



DESIGN-LED DELIVERY ON CONSTRAINED URBAN SITES

DEVELOPER : Cedar Woods
MAIN CONSTRUCTION COMPANY : Burbank Urban
ARCHITECT : Genton Architecture
DEVELOPMENT VALUE : \$30 million

88 Leveson draws on North Melbourne's industrial heritage to deliver light-filled, multi-level residences between Melbourne's CBD and the inner north. Brick, black metal and timber façades frame open living spaces, private upper-level bedrooms and rooftop terraces, balancing heritage reference, contemporary design and sustainable urban living.

Delivering high-quality urban living on a constrained inner-city site, Cedar Woods' 88 Leveson development demonstrates the company's end-to-end development expertise and commitment to long-term residential communities.

Cedar Woods was responsible for the full lifecycle delivery of the 88 Leveson development, which included site acquisition, planning approvals, design management, project funding, and overall project management through construction to completion. Cedar Woods also led consultant and delivery teams to ensure the project achieved its design, quality, compliance, and commercial objectives.

"The project presented several challenges typical of a tightly constrained urban site," explained James Bovell, Victoria State Manager, Cedar Woods "Regulatory approvals required careful coordination and active management. We adopted a proactive approach to communication with surrounding stakeholders."

Proactive approvals and risk management created the conditions for design quality and compliance to be delivered in parallel. Although 88 Leveson is an all-residential development, the design brief called for a premium yet functional product.

"Design quality and compliance were ensured through robust design management processes and the engagement of experienced consultants," James said. Interior specialist Adele Bates curated finishes and fixtures aligned with market expectations. The focus was on high-end finishes and highly functional townhouse layouts to deliver the best possible experience for purchasers, while maintaining compliance with building standards and planning requirements.

Sustainability formed a core component of the project, embedded not just in energy performance but in long-term liveability.

Achieving a 6 Star NatHERS energy rating means homes are designed to maintain comfortable internal temperatures with less reliance on mechanical heating and cooling, reducing both energy consumption and running costs for residents. Solar panel systems further offset household electricity demand, supporting lower emissions and improved long-term affordability.

Design decisions also focused on passive performance. Building orientation, window placement, and shading elements were considered to maximise natural light while managing heat gain, improving comfort year-round. Durable, low-maintenance materials were selected to extend building lifespan and

reduce future resource use.

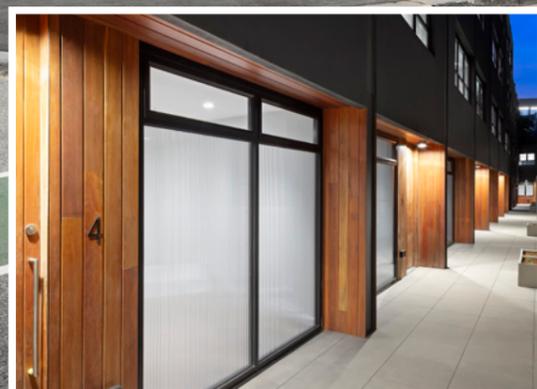
Waste management strategies were implemented during construction to minimise landfill and encourage material recycling, while the layout of driveways and communal areas was planned for efficient vehicle movement, pedestrian safety, and reduced hardscape redundancy. Together, these measures support environmental responsibility while delivering practical benefits for residents and the broader urban environment.

"88 Leveson's standout achievement was the thoughtful delivery of functional, efficient spaces within a compact setting, creating a strong outcome for purchasers," James said. Many buyers have relocated to North Melbourne to access a higher-quality housing product. The amenity, functionality, and rooftop views contribute to an elevated living experience, and notably, the project is fully owner-occupied.

"The project aligns strongly with our commitment to creating high-quality, well-functioning urban communities," James says. Through careful material selection and architectural detailing, the team ensured the development integrated with the character of the neighbourhood while presenting a contemporary identity. Communal areas and circulation have been designed for ease of use, supporting everyday liveability rather than simply maximising yield.

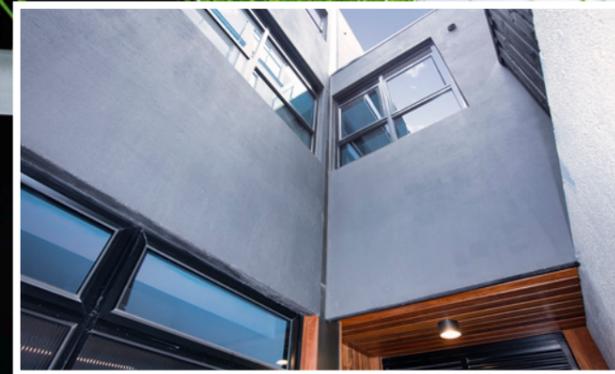
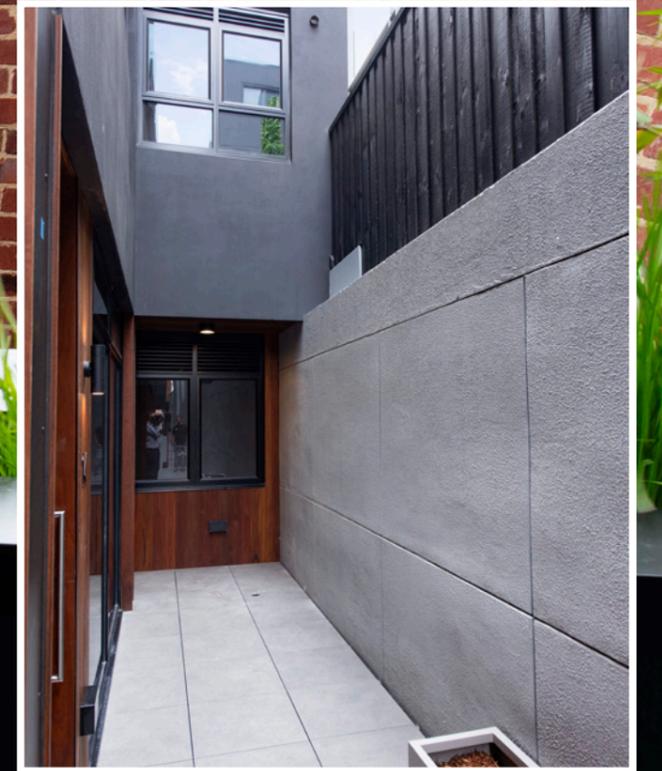
The project offered valuable insight into balancing the demands of constrained sites with the delivery of high-quality, liveable outcomes which will inform future developments as Cedar Woods continues shaping thoughtful, enduring residential environments.

For more information contact Cedar Woods, phone 03 9820 1777, email melbourne@cedarwoods.com.au, website www.cedarwoods.com.au



Below Interface Tiling delivered high-performance tiling and waterproofing at 88 Leveson under tight access and sequencing constraints.

Below Delko coordinated external cladding delivery at 88 Leveson, managing access, weather, and sequencing during a high-risk construction phase.



GETTING THE DETAILS RIGHT WHERE IT MATTERS MOST

On tightly programmed residential towers, tiling and waterproofing sit at the intersection of multiple trades, compressed sequencing, and zero tolerance for failure.

At 88 Leveson, Interface Tiling was engaged to deliver technically robust, high-finish outcomes across bathrooms, kitchens, and rooftop terraces, under a programme and site environment that demanded precision, coordination, and disciplined execution.

Interface Tiling played a key role in delivering the refined, high-performance finishes across 88 Leveson, contributing complete bathroom and ensuite tiling, kitchen splashbacks, rooftop terrace tiling, and all waterproofing works throughout the project. Under the direction of David Pike, the team brought both technical expertise and detailed craftsmanship to site.

“88 Leveson had its fair share of logistical hurdles — tight access, limited parking, and restricted delivery windows kept everyone on their toes,” David said. “We also needed crane lifts to get materials up to the rooftop terraces. Our approach was always collaborative, working closely with site management to keep the programme flowing smoothly and ensure we weren’t impacting other trades.”

A critical component of the project’s long-term durability was Interface Tiling’s use of ATECH’s premium waterproofing systems. The rooftop areas were treated with ProtectoWrap sheet membranes, a solution selected for both performance and longevity. “The system gives exceptional durability and is backed by long warranties, which allowed us to deliver the kind of long-term performance the project needed,” David explained. “Our team genuinely enjoys using ATECH products. They’re consistent, user-friendly, and help us maintain a high standard of workmanship.”

Beyond systems and scheduling, the strength of the delivery lay firmly with the people on site. “Honestly, it comes down to the team,” David said. “Everyone took real pride in their part of the build. Our grout girls once again nailed the finishing details, they’re a huge reason our projects stand out.”

The finished result reflects Interface Tiling’s commitment to communication, collaboration and quality.

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DELIVERING EXTERNAL CLADDING UNDER RESTRICTED ACCESS

As urban residential projects continue to tighten access and sequencing windows, external cladding scopes are increasingly required to absorb risk rather than pass it on. With a combined 50 years of industry experience, Delko, a partnership between Adrian De Amicis and Lee Delcus, formed a model with a multitude of services to ensure the right level of quality and production in a demanding environment

At 88 Leveson, Delko’s approach demonstrates how disciplined coordination and site-level decision-making can stabilise delivery during one of the most exposed phases of construction. Delko’s works included the installation of polystyrene panels, Hebel cladding, full rendering, external membrane paint systems and detailed caulking, a package that formed a critical part of the building’s visual and weatherproof performance.

Restricted site access defined the early challenges of the project. “Without lifts or Alimaks, all materials had to be handled manually. That naturally slowed efficiency, but our appointed trades navigated through it with professionalism and a strong commitment to meeting the builder’s timeframes,” General Manager Adrian De Amicis said. At peak delivery, Delko co-ordinated up to 20 active contractors onsite.

Weather, access equipment hire costs and sequencing pressures further complicated delivery. To maintain programme momentum, Delko implemented overtime and weekend work as needed. “While weather did affect us at times, we found ways to navigate through it,” Adrian said. “Access equipment on hire meant we had to install, render, paint and caulk without hesitation.”

“With constant communication and on-site coordination, we completed our scope without creating delays for following trades. I’m proud of the efforts of every contractor who contributed to delivering a product we all stand behind,” Adrian says. “At Delko, we aim to execute with trust and provide a hassle-free service.”

“Developing sound relationships with both Daniel Perna and David Grady gave us clear visibility of timelines and allowed us to plan each stage with confidence,” Adrian said. “A massive thank you to David Grady for maintaining a steady and safe working environment throughout.”

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