

YORK COVE

JMC PROPERTY GROUP
GEORGE TOWN, TAS





HOT PROPERTY

JMC Property Group is a small, but highly specialised, development and construction company that has evolved – as a separate entity – out of its parent company, the JMC Automotive Group. JMC Property Group was originally created to service the Automotive Group's need for offices and showrooms across Tasmania. Today, JMC Automotive boasts 180 staff and 10 showrooms across Tasmania in addition to five vehicle franchises and two marine franchises. In 2001, JMC Property undertook one of their biggest challenges with the redevelopment of the Old Launceston Seaport Complex. The \$30 million project delivered a 90 berth marina, apartments,

restaurants, and private residences, and was completed by 2005. As a result of the success of the Old Launceston Seaport project – York Cove was born. Situated at George Town, just half an hour from Launceston in northern Tasmania, the York Cove development is located on the site of the old George Town Ferry or Devil Cat Ferry Terminal. As such, it boasts magnificent uninterrupted views over York Cove and the Tamar River. This high quality project will, when completed, consist of a 25 berth marina and public boat ramp, a boutique hotel, apartments, residential waterfront allotments, restaurant, gymnasium and pool. With experience garnered from

their previous foray into the seaport style of development, JMC Property Group was well prepared for the challenges presented by the development. Key aspects of the work were the construction of the marina and associated rock wall. With 4m tides present on the river this in itself presented a challenge. However, careful design, planning and collaboration between the subcontractors ensured the works progressed safely and efficiently. The overhead lines, wires, and cabling were removed from the 2.6 hectare site to ensure that when completed all residences would benefit from uninterrupted views. The old ferry terminal building was not forgotten in the process

of development, and much of the original structure was redeveloped and incorporated into the project. JMC Property Group is unique in the fact that they undertake projects for the toughest critics of all – that is, themselves. The company develops and constructs for the JMC Group, and as a result, they are involved in all aspects of the project, from inception through to construction, and then asset management and operation. This gives JMC Property Group an instinctive ability to assess the realities of a project from the perspective of both client and builder. In all, 25 JMC Property Group staff were involved on the York Cove Seaport – in addition to a number of sub-contracting

companies. Naturally, strict adherence to OH&S training and implementation, rigorous consultation throughout the project with all parties involved, and the ability to maintain a flexible approach has ensured the developments success.

With an anticipated completion date later this year – York Cove will provide those lucky enough to reside there with an enviable lifestyle in one of the least spoilt and pristine environments on the planet. In addition to this, residents are still within 1½ hours of travel to the mainland state capitals of Sydney and Melbourne.

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THE (B)EST SOLUTION

The York Cove Seaport Development is an ambitious project located on the old Ferry Terminal Site in Georgetown, 30 minutes from Launceston. The project will incorporate a three-storey hotel, restaurant, marina, and a number of free standing waterfront homes.

With a keen desire to adhere to the very highest of standards of construction and finish – the developers and project architects sought the assistance of Engineering Solutions Tasmania (EST) to design and deliver electrical and mechanical services in keeping with the nature of the development. EST was established in 2004 to service a need for efficient, client oriented design of solutions to engineering challenges within the commercial and domestic markets. The company is now one of the largest specialised building services engineering firms in Tasmania.

The scope of works for the York Cove Project included; Internal lighting, Reticulation,

Communication Systems, External and Street Lighting, Air Conditioning, Exhaust Systems, and Gas Reticulation. Gas Reticulation presented EST with some challenges as there was no source of Natural Gas close to the site. However, close consultation and collaboration with the architects and developers ensured that alterations could be made to the designs as work progressed and this facilitated the inclusion of Natural Gas when it became feasible. The removal of existing overhead supplies to provide clean lines of sight and clear air for the finished project also provided logistical challenges – which were overcome.

An integral aspect of the success of EST has been the company's ability to embrace advances in design technology and software. Importantly, this has been combined with the company's ability to transfer these new skill sets to their staff who in turn are able to implement the technology in the most cost effective and efficient manner for the clients.

Environmentally sustainable design principles, high quality staff and on-going training processes married with the latest and most effective technology, including 3D design, are part of the reason for the success of EST. Another aspect of their success, which is not often credited in today's business environment, is their dedication to an effective work life balance for their staff – ensuring enthusiasm and energy as well as the very best solutions are delivered to every client on every project. This has clearly been the case with the York Cove Seaport development and EST is very proud to have been involved with the project.

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PLANNING AHEAD

An integral yet often under-appreciated area of any successful major development is the compliance of the development with building codes, regulations, and associated standards while maintaining the original vision of the developers and architects. Successful facilitation of the compliance of complex regulatory codes that cover major construction and development works is a specialised and skilful task.

York Cove Seaport development presented significant challenges in this area and to ensure compliance was achieved and the works progressed within time frames and without undue delay the developers engaged the services of Protek Building Services as Building Surveyor.

Protek was established in 2004 and now consults on a wide variety of projects over a broad spectrum of areas. Protek's qualified and skilled building surveyors are experienced in assessment of plans for BCA, assessment of alternative solutions, certificate of likely compliance, building inspections, disability access audits, building audits – BCA, building code advice,

and essential safety and health measure audits. Experience gained on projects ranging from high-rise offices through to schools, radio masts, prisons, factories, hospitals and almost all aspects of development has ensured that the company's knowledge in all facets of development is well founded.

The scope of works for the York Cove Seaport development involved the assessment of plans and documentation for BCA compliance. The granting of substantial compliance certificates for each stage of the project, inspection of construction, the maintenance of records of inspections and the issuing of occupancy and completion certificates. Protek also liaised with the Tasmanian Fire Authority and relevant environmental, and health and safety officials throughout the project.

A particularly challenging aspect of the development was the conversion of the existing ferry terminal into a three storey restaurant, function, and accommodation centre. This involved Protek working closely with the Tasmanian Fire Authority in assessing and inspecting for fire safety compliance.

The company's input into this area of the development proved invaluable in achieving the necessary standards of safety without compromise to the developers and the architects design intent while maintaining tight schedules.

The role of the Building Surveyor in today's development environment is complex and diverse not to mention essential to safe, efficient, and functional construction. The integration of inspections, audits, the provision of relevant certificates, and advice from plans through to completion are all part of the job. Protek Building Services have been able to deliver these services to a wide range of clients and projects with minimal interruption to building schedules. Their success is perhaps best measured in their ability to work with their clients and deliver efficient, accurate service without disruption to tight schedules.

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THE ESCAPE PLAN

The Prestigious York Cove Development at Georgetown, only 30 minutes from Launceston in Northern Tasmania, is one of the few remaining Australian coastal projects that provide the ultimate in luxury and facilities whilst delivering the peace and serenity so often lacking in mainland developments.

The \$17 Million York Cove Seaport Development is located on the site of the former Georgetown Ferry Terminal. Consisting of a three-story building which incorporates conference facilities, restaurant, and hotel the development also boasts a floating marina, public boat ramp and 16 waterfront home sites. It was only natural when the developers and constructors were seeking tenders for the project that Tasmania's pre-eminent sub-contractors, craftsmen, and tradesmen would be keen to become involved.

One such company is Tasmanian Fire Doors (TFD), engaged on the York Cove Seaport to manufacture and supply all the pressed metal

door frames, architectural doors, fire doors & smoke doors for the development. TFD has been successfully involved with many of Tasmania's most prestigious projects – supplying metal door frames, fire & smoke doors, and fire rated windows to the Royal Hobart Hospital re-development, Cornwell square apartments in Launceston, and another development by JMC – Peppers Seaport in Launceston, to name a few.

The company manufactures in Tasmania and supplies architectural doors, metal clad doors and pressed metal door frames and windows – including factory fitted doors & frames, door hardware, door repair and replacement services throughout the state. TFD are also licensed with Pyropanel to make fire rated doors, smoke doors & fire windows. The company is able to assist developers with passive fire protection requirements and TFD stock a wide range of fire prevention sealants, fire resistant pillows, door grilles, fire stop collars, and fire rated floor panels.

With extensive experience and a team of highly skilled tradesmen TFD has created quite a reputation for superior quality work. The company is naturally very proud of its safe record and efficient service delivery. However, perhaps most importantly of all, TFD is a family owned and operated business. This ensures that standards remain high, clients and staff are respected and well catered for and the personal 'hands on' touch is not lost. The successful results of Tasmanian Fire Doors dedicated approach are clearly visible on the York Cove Seaport Project.



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A RENOWNED REPUTATION

Jessups Retrivation felt empowered whilst working on York Cove. Their dedication and hard work was clearly demonstrated, not just within the company but also to the developers and site workforce. Their reputation is founded within past performances; yet they constantly remind themselves that 'today's contract is tomorrow's past performance'.

York Cove is Jessups Retrivation's fourth project with JMC Group. They were continually challenged to work to tight deadlines, whilst also delivering quality outcomes. This was not a problem for Jessups, who are proud to say that, as a team, they exceeded all deadlines and were able to handle any situations that should crop up unexpectedly.

It was certainly the team work that assisted the smooth running of the project. Errol Stewart, the developer, could often be seen working away on a Bobcat, to help push the project forward.

It was this hands-on approach that inspired the team to give 100% effort at all times.

It is with pride that Jessups Retrivation can look back on the outcome of the project and they can be proud of the quality finish achieved, despite the challenges that such projects demand.

Jessups Retrivation look forward to working within the industry on an ever increasing scale, as they lead the way to presenting their new range of economically viable and cost saving products. Jessups Retrivation can provide all levels of air conditioning on any scale of buildings from units to large office buildings. Heat pump in slab heating and cooling; solar and heat pump hot water can lead to huge savings of over 50% in running costs when compared to traditional electric or gas storage hot water systems for motels, dairies or large factories.

Jessups Retrivation are the market leaders in solar power installations and equipment supply within Tasmania. They are also renowned for supplying sub-ground water storage systems, recycled or drinking water storage applications and also white goods at an excellent rate. This has accelerated the winning of contracts, one specifically to supply a major building firm responsible for constructing more than 1000 homes in Victoria. This was yet another proud moment for Jessups Retrivation who are constantly striving to achieve the very best outcome, 100% of the time.

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