm and we are proud to welcome everyone to share in and enjoy it."

As a newly revitalised icon of the Swan Valley, and just like a fine wine, the Olive Farm Winery will continue to delight Western Australians as well as visitors from interstate and overseas for many years to come.

About Building Solutions

As a specialised building practice, Building

Solutions (Aust.) Pty Ltd provides a flexible, highly qualified responsive and personalised service to their clients. With an experienced team, they have a strong commitment to satisfying clients' needs with economical and innovative solutions that are carried out with quality workmanship.

As an experienced and flexible building company, Building Solutions provide quality specialised and practical services including:

- construction in various areas such as commercial, industrial and specialised fitouts
- a full design service; from concept to working drawings
- a highly-qualified team of professional consultants to achieve all necessary approvals for property development
- project management.

For more information, please contact managing director Marcus Kotsoglo on 9227 7972, email marcus@buildingsolutions.net.au or visit www.buildingsolutions.net.au



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