

UPPER WEST SIDE ADDS SPICE TO MELBOURNE CBD

developer : Far East Consortium
 MAIN CONSTRUCTION COMPANY : Brookfield Multiplex
 PROJECT END VALUE : \$175.6 million
 COMPLETION : July 2013
 ARCHITECT : Cottee Parker Architects
 landscape architecture : NJR & Associates
 Quantity Surveyors : Tomkinson
 Structural Engineers : Winward Structures



Upper West Side comprises of 51,000 square metres of living area over 48 levels and 700 apartments, ranging from single studios to two bedroom units, with balconies embracing a view over the city and the Docklands.



One of the largest inner city developments in Australia, the four towers of Upper West Side, Melbourne, have been likened to a vertical city. Occupying almost half a city block and housing 2600 residential apartments over four towers with 30 retail outlets, the project is set to transform its environs.

Built on the site of the old coal power station bordered by Spencer, Lonsdale, Little Bourke Streets and Rose Alley, the final construction will retain and refurbish heritage-listed components on the site, including an existing water tank. A ground level retail plaza will link the four stages of the development.

Adding to Melbourne's celebrated laneway culture, the development of Rose Alley, extended to join Little Bourke and Lonsdale Streets, and a second laneway running under Tower One from Spencer Street to Lonsdale Street, will support a mix of boutique retail and hospitality.

The first stage of the construction, 'Tower One, is 'Upper West Side' with 51,000 square metres of living area over 48 levels and 700 apartments, ranging from single studios to two bedroom units, with balconies embracing a view over the city and the Docklands.

It is confidently anticipated that when complete, Upper West Side Melbourne will reinvigorate its entire precinct. Residents will share in one of the largest green spaces in the Melbourne CBD - almost one acre of unique podium roof-top garden, complete with BBQ areas and children's playground. Gym and sauna facilities will nudge a 25 metre lap pool overlooking the heritage water tank and Water Tank Lane.

Construction of Stage 1 was commenced in 2010 by Brookfield Multiplex with completion scheduled in mid 2013. Well known for its many other projects, such as Harbour One at New Quay and the Melbourne Convention and Exhibition Centre, and with 50 years of business experience in Australia, Brookfield Multiplex is also a leading global contractor.

Far East Consortium is the developer of the site, with a project value of approximately \$1 billion, while Cottee Parker Architects have

created a design to realise its tremendous potential. The two firms have previously worked together in Japan.

Since commencing property development operations in Australia in 1994, FEC has contributed significantly to the Melbourne skyline having developed more than 12 landmark properties, such as Regency Tower and Royal Domain.

Cottee Parker Architects is one of Australia's leaders in urban design, architecture and interior design. Cottee Parker Melbourne has been in operation for eight years, working on commercial and other prominent residential projects.

Landscape architecture for the project is designed by NJR & Associates, a long established company who were contracted to design one of the largest green spaces in the Melbourne CBD, The UWS Park and Gardens in the Sky.

Stage 2 of the Upper West Side project, the tower known as 'Madison', will have an entrance on Lonsdale Street. Standing 48 storeys high with 584 apartments, it will include a 330 square metre multi-purpose function room equipped with kitchen and bathroom facilities.

Residents of the finished development will have access to eight levels of car parking, including bicycle racks and motor cycle spaces. Security will be optimal: all apartments will be fitted with an audio-visual intercom, while swipe access will be required for all building and car park entrances and lifts. Common areas and car park entries will be surveyed by 24 hour CCTV.

Located within one kilometre of Melbourne's major leisure destinations, including Southbank, Crown Casino and Etihad Stadium, access to entertainment and fine dining is assured, with broad public transport options: bus and tram terminals are within easy reach and Southern Cross Station is directly opposite.

For more information contact Far East Consortium, Suite 501, Level 5, 370 St Kilda Rd, Melbourne, VIC 3004, phone: 03 9681 6988, fax: 03 9681 6188, website: www.fareast.net.au

SKY PARK & GARDENS

DESIGNED FOR THIS CENTURY AND THE NEXT

Given an open brief, an acre and decades of international experience in designing and building spaces for growing plants, Nicholas Rivett, Founder and Director of NJR and Associates, has brought to the roof of Upper West Side (UWS) the kind of natural complexity usually confined to landscapes at ground level.

The UWS Park and Gardens in the Sky is one of the largest green spaces in the Melbourne CBD. The design features; 30m trees, shrubs, ground covers, flowers, vegetables, lawns and pergolas; and a park with a bouldering gym, three BBQ kitchens under glass canopies, a Competition Bocce court, an Outdoor Cinema, and an Outdoor Exercise area for Tai Chi or Yoga adjacent to an indoor pool and gym - all located on the 5th and 6th floor of the project's podium level.

"Craig Williams, the Executive Director of Far East Consortium, really deserves accolades for this innovative project. He gave me carte blanche for the design," said Nicholas Rivett.

"The concept was not the challenge. Making gardens containing plants ranging from ground covers to trees of 25 - 30m with life expectancies of decades, that is where the real challenge lies. This will be a true park and gardens in the sky, not just a bit of fluffery, or green short term tokenism.

"The garden covers the spectrum of any complete garden, decorative, seasonal, fragrant and productive. Shady woodlands, soft cool lawns, quiet contemplative spaces, fruit trees, flower for cutting, vegetables, herbs and a series of composting and worm farm boxes. These are also a seat, nestled off the garden paths, wrapped in foliage and flowers in season, which recycle organic matter back to the structure's soil. The paths are laid out so that a range of garden walks can be taken, following many different routes and challenges."

Nicholas has been working with soil all his life, with a childhood interest in gardening growing into an international profile and project portfolio as a landscape designer, Arboriculturalist and horticulturalist. The site-specific artificial soils for UWS are the fruit of this well-cultivated understanding, and have been designed to provide the necessary support for large trees and shrubs, ecological support for essential soil flora and fauna, nutrient exchange properties and longevity for the landscape. His goal is to create an environment on the aerial acre which could feasibly last 100 years or more.

"Obviously with any garden established on the 5th and 6th floor of a building, it is disconnected from the natural soil profile. Thus the challenge is to establish an artificial soil construct that will act just like a normal garden soil," he said.

"As weight is limited, so is soil depth and density, so I developed a three part soil construct using special blends. This comprises two topsoil blends, one at grade and one on top of a special open matrix structure, and an intermediate blend similar to a natural sub soil. The upper and lower "Topsoils" are directly connected to the air, to supply the soil with oxygen and take away carbon dioxide. At the bottom of the soil profile, we achieve gas exchange by the soil being in direct contact with a special open matrix structure which covers and supports the total acre and has a constant positive air flow traverse below all of the garden's soil. The garden beds and sub pavement soils are all connected allowing plants to range over large areas.

"During the establishment stages the advanced trees, some 6 - 10m tall, will require additional support. This is achieved by a purpose designed and built harness system installed below grade that will anchor the root balls of the advanced large, trees and shrub, to the building structure," Nicholas said.

"In masonry paving areas, an additional subsurface plastic cellular structure provides the paving support. These structures are 90% open space and are filled with a different special constructed soil. Where decking is used as the pavement, composite wood products are used within the structured soil for support.

"Watering is another challenge, as the soil profiles vary from 350mm to over 2m in depth, with variation required to meet the needs of varying plant types and microclimates. Water will be added at different depths in layers to ensure even soil moisture can be maintained through the total profiles."

Moisture sensors are being used to control the application of water, which is delivered in a variety of ways including a controlled subsurface irrigation distribution system for the garden beds which uses water gathered from garden, path and roof drainage, topped up with filtered and treated greywater water from one on the tower blocks when required. Also, all rainwater and drainage water is collected to a central tank where it will be monitored for nutrients, salt and pathogens.

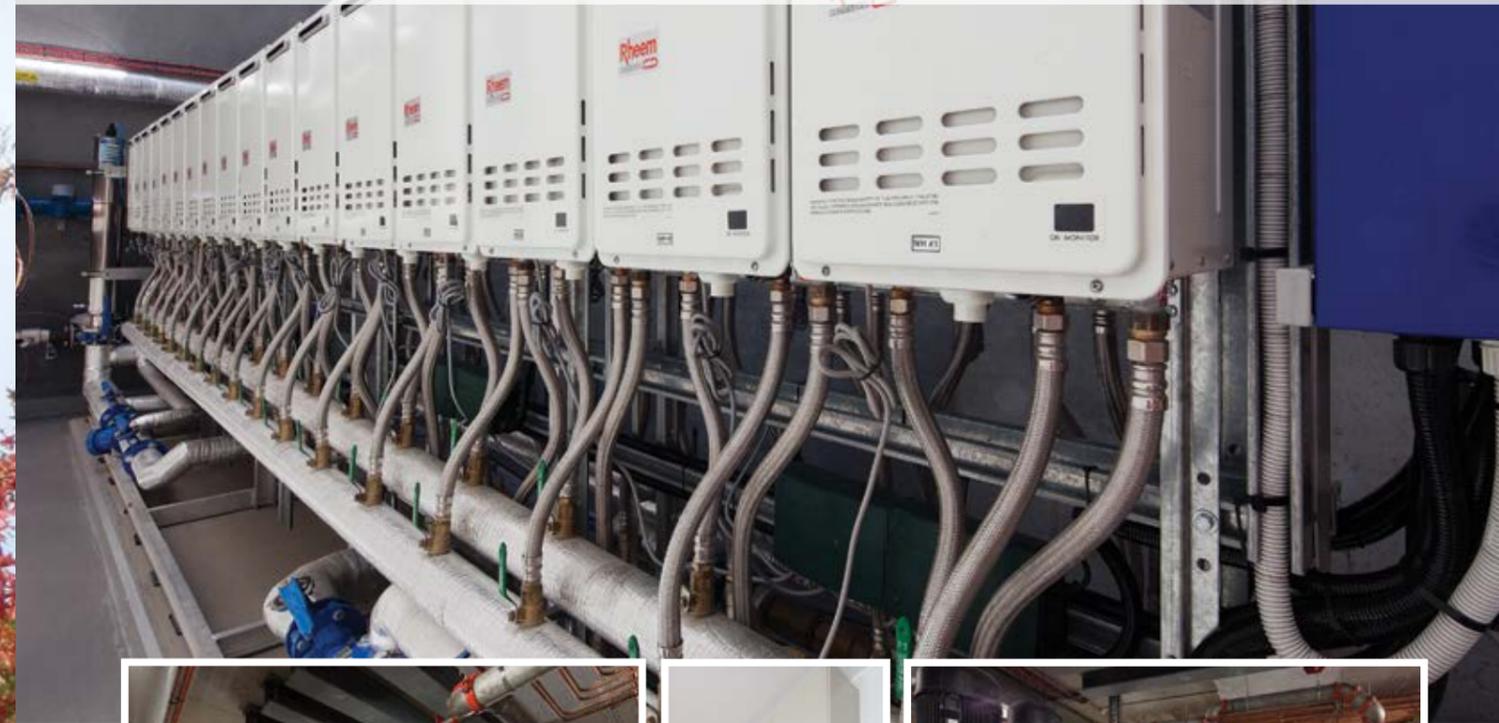
The elevation creates another challenge in terms of the impacts of wind and sun on the gardens, as the four tower blocks will funnel the wind and increase its speed, with increased leaf desiccation and dust abrasion factor. Reflected sunlight is also an issue for specific parts of the gardens. For this reason, the selection and grouping of plants was critical to ensure they could survive the projected weather patterns in an age of climate change.

"With my now over 40 years of experience as a Designer, Horticulturalist, Arboriculturalist and Nurseryman and in collaboration of my speciality associates we enjoy these challenges. So we and generations of residents of UWS will enjoy a beautiful long lived Park and Gardens, thanks to the vision of Craig Williams," said Nicholas.

For more details on this and other projects e-mail njr@rivett.biz or phone 03 5678 8777.

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HYDRAULIC SERVICES



SERVICING HIGH-DEMANDING PROJECTS

The four towers of the Upper West Side apartment development are rising in Melbourne's CBD. Contracted to supply the hydraulics on the project, CDC Plumbing is a specialist company, providing hydraulics to the building industry for commercial, industrial and multi-storey projects.

First stage on the project, the first tower, houses 700 apartments within 51,000 square metres of living area over 48 levels. Ranging from single apartments to two bedroom studios, the units have balconies affording a view over the city and the Docklands.

Based in Victoria, with operations in other Australian states, CDC Plumbing has 40 years of experience in servicing high-demanding projects across a variety of industries. It is recognised for the design and installation of sanitary plumbing and drainage systems for a broad range of clients, from small retailers to large government departments.

CDC has a workforce of 29 on the Upper West Side project, including the foreman and leading hand. Its work includes installing

sanitary plumbing and drainage; fitting gas; and master-minding the supply of cold and hot water via a 20,000 L water tank and a hot water plant. The hydraulics for the water supply to all levels of the building are controlled in the basement plant room. According to Project Manager Damian Granland, "This plant is the brains behind the whole assignment.

"The timeline and target dates have been challenging but at the end of day we are getting the job across the line," Damian Granland said. "The partnership between Brookfield Multiplex and CDC has been another successful and rewarding team effort."

Current projects for CDC include several more large apartment complexes, for example Prima Pearl with Brookfield Multiplex; and Wrap Apartments with Contexx, both located at Southbank.

For more information contact CDC Plumbing, 13 Aerolink Drive Tullamarine VIC 3043, phone 03 9272 9000, fax 03 9272 9099