

AMBIENCE AT BURLEIGH

AUSTRALAND
BURLEIGH HEADS QLD





THE PERFECT AMBIENCE

Creating the perfect ambience for a building is a lofty goal for luxury developments but Australand has achieved extremely high standards with one of their latest projects, Ambience on Burleigh, at Burleigh Heads in South East Queensland.

The \$130m Ambience project, set on a total site area of 6195m², includes 1 x 15 and 1 x 7 level towers comprising 94 luxury apartments, priced from \$1.74m to \$3.75m, with resort-style facilities plus a hotel and retail tenancies set in architecturally designed sub tropical gardens.

With the initial decision made that a unique premium location such as Burleigh Heads demands a spectacular building, no effort was spared when it came to designing and orientating the two towers to maximise the views and blend seamlessly into the natural environment.

Designed by award-winning DBI Architects, the design of Ambience with its smooth curves and 'soft' building outline is a direct reflection

of the famous curve of Burleigh Heads beach and the two perfectly matched pair of gently sculpted buildings complement both the urban and natural character of the area.

Major consideration was given to maximising the views with the lines of sight for each apartment individually considered and the extensive use of glass and large balconies matched with an open plan design, optimising access to natural light and the ocean breeze.

The project was completed over two stages. Completed in October 2007, Stage One included the demolition of the existing Burleigh Heads Hotel and development of Tower One and the new hotel. Stage Two, completed in December 2008, included the development of Tower Two, retail tenancies and central leisure area.

Tower One consists of 7 levels plus 2 levels of basement car parking with a mix of 30 x 2 bedroom, 2 bedroom+ and 3 bedroom apartments and gross residential floor area (GFA) of 5035 m².

The larger Tower Two consists of 15 levels plus 2 levels of basement car parking and includes a range of 1-3 bedroom apartments and 2 penthouses and 2 sub-penthouses (2 per floor) with a residential GFA of 8577m².

Fully ducted air-conditioning and quality fixtures and fittings have been used throughout with luxurious interiors. Kitchens are modern and minimalist in design with features such as stone bench tops, European appliances, marble splashbacks adding to the luxury.

The penthouses feature many luxury inclusions such as marble entry foyers, CBUS home automation, Starservice home networking, Miele appliances, integrated Liebherr fridge/freezer and dishwasher, built-in coffee machine, Vintec wine fridge, Zucchetti tapware, motion sensor lights to pantry, wardrobes, laundry and ensuites ceramic bathroom tiles and ensuite spa bath.

The strong pre-completion sales are testament to the outcome and in particular the spectacular result of the great attention to detail maintained throughout all phases of the development.

Ambience is a true resort-style complex, with the two residential towers connected by a communal recreation terrace with architecturally designed gardens, a 25m cantilevered pool, sauna, spa, steam room and gymnasium and outdoor BBQ facilities.

With Ambience, Australand has once again demonstrated its ability to develop luxury properties, which appeal to both owner occupiers and investors alike.

One of Australia's top 200 companies, Australand is one of the country's major diversified property groups with activities ranging from development of residential land, housing and apartments to the development of, and investment in, income producing commercial and industrial properties.

Creating the perfect ambience is important but Australand has also demonstrated an ongoing commitment to environmental sustainability throughout its projects.

With over 80 years experience, the company has built a strong track record of performance and continues to expand its activities with the Residential Division currently developing over 100 properties across Australia.

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DYNAMIC THINKING

Previous site usage considerations, a period of volatile construction costs and a complex land transfer were some of the key issues that were managed successfully and collaboratively by Quantity Surveyors, Mitchell Brandtman and the development team, on Australand's Ambience on Burleigh development.

A 'home grown' company, launched in 1970, Mitchell Brandtman has developed an enviable reputation for delivering superior cost advice and has gained experience on a wide range of projects including residential, mixed-use, office, commercial, education and infrastructure developments throughout Australia.

While they have developed into a vibrant company, priding themselves on dynamic thinking, their mission to provide the construction industry with comprehensive hands on Quantity Surveying services has remained steadfast.

Mitchell Brandtman provides a full range of traditional Quantity Surveying Services including Cost Management, Asset and Construction Expert Opinion Services as well as maintaining a dedicated Finance Services Division for Financiers.

For the luxury two tower Ambience development comprising of apartments and a retail and restaurant precinct, Mitchell Brandtman provided Construction Risk Assessment and Management Services on behalf of the Financier, Bank of Scotland and utilised state of the art electronic measurement tools CostX and Revit.

The project posed a number of challenges including budgeting for unpredictable site conditions in relation to the site's previous usage.

Furthermore, the budget for the project was put together during a volatile time for construction costs in South East Queensland and this issue was of major consideration throughout.

In addition, the company successfully monitored the land ownership transfer between the joint venture partners, Bank of Scotland and Australand and the existing owners.

The purpose-developed Mitchell Brandtman Finance Team worked collaboratively with all parties to overcome the project challenges and achieve a mutually successful outcome for all parties.

With offices in Brisbane, Cairns and Sydney, and regional representatives in Townsville, Mackay, Bundaberg, Hervey Bay and the Gold and Sunshine Coasts, Mitchell Brandtman has established themselves as leaders in their field. Their outcome focussed approach and use of innovative online reporting systems coupled with giving relevant advice and superior service delivery, continues to impress both new and existing clients.

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CREATING A UNIQUE AMBIENCE

The smooth curve, soft outline and effortless flow of space reflecting the breaking waves and spectacular panorama, are the key design elements behind a unique and distinctive building, known appropriately as Ambience on Burleigh.

The unique design and architecture not only epitomises the luxury location but also the innovative skills and expertise of its creators, DBI Design.

Queensland based, DBI Design is responsible for the Building Architecture, Landscape Architecture and Interior Design of this luxury Australand development at Burleigh Heads in South East Queensland.

DBI Design is a multi disciplinary design company, offering Architecture, Interior Design, Landscape Design and Master Planning services and boasts an impressive reputation as design innovators and has a proven track record in delivering contemporary solutions with future ideas.

Over the past 26 years, DBI Design's main area of operation has been hotel, resort and residential design in Queensland and South East Asia. However, more recently they have expanded into major projects in the United Arab Emirates, China, Vietnam and Fiji as well as completing projects in Taiwan, Indonesia, Hawaii and Japan.

Working on the Ambience project, DBI faced the challenge of integrating the onsite tavern and restaurant precinct with the high end residential project while creating a building design which would fit, unobtrusively, with the adjacent beachside park and signature Norfolk Pines.

The result is outstanding. The open plan design of the apartments with extensive use of glass optimises the natural light and ocean breeze and access to the sensational views while creating the perfect ambience for luxury living.

The DBI Designed sub-tropical landscaping completes the resort-style atmosphere and integrates the recreational facilities, which include a 25m lap pool cantilevered over the terrace, with the building to create the perfect lifestyle setting.

Led by leading architects Warren Coyle, Barry Lee and Brent Winburn, the DBI Design project teams of experienced design professionals, architects and talented young designers, worked collaboratively throughout all phases of this project, to provide the client a streamlined delivery of unique design solutions.

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KEEPING FIRE IN CHECK

We are very proud to have been associated with the Australand Ambience Project, Stages 1 and 2.

Congratulations to Australand for having the foresight to commission our specialist knowledge to rationalise inflexible building code requirements and in having the skills to construct and deliver such a landmark project. Well done Australand.

Issues resolved to the satisfaction of the building certifier and fire brigade were;

- Increased travel to an exit
- Rationalisation of fire resistance levels of building construction
- Review of external vertical fire spread issues
- Review of exposure hazards

We are a specialist fire safety and fire protection consultancy providing alternative solutions and fire protection design and certification services to the building industry.

With over 40 years experience, we have successfully completed projects in a range of sectors including;

- Aged care
- Budget accommodation
- Education
- Entertainment
- Food processing
- Office and unit developments
- Warehousing
- Power generation
- Retail and rural projects

We also specialise in fire investigation and due diligence audits.

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COST CONSCIOUS

Turner & Townsend was commissioned by Australand to provide a full suite of cost management services for the Ambience On Burleigh project on the Gold Coast. Ambience On Burleigh consists of two high quality residential towers, fifteen and seven stories high, with retail and a tavern on the ground floor and two basement car parks.

Turner & Townsend's services included full cost planning, value engineering, bills of quantities, post contract administration and post completion services including the preparation of tax depreciation schedules, sinking funds and insurance valuations.

Mark Hodgson, Senior Cost Manager for Turner & Townsend on the Gold Coast comments, "I am delighted that Turner & Townsend had the opportunity to be involved in such a successful project. Ambience On Burleigh is a landmark development on the beach in the heart of Burleigh Heads and it is a major element in the revitalisation of the popular beach location. The success of this project has strengthened our relationship with Australand."

Following the success of the Ambience On Burleigh project, Turner & Townsend has been commissioned by Australand for their Solito Apartments project, located at Carindale. Solito Apartments is a residential development comprising of three buildings, five to seven stories high, with basement carparking. It includes a mixture of one, two and three bedroom apartments, with the highlight of the development being its location – directly opposite Westfield Carindale Shopping Centre. Turner & Townsend has provided initial design development cost planning and trade package bills of quantities at tender stage. Dave Liddle, Director for Turner & Townsend said "Our continued involvement with Australand demonstrates the value we bring to their projects and our commitment to make the difference for every client, in every commission we undertake."

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