

# REDEFINING BEACHSIDE LIVING

MAIN CONSTRUCTION COMPANY : Amalgamated Constructions  
AREA : Burleigh Beach, Qld  
CIVIL / STRUCTURAL ENGINEER : Structural Design Solutions  
ARCHITECTS : TVS Partnership  
QUANTITY SURVEYORS : Grey Robinson + Cottrell  
BUILDING CERTIFIER : Certis  
SERVICES DESIGN + ESD : EMF Griffiths  
ACOUSTIC : Acoustic Logic  
ENVIRONMENTAL SERVICES ENGINEER : Belleng VDM

# ELEMENT APARTMENTS

The Amalgamated Property Group is redefining beachside living with the new \$90 million Element apartments at Burleigh Beach.

An impressive 80 years of combined experience has positioned the Amalgamated Property Group (APG) at the forefront of the construction and project development industry. Specialising in deal origination, development management, financial structuring, investment, investment management, project management and project marketing within the commercial and residential property sectors, APG continue to change the face of Australia one project at a time.

Following their close collaboration on several Canberra residential and commercial developments since 1992, APG Principals, Barry Morris and Graham Potts, formally initiated the company in 2002. One year later, Morris and Potts entered the Queensland market as developer of the \$250 million Aurora residential apartments, cementing their position as major players within the Australian residential construction industry. Since its official launch, APG has also developed and leased over 140,000m<sup>2</sup> of office space in Canberra and Brisbane and sold over 2780 residential units in Canberra and South East Queensland.

Following the opening of the company's debut Burleigh Beach project, Ivory, APG now proudly introduce the next chapter in Burleigh Beaches' evolution with the innovative beachfront esplanade, Element.

Situated on the pristine beaches of the Gold Coast, the 36 resident world-class Element apartments brilliantly showcase APG's project development ability and thoughtful, luxurious residential design. Featuring two-towers, Element includes a selection of 14 single floor apartments ranging from 335m<sup>2</sup> with convenient side-by-side parking spaces and a 604m<sup>2</sup> penthouse with a roof deck and pool within the first tower. Tower two features 23 apartments that include seven one-bedroom dwellings in addition to seven two-bedroom, six whole-floor apartments and a luxurious penthouse suite. Set on a sprawling 2691m<sup>2</sup> site that showcases some of the best beachside living Australia has on offer, the project also comprises of a two-story town house fitted with a private courtyard and a single level villa with a private courtyard. Residents will benefit from being close to dining establishments as well as facilities such as a pool and spa, gymnasium, security and beautifully landscaped gardens.

APG designers also included a set of lifestyle benefits for residents that truly set the apartments apart, such as floor to ceiling glass in the living areas and spaciouly wide balconies that are perfect for entertaining or enjoying the iconic Gold Coast views. Balconies also provide a gas point and a chilled wine store in most apartments, giving residents that all-important homely touch, yet stylish appearance.

Element is set to redefine apartment living, combining luxurious, yet accessible apartment living with a tropical beach paradise environment. The APG vision for the beaches of Queensland will continue with the Group's \$310 million redevelopment of the Suncorp Plaza in Brisbane and the \$200 million Sierra Grand Resort and Spa in Broadbeach.

## AMALGAMATED PROPERTY GROUP

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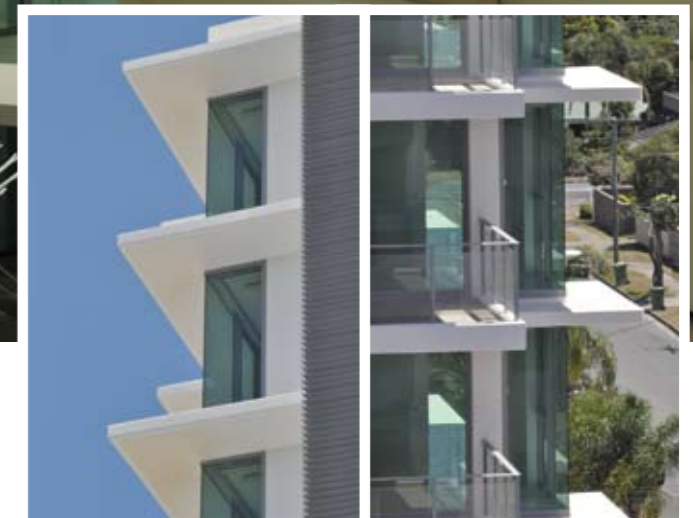




## VISION & DESIGN



## THE NOISE & VIBRATION EXPERTS



**T**VS Partnership are a group of design professionals that specialise in a range of services, including architecture, interior design, ecological sustainable design, facilities planning, master planning and project management.

With offices in Brisbane and the Gold Coast, Australia, the company have been involved in projects for both the public and private sectors and have extensive experience in Multi-Residential, Commercial, Hotel, Tourist and Entertainment, Environmental, Aged Care, Education, Industrial and Refurbishment projects, undertaking the work in regions stretching from Victoria to North Queensland along the eastern sea board and across to New Zealand.

The TVS Partnership as it is known today formed in 1990 with the merging of Prangley Crofts & Partners and Grahame Shelley & Associates both of whom had long established reputations for quality and innovation within the industry since 1947 and 1975 respectively.

With a strong focus on low to high density residential projects, the company specialises in resort holiday-style dwellings, owner occupier apartments, three storey walk up apartments and low-cost to prestige residential housing. The firm has won a multitude of recent awards from the Royal Australian Institute of Architects, Property Council of Australia and the Urban Development Institute of Australia.

With strong credentials in Ecological Sustainable Design (ESD) with firm Director, Mark Thomson being National President of the Australian Green Development Forum. The TVS Partnership has recently been involved in both private and public sector work in relation to new schools as part of the Federal Government Building Education Revolution initiative. The company's strong focus on building re-cycling and refurbishment/conversions in an effort to reduce waste, power use and the industry's carbon foot print is an example of the company's reputation for forward thinking and proactive problem-solving solutions.

With a long history of working along the Burleigh Esplanade and other coastal areas, the Element Apartments were familiar territory for the TVS Partnership. For the Element project, the firm's scope of work included producing the design and documentation drawings of the building reflecting the clients briefing requirements. This included obtaining town

planning approvals, detailed construction documents and specifications in addition to the coordination of all other sub-consultants, the checking of shop drawings during the course of construction and answering all RFIs as required.

There was an extensive use of precast concrete wall panels, including highly-segmented feature wall panels, which provided both speed of construction and textures to the overall façade treatment. Large cantilevered balcony floor slabs were incorporated to blur the lines between the indoor and outdoor interface, to enhance the out door living spaces that comes with the Queensland lifestyle. The front balconies of the beach tower used sweeping curvilinear front edges to the balconies that provided a dynamic rather than static façade form, to resemble a wave like movement. Cantilevered frameless glass balustrades were utilised to maximise views from the apartment living areas, as well as large corner silicone glazed panels to showcase the views back to the Burleigh headland.

The lift core of the west tower was used as a backdrop for public artwork with the use of scalloped, thick-sheet aluminium forms that sought to imitate a school of fish in transition, reflecting the project's beachside location.

Maurice Verna was Director-in charge and the principal architect for the Element Apartments project, with Steve Read, Sylvia Nobbs and Frankie Imbrogno as documentation team members.

The prolific partnership are currently completing work on the Coolangatta Tweed Golf Club refurbishment, an up-market duplex on Burleigh Hill, a Prestige waterfront single residence at Tallebudgera, State Government offices at Maroochydore and an early childhood education centre at Somerset College at Mudgeeraba.

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**A**coustic Logic applied its signature skill set to the Element Apartments project in Burleigh Heads by combining their proficiencies in cost and time effective problem solving and their practical attitude to design and detailing of acoustic building systems.

Amalgamated Constructions retained Acoustic Logic to initially prepare acoustic documentation in support of a development application, which proposed a modern and exciting built form comprising two residential towers – one sited toward the Gold Coast Highway and another facing The Esplanade in Burleigh Heads.

The surrounding acoustic environment dictated a detailed noise measurement survey to ensure that the building fabric was designed to provide an internal acoustic environment fitting of the market position of the development. The detailed model of the acoustic environment permitted an in-depth study of the façade systems to ensure that minimum costs were associated with glazing selections whilst ensuring that all expectations of the client were met.

The detailed design and construction processes of the project allowed Acoustic Logic to exhibit their trademark skill of providing cost and time effective wall, floor and ceiling systems which provide higher levels of acoustic privacy than the requirements of the Building Code of Australia (Queensland) without significantly impacting the cost to Amalgamated Constructions. Furthermore, intertenancy wall systems utilised a combination of lightweight materials forming walls with a small footprint (thus maximising apartment floor area) and ultimately

providing cost savings associated with the building structure that is intrinsic to lightweight wall systems.

Acoustic Logic is an independent Australian-owned company with a sole focus in all aspects of acoustics.

Projects that Acoustic Logic have and continue to be involved in within Queensland include, the Hilton Hotel and Residences in Surfers Paradise, various stages of Portside Wharf, the Milton Railway redevelopment, Solcil, the Moreton East, Moreton West and Sunshine Coast South Regions of the Government BER Project, Riparian Plaza, and Casino Towers, Riverside.



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