

YOUR WONDERLAND

Aqualuna is a premiere luxury residential development comprising 63 one, two and three bedroom apartments spread over 9-floors with an outstanding wave-like façade and features sophisticated open-plan living and dining areas, chef kitchens, designer bathrooms, generous balconies, quality finishes, and incredible views.

Renowned for its prestigious projects across greater Sydney, Ceerose has completed Aqualuna, a luxury boutique residential development designed by renowned architect, Koichi Takada Architects. Aqualuna is uniquely positioned at Milson's Point on the northern side of iconic Sydney Harbour, providing an idyllic lifestyle with unsurpassed views with easy access to the CBD and North Sydney business centre.

Ceerose was engaged as the design and construct builder by developer Zone Q Investments for all aspects of the project from bulk excavation to the handover of keys. Aqualuna is an impressive building of 9-levels, featuring a unique wave-like façade, which along with the interior schemes, are influenced by the natural flow of Sydney Harbour. Offering a total of 63-apartments, there is one subpenthouse and four penthouses, five retail tenancies, 4-levels of basement car parking and a common area lounge.

The wonderful location of Aqualuna did present some issues that required careful management. "The site area of 906.3m² had to be totally excavated and all of it consisted of sandstone which required the use of heavy machinery including hydraulic hammers," said Founder and Managing Director, Edward Doueichi. "The site was also situated in a high density residential area so we had to be meticulous in minimising the impact of excavation activities."

There was also a heritage listed terrace directly adjoining the site and the design of the basement required a 4-level excavation alongside its boundary. The heritage building was very sensitive to vibrations meaning that tactical excavation methodologies had to be employed

which were directly monitored by expert geotech engineers, including monitoring for excessive vibration and sound.

Due to access constraints at the site access, the final stages of the excavation saw a 100 tonne steel platform constructed along the southern boundary of the site to support a 30 tonne excavator and the haulage trucks. This platform was also utilised during the substructure stages, accommodating the concrete placement of the below ground concrete slabs. The platform was finally removed before the construction of the ground floor transfer slabs.

Aqualuna's intricate and striking façade was designed to reflect the soft, natural curves of the Harbour. Most of the façade items including the glass balustrades, louvres and aluminium windows and doors were procured offshore but when the façade works commenced in February 2020, it coincided with COVID-19 which had an adverse effect on the delivery of many of the façade components. As a result of these delays, Ceerose had to implement a full resequencing of the construction activities onsite in an effort to mitigate the delays.

In addition to the rescheduling, further delay mitigation strategies were devised, involving alternate overseas transportation arrangements including changing from shipping to air freight transport and sourcing critical façade items locally to keep the project moving forward.

"The way the whole Ceerose team worked together on these issues proved once again that we have the imagination, resourcefulness and commitment to solve any problem which may arise on any of our projects," said Edward. "Through Ceerose's depth of expertise, our goal is to ensure every project exceeds expectations and is financially successful with minimal stress for our clients."

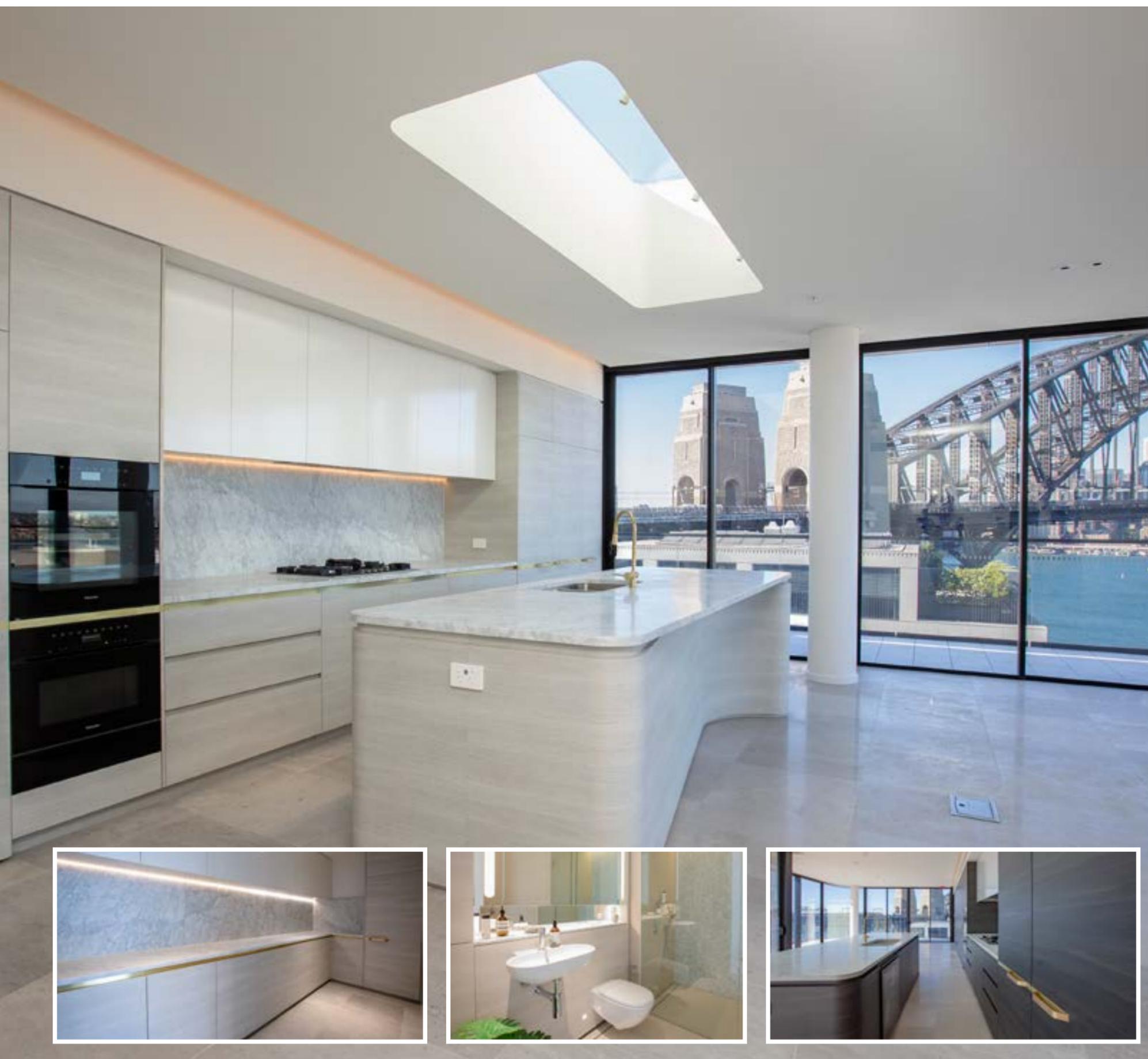
The whole project took 20 months to complete and Ceerose had 14 of their staff directly involved in the project, with over 1,100 subcontractors engaged at varying stages.

Founded in 1998, Ceerose has built strong, long lasting relationships across the building industry. They have a proud portfolio of successful projects including Ashfield Central, Harbour Mill in Pyrmont and Urban in Camperdown. Ceerose is

currently working on a mixed used development in Roseville consisting of 112 apartments and five commercial spaces.

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DEVELOPER : Zone Q Investments
MAIN CONSTRUCTION COMPANY : Ceerose
ARCHITECT : Koichi Takada Architects
CONSTRUCTION VALUE : \$25 million



Apollo Joinery Group is capping off a great year in 2020 by delivering complete joinery solutions for Sydney's newest iconic development Aqualuna, situated on the northern edge of Sydney Harbour at 30 Alfred Street, Milsons Point. With stunning views of the Opera House and Sydney Harbour Bridge, Aqualuna captures the allure of luxurious harbourside living with the finest finishes.

Designed by architect Koichi Takada, developed by Zone Q and built by Ceerose, Aqualuna has raised the bar on high quality boutique residential developments. Apollo Joinery Group Owner and Managing Director, Peter Bader, said his company was excited about being selected to make a significant contribution to the ambience and functionality of the 63 sophisticated apartments through the provision of kitchens, wardrobes and joinery for common areas.

Aqualuna provides a variety of mixed sized apartments, including five penthouse apartments all with wave like features and interior schemes influenced by the natural flow of Sydney Harbour. The colour schemes for the kitchens and other cabinetry blend with the reflections off the Harbour which cast white, pale blue and grey shades across the living room.

Kitchens were supplied with two colour scheme options. The lighter colour option used Abet Laminati Legni, a light timber imitation high pressure decorative laminate, in Pino Svizzera shade. The dark option utilised Polytec Bottega Oak, a near black coloured oak with wide, distinct, black oak wood grain features throughout.

The distinctive feature of the design was a unique seamless curved island bench which incorporated a breakfast bar and a shadow line. Both colour schemes incorporated brass lines perfectly inserted across the pantry, concealed fridge and base cabinets. The brass feature matched the tapware.

The cabinetry was equipped with a subtle finger pull ledge. All internal components for shelving were made from black melamine providing a touch of sophistication. The rangehoods were encased in natural white cabinets. Hettich soft-close drawers with silent system runners and Hettich concealed metal hinges were used in the cupboards.

Apollo Joinery Group also supplied extensive cabinetry in the butler pantries, bathrooms, laundries, wardrobes with semi-gloss finishes, storages, fixed study desks with shelves, television credenza and wall panelling. This additional cabinetry incorporated the styles, colours and interesting features of the kitchens to provide a coordinated flow throughout the apartments. The bathroom joinery incorporated a concealed lavatory system and silver-backed glass door for the shaving cabinet with thinned sections to allow for backlit illumination.

The specification for the project was very high in keeping with the sophisticated interiors of Aqualuna's residences. "Apollo Joinery Group has expert craftsmen and high tech machinery to produce the exceptionally high quality joinery required for this type of luxury project, including the curved kitchen island with a consistent shadow line. Importantly, we can also produce and install within time frames required by the builder," said Peter.

Apollo Joinery Group, incorporating the renowned Apollo Kitchens and Apollo Stairs, are proud of their commitment to Australian manufacturing. Their Smart Factory at Smithfield in Western Sydney is the most sophisticated, high tech and sustainable facility of its kind in the southern hemisphere. Apollo Joinery leads the field in manufacturing innovation and can design, produce and install joinery on a large scale, utilising the latest trends from around the world. "This enables us to deliver projects at a lower cost with high quality standards and with a greater degree of certainty around delivery," Peter said.

"It has been a pleasure to work with Zone Q and Ceerose on the Aqualuna development," said Peter. "It has been a great way to end the year, which has included the Apollo Joinery brand enjoying media coverage on iconic TV shows House Rules and The Living Room."

APOLLO JOINERY

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Below Southern Cross Climate Control installed Daikin heat recovery VRV systems throughout the apartments.

Aqualuna, New South Wales



In just over 20 years, Southern Cross Climate Control has built an enviable reputation as a specialist in the design, supply and installation of heating, ventilation and air conditioning systems in both the residential and commercial sectors. Partnering with Ceerose, Southern Cross Climate Control has successfully completed a high end project at Aqualuna, just metres from Sydney Harbour at Milsons Point.

Aqualuna is a boutique collection of 63 luxury residential homes and six retail tenancies. Southern Cross Climate Control completed all mechanical services including ventilation of plant rooms, basement carparks and apartment toilets and laundries. The air conditioning of the apartments was achieved through the installation of high end Daikin heat recovery VRV systems with one fan coil unit per living space including bedrooms, allowing residents to control the climate in each room.

The project required tight quality control and attention to detail. "We tested every system to the highest professional standards including air-flow and condensation pipes to make sure there was no leakage or backing up of water," said Southern Cross Climate Control General Manager, Camilo Poveda.

Southern Cross is an authorised Daikin repairer so clients have the benefit of a complete package which includes servicing and maintenance. "Southern Cross Climate Control has two sister companies which gives us the ability to share resources," said Camilo. "Velocity Air specialises in service and maintenance and IFS is a specialist in HVAC solutions for residential apartments, working with Meriton on their developments."

Southern Cross has been in the residential sector for more than 20 years, providing good quality to builders like Deicorp, Westbourne, Helm, Northpoint, Growthbuilt, Ultra, Richard Crookes and much more. In the last two years they have installed mechanical solutions to more than 3,200 apartments. Also, Southern Cross has been expanding their presence in the commercial construction sector and when partnering with builders can provide value engineering solutions at the time of tender. This delivers the optimal HVAC outcome for the builder at the most economical cost.

For more information contact Southern Cross Climate Control, Unit 48/7-9 Production Road, Taren Point NSW 2229, phone 02 9540 1155, email reception@southernclimatecontrol.com.au, website www.southernclimatecontrol.com.au