



THE SHINING PEARL OF SHELL COVE

DEVELOPER : Frasers Property Pty Ltd
MAIN CONSTRUCTION COMPANY : Parkview
ARCHITECT : Smart Design Studio
PROJECT VALUE : \$70 million

With its distinctive semi-circular design The Nautilus, Shell Cove has earned national acclaim. Boasting 116 waterfront residences with panoramic views, the project features two buildings centered around communal spaces, including lush landscaping, an elliptical pool, and a private rooftop terrace.

Built by Parkview, and located on a promontory within the purpose-built precinct, Natulius Shell Cove takes advantage of the spectacular waterfront to capture the best Shell Cove has to offer with views and natural light in abundance.

“Nautilus is in a prime harbourfront location, and its sweeping crescent shape was specifically designed to follow the arch along the water’s edge and offer premium views of the headland and marina,” Tahir Mehmed, Parkview Project Manager.

The waterfront-facing building stands 5-storeys tall and the other at four. The bronze balustrade and glazed windows combined with 550 individual precast custom-colour concrete panels gives Nautilus a striking yet elegant presence.

“We faced various challenges that come along with such a detailed and architecturally complex build. Not only is the feature building entirely curved in a horseshoe shape, but the building’s levels

also are offset upon each other to create an hourglass shape,” said Tahir.

“This means that curvature is throughout every space of the building, which creates a unique water-like flow. As the apartments fan out from the curved inner lane of the building, each and every apartment has slightly different dimensions and shape depending on where in the curve and hourglass shapes they are positioned.”

“There was nothing standard about this project, which is what made this build challenging yet very enjoyable as we were able to work closely with the architect and tailor the interior layouts to the individual spaces with their bespoke finishes.”

In addition to COVID impacts, industry-wide labour shortages and changes to industry legislation, inclement weather conditions impacted the build sequence for the first six months of the project. Being located on the waterfront, wind speeds would determine if the single

crane located in the centre of the site that serviced both buildings would be able to operate safely. While the wet season affected the build timeline as contractors were not able to pour the basement slabs, erect the walls, and have the basement tanked, ready for the building foundations to be poured.

Despite the inclement weather, Tahir and his team decided to make significant changes to their construction methodology and timeline to ensure the building could proceed. “We changed our construction sequence from six large concrete pours down to 15 smaller concrete pours. This allowed us to work within the short, good weather windows while continuing to keep the build on schedule.”

Practical completion is set for early to mid 2024, with approximately 15 Parkview staff and 105 contractors involved in the project, there were between 110 – 140 people on site on any given day throughout the build stages if the weather allowed for it.

With 25 years of history, Parkview have industry-recognised capabilities across all major asset classes, and pride themselves on creating contemporary environments of the highest quality across an ever-expanding portfolio. Parkview successfully manages projects



across the complete property value chain, from strategic planning to concept design, construction and post-completion services.

For more information contact Parkview Constructions, 7/60 Union Street, Pyrmont NSW 2009, phone 02 9506 1500, email enquiries@parkview.com.au, website www.parkview.com.au

NAUTILUS CURVED FAÇADE PERFECTED

BY *RSS* Facades

Ensuring the architecturally detailed Nautilus project with its sweeping curved façade was completed with exacting precision, required the expert advice and consultancy of RSS Façades, who specialises in the design, engineering and certification of building envelopes and engineered façade systems.

"On the Nautilus project, our role was to translate design ideas into clear, realistic and simple solutions and strategies for the entire façade, which includes the window glazing, balustrade, cladding and precast panelling," said Managing Director and Principal Façade Engineer, Ramy Sorial.

"My role as a consultant is to provide guidance, solutions and support in the design and construction, and deliver as the advisor to what the façade contractors are providing relevant to the façade. This includes detail design and certification, quality and compliance inspections, reviewing façade contractor shop drawings,

handling technical queries and providing specialist technical advice," said Ramy.

"From our extensive on-site construction experience, we understand the limitations often faced by our clients, and this helps us create highly specific on-site solutions."

Ramy began RSS Façades in 2019 with 15 years of Facade Engineering Design and on-site construction based experience. To fill a gap he saw in the construction industry, Ramy stepped in to fill the industry-wide need for a specialist façade consultant with on-the-ground construction experience. With his unique skill set and deep understanding of the challenges faced by contractors, builders and developers alike, he is able to offer practical, targeted solutions that are realistic and simply executed.

"The various solutions for this challenging façade needed to be easy to source, manufacture and build. Due to the oceanfront location of the Nautilus,

suitable materials, specifically non-corrosive structural components, needed to be used to ensure the longevity and durability of the structure," said Ramy.

This was an exceptionally beautiful yet challenging project due to the façade curving around to follow the oceanfront boundary while the building's levels stack on top of one another to create an hourglass shape.

The ever-changing geometry of the floor or elevation has required indepth consultation and collaboration with the builder and the architect to ensure all connection points are clean and perfectly aligned.

A unique feature of the building is the balustrade that aligns to the tilted angle of the building and follows the profile of the precast, varying from floor to floor. As it is a sensitive architectural feature, it was vital for RSS Facades to come up with ideas on how to implement this on-site, ensuring that the

frameless glass balustrades flowed with the precast, rather than acted against it and created harsh angles or lines.

"This build is so detailed and architecturally complex. The custom, high-end nature of this project is what has made consulting on this project with the team at Parkview Constructions a satisfying and rewarding experience. It was very important that we remained true to the architectural intent while creating solutions that are achievable and comfortably executed by the various contractors and teams on the ground," said Ramy.

RSS Facades specialise in providing façade consultancy and engineering services to the residential, commercial, educational and medical industries nationwide and internationally.

The team specialise in the design and documentation of new façade systems,

including curtain wall systems, frameless glass walls, glass floors, architectural façade features and rain-screen cladding systems.

Current projects include high end developments, health infrastructure, government buildings, high rise residential and commercial buildings, and bespoke architectural commercial spaces.



Photo Left to Right :
Tahir (Parkview)
Ramy (RSS Facades)
Ben (Parkview)

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Below Power Distribution Australia were tasked to supply and installation of a 1000kVA Endeavour Energy indoor substation for the project.



For the Nautilus to provide outstanding amenities and luxury comforts, it requires a sophisticated and high-powered electrical network. Power Distribution Australia Pty Ltd are the experts in high power voltage and were the perfect team for the job.

Power Distribution Australia were contracted to supply and installation of a 1000kVA Endeavour Energy indoor substation with high voltage and low voltage extensions on the electrical network.

“The installation of high-voltage indoor substations for large-scale projects falls within our expertise, and our team completes approximately 15-20 projects of this type a year,” said Power Distribution Australia Director, Emily Rossi. “These projects, including the Nautilus project, require specialised high-voltage jointers to ensure the equipment is installed, terminated, tested and commissioned correctly.”

The project required the team to use their specialised earthing rig to install the earthing as per Endeavour Energy specifications.

Works on site commenced in May 2022 and were completed on time and within budget in Feb 2023. “This impressive project gave us an

opportunity to give our employees and subcontractors who live on the southern coast a chance to partake in a new installation within their local area. We had six employees working directly on the project and had 15 staff, including subcontractors working together on the energisation/commissioning portion of the project,” said Emily.

Current projects include the Woollooware Bay town centre project, Chatswood golf club, a build-to-rent development in Parramatta and Hoxton Park high school.

Power Distribution Australia is a level 1 Accredited Service Provider in the Ausgrid and Endeavour Energy networks. Power Distribution Australia is also an Australian family-owned and operated business with combined industry knowledge and experience of over 50 years.

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