

WINDOW OF OPPORTUNITY

MAIN CONSTRUCTION COMPANY : Ceerose

ARCHITECT : Giles Tribe Architects

STRUCTURAL ENGINEER : Australian Consulting Engineer

CONSTRUCTION VALUE : \$22 million



Lumina is an exceptional mixed-use development of 61 luxurious apartments with stylish retail areas, sophisticated finishes, modern appliances, and beautiful light-filled interiors in a prime inner west location.

Ceerose were appointed to undertake the design, construction and project management for the recent Lumina project in Ashfield. The scope of works commenced at DA Stage and included obtaining four staged Construction Certificates to carry out the works.

In the early stages, Ceerose managed and coordinated the architectural, structural and services drawings and documentation. The team implemented design amendments to further improve the construction and express the project vision.

The highly experienced team at Ceerose rose to the challenge of coordinating the entire works. Weekly meetings were conducted with the client and project manager, along with intense monthly reporting to the client, project manager, superintendents and representatives of the ANZ bank. Ceerose also took control of project programming and budgeting while engaging relevant consultants, sub contractors and suppliers throughout the project.

Lumina is a sophisticated development located in the prime inner west position of Ashfield. The new residences have been built to support smart urban living and, with a location just 9km from the Sydney CBD, Lumina offers a choice of transport options.

Ensuring a state-of-the-art development, luxury and designer finishes have been included throughout. 110mm Dincel walls, as both load-bearing and exterior walls, were implemented and rendered with three coats of specially selected textured paint.

The team at Ceerose worked hard to minimise impact, especially given the confinement of works and the close proximity to neighbouring properties.

Access to the site for deliveries and materials handling was limited due to a double bus stop located directly outside the site. Ceerose personnel drew from past experience to ensure a smooth transition of goods onto the site.

A core issue on the Lumina project was the implementation of scaffolding. As scaffolding was required above the neighbouring properties, a great deal of input was required from the project engineers. The scaffold loading platforms were built in a manner as to not impose on the building areas. Special care was taken when constructing the 1,200m² basement levels as the shoring works were carried out directly next to the neighbouring buildings.

Ceerose are at the forefront of Sydney's design and construct industry, producing and delivering exceptional outcomes on every project. As a leading property developer and construction company, Ceerose have established a notable reputation for consistently providing high quality commercial and residential developments. The team take pride in being a local service and are highly experienced in identifying the individual needs of their clients whilst exceeding expectations.

With awards in excellence, Ceerose are committed to bringing innovation and professionalism to the prestige property market in Sydney. Their proven track record for developing many of Sydney's most desired locations has largely contributed to the success of their company.

Ceerose work closely with professional property developers and contract construction managers who are committed to providing properties with long-lasting growth potential, design that incorporates sustainability and affordable living in prime locations across Sydney. By adopting a systematic approach, their clients' investment returns are maximised.

Along with Lumina, Ceerose is proud to have also been a part of the following projects: Watsons Grove, The Mint, Arlington, Boston University Sydney Central, Soffita and Northerly Park.

Ceerose received the status of 'Highly Commended' by the Asia Pacific Property Development Awards for the recent Eliza project. As an award winning company, their work has been highly recognised over the years and details of the Company's other achievements can be found on their website.

For more information contact Ceerose, 580 Parramatta Road, Petersham NSW 2049, phone 02 9571 9999, fax 02 9571 9900, website www.ceerose.com.au



Giles Tribe Architects were appointed as the project architects to compile the construction documentation package for the Lumina project in Ashfield, Sydney.

Key responsibilities on this project included the documentation for the project whilst coordinating with a range of consultants and liaising directly with the client. Whilst the project progressed to schedule, designing within tight site boundaries proved to be quite a challenging part of the project.

The Lumina development incorporated a combination of different elements including brickwork, concrete, and fire-rated glass blocks. The end result on the Lumina project was a modern, eye catching façade and stylish interior with numerous residential apartments and a selection of retail tenancies.

Giles Tribe Architects is a medium sized Australian architecture and urban planning practice. Established for over 40 years, Giles Tribe Architects have undertaken a variety of residential, commercial, industrial, retail, urban design and master planning projects.

The architects at Giles Tribe Architects are constant in their commitment to realising their clients’ goals through personal attention, flexibility, responsiveness and creative energy. Their diverse range of skills include many accredited professionals skilled in sustainability, corporate styling/branding, fitout, green field development, adaptive reuse, conservation and conversion of the built environment.

The team at Giles Tribe Architects have always sought to deliver outcomes that have resilience to the passing of time. For architecture, it is a well conceived building that exceeds the brief, solves the challenges of its location and is delivered close to budget.

For planning, it is a built environment and context that is unique to its place. With an ongoing commitment to staying at the top of their industry, Giles Tribe Architects offer a seamless architectural solution to their clients. Their services are broken into two categories;

Architecture and Urban Planning & Design. A full list of services can be viewed below.

Architecture

Site inspection and analysis; building regulation review; brief preparation; consultant selection and coordination; schematic design; detailed design; obtaining statutory approvals; contract documentation; tendering; contract administration; post-construction services; measured drawings; conservation plans and heritage impact statements; corporate image program implementation and management.

Urban Planning & Urban Design

Review of planning controls site analysis – opportunities & constraints; strategic planning; master planning; subdivision design; sustainable design, statutory planning, development control plans; planning agreements; statements of environmental effects; development assessment; place making; theming; design guidelines; design manuals; and architectural and landscape standards.

In recent years, Giles Tribe Architects have engaged in a diverse range of residential and urban planning projects, many of which have been recognised with various awards, nominations and written publications.

Giles Tribe Architects’ list of residential developments extends to include apartments, townhouses and individual dwellings as well as alterations, additions and heritage restoration. A selection of recent and completed projects include: Breakfast Point; Kiah – Willoughby; Peat Island; Willow 1 – Carlingford, Willow 2 – St Ives; Hayberry – Crows Nest; and Emerson – Lindfield.

The unique designs delivered by Giles Tribe Architects continue to be recognised and just recently they were a finalist in the 2016 UDIA NSW Awards for Excellence in the category of Medium Density Residential Development.

For more information contact Giles Tribe Architects, Level 8, 263 Clarence Street, Sydney NSW 2000, phone 02 9264 5005, fax 02 9262 9908, email gta@gilestribe.com.au, website www.gilestribe.com.au

Below PGH Bricks & Pavers layed Dry Pressed, Mowbray Blue Bricks on the Lumina project.

Brick has proven its longevity. It has played a vital part in our past and is set to take us well into the future.

PGH Bricks & Pavers has a long and deep history in brick making excellence and continues to make significant commitments to creating a viable and thriving brick offering in Australia.

In May 2015, CSR and Boral entered a joint venture, trading under the PGH Bricks & Pavers brand. In October 2016, CSR announced it would acquire Boral’s share in the joint venture and take full ownership of the PGH Bricks & Pavers Brand.

Nick Pezet, Executive General Manager, has applied his 20 years of operational, sales and management experience in the brick industry to seamlessly integrate the two brick businesses. “Over the last 18 months, we have worked closely with Boral to integrate the two businesses, delivering improvements in manufacturing, service delivery and range that benefit our customers,” said Mr Pezet.

PGH now offers the most diverse and colourful range of bricks on Australia’s East coast and \$5.5 million investment in major upgrades at their Thomastown and Albury plants has improved the quality and availability of their product.

Display centres have also been upgraded to make the process of selecting a PGH brick or paver easier. PGH has increased the range of product on display and provided improved visualisation tools, colour consultation services and schemes, product samples and technical advice.

“One of the biggest highlights to emerge has been a strong focus on customers. On our journey to offering the ultimate in customer service, the PGH team has truly listened to our clients, builders, and others in the industry to understanding their needs, desires and ultimately, the bigger picture.”

“We don’t assume to know what our clients need. We investigate, engage, analyse and then provide. This is a big undertaking for the team at PGH Bricks & Pavers but has already proven to be a game changer,” said Mr Pezet.

In a competitive walling market, Mr Pezet believes brick will continue to be favoured. “In a recent survey, we identified that 85% of respondents desire bricks for commercial and residential applications. The public continue to be attracted to both the look and feel that brick provides.

“While many alternative products have become available over the past years, brick has still managed to play an integral role in the building industry and regarded by many as a trusted product,” Mr Pezet explains.

With advancements in technology, bricks are available in a wider variety of colours and textures than ever before. Bricks have a remarkably low environmental cost and an extraordinary long life making them an environmentally responsible choice. Their thermal mass even reduces the need for artificial heating and cooling.

Looking forward, the transfer of ownership to CSR holds exciting prospects for PGH. “While it is business as usual for our customers, the opportunity for PGH Bricks & Pavers to work closely with industry leader CSR will deliver more efficient operations and provide an even better customer experience, with access to CSR’s brands, digital expertise and innovation,” said Mr Pezet.

LUMINA

For the Lumina project in Sydney, Mowbray Blue Bricks were chosen from the Dry Pressed collection. Dry Pressed bricks are perfect for those that appreciate the craftsmanship of traditional bricks.

It’s the unique way that Dry Pressed bricks are made that makes these premium bricks so special. Dry clay is pressed into individual moulds under high compression to create solid bricks with sharp, clean edges.

Firing in boutique batch kilns enables PGH Bricks & Pavers to make a wide variety of crisp colours from deep dark blues to light creams. These bricks can be used to create modern showpieces in residential or commercial properties.

For more information contact PGH Bricks & Pavers, phone 13 15 79, website www.pghbricks.com.au



Below Apollo Kitchens designed and installed all of the kitchens, shower cabinets and linen storage cupboards.

With a reputation built on innovative and flexible design, expert craftsmanship and exceptional service, Apollo Kitchens have become the kitchen company of choice for countless home-owners, interior designers, builders and commercial developers.

Recently, the team at Apollo Kitchens worked on the Lumina development in Ashfield, just 9km from the Sydney CBD. Comprising 62 apartments, the Lumina apartments feature elegant finishes accompanied by modern appliances, light-filled interiors and ample storage space.

Apollo Kitchens collaborated with the development team to cost engineer the project, and in turn, increased the functionality of the kitchens. The team ensured that the kitchen layout maximised space and efficiencies. Apollo Kitchens also completed the shaving cabinets and linen storage cupboards.

One stand out feature of this project was the mixed polyurethane and timber veneer look doors. The finished product was nothing short of charismatic.

With a choice of two colour schemes, Apollo Kitchens provided the stylish kitchens for all 62 apartments. The choice consisted of white or grey cupboards and benchtops with a gorgeous timber veneer applied to all.

The team at Apollo Kitchens has the capacity to offer a diverse service. They are able to place project managers onsite, on a daily basis, to ensure each project is on schedule. A defects team is also available to reduce the chance of delays or obstacles. Their inhouse maintenance team will also overlook each project on behalf of the builder and home owners at completion.

Peter Bader, said, “Apollo Kitchens will launch its new state-of-the-art, high tech factory early next year. This will increase our capacity by an additional 400 kitchens a week and will continue to handle large volume projects with a high level of detail and quality. The new head office and factory will complement our stone, paint and other cabinet manufacturing

plants in New South Wales. This is an exciting new chapter for Apollo and the industry will benefit immensely from this project as the factory will be an Australian first and will set a new benchmark for the joinery manufacturing industry.”

Apollo Kitchens manufactured kitchens for the award winning DNA apartments at Camperdown and the award winning Harbour Mill in Pyrmont by Ceerose. Apollo Kitchens are appointed for the Lumina which incorporate 61 apartments with ground floor retail shops in Ashfield. Apollo Kitchens will deliver Royal Shores, Ermington, Jewel at the Ferry Terminal at Wentworth Point by Payce and Tiaga at Wentworth Point by Sekesui. Apollo Kitchens will deliver on the much anticipated, ‘The Mint’ in Willoughby.

You can find the array of products designed by Apollo Kitchens in a range of areas including: private residential, multi-storey residential developments, contract home developments, commercial/retail, high rise office fitouts and industrial complexes.

Apollo Kitchens takes its environmental responsibilities seriously and as such, is acutely aware of the impact that building materials have on the environment. That’s why they’ve joined forces to work with suppliers who are members of The Green Building Council of Australia. This organisation is strongly supported by both the industry and Governments across Australia, and is vital in developing a sustainable property industry for the country.



For more information contact Apollo Kitchens, 120 Long Street, PO Box 2558, Smithfield NSW 2164, phone 1300 90 80 90, email sales@apollokitchens.com.au, website www.apollokitchens.com.au



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Established in 2004, TSS have now emerged as a leading survey company with four offices and over 50 staff in NSW and VIC who specialise in all aspects of surveying.

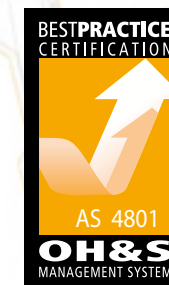


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Below Chalouhi carried out demolition and excavation work, along with bulk and detailed works.

Below Sydneywide Cement Renderers & Painters undertook all of the rendering and painting on the Lumina project.



The experienced team at Chalouhi carried out demolition and excavation works for the recent Lumina project. Their involvement included bulk and detailed works along with pillars, anchor and shotcreting.

With a successful team of more than 50 staff, an accomplished group of ten were chosen to work on the Lumina project.

The Lumina at Ashfield boasts a fantastic design with a functional yet luxurious fitout. The apartments are very appealing to families and commuters given the close proximity to transport and the shopping mall along with being located within reach of several great schools.

While the development progressed smoothly, Chalouhi was careful to preempt any challenges that may have arose from the limited site access and heavy traffic surrounding the development.

Chalouhi is a leading civil engineering and construction company with extensive experience in the industry. Their team boasts an enthusiastic and experienced group of engineers, project managers and estimators who are involved in the design, planning and costing process for each project.

At Chalouhi their aim is to deliver a high quality service for their clients, within budget and without any compromise to workplace health and safety or the environment. Soon to be added to their extensive portfolio, Chalouhi are undertaking the following notable projects; Lidcome, Fraser Properties; Chatswood Place, Platino Properties; Burwood Grand, Anson Group; and Lane Cove, Kane Constructions.

As a trusted partner and contractor in the construction industry, Chalouhi have built a positive reputation through honesty, reliability, hard work, employee training, innovation and meticulous attention to detail. The team are proud to hold an outstanding safety record which is supported by robust quality assurance procedures.

The team at Chalouhi are also proud to say that almost 90% of their demolished materials are salvaged for re-use and the non-recyclable items are disposed of at EPA approved tipping sites to reduce the environmental impact.

For more information contact Chalouhi, phone 02 9790 3799, email admin@chalouhi.com.au, website www.chalouhi.com.au

Located just 9km from Sydney CBD, Lumina offers a stylish and functional design matched with urban living. The exceptional architecture and luxury interiors make Lumina the ideal choice for many Sydney residents.

Sydneywide Cement Renderers & Painters were contracted in April 2016 to undertake the rendering and painting works for the Lumina project.

The materials used for this exquisite project included the ASTEC system of texture and paints for the Dintel walls, and Euromix acrylic renders for the remaining brick and block walls.

While the works progressed smoothly, careful consideration and care was given to the application of the Dintel walls due to the unique nature of the materials.

The team at Sydneywide Cement Renderers & Painters enjoyed working on the Lumina project. The scope of works, and overall size of the project, was a great match for the company. Working closely with other trades onsite, Sydneywide Cement Renderers & Painters provided a positive outcome for this project with quality of workmanship delivered in a timely manner, and on budget.

“The size of the Lumina project suited the size of our company and we strived to achieve the best possible outcome in this project by aiming at the best possible quality of workmanship delivered on a timely manner and on budget without any issues or problems arising,” said Director, Nuno Paula.

Sydneywide Cement Renderers & Painters, is an Australian owned and operated company, focused on the successful delivery of superior cement rendering services for residential, commercial, government and retail construction projects.

Within a short time, Sydneywide Cement Renderers & Painters has established a solid reputation built on their ability to deliver exceptional results on every project. The cornerstone of their success is attributed to their wealth of experience, quality workmanship and ability to build long term and successful relationships with their clients.

For more information contact Sydneywide Cement Renderers & Painters Pty Ltd, 408-410 Canterbury Road, Canterbury NSW 2193, phone 02 9787 5830, fax 02 9787 5829, email info@swcr.com.au, website www.swcr.com.au