

AMBASSADOR APARTMENTS

MAIN CONSTRUCTION COMPANY : Space Developments ACT
DEVELOPER : CIC Australia
PROJECT END VALUE : \$55 Million
HEIGHT : 4 buildings 5-7 storeys
COMPLETION : February 2011
ARCHITECTS : Colin Stewart Architects
CONSULTING ENGINEER : AWT Consulting Engineers
SURVEYOR : Kleven Spain

SPACE DEVELOPMENTS ACT
PO BOX 837
Queanbeyan NSW 2620
t. 02 6262 7451
f. 02 6262 7456
e. office@spacedevelopments.net.au
www.spacedevelopments.net.au

LUXURY LIFESTYLE JUST A SHORT JOG FROM THE LODGE

Situated in the heart of Canberra's diplomatic zone, the new Ambassador Apartments project embodies an appreciation of the finer things in life. This is the first prestige medium density residential development in the Deakin and Yarralumla area, and developers CIC Australia and builder Space Developments ACT have gone to great lengths to ensure this project is a special place.

Designed by Colin Stewart and Associates, Ambassador consists of 114 apartments ranging from one bedroom to three bedroom, including 12 penthouses, across four separate buildings ranging in height from 5 to 7 levels. There is also a single level building which comprises the resident and guest entry, mail area and conference facilities plus communal lounge, kitchen and dining facilities. All five buildings are situated over a common podium level with a single level 178 bay basement carpark beneath, and are surrounded by extensive landscaping which includes commissioned artworks.

One of the rationales for constructing the buildings as separate structures was to maximise the amount of north easterly exposure and therefore winter sunlight for each apartment. The space between the buildings also gives greater privacy for owner/occupiers, and allows for each apartment to have generous outdoor living balconies overlooking the site's new landscaping.

The site was formerly occupied by the Embassy Hotel, and works commenced with the demolition of this aging structure. Demolition was complicated by the amount of friable and bonded asbestos contained in numerous parts of the hotel building. A regime of testing and

monitoring was implemented, with specialist contractors used for the safe removal of the contaminants.

Bulk excavation works also revealed contamination issues. During the removal of approximately 45,000m³ of soil, it became evident soil in the south eastern corner had become contaminated with fuel from an external source. A specialist consultant carried out inspections and a management plan was put in place, which involved modifications to the perimeter basement wall of the immediate area, and the installation of a puraceptor pit to manage contaminated groundwater in the long term.

A key element of the building's structure was the use of flat plate post-tensioned floor slabs. From level 1 upwards the slab was designed as a flat plate as a way of mitigating additional formwork costs and allowed an efficient method of construction from a programming perspective. The podium slab (ground floor) structure is column bearing, with generally one way banded post tensioned slab to transfer building loads above to pad footings at basement level.

Two wall forms support the structure. An AFS wall system was used for all core walls including fire stairs, lift shafts, waste rooms and bounding apartment walls. A large part of the building façade was constructed with pre-finished precast concrete panels. These wall and balustrade panels play an integral part in not only providing the building fabric but also supporting the building structure.

The 680 custom-made precast panels, ranging in finish from off form off white, acid etched charcoal and polished panels were fabricated in



South Australia by Bianco Precast, requiring a highly detailed program to coordinate the arrival of the panels at the appropriate point in the works program. With each level involving approximately 30 panels, and five buildings being constructed simultaneously, close liaison with the manufacturer was needed to manage timely deliveries of the exact panels required at any given point in the tightly scheduled program. The weight and dimensions of the panels, along with the need to maintain the desired finish without damage, meant one semi trailer per five panels travelling from South Australia, and around six semis making their deliveries for every level – itself an unusual coordination challenge. The average panel weight was 7 tonne with the heaviest being 10 tonne with a tower crane used to lift them into position.

The fitout of the Ambassador reflected the high-end nature of the project, with details such as shadow lines for doorways, full height tiling in bathrooms and extensive use of glazing in living spaces to maximize natural light. CIC Australia commissioned a number of local artists to produce works for the building, including sculptures by nationally renowned artists, G.W Bot and Jan Brown. Large canvases by Jenny Topfer adorn the dining and lounge walls.

Common areas have a spacious and welcoming design, with abundant natural light and ventilation, and wide corridors to every lift foyer. The lifts themselves are of generous proportion, interior finishes including timber panelling and polished stainless steel.

In terms of energy efficiency The Ambassador excels. In addition to the use of performance glazing, thermally efficient design and effective use of

natural ventilation, The Ambassador includes a gas fired central hot water system on continuous loop to all apartments. Each apartment also has efficient fully ducted reverse cycle inverter air conditioning.

The extensive central landscaped courtyard is irrigated from the onsite stormwater detention system, future proofing the landscape during times of drought. Once fully mature, the landscape design will reflect the leafy surrounds of the established gardens and streetscapes of the neighbourhood.

The landscape form around the buildings was based on the construction of approximately 1.1km of low and high level garden bed walls that provide separation between common areas and courtyards to ground floor apartments. Soft landscaping complements the remainder of the landscape areas with access to all buildings via a network of Indian Bluestone paths.

Civil works accompanied the project, with verge works consisting of the re-alignment of Hopetoun Circuit including 6 new on street car bays, a dedicated bus lane and re-configuration of an existing bus shelter on the corner of Hopetoun Circuit and the Adelaide Avenue on ramp. Grose street was also re-aligned to include 7 on street carparks, a waste vehicle entrance driveway and the main entry exit point to the development.

Overall, Space Developments ACT and CIC Australia have provided homes which offer a very special lifestyle, with gorgeous vistas of Black Mountain nature reserve to the north and the blue undulations of the Brindabellas in the west, while also being central to all of Canberra's key commercial, public service and political activities.



OVERSEEING EVERY CRUCIAL DETAIL

After more than 60 years of providing crucial detailed cost and procurement data to the Australian construction industry, WT Partnership is leading the field in cost management consulting. Their expertise was invaluable for the Ambassador Apartments, providing the information flow and strategies which ensured completion to specifications and budget in a timely manner.

WTP engages with clients in a co-operative manner throughout all the phases of a development, from initial feasibility and planning, through to handover reporting. Excellence in quantity surveying, combined with a thorough understanding of subcontractor and supplier networks enables WTP to formulate procurement strategies which achieve the most cost-effective outcomes.

With offices throughout Australia, New Zealand, Asia and Europe, WTP draws on a wealth of international expertise when focusing on specific projects. Their services include: full bills of quantities, specifications and

drawings work package production; tender documentation; cost advice on mechanical, electrical and specialist services; analysis of sustainability costs; expenditure forecasting and risk analysis; tender evaluations and negotiations; contract administration, progress and claims evaluations; and value management.

Previous Canberra projects include major commercial developments, the new Australian Federal Police Headquarters, medical research facilities, refurbishments of the Australian War Memorial Administrative wing and the refurbishment of the Australian Institute of Sport.

WT PARTNERSHIP
Unit 4 17 Napier Close
Deakin Canberra ACT 2600
t. 02 6282 3733
f. 02 6282 3470
e. canberra@wtpartnership.com.au
www.wtpartnership.com



FINE FENCING SOLUTIONS

For the best men and materials for fencing, projects in the ACT, Goulburn, Snowy Mountains and Gundagai region can rely on the trade skills of Capital Territory Fencing (CTF). Formerly the franchise holders for TFH temporary fencing, CTF are proud they could assist the Ambassador Apartments project.

Under the TFH banner, CTF provided temporary fencing for the project throughout construction, with a team of six fencers, bobcat operator and truck driver attending the site whenever the safety barrier required shifting. Years of providing fencing for events such as concerts as well as built assets have developed a company culture of fast response to client needs.

CTF are experts in all styles of fencing and gates, and have a decade of experience behind them. Their approach is to consult with clients and deliver the solution in a timely and cost-effective way. With access to top notch materials and suppliers, and a skilled workforce committed to quality and safety, CTF can meet the needs of projects across the construction sector.

CAPITAL TERRITORY FENCING PTY LTD
t. Tony Evans (mobile) 0409 900 794
e. capfence@bigpond.com



I.C FORMWORK

I.C Formwork has been providing their building services and expertise to the formwork industry since 1983. With more than 170 employees, I.C Formwork has been involved in a number of prolific projects, in both Canberra and NSW.

As part of the Ambassador re-development I.C Formwork has been responsible for the construction of formwork for the multi-storeyed buildings.

Throughout these construction phases I.C Formwork has provided the highest quality formwork materials, such as falsework and formwork.

I.C Formwork's Director, Steve Peter, said that with any building site the Ambassador project had it's fair share of ups and downs. "In the building industry every day can be a challenge. On this particular site we've definitely had to work around difficult time and design restraints," Mr. Peter said. "However as a result of I.C Formwork's experienced team we've been able to overcome these particular obstacles and complete our responsibilities on time." In addition, Mr. Peter said working on this re-development has been both a honorable and pleasurable experience. "I.C Formwork has really enjoyed working with the building team on this project as a result have fostered a fantastic and beneficial working relationship with all those involved," he said.

Given their ability to provide high quality products, as well as reliable and affordable services, it is without a doubt that I.C Formwork should be the pick of the bunch when choosing your next formwork specialist.

I.C FORMWORK SERVICES Pty Ltd
5 Daly Street
Queanbeyan NSW 2620
t. 02 6297 7137
e. steve@icformwork.com.au
www.icformwork.com.au