

HIGH POINT

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THE PINNACLE APARTMENTS / MIRVAC



Below & Left Mirvac's 25 storey Pinnacle Residential development at Rhodes Waterside



Located on Rider Boulevard, along the 'ridge' of the Rhodes peninsula, sits The Pinnacle Residential Development. The Pinnacle is the sixth and final residential stage to be built by Mirvac and is the tenth residential stage of the Rhodes Waterside development.

Mirvac exercised total control over the entire development process, from concept to completion. This ongoing commitment is a major defining influence in Mirvac's ability to continually create products of uncompromising quality and value.

The Pinnacle development consists of 233 residential apartments housed within a single tower building. The building is situated above a podium of residential units and a ground floor which features 10 retail tenancies, residential entry lobby, loading dock and carpark entry. There is a three-story basement carpark with parking for residents and retail tenants while a single lift lobby serves all levels of the building. Immediately to the north of the building is a town square which is dedicated to Canada Bay Council. There is a large communal space, exclusively for use by residents, on level 1. This features a landscaped garden with passive recreation areas.

The cantilevered balconies and overhanging roof areas were the most challenging elements of construction on The Pinnacle project, especially where the building's façade steps out, steps back in again and then out once more. Mirvac drew from their extensive experience to provide solutions to the design through the use of Perimeter Edge Protection Screens and complex engineering.

Another challenge was to achieve the Architect's vision of horizontal bands to areas of the façade. These lines were created by incorporating spandrels of precast concrete on which either windows or glazed balustrades were installed. The issue with these bands was that the height required to achieve the aesthetic look also placed the top of the precast spandrels within the climbable zone for balconies as per the BCA. To overcome this, a unique balustrade system was developed. The design of the balustrade pushed the glazing line and bottom channel out to the internal face of the precast spandrel and thus eliminated the ability for anyone on the balconies to step on to this element.

Mirvac is one of Australia's leading property groups with diversified interests in property

investment and property development. For over 40 years, Mirvac has built a reputation that has become synonymous with quality. The level of quality in every Mirvac developed property is manifested through innovative planning, meticulous design and a high standard of construction.

Mirvac has produced some of Australia's most renowned residential projects including:

- Waterfront, Newstead in Brisbane, QLD
- Walsh Bay in Sydney, NSW
- Ephraim Island on the Gold Coast, QLD
- Yarra's Edge, Docklands in Melbourne, VIC
- The Peninsula at Burswood in Perth, WA.

When purchasing a Mirvac residence, you have the comfort of Mirvac's experience, reputation and the knowledge that the Group is one of Australia's leading public companies.

For more information contact Mirvac, Level 26, 60 Margaret Street Sydney NSW 2000 Australia, phone 02 9080 8000, fax 02 9080 8111, website: www.mirvac.com

Below The team supplied over 16,000 square metres of carpet for the Pinnacle Apartments.

Below Connect Infrastructure carried out the design and construction of high voltage power solutions for the Pinnacle Apartments project.



Feltex Carpets has built a reputation for being a world-leading manufacturer of commercial carpets & carpet tiles. Their experienced team of designers are renowned for providing innovative, stylish and sustainable flooring solutions to a variety of clients.

The extensive range of commercial carpets provided by Feltex Carpets, have been designed for all types of projects including office fit outs, apartments, hotels, clubs, schools and major entertainment and sporting venues.

Feltex Carpets was recently contracted to provide product for the Pinnacle Apartments project in Canberra. The team supplied over 16,000 square metres of carpet for this project. A handcrafted rug has also been made for the foyer area.

The carpet supplied for the Pinnacle Apartments was the Décor Twist wool blend, cut pile twist carpet, and Rabanne 100% wool, cut pile twist carpet.

These wool and wool rich blend carpets are delightfully lush and soft to the touch, while providing a luxurious look which compliments the sophisticated style of the Pinnacle apartments.

In addition to their extensive range of stock-line commercial products, Feltex Carpets also provides a custom design service. Using the latest technology, their team of designers and product developers can create carpets limited only by your imagination.

Specifying carpets for commercial applications has been made easy thanks to Feltex Carpets ability to provide complete product packages consisting of tufted, woven and hand crafted carpets.

Whether it's tufted carpets for general areas, woven carpets for conference rooms and corridors, or a custom hand crafted rug to make a bold statement in foyer areas, Feltex Carpets can do the lot.

The dedicated project management team at Feltex Carpets follows each project through from order to installation to ensure it is completed to specification, on time and within budget. This allows the client to direct their time and energy to ensuring the rest of the project runs smoothly.

For more information contact
Feltex Carpets, phone 1300 130 239,
email feedback@feltex.com,
website www.feltex.com



Working tirelessly on the Pinnacle Apartments project in Rhodes, Sydney. Connect Infrastructure carried out the design and construction of high voltage power solution. The team installed the power transformer and switchgear into the building and connected the power to the electricity grid.

The installation of an indoor chamber substation significantly improves the building aesthetics. It did however create some coordination challenges between the concrete floor design and building architecture which Connect Infrastructure handled and finalised with ease.

Established in 1998, Connect Infrastructure has grown to embrace over 140 employees, 12 of which dedicated their services to the Pinnacle Apartments project.

Connect Infrastructure is currently delivering power supply solutions to over 100 developments and infrastructure projects across NSW including a new data centre at Macquarie Park and Liverpool Hospital, fibre optics for the South West Rail Link and asset relocations for the Princes Highway upgrade.

At Connect Infrastructure, their focus is to collaborate with their clients, each other, and the Electricity Distributors to deliver innovative power solutions. Their flexible delivery approach leverages the skills of their specialist design and construction teams to fully integrate the project delivery cycle in house (from concept to completion). This philosophy delivers high

performing assets to their clients in the shortest possible time frame while reducing their project's risk profile.

Their extensive services cover all areas including:

- Turn Key Power Solutions (integrated Design and Construction)
- Feasibility Studies and Concept Design
- Detailed Design
- Construction

Connect Infrastructure delivers these services on:

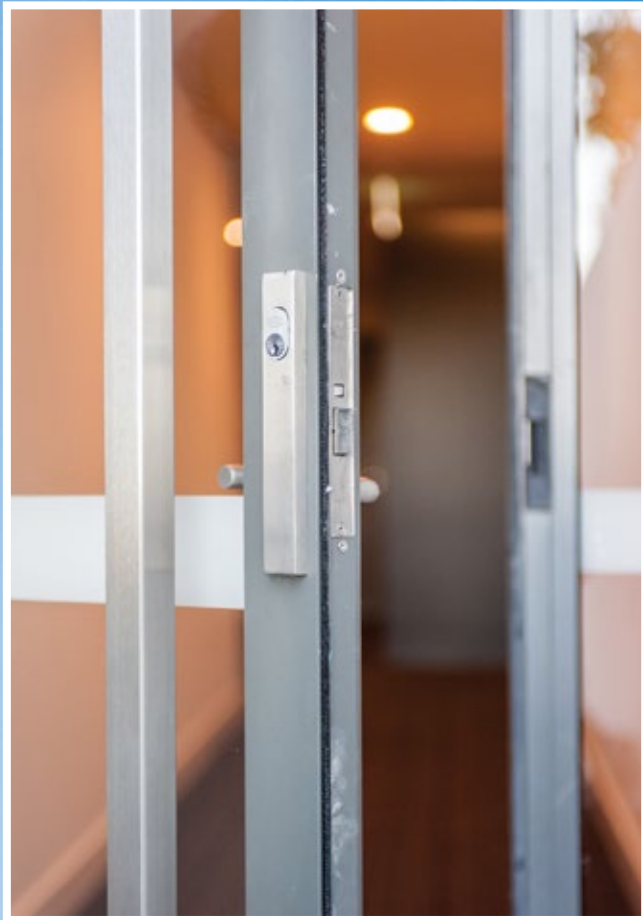
- Road & Rail Upgrades
- New Residential Developments including fibre optics and lighting
- Power upgrades to existing buildings (residential, commercial and industrial)
- Network Asset Renewals
- Network Capital Programs

Connect Infrastructure is a market leader in the contestable NSW power transmission and distribution sector. They operate across NSW with offices strategically located in Newcastle and Sydney

For more information contact John Saleh at Connect Infrastructure, 3 Progress Circuit Prestons NSW 2170, phone 02 9733 3322 or jsaleh@connecteng.com.au

Below Bells Locksmiths supplied and installed security cylinders and keys to the entry door of each apartment and common area doors.

Below At Pinnacle Apartments, Shev Constructions were responsible for cladding the 1200m² awning in Alucobond “Grey Metallic” and “Smoke Silver”.



Operating for almost 40 years, Bells Locksmiths and Bells Access Control Services offer their clients a wide range of services including the installation and servicing of locks, installation of safes and the design and installation of master key and security key systems.

The team was engaged on the recent Pinnacle Apartments project to supply and install security cylinders and keys to the entry door of each apartment and common area doors. Bells Locksmiths oversaw the changing of cylinders from the construction phase through to the handing over to the sales department. They then confirmed a continued high degree of security as the project was passed on to the new owner. Bells Locksmiths have always ensured a high level of security befitting a Mirvac project.

Bells Locksmiths is a family run business and they take pride in providing excellent service and workmanship. The team tends to use Australian products wherever possible and on the Pinnacle Apartments project, Bilock SA5390QC SCP oval cylinders were used for the unit entry doors. These products are manufactured by Australian Lock Company and were invented by a local locksmith – Brian Preddy. The cylinders for the unit entry doors incorporate a number of high security features making it virtually pick proof. The Bilock cylinder is an SCEC endorsed product.

Other products and services provided by Bells Locksmiths and Bells Access Control Services include the supply, install and service of a large range of



door closing equipment including overhead Transom door closers and floor springs. Bells Access Control Services are specialists in Electronic Access Control Systems, Closed Circuit TV (CCTV) Surveillance & Detection Technology and Electronic Security.

For more information contact Bells Locksmiths, phone 02 9357 2333, fax 02 9357 2805, email service@bellslocksmiths.com.au, website www.bellslocksmiths.com.au

Shev Constructions Pty Ltd was established in 2010, with the directors having over 15 years’ experience in the architectural cladding industry, to provide builders with quality architectural cladding systems and building solutions. The company has successfully fulfilled numerous contracts in New South Wales, the A.C.T and more recently in Victoria with a branch opening at the end of 2012.

Shev Constructions currently have a team of 25 employees, which includes manufacturing staff in their in-house warehouse/distribution centre, office staff, on-site tradesmen and labourers, 3 apprentices who are currently undergoing training and numerous teams of subcontractors.

The company applies innovative production and installation methods as well as using state of the art manufacturing equipment to ensure they deliver high quality solutions to builders and customers with a demand for more than just an average solution. Their range includes aluminium cladding; Alucobond, Alpolic and Vitrabond; Trespa, Prodema, Swisspearl, Terracade Tiles and Vitrepanel

At the forefront of this specialised industry, Shev Constructions constantly develops new techniques and work practices to endure its future growth. At Pinnacle Apartments for Mirvac, Shev Constructions were responsible for cladding the 1200m² awning in Alucobond “Grey Metallic” and “Smoke Silver”. One particular design element

in the cladding works was to underlay the trafficable roof with 18mm plywood that had a liquid membrane barrier applied to it beneath the Alucobond cladding. This ensures that future maintenance can be carried out to the awning.

Shev Constructions also installed the stainless steel gutter as part of the package.

In keeping with the policy of meticulous quality control, Shev Constructions also assisted with the panel design, enabling the company to have an input into the practical aspect of the constructions and the fitting, ensuring the client’s expectations of a superior finished product were realised.

Shev Constructions enjoyed a successful collaboration with Mirvac on the Pinnacle Apartments project along with the Watersedge Apartments, Rhodes project.

For more information contact Shev Constructions Pty Ltd (NSW), 2/27 Mount Erin Road Campbelltown NSW 2560, phone 02 4626 2000, email estimating@shevconstructions.com.au

Shev Constructions Pty Ltd (VIC), 9/3 Dunlop Crt. Bayswater VIC 3153, phone 03 9738 0719, email vicadmin@shevconstructions.com.au

Below IJF Australia manufactured and installed all Interior Joinery including Kitchens, Vanities, Laundries, Robes, Linens, Sliding Doors and Foyer Wall Panels for The Pinnacle Apartments.



IJF Australia manufactured and installed all Interior Joinery for the Pinnacle Apartments project. The scope of works included Kitchens, Vanities, Laundries, Robes, Linens, Sliding Doors and Foyer Wall Panels.

Building on a longstanding relationship and clear understanding of Mirvac’s very rigorous requirements, IJF Australia worked very closely with the site staff to ensure a seamless completion. All Joinery was manufactured from IJF Australia’s Brisbane facility and was delivered palletized and fully assembled where practical, in three deliveries per week, for the duration of the contract.

The Pinnacle Apartments are located on a prominent site and offer a mix of one, two and three bedroom apartments along with a choice of premium penthouses.

With almost 50 years of manufacturing experience, and the company’s strong family focus, IJF Australia’s history is one of success, growth and community involvement. The passionate IJF team look forward to maintaining a sustainable quality Australian organisation for the next 50 years.

For more information contact IJF Australia Pty Ltd, 41-43 Cormack Road, Wingfield SA 5013, phone 08 8349 7400, Tender Enquiries: davidm@ijf.com.au, website www.ijf.com.au

