

A GRAND STATEMENT

DEVELOPER : Anson Group
MAIN CONSTRUCTION COMPANY : Decode
ARCHITECT : KANNFINCH
PROJECT VALUE : \$500 million



The \$500M Burwood Grand is an incredible landmark mixed use development marrying high quality living spaces with superior access to amenities and comprises three multi-level residential buildings. One 11-storey tower, one 24-storey tower, and one 19-storey tower housing 498 apartments with premium finishes, 16 retail tenancies, 4,036m² of council chambers and 4-levels of basement parking.

Decode Group is a leading diversified construction company covering the full spectrum of the property industry including residential, commercial, retail, industrial, aged care and education projects.

In December 2019, Decode successfully completed managing the construction of the prestigious Burwood Grand mixed use, residential development located at 39-47 Belmore Road in Burwood. The project was sited on a 10,149m² block, developed by the Anson Group and designed by KANNFINCH.

Construction commenced in August 2017. Decode managed the excavation of the site and construction of three towers of 24, 19 and 11-storeys comprising 498 apartments, 16 retail tenancies and 4-levels of basement parking.

Apartments are configured as studios and one, two or three bedroom layouts with balconies. All interiors have high quality finishes and hardwood timber flooring throughout the living areas. Kitchens feature premium Caesarstone benchtops, ducted range hoods and Miele appliances. The development delivers an excellent lifestyle for residents with interconnected landscaped spaces and commercial, retail and public domain areas.

Major external features of the development include the use of precast concrete and textured paint with extensive glass curtain walls on the ground and first levels of Building A.

A major tenant of the Grand will be Burwood Council. The perimeter of the three buildings

also houses 1,795m² of retail, commercial and restaurant tenancies.

Decode's Founder and Managing Director, Sam El Rihani, said that Decode was very proud of their accomplishments at Burwood Grand. "This has been the largest project we have ever undertaken in terms of project value at \$500 million and number of apartments constructed. The project demonstrated the capability, drive and collaborative skills of the Decode team."

Decode has successfully completed many mixed use residential projects, which have been delivered by teams of highly capable and qualified people. Their skills, and previous experience of leading teams on projects of this size and complexity, have been instrumental in the effective management of the construction programme for the Burwood Grand project. The strength of any organisation relies on the quality of its people. They have built a team of people who are passionate, highly driven and collaborative and that's what sets them apart.

Decode gave a priority to maintaining an effective collaborative relationship with their client in order to manage the client's expectations throughout the construction process. Specialist input was provided when modifications to the existing design were requested, including the services design and the requirement to add three additional floors to one of the towers.

Another focus was ensuring procedures and processes through Decode's integrated management systems were followed to provide the highest standards of safety, service and project outcomes.

The site proved to be a challenge, located within Burwood's busy commercial centre with a shopping centre, railway station and public school close by. Public safety was a priority. Peak times for commuters and school students were considered when scheduling materials handling and concrete pours.

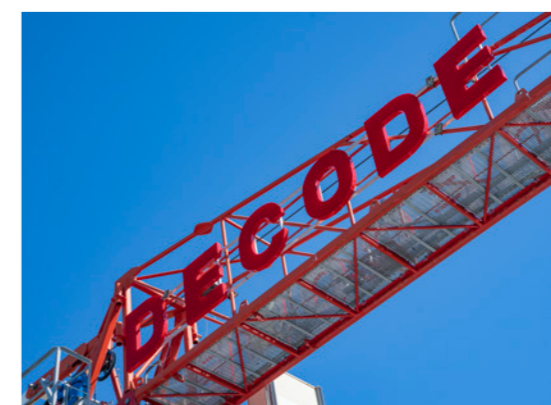
Decode worked closely with Burwood Council to construct a 20m bridge across Hornsey Street, providing a valuable link for Burwood Grand residents and the general public accessing the library and community hub.

The bridge delivery required absolute precision, with the delivery truck measuring 25m in length and operating after hours on account of its size. The 6-tonne structure was successfully hoisted into place by a 55-tonne mobile crane and bolted into place. Decode also carried out extensive civil works and services upgrades for Burwood Council.

Decode currently has an extensive portfolio including The Lofts III at Homebush, Newlife at Pyrmont, Peony Apartments at Kellyville and an affordable housing project for Wentworth Community Housing in partnership with the NSW Government in Western Sydney.

Decode's success is driven by a strong leadership team and their corporate values of integrity, reliability, teamwork and uncompromised quality.

For more information contact Decode Group, Level 5, 619 Pacific Highway, St Leonards NSW 2065, phone 02 9695 1778, email info@decodegroup.com.au, website www.decodegroup.com.au





For more than ten years Trinity Windows has specialised in high rise building and apartment glazing, windows, doors, curtain walls and window walls.

Midway between central Sydney and the Parramatta city centre, the mixed use development of Burwood Grand offers a new, cosmopolitan community heart for Burwood. The superbly designed apartments have at least one side facing north, east or west to optimise solar access and many have a dual aspect, improving cross flow ventilation.

All bedrooms and living areas are located adjacent to perimeter glazing, and all habitable spaces are within 8m of the perimeter glazing that has all been expertly installed, designed and constructed by Trinity Windows.

“Irrespective of the size and type of project we will design, fabricate and install your window and door systems,” said Directors, Robert Betrous and Rene Revano. “Our team of 80 workers have a minimum of 15 years experience in all aspects of the window industry. At Burwood Grand 20 to 30 of the team coordinated with the architect, builder and other tradespeople as required, then designed each element to ensure a perfect solution, delivered on time and within budget.”

Trinity Windows quality assurance system is developed to deliver the highest quality product and workmanship on every project in the most professional manner and in keeping with the relevant Australian Standards and BCA.

“Our aluminium framing incorporates strong, bold profiles enabling large expanses of glazing to be achieved. This was perfect

for Burwood Grand,” said Robert. “Offering the perfect balance between style and function, our versatile material provides a modern slimline look. It is low maintenance, easy to clean and will enhance any home or building with its modern, sleek lines. Our new windows also have low emissivity glass in the glazing, complete with argon gas filled cavities to comply, that assists in reducing the occupant’s energy bill.”

Trinity Windows expertly engineer angled, segmented and radiused frame configurations to any specification, ensuring frames arrive precisely pre-cut and individually packaged for smart installation.

“Our vast industrial experience in this domain results in us offering a wide assortment of aluminium window and door fabrication services. All designed using quality approved metal procured from trusted vendors in the market and sophisticated machines in compliance with set industrial norms,” said Rene.

“Our products are widely appreciated by our clients due to their sturdiness and durability. Clients can choose standard or custom anodised finishes, or electrostatically applied painted finishes in a range of designer colours for all our windows and doors and can be installed with folding, stacking or sliding movements, whichever best suits your application.”

Other projects Trinity Windows are currently working on include Westbourne in Norwest, two towers with 19-storeys each, and Richard Crookes in Penrith.

Trinity services include supply and installation of both commercial and residential aluminium, windows, doors, refurbishment projects, design and construct projects, office partitions, glass roof, façade curtain wall and glass wall façade, spider and patch fittings. The care Trinity takes when they come to measure up for their client’s windows or doors is reflected through their process from manufacture to installation and beyond.

For more information contact Trinity Windows, 91 Mandoon Road, Girraween NSW 2145, phone 02 9631 5577, email estimating@trinitywindows.com.au, website www.trinitywindows.com.au



Below RMK Industries completed the installation of the precast panels of the internal and external walls and balconies of Burwood Grand.

Below KANNFINCH were the architects and interior designers responsible for the landmark Burwood Grand project.



Locally owned and operated RMK Industries, were responsible for the installation of precast panels that made up all the internal and external walls and balconies, of the three high quality architectural buildings of Burwood Grand.

“Each building utilises a composition of punched window openings in precast concrete walls, slab edges and balcony upstands,” said Pedro Rodrigues, RMK Industries Director/Owner. “With over 10 years of broad range construction industry experience, my team of skilled and specialist tradesman and labourers, concretors, riggers, scaffolders, welder/boilermakers, plant operators and crane drivers can competently handle any job. We’re known for being all rounders in our field.”

Having their own custom built inhouse AT20 Franna, a range of EWP’s and a semi-trailer allows them to deliver their own panels, which created a more efficient production line on the 11, 22 and 19-storey buildings that make up Burwood Grand.

RMK’s specialist rigging solutions can meet the most complex project requirements. “Our highly skilled riggers are experienced at fleeting loads in and around tight locations saving clients time by not having to

remove or modify plant,” said Pedro. “RMK has extensive experience in the supply and installation of precast and tilt panels for homes to large high rise developments We’ve grown into a company who delivers an all round service providing an end-to-end client experience, something scarce in our field.”

RMK Industries is a division of the RMK Group alongside RMK Cranes. They are currently working on a variety of Government projects as well as providing the structural steel component of the Windsor and Parklea Prison extension in partnership with Apollo Fabrication.

Experienced, prompt and reliable, RMK deliver excellent, efficient and professional services.

For more information contact RMK Industries, 1/43 Durgadin Drive, Albion Park Rail NSW 2527, phone 0457 911 951, email contact@rmkindustries.com.au, website www.rmkgroup.com.au

The Burwood Grand mixed use development was designed by the national and international, multi-award winning KANNFINCH. The development boasts a high quality, high amenity living environment for over 1,000 residents in three residential towers with the convenience of streetfront retail and office space linked to the adjacent Burwood Library and Community Hub. The distinctive building form and architectural design is combined with landscaped residential courtyards and upgraded pedestrian link/public domain to create a desirable addition to the Burwood streetscape and skyline.

“As the architects and interior designers on Burwood Grand we explored design options, developed the preferred design, prepared development applications, coordinated the design with the consultant team and prepared tender documentation for the developer, Anson Group. Then we were subsequently novated to the builder Decode, to finalise design coordination and construction documentation, respond to RFIs and attend site meetings/inspections as required,” said Principal, Stephen Jamison.

“As with any project of this size there are always challenges during the various project phases, but our expert team successfully maximised the development outcomes, managed any ongoing design changes

and documentation approvals, overcoming conflicts between design intent and construction practicality in their stride.”

For over 55 years KANNFINCH has provided architectural, interior design and urban design services, specialising in large scale residential, hospitality, commercial office and education projects around Australia, South East Asia and the Middle East. KANNFINCH’s comprehensive range of expertise and experience, their sustainable design principles and strong technical proficiency, along with their collaborative, innovative, and responsive approach, have seen them successfully grow over the years.

KANNFINCH’s current residential projects include a 50-storey tower in St Leonards for Anson Group, a 20-storey luxury tower in Bondi Junction and a mixed use building project with 800 apartments in Homebush. Other projects include a 240 room hotel in Parramatta, a 50,000m² office/laboratory at Macquarie University building and a 50-storey office tower in Ho Chi Min city, Vietnam.

For more information contact KANNFINCH, Level 2, 228 Pitt Street, Sydney NSW 2000, phone 02 9299 4111, email reception@kannfinch.com, website www.kannfinch.com

Below Axis Commercial's expertise was utilised for the ceilings, insulation and partitioning for Burwood Grand.

Below Loka Consulting Engineers worked closely with Decode on Burwood Grand, providing essential design advice.



Axis Commercial is a certified interiors company with a team of professionals who are extremely experienced in their field, and constantly deliver the best outcomes for our clients. At Burwood Grand, the team coordinated with the various trades to resolve any design and construction concerns during the build, preventing cost blowouts and ensuring client savings.

“Burwood Grand is a unique new addition to the neighbourhood’s growing residential apartment market,” said Jackson Lu, Axis Commercial Director, who has more than 20 years of commercial and hospitality experience. “The project comprises three multi-level residential buildings: one 11-storey tower, one 22-storey tower and one 19-storey tower.”

Burwood Grand’s design positively influences internal and external amenities for residents and neighbours, combining engaging room shapes with access to sunlight, natural ventilation, outlook, and acoustic privacy.

Since 2005, Axis Commercial has provided the expertise and professional workmanship for suspension ceilings, partition walls, cornice, painting, gyprock, Hebel, interior renovation, residential,

commercial fitouts, and hospitality refurbishments in a range of office buildings, hospitals, schools, clubs, commercial buildings and residential housing, making their knowledge and perfectionism ideal for all the ceilings, partitioning and insulations required at the new landmark, mixed use Burwood Grand development.

“With our sufficient manpower, we were also able to catch up the schedule easily. Our successes in the past has proven the standard in which we approach all our projects,” said Jackson. “Our projects are diverse, ranging from large scale buildings to smaller housing and residential developments, spanning many major cities across Australia including Sydney, Canberra, Melbourne and Hobart.”

Other buildings the Axis Commercial team are currently working on include The One, 1-5 Treacy Street, Hurstville, and Loft 2, 208-214 Parramatta Road, Homebush.

For more information contact Axis Commercial, Unit 23, 105A Vanessa Street, Kingsgrove NSW 2208, phone 02 9554 3515, email info@axiscommercial.com.au, website www.axiscommercial.com

The Burwood Grand required experienced, top level, design engineering consultants like Loka Consulting Engineers to provide specialist advice to create or improve the physical and social infrastructure that underpins communities of this size.

“Four of our team worked on Burwood Grand from February 2018 to March 2019 providing civil design and external stormwater design,” said Director, Nermein Loka.

Loka Consulting Engineers worked on the stormwater design, soil and water management, erosion and sediment control plans, BASIX and NatHERS Certificates, flood and overland flow studies, flood risk management reports, waste management plans, civil design, construction management plans, dilapidation report, water sensitivity analysis, internal traffic and traffic impact reports, traffic control plans, access reports and livable housing assessments.

Since 2013, Loka Consulting Engineers have offered a comprehensive range of engineering and scientific services to the community, government, commercial and industrial clients, including international aid agencies, government (Federal, State and Local), major industry bodies, developers, contractors and architects.

With over 18 years of industry experience, Nermein and her experienced team of eight engineers, have a passion for providing the best engineering solutions at a minimum cost.

Loka Consulting Engineers focus on residential, commercial and industrial stormwater design, from subdivision to domestic, alterations and additions. “Our teams always consult with councils, architects, consultants and construction companies to seek feasible solutions and successful, cost effective outcomes,” said Nermein.

“We provide advice, leadership, attention to detail and the innovation required to complete projects on time, within budget and without compromise. By tying all components together into comprehensive, top quality documentation packages and project specific specifications, we can define clearly council and engineering requirements for every development.”

For more information contact Loka Consulting Engineers, 14a/8 Avenue of The Americas, Newington NSW 2127, phone 02 9748 8742, email info@Lceng.com.au, website www.Lceng.com.au