

WATERFRONT PARADISE

L.U. Simon Builders Pty Ltd have constructed Eden on the River a superbly designed 1, 2 and 3 bedroom luxury apartment building in a natural riverfront environment and includes extraordinary rooftop relaxation and entertainment facilities.

MAIN CONSTRUCTION COMPANY : L.U. Simon Builders Pty Ltd
CLIENT : Hamton
PROJECT END VALUE : \$70 million
COMPLETION : July 2013
ARCHITECTS : Rothe Lowman Architects
ENGINEER : Robert Bird Group (VIC)
SURVEYOR : PLP Building Surveyors & Consultants



Located just five kilometres from Melbourne's CBD, the Eden on the River residential development features five-star luxury living within the natural waterfront environment of the Yarra River.

Incorporating glittering views of the city, the development consists of one, two and three bedroom apartments, rooftop relaxation area and entertainment facilities, as well as a health and wellbeing retreat which has a gym, heated outdoor lap pool, spa and sauna.

Leading this first-class project has been L.U. Simon Builders Pty Ltd, a company that is no stranger to major residential and retail developments around Melbourne.

"Eden on the River is a high-end, 12-storey development with 205 apartments and incorporates 34,000 square metres of finished concrete".

L.U. Simon Builders Pty Ltd are working on both stage one and two of the project, consisting of the Eden and Haven developments respectively.

In addition to the residential and retail development, Eden on the River will also feature direct access to the Yarra, with stairways from the complex leading down to the river as well as a fishing platform out to the water.

Paths along the river will also encourage the public to walk up to the retail area and through the development's plaza.

The complex also sets out to achieve a four star green rating, and incorporates vertical gardens, a solar hot water system on its roof and an outdoor water filtration system.

"Recycled water is also used for irrigation, while the development is using paint that is carcinogen free."

"This paint product, which was sourced through our painters means we are able to spray paint and not shut down production on the development."

L.U. Simon Builders Pty Ltd has also managed to streamline their structural design process for the project, which has enabled the project to finish ahead of schedule.

At the moment, L.U. Simon Builders Pty Ltd has 350 construction personnel working on the Eden and Haven development.

Eden's success has been achieved by strong effective management plans and communication strategies, and ensuring minimal impact through both construction and environment management plans.

The other big, and very important focus, is sound onsite safety management in terms of policies and procedures, including directions for the foreman and site manager, and ensuring these are followed in practice.

Occupational Health and Safety and management plans for sub-contractors and L.U. Simon Builders Pty Ltd as a company is a crucial part of managing safety.

To find out more about L.U. Simon Builders Pty Ltd, including their work on the Eden development and other projects, visit www.lusimon.com.au.

For more information contact L.U. Simon Builders Pty Ltd, 818 Nicholson Street, North Fitzroy, VIC 3068, phone 03 9488 0000 fax 03 9481 8988, email mail@lusimon.com.au, website www.lusimon.com.au

CONTRACT HYDRAULICS SERVICES – THE COMMERCIAL PLUMBING SPECIALISTS

With extensive experience working on large-scale projects, the team at Contract Hydraulics Services Pty Ltd are the experts when it comes to commercial plumbing and draining.

Having been in business for 16 years, Contract Hydraulics Services is no stranger to substantial commercial developments such as the Eden on the River residential project, having worked on construction projects with values ranging from \$50,000 to \$4 million.

“We started off with a small crew and have grown over the years. We now have 35 employees,” Contract Hydraulics Services’ Glenn Wynd explained. “For the Eden on the River project we had 22 employees working onsite.”

The company completed all the sanitary plumbing for the development, including installation of toilets, hot and cold water, gas, downpipes, stormwater drainage and sewerage.

According to Glenn, one of the main challenges on the project was the development’s fast-track program. “This meant that the building was developed incredibly quickly, making for tight deadlines. However,

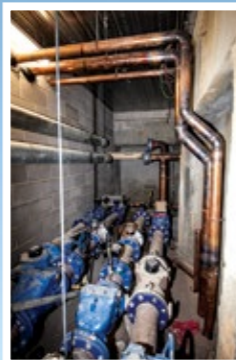
having worked on a number of large construction developments to tight schedules, we had no problem in meeting the completion date,” he said.

As well as recently completing works on a hotel development, Contract Hydraulics is also finishing off a couple of major projects around Melbourne.

This includes a Department of Housing project in Richmond, and St. James Plaza, a significant development in the city, which has seen the original St. James building being upgraded and integrated with an existing tower, retail plaza and food outlets.

To find out more about Contract Hydraulics Services Pty Ltd and their commercial plumbing expertise, give them a call on (03) 9873 0322.

For more information contact Contract Hydraulics Services Pty Ltd, Factory 10, 23 Cook Road Mitcham, VIC 3132, phone 03 9873 0322, email glenn@chspl.com.au



REEDS CONSULTING – THE DEVELOPMENT PROFESSIONALS

Specialising in large and complex building subdivisions, infill developments and broad acre subdivision development, Reeds Consulting Pty Ltd are the experts in land surveying, civil engineering, planning and development consulting.

Originating in 1997 from KA Reed and Co. (which was established in 1958), the expertise of Reeds Consulting in large and complex developments saw it become involved in the Eden on the River development in 2008, when the site was acquired by the developer.

Joint Managing Director of Reeds Consulting Alan Norman, explains that of the company’s 60 employees, 15 worked on the Eden development.

“This included carrying out surveys of the site to establish the location of features existing on and adjacent to the site, the location of services and the measurement of site levels.

“We then carried out further surveys to define the exact location of title boundaries, encumbrances and easements on the site,” Alan adds.

“Once preliminary architectural plans became available, Reeds then started the preparation of subdivision plans - a critical component in the contracts of sale as it ultimately provides for the creation of separately

saleable titles for each of the apartments created.” Civil engineering design works included finished surface level advice across the whole site and, due to the development’s close proximity to the Yarra River, gaining Melbourne Water approval for the finished surface levels.

“Reeds also successfully completed the design of the main internal site drainage, new City West Water sewer connections and 400 metres of external water supply main along Victoria Street,” says Alan.

The company has established its credentials on landmark projects such as Eureka Tower and Commonwealth Games Village and is currently acting as consultants on more than 30 projects of a similar size and complexity to the Eden development, as well as numerous sites around Melbourne including the Docklands, CBD and St Kilda Road.

“These projects are in addition to over 200 current projects in the greater metropolitan area,” Alan adds.

For more information contact Reeds Consulting Pty Ltd, Level 6, 440 Elizabeth Street Melbourne, VIC 3000, phone 03 8660 3000, fax 03 8660 3060, email survey@reedsconsulting.com.au or engineering@reedsconsulting.com.au, website www.reedsconsulting.com.au

Eden on the River during construction, VIC



CONSTRUCTION AT ITS FINEST

With over half a century in construction and more than 1500 jobs, the Eden development’s timber façade and fitout was in capable hands with Reg Robins Constructions.

“It’s pleasing to see a lot more timber being re-used in major projects, it gives a lot of natural beauty to the building,” Reg Robins Constructions’ Alex Robins said.

The company did all the carpentry elements for the development such as doors, skirting boards and any timber-based aspects, including specialised joinery.

The only challenge on the build was installing tall Karri timber posts, which were 150-millimetres deep and a similar weight to Jarrah.

“Because the site is an irregular shape, a regular crane couldn’t fit, so we used a smaller crane to get into the area to put the posts in,” Alex said “The posts are slotted over massive concealed metal brackets, so it was a challenge from an engineering point of view as well. “The other part of the timber feature is the interesting shape of the building’s wave ceiling in American Oak. The ceiling is quite complex and very highly finished.”

Reg Robins Constructions continues to have a successful working relationship with LU Simon Builders, working on around 10 projects a year with the company.

“LU Simon are one of the oldest professional builders in Victoria and continue to do new and innovative projects,” Alex said. One of these projects was the St Falls apartments in Falls Creek.

“The architects used timber for that complex in stunning ways,” explains Alex. “It was probably the biggest single timber job we have ever done.”

The company is also doing the façade and carpentry package for another LU Simon project, the Riviera apartments and has just finished a three-building complex in Southbank.

To find out more about Reg Robins Constructions and their range of projects, call Alex on 0409 430 772.

For more information contact Reg Robins Constructions Pty Ltd, 11 Queens Parade Clifton Hill VIC 3068, phone 0409 430 772, email alex@regrobins.com.au