



Quay to the city

Situated on the harbour in the historic Port Adelaide region of the city, Newport Quays will provide modern accommodation and employment for thousands with the creation of up to 2000 homes, including parkland, community services, venues, restaurants and shops

The \$2.0 billion Newport Quays development is one of the largest projects of its kind in Australia. With a planned timeline of 10 years, the project sets out to redefine the concept of community living. Situated on the harbour in the historic Port Adelaide, Newport Quays will provide modern accommodation and employment for thousands with the creation of up to 2000 homes, including parkland, community services, venues, restaurants and shops.

Over \$10 million will be committed towards providing public infrastructure to create a truly workable environment for living, recreation, and tourism. It is anticipated that this injection of funds will be used to create public artworks, pedestrian bridges, and promenades.

The development, which is situated on 51 hectares of under-utilised government land along the foreshores of the Port Adelaide River, is a joint venture between Multiplex Living and Urban Construct (under

a project development agreement with the South Australian Government's Land Management Corporation). Significant cooperation and input has also been received from Port Adelaide Enfield Council as a major stakeholder.

The first step in the ambitious Newport Quays urban development project is the nearly complete Stage 1, known as 'Edgewater.' Design and construct contracts were awarded to Multiplex Constructions in 2006, and included the design, construction, and delivery of three and four level (plus car park) residential sky homes consisting of one, two, and three bedroom apartments. The three apartment buildings have been completed, with residents having already begun moving in.

Stage one also includes the nearly finished construction of 61 villas featuring harbour and park aspects, along with 61 marina berths. In keeping with the modern, community theme, the project architects have chosen

a wide ranging pallet of design and styles to create a truly unique environment.

Pre cast concrete panels and columns were lifted into place once the ground slab had been created; over 300 double columns, 100 core panels, and 200 façade panels were installed. All three buildings are now past the initial construction phase with internal fit out well advanced and finishing trades heavily involved. The whole process was undertaken within extremely tight scheduling, but the method of pre-cast construction enabled completion well within the timeframe.

As with all modern developments, environmental aspects are critical, and the Newport Quays, stage 1, incorporates a high level of ESD initiatives. Beginning in the initial stages, where possible, environmentally friendly products and processes were incorporated into the development to generate a reduced greenhouse footprint. The completed

development is also intended to function as environmentally efficiently as possible and includes passive environmental efficiencies, landscaping with drought resistant native plants, and solar hot water treatment.

With over 4000 jobs expected to be created during construction of the Newport Quays Project, and a further 2000 permanent jobs created following completion, the development will provide a significant boost to the local economy. In addition, the 4000 new residents expected to live in the new community will provide on-going benefits for the local and state economy.

There is a responsibility for Multiplex and their partners to ensure the success of their endeavours. The project will see the revitalisation of one of the few remaining capital city harbourside areas in Australia, and the creation of a modern, effective, and productive urban community.

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Men of steel

RC & ML Johnson are a family owned and operated structural steel fabrication company with the experience and ability to specialise in complex structural steel construction. Established 42 years ago, the company has thrived and grown on a broad range of projects and challenges. Recently engaged by Multiplex to provide their services on the landmark Newport Quays Development in Port Adelaide, RC & ML Johnson were responsible for the manufacture and erection of the structural steel for apartments one, two, and three.

“There were a number of challenging aspects to the project, with lots of structural steel interacting with glass framework,” Says Managing Director of RC & ML Johnson, Clinton R Johnson, “The majority of steel work needed to be hot dip galvanised, which requires a high



degree of accurate fabrication and checking of tolerances to exclude the need for any reworking. “We also use 3D modelling” Mr Johnson adds “to assist in this process”. The steel was fabricated from drawings generated by X-Steel, an advanced modelling programme.

RC & ML Johnson completed all their works on time, and there was a significant communication aspect to the project which clearly assisted in enhancing solutions and outcomes during all phases of the project.

“Pre-steel detailing meetings held between our company, Multiplex, the architects and engineers,” Mr Johnson says, “proved very successful for both the builders and our ourselves.” This clear co-operation and flow of information ensured that all parties were involved in generating viable methods and

plans to take on site. The result was an efficient and coordinated approach to the works which clearly benefited all parties.

RC & ML Johnson are members of the Australian Institute of Steel and Master Builders, the company has recently completed work on prestigious projects such as Holdfast Shores: Entertainment Centre and Platinum Apartments, Port Lincoln Hotel and Warrnambool Brewery. The company prides itself on maintaining a core of highly skilled, long-time employees – the efficiency and quality of the completed works on Newport Quays clearly reflects the success of this principle. Naturally, it also reflects the abilities of RC & ML Johnson and adds significantly to the company’s already strong reputation.



Super fast flow

RapidFlow is the evolution and of a company called Mala Duct Manufacturing which began as a flexible duct manufacturer for the heating and cooling industry. RapidFlow is a family owned and operated company directed by Ibrem Mala and his wife Becky. Since its beginnings just 8 years ago, the company has become a leader in flexible duct manufacture and has branched out to all fields of the heating and cooling industry.

The RapidFlow Group as it is know today consists of three divisions, flexible duct manufacturing, sheet metal manufacturing, and aluminium grill manufacture. The later two divisions were an exciting addition to the rapidflow group in the year of 2004, purchased outright from Ausmalt Group, which remains a major consumer of RapidFlow group's products.

Adding to this already impressive product range RapidFlow also supports the efforts of various local manufacturers and suppliers to ensure customers whether wholesale, commercial, or retail are adequately catered for.

RapidFlow flexible duct is consumed by many wholesale customers Australia wide and due to its manufacture process and capacity remains a leader in this segment of the industry as well as maintaining its commitment to quality.

The sheet metal division is able to produce all standard and any special products for the heating and cooling industry, basically the sheet metal shop is able to produce any form or product a customer should require, form the smallest of motorised dampers to the most complex of solid ducting installations.

The grills division specialises in the creation of aluminium air diffusion and architectural grills of any size, colour, and louver design.

RapidFlow also offers its customers a complete range of plastic diffusion products, ducted heating & cooling and split system units along with the required accessories, any required plumbing accessories, and finally many levels of control devises such as thermostats and zone controllers to accommodate the home automation boffins.

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Seeing the light

The progressive elegance of the Newport Quays development was a challenge in design excellence. Set on 51 hectares, in the historic heart of Port Adelaide Harbour's upper reaches, the 2000-residence project is an example of brilliance in community designed living. In keeping with the vision of the architects to create the ultimate lifestyle culture community, it was decided very early on in the project that quality was a precedent; this is clearly reflected in the first stage of the development, Edgewater.

Seelite Windows and Doors have worked on some of the most prestigious projects around Victoria since they opened their doors for business in 1982, and during this time, they have established a valuable reputation for quality, pricing, and service within the glass and aluminium joinery industry.

Their involvement with the Newport Quays project was not only the result of an insightful and thorough tender, but also the result of their

long-standing relationship with the developer Multiplex. Having worked with Multiplex on a number of previous projects, including the Urban Workshop, and Melbourne Showground, Seelite were well versed with the company's approach to high quality, safe, and efficient development and, by the same token Multiplex were very comfortable with the outstanding service Seelite have been able to provide. Edgewater provided a good opportunity for both companies to enhance their relationship further and for Seelite to work on a major scale outside of Victoria for the first time.

The brief for the Newport Quays project required the supply and installation of all the glass and aluminium, including the louvres and feature louvres. With access to their high tech design and planning workshop, and with their dedication to staff skills, Seelite are able to produce the very highest quality of product specific to their client's requirements.

This flexibility in design and manufacture provides efficient and precise delivery at extremely competitive pricing and it is one of the trademarks of their operations.

Newport Quays, as with any major development project, is a demanding venue to display excellence within time and budget constraints. However, the smooth expedition of the works undertaken by Seelite, and their safe and efficient dedication to their client's and architects vision has once again demonstrated Seelite's ability to meet and exceed expectations in every aspect of their operations.

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Brothers in arms

Smith Brothers Plumbing Group offer a complete plumbing and pipeline service covering Construction, Emergency and Maintenance Plumbing services, The Hot Water Doctor and Pipeline Technology Services. With their head office in Adelaide SA, they are one of Australia's largest Plumbing and Pipeline Contracting businesses. With over 150 employees and operating Construction, Maintenance and Pipeline divisions; they are also one of the largest host employers of plumbing apprentices in South Australia.

The Construction Division team specialises in Commercial and Industrial Hydraulic Plumbing and Design Construct projects of all sizes and complexities with previous experience on some of the biggest jobs in SA including the iconic and award winning new Adelaide Airport Terminal and the Federal Law Courts.

Smith Brothers have an ongoing relationship with Multiplex, having completed projects such as Horizon Apartments, an eighteen storey apartment building on North Terrace; Medina Grand, an award winning heritage restoration and adaptation of the old Treasury Building and Elder House office building in Currie Street.

"Multiplex are a top class builder; they are professional; they go in with a big crew and strive to get a professional product built within the program. We know that other quality trades will be involved and the project will be well co-ordinated. For these reasons, Multiplex are good to work with and you can be confident that the project will be successful

for all concerned" says Chris Smith, General Manager Smith Brothers Group.

Newport Quays is a major development of mixed use waterfront land developing the historical inner harbour of Port Adelaide. Situated within 20 minutes of Adelaide CBD, Newport Quays is an exciting \$1.5 billion project with 2,000 homes planned over a project span of 10-15 years. Stage One of the Newport Quays project, Edgewater is situated on the western bank of the Port's inner harbour and consists of three apartment buildings of four storeys including one level of car park.

Smith Brothers Plumbing Construction scope of works included Site temporaries (toilets, lunchrooms, drinking fountains and wash down bay); Hot & Cold water reticulation; Storm water drainage; Sewer drainage; Natural gas; Fire service; Electric HWS; co-ordination with other trades & authorities; Fire rating; Acoustic insulation to sewer & storm water; Ground floor communication & electrical conduits and Condensation drainage for air conditioning.

The experienced team led by Project Manager, Nick Wilmshurst and Site Manager, Michael Walters went in with high supervision at the start and put systems in place to ensure the job flowed smoothly as it progressed. Up to twenty qualified plumbers and apprentices were on site at any one time.

"The challenges for this job were getting resources there – material, labour, plant and equipment. This is where we can do it because of our size and experience where others can't." says Nick

Wilmshurst, Project Manager. "In the early stages, we worked with the architect and builder to procure and set-up sanitary ware samples. Just as an example of the planning involved, there were 145 sinks, 259 basins, 209 showers, 208 toilets, 47 baths, 112 laundry troughs and 145 dishwashers to procure and install." he said.

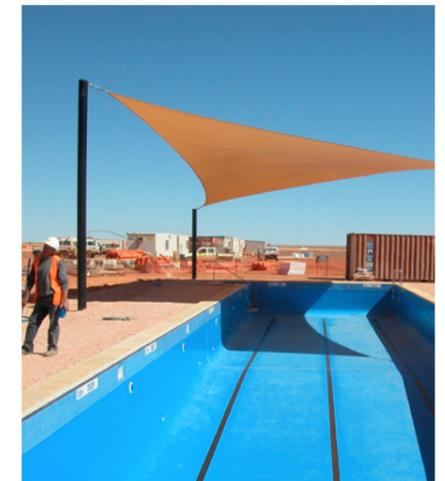
"Another major challenge was copper tubing more than doubling in price over the duration of the project. We pay careful attention to the scheduling of materials and negotiate with our suppliers to supply goods at the right price at the right time. In this case, we bulk purchased all our copper at commencement to avoid the price rise."

As proud South Australians, Smith Brothers Plumbing is honoured to be a part of this exciting project to inject new life into the historical Port Adelaide area and building a world standard waterfront living environment.



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Making a splash

South Pacific Pools have worked alongside many of the biggest names in the construction industry. Their ability to complete projects on time without fuss and within budget and cost constraints has earned them a strong reputation. Having completed several pools for Multiplex in the past, and on presentation of a comprehensive tender they were engaged to provide an indoor wet-edge pool and hydrotherapy spa for the Newport Quays development stage 1 and stage 2.

Extensive experience with major construction such as the Multiplex Medina Grand, Horizon and Embassy apartments, and the Bovis Lend Lease Domain Apartments in Adelaide has given Southern Pacific the ability to rationalise their operations and focus on the communication and collaboration required of a large site where multiple

trades are engaged – an aspect of major works that less experienced company's sometimes struggle with.

A small but highly efficient company South Pacific Pools explains that there is no real secret to their success,

"We are the largest commercial pool builder in South Australia – not because we are a big operation but because we are an efficient operation. We have excellent relations with our subcontractors and our engineering partners – we treat our people with integrity and respect and this flows through to the finished product. We are all here to do the best job we can. To create a well designed and finished pool, wether it be a small backyard pool or a large 50m Olympic pool."

With over 25 years in the industry, the quality of South Pacific Pools operations is an important feature in their continued success, "Good engineering, excellent hydraulic design and high quality workmanship are all significant factors. We ensure that all relevant health codes and building compliances are adhered to and we operate with trusted and proven partners such as FMG Koukourou Engineers and Austral Shotcrete Constructions on most projects"

This integrity in business flows through to South Pacific Pools clients, "Once we have established the design, the client knows what they are going to get. It's a cut and dried process – simply a matter of delivering the very highest quality and ensuring the clients vision is realised."

South Pacific Pools has recently completed projects for Oxianna at Prominent Hill in Central Australia, Sky City Casino for Thinc Projects in Darwin and Unley Council Olympic Pool for Candetti Constructions.

"We are happy to have been involved with Newport Quays and happy to renew our acquaintance with all the major builders. Naturally we are proud of the finished result – as we are with all of our pools, wether they be a small backyard pool or a large commercial project."

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