

A CREATIVE COLLABORATION

DEVELOPER : Leighton Properties Pty Ltd and LaSalle Investment Management Pty Ltd
BUILDER : Richard Crookes Construction Pty Ltd
ARCHITECT : SJB Architects Pty Ltd
SURVEYOR : Lockley Land Title Solutions Pty Ltd
PROJECT VALUE : \$230 million

The \$230M Erko Residential Project, located in Erskineville include 16 Torrens Title terrace houses and 304 apartments, each arranged to ensure residents have maximum access to the courtyard and maintaining privacy with an urban feel.

With the recent completion of its final stage, the urban regeneration project Erko has seen the rejuvenation of a former light industrial site into an outstanding example of a masterplanned development.

Developed by Leighton Properties and LaSalle Investment Management, and constructed across 3 stages, Erko consists of 320 high quality dwellings, transforming the 16,150sqm site within Erskineville's Ashmore precinct.

The site is now characterised by stunning architecturally-designed apartments with sophisticated interiors, generous private internal and external spaces, and new public space. In addition to its superb design, Erko is located less than 5km from Sydney's CBD, is close to Erskineville Station and the city's extensive bus network, and is within proximity to beaches and the Harbour.

The site, its location and frontages also creates a vital pedestrian and bike path connecting to and from Erskineville station and village to the north, and Sydney Park to the south.

The location, masterplan setting and the overall design and finish of the apartments sets Erko apart from other developments. The success is the transformation of a former industrial site into a carefully planned residential precinct characterised by high quality buildings and a public domain.

Development of the site began in 2011. Stage 1 consists of 263 apartments and a café (all contained within three buildings of 8 storeys), Stage 2 of 16 torrens title terraces and the recently completed Stage 3 consisting of 41 apartments across 7 storeys in a single building.

Sustainability initiatives have been incorporated into the project. This includes energy saving measures such as energy efficient lighting, lift system and air conditioning system, time control devices, low water usage fittings,

rainwater harvesting for common area landscaping and roof gardens.

Additionally, the site is underpinned by strong community integration principles. Nearly 6,000sqm of the land (40% of the site) is dedicated to Council as public land, while \$2.17m has been invested in the construction of new roads, bike paths, pocket parks and shared zones. Further funds have been invested towards future works at the dedicated land to be undertaken by the City of Sydney.

Engagement between residents has been actively encouraged, including direct apartment access from the street to terrace houses. The main building incorporates a substantial private open space, designed to encourage residents to interact and enjoy the outdoors together.

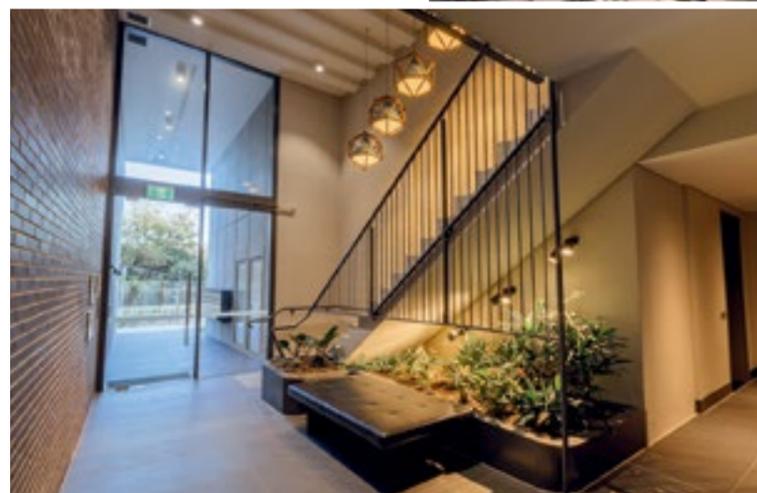
A new shared zone for the Bridge Street connection, leading to a pedestrian/bicycle-only pocket park has also been designed as a focal point of interaction, incorporating a public art installation and public space close to the development's café/bakery.

Intergation with the surrounding community has also been an important part of the Erko project. This engagement started at the very beginning of the development and continued through to final handover to new residents. A community open day provided the opportunity for surrounding neighbours to meet the development team and view information on the project.

With such a large development, it is expected that some challenges would be encountered. This included the flood-prone nature of the site, adjacent infrastructure (including railway and desalination pipeline) and poor ground conditions. These challenges were resolved early with careful planning and contract management, along with the use of expert engineering advice and close consultation with a wide range of stakeholders, including City of Sydney, Railcorp and Sydney Desalination Pipeline.

For the developers, Erko signifies outstanding success in developing and executing all targets of a complex plan with speed and precision. The delivery of the overall development in the space of four years is a testament to the project team, the authorities and all of the stake holders involved.

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A TURNING TRIUMPH

A world leader in the design, engineering, manufacture and installation of rotational solutions, Australian Turntable Company's (ATC) work continues to take the business all over the world.

As a provider of turntable solutions for mining sites, global distribution chains, construction sites, commercial developments, supermarket and retail outlets and more, ATC was a natural choice to provide a 9m truck turntable on the Erko development. This enabled a truck to enter and exit the site in a forward direction.

"ATC helped with the spatial design of the loading dock, design, manufacture, installation and servicing of the turntable," says Australian Turntable Company's Alex Chapman.

A significant amount of research went into the lead up to the manufacture and installation of the turntable for the Erko development.

"ATC collaborated closely with the clients/architects and design managers to make sure the space and operation would work for them," Alex adds. "ATC also completed the rotation and swept path analysis within our package to verify the results."

According to Alex, a truck turntable generally returns up to 50 per cent of space. "We assist supermarkets, architects and developers reduce their loading dock area and reallocate the saved space for something more useful, such as extra retail real estate or car parking," he says.

For busy construction sites where passing traffic is a significant issue, ATC offers a unique solution – in the form of a relocatable truck turntable (RTT).

The RTT shortens the build schedule and improves traffic movement of a development during the construction phase. It not only provides a reduced loading dock area but means delivery trucks can return into the street in a forward direction – improving the health and safety of all site participants on and outside the site.

"The relocatable turntable is being used for semi and concrete truck deliveries to eliminate reversing manoeuvres on site. This

is much safer and reduces space, delivery cycle times and public disruption," says Alex.

Designed, engineered and manufactured with precision, the temporary turntable is low profile, installed in super-fast time and can still take heavy trucks all day long. The turntable solution also reduces damage on site to trucks and equipment thereby reducing site repair costs.

"We also find that local Council authorities are pleased as there is no need for traffic to reverse onto busy streets, with all trucks entering and exiting the site in a forward direction. This reduces the overall build time and reduces traffic management costs," adds Alex.

Once the project is completed, the turntable can simply be re-located to another construction site.

ATC's investment into research and development over many years has enabled the multi award-winning regional based company provide first class solutions for Rio Tinto, Leighton's, Coles, Aldi, Bovis, Lend Lease, John Holland, McLaren, BMW and Rolls Royce and many more quality clients.

Australian Turntable Company has also supplied turntables for projects in, New Zealand, Cambodia Dubai, Abu Dhabi, Azerbaijan, Singapore, Indonesia, Monte Carlo, Cannes, Monaco, Tanzania, Oman, Qatar, Iran and Iraq.

ATC has also recently been awarded the contract to design and build two rotating platforms and seating capable of carrying 644 people within a Convention Centre. The rotational movement allows the centre to subdivide one large room into three separate function spaces. ATC's multiple movement systems can enable the creation of a dynamic space to suit any number of purposes.

For more information contact Australian Turntable Company Pty Ltd, 61 Collins Street, Kangaroo Flat VIC 3555, phone 03 5447 0525, fax 03 5447 1386, email alex@turntables.com.au, website www.turntables.com.au