



# AGELESS LUXURY

CLIENT : Tulich Project Management  
MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions  
ARCHITECT : Calder Flower Architects  
CONSTRUCTION VALUE : \$99 million

The Royce is an exceptional living retirement community comprising 133 independent living units and a residential aged care facility containing 128 luxurious light-filled suites over 3-levels with oversized ensuites and spacious storage, and includes a landscaped central courtyard with communal areas, cafe, bar, restaurant, beauty salon, mixed activities room, internal and external dining areas, library and media room.

**Richard Crookes Constructions (RCC) managed the design and construction of The Royce, a seniors' living village with exceptional facilities within Penrith Panthers Leagues Club Precinct.**

The Royce developed by Tulich Project Management represents one of the most exciting recent community developments in Western Sydney. The project is named after 1991 Penrith Panthers Premiership Captain Royce Simmons, who will be a resident in the completed project.

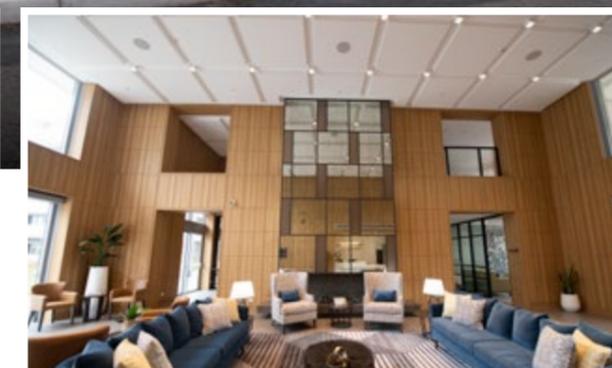
Designed by award-winning Sydney based architects Calderflower, The Royce features beautifully landscaped courtyard gardens and rooftop terraces. Other amenities include Café Royce, a hair salon, wellness centre, a media room and members only bar.

The project provides quality apartment living for the residents who have easy access to all the entertainment facilities of Penrith Panthers as well as being conveniently located to the vibrant city of Penrith at the foot of the Blue Mountains.

Built in two stages, Richard Crookes Constructions commenced negotiations in July 2017 and works began onsite in March 2018. Stage 1 was handed over in August 2019 and involved 49 independent living units and a retirement aged care accommodation with 128 beds. Included in Stage 1 were a commercial kitchen, laundry and office facilities, plus a basement carpark. Extensive civil stormwater and road works were also undertaken. Stage 2 commenced in August 2019 with a further 81 independent living units and a basement carpark. All civil works and roads were also finalised and handover occurred in August 2020.

“Over 8,450m<sup>2</sup> of existing bitumen carpark had to be demolished and we bulk excavated more than 25,000m<sup>3</sup> over the site for the building footprint, external pavements, stormwater works and landscaping works,” said RCC Project Manager, Matthew Huttary.

Significant modification was also made to the Bazooka channel culvert structure, with just over half a kilometre of stormwater pipes being installed on the project to divert the existing stormwater runoff from the Panthers carpark and Panthers stadium oval.



Throughout the projects span, over 19,000m<sup>3</sup> of concrete was poured for the structure equaling 2,710 truck loads, and over 1,600 tonnes of reinforcing bar and 26,000m<sup>2</sup> of reinforcing mesh was installed within the post tensioned slabs and external works.

RCC had nine members of their team involved in the management of the project. The team developed constructive relationships with all contractors to ensure the project progressed smoothly, which included safely managing the flow of deliveries and movement of contractors and their equipment on the site, as Panthers' daily operations involved constant visitor and staff traffic.

Tulich Project Management praised RCC for the quality of their work, with Managing Director Maurice Tulich, saying that watching each stage develop and grow was incredibly exciting. “The RCC team made extraordinary progress thanks to Richard Crooke's fantastic construction team.”

RCC has a dedicated Aged Care and Retirement Living division, reflecting their long history in the design and construction of

specialised social infrastructure including community housing. The specialised division was only established in 2015, however has already seen 300% growth in aged care delivery.

“RCC has a proven capability to deliver quality, state-of-the-art facilities which provide a better quality of life for residents in a welcoming home-like environment,” Matthew said. “With an aging demographic in Australia, there is a need to build further aged care resources and upgrade older facilities. RCC is at the forefront of that activity.”

RCC Aged Care Division has a number of projects underway including independent living units at Montefiore in Randwick, Kokoda Residences at Waitara, Japara at Belrose, a Catholic Healthcare project at Norwest and Riverview assisted living apartments for Carrington Care at Camden.

**For more information contact Richard Crookes Constructions, Level 3/4 Broadcast Way, Artarmon NSW 2064, phone 02 9902 4700, fax 02 9439 1114, email reception@richardcrookes.com.au, website www.richardcrookes.com.au**

**Below** EES Fire designed, supplied and installed an automatic fire sprinkler system, as part of the fire services package for The Royce.

**Below** Calderflower was engaged to provide a re-work of the original plans for Council approval for the project through to architectural and interior design services.



Since being established in 2007, EES Fire Pty Ltd has experienced dynamic growth, taking the business from small to medium fire system installations to now successfully undertaking large scale construction projects with Tier 1 and Tier 2 builders, designing, installing and maintaining all types of fire safety systems.

Recently, EES Fire designed, supplied and installed an automatic fire sprinkler system, as part of the fire services package for The Royce, a major seniors retirement living project in Sydney's west. "The system is fully charged at all times to provide immediate and maximum fire suppression. We also installed sprinkler heads on all balconies wider than 2m in keeping with new Australian Standards," said Patrick Smith, Founder and Director of EES Fire.

"Our work at The Royce proceeded very smoothly over the two year project duration thanks to excellent communication and coordination with Richard Crookes' Project Manager, Matt Huttary, and Site Manager, Lucas Riley," Patrick said. "Their cooperation ensured we could meet project deadlines and deliver a first class result."

Proudly Australian, EES Fire has an enthusiastic and committed team of 30 people, eight of whom were engaged at various times on

The Royce project. "We foster an awesome culture at EES Fire which carries through to our performance on the job," Patrick explained. "We value and build long term relationships with our clients, ensuring we have regular repeat business."

EES Fire has the experience and knowledge to design and install fire protection systems of any size. The company recently handed over a major project at the Oran Park commercial precinct in Western Sydney.

EES Fire has an excellent working relationship with Richard Crookes, currently engaged on multiple projects for the builder.

**For more information contact EES Fire Pty Ltd**, Unit 4/30 Park Road Mulgrave NSW 2756, phone 1300 12 FIRE, email [info@eesfire.com.au](mailto:info@eesfire.com.au), website [www.eesfire.com.au](http://www.eesfire.com.au)

**Calderflower Architecture is a specialist in creating aged care and community living spaces with a focus on design excellence and innovation.** One of their current flagship projects is The Royce, a collaboration between Tulich Project Management and Penrith Panthers, located in Western Sydney.

Calderflower Architecture and Calderflower Interiors worked together in crafting a luxurious development of 130 independent living units and a 128 bed aged care facility at The Royce, which forms part of the Penrith Panthers masterplan. The design philosophy behind the development is to allow for 'ageing with choice' which brings services to the individual within their home, allowing them to retain independence.

Managing Director of Calderflower Architecture, Lara Calder, said that the firm was engaged to provide a re-work of the original plans in order to secure Council approval for the project.

"We undertook continual discussion with Council, engineers, services consultants and subcontractors to get the project approved. We built very constructive working relationships with all stakeholders during Stage 1 which enabled us to manage the many changes required

including extra columns, thicker slabs and beams, additional risers and hydraulic and mechanical penetrations."

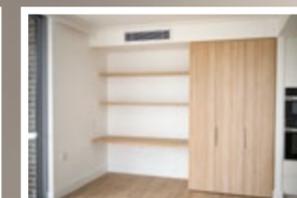
Lara added that in comparison, Stage 2 had been much smoother due to the learnings from Stage 1. As well as delivering an outstanding architectural outcome, Calderflower was also contracted to design the interiors through their interior design division and has created a unique and sophisticated retirement living experience.

Calderflower is proud of its position as the premier provider of design excellence and innovation for aged care, retirement living, social housing, childcare and community projects through their vibrant and progressive practice which is backed by four decades of experience.

**For more information contact Calderflower Architecture**, 2/140 Myrtle Street, Chippendale NSW 2008, phone 02 9698 9822, email [calderflower.com.au](mailto:calderflower.com.au), website [www.calderflower.com.au](http://www.calderflower.com.au)

**Below** Doolan Plumbing's scope included sewerage and hot and cold water requirements, as well as the hydrant fire services booster.

**Below** New Vision Joinery manufactured and installed all the joinery requirements at The Royce, including kitchens and lobby.



In just 10 years, Doolan Plumbing has established a trusted relationship with many of Sydney's top echelon builders and developers, delivering tailored solutions across every aspect of the plumbing spectrum. Founder Jared Doolan has built a fast growing family enterprise built on strong relationships with clients, producing regular repeat business.

Doolan Plumbing was engaged by Richard Crookes Constructions to complete all plumbing requirements at The Royce retirement village and aged care project located at Penrith Panthers in Sydney's west. The Royce was built in 2 stages and involved a total of 210 independent living apartments and 128 aged care units.

Jared said the size of the project involved Doolan Plumbing for a period of three years. "The scope of the job covered all sewerage and hot and cold water requirements, all trade waste including grease arrestors, hydrant fire services including booster assemblies for fire and rescue use at the front of the buildings and all drainage and stormwater connections to Sydney Water services."

Hot water services were installed using Rheem Tankpak gas-fired units, one for the aged care building, one each for the independent

living unit blocks and one for the commercial kitchen and laundry. "We installed all the toilets and tapware in the independent living units, however in the aged care rooms, the bathrooms were installed as Interpod pre-fabricated pods so we had to have the plumbing in the exact position to fit the pipes in the pods," explained Jared.

The Doolan Plumbing team, communicated with both RCC and Interpod to ensure a high level of cooperation between all companies involved, and to get a quality end result for the client.

"We have built a great relationship with Richard Crookes Constructions having worked on several of their projects including Summit Aged Care at Baulkham Hills, Opal in Blacktown and two public schools in western Sydney," Jared said.

**For more information contact Doolan Plumbing**, PO Box 6567 Rouse Hill NSW 2155, phone 1800 DOOLAN, email [jared@doolanplumbing.com.au](mailto:jared@doolanplumbing.com.au), website [www.doolanplumbing.com.au](http://www.doolanplumbing.com.au)

**New Vision Joinery Pty Ltd specialises in cutting edge custom joinery focused on quality and craftsmanship.** Based in Sydney, New Vision Joinery was established by David Pozar and Mathew Croker in 2016 and undertakes commercial and residential projects.

New Vision Joinery was commissioned by Richard Crookes Constructions to undertake the substantial assignment of manufacturing and installing all the joinery requirements at The Royce.

The New Vision team first built a prototype to the architect's drawings for the joinery items required in each unit, which included the kitchen, bathroom cupboards, wardrobes, linen and storage cabinets and a study desk. Once reviewed by the client and architect, manufacturing commenced, followed by installation.

The project also includes a café, library, wellness centre, hairdresser and concierge, which required additional joinery to be completed. In the lobby extensive floor to ceiling wall panelling was installed, in addition to the front reception desk. In the café, New Vision used a concept drawing to supply steel frames which were made by a specialist fabricator. Further work was undertaken in other common areas and back of house facilities.

The project went smoothly with no major issues arising.

New Vision Joinery has an impressive portfolio of custom joinery work for both new builds and renovations. Recent projects include Park Sydney at Erskineville and Omnia, a boutique development of nine apartments in Cronulla.



**For more information contact New Vision Joinery Pty Ltd**, Unit A5, 366 Edgar Street, Condell Park NSW 2200, phone 0475 003 475, email [davidp@nvj.com.au](mailto:davidp@nvj.com.au) or [matc@nvj.com.au](mailto:matc@nvj.com.au)