



Photos: Arise Digital

## BOTTLEYARD APARTMENTS

# Transformation of the famous landmark in Perth's CBD

**A** former industrial site, just 2km from the heart of Perth's CBD, has been transformed into the landmark Bottleyard Apartments.

Testament to the high standards and attention to detail of head contractor EMCO Building, the Bottleyard development features 125 apartments along with outstanding communal areas and facilities.

Completed in June 2017, the complex includes one, two and three-bedroom apartments spread across six buildings which range from two to five storeys in height. Most of the apartments were pre-sold prior to the completion of construction.

EMCO Building credits the collaborative approach which involved the developer Handle Property Group, architects MJA Studio and



EMCO working together as a team from day one as a major contributor to the overall success of the project: delivered on program, on budget and that met the high-quality standards set out by the client.

The Bottleyard Apartments project involved the design and construction (D&C) of the apartments, with the six buildings built on a single podium slab which sits above basement parking for 155 cars. The design incorporates communal space between the buildings, including BBQ facilities, meeting rooms and large landscaped planters which feature herb and vegetable gardens. A rooftop terrace provides residents with a private area to relax and take in the panoramic views of the Perth CBD.

The construction methods used in this project were fairly traditional being insitu concrete slabs, concrete lift shafts, concrete stairs and core filled blockwork to all external walls. The core filled blockwork was finished with heritage brick veneers and acrylic texture plastering

THE TEAM

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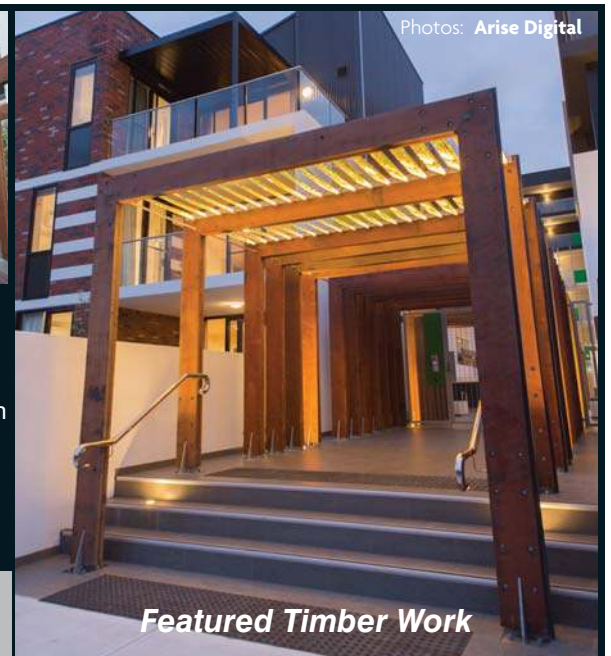




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Boss Carpentry WA were proud to be part of The Bottleyard Apartments by EMCO Building.



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*Featured Timber Work*

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throughout. There was also extensive use of vertical fins and louvers along with more than 1,000 linear metres of glass balustrade.

However, the project did throw up some challenges for EMCO Building. Due to the high water table, the lower areas of the building required dewatering to allow excavation, compaction and waterproofing to take place. However, as a result of a combination of factors, groundwater could not be discharged into the sewer, so EMCO had to build a series of dams on site to hold the water, with daily monitoring of the water quality.

The design – incorporating interconnecting buildings of differing heights – also presented a number of challenges from a construction point of view.

With no internal passageways as are typically found in an apartment building, there was a large volume of external façade, common area balustrade, tiling and scaffold. Sequencing of pours and temporary edge protection was an ongoing challenge, with

twice the open edges of a comparable project. The site management team had to pay additional attention to the multitude of workface that changed on a daily basis, while the differing building heights and common areas at the podium level also required careful planning.

The project was negotiated with the client to provide a Gross Maximum Price Project (GMP), with an overall construction cost of \$37.6 million. EMCO developed value for money alternatives that met the intent of the development whilst achieving budget and, in many cases, 'up-spec'ing' the apartments.

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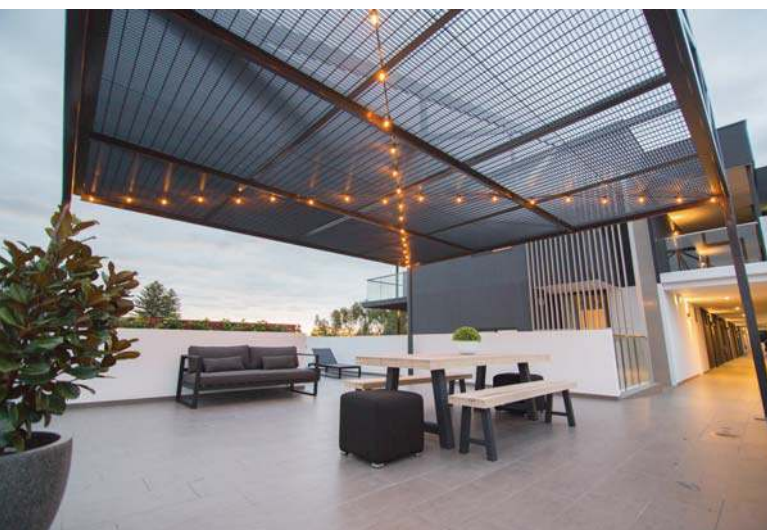
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As a result, the finished apartments include a number of features such as Bosch appliances, dishwashers, stone bench tops, bamboo floors, skirting boards that would typically be regarded as extra cost items.

One of the stand-out features of the Bottleyard project is virtually hidden from ground level. A 260kW solar photovoltaic array has been installed, with the roofs of all the buildings within the development covered in solar panels. The system gives each apartment their own 2kW PV system, and a 10kW system for powering communal areas. This installation is one of the largest multi-residential PV arrays in the southern hemisphere.

Continuing the energy-efficiency theme, every apartment has been designed to achieve maximum light penetration and warmth in winter along with cross-flow ventilation in summer. This has not

only provided an energy-efficient design but delivers homes that are comfortable to live in regardless of the season.

The Bottleyard site has a rich history. Initially a market garden, in the early 1900s it became Perth's busiest bottleyard, used by several different companies over the next 70 years including the Perth and Fremantle Bottle Exchange Company.

The development has been named "The Bottleyard" as a tribute to its former life. When the site was excavated, a large quantity of old bottles and glass was found. The glass has been used as an eye-catching feature at the entrance, providing a subtle reminder of the history of the site – and a talking point for residents and visitors alike.

The Bottleyard is immediately adjacent to the magnificent Robertson Park and tennis centre, and many of the apartments



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Bottleyard Apartments **THE BUILDERS CHOICE**

have views over the parklands. However, this added another challenge, as it meant the builders only had access from Palmerston St for every element of the build, including crainage.

The clever design, incorporating the various building heights, has greatly reduced the development's impact on the street, and passers-by may be surprised to know there are 125 apartments within.

The separate buildings also create an interesting and unique streetscape. The combination of open space and the light airy environment achieved by the outstanding design add up to an extremely attractive development.

The Bottleyard is one of a number of apartment and multi-residential projects completed by EMCO Building.

Since 1986, EMCO has built a reputation as a major contractor in the WA commercial construction sector. EMCO has completed major projects for clients within the retail, sport, education, health and aged care sectors, and has also developed an award-winning reputation for heritage projects. EMCO offers a full range of services from refurbishment through to large-scale new builds and associated infrastructure packages.

Irrespective of the project type and size, EMCO remains focused on its core objective which is to provide a high quality building service at all times.



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