



# BLENDING URBAN LIVING WITH NATURE

**DEVELOPER :** TP Dynamics  
**ARCHITECT :** KnD Architects  
**INTERIORS :** The Dept. of Design  
**CONSTRUCTION VALUE :** \$30 million

IVES is Stage 3 of the mixed-use precinct in Bruce. Featuring a mix of 32 two, three and four-bedroom townhouses over three levels, IVES expertly balances interior and exterior spaces and each residence comes equipped with solar panels to maximise efficient living. The ground floor provides essential medical suites (paediatrician, GP's and neurologist), retail and a IGA Supermarket.

In 2018, TP Dynamics embarked on the ambitious WISH revitalisation project in the heart of Bruce. The three-stage vision is breathing new life into the established suburb through retail and commercial offerings while providing opportunities for Canberrans to experience inner-city living without sacrificing proximity to nature and amenity.

The Third Stage of this project is the IVES precinct, a considered and complementary blend of both residential and commercial, the project is a truly integrated modern multi-use site. "IVES is close to schools, universities and health services but with bush-exploring adventures and lake-side strolls just minutes from your door," said Project Manager, Kenneth Kong.

A mere 7km northwest of the city, Bruce delivers the convenience of inner-city living within a stone's throw of some of the Bush Capital's best nature reserves. Within walking distance is Radford College, the University of Canberra, the Australian Institute of Sport and

the Canberra Institute of Technology, and slightly further afield are Calvary Hospital, ANU and the Canberra International Sports and Aquatic Centre.

IVES is an assortment of 2, 3- and 4-bedrooms townhouses that are ultra-large and thoughtfully designed so residents get the best of everything.

The 'stay-at-home' restrictions of COVID influenced the design of IVES' 32 townhouses. With eyes on the future and new ways of living and working, TP Dynamics incorporated features to make spending more time at home more sustainable, safer and more comfortable – even for those who might need to isolate.

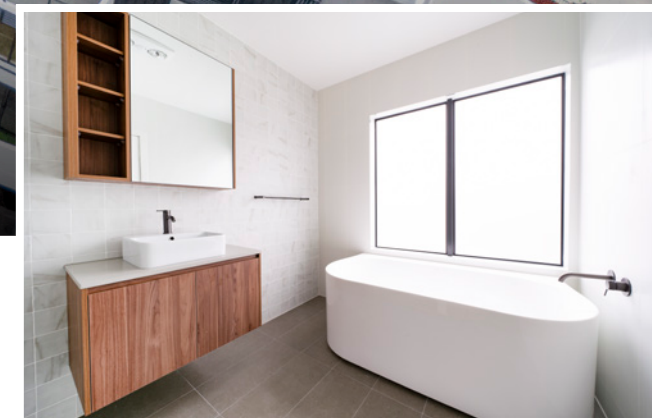
Every townhouse is fitted with solar panels for greater energy efficiency and to cut costs for residents, as well as provision for electric vehicle charging. The townhouses' size and floorplans cleverly optimise the available indoor and outdoor living – and working – spaces.



"Things like studies, bigger living spaces and multiple accesses to fresh air with courtyards and balconies from different rooms are part of the idea to adapt for COVID," said Kenneth. "As much as possible we've also split bedrooms into different areas and levels so the residents can minimise contact if required."

There is 1,000m<sup>2</sup> of commercial space on the ground floor which has been split into two to increase the liveability of IVES. On one half features a medical specialist centre incorporating paediatrician, GP's and neurologist, and the other retail offerings for the Bruce community including an IGA supermarket.

The biggest hurdle TP Dynamics had to face was in the slope of the land. "If you stand in front of the development you are facing a steel slope," explained Kenneth. "In terms of design we needed to cut in quite deep. We also needed to have the area rezoned from commercial to residential before we started."



From landscaped gardens to lush pockets of foliage, thoughtful steps have been taken to ensure constant interaction with nature. IVES offers a fresh outlook on the way residents can find enjoyment living amidst tranquil surroundings while being in the heart of Bruce. Commercial offerings are designed to integrate with the open spaces where the community can gather.

TP Dynamics is the fastest growing housing and commercial building development company in Canberra. Founded in 2011, TP Dynamics is run by a team of award-winning architects, designers and project and construction managers with experience in and a passion for architecture, development and construction.

**For more information contact TP Dynamics**, Level 3, 56/11 Thynne Street, Bruce ACT 2617, phone 0411 586 906, email [admin@tpdynamics.com.au](mailto:admin@tpdynamics.com.au) website [www.tpdynamics.com.au](http://www.tpdynamics.com.au)



**Below** Tier One Fire Protection designed and implemented the complete fire contract for the IVES project.

**Below** Lakewood Flooring installed hybrid vinyl and European Engineered Oak, PVC Matte and waterproof flooring across the IVES three stages.



Fire protection design is a holistic strategy focused on safeguarding building occupants during fire incidents by analysing the entire structure, including construction materials, structural elements, and the implementation of fire prevention and suppression systems.

Tier One Fire Protection was responsible for designing and executing the entire fire contract for the IVES project, completing a detailed consultation to ensure a best-fit fire prevention design, including system installation, asset management, and fire compliance.

“The biggest challenge we faced was coming into the project at a later point than is usual,” said Owner, Mark Hallam. “The original contractor was no longer available for the project and through our existing relationship with TP Dynamics, we were asked to tender. We were awarded the job on a Friday and started on Monday.”

“We jumped at the opportunity to prove we had the capabilities to complete this project, even though we started behind everyone else,” said Mark. “It was a real highlight to turn it around from design to construction in the allocated time frame.”

Mark and his business partner, have a great deal of experience in the fire protection space having worked for another fire protection company for several years, and then subcontracting for 12 months before deciding to start Tier One Fire Protection.

“We started the business in 2020 and two weeks later COVID hit,” said Mark. “Thankfully, being in Canberra meant our doors remained open. We were awarded our first major job in May 2021 and have grown from there.”

The capabilities of Tier One Fire Protection have grown, employing 14 staff, and the business is going from strength to strength. Although located in Canberra, they are open to other markets.

Current projects include Boulevard and Nue for Core Developments, and The Borough with Elevated Living.

**For more information contact Tier One Fire Protection**, 4/8 Gregory Street, Queanbeyan East ACT 2620 phone 0400 933 963, email [mhallam@tieronefire.com.au](mailto:mhallam@tieronefire.com.au)

Lakewood Flooring locates in the heart of Fyshwick, Canberra and has opened its brand-new Engineered Oak Showroom in Kingston Foreshore. The company was contracted to supply and install all the flooring in the IVES complex.

“The brief we were assigned was to supply and install timber flooring for the entire complex,” said Sales and Marketing Manager, Vianna Zhu. “We used our hybrid range which has a PVC Matte embossed surface, is 100% waterproof and includes our licensed clicking system.”

Lakewood Flooring worked on all three stages of the project.

“We have worked with TP Dynamics for a long time and have developed great trust in our relationship, as well as excellent great communication lines to ensure project progress is completed in a timely and efficient manner,” said Vianna.

“We guarantee a quality flooring product from beginning to end and the stock is under our control, we do not need to negotiate with external suppliers or have the supply chain pressures that other contractors often face.”

Lakewood Flooring’s timber product supply is sourced directly from their factory in China.

“We work closely with a number of developers, builders and designers in the ACT,” said Vianna. “Our sufficient stocks can meet different projects’ size and need requirements with ease.”

Lakewood Flooring has already built a fine reputation for quality, reliability and service in timber flooring including Laminate, Hybrid vinyl and European Engineered Oak. They have an impressive range of timber flooring products for homeowners, builders and design professionals.

Only 15 minutes’ drive from Canberra’s CBD, the Lakewood Flooring’s showroom is a convenient way to choose your new floor, with different widths, grades and species of timber flooring products on display.

**For more information contact Lakewood Flooring**, 15 Kembla Street, Fyshwick, Canberra ACT 2609, phone 02 6239 3279, email [info@lakewoodflooring.com.au](mailto:info@lakewoodflooring.com.au) [www.lakewoodflooring.com.au](http://www.lakewoodflooring.com.au) [lakewoodflooring\\_act](https://www.instagram.com/lakewoodflooring_act)





**With more than 15 years of roofing industry experience and a passion for high quality roofing solutions, Vertec Roofing can help with all and any of your Canberra roofing needs.**

For IVES, Vertec Roofing was contracted to provide the fascia, guttering and downpipes, as well as roofing and colorbond cladding. “We used LYSAGHT® Colorbond products on this job, as per Australian standards,” said Project Manager, Robert McClelland.

LYSAGHT® roofing is available in a range of profiles, or more simply, ‘shapes’. From corrugated to standing seam, each profile conveys a unique visual character and delivers exceptional performance qualities.

Crafted from COLORBOND® steel, it caters to various building requirements, and specialized grades like COLORBOND® Ultra steel are tailored for challenging environments, like coastal areas.

“TP Dynamics are always great to work with, and it’s really satisfying to see a big project come to life and look spectacular,” said Robert.

Vertec Roofing have experience across a wide range of roofing projects in the Commercial, Residential and Industrial sectors. No call

backs and no ‘unforeseen expenses’, just high-quality roofing at a fair and affordable price.

Juggling multiple commercial projects concurrently demanded meticulous planning and seamless execution from Vertec. The need to synchronise their time and manpower with pinpoint accuracy was paramount, and Vertec excelled in this challenge, underscoring their proficiency in project management.

Vertec Roofing service the entire Sydney region, from southwest Sydney to the inner city and eastern suburbs. The team in Canberra service from Goulburn to Namagadi National park.

“The Vertec Roofing team is mobile which means that we can come to you – no matter where you are. If you are in the Australian Capital Territory – give us a call to find out when we can get to you,” said Robert.

**For more information contact Vertec Roofing**, phone 02 8007 4366, website [www.verticroofing.com.au](http://www.verticroofing.com.au)