



NOTTINGHAM SQUARE

BUILDING ON TRUST

MAIN CONSTRUCTION COMPANY : AVJennings

CLIENT : AVJennings

PROJECT END VALUE : \$103 Million

ARCHITECTS : Mondo

STRUCTURAL ENGINEER : Osborne Lane / Structerre

CIVIL ENGINEER : Opus International

ELECTRICAL ENGINEERS : Cushway Blackford

HYDRAULIC ENGINEER : BRW Enterprises

CERTIFIER : Apex Certification

CONSULTING SURVEYOR : Woltor

CONSULTING TOWN PLANNER : Craven Ovenden

AVJENNINGS

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Nestled in the heart of Calamvale just 16km from the Brisbane CBD, the \$103 million Nottingham Square development by trusted developer AVJennings, is a unique community offering a relaxed, low maintenance lifestyle. The development comprises a selection of two and three-bedroom, architect-designed townhouses and a planned recreational facility, all set within a relaxed, parkside setting with mature trees, beautifully landscaped gardens, pathways and open space.

With 70 townhomes now complete, Nottingham Square will comprise a total of about 250 townhouses when complete, along with resort-style facilities including a lagoon pool, barbeque area and functions centre, Nottingham Square has become a sought-after address for first homebuyers, young families and investors. A new recreation precinct including a lap pool, tennis court and gymnasium is also nearing completion.

Since its debut to the market in 2007, the development has notched up more than \$23,250,000 in sales from a wide range of purchasers. Townhomes start from just \$381,900 with the average price of \$388,500.

A respected Australian company, AVJennings boasts a track record of success that spans more than 78 years in developing quality communities and homes.

“Nottingham Square offers a selection of townhomes that are innovative, affordable and close to the Brisbane CBD. AVJennings’ long-standing reputation and strong commitment to delivering quality and value to buyers is well-known,” says AVJennings Executive General Manager of developments, Graham Marshall.

“As the developer for the Nottingham Square project, AVJennings is responsible for developing and delivering the masterplan, gaining relevant government/ council approvals, overseeing construction progress and marketing the project. “Townhomes at Nottingham Square have been constructed with steel frame and concrete cladding, which eliminates the chance of termite attack on these structural elements and allows for a faster build time,” he says.

“Each property also features European appliances, reconstituted bench tops, combined wool-polyester carpeting, quality fittings and finishes and air

conditioning throughout. A ‘smartlock’ with a pin pad for keyless entry and automatic locking adds to the security and privacy of the home.”

Some challenges along the way involved the retention of mature eucalypt trees.

“AVJennings always strives to create communities in a sustainable, environmentally-friendly manner. Our company plants many more trees each year than we remove,” Mr Marshall explains.

“Council policy, which made it imperative to maintain nominated trees that stood on the existing site, led to some challenges in planning the development. Retaining the trees posed some constraints on the master plan and in turn the building process. The AVJennings development team needed to rework the layout, product mix and construction program in order to save the trees. We did this and the current master plan is the result.”

Mr Marshall says all construction work at Nottingham Square had been led by an ethos of innovation and attention to detail.



“We have left no stone unturned when it comes to selecting quality materials and products to ensure buyers get excellent value for money. Buyers are often surprised to find they can secure an architect-designed home this close to the city with so many inclusions at such an affordable price,” he says.

“Our residents really enjoy living at Nottingham Square – we have had plenty of positive feedback. Nottingham Square is a little haven that provides residents with a safe, convenient and pleasant environment at a price that represents top value.”

AVJennings is currently developing new communities in Queensland, New South Wales, ACT, Victoria and South Australia. These communities offer a mix of product to suit different lifestyles and investment levels, including traditional homesites, architect-designed townhomes and house and land packages. AVJennings’ portfolio of developments in Queensland includes Elysium, Noosa; Creekwood, Caloundra; Mango Hill, Halpine Lake; Villaggio, Richlands; Glenrowan, Mackay; Fitzgibbon Chase and Essington Rise, Leichhardt.



SECURITY MATTERS

On site security for any construction project is crucial, especially when it comes to a development of the calibre of Nottingham Square. Construction sites are often unattended at night, on weekends and during holidays and this is when problems can occur.

Security for the Nottingham Square project was supplied by K9S Security Qld Pty Ltd, a Queensland-based company specialising in the provision of highly qualified security personnel as well as guard dogs to protect premises.

“Our team provides security for various sites for AV Jennings,” says K9S’s Kent Ryder. “We also provide security services for a range of other types of area, including personal bodyguard services for celebrities.”

“Using correctly trained security dogs can enhance a premise’s security and achieve results that many customers now demand,” he says.

Kent says that the heightened senses of the security dogs provide an increased level of security and gives the guards the ability and confidence to secure any site.

“A well-trained security dog and guard team makes an effective combination to deter intruders, helping to reduce unwanted costs associated with theft,” he says. “In fact, in my opinion having a dog on site is like the equivalent to having four guards.

“We have six dogs - Rottweilers and Shepherds - which the guards use to patrol around sites. We also have our own dog trainer who puts the dogs through rigorous training schedules and obedience courses.”

K9S Security Qld Pty Ltd has been in the industry for over three years while, Kent personally has more than 10 years of experience in security.

“The combined experience of our team is around 120 years,” Kent says.

Currently K9S Security Qld Pty Ltd also works to provide security services for many other clients including the Apple stores across Queensland, Inala Civic Shopping Centre and Urbanest, an accommodation complex for students from the University of Queensland.

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HANGING WITH THE BEST

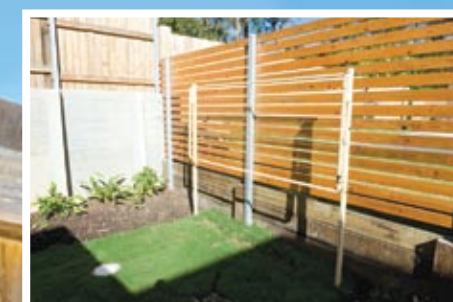
With around 30 employees, Austral Clothes Hoists Pty. Ltd. has been manufacturing and distributing high quality clotheslines in Australia since 1987. For the Nottingham Square project, the company manufactured clotheslines systems, with Austral QLD providing technical advice and service.

Austral’s entire range of clotheslines is 100% Australian-made using high quality Australian Bluescope Galvabond Steel.

“The load bearing parts in Austral’s Fold Down range are made solely of steel. For AV Jennings and their customers this means fewer defects, a longer lasting clothesline, less expense and a smaller carbon footprint,” says Austral’s Richard R. Drapes.

“AV Jennings employed particularly efficient use of space in their designs for this project. So when it came to facilities for clothes drying, Austral Clothes Hoists needed to follow suit with a clever product to ensure that homes were not left with a small clothesline or none at all.

“While a clothes dryer was an option, they are ultimately less desirable. This is because their environmental impact in both the initial manufacture and ongoing running costs far outweigh that of the trusted clothesline. Not to mention that the clothes dryers’ initial and ongoing financial costs are also far greater,” he says.



“The Austral Compact is a folding frame clothesline without equal. With a reducible width of 2.4m and a depth of 0.94m it still boasts a whopping 28m of line space. This made it the obvious choice for the project, especially when considering that large, family sized Fold Downs from other brands rarely exceed 22m of line space.”

The final challenge for Austral was to adapt their Austral Compact clothesline to three different mounting types, wall, fence and ground, required throughout the site. Being pre-assembled and with fixings supplied, the wall and fence mounted Compacts could be installed straight out of the box.

“The freestanding Compacts were also easily installed with the addition of an Austral Ground Mount Kit,” Richard says.

“While bolt down Ground Mount Kits for existing concrete slabs weren’t required for this job, they are just another example of the many unique product solutions that Austral manufactures in order to go the extra mile.”

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