

# HARBOURING SUCCESS

The Harbour Mill apartment, takes advantage of a rare opportunity for new development in Pyrmont. The Project breathes fresh life into remnant façade of historical significance.

DEVELOPER : Edwin Davey Pty Ltd  
MAIN CONSTRUCTION COMPANY : Ceerose Pty Ltd  
ARCHITECT : Grimshaw Architects  
CONSTRUCTION VALUE : \$30.5 million

**The \$30.5 million project, developed and delivered by Ceerose, combines luxurious residential apartments with a retail space in a vibrant, inner city location.**

First constructed in 1896 and re-built in 1911 following a fire, the Edwin Davey and Sons Flour Mill operated until 1996.

Harbour Mill incorporates a new 4-storey structure behind the existing heritage façade with an additional 6-storey building. Offering 136 one, two and three bedroom apartments, the complex includes a communal garden and ground floor retail space. Sydney-based developer and construction organisation Ceerose utilised their dynamic, integrated approach to realise Harbour Mill.

Ceerose chose a typically progressive method for achieving a stand out design. “It went to a design competition,” explains Edward Doueihi, Managing Director for Ceerose. World leading architectural firm Grimshaw Architects brought immeasurable expertise and prestige to the adaptation of the building for contemporary use.

The project’s energetic location and heritage character afforded golden opportunities for a stunning development but also practical challenges. Ceerose were required to liaise directly with a number of authorities due to Harbour Mill’s close proximity to the Western Distributor freeway and Wentworth Park light rail station.

“We had to submit a lot of documentation to RMS (Roads and Maritime Services) and RailCorp because the light rail ran directly past the site,” explains Edward. “As part of the DA process we had to enter into a tri-party agreement between ourselves, the local council and RailCorp.”

Incorporating public access improvements into the development to service Wentworth Park light rail station represented a \$1 million contribution on Ceerose’s part. As Edward describes, Ceerose constructed an extension including a staircase to Jones Street, a path and accessible access.

Harbour Mill’s location near the Western Distributor also presented a number of challenges. Roy Massoud, Construction Manager, recounts the logistical problems of excavating half a metre away from the freeway, resulting in extremely tight access. As a long-term consideration, the noise generated by the freeway required careful planning to ensure the acoustics were adequate. “A lot of engineering and ingenuity went into the window systems,” Roy says.

Integration of the existing and new buildings was a primary concern for Harbour Mill. One of the challenges, as Roy describes, was “engineering restoration works involved with retaining the original façade and tying it in with the new structure.”

The new façade system is unique, a full custom façade engineered by Inhabit, featuring custom extrusion, pre-fabricated metal walls framing the structure and the façade clad in Vitrabond.

“The internal of the building has two large atriums, a nightmare for fire engineering,” explains Roy. “Arup produced a solution so it was safe to live in.”

The result is generous, contemporary apartments with future-proof views and an abundance of natural light. “All the internal corridors and spaces are all naturally ventilated increasing the amenities of the apartments,” Edward says. “It allows for cross-flow ventilation in the apartments and natural light.”

Ceerose specialise in start-to-finish, high-end construction as well as contract development and building work. “We deliver quality projects on-time and on-budget,” Edward states.

Commencing in 1998, Ceerose has expanded over the past 5 years to become a notable player in the Australian property market. Ceerose are currently completing a client project Ryvita in Camperdown plus upcoming developments in Ashfield and Dulwich Hill.

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**Soneta Plumbing designed and constructed the entire plumbing infrastructure for Harbour Mill using SharkBite fittings and pipes.** “We are the first major company to use the SharkBite product in New South Wales,” explains John Fadel, Managing Director of Bidel Group. “SharkBite is speedy, efficient and reliable.”

Manufactured in Australia by Reliance Worldwide, all SharkBite products are fully tested and certified for behind the wall and underground applications. Renowned for their valve flow, SharkBite can be used for hot and cold water systems.

Ensuring ease of installation, SharkBite fittings do not require soldering, clamps, unions or glue allowing the system to be disconnected and reconnected. SharkBite’s strong, corrosive resistant materials include both PEX and copper pipe and, through a range of conversion fittings, are fully compatible with other pipe systems.

Equipped with SharkBite’s advanced plumbing solutions, Soneta Plumbing matches the quality of their products with a complete professional service that is second to none. “Our concept is unique, we do things differently,” John says.

Headed by their plumbing director Steven Dib, Soneta Plumbing stands out from the crowd with two exclusive practices that guarantee the distinction of their workmanship. The first is a documentation process that openly lays out all their work on every job while the second involves a system of inspection as part of their project delivery procedure.

“On every job, we take photos of every single plumbing and piping aspect to hand over the builder for future reference,” Steve says “No one else does this.”

Soneta Plumbing’s extensive documentation includes both the plumbing work and the administrative processes involved for each project. As Steve describes, “We put our work on show. We are honest.”

The second practice incorporates a three-point inspection check that again maintains the transparent nature of Soneta Plumbing’s operations.

“First the supervisor, then the foreman, then the director inspect the job prior to handover,” Steve says. Open communication is all part of the service at Soneta Plumbing and extends throughout the duration of each project. The service doesn’t end there, however. “Soneta Plumbing can provide maintenance and inspections of plumbing works throughout the duration and after the completion of construction works,” Steve notes.

Soneta Plumbing, part of the Bidel Group, is a family-owned company specialising in commercial and residential construction plumbing services. Since 1984, Soneta Plumbing have completed a wide range of major projects, delivering hydraulic works, heating and cooling systems, drainage and storm water works as well as all aspects of commercial and residential plumbing systems.

“We specialise in strata development and have been involved to a great extent in numerous unit developments,” Steve explains “Our foremost priority besides maintaining our high standard of workmanship is to complete the job on time, on budget, for every commercial or industrial project we work on.”

As with their work on the Harbour Mill Apartments, Soneta Plumbing offers a complete design and construct service for plumbing infrastructure. The design team includes hydraulic consultants who are experts in developing solutions for multistorey residential developments.

Drawing on years of extensive experience, Soneta Plumbing ensures their service is tailored towards the most beneficial solutions for their clients.

“Over the years, we have developed an extensive, reliable network of suppliers and contractors,” Steve says. “We pass the benefit of our network to our clients by arranging the most cost efficient solution for your project that is possible.”

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**Below** Apollo Kitchens completed extensive joinery throughout each apartments living, kitchen and bathroom areas.

**More than kitchen joinery, Apollo Kitchens is equipped to provide a full range of joinery products as demonstrated by the company's recent work on the Harbour Mill Apartments project.**

Complimenting the effortless luxury that characterises the Harbour Mill Apartments, Apollo Kitchens delivered its trademark excellence in the design, manufacture and installation of all the development's joinery.

Interior work spanned kitchens, wardrobes, linens, TV cabinets, built-in joinery, laundries, vanities and bathroom joinery including mirrored shaving cabinets. Apollo Kitchens also completed the joinery for the external BBQ areas.

"The BBQ areas were one challenge as they were completely outdoors," explains Peter Bader, CEO and Managing Director of Apollo Kitchens. "We had to use products resilient to the weather. We used a plasticised board product that doesn't deteriorate."

Another challenge presented by the Harbour Mill Apartments was the restricted site access arising from the development's bustling Harbour-side location.

"It was very tight," Peter says. "Accessing down a narrow roadway and getting joinery up the levels was probably the most challenging aspect. But we've been doing this for such a long time we get that sorted very quickly."

Remaining a family owned and operated business since 1968. Further strengthening its renowned reputation as provider of the "total package" – design, manufacture and installation – Apollo Kitchens is currently in the process of expanding its manufacturing capabilities to meet an increasing demand.

"Projects are getting larger not smaller due to the urbanisation of capital cities," explains Peter. "In order to add to its facilities and cement itself as the largest joinery manufacturer, Apollo Kitchens have commissioned to build a 8000m<sup>2</sup> facility in Smithfield."

Apollo Kitchens recently opened its own stone manufacturing facility for the production of stone bench tops. These new

manufacturing facilities increase Apollo Kitchen's existing manufacturing capabilities.

Utilising fully automated manufacturing processes with the latest machinery, Apollo Kitchens currently produce over 120 kitchens each week from facilities in the Sydney and Newcastle regions. It is the company's clients, however, who are the ultimate beneficiaries of Apollo's expanding success. Maintaining control of the entire design, manufacture and installation process ensures Apollo Kitchens can guarantee for warranty, on-time delivery and exceptional quality.

"Apollo Kitchens offers a secure supply chain to its customer base," Peter says. "We are a one-stop shop for customers and we are not relying solely on subcontractors."

With every detail of the kitchen design process managed by Apollo Kitchens' team of experts, clients can be assured that they will be delivered the best results for their project. As Peter adds, "Apollo naturally manufactures cabinets to cater for clients' needs."

Combining exceptional service with expert craftsmanship, Apollo Kitchens offer innovative and practical kitchen solutions for any sized project from large-scale commercial developments to private residential renovations.

As the company looks toward its future manufacturing expansion, Apollo Kitchens continues to create beautiful living spaces across Sydney with an extensive schedule of current major projects. These include Lumina in Ashfield, Ryvita in Camperdown, The Mint in Willoughby, Arlington Grove in Dulwich Hill, Industri in Newtown, Royal Shores in Ermington, and Lake Promenade in Rouse Hill Town Centre.



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**Inspired by family tradition, J & S Piering and Civil Works’ services to the civil construction industry are driven by values cemented through years of experience.**

J & S Piering and Civil Works completed all the detailed excavation and part of the bulk excavation earth works for the Harbour Mill project. Experts in negotiating enclosed and difficult access areas, their work facilitated the construction of lift shafts and a new stairwell.

“We supplied the builder machinery when they requested them,” explains Joey Salamah from J & S Piering and Civil Works. “We also removed off-site all the soil that came from our works.”

“It was a difficult job with difficult access,” Joey says. “You have to know what you’re doing to finish it.”

There is no doubt the team from J & S Piering and Civil Works knows what they’re doing. The Salamah family has been well-respected members of the development and construction industry for over 35 years. Establishing J & S Piering and Civil Works in 2008, Joey possesses the specialist knowledge that only comes through years of experience. He prioritises a customer-focused approach to business

and maintains the three core values of “Collaboration”, “Result” and “Integrity” throughout all company operations.

J & S Piering and Civil Works specialise in piers to all sizes, urban infrastructure and development as well as providing hire and rubbish removal services. Excavation services include bulk/detail and hand excavations, rock breaking and sawing plus all civil earthworks and underpinning.

Their comprehensive range to hire covers labour, tippers/trucks and dogs, plant hire, excavators from 2-45 tonnes, rollers from 2-13 tonnes, bulldozers/drotts and bobcats. As well as demolition strip-outs, J & S Piering offer rubbish removal including the daily delivery and collection of skip bins.

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**As architects develop new concepts to transform buildings from ordinary to extraordinary, the construction industry is called upon to find innovative solutions to bring those concepts to life.** Structural framing experts Frame-Tek thinks and builds smarter to achieve those solutions.

The Harbour Mill Apartments, formally a flour mill, is now an impressive 9-storey landmark. Frame-Tek Group worked closely with Ceerose throughout the design of this project, developing a structural framing system to support the façade, whilst maintaining the aesthetic depth in the façade design. Frame-Tek’s design team holds a wealth of experience, and welcomes any opportunity, such as The Harbour Mills project to provide their “ultimate façade advantage”. The team at Frame-Tek gave their full support to ensure smooth integration was achieved with all adjoining elements surrounding the façade. Frame-Tek takes an amenable approach in every project they undertake, displaying efficiency and effectiveness, the two focal points which Frame-Tek seeks to capitalise for their clients.

For over 10 years, Frame-Tek has specialised in innovative and economical prefabricated metal façade framing. Frame-Tek also offers framing systems to support stone cladding, façade feature areas, fins, blade walls and low level roof framing.

Frame-Tek reduce onsite labour and associated costs by pre-fabricating structural framing products offsite in their own production plant. Substituting conventional structural steel framing, Frame-Tek utilise what they describe as a unique high strength, clinch-riveting system for framing solutions. As a benefit of this system, Frame-Tek can provide their clients with a range of time saving, alternative structural framing construction methods.

Frame-Tek is currently completing work for a range of diverse projects around New South Wales. These projects include work on hospitals in Wagga Wagga, Wollongong and Blacktown, the Newcastle Courthouse, Barrangaroo, Darling Harbour Live and the Mariner’s Office Building (Central Coast).



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**Below** Floor Grinding Services completed floor resurfacing on the apartments concrete floors.

**Below** ESD Synergy provided assessment and advice on how to meet compliance requirements for Harbour Mill Apartments.



**Uplift and grinding specialists Floor Grinding Services Pty Ltd brought their considerable expertise to the Harbour Mill project, delivering a high quality surface to the concrete slab.**

“We ground the concrete slab where it was rain damaged,” explains Edmund Sheehy, Director of Floor Grinding Services. “We made it smooth and suitable for carpet and other floor finishes.”

The project was, as Edmund describes, “pretty standard. We do a lot of rain damaged slabs.”

Floor Grinding Services offer a complete service from concept to completion across domestic, commercial and industrial settings. With fully trained and experienced personnel, Floor Grinding Services know how to meet the varying size, shape and detail requirements of individual projects. As well as residential buildings, the team’s experience includes shopping centres, supermarkets, office buildings, airport terminals, automotive production facilities, hospitals and retirement homes.

Specialists in the removal of vinyl, ceramic, parquetry lines and traffic lines, Floor Grinding Services guarantee a fast, clean and safe service

that minimises heavy-duty dust and noise. “You won’t even need to vacuum your surface once we leave,” Edmund says.

True to their name, Floor Grinding Services are the experts in diamond grinding, concrete grinding, concrete polishing, concrete cleaning and shot blasting. “Whether your flooring is old or new, we are able to grind concrete flooring to a semi-gloss or a high gloss finish,” Edmund explains. Their state-of-the-art fleet of grinding machinery remove contaminated concrete layers while sealing the debris within collection systems for thorough disposal. Throughout their range of services, Floor Grinding Services comply with all legislation and maintain a serious concern for environmental considerations.

Above all, Floor Grinding Services work with clients to deliver the best results for their specific projects. “We are proud of the working relationships we have developed with business and domestic clients alike,” Edmund says. “We listen to your flooring service needs and we give the same level of importance to all our clients.”

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**The specialist team at ESD Synergy Pty Ltd provide expert advice on sustainable design strategies, ESD compliance and sustainability assessment and energy efficiency solutions for residential and non-residential buildings.**

The Harbour Mill Apartments represent a typical project for Henky Mantophani, Director of ESD Synergy and Adriana Segovia, Senior ESD Engineer, who worked to ensure the development’s performance at peak efficiency.

“We provided BASIX assessment and advice on how to meet compliance requirements,” explains Henky. “We previously provided design input – we looked at the initial designs and what the areas of concern might be, such as what windows would need shading.”

“The designs were already pretty good,” Henky says. “The architect had a firm grasp on the design so they wouldn’t have issues with compliance. They designed it quite well.”

“We always offer to have a look at the preliminary design to ensure it is going in the right direction,” Henky continues. “And we always work with the client to ensure cost effective solutions.”

ESD Synergy delivers a full range of energy efficiency assessments including BASIX and BCA Section J and JV3. They offer a range of services to cater for the assessment of both existing buildings (including NABERS rating, energy audits and demand management/energy recovery retrofit design) and new buildings (including thermal simulation/building physics, sustainability feasibility analysis and design review).

ESD Synergy also offer specialist acoustic services (including acoustic impact assessment and design, mechanical services noise control and onsite noise measurements and compliance testing) and wind engineering (including cladding pressures wind tunnel testing, pollution dispersion and wind energy).

All of the team at ESD Synergy are highly qualified experts in their field able to work on projects from a new house to 500 or 600 apartments. “We use our experience to benefit the client,” Henky explains. “We always provide quality services and meet deadlines on time.”

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Harbour Mill Apartments, NSW

**Below** Megacrane supplied the popular FMGru tower crane to the Harbour Mill development.



**A towering crane lifting impossible loads to impressive heights characterises construction sites in the popular imagination.** When that crane is a Megacrane it is guaranteed to capture people's attention. Megacrane, one of Australia's recognised leaders in construction cranes, supplied an FMGru tower crane to the Harbour Mill development for use on the project.

"This is a very reliable crane," explains Antonio Foini, CEO of Megacrane. "It is a very popular crane in Australia due to the number we have sold throughout the country. It is an economical crane."

Antonio and the team at Megacrane are the qualified experts on all aspects of cranes and their functions. Operating since 1999 and under its current name since 2009, Megacrane are the Australian importers of FMGru tower cranes, Marchetti mobile cranes, Electroelsa hoists, Boscaro material handling equipment and Gherardi formwork equipment.

"Our organisation, in the past 16 years, has imported over 170 tower cranes Australia wide," Antonio notes.

Megacrane's services also include engineering design (foundation design, grillage and tower ties), project design, repairs, maintenance

and supply of genuine parts. "We supply spare parts for all models of tower crane that we buy and sell," Antonio says.

More than the supply and management of equipment, Megacrane offer operational knowledge and support to the use of their cranes. Safety is a foremost priority for Megacrane who incorporate anti-collision systems, remote monitoring systems and black box technology. Megacrane delivers training by manufacturer-accredited trainers while all of the organisation's highly experienced personnel are similarly manufacturer accredited.

"Our organisation employs highly qualified technical staff," explains Antonio Foini. "We provide a reliable service throughout Australia and Oceania."

Megacrane have recently been awarded a large project in Mascot with Taylor Construction for which they will be supplying two Terex cranes: a CTT 561 and a CTT 181.

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