

# GATEWAY TO CONVENIENT LIVING

MAIN CONSTRUCTION COMPANY : Growthbuilt Pty Ltd  
CLIENT : Bridgeland Investment  
ARCHITECTS : Aleksandar Design Group  
STRUCTURAL ENGINEER : Australian Consulting Engineers  
PROJECT VALUE : \$50 million



The Carl is a \$50M luxurious residential development that presents an enviable combination of practicality and suburban tranquillity. All apartments are prime examples of luxury apartment construction and value engineered excellence undertaken by Growthbuilt. An expansive suite of building features was unable to deter the Tier 2 builder from delivering the ambitious design and construct project on budget and 3 months ahead of schedule.

**Growthbuilt provides solutions for design and construction projects across a diverse range of public, private, corporate and institutional sectors.** Specialising in project management, design and construction services, including new developments, refurbishments and fitouts, and adaptive re-use, Growthbuilt have been in the industry for over 12 years and have a reputation for completing projects of a highest quality, on time and within budget.

Growthbuilt were engaged for the design and construction of 140 apartments with four basement levels that would make up The Carl. Demolition commenced in June 2015 and work continued through to mid-2017. At the job's peak there were approximately 150 subcontractors onsite across a variety of trades.

"Growthbuilt prides itself on providing intelligent and cost-effective solutions for construction complexities," says Growthbuilt Joint-CEO, Peter Sukkar. The building design at The Carl consists of two buildings, the tallest being 18-storeys high, with four underground carpark levels and the other 6-levels of residential apartments. Being one of Carlingford's tallest and most complex apartment buildings, the project involved numerous subcontractors, consultants and suppliers onsite at any one time, as such risk management was of paramount importance to Growthbuilt. This was compounded with added complexity to the construction logistics caused by an existing incomplete excavation adjacent to the basement of The Carl.

According to Construction Manager, George Bitar, "The development next door came to a complete stand still whilst our construction methodology was adapted to include the management of any risk associated in undermining the adjacent development's piles. Test pits were excavated to determine depth of piles and a design was carried out and executed to ensure no piles were undermined, compromising the adjacent development."

This is just one example of how Growthbuilt have built their reputation as a specialist organisation in the construction industry, placing their focus on solutions driven project

management, competitive pricing, value management, custom engineering, innovation, diversity and collaboration, and integrity with the community. It is policy at Growthbuilt to challenge the status quo, creating value engineered alternative designs for our clients, determining innovative construction methodologies, as well as undertaking appropriate risk assessments, commencing at conception, then carried out through to design and delivery.

Growthbuilt has undertaken numerous other complex and award-winning projects in Sydney's CBD and surrounding suburbs. A selection of these include: the \$70 million residential development One Avon in Pymble consisting 174 apartments; the renowned Griffiths Teas redevelopment including two levels of high end retail, housing the infamous Chin Chin restaurant and 37 Luxury Apartments; the redevelopment and additional level at Windeyer Chambers, a commercial asset on Macquarie Street, including a high end commercial fitout; The Juanita Nielsen Community Centre, heritage building upgrade for the City of Sydney; Ashlar in Surry Hills, a 6-storey mixed-use development with 25 residential units and two commercial tenancies and basement parking; The Majestic at Petersham, an adaptive re-use of a performance space; and the award winning Red Lantern restaurant in Darlinghurst.

Growthbuilt's clients come from across all sectors and are as varied as the project they deliver. With a commitment to consistently deliver quality service that adds tangible value to a project and the client, Growthbuilt has a client-centric philosophy and delivers best-practice construction management for a diverse range of projects. This is combined with a dedicated front-end bid, brand, marketing and business development team that have built an extensive network of reliable supply chain partners.

**GROWTHBUILT** 

*For more information contact Growthbuilt,* L9, 100 William Street, Sydney NSW 2000, phone 02 9212 7811, email [a.miskovich@growthbuilt.com.au](mailto:a.miskovich@growthbuilt.com.au)





# PRECISION IS KEY

**Precise Windows & Doors created a modern, unobtrusive design to the humble window in keeping with the building's aesthetics.** The Carl is comprised of two buildings, with 140 high end apartments, all featuring generous balconies with aluminium doors and windows overlooking landscaped courtyards and gardens.

“We did all the glazing at The Carl!” reports Dani Alzened, Managing Director at Precise Windows & Doors. “The size of The Carl was a nice challenge as it presented new opportunities to work on a building of this size and scale. It was a smooth installation from start to finish and we enjoyed working with Growthbuilt.”

Precise Windows & Doors installed double hung, special casement and louvre windows above the doors maximising ventilation and interior comfort and provided all the hardware for installation.

In high end residential and commercial construction projects, professional glazing creates the interface between the apartment and the surrounding landscape. The need for innovative and stylish glazing solutions is paramount to the overall design. Elegant, slim sightlines mean residents can enjoy the views rather than look at the framing features of doors and windows.

At The Carl, expert glazing by Precise Windows & Doors was designed to provide protection from the elements in an urban environment, as well as enhancing the sense of tranquility and flow between apartments and balconies.

To combat noise concerns from the surrounding roads and public transport, Precise Windows & Doors offers acoustic and thermal window and door products that are ideal for inner-city settings and suit the Australian climate.

In this resort-style living where there is an exceptional amount of community space and gardens, secure and professional installation of windows and doors is an essential part of the craftsmanship and design. “We are specialists in this type of installation. All products for The Carl were made in Australia at our factory in Smithfield where our office and showroom are also based,”

says Dani. Precise Windows & Doors brought a skilled team to The Carl engaging 14-16 professional tradespeople on the job over a nine month period.

Precise Windows & Doors provides superior windows and doors, louvers, bi-fold doors, storefronts and insurance work for residential and commercial construction across Sydney and further afield. With over 25 years experience, Precise Windows & Doors offers customised aluminium and glass solutions to complement and enhance architectural elements.

Precise Windows & Doors is a locally owned and operated company with an expanding portfolio in designing, customising and installing windows and doors for high rise, multi-unit apartment buildings in Sydney, including work at The Thornton Stage 2 with St Hilliers and installation for Hamilton Marino in Erskineville.

The company has ongoing work with Growthbuilt at Avon Road in Pymble, extending the good working relationship developed at The Carl. Previous work includes a residential project in Enmore, work at Strathfield Aged Care Centre, French School at Maroubra, the Ikea building in Tempe and work for the Department of Housing NSW.

Offering reliable products made with quality materials, customised design and precision installation for windows and doors, Precise Windows & Doors tailors its service to suit their clients’ budget and specific requirements. Products can be brought from overseas to reduce budgets and help clients with investor preferences.

In multi-unit, high rise commercial developments, residents and investors need to ensure comfort, reliable insulation, minimal maintenance, and enhanced security. These are the qualities that Precise Windows and Doors bring to large builds courtesy of a friendly work team of professional and experienced designers and installers.

**For more information contact Precise Windows & Doors**, 99 Percival Road, Smithfield NSW 2164, phone 02 9756 5882, fax 02 9757 1330, email [sales@precisewindowsanddoors.com.au](mailto:sales@precisewindowsanddoors.com.au), website [www.precisewindowsanddoors.com.au](http://www.precisewindowsanddoors.com.au)



# JOINING THE PIECES TOGETHER

The fitout of 140 luxury apartments at The Carl was undertaken by Joinery Group. Winning awards for precision manufacturing, professional installation and quality service, Joinery Group brings finesse, reliability, and unparalleled professionalism to cabinet making for high end residential and commercial projects.

At The Carl, Joinery Group was involved from original design and drafting to installation and follow-up on all kitchen, vanity and shaving cabinets and laundry and storage components.

Over a period of 6 months, installers and maintenance crew from Joinery Group installed their Australian made products at The Carl. Abdul Alameddine explains, "Our automated CNC machinery cuts to less than 1mm precision. We use high quality hardware and materials and give the same service, attention to detail and precision to a commercial property like The Carl with 140-units as we would to a luxury residential home."

Joinery Group has been in the industry for close to a decade. Located in Regents Park, the company employs 21 people including inhouse draftspeople and installation teams. "We dedicate our own project

manager to every site and achieve a luxury finish in a professional and timely manner. The Carl apartments had a nice feel, a classy yet homely feel, through the use of textured laminate with polyurethane. All the doors and drawers had a soft close mechanism for quiet living," described Abdul.

Joinery Group has expanded its business in the last few years, enjoying a relationship with one of the most reputable building companies in Sydney for over 8 years and are proud to be working on award winning projects such as the adaptive re-use of the 150 year old Griffiths Teas building in Surry Hills with 37 high end apartments and the 5-storey mixed-use development at Monarch in Mosman.

Joinery Group is a member of the Kitchen and Bathroom Design Institute (KBDI) and Housing Industry of Australia (HIA) and is fully accredited.

For more information contact Joinery Group, Block N, Unit N3 391 Park Road, Regents Park NSW 2143, phone 02 8722 2900, email enquiries@joinerygroup.com.au, website www.joinerygroup.com.au



## GIVING THE GREEN LIGHT

Building Certification at The Carl was undertaken by Building Control Group P/L. Approaching construction with an understanding of the need for efficient progress of developments and thorough application of the Building Code of Australia, Building Control Group P/L offers consultation, guidance and certification to the Australian construction industry.

With over 25 years of experience, Ivan Boule of Building Control Group has the highest level of accreditation available to certifiers and can work across the full spectrum of construction work from single dwellings to multi-storey mixed-use buildings, commercial, retail, hospitals, hotels, sporting arenas and schools.

Building Control Group began certification work on The Carl in October 2014. "The Carl is an 21-storey, high rise residential apartment building and as such there were aspects of the design that didn't comply with traditional building code requirements," explains Ivan. "Once the BCA non-compliances had been identified and reviewed, we had to get a Fire Engineer involved where the design could not meet the deemed-to-satisfy provisions of the BCA. Given the size of the project, three staged Construction Certificates were issued allowing for staged work to progress easily and ensuring that

there were no delays in the flow of the work. Growthbuilt have been very good to work with as they are thorough and made the process smooth."

Building Control Group offer professional private certification for all types of construction work and operate with a team of experienced certifiers (four A1 Building Surveyors) and office staff from their premises in Eastgardens, New South Wales. They have just completed certification on numerous large-scale developments including a 100-bed hotel in Alexandria and working on the Kogarah Golf Course redevelopment and the Sydney MotoX racetrack development (first of its kind in Australia).

Offering advice and unbiased guidance to building designers across Australia, Building Control Group P/L take pride in their reputation for innovative application of the Building Code of Australia and practical working knowledge within the construction industry.

For more information contact Building Control Group P/L, Suite 402, L3, Westfield Eastgardens, 152 Bunnerong Road, Eastgardens NSW 2036, phone 02 8347 0211, email reception@buildingcontrolgroup.com.au, website www.buildingcontrolgroup.com.au





The Carl, New South Wales



## ADDING THE FINAL TOUCHES

**Bringing aesthetic balance to 18-floors of residential apartments, the landscaping of courtyard and gardens at the Carl in Carlingford, was undertaken by the innovative landscape architecture company, Landscaping by Design.**

Led by Landscape Architect, Michael Ryan, Landscaping by Design offers a complete landscape architecture service that works with clients from concept to implementation and beyond. Landscaping by Design has worked on numerous projects across Sydney, including Treehouses in Beaconsfield, the Baxter Hotel in Mascot, and Forest Grove apartments in Epping.

According to Michael, “We usually offer an inclusive service and although we came on board after design at The Carl, we were impressed with the use of space created by Melissa Wilson Landscape Architects. They put aside some big areas for people that allow residents to feel as if the common spaces are their own.”

“The precinct in Carlingford has a lot of towers going up and the way the spaces, courtyard, gardens and pool area is used at The Carl opens up the living space with greenery and pathways. There is a nice use of open public space and common areas,” added Michael.

Landscaping by Design had 6-8 people working onsite at The Carl over a period of a month and half. Michael explains, “We worked alongside the build program to create all the landscaped areas and were responsible for planting in common areas, soil mix and drainage in planter boxes, building retaining walls, crafting sandstone paving and turfs and installing the irrigation system.”

The complete integrated service offered by Michael and the team at Landscaping by Design means clients are assisted from interpretation of the plan to implementation of the gardens. “We have inhouse landscape architects and this allows us to take a project from design to construction and because we implement it, we can find the best way to utilise resources. We also carry out maintenance,” said Michael.

Landscaping by Design works across a wide range of projects in Sydney, including multi-unit buildings, aged care facilities and schools.

**For more information contact Landscaping by Design, 4 Colwell Crescent, Chatswood NSW 2067, mobile (Michael) 0412 338 571, email michael@landscapingbydesign.com.au, website www.landscapingbydesign.com.au**