



MARINA COVE

BROOKFIELD MULTIPLEX
NEWPORT QUAYS SA



MARINA COVE SET TO SALE

Port Adelaide is one of the last ports in Australia to be redeveloped with a joint venture between Brookfield Multiplex Developments and leading South Australian developer Urban Construct with design by renowned waterfront architects the Cox Group and Woodhead, currently transforming the inner harbour.

The \$1.5 billion Port Adelaide Waterfront Redevelopment at Newport Quays is the largest of its kind in Australia, rejuvenating approximately 50 hectares of under utilised government land into a mixed use development of residential, commercial, retail and recreational facilities.

The joint venture has drawn on their extensive experience on similar projects as well as research of waterfront developments both in Australian and overseas and utilised the best of these design features and proven building methods to create this innovative new “living port” for Adelaide.

The master plan includes nine precincts to be developed over a 10 year period, each featuring a diversity of architectural styles but with an overall unifying image which is sensitive to the heritage and environment of the area.

Marina Cove is the second precinct to be completed and is being hailed as the most innovative marina development seen in South Australia, developed with impeccable planning and foresight.

Built by Brookfield Multiplex Constructions, Marina Cove comprises a number of residential buildings, an inlet marina, finger berth marina, recreational club and landscaped gardens set over a one kilometre section of the waterfront.

The overall concept of incorporating an array of styles and differing building heights and scale, has set new standards in urban design and thinking.

The 236 waterside residences are set in 2, 3 and 7 storey buildings and feature four unique styles: 12 x 2 storey Marina Villas, 23 x 3 storey Harbour Homes, 29 x 2 storey Park Terraces and 164 spectacular Sky Homes located in the two 7 storey complexes.

The Sky Homes are the latest trend in elevated residences and include spacious 1, 2 and 3 bedroom penthouse-style living with the latest fittings and features expected of luxury living.

One of the major drawcards is that all residences are within easy access of the marina. However, this feature presented a challenge for Brookfield Multiplex Constructions as both the marina and residences were required to be built concurrently and with the residences built so close to the waterfront, access for the marina construction was limited.

Brookfield Multiplex Constructions has extensive experience in constructing complex marine and land-based projects with their portfolio including King Street Wharf, Woolloomooloo Wharf and Darling Island in Sydney, the Swan Brewery Redevelopment in Perth and other in diverse locations such as Dubai, London and New Zealand.

To overcome the complex nature of the Marina Cove project, Brookfield Multiplex Constructions used an innovative approach by altering the usual order of building stages and constructing the anchoring system first. This involved coordinating both marine and land-based contractors at the same time to ensure the project remained on schedule throughout the 3 year building process.

Marina Cove is distinctive in its overall nautical theme and styling but each residential structure retains its own individual design and features.

The marina is a world class facility with 10, 12 and 15 metre berths on 5 fingers with easy access from land and water.

The Newport Quays project aims to stimulate economic growth in the region itself and in turn will benefit from the expected demand for property created by the nearby Air Warfare Destroyer contract. The development is being supported by more than \$10 million in public infrastructure including promenade upgrades, pedestrian bridges and public art.

Brookfield Multiplex Constructions, part of the Brookfield Multiplex Group, is internationally recognised for its expertise and outstanding track record in delivering high quality planned communities and mixed use developments and Marina Cove is yet another fine example of the company's contribution to advancing industry standards.

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Marina Cove, Newport Quays SA



A TOUCH OF GLASS

The spectacular glazing, installed by Seelite Windows and Doors, is a striking feature of the Sky Homes at the Marina Cove development on Port Adelaide, optimising the panoramic views and creating a spacious, penthouse style ambience.

Seelite is one of Victoria's leading, independent suppliers of glass and aluminium products and was contracted by Brookfield Multiplex to supply and install the windows and doors in the two 7 storey complexes housing the 164 Sky Homes at Marina Cove.

Seelite Windows and Doors designs and manufactures a comprehensive range of extruded profiles for centre glazed to front glazed systems; doors that hinge, pivot, slide or bi-fold; and awning and pivot windows as well as special applications.

On the Marina Cove project, Seelite installed the Aluminium Industries natural anodised 100 x 50 front glazed suite, the Aluminium Industries natural anodised 150 x 50 front glazed suite Rapidflow louvres for all the apartments, plant room and car park ventilation. 6mm, 10mm and 12mm green toughened glass was used in the aluminium windows throughout the job.

This was a major project for the company, spanning a 12 month period and employing up to 10 tradesmen at any given time.

Since commencing operations in 1982, Seelite has grown steadily in response to market trends, from shop fronts, schools and hospitals to multi-storey commercial and apartment buildings.

The company is also currently working on a project comprising a 12 storey office tower, 2 storey retail area and 28 townhouses for Contexx at South Wharf in Melbourne and about to commence work on another Brookfield Multiplex project, the Altitude Apartments, on the old Balfours site in the Adelaide CBD.

Australian owned and operated, Seelite continues to invest in plant and processing equipment to support its expansion in response to market trends and the ever-changing demands of the construction industry.

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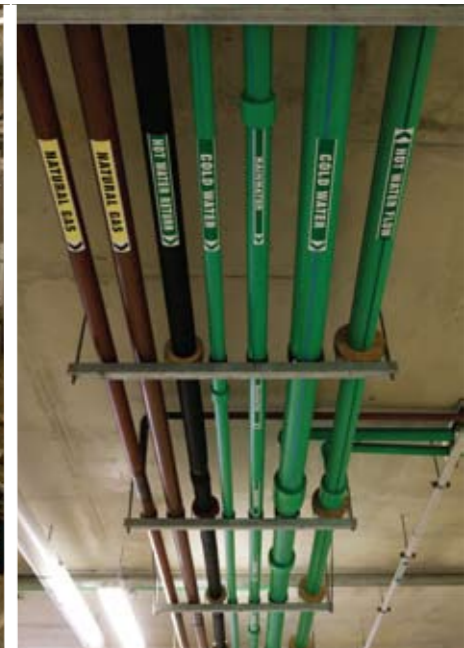
THE SOUND OF QUALITY

VIPAC is an Australian owned, unlisted public company with more than 200 staff. It was established in 1973 by four engineers and now has offices throughout Australia (Melbourne, Adelaide, Sydney, Brisbane, Perth, Hobart and Launceston) and world wide (Singapore, Hong Kong, UAE and USA).

VIPAC specialises in acoustics, wind engineering and air quality, façade testing, structural dynamics, building facade shading and reflectance assessments as well as thermal engineering and energy efficiency studies. VIPAC's expertise have been employed on a number of unique projects including Burj Dubai (the tallest building in the world) and Gardens by the Bay (Singapore), a 101 hectare with large conservatoria, performance and public spaces.

VIPAC was engaged on the Marina Cove project to provide acoustic design services including architectural, environmental and engineering services acoustics. Achieving the sometime contradicting acoustic requirements on mixed use developments, which incorporate residential and commercial (retail, office and entertainment) components is challenging, however, VIPAC delivered an outstanding acoustic design meeting all criteria of the Acoustic Design Brief. This is an impressive feat on a project of this magnitude.

VIPAC brought a high level of technical expertise to the project and kept the design very flexible to allow for further expansion and the future stages of this landmark development. VIPAC's performance demonstrated their commitment to delivering high quality acoustic design on large scale projects within the project budget and time constraints.projects of this type.



SAUNAS HAVE COME OF AGE

For thousands of years, the Finnish people have enjoyed the benefits and pleasure of the traditional sauna.

Today's busy and demanding lifestyle is offset in the same way in a sauna when people can relax after a hard day at the office or on the sports field. Add to this the medical benefits derived in a traditional sauna session of up to 1 - 2 hours. The sauna is fast becoming a necessity at a relatively small cost and adding value to a residence.

In 1975, Gunnar Erbsland of Tylo Sauna (S.A.) - now Sauna & Steam Constructions - first introduced the sauna concept in South Australia. For many years, saunas were considered a cottage industry with installations numbering approximately 20 per year.

With the persistence and dedication inspired by his Finnish wife, Gunnar has raised the level of acceptance of the sauna to a current order book of 60 and counting, with several Steam Rooms and private Steam Showers complimenting the demand for this healthy lifestyle.

Commercial installations such as Newport Quays demand special skills not only of sauna installations but also the general integration with other trades, architects and builders.

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FLOW-ON EFFECT

Smith Brothers have an ongoing relationship with Brookfield Multiplex and Newport Quays having been awarded the hydraulics contract for Stage One, Edgewater and Stage 2A, Marina Cove.

Stage 2A, Marina Cove is two 7 storey buildings with 164 apartments, public and pool amenities and retail tenancies. Construction commenced in August 2007 with completion in November 2008. Smith Brothers Plumbing Construction scope of works included Hydraulic Services, internal stormwater, Potable water supply; Reclaimed Rainwater; Sewer; Pump Stations; Gas Reticulation and Hot Water Plants.

An innovative feature is gas instantaneous Hot Water Plants which supply hot water to all apartments and Pulse Capable Water Meters which can be read by Palm Pilots external to the building without necessitating entry to individual apartments.

Rainwater from the roofs is harvested and plumbed to 35,000L galvanised panel storage tanks then reticulated via pump stations for flushing toilets in apartments.

"Our team worked extensively with Brookfield Multiplex in the post tender period to fine tune the design" said Construction Manager, Nick Wilmshurst. "We apply our experience and knowledge to the specifications to identify alternative solutions to improve sustainability and give a cost saving."

"The price of copper more than doubled so we recommended polypropylene piping for water mains and invested in the specific tools

and training, including sending our site manager to Germany to obtain accreditation." he said.

"For the Hot Water Plant, we presented an alternative design to build on the ground floor which gave a considerable saving by not building a plant platform on the roof.

The Smith Brothers site team led by Site Manager, Michael Walters and Leading Hand, Paul Donoghue had up to twenty qualified plumbers and apprentices on-site at any one time. "Just as an example of the planning involved, there were 250 basins, 220 toilets and over 850 taps to procure and install." said Michael Walters.

"The Brookfield Multiplex team led by Project Manager Scott Brumfield ensured the project ran smoothly and on time. It was valuable to have previously worked together with the other sub-contractors on Stage One. The whole team was more experienced and it was a seamless transition to the second stage of the Newport Quays project." he said.



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