

A NEW LEVEL OF LUXURY LIVING

CLIENT : United Development Sydney
MAIN CONSTRUCTION COMPANY : Hutchison Builders
ARCHITECT : Candalepas Associates
CIVIL & STRUCTURAL ENGINEER : BG&E
CONSTRUCTION VALUE : \$170 million

Castle Residences combines modern high end living with the opulence of a heritage hotel. Spread over 37-storeys, the residential tower features Manhattan-style living spaces, designer kitchens and chic bathrooms. The development boasts a gym and rooftop pool, along with ground floor retail.

Hutchinson Builders is Australia's largest privately-owned construction company and for more than 100 years and five generations, has placed family values at the core of every structure and every task. Hutchinson's latest contribution to the industry does not disappoint – a 37-storey tower boasting 131 luxurious, Manhattan style residences and an opulent, heritage hotel in the heart of Sydney.

The \$170 million landmark development stands tall on Bathurst and Castlereagh Streets and fuses high end apartment living with luxury, 5 Star hotel services in an enviable location in the CBD, which has emerged as a distinctive offering in the Australian market.

"Hutchinson's is well known for delivering projects in relation to major heritage restoration, high quality details and complexity in busy, inner-city environments across Australia," said Timothy Ferguson, Project Manager at Hutchison Builders. "We were approached by United Development Sydney to design and construct the Castle Residences, which is their flagship, mixed-use luxury development and both residents and hotel guests will enjoy a range of first-class amenities between the two buildings."

Sitting above an 8-level basement, Castle Residences is home to 131 stunning apartments which are dripping in sophisticated features and modern finishes. There is a selection of one, two, three and four bedroom apartments, meticulously designed with a private balcony, soaring windows to maximise the city views, European oak and pale Limestone finishes and Miele appliances.

Beautifully crafted, off-form concrete domes on the lower floors are a standout and perfectly complement the repetitive moulded sandstone veneer of the Porter House. Beyond Level 11, the building cantilevers 12m off the site and continues 27-levels up, suspended gracefully over the Porter House.

"The building has various areas of operation and so the design and features on offer are also

varied," Timothy explained. "For example, the Automated Guided Vehicle carparking system (AGV) is the first of its kind in Australia, there is a pool on Level 11 and the very top of the tower offers five levels of stunning, stepped sky gardens for residents."

The scope for Hutchison Builders also included the highly anticipated refurbishment of the historically significant, 142 year old, heritage listed Porter House building next door with 121, 5 Star guest rooms.

The building, formerly known as the Dixon & Sons Tobacco Factory, is a rare surviving example of a Victorian factory and warehouse in this part of the city. Originally constructed in 1876, it has a significant presence on the Castlereagh streetscape and has certainly added a special element to this project and one where the expertise of the team at Hutchison's has proven essential.

The internal finishes appointed in the hotel meet the M Gallery standards and hotel guests and residents are privy to an all-day café and wine bar, restaurants, gym, pool, business centre and dedicated 24-hour security.

The concrete arches of the Porter House externally highlight the exposed concrete and also provide acoustic treatment to the hotel rooms based on their cylindrical shape. Hutchinson's also worked with artists, Maria-Fernanda Cardoso and Amanda Sharrad to bring to life the concept of concentric circles and spirals like ripples on a pond and the silky thread of a spider web which is nestled off the side of the 11-storey hotel façade under the main building's cantilever.

"The Porter House provided many challenges during its redevelopment," Timothy said. "The external sandstone façade was refurbished and the entire ground floor was replaced to bring back the original façade as constructed some 100 years ago."

"Added to this, all columns were clad with fire-rated structural steel and the existing floor bearers and rafters were in a fairly good

condition with only minor timber repairs and termite removal required."

Hutchinson's was awarded the contract for Castle Residences on 31 May 2018 and the development was completed in four stages. Project Manager, Timothy Ferguson, alongside the site management team led a team of more than 200 management staff, labourers and subcontractors each day and the sheer size of the scope and the heritage aspect of the site did prove challenging at times.

"The unique development of Castle Residences has incorporated the past with the present and has been a successful project for all parties involved," Timothy said. "It's been a long time in the making but we couldn't be happier with the results, achieving a quality build for the client and an equally impressive hotel facility with a huge range of amenities."

Hutchinson Builders has an impressive portfolio of projects all around Australia and is one of the most recognised builders in the construction industry. Most recently, the company has completed at 194 unit residential development alongside R&F Property in Box Hill, Victoria.

For more information contact Hutchison Builders, phone 07 4038 9000, email Timothy.Ferguson@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au



PASSIONATE ABOUT STONE

MTI Stone has been supplying and installing stone and tiles to the construction industry in New South Wales for more than 12 years, and has shown time and again that a meticulous eye for detail and dedication to their clients, is achieving superior results every time.

Working alongside Hutchinson Builders at Castle Residences, the two companies share a similar work ethic and passion for delivering a quality finish with no compromise.

MTI Stone's well-earned reputation on high end developments made them the natural choice at Castle Residences, to supply and install the tiling finishes throughout the 36-storey residential tower and the historic Porter House Hotel which has also been restored.

"Our brief was to provide high quality tiling finishes to complement the overall design of the development and included all bathroom and balcony wet areas, living areas, lobbies, the pool and pool deck, the sandstone façade and the cobblestone driveway," said Memo Ibrahim, Director at MTI Stone.

"The Porter House was particularly challenging with a host of stone works including three bars, commercial kitchens, bathrooms and mosaic tiling and other areas such as the display cabinets which house the historical artefact's found onsite."

A team of 25 were onsite at Castle Residences for around eighteen months and the location in the heart of the city, as desirable as it is, presented a few challenges along the way, including the handling of material in limited space.

"There was a great amount of stone specified for this project which contained detailed and intricate design details, which in turn required special fabrication works using modern cutting methods such as our water jetting cutting machines," Memo said.

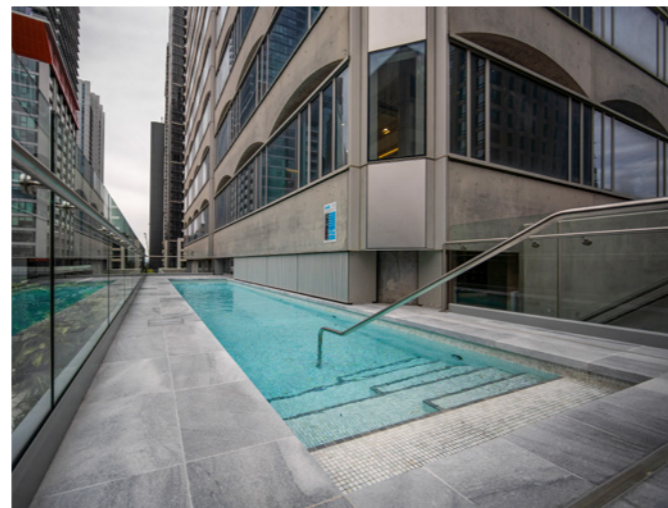
"The end result at Castle Residences is a high quality, detailed finish which has complemented the designer's intent and it's a project we are very proud to have been part of."

Established in Sydney in 2010, MTI Stone began as a small group that was passionate about making a difference in the tile and stone industry. The company's Directors, with combined industry experience of more than 70 years, had a vision to build a trusted and well-respected team.

Today, the team at MTI Stone (including its fabrication and supply partner companies), comprises more than 50 dedicated industry professionals who strive to deliver quality projects which satisfy and exceed the expectations of their clients.

"We specialise in both luxury residences and commercial, multi-storey buildings and over the years, our team has gained extensive experience across all sectors of the industry," said Memo. "We have built relationships with some major suppliers around the globe, enabling us to import and supply only the finest materials for our projects."

For more information contact MTI Stone, 2 Prime Drive, Seven Hills NSW 2147, phone 02 9620 8330, email info@mtistone.com.au, website www.mtistone.com.au





PRECISION STONework

Feature Stone Pty Ltd is a Sydney-based company specialising in detailed stonework and has been fabricating natural stone, terrazzo, porcelain, and engineered stone since 2002. The family owned business has created a lasting impression at Castle Residences, the luxurious 36-storey tower which is unlike any other in the heart of Sydney.

Director of Feature Stone, George Nohra, has been in the stone industry for more than 30 years and his hands-on approach to every project ensures both quality and service which is second to none. Over the last two decades, Feature Stone has gained a reputation for delivering quality workmanship and friendly customer service, all using the best quality stone.

“We have undertaken many projects involving complicated detail and we pride ourselves on our quick problem solving methods and dedication to achieving the best possible outcome for our clients,” George Nohra.

A team of a dozen stonemasons, fabricators and installers from Feature Stone were onsite at Castle Residences for more than six months where they installed the kitchen benchtops, splashbacks and islands, bathroom vanities and laundry tops in all 131 apartments. The interiors needed to match the stunning external façade of the building and so Caesarstone features heavily throughout the apartments. A main feature in this project are the large, curved islands

which feature a coloured inlay and a laminated 40mm edge, a perfect combination of external and internal elements.

“The main challenge on this project were the delays onsite during COVID restrictions in 2021, which in turn pushed our works back, and the effects are still being felt now,” George Nohra said. “As one of the last trades to be onsite, we are always working to a tight timeframe, so the restrictions really put our team to the test. I’m happy to say though, that the end result is sleek and sophisticated, and we’ve delivered an ultimately clean and fresh look at Castle Residences.”

Whilst most of Feature Stone’s work can be seen primarily in Sydney, the team is also working on developments across regional New South Wales and Canberra and is currently completing another exciting project for Hutchinson Builders, Whitton Lane in Bondi Junction. Feature Stone is also working on several other commercial projects in Waverton, Bellevue Hill and Edgecliff.

For more information contact Feature Stone, phone 02 9757 3121, email info@featurestone.net.au, website www.featurestone.net.au