

AURORA APARTMENTS - A MARK OF DISTINCTION

The \$60 million Aurora Apartments offers a range of residences from sleek studios to magnificent penthouses and lofts.

CONSTRUCTION MANAGER : Project Coordination
ARCHITECT : COX
INTERIOR DESIGN : BKH
QUANTITY SURVEYOR : Turner & Townsend
SURVEYOR : Clarke & DiPaoli
STRUCTURAL ENGINEER : AWT
COMPLETION : February 2013
PROJECT VALUE : \$27 Million

Canberra, Australia's largest inland city, has recently boasted a new development on its shoreline in Kingston. Carefully designed to feature uninterrupted panoramic views of Lake Burley Griffin, the residences include the finest finishes and features. The development exemplifies the most innovative architectural and urban trends by associating a promenade interspersed with world-class restaurants, boutiques and cafes. The Aurora Apartments offer the opportunity to create a perfect work-life balance with a combination of being close to a beautiful shoreline and having access to every amenity with the central business district within easy walking, cycling or driving distance.

Project Coordination, was awarded the construction management of 69 apartments and penthouses by the Englobo Group. Project Coordination was also involved in design support and documentation preparation and was responsible for procuring trades for the works and managed the construction activities. The development, valued at \$60 million, offers a range of residences from sleek studios to magnificent penthouses and lofts. It also contains 1,400 m² of commercial space.

Aurora Apartments leaves you in no doubt that this is modern apartment living at its most refined. Contemporary architectural design, Miele appliances and attention to the smallest details raise the bar to a new level.

Aurora is a striking example of architecture in perfect harmony with the natural and urban landscape. The high quality external finish and profile were achieved through a combination of zinc sheeting, glass, a proprietary "SwissPearl" cladding material which is framed by concrete blades.

The building incorporates a number of environmental initiatives including the use of grid interactive solar power and the adoption of sustainable building materials and construction practices. Aurora also features an electric vehicle ready basement and ventilation units in all residential apartments to manage indoor air quality which took the development to a minimum energy rating of 6 stars for all residences. The minimum energy rating for all residences is 6 stars.

Construction Manager, Norman MacLachlan said that throughout the project the team faced a number of challenges "site contamination and environmental issues were considerable challenges early on. Site preparation, excavation and dewatering took about six months. Two of the major Trade Contractors were unable to complete their contracts which also had a significant impact".

Other challenges involved working with a basement below the level of the adjacent lake. "An innovative system of sheet piling and dewatering spears was used to stabilise the excavation for the construction. To cope with the hydraulic uplift, the building was constructed on a system of precast and sheet piles and the dewatering system was maintained until the mass of the structure was sufficient to overcome uplift" commented Norman.

Project Coordination has a long track record in the delivery of complex, green star developments and was able to use its considerable knowledge and flexible hands on approach to successfully manage and provide solutions to all of the challenges.

Project Coordination was founded in 1975 in the ACT and has since expanded with an office in Wollongong that services New South Wales. Project Coordination is renowned for its ability to work to a prescribed brief. Project Coordination has been awarded a range of awards including "Excellence in Building" Awards from the Master Builders Association in 17 of the 22 years since 1999.

The Company's principal activities involve projects in construction and refurbishment which span markets in the public and private sectors including commercial, retail, institutional, health and educational buildings. Included in these works are many innovative and special purpose buildings that utilise best practice technologies and management systems. Project Coordination sets high standards for everything it does. The Company's overriding philosophy is to provide the best value for the budget that results in quality projects which meet the Client's expectation, with no surprises along the way.

Project Coordination has recently completed the acclaimed Visitor Centre at the National Arboretum in Canberra. The centre is structured like a giant turtle shell, composed of spectacular arching laminated Tasmanian Oak rafters, supported by timber branches off concrete columns.

For more information please contact Project Coordination, 20 Napier Close Deakin ACT 2600, phone 02 6285 1555, fax 02 6285 2129

DEDICATED TO BEAUTY AND SUSTAINABILITY

Aurora Apartments is a new waterfront development in Kingston in the Nation's capital. Given their extensive experience and renowned reputation within the building and construction industry, Architectural Roofing and Wall Cladding (ARC) were engaged to install Graphite Grey Elite Rheinzink cladding to the exterior of the Aurora Apartments. The team of three carpenters and three metal workers worked over a five month period to construct and install the zinc to the walls and soffits of the balconies.

This product was supplied by Sydney based Craft Metals.

Rheinzink cladding was chosen for the striking façade for its timeless beauty, environmental pedigree and colour which complemented the surrounding urban landscape of Canberra. Zinc being a natural material, played a major role in the pallet of materials used on the project, harmonising with the seasons, whilst offering protection from the weather and offering a maintenance-free façade.

Greg Cunningham, General Manager of ARC commented, "Sustainability was a key issue for the project and besides the outstanding material properties of zinc and its attractive appearance Rheinzink is remarkable for its durability and excellent recyclability and the moderate amount of energy to manufacture it. Rheinzink is often specified for its adaptability being used in all forms of architecture as it can be skillfully shaped, stretched and worked".

ARC has been involved in some significant projects both in Australia and overseas. Major projects completed include installation of the copper façade on the Cross City Tunnel at Kings Cross, installation of copper shingles and lead flashings on St James Church in Sydney and installation of a spectacular copper façade at the Jade Apartments on the Gold Coast. ARC Roofing's outstanding workmanship has also been showcased overseas with a stunning example of installation of a graphite grey Rheinzink roof at the Wakaya Resort in Fiji.

ARC specialises in zinc, copper and aluminium and is Australia's leading specialised metal roofing and wall cladding company. The dynamic team of installers, project managers as well as estimators and draftsmen have an extensive knowledge and skill set with a commitment to architecture, innovation and excellence.

For more information please contact Architectural Roofing and Wall Cladding Pty Ltd, Unit 2, 37a King Road, Hornsby NSW 2077, phone 02 9482 4461, fax 02 9482 4177, email: info@arcroofing.com.au, website: www.arcroofing.com.au



VOLARE CONCEPTS - DROPS OF INSPIRATION

Englobo's new \$60 million Aurora Apartments residential development on the Kingston shoreline will set new standards for luxury living right down to the smallest details. Volare Concepts worked with Englobo initially in an advisory role from early stages of design and then supplied a total of 69 luxury apartments and penthouses with the most advanced technology and elegant design in tapware, basins, bathware and fittings for the kitchens and bathrooms.

Volare Concepts work to achieve the highest standards with the products they supply exhibiting a blend of innovation, functionality, ergonomics, ecology and longevity. At Aurora they created an environment that conveyed elegance, comfort and luxury. They sourced the finest fixtures and fittings and matched quality and function with style and comfort. With water becoming an increasing precious resource, all products supplied by Volare Concepts are water efficient helping to result in a minimum energy rating of 6 stars for all apartments in the new development.

Volare Concepts are recognised in the industry for their innovation and impressive customer care standards. Recent projects include 2913

Apartments, Equinox Business Park, Deakin, 10 & 12 Mort Street, Civic and Manuka Plaza. Volare Concepts was established in 1978, as a family business and has grown into a successful, well recognised company servicing the Building Industry, specializing in Tiles, Bathware and Kitchen Appliances and prides itself on excellence. Volare goes to great lengths to research and develop products, ensuring they are in line with the latest trends, as well as taking hold of many exciting, new styles set by Suppliers and Manufacturers worldwide

Phillip Ujdur from Volare Concepts would like to congratulate Englobo and Project Co-ordination for their outstanding work and professionalism portrayed throughout the Aurora Apartments project. "We are very pleased to have been involved in this project and are enthusiastic about continuing our relationship with Englobo and Project Co-ordination into the long term future".

For more information please contact Volare Concepts, Unit 1 / 78 Hoskins Street Mitchell ACT 2911, phone 02 6162 3747, website: www.volare.com.au



Aurora Apartments, Kingston ACT

FORESIGHT AND APPLIED EXPERTISE PROTECTS THE INVESTMENT

It only takes one crucial flaw like water ingress for the best-made plans to come to a bitter, litigious end. For the long-term future of a project like the Aurora Apartments, quality waterproofing is essential, to protect the major investment in quality and detail made by the developer and the builder. This is CETCO's mission – delivering products and processes during construction, which ensure long-term returns on everyone's efforts.

Having seen numerous building and tunnel waterproofing projects fail to deliver on specified requirements, CETCO recognised a need in the construction industry for an organized process which could iron out the kinks, prevent flaws and ensure projects do not fall foul of preventable damp mishaps.

What CETCO developed is a method of fool-proofing waterproofing, with their Hydroshield Quality Assurance program, launched in 2006. The combination of licensed applicators, certified inspectors and designer support from CETCO has set a new standard for delivering a finished, waterproof, healthy structure, no matter how tight the construction schedule. This start-to-finish solution allows CETCO to work closely with project teams to tailor the right products and processes for the individual job.

For Aurora Apartments, CETCO worked with the Builder to provide an economical system of waterproofing that had to both perform in hydrostatic conditions, and handle the possibility of contamination contained within the site's soils. For this reason, VOLTEX DS CR was the ideal product.

VOLTEX DS CR is a world renowned geotextile and bentonite based waterproofing system that incorporates specially formulated bentonite which can handle ground contamination issues. The product also contains a HDPE liner integrally bonded to the geotextile material.

The installation was carried out by Danlaid Contracting West Sydney, who are CETCO Approved Applicators, with post-application Quality Assurance inspections conducted by Byrne Technical Services.

CETCO – AMCOL AUST P/L (formerly known as Volclay) offers innovative products and practical solutions for the most challenging environments. From waterproofing membranes for buildings through to green roof and tunneling membranes, CETCO's integrated approach can accommodate the unique conditions of each specific project, ensuring the waterproofing system performs as required.

With 60 years of experience behind them, CETCO's products and methodologies make a positive difference to both new construction and restoration projects. Their HydroShield Quality Assurance Program works - keeping rains, drains, damp, groundwater and other issues from compromising the quality of everyone's workmanship.

For more information contact CETCO Australia,
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