

HARBOUR BEAUTY

PROJECT MANAGEMENT: Rosecorp Management Services Pty Ltd
MAIN CONSTRUCTION COMPANY: Richard Crookes Constructions
PROJECT END VALUE: \$25 million
COMPLETION: September 2013
ARCHITECTS: Rose Architectural Design Pty Ltd



The \$25M Harbour Precinct will expose residents to water views unique to Breakfast Point and houses four 5-storey buildings consisting of 221 apartments and boasts a landscaped precinct area equipped with a swimming pool and lap pool with horizon edge, lagoon pool, sun deck and shade pavilion.

Breakfast Point has been completed as a staged development over the last 12 years and has won many awards for master planned development. The Harbour Precinct, part of the Breakfast Point development, has been designed with the exclusive Breakfast Point theme in mind. The use of timber cladding, metal roofing and extensive landscaping feature throughout.

Consisting of 4 buildings, each 5 storeys in height, the Harbour Precinct boasts 221 apartments with a selection of 1, 2 and 3 bedroom residences along with penthouse apartments. The well-planned common area is shared by all 4 buildings and includes a lavish 25m lap pool as well as a lagoon pool. The 4 buildings have been named after ships from the First Fleet; Endeavour, Scarborough, Sirius and Bellona.

The Harbour Precinct development moved forward with little downtime. The only real difficulty came about in the groundwork's. The site was excavated and then it was realised that one side of the excavation had to be shored. Material needed to be re-imported and then shored and excavated again.

Rose Group and Richard Crookes Constructions have developed a long running relationship on this development.

Richard Crookes Constructions started working at the Breakfast Point site in 2006. During this time they have been involved in the design and construction of 524 apartment buildings in 10 residential stages. Their latest focus has been on the Harbour Precinct. Richard Crookes Constructions is a private, family owned company that provides clients with complete confidence, outstanding value and personalised service. Their approach to projects is based on a fully integrated and accredited management system. Richard Crookes Constructions provide value and risk management to always ensure a best value for money project with smooth delivery is achieved.

Breakfast Point has been described as a beautiful village on the shores of Darling Harbour. As with all Rose Group developments, Harbour Precinct has delivered on creating a quality lifestyle within a perfect location. Rose Group is a multi-award winning family business with more than 30 years experience in their industry. The Company boasts a passionate team of staff who are dedicated to providing boutique, master planned estates of superb quality, design excellence and attention to detail.

For more information contact Rose Group, 51 Riley St, Woolloomooloo, NSW 2011, phone 02 8302 1400, fax 02 8302 1444, website www.rosegroup.com.au

Contact Richard Crookes Constructions, 214 Willoughby Road, Naremburn, NSW 2065, phone 02 9902 4700, fax 02 9439 1114, website www.richardcrookes.com.au

Harbour Precinct, NSW





LET IT SHINE

Shutterflex manufactured and installed all balcony and window shutters on the Harbour Precinct project at Breakfast Point. This included the Colonial sliding shutters, bifolding balcony shutters and the 85mm Ellipse Vertical shutters in fixed screens.

Shutterflex engineered these shutters to meet the critical balustrade codes. On the bifolding panels, the balustrade acts as a bottom track so that the panels glide along the top of the handrail.

The adjustable blade panels installed to the Endeavor building allow light to filter into the space while reducing the level of heat.

Shutterflex installers worked closely with other trades on the site to ensure a smooth and efficient installation. The large size of the fixed panels on the Scarborough building resulted in the panels being craned into position for installation.

The stylish shutters provided by Shutterflex allow seclusion and privacy for the residents so they can enjoy their outdoor entertainment areas in all weather conditions.

Shutterflex has a long history with the Breakfast Point development and the Rose Group. The Harbour Precinct is the latest stage that Shutterflex has collaborated with the Rose Group to achieve stylish shutters which meet the high quality standards in design manufacturing demanded by the Rose Group while maintaining realistic costs. The final result is a shutter system which represents good value for investment and flexible in design to meet the various applications required.

The Shutterflex products were first installed in 2004 and have been a consistent design feature in subsequent stages to allow residents to capture the magnificent water and city skyline views from their expansive balcony spaces.

Shutterflex has proudly led the Australian commercial sector in the design, construct and installation of balcony shutters, louvers and features screens for over 20 years. Their success has been built upon constant innovation, premium products and a commitment to total customer satisfaction.

For more information contact Shutterflex, phone 07 3277 5428, mobile 0400 304 606, email sales@shutterflex.com.au, website www.shutterflex.com.au

MASTER COATING PAINTS THE PRECINCT



Sydney based painting experts Master Coating have worked closely with the team at Richard Crookes on the Harbour Precinct Project to deliver great results with a perfect finish.

Master Coating Managing Director Stevan Cuk says "This project was carried out with a particular ardour as it was close to our passion. At Master Coating we are determined in providing the best finishes for all our unit and apartment type properties.

"An astounding 26% of Australians live in flats, units or apartments, so we make sure every project is special," says Mr Cuk.

The scope of works included both internal and external paint and finishes, and were completed within the specified timeframe.

"The team really came together on this project, working closely with the client to ensure that the services provided were both within budget and to agreed time frames. Our colour and design division introduced a new paint range - Taubmans Pure Performance. The colour and design team are always looking for new ways to surpass the client's expectations and they never disappoint," he said.

For anyone not yet familiar with this range in the Taubmans line, the Pure Performance is a 100% acrylic, high performance range made specifically for interior surfaces. The unique formula was developed in consultation with professional painters; it is low in VOCs for maximum indoor air quality. "Our Colour and Design Division was enthusiastic about using the Pure Performance range as it also contains Microban, which inhibits the growth of harmful bacteria, mould mildew and fungus making it perfect for residential and commercial housing projects," Mr Cuk said.

The team at Master Coating has a passion for painting and decorating services. Founded in Sydney in the late 1980s, they have cemented the

Master Coating brand as a well known and highly respected painting partner in the industry. Master Coating has enjoyed great success and growth and now boasts an impressive portfolio that embraces over 5000 clients. Pride in detail remains at the forefront of the Master Coating business as they forge new business partnerships with the Private and Government sectors.

DIVERSIFIED PORTFOLIO: A RESIDENTIAL CHARM

With Master Coating no job is too big or too small. Master Coating Painting technicians have worked on everything from large commercial government and non-government projects to residential painting and decorating services.

In a rare industry move Master Coating has chosen to guarantee their work thanks to their emphasis on building trust with their clients.

As part of their services, Master Coating also provides a consultancy service to business clients who want to choose the right paint product, design and technique for their business space. The Design and Colour Division of the business has enjoyed great success in this area.

Builders and business owners who want some inspiration for their new interior or exterior painting projects can also find a great deal of inspiration by visiting the new Master Coating website at www.mastercoating.com.au.

What's next for Master Coating? 2014 looks to be a promising year for Master Coating in what is a complete industry. Master Coating is currently commissioned to the 5B2 SIRUS project, the team plans to have the project completed first quarter of 2014.

For more information contact Master Coating Australia, phone 02 8373 5903, website: www.mastercoating.com.au or email enquires@mastercoating.com

AIR CONDITIONING AND VENTILATION SOLUTIONS



Orion Mechanical Services were sub-contracted by Richard Crookes Constructions to design and install the air-conditioning and mechanical ventilation systems to all residential apartments within the Breakfast Point Harbour Precinct Buildings.

The Harbour Precinct project is the latest release in the 52 Hectare Breakfast Point Master Planned Community. Harbour Precinct provides residents with relaxing water views and beautiful surrounds. The precinct contains four buildings consisting of 220 apartments with underground parking. Harbour Precinct also enjoys a landscaped precinct area equipped with a swimming pool, lagoon pool, timber sun deck and shade pavilion.

Orion Mechanical Services specialises in the complete design, documentation, supply, installation, certification, commissioning and ongoing service and maintenance of high quality, energy efficient air conditioning and ventilation solutions. Their services extend to all residential, commercial and industrial projects including high end luxury homes. Based in Alexandria, Sydney, Orion Mechanical Services (OMS) was established by Justin Phillips in 1999, and has grown steadily to become a sustainable, innovative and reliable HVAC contractor to their expanding client list which includes many major builders & developers.

The Orion team worked tirelessly to conform to a tight construction programme on the Breakfast Point Harbour Precinct project. The project features Daikin VRV8-S and Super Multi Plus Inverter A/C Systems and for minor ventilations systems, PVC was used in place of sheetmetal ductwork. The team at Orion Mechanical Services are continually seeking to design and install more innovative, energy efficient & cost effective air conditioning and ventilation solutions to meet the evolving demands of the market place, the community and the environment.

Following the successful completion of this iconic project, Orion Mechanical Services Managing Director, Justin Phillips said, 'Orion Mechanical Services are proud to be associated with Richard Crookes Constructions on this high quality residential project.'

With years of experience and team of passionate staff, Orion Mechanical Services fields of expertise include the following:

- Design & Construct HVAC Contractor
- Air Conditioning & Ventilation Solutions
- Inverter Ducted Single & Multi Split A/C Systems
- Variable Air Volume (VAV) Smart Zone Control Systems
- Air & Water Cooled Variable Refrigerant Volume
- Heat Pump & Heat Recovery Systems
- Smart Home Automation Interface & A/C Central Controls
- Central Plant - Chilled/Heating/Condenser Water Systems
- Mechanical Ventilation Systems to AS1668.1&2
- Horizontal Discharge Toilet & Kitchen Exhaust Systems
- BCA Section J Compliance - Energy Efficiency
- CAMEL Heat Load Calculations
- Design, Project & Site Management Services
- Fire Damper Rectification & Certification



For more information contact Orion Mechanical Services Pty Limited, Unit 40 / 34-36 Ralph Street, Alexandria NSW 2015, PO Box 2254, Clovelly NSW 2031, phone 02 9669 1404, fax 02 9669 2404, email info@orionmechanical.com.au, website www.orionmechanical.com.au

THE RIGHT FORM

VPT Formwork (NSW) Pty Ltd completed formwork for the Harbour Precinct project at Breakfast Point. Their works included buildings 6C1, 6C2 & 6F2 along with off form concrete to the carparks, upstand and main entries.

The Harbour Precinct is the latest release at Breakfast Point and holds a prominent position in the 52 hectare Breakfast Point master planned community.

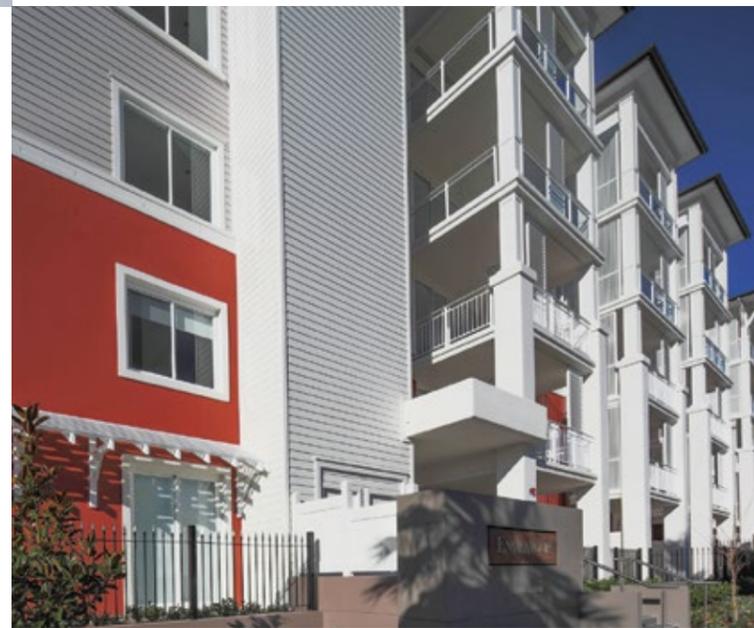
The sought after Harbour Precinct exposes residents to beautiful water views unique to Breakfast Point. The precinct houses four, five storey buildings consisting of 220 apartments with underground parking. The development also boasts a landscaped precinct area equipped with a swimming pool that includes a lap pool with horizon edge, lagoon pool, timber sun deck and shingle roof shade pavilion. VPT Formwork Group was established in 2003 and has successfully

completed many diverse projects during this time such as hospitals, shopping centers, residential, towers and commercial office centers. The team at VPT Formwork are also working on several other prominent developments at the moment including:

- RPA NW precinct, Camperdown
- Iglu student accommodation, Chatswood
- Toll Eastern Creek

VPT Formwork is highly experienced working on large commercial and industrial projects for various builders and they stand by their company motto of 'no job is too big or too small'.

For more information contact VPT Formwork (NSW) Pty Ltd, PO Box 7000, Silverwater NSW 1811, phone 02 9648 1011, fax 02 9648 1077, email formwork@vptgroup.com.au





BUILT ON STRENGTH

Following a strong past relationship, Richard Crookes Constructions identified the advantages of involving Custom Steel Frames in the design process for the recent Harbour Precinct project. Custom Steel Frames supplied the roof trusses and structural roof support beams to the top floor on five of the buildings built by Richard Crookes Constructions. Holbel Pty Ltd, who boasts a team of experienced steel frame erectors, completed the installation.

Due to the top-level floor plans being designed to a different floor layout to the floor levels below, the concrete support column locations didn't match the roof layout and therefore required careful planning in the production drawing stage.

Large span trusses were required to suit the resulting support beam locations. This project provided a combination of challenges resulting from increased wind pressures due to the height and exposure level of the building. Additional dead loads on the roof trusses resulted from the need to accommodate a fire-rated ceiling in addition to a conventional suspended ceiling structure. This stems from the BCA requirements for fire-rating and isolation of sole occupancy unit.

Originally the rooftops were designed as structural steel, and the exploration of the truss concept allowed Richard Crookes

Constructions the ability to correctly structure the roof to form all the hips, valleys and dormers.

Sitting on the heavy end of the light steel frame, Custom Steel Frames utilises a 1.2mm welded Truecore frame. This project highlights where Custom Steel Frames strength of product, along with clever design and drafting practices, allows them to deal with higher loads and complex roof systems to provide a strong cost-efficient result.

Custom Steel Frames is an industry specialist at converting projects into a packaged structural and lightweight solution.

100% Australian owned and operated, Custom Steel Frames is a family business which utilises Australian produced Truecore steel from Bluescope Steel.



For more information contact Custom Steel Frames, phone 1800 84 22 66, website www.customsteel.com.au