

HALCYON APARTMENTS

CLIENT : Thakral Holdings Limited
DESIGN + CONSTRUCT : Probuild
PROJECT END VALUE : \$20 Million
COMPLETION : January 2012
ARCHITECTS : Spence Pearson Architects
STRUCTURAL ENGINEER : Smart Structures
SURVEYOR : Denney Linker
QUANTITY SURVEYOR : WT Partnership

TURNING CHALLENGES INTO LUXURY LIFESTYLES

Despite harsh weather and limited access challenging their works programme, Probuild successfully delivered 13 grand apartments in the boutique Halcyon building. Constructed for Thakral in Sydney's exclusive Lavender Bay, Halcyon is a luxury development on the water's edge, with two house-like apartments per floor, magnificent harbour views and high end finishes. This exceptional outcome is a tribute to Probuild's excellent project management capabilities. The project had a 60 week timeframe, which commenced with demolition of an existing commercial building on the Harbourview Crescent site. A high recycle rate was achieved with the materials, leaving a clean site for works.

The existing basement excavation had to be deepened slightly, to allow for two levels of secure residents' parking. The construction of the 13 boutique luxury apartments was mostly comprised of in-situ concrete walls and post-tensioned stressed slabs, with significant glazing on the east and west facades with unitized performance glass in aluminium framing, whilst the perimeter has brickwork infill panels, with the internal walls made up of Hebel. Brickwork has been used throughout.

Access for deliveries and the workforce was extremely restricted due to the frontage access, Harbourview Crescent, being a cul-de-sac, and the street on the high side of the site, Cliff Street, a narrow one way road. Coordinating deliveries and undertaking traffic control when necessary required careful planning and execution.

To complicate things further, adjacent to the Halcyon project on one side of the site is the Kirribilli RSL, which does a busy lunch trade with patrons dining on a balcony, and on the other side is a high-end residential development. Noise was therefore something that had to be carefully managed between the standard hours allowed by council, meaning a veto on night-time deliveries or any after-hours works.

Just to make things even more interesting, weather challenged both the ability to complete milestones to the expected standard and to timeframes, with stormy weather since September 2011 making it difficult to get the building closed in and weather tight.

Despite all that, Probuild delivered on time, and to an extremely high standard.

There are a number of sustainable aspects to the apartments. Rainwater is being harvested to a small tank, in the basement for irrigation throughout the building and its green roofs. CBUS systems and LED light fittings have been installed throughout all the apartments for maximum energy

efficiency, as well as high-end water and energy efficiency rated appliances were used throughout the building.

Probuild had a staff of seven on site, including Project Manager, Site Manager, Contract Administrator, Document Controller, Quality Controller, OH&S Supervisor and two Leading Hands. A team of 45 subcontractors were involved, with a peak daily workforce of 170, and an average daily workforce ranging from 70-90. This number of persons on such a restricted site was another aspect of the logistics challenge, and also made focusing on coordination of tasks and ensuring a safe workplace a major priority for the project management team.

"This project is all about quality and being sympathetic to the location," said Probuild Construction Manager, Joe Lorefice.

"The outcome is set to exceed the quality expectations of the client and developer, Thakral, and sets a benchmark for residential living"

Probuild now has more exciting challenges underway, including Panorama a large \$56 million residential conversion and new-build on Pacific Highway at Crows Nest for the Barana Group. The site has three existing buildings to be redeveloped, and access at this location is likely to be difficult, given the road is one of the main arterials between the North Shore suburbs and all parts north, and also the major route south to the Sydney metro area. Probuild is also working with Wu International in Chatswood on a new \$72 million mixed-use residential, retail and commercial development with a major medical centre at 38 Albert Avenue.

For 25 years Probuild has collaborated with leading developers and architects to realise iconic buildings. Although they are one of the nation's largest contractors with a project pipeline of \$1.67 billion, their people remain passionate about delivering excellence and exceptional service to clients.

Their core values of teamwork, communication, innovation and safety underpin everything they do, resulting in the highest possible standards. Projects are consistently delivered on time, within budget, and in a collaborative manner to solve problems and achieve best outcomes for all stakeholders.

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