

# TAKING THE CROWN

**CLIENT :** Shokai Ausbao  
**MAIN CONSTRUCTION COMPANY :** Parkview  
**ARCHITECT :** Team 2 & Smart Design Architects  
**CONSTRUCTION VALUE :** \$105 million

Crowne Plaza Sydney Darling Harbour is an impressive hotel and residential development, incorporating retail and restaurant offerings. The high quality and luxurious accommodation brings 152 hotel suites together with 95 beautifully designed sky residences, to the Sydney hotel market.

**Excellence, integrity and innovation are the hallmarks of Parkview, one of Australia's premier top tier builders.** With an outstanding portfolio of completed projects in sectors including aged care, residential, master planned communities, education, retail and hospitality, Parkview continues on a dynamic growth trajectory.

Crowne Plaza Sydney Darling Harbour has been one of their latest constructions. Developer Shokai Ausbao, awarded Parkview the contract as builder in February 2017.

The landmark 27-storey development comprises the 4.5 Star Crowne Plaza hotel with 152 suites, plus 95 residential apartments and a 5-level basement carpark with 98 car spaces. Ideally located just steps from the buzz of Darling Harbour and Barangaroo, with Sydney's retail centre only minutes away, the development includes an infinity pool, gym, bars and restaurants.

Parkview's Construction Manager, Glenn Moran said that one of the most outstanding features of the building is the architectural façade which was built with over half a million conventional face bricks, a challenging part of the project as brick layers had to work on a 27-storey scaffold.

"The concept for the façade was submitted by Smart Design Studio which won a design competition held by the City of Sydney Council. Team 2 was appointed as the

construction architect. The end result is very striking and in keeping with the history of the area."

Building in the CBD on the very busy corner of Bathurst and Sussex Streets and in the small Druitt Lane posed the biggest difficulty on the project.

"We were challenged with restricted hours in our work zone, shutting down foot paths, meeting Council regulations and disruptions caused by events like the VIVID festival. In addition, the scaffold for the façade was cantilevered over public domain footpaths to allow us to build. This involved extra Council consultation to obtain permits and footpath and road closures at different times," said Glenn.

Working through the challenges on the project required a team effort. "We have a great depth of experience in the Parkview head office team as well as all our other project teams," Glenn said. "This is a valuable resource we can call on at any time, so any problem can be quickly resolved. The energy, unity and enthusiasm in the company is the reason Parkview has grown in size and capability over a relatively short period of time."

Around 40 Parkview staff were involved in the Crowne Plaza project, with up to 350 other trades onsite at any one time and was completed in August 2020.

The Parkview approach to quality construction results and total client satisfaction is based on their design management process, early contractor involvement and smooth project handover to ensure a seamless transition.

"On any project, Parkview always assembles a specialised multi-disciplinary team to analyse the requirements, function, processes and costs with a view to finding the best-value design to ensure the smooth delivery of the project within the specified timeframe and in budget."

Parkview believes in making lasting contributions to the communities in which people work, play and live. For Parkview, the physical space is a powerful force in facilitating connected communities and giving a better quality of life. They are setting new benchmarks in design and construction to achieve this end.

Parkview have recently completed the 40-storey West Village in Parramatta for EcoWorld International, NewLife in Bondi Junction for TWT Property Group, and are currently engaged on residential projects, Sanctuary at Wentworth Point for Sekisui House Australia and Neue at Macquarie Park for COLI.

*For more information contact Parkview, Level 7, 60 Union Street, Pyrmont NSW 2009, phone 02 9506 1500, email [enquiries@parkview.com.au](mailto:enquiries@parkview.com.au), website [www.parkview.com.au](http://www.parkview.com.au)*



**Below** Power Distribution Australia installed an Ausgrid Triplex chamber at Crowne Plaza Sydney as well as mart pole street lighting network.



 **CROWNE PLAZA**  
SYDNEY DARLING HARBOUR



**Power Distribution Australia is one of the nation's leaders in the design and installation of high voltage and low voltage networks.** An accredited Level 1 Service Provider for projects associated with Ausgrid and Endeavour Energy, the proudly family owned company has a combined 40 years of industry experience.

In March 2020, Power Distribution Australia installed an Ausgrid Triplex chamber substation at The Crowne Plaza Sydney Darling Plaza. The company also installed the City of Sydney smart pole street lighting network and RMS traffic signal equipment upgrade on the intersection of Sussex and Bathurst.

PDA Director, Tony Rossi said that the basement substation required three 1500kVA transformers. "The work included the high voltage and low voltage extensions to the Ausgrid network, with technical protection networks and equipment. The magnitude of the project meant we were involved for 18 months."

Working on major projects in the CBD always poses difficulties and challenges and working on an electrical network that is compressive and associated with critical supplies needs highly technical supervision and monitoring by experienced personnel.

"PDA has very strict safety protocols and quality assurance procedures which enable us to manage all contingencies. This was particularly important on this project as the network with which we were interfacing was undergoing ongoing changes," said PDA Director Emily.

PDA has nine staff and 20 trusted subcontractors who work closely with the company. The Crowne Plaza Sydney Darling Plaza project saw PDA use seven of their team and several of their subcontractors at different stages of the job.

"We treat all our staff and subcontractors as part of our wider family," Emily said. "Our corporate values are strongly aligned to our family values and this also drives our commitment to our clients to provide the highest level of performance and delivery of their projects on time and within budget."

In addition to their Level 1 work and the installation of Triplex chamber substations, PDA undertakes pad mount and kiosk substation installations, overhead and underground high voltage and low voltage upgrades, direct distributors, switchboard assembly, earth grid installations, indoor substations, street lighting upgrades and civil works including conduit and cable installation, and pit and pipe installation.

The growth in PDA's business and client list reflects their capabilities and strict attention to detail on all projects, whether large or small. They have completed work for numerous councils, Roads and Maritime Services and a range of Tier 1 builders.

Completed projects include earthing installations for the Sydney Harbour Bridge and the WestConnex toll gantries, Sekisui House Stages 1 and 2 at Wentworth Point, the installation of four 1500kVA indoor substations at Granville Place and substation upgrades for Cammeray Girls High School, Bass Hill High School and Sydney Skate Park.

During 2018 to 2020, PDA has been engaged in a major undergrounding project at the corner of Herring and Epping Roads in Macquarie Park as part of a \$1.8 million housing development.

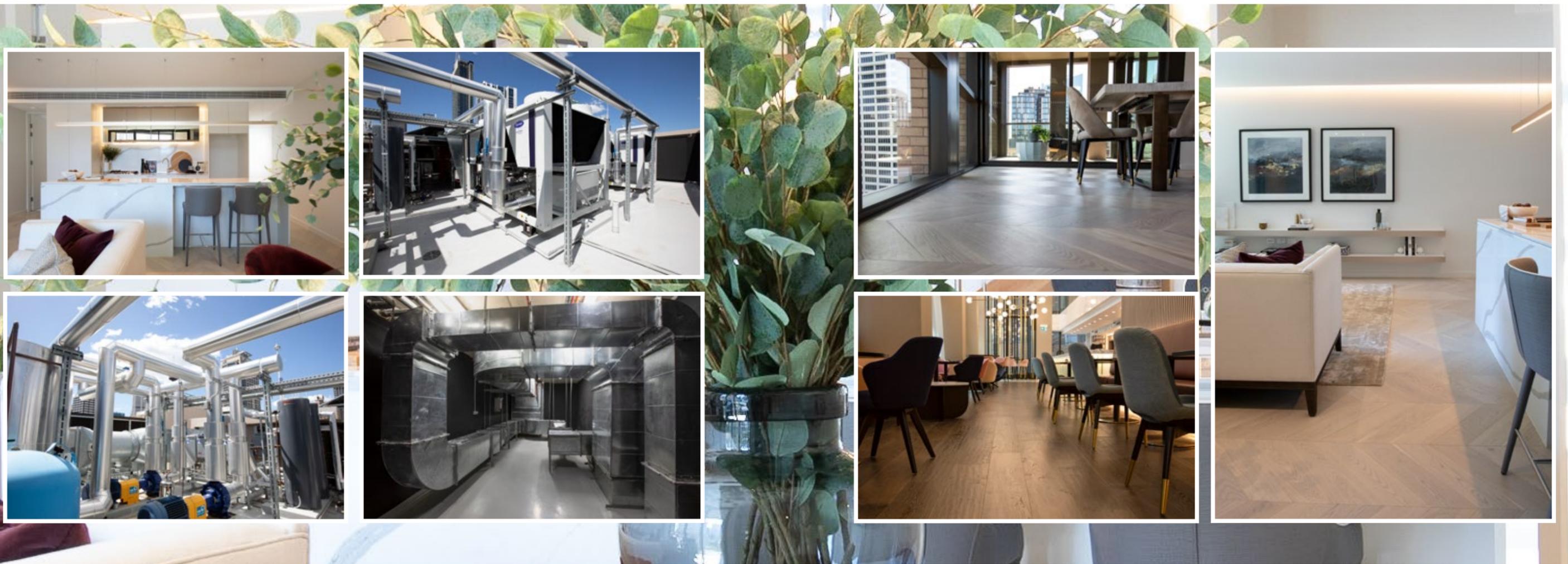
PDA has approval to work on all electricity networks and provides a comprehensive set of safety management plans, SWMS and plans relating to environmental management and quality assurance for every project. "We are also fully insured for product and public liability, so our clients can have total confidence in our operations," said Emily.

PDA is proud of their commitment to the highest quality construction standards and the relationships the company has built with staff, subcontractors, customers and other stakeholders in the public and private sectors.

**For more information contact Power Distribution Australia,** Suite 17/249 Annangrove Road, Annangrove NSW 2156 phone 02 8880 3514, mobile (Tony) 0408 191 914, (Emily) 0433 494 365, email [emily@pdas.com.au](mailto:emily@pdas.com.au), website [www.pdas.com.au](http://www.pdas.com.au)

Below ICR Air Conditioning installed Daikin VRF systems for each of the 95 apartments and chilled/hot water Carrier fan coil units to the 152 hotel rooms

Below Lucky Floor installed chevron engineered timber flooring throughout the residential units along with oak engineered flooring to the commercial areas.



ICR Air Conditioning were contracted to design and construct the mechanical services for the new Crowne Plaza Sydney Darling Harbour, a multi-purpose building with 95 residential apartments and 152 hotel suites across 25-levels with facilities including a gym, swimming pool, function rooms, restaurant, several bars and multi-level underground parking.

ICR is a leading HVAC company, providing design, supply, and installation through to commissioning, service, and ongoing maintenance.

“The solution we designed and installed for the residential apartments involved individual VRV Daikin systems. This allows residents to individually control, schedule and set the desired temperature in each room,” explained ICR Air’s Project Manager, Andre van Niekerk. “ICR Air’s air conditioning systems at the Crowne Plaza will ensure a comfortable environment whatever the weather conditions.”

For the hotel section of the building, ICR designed a central chilled and heating water system utilising Carrier chillers and Simons gas hot water boilers which provides chilled and heating water to the common area air handling units and to the individual hotel room fan coil units

to cope with the demands for heating and cooling across the hotel suites and public areas.

“Perhaps the biggest challenge was the site’s location on a busy CBD corner with narrow surrounding streets,” Andre said. “This created problems for equipment and material deliveries and the associated hoisting to the desired locations thereof. However, the general installation went smoothly for ICR. We followed the construction as it progressed upwards.”

Since their establishment in 2007, ICR Air Conditioning has forged a leading position and solid reputation in mechanical ventilation and air conditioning services, with an extensive portfolio of completed projects encompassing hotels, commercial buildings, retail centres, aged care facilities, as well as education and institutional projects.

*For more information contact ICR Air Conditioning Pty Ltd, 12/175 Briens Road, Northmead NSW 2152, phone 02 9890 1788, email info@icrair.com.au, website www.icrair.com.au*

Lucky Floor has established a reputation as a leading supplier and installer of flooring in Sydney’s CBD and wider metropolitan area. With an extensive offering of flooring materials including Hybrid SPC, laminate, hardwood timber, engineered floating timber floors and bamboo floors, Lucky Floor can meet the demands of the most discerning customers.

The company supplied and installed high quality chevron engineered timber flooring to all 94 residential units and 300m<sup>2</sup> of 20mm thick engineered timber flooring in the commercial areas including the hotel, restaurants and bars.

There were very tight time frames on the project. “We use only the most experienced installers as the laying of chevron flooring requires particular attention to getting the pattern exactly correct. We had an average of 8 to 10 of our installers working throughout the project to meet the deadlines,” explained Jonson Hao, General Manager of Lucky Floor.

Jonson added that excellent coordination with Parkview and the other trades onsite was a critical component in getting the flooring completed to schedule.

Lucky Floor imports flooring from China where they have a direct connection with a manufacturer, so they can offer excellent pricing. They also uses their own qualified inhouse installers and do not have to rely on subcontractors.

In business for over 15 years, Lucky Floor has a showroom and warehouse in Revesby with 15 employees who are involved in both the residential and commercial flooring markets. “Our focus is always on ensuring our customers are totally satisfied with our quality products and service,” Jonson said.

Amongst Lucky Floor’s current commercial projects is The Majestic in Rouse Hill in Western Sydney. Lucky Floor is installing flooring in 243-apartments in Stage 1 of the development by Westbourne Constructions.

*For more information contact Lucky Floor, Warehouse 5, 3-13 Marigold Street, Revesby NSW 2212, phone 02 8710 9046, email lyflooring\_oz@hotmail.com, website www.luckyflooring.com.au*

**Below** Channon Refrigeration installed hospitality equipment for the ground floor café and the restaurant, bar and back of house kitchen on Level 1.

**Below** Sure Projects installed Tremco MPU waterproofing membranes in the bathrooms, laundries and wet areas across the development.



**Channon Refrigeration is a renowned specialist in commercial refrigeration design and quality kitchen and bar fitouts including beer systems.** Since 1976, Channon has offered a wide spectrum of equipment for the hospitality industry and has a manufacturing capacity to produce custom designed refrigeration cabinets.

Based on their industry leading position, Channon was commissioned to supply and install all the food and beverage fitout at the impressive 4.5 Star Crowne Plaza Sydney Darling Harbour. This entailed providing equipment for all the bars and kitchens throughout the hotel.

Director of Channon Refrigeration Sales, Bill Mun said the equipment list supplied by Channon was extensive. “On the lower ground floor and finishing kitchen we installed cooking and dishwashing equipment. We fitted out the ground floor café and the restaurant, bar and back of house kitchen on the first level. The beer systems went into the lower ground floor and Level 1 bars. The restaurant was also fitted with a buffet, a refrigerated display cabinet and exhaust hoods.”

Channon first quoted on the project in November 2018 and installation began in July 2019 with completion in September 2020. “This was an unusually slow timeline for various reasons and that does provide some

challenges,” Bill said. “The busy CBD site with narrow surrounding roads did slow down work for everyone and we ourselves had to work around parking and limited access for unloading equipment.”

Apart from the Crowne Plaza, Channon has an impressive portfolio of recent projects including the kitchens, bars, beer keg rooms and coolrooms at the new 30,000 seat Bankwest Stadium in Parramatta, the Marsden Brewhouse, Bisteca Restaurant, the Enmore Hotel, Kiama Leagues Club and Coogee Bay Hotel.

“Channon can provide a design proposal for any commercial food and beverage situation, with a quality guarantee and full service back-up for all our customers,” Bill said.

Channon has a highly qualified service team available 24 hours per day, seven days per week.

**For more information contact Channon Refrigeration,** 6/25 Garema Circuit, Kingsgrove NSW 2208, phone 1300 657 977, email [info@channon.com.au](mailto:info@channon.com.au), website [www.channon.com.au](http://www.channon.com.au)

**One of the most crucial aspects of any building project is waterproofing.** Sure Projects Australia is a professional in this exacting field. Working on many of Sydney’s largest construction projects, Sure Projects Australia is a proven performer and has built a constant flow of repeat business from satisfied clients over their 12 years in business.

Engaged by Parkview on the Crowne Plaza Sydney Darling Harbour project, the team from Sure Projects spent approximately two years waterproofing bathrooms and laundries in 95 residential units as well as the bathrooms in 152 hotel suites. In addition, Sure Projects completed the sealing of the carpark including waterproofing the lift pits. Another major part of the project was sealing the roof and all balconies.

The company had up to five of their 41-strong team continuously onsite. “We support our team throughout any project and continuously monitor our work to ensure we deliver the highest quality result for our clients,” said Director of Sure Projects Australia, Samire Fakhri.

“We used Tremco MPU waterproofing membranes on all the indoor work,” Samire added. “It is a totally effective product that meets all Australian standards and our team has the skills and expertise to ensure that the product is applied in the correct manner to provide superior

performance.” Sure Projects continually monitors developments in waterproofing technology and techniques to ensure they offer their clients the very latest products and services.

The management team at Sure Projects Australia is committed to solving complex technical issues, which has contributed to the company’s growing success and expanding client base. The company has recently completed major projects for Multiplex at 388 George Street and the Westmead Hospital. They have also completed work at Quay Quarter Tower, Maitland Hospital and the MLC Centre Retail Precinct.

“We are focused on delivering a high quality end product for our customers using superior waterproofing technology,” Samire said.

**For more information contact Sure Projects Australia,** 112 Queens Road, Five Dock NSW 2046, phone 02 9713 4646, email [adel@sureprojectsaustralia.com.au](mailto:adel@sureprojectsaustralia.com.au), website [www.sureprojectsaustralia.com.au](http://www.sureprojectsaustralia.com.au)