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# The South Australian BUILDER



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# Cedar Apartments

**Cedar, the much anticipated West Lakes apartment building is now complete, and showcasing design and build quality rarely seen in South Australia.**

The 67 apartment complex with stunning waterfront views is housed in twin eight level towers and embodies features, which set new standards for high-rise homes in Adelaide.

The building comprises two and three bedroom apartments ranging in size from 108 to 180 metres square.

Cedar has been developed by West Lakes Property (WLP) in association with architects Misho + Associates. The apartments have been constructed by Marshall and Brougham.

It's a unique building in that the developers are so confident in the quality they decided to only fully market the apartments after completion, allowing the majority of buyers to see it for themselves.

A focus has been put on keeping running costs for owners and residents to a minimum, in order to avoid inflated body corporate fees. A common criticism of Adelaide apartment buildings.

In order to keep running costs down, WLP has placed an emphasis on the building's green credentials through design and building techniques and not bolt-on gimmicks.



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# Cedar Apartments



The design objective of the building is to maximise the control of individual apartment owners, giving them every opportunity to reduce running costs and environmental impact.

This is illustrated by the installation of individual hot water units as opposed to the large heater tanks more commonly found in apartment buildings.

All windows within the apartments are also operable meaning that residents don't need to rely on the services of a body corporate window cleaner.

This is indicative of the approach adopted by WLP, which is to treat the building as a series of unique homes rather than homogeneous apartments. The lifestyle of Cedar's residents has been the priority but not by including expensive pools and gyms that are hardly ever used but by investing in the design and construction details.

For example, all the bedrooms within the apartments have been placed on the building's facade to give residents access to fresh air and sunlight. The rooms don't need to rely on borrowed light.

Ceiling heights have been maximised to create a feeling of space and are generally 2700mm in living and bedrooms and 2400mm in the majority of wet areas.

Each apartment has an entry lobby or wide gallery corridor, approximately 1300mm in width where residents can create a reception area of guests with furniture and artwork.

This spacious feel extends to the lift lobbies that have been designed as an extension of the apartment rather than being considered a public space.

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As a result, the building will last much longer, on-going maintenance costs will be reduced and the thermal mass will make a major contribution to reducing heating and cooling costs.

A pre-cast concrete panelled facade has been used to offset the corrosive environment brought about by salt air and water. Cedar is less than 1 kilometre from the breaking surf.

The extremely long lifespan of pre-cast concrete and its resistance to Mother Nature lowers the embodied energy by spreading it through time.

This structure is supported by 125 pre-cast concrete piles driven 24 metres into the ground. The gravity pile system was used enabling the piling to be carried out without causing disturbance to neighbouring buildings.

The twin towers were serviced by an electric powered tower crane. The crane was selected for its reach and low-noise levels. By utilising scaffold bridges between the two towers at each level, the site was able to be treated as one, maximising the effectiveness of resources.

Operable louvers have been incorporated to reduce the heat load of the building by allowing the building's residents to screen the apartment's windows from the morning and afternoon sun.

On a 40 degree day, this reduces internal temperature by as much as 12 degrees, in turn relieving the pressure on air conditioning units and reducing heating and cooling costs. It also reduces maintenance and repair costs. The isolation of the lift cores and using corridors as internal buffers, in turn reduces the transition of noise. West Lakes Property has also restricted the number of apartments per floor to five, to avoid the 'tower block' feel of so many apartment buildings.

Cedar's design and construction is essentially based on numerous small but meaningful initiatives that when combined come together to demonstrate build quality.

The build quality also extends into the apartment's interiors with premium finishes used throughout.

Caeserstone bench tops, Australian grown Golden Sassafras timber veneers 80% wool 48oz carpets are just a few of the finishes being used.


The use of technology has also been considered with the latest generation

cabling incorporated to simplify wiring for communications and audio visual systems.

With property values at West Lakes increasing by 277% over the last ten years, Cedar looks set to be a solid investment for apartment owners.

For more information, visit [www.cedarwestlakes.com.au](http://www.cedarwestlakes.com.au)

Pictured: Panoramic view from Cedar Apartments.



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