

# WHERE MEMORIES ARE MADE

DEVELOPER : Harbord Diggers and Mounties Group  
PROJECT MANAGER : Cerno Management  
MAIN CONSTRUCTION COMPANY : Ganellen  
ARCHITECTS : Architectus, CHROFI and JMD Design  
CLUB CONSTRUCTION : Calida  
CLUB ARCHITECT : Fender Katsalidis  
ENGINEER : enstruct  
PROJECT VALUE : \$200 million



The \$200 million Harbord Diggers redevelopment is a mixed use community hub providing an intergenerational vision to secure the future for the current Harbord Diggers Club. The hub includes three restaurants, two coffee shops, two bars, gaming, fitness and aquatic centre, childcare centre and memorial, as well as 96 fully integrated retirement apartments with ocean views.

**If you've visited Freshwater on Sydney's northern beaches over the last few years then you couldn't fail to notice the transformation underway at its iconic headland club, the Harbord Diggers.**

When owner Mounties Group decided to redevelop the club in 2014 to meet community expectations of a contemporary venue and realise their vision of an intergenerational mixed use community hub, they enlisted specialist project managers Cerno Management (part of the Cerno Group) to oversee the entire project.

The subsequent \$200 million redevelopment, the largest project in club history, is now mostly complete. Situated on 15,696m<sup>2</sup> of prime real estate on the headland between Freshwater and Curl Curl beaches, the new development secures the club's future by offering over 48,000m<sup>2</sup> of gross building area including the club building,

96 seniors' living units, gym and aquatic facility, 90-place childcare centre plus parking for 700 cars.

Cerno Management has been providing project management and delivery services to the construction industry since 2004. With a remit of managing projects from concept development to building completion, they also offer development management and monitoring, fitout management and tenancy coordination. Cerno Management is part of the independent Australian based property group, Cerno, which also offers property investment, management and financing services.

With expertise managing projects across a broad range of asset classes including commercial, hospitality, industrial, residential, retail, and seniors' living, Cerno Management is also considered a leader in the management of large scale mixed use construction projects for

registered clubs in New South Wales. Other Cerno Management led projects include the \$106 million upgrade of Canterbury League Club and the \$96.7 million redevelopment of Revesby Workers' Club, plus master planning services for Campsie RSL.

The Harbord Diggers project draws on the company's breadth of experience in managing such large scale construction projects. "We work as the client's representative to ensure all aspects of project risk are professionally managed and the client's brief is delivered," said Paul Di Cristo, Cerno Founding Director. "Alongside the construction of a temporary club facility to minimise operational disruption, the Harbord Diggers project was organised into two stages. Stage 1, which includes the new club facility, 76 seniors' living apartments and childcare centre, is now complete. Stage two, which comprises the remaining 20 seniors' living apartments, gym and aquatic centre, is scheduled to finish in 2019."

"Due to the mixed use nature of the project and sensitive hillside site location, the building mass was broken down into a large podium with six separate buildings on top. This created an integrated village which helps maximise neighbours' view lines," Paul said.

Due to the corrosive and sensitive nature of the oceanfront site, the team developed an innovative solution to locate the development's mechanical plant in the basement. This helped improve sight lines and the site's design aesthetic by removing the plant off the roof, where it is traditionally located, while minimising corrosion of major plant equipment.

"Rigorous project controls were in place to ensure milestone achievement throughout, with the end goal of the club reopening date always in sight. As a result, the client is highly satisfied with the way the project has been managed and delivered, and we are proud to have played a key role in the successful transformation of such an important and iconic local venue," said Paul.

Following the club's official opening at the end of June, residents moved into two thirds of the seniors' living apartments, with the remaining apartments, gym and aquatic centre scheduled for completion next year.

**For more information contact Cerno Management**, Suite 8.01, Level 8, 28 O'Connell Street, Sydney NSW 2000, phone 02 8246 6500, email [info@cerno.com.au](mailto:info@cerno.com.au), website [www.cerno.com.au](http://www.cerno.com.au)



## KNOT JUST A REGULAR FITOUT

**Top Knot Carpentry and Joinery specialise in commercial and residential fitouts and custom joinery.** The company were awarded the design, supply and install contract for the joinery and cladding elements on all six buildings at Harbord Diggers Club.

Early site work carried out by Top Knot included some groundworks and constructing covered walkways and decks. For the impressive entryway, Top Knot constructed the curved timber decking, cladding and bench seats and inside a speed wall was installed to separate the venue from the building work so the club could remain operational.

The company designed, supplied and fitted timber and aluminium ceilings, they also fit door panels, wall panels and bi-fold doors with up to 50 staff onsite at peak periods, fitting carpentry and joinery elements.

“It was a good job,” said David Byrne, Construction Manager of Top Knot Carpentry and Joinery. “We wanted to create an icon to showcase our work with Ganellen, Top Knot often works with Ganellen.”

“The challenge of the job was working with many different design professionals,” David added. “There were a lot of people involved.”

A new product for Top Knot at Harbord Diggers was a composite panel for decking by ‘Innowood’. Specified by architects, it was a successful minimum maintenance product.

Established in 2006, Top Knot Carpentry and Joinery has over 30 years combined experience in Australia working across Sydney, Melbourne and Brisbane. Currently they are working on 280 sites across New South Wales. Top Knot employs over 500 in manufacturing its product in New South Wales, Victoria and Queensland. At Banksmeadow Top Knot has 25 in the design office and four workshops totalling 10,000m<sup>2</sup>.

Top Knot Carpentry and Joinery provide design services, cost planning, project management and site management working across a range of sectors such as hospitality, office and shop fitting, schools, aged care and child care centres.

Top Knot source and fashion timber slabs for bespoke boardroom and dining room tables as well as fabricating and installing unique external feature screens for luxury homes and in large commercial projects such as at Woolworths in Double Bay.

The quality of Top Knot Carpentry and Joinery’s work can be seen in the well crafted staircases at the Sydney Exhibition and Convention Centre. Starting in November 2016, Top Knot spent two months planning and designing the 18 staircases to be installed across 5-levels and 4-buildings. Treads were of grey iron bark, each installed with a custom designed lock in system to compensate for movement.

A beautiful and unusual job was the Oval Room at the Chau Chak building at the University of Technology in Sydney for Lendlease. Top Knot designed and constructed the large round room of laminated beams including the internal fitout and curved perimeter feature staircase.

In 2015 Top Knot provided both carpentry and joinery packages for the Old Clare Hotel in Sydney. The project comprised heritage refurbishment of joinery walls, the supply and installation of timber flooring and doors to all rooms and bars in the hotel and the decking around the rooftop pool.

Top Knot Carpentry and Joinery also provide structural carpentry services. One such project was Tailor’s Walk, a development of 58 townhouses where Top Knot had 60 carpenters working for over two years constructing the frames for the buildings.

In 2017 Top Knot Carpentry and Joinery started Woodworx to specialise in producing custom residential joinery. Woodworx now employs 150 people in three workshops. Top Knot Carpentry and Joinery also supply bricklaying services with 60 bricklayers working on the recent West Connex development.

**For more information contact Top Knot Carpentry and Joinery,** Unit 6-7, 1801 Botany Road, Banksmeadow NSW 2019, phone 02 9565 1009, email [info@topknotcarpentry.com.au](mailto:info@topknotcarpentry.com.au), website [www.topknotcarpentry.com.au](http://www.topknotcarpentry.com.au)



## BRONZE BEAUTY

Australian Cladding Specialists, a Sydney based private company, supplies and installs commercial façade cladding systems nationally.

Australian Cladding Specialists was contracted by Ganellan to clad all six buildings at the Harbord Diggers development. ACS fabricated approximately 1,500m<sup>2</sup> of Vitrabond Electro Bronze aluminium composite panels in their modern Sydney workshop. Installation of the façade began onsite in December 2017 and was completed in June 2018.

“The challenge of the job was how busy the site was. There were many trades working at once with the foreman from each specialist subcontractor coordinating the work at hand between them all,” said Director, Carsten Prien.

Claus Maarschalk and Carsten Prien founded Australian Cladding Specialists in 2014 and with more than 50 years combined experience doing business in Australia, the partners are experts at the commercial and technical aspects of delivering projects.

Australian Cladding Specialists has years of experience fabricating and installing panels across the residential, commercial, civic infrastructure, hospitality and retail sectors. The company is an expert in installing façade cladding and walls, using a range of products, including aluminium composite panels, terracotta panels, fibre cement, sandwich panels and Colorbond products. The company also offers cladding inspection services, to determine whether a current cladding solution meets the new fire regulations.

Successful projects for Australian Cladding Specialists include the space age look 3D diamond shaped façade of the 8-storey Quest Hotel in Sussex Street, Sydney, completed in December 2017 for Multiplex. ACS has also worked at the mixed residential development, Lindfield Village, supplying and installing approximately 3,600m<sup>2</sup> of both aluminium composite panels and Trespa panels, as well as terracotta tiles on the two apartment buildings, constructed by Icon Co.

Australian Cladding Specialists are currently running 14 projects around Australia, including cladding with non-combustible composite panels for the Air Force in Richmond, Willamtown in New South Wales and Tindal, Northern Territory, where they are supplying and installing the façades on three of seven air traffic control towers to be built around Australia by Lendlease.

For more information contact Australian Cladding Specialists, phone 1300 930 889, website [www.aucs.com.au](http://www.aucs.com.au)



## SHELLBAY STONES

Shellbay Stones International Pty Ltd, specialises in the design, supply and installation of stone façades, cladding, floors and paving for large commercial developments and luxury homes. The company also provides ceramic tiling services and the making and fitting of grand marble staircases, bathroom vanities and counters.

At Harbord Diggers, Shellbay Stones started design work early in 2016 with Managing Director, Paul Saikali, spending six months consulting with the architects and builders. The company then fabricated and fitted the curved sandstone façades, granite floors, stair cases and the paving around entryways and the entire landscaped site of all six buildings of development. Shellbay Stones had 25 onsite during peak periods finishing work on the first stage of the development by March 2018.

Shellbay Stones provides a complete service from tendering, budget estimates, design, supply and fit and project management. Paul, who started Shellbay Stones in 2000, oversees design and project management with a team of five working in the office.

Shellbay Stones have completed some impressive commercial projects such as the 200 George Street for Mirvac, Westpac Tower in Sydney,

using 15,000m<sup>2</sup> of travertine, granite and marble for cladding, flooring, the lobby and staircase. Other large developments include ANZ Tower, Westfield Tower and Westfield shopping centres.

The Aboriginal Gallery at the National Gallery in Canberra was a successful large government job for Shellbay Stones that specified Australian made products. Fitting the circular stones for the floor was a technical design challenge.

In 2013 Shellbay Stones fitted beautiful sandstone staircases and granite paving, to renovate and maintain tradition, at St Johns College. The company has completed quality stone and marble fitouts for luxury residences, restaurants and hotels and are ready and in design and fabrication stage to start work on 60 Martin Place, a 40-storey tower for Lendlease with a sandstone and marble façade, marble staircase and terrazzo bathrooms and vanities throughout the tower.

For more information contact Shellbay Stones International Pty Ltd, mobile (Paul) 0411 185 407, email [psaikali@bigpond.net.au](mailto:psaikali@bigpond.net.au), website [www.shellbaystones.com.au](http://www.shellbaystones.com.au)

# STRATEGIC SPACES

Strategic Spaces is a multi-disciplinary design studio specialising in the development of advanced wayfinding strategies and the design of creative wayfinding solutions.

At Harbord Diggers they were contracted as wayfinding consultants to design a site wide wayfinding strategy and system, with a focus on the customer experience throughout this multi-use environment.

The Strategic Spaces team commenced on the project in late 2016, beginning with the development of a wayfinding masterplan. This included a comprehensive spatial analysis to map the site and understand the way it would operate, as well as an experiential assessment to gain a strong understanding of the users and their needs. With the customer experience front of mind, concepts were then developed in response to the unique requirements of the Club and its users.

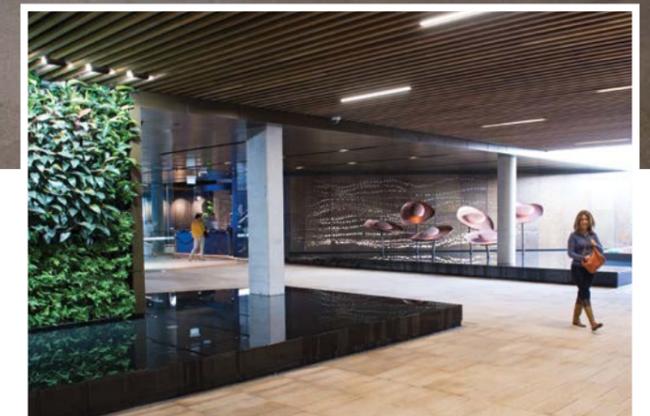
“Our objective was to extend the architectural concept across the design of the wayfinding system, to achieve an integrated result. Our concepts featured simple and elegant bronze typography and a custom pictogram suite, which was influenced by the Harbord Diggers brand and ribbon logo,” said Angela Stephens of Strategic Spaces.

As well as satisfying the wayfinding needs of building users, the design team at Strategic Spaces always seek to establish a sense of place in their design concepts. Designing for the community is a key factor in their design research, taking inspiration in the history, culture and personality of each individual location.

Strategic Spaces was established in May 2014 and offer inhouse Architectural, Industrial and Graphic Design expertise, largely across wayfinding and furniture design projects. Currently Strategic Spaces has a spread of projects across the eastern states of Australia, including Burwood Brickworks in Victoria, Robina Town Centre in Queensland, Castle Towers and One Farrer in New South Wales.

## STRATEGIC SPACES

For more information contact Strategic Spaces, Suite 1412, Queens Road, Melbourne VIC 3004, phone 03 9863 7003, email [info@strategicspaces.com.au](mailto:info@strategicspaces.com.au), website [www.strategicspaces.com.au](http://www.strategicspaces.com.au)



# NATURAL HARMONY

Tanya Melnychenko established Natural Harmony Designs in 1998 using her formal qualifications in interior design and traditional training in Feng Shui to offer consultations to individual clients, businesses, architects and the design industry.

Feng Shui is an ancient eastern design philosophy based upon working with the five elements of nature and the flow of energy that is in constant flux and movement through the built and natural environment. Using Feng Shui principles can improve the health and well being of building's occupants and increase the prosperity of businesses within the building. Tanya's traditional training in interior design fits well with the services Natural Harmony Designs provides.

“Feng Shui works well with ergonomic design principals in architecture,” Tanya said. “It's about the physical placement of the building in its environment, the objects within the building and how we as humans interact with it.”

Tanya started work on the Harbord Diggers project in 2015, first reading the site to create a Feng Shui chart, then applying her knowledge to the design team's concept plans, with further consultation leading to refinement of the design.

Asian development companies and designers have long considered Feng Shui principles as a necessary component of the design process. Tanya has found that over the last 20 years Feng Shui has become a lot more mainstream in Australia with many design firms and corporate clients now embracing the ancient wisdom of Feng Shui to enhance their business.

The clients for the Harbord Diggers Club development, Mounties Group, had previously consulted Natural Harmony Designs for their clubs and projects over the years, always with a good result and therefore approached Tanya to be involved in the Harbord Diggers redevelopment. “The client knows from experience that Feng Shui only improves the design and the way people feel within an environment, so they were more than happy to add the extra considerations of Feng Shui to the project,” Tanya said.

Feng Shui places particular importance on the way people move through the built environment how that experience will feel. Tanya worked with the architects and designers to ensure the connectivity to the environment was established and maintained throughout both entries in the stunning cliff top site. The principles of Feng Shui can be felt throughout the entire project and in particular, the Evans Street porte-cochere entry that has been designed with lush plantings and reflective memorial pool to create a beautiful grotto-like environment and respect to the Diggers and history of why the club began.

For more information contact Natural Harmony Designs, 30 Wolsley Road, South Coogee NSW 2034, mobile 0418 609 386, email [tanyamelnychenko@bigpond.com](mailto:tanyamelnychenko@bigpond.com)



# THE FIFTH ELEMENT

Precast Elements has over 20 years experience in the manufacture and installation of precast concrete products. They pride themselves in helping their clients to solve complex issues.

The team coordinates between architects, structural and civil engineers to find the best fit solution for the design. Precast Elements works across a range of sectors in the Sydney Metropolitan Region, manufacturing and supplying precast elements for high density residential, commercial and industrial developments as well as for stadiums, streetscapes, civil and infrastructure works.

At Harbord Diggers, Precast Elements manufactured, supplied and installed architecturally designed precast concrete outdoor seating for the landscaped areas of the club.

In November 2016, Precast Elements started work on the Harbord Diggers project with their inhouse drafting team producing shop

drawings for 160 bench seats. Manufacturing was carried out by 60 employees at Precast Element's facility at Yennora, followed by six months onsite for a team of nine installers and finishers.

"The challenge of the job involved making moulds that would work for the complex design curves of the outdoor furniture. We spent two months testing the moulds to find the types robust enough to produce a quality result across the 35 different seat designs," said David Cullen-Ward and Millie Booth, Directors of Precast Elements.

"Our goal is to incorporate design concepts with engineering requirements and cost effective constructability to make the use of precast elements viable to the overall project," explained David and Millie. "We produced a really good looking product and the off-white acid etched surface really complemented the cool design."

Currently Precast Elements are manufacturing retaining walls, including vertical elements up to 6.3m high, for the Moorebank Precinct Freight Terminal. The company is also producing patterned noise walls for the M4 Motorway and have recently completed a project at Parklea Prison installing coloured precast panels with an exposed aggregate finish.

*For more information contact Precast Elements Pty Ltd, 49 Pine Road, Yennora NSW 2161, phone 02 9003 1330, email info@precastelements.com.au, website www.precastelements.com.au*



## PICTURE PERFECT

**AMA Windows + Glass Façades specialise in the design, manufacture and installation of glass façades and a complete range of aluminium framed and frameless glass products for commercial, retail, hospitality and luxury residential projects.**

AMA Windows + Façades started work on the Harbord Diggers Club project, designing the glazing system for the façade, the windows and doors, and the stylish main lobby entryway. Work onsite started in early 2017 with a full time Site Manager overseeing installation on the six buildings of the club development.

Operations Manager, Peter Giannakakos, explained the challenges of the Harbord Diggers job. "It was a bespoke project and we spent a lot of time with the architectural team refining the design to achieve the seamless aesthetic afforded by frameless glazing. Bronze tinted low emission glass was used to deal more effectively with thermal loads. It was a new product for AMA, thicker and heavier than usual. We moved over 200kg of glass on that project and produced some spectacular picture windows."

Established in 2005, AMA Windows + Glass Façades has acquired years of industry experience. The company has a permanent design team and a sizeable manufacturing facility with the ability to run

multiple projects simultaneously and a dedicated hardstand area for storage of any completed product. Over the last seven years AMA Windows + Façades has started production under licence at a manufacturing plant in China with onsite management ensuring the product meets client specifications and Australian Standards.

AMA Windows + Glass Façades has achieved a solid reputation due to its experience in delivering well designed glazing solutions. A successful project for the company was the design, manufacture and installation of the glass façade for Opal Tower, Homebush where they used their own imported product for the 36-storey integrated residential development.

*For more information contact AMA Windows + Glass Façades, 9 Byrnes Street, Botany NSW 2019, phone 02 9666 9992, fax 02 9666 9994, email info@amawindows.com.au, website www.amawindows.com.au*