

A NEW HARBOUR LANDMARK

DEVELOPER : Macrolink and Landream

MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions

ARCHITECTS : Tzannes Architects and Crone Architects

CONSTRUCTION VALUE : \$160 million

Opera Residences is a high end luxury residence, with 104 exquisite residential apartments and five retail lots over 20-levels. Featuring grand entertainer kitchens, indulgent bedrooms, and soaring views of the Harbour, Sydney Harbour Bridge, Opera House and Hyde Park, the project includes ground floor retail, restaurant, swimming pool and gym.

Along the eastern edge of Sydney's Circular Quay a new luxury residential development is redefining the essence of life on the world's most beautiful harbour.

Opera Residences enjoys one of Australia's most globally recognised locations in Sydney's epicentre of business, culture, tourism and transport. The development boasts iconic views in all directions: north to the Opera House, east to the Royal Botanic Gardens and Government House, south to Macquarie Street and Hyde Park and west to the Harbour Bridge and Circular Quay.

This landmark project was designed by Tzannes Architects, Crone Architects and interior designer Make Architects and comprises 104 luxury residential apartments and five retail lots. The fact that all 104 residences were sold out in record prices in 2016, breaking the national apartment record at the time, stands testament to the iconic nature of this landmark development.

"Opera Residences is not only a place to live, it's a constant reminder of the natural majesty lying just beyond your door," said Michael Gao, Managing Director of project developer, Macrolink. "Working with our local partner Landream, we are proud to have delivered such an iconic project for Sydneysiders."

Each of the residences in the project was designed with a level of care and attention to detail befitting such a prestigious address, with every apartment designed as a one-off home with carefully considered scale and sequencing of internal spaces.

The highest quality internal finishes are featured throughout including sculpted marble, travertine and timber with kitchens and bathrooms inspired by classic joinery design and blending functionality and aesthetic beauty.

"The selection of finishes was very important to us," said Vivian Huang, Sales and Marketing

Deputy Director. "Elegant simplicity is at the heart of the design with a rich palette of materials allowing owners to personalise their own home."

"The fluid lines and flow of the external façade is reflected in the interior layout allowing the exterior and interior to resonate with one another. Each residence features a suite of rooms that flow from one to the next with the feeling of elegance and glamour," Vivian explained.

With a constrained CBD location, construction of the project presented many challenges. The structure included 30,000m² of formwork and 10,000m³ of concrete while the external envelope featured 1,150 façade panels that was required to form a fluid curving surface while meeting high performance standards.

"The challenge was to find a glass that still provided the required thermal and solar performance in a curved shape," Michael said. "A crucial factor was the coating which had to withstand the bending process without reducing the visual appeal. After many material inspections, mockups and drawing reviews we achieved an exceptional quality result which ranks as one of the best not only in Australia but internationally."

As well as offering a series of unique and timeless residences, Opera Residences also incorporates a new decorated public recreation area, café and links through the site to Circular Quay for the benefit of residents and the wider community.

Macrolink Australia is part of Macrolink Group, a \$20 billion USD enterprise covering a diverse array of industry sectors including real estate, chemical, high-end manufacturing, mining and finance investment. Macrolink Group has expanded its real estate investment landscape globally in recent years and now successfully operates within five countries – China, Australia, Canada, Malaysia and South Korea.

Macrolink Australia remains focused on the luxury property market in Australia and is currently in negotiation with several sites and looking forward to creating further outstanding developments for the Australian market in the future, building on the success of Opera Residences.

"Macrolink is proud to have collaborated with the most talented architects, designers and contractors in Australia," Michael said. "Especially the outstanding contribution of Tzannes Architects, Richard Crookes Constructions and PDS has enabled us to successfully deliver this outstanding project for Sydney."

Macrolink's joint venture partner Landream, are a trusted property leader of international standing with a diverse portfolio of projects across New South Wales and Victoria. Currently Landream have two high end residential developments under construction in Victoria - The International (Brighton) and Hurtsmon (Malvern East).

For more information contact Macrolink, Suite 2, Level 44, Grosvenor Place, 225 George Street, Sydney NSW 2000, phone 02 8247 8222, website www.macrolink.com.cn

For more information contact Landream, Level 12, 41 Exhibition Street, Melbourne VIC 3000, phone 03 8638 7777, phone 02 8247 8277, email enquiries@landream.com.au, website www.landream.com.au

Project website: www.operaresidences.com.au



Below Sharvain Projects created curved and coloured glazing for the Opera Residences façade.

Sharvain Projects specialise in the integrated design and construction of architectural glazed façades. They deliver unique, elegant and cost-effective solutions that realise the design intent.

The luxury apartment development, Opera Residences boasts an eye-catching façade of curved and coloured glazing that compliments the contemporary architecture of Bennelong Point. In November 2017 Sharvain Projects was contracted to supply and install a window wall façade to the 19-level structure. Also designed and installed by Sharvain Projects were the curved glass glazing systems to the shopfronts, the doors and operable walls, awnings, canopies and roof components.

“It was a challenge to manufacture and build the complex geometry of the façade,” explained Managing Director, Boris Kostura. “We installed over 7,000m² low-E glass with superior acoustic properties for city living. It was a good project, the Richard Crookes team are very collaborative, professional, and we continue to work with them successfully. In the past we have completed Darlinghurst’s The Kinghorn Cancer Research Centre for them.”

During peak periods there were over 30 installers onsite and the job was finished by the end of May 2021. “We’re very proud of the work we have done at Opera Residences,” said Accounts Manager, David Clear. “It is a significant contribution to the architecture of Sydney Harbour.”

The company has delivered exceptional façades and glazing structures to a number

of significant Sydney buildings. At the UTS campus they installed façades to the Dr Chau Chak Wing building, designed by renown unconventional architect Frank Gehry. Sharvain Projects made the impossible possible with a dramatic curved brick and glazed façade.

Lead by the exceptional Shangyun Zhao, the co-founder, and the Design Director of Sharvain Projects, the Company has also designed and constructed the glass façade for the Commonwealth Bank building in Darling Square. Features include integrated skylight and sunshades as well as curved and overhead glazing and a frameless entry.

In 2011, the Sharvain team completed The Main Entry Wintergarden and Atrium of innovative office block, 1 Bligh Street in Sydney’s CBD, for Grocon. With elliptical floors and curving atrium, the building uses low-iron glass for increased transparency and stunning light filled interiors.

At Darling Harbour an exceptional Sharvain Projects façade can be seen at the International Convention Centre and Theatre. With unique folded and angled glass it is another glittering jewel at a prime harbour location.

Established in Sydney in 1998 has Sharvain Projects has a reputation for delivering projects of unique scale and complexity. With design offices in Sydney, Hong Kong and China, Sharvain Projects comprises a robust design and engineering team for structural and mechanical engineering working with 38+ designers and drafting specialists including a BIM modelling team who produce 3D visuals for design review,

evaluation and fabrication. The focus is a collaborative approach between designers and builders, at all stages of planning, to fulfil the design brief and vision.

Sharvain Projects provide a complete service from design concepts, engineering review and analysis. They also provide detailed design of façade systems, specialised glazing and cladding, bespoke façade systems, budgeting and life cycle costing. Sharvain Projects also draft shop drawings for manufacture in their factories in Sydney and in China and fabricate curtain walling and metal cladding solutions including stainless steel.

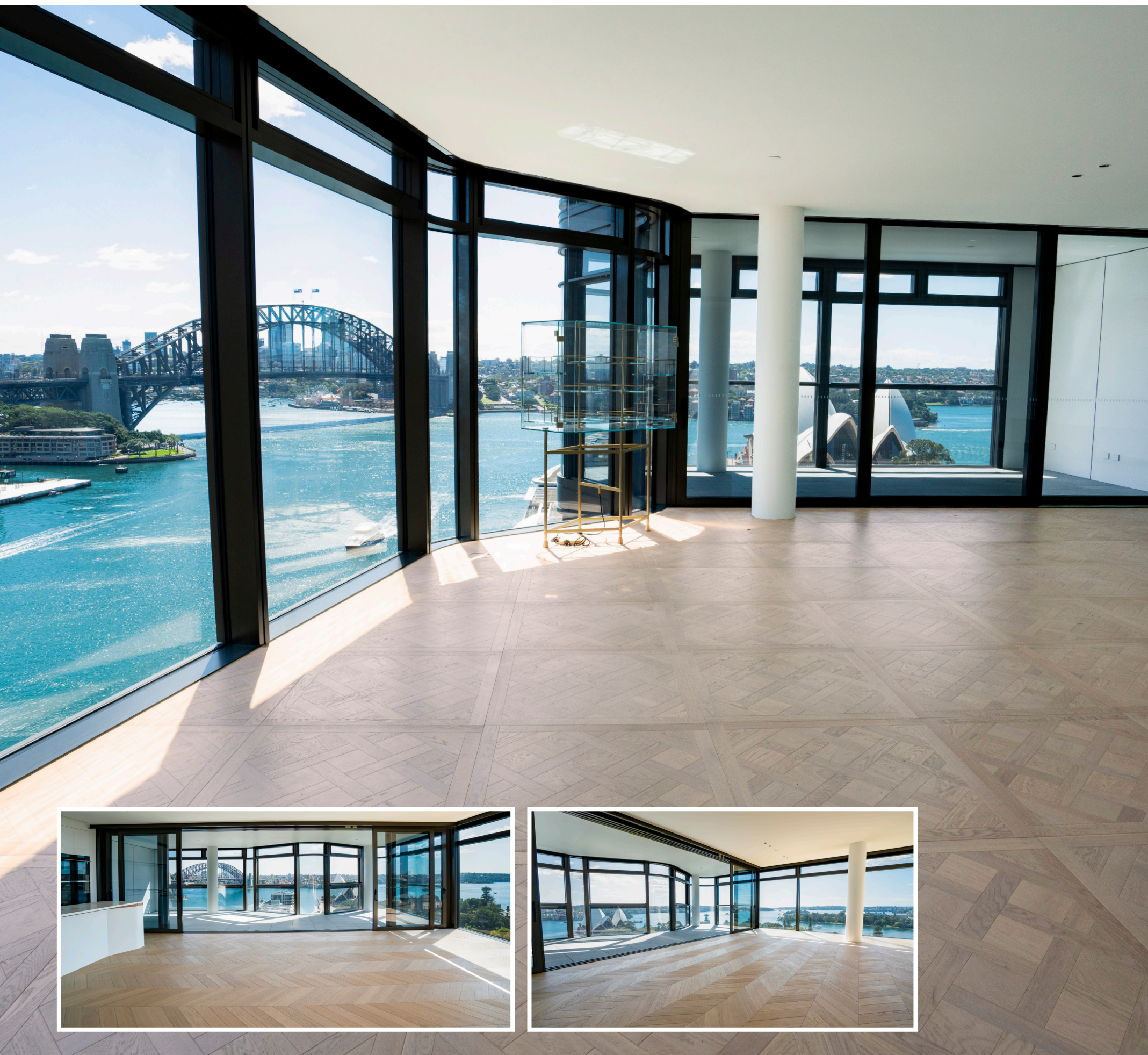
For their construction work Sharvain Projects have a 36+ strong project management support team ready to work across Australia and manage procurement, logistics and delivery, and onsite work. Installation services are provided by 90+ tradesmen and include material handlers and crane drivers.

Sharvain Projects integrate ‘smart façade’ features into their design collecting solar energy and using shading and monitoring to adjust internal environmental controls. The ‘smart façade’ process includes design, the manufacture of items and components and an installation that integrates into the façade network, connecting to a BMS. Commissioning includes any required adjustments and training in the use of the system. Maintenance and upgrades with ongoing customisation are also available.

For more information contact Sharvain Projects, phone 02 9698 3411, email info@sharvainprojects.com website www.sharvainprojects.com



Below Havwoods International sourced and supplied Prime Grade European Oak timber flooring for the project.



Havwoods International are specialists in the sourcing and supply of quality flooring, offering a wide range of beautiful, durable, and stable engineered timber flooring suitable for the most luxurious interiors. Havwoods International was selected to deliver a Prime Grade European Oak timber flooring for the Opera Residences.

“Opera Residences represent the pinnacle of luxury apartment living directly on the prime foreshores of Sydney Harbour. The distinctive contemporary architecture combined with the sweeping world acclaimed views of the renowned Sydney Opera House and Sydney Harbour Bridge required an interior design befitting the exterior excellence,” said Brent S. Calow, Havwoods Ambassador for the Environment.

Utilising their connections with Make Architects in London and local relationships with leading design firm Tzannes & Crone in Sydney, Havwoods International was able to deliver a bespoke flooring solution that satisfied the developer’s desire to provide the best quality that a discerning buyer would demand from such a development.

“Havwoods International was uniquely placed to combine our diverse and robust European supply chain with our unwavering commitment to world leading quality and technology in timber flooring.”

The company supplied over 5,800m² of Cradle to Cradle Certified™ Chevron European Oak parquetry blocks for the apartments. “Our timber products show the beautiful natural features of the material, the different streams of colour and texture. Often the challenge of the job is matching these different patterns to create a high quality finish,” explained Brent.

“For the penthouses we sourced 395m² of Versailles panels, known as Parquet de Versailles. These panels are made up of precisely cut geometric blocks crafted together to form a modular tile-like pattern and they all must fit cleanly and neatly together. There was a generous waste allowance on the project and the final installation was of an exceptionally high standard.”

With the first delivery taking place in August 2020, Havwoods’ was able to source and

deliver as required. “The end result was a timber floor that surpassed even the highest benchmarks expected by all stakeholders. We are greatly honoured to be associated with the Opera Residences project and this luxurious residential development showcases the capabilities of Havwoods International – one of the world’s leading brands in luxury timber flooring,” added Brent.

Established in Australia in 2010, Havwoods operate showrooms in Sydney, Melbourne and Newcastle displaying over 180 quality timber flooring and cladding products. A fully qualified interior designer is available to discuss clients’ needs, offer advice and give assistance with material selection.

Havwoods International is a third-generation family owned company, headquartered in the UK and placed in over 30 strategic locations globally allowing Havwoods to provide the ‘best’ to the ‘best’. “We specialise in providing talking points, it’s often a surprise to see the way our timber products are used, they make great cladding for feature walls, benchtops and reception desks.”

During the COVID-19 pandemic Havwoods are keeping up with the times and are now offering online appointments for a virtual consultation with one of their flooring specialists. The Havwoods website also offers a unique floor visualiser tool for clients to upload a photo and see the selected floor in place. Havwoods also offer FSC® certified (C009500) and sustainably grown product as well as composite decking and cladding boards made from recycled wood and plastic, that are themselves recyclable.

Havwoods work with architects, builders, homeowners, and designers to make beautiful interiors for apartments and quality residences as well as to the commercial and hospitality sectors across Australia. Havwoods engineered flooring can also be seen in some spectacular interiors across residences and offices around the globe from Jeddah to New York, Las Vegas to London, Kuwait, and Qatar.

For more information contact Havwoods International, phone 1300 428 966, email info@havwoods.com.au, website www.havwoods.com.au

Below Gaggenau appliances were installed within a range of apartments at Opera Residences to inspire culinary creativity for residents.

Below SCF Interiors manufactured and installed the Corian products throughout the apartment’s kitchens, bathrooms and laundries.



From their beginnings in the Black Forest in 1683, Gaggenau draw on over 336 years of experience. Today, being a leader in the design and manufacture of home appliances.

Driven by the professional working kitchen principles, every Gaggenau appliance has been inspired by the needs and experiences of the professional chef. Designers and craftsman use the finest of materials to create appliances that enable culinary perfection and delight with their avant-garde, yet timeless aesthetic. Today, the kitchen has evolved to become the heart of the home, and as such Gaggenau the pinnacle of the kitchen.

“The Opera Residences are considered some of Sydney’s most coveted real estate, presenting unsurpassed luxury in an extraordinary location. Opera residences speak to the essence of Sydney. Its architecture is an emotional expression of what it is to live on the world’s most beautiful harbour,” says Developer, (Landream).

The residences are an architectural masterpiece, a beautiful building, bespoke detail, breathtaking finishes. The grand entertainer kitchens, indulgent bedrooms and elegant bathrooms all speak to the next level of luxury living. Gaggenau appliances were selected for the Opera

Residences for their quality, design and timeless appeal. Renowned as the luxury brand of home appliances, it was the perfect fit for this development, complementing the kitchen finishes.

The one bedroom apartments feature the flush Gaggenau 200 series ovens and microwaves in Gaggenau Anthracite, 200 series dishwashers, rangehoods and 90cm gas cooktops. Working closely with the team at Opera Residences, the cabinetry were adjusted for perfect installation to achieve a professional result. Where the private chef, can find inspiration to create. For the two and three bedroom apartments the proud mounted Gaggenau 400 series 76cm ovens and combi-microwave ovens were selected.

Recently Gaggenau has been involved in a number of projects across Australia, including the 505 George Street project, featuring 450 luxury apartments designed to achieve a 6 Star Green Star rating.

For more information contact Gaggenau, 192-196 Coventry Street, South Melbourne 3205, phone 03 8551 1399, website www.gaggenau1683.com.au

Landream, accessed Oct-2021, <<http://landream.com.au/project/opera-residences/>>

SCF Interiors have over 30 years experience in the fabrication and installation of functional and stylishly crafted solid surfaces for quality interiors. For Opera Residences, SCF Interiors manufactured and installed the Corian kitchen benchtops throughout the project along with Corian cupboard and pantry doors, laundries and island fascias. They also supplied Corian vanities for the powder rooms and Corian basins installed in the marble bathroom vanities.

“We also fabricated and installed washplane vanities to the commercial amenities and pool bathrooms,” explained Sales and Marketing Manager, Michael Francis. “We worked to supplied specifications and produced a number of prototypes of vanities and island benches for the developer’s approval.”

Onsite work started in September 2020, with SCF Interiors check measuring and producing working drawings for manufacture in their 1,500m² factory in West Ryde. With an install team of six on the project the installation was completed by June 2021.

Corian is an excellent material for interiors providing beautiful seamless surfaces that are hardwearing and easily maintained. The product is available in a range of colours and is silica free. SCF

Interiors specialise in the manufacture and installation of Corian solid surfaces and invite clients to their showroom to see new designs and applications of the material.

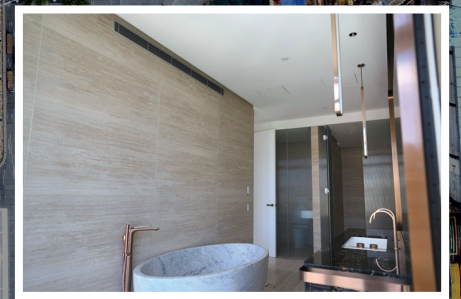
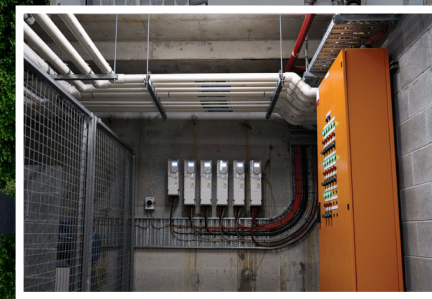
“We install our solid surfaces to a number of multi-residential buildings, mainly smaller boutique developments, as well as commercial lobbies, reception areas, airports, food courts and bars. Opera Residences was a large scale project for us and we worked very well with the Richard Crookes team,” said General Manager, Matt Biviano.

In a first for Australia, SCF Interiors manufactured Corian exterior cladding for a luxury Bayview residence in March 2021, working with the architect to design a concealed fixing system of aluminum framing to fix the panels. With minimal rates of expansion and contraction and a high level of UV and stain resistance Corian was an ideal choice to achieve a clean and contemporary look.

For more information contact SCF Interiors, Unit 2, 5-11 Mellor Street, West Ryde NSW 2114, phone 1300 795 485, email info@scfinteriors.com.au, website www.scfinteriors.com.au



Below Dynatech Industries designed and installed multi-head VRV air conditioning system to supply maximum air flow throughout the project.



Dynatech Industries provide design and engineering, manufacture and installation of HVAC systems, using the latest design software packages and technological innovations to meet the high standards required for contemporary developments.

For Opera Residences, Dynatech Industries' design work started in 2019, to create a multi-head VRV air conditioning system with power proportioning and a centralised exhaust system to all the apartments. "We also designed and installed all the supply and exhaust ventilation throughout common areas and retail spaces as well as a BMS for environmental monitoring, lighting and lift control," said General Manager Robert Stack.

The Dynatech team utilised computational flow dynamics (CFD) to maximise air flow within the apartments. "The design challenges included some very congested plant rooms. The busy CBD location along with the building's small footprint contributed to the challenge of the build, and with a team of 40 on site, the installation was completed within 18 months."

Dynatech is rapidly growing company with a focus on innovation, good design and client satisfaction. They can provide full specifications

for tender purposes including tender sum analysis and drawings, as well as mechanical system surveys and audits, solar ventilation and hydronics, retrofit and upgrades. From design to manufacture, supply and installation through commissioning to handover Dynatech provide a comprehensive service to the residential, retail and commercial sectors.

"Most of the work is Sydney based and we have been providing engineering support for the city's high rise structures for over 30 years. We also have an amount of regional New South Wales works with the Government," commented Robert.

Recent projects for Richard Crookes Construction include \$110 million, The Miller, 100 high grade serviced apartments and 173 apartments in North Sydney, a D&C contract for Dynatech involving the manufacture, supply and installation of HVAC, switchboards, fire control and meter rooms. "The Richards Crookes team are very professional and their work is to high standard."

For more information contact Dynatech Industries, Level 2/27 King Street, Rockdale NSW 2216, phone 02 9505 7300, email info@dtigroup.com.au, website www.dtigroup.com.au