

BEAUTY BY THE SEA



DEVELOPER : Central Real
MAIN CONSTRUCTION COMPANY : Central Construct
ARCHITECT : Integrated Design Group
CONSTRUCTION VALUE : \$40 million

Elysium is a stunning residential development comprising 63 luxurious two, three and four bedroom apartments with ocean and garden views over six boutique buildings with premium finishes including Miele appliances, integrated fridges, stone benchtops, contemporary bathrooms, full height glazing, and a resort style 25m swimming pool set amongst 2.5 acres of tropical landscaped gardens in one of the prime positions at Terrigal Beach.

Central Real are specialist property developers who live and breathe the Central Coast. They are one of the most heavily invested developers in the region and are committed to designing places to live and work that are perfect for the Central Coast lifestyle.

Following the success of their residential projects Vue in Gosford and Marina in Point Frederick, they are currently delivering a number of projects including Icon, Scenic and Aqua in Gosford, Northwood in Niagara Park and Peninsula in Point Frederick.

Adding to this list is Elysium, a bold architectural vision claiming a premier location on Terrigal's beachfront where the ocean meets the lagoon. Comprising of six individual boutique buildings, Elysium offers a limited collection of contemporary luxury residences set within lushly landscaped tropical grounds.

The Elysium project was built by Central Construct, the construction business of Central Real that works exclusively on the group's projects.

Central Construct is supported by Central Real's extensive resources and strong financial backing and is committed to delivering projects of a world class standard. As well as rejuvenating local communities through socially inclusive placemaking, Central Construct also employs local contractors and suppliers wherever possible and support local businesses. Their ongoing investment in the area gives them a vested interest in seeing the region thrive.

As the region's premier integrated builder and developer, Central Real and Central Construct are devoted to its development. "The Central Coast Region is one of the most beautiful in the world and I have always believed in its incredible potential," said Tony Denny, Founder. "We are committed to playing an integral part in the long overdue growth that the region is currently experiencing."

Construction on Elysium commenced in February 2018. The project includes a total of 63 apartments with luxury fittings and finishes throughout as well as extensive landscaping including a



resort style swimming pool, spa and ornamental pond. In addition to its iconic design the Elysium project has sustainability at its heart with extensive solar panels allowing the building to generate all its own power.

The beachfront site posed some challenges in planning the construction. The site had its geotechnical challenges and deep screw piles were required as well as thick ground slabs to deal with hydrostatic pressure. Waterproofing blankets were also applied to basement areas. "The hardest thing was to bring the building out of the ground," said Paul Lyons, Site Manager.

"Conditions at the lower end of the site were quite poor and we only had a single access point from Terrigal Drive. This forced us to build from the back out, working towards the front."

This phased approach meant that the construction of each building advanced at different times. "We had buildings topping out while we were still pouring the ground slabs on others," said Paul.

"At one stage we were working at 100% capacity with all trades on site at the same time."

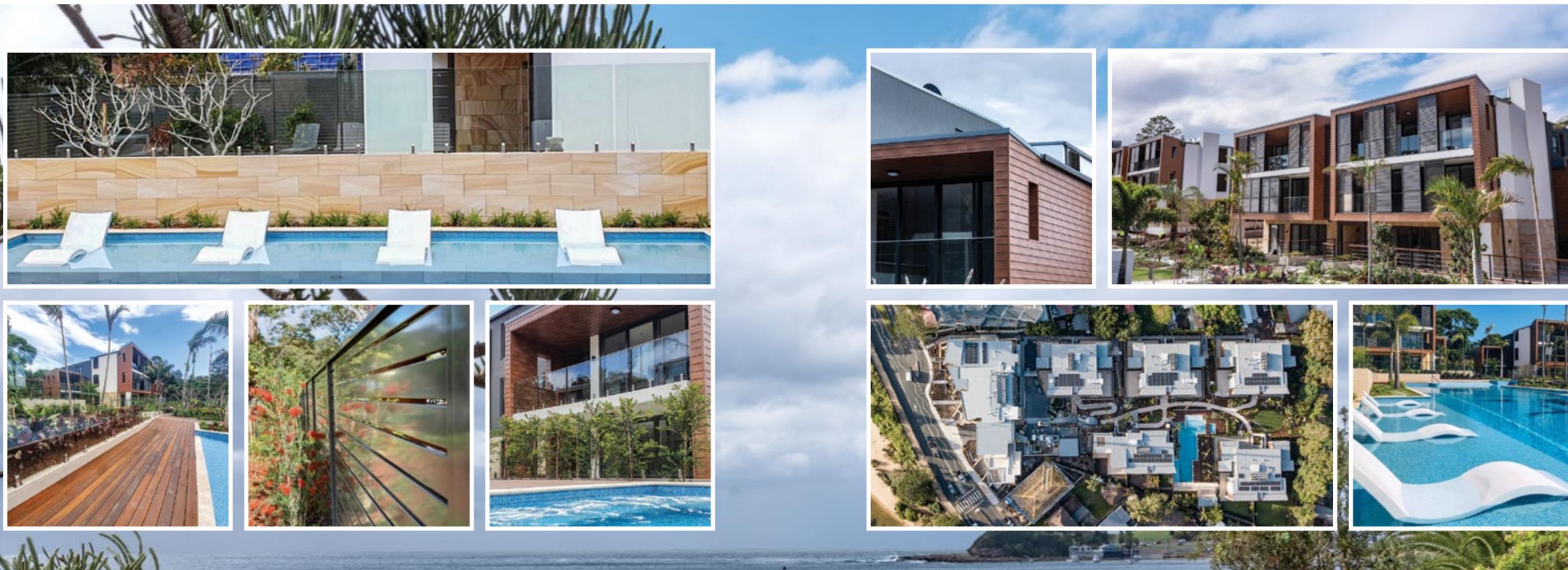
Despite these challenges, the Central Construct team worked closely together as a cohesive unit. "We had a very good site team," said Paul. "We worked together but we also each had our own roles running different facets of the job."

The project is now nearing completion with residents commencing occupation and is set to be a significant milestone for Central Real's ongoing investment in the region. "This will be the premier building in Terrigal," said Paul. "Reflecting back on it I'm extremely proud of what myself and the team have achieved. It has been a privilege to build something in my local community that I can look back on with pride for years to come."

For more information contact Central Real, 3-13 Stockyard Place, West Gosford NSW 2250, phone 02 4320 0088, website www.centralreal.com.au

Below Fencing Manufacturers designed, manufactured and installed the pool fencing, privacy screens and frameless glass balustrades.

Below Integrated Design Group were responsible for the Elysium's elegant design, capturing the essence of the natural setting.



Fencing Manufacturers are a family owned business based on the Central Coast and their reputation and diverse capability made them a great fit for the Elysium project.

“Our scope started as frameless glass balustrades,” said Adam Woods, Project Manager. “This was extended to include storage cages, pool fences, privacy screens and secure carpark enclosures.”

“We have done four of Central Construct’s previous projects. We find them to be very cooperative and good to work for. The site was a very happy place to work,” Adam continued.

Fencing Manufacturers provide a range of products but can also develop bespoke solutions, as was the case for Elysium. “We worked with Central Construct to develop something that was more of a one off to suit the project,” said Adam. “It’s good to work on projects where clients are interested in finding different solutions.”

The Elysium project was carefully managed to ensure site efficiency was maintained. This meant that once a design was agreed for each item, a quick turnaround was critical to staying on programme. “In one instance we had materials onsite within 24 hours of receiving

the order,” explained Adam. “Another time we made a whole fence from scratch and got it to site within four days.”

The flexibility to adapt to individual project needs is a key part of Fencing Manufacturers’ success. “We not only manufacture fencing but also balustrades, gates, louvres and privacy screens, and we also do our own powdercoating” said Adam.

Fencing Manufacturers have been designing, producing and installing a complete range of fencing, balustrading and screening products since their inception in 1978 and are now a renowned and trusted manufacturer serving the Newcastle, Central Coast and Sydney regions.

For more information contact Fencing Manufacturers, 28 Tathra Street, West Gosford NSW 2250, phone 02 4324 2525, fax 02 4325 3800, email enquiries@fencingmanufacturers.com.au, website www.fencingmanufacturers.com.au

The Elysium development is located on Terrigal’s beachfront where the ocean meets the lagoon. Its elegant design by architects Integrated Design Group (IDG) reflects the beauty of the idyllic, natural setting and will establish a new community landmark in Terrigal.

“For us the challenge was to make the development feel both unique and luxurious,” said Director, Simon Thorne. “Conceptually it became a series of boxes that, viewed from the beach, appear to have washed up on this rugged coastline. The orientation reflects the organic flow of the ocean while opening the apartments up to the views as well.”

This original design vision has been fully realised through the construction process. “It’s a project we are really excited about,” said Simon. “The end result embodies the essence of the first sketches we did.” The development has also captured the imagination of the local community. “The product has been very well received,” said Simon. “The client has been able to sell most of the units to local buyers.”

IDG are an award winning architectural practice with offices in Sydney, Penrith and Bathurst. They maintain a passion for regional

New South Wales as well as strong links to projects, clients and councils across the Sydney basin.

In addition to luxury residential developments, another area of expertise for IDG is aged care and seniors living, including affordable and homeless accommodation. This aligns with their commitment to achieving social, environmental and economically sustainable outcomes through design.

The ability to work across the whole spectrum from affordable to luxury housing gives IDG a unique perspective. “The Elysium project is a nice opportunity for us to showcase our capability at the high end,” said Simon. “There are lessons we can draw from each end of the spectrum. If we can design high quality buildings that can be put together efficiently we can achieve fantastic results.”

For more information contact Integrated Design Group, PO Box 77, Croydon NSW 2132, phone 02 9764 6100, email info@idgarchitects.com.au, website www.idgarchitects.com.au

Below Alphasafe erected all the scaffolding and completed regular scaffold safety inspections and certification.



Below Norfolk Blinds manufactured and installed the roller blinds for the Elysium project.



Alphasafe is an expert provider of professional access solutions supplying the entire New South Wales region with safe, innovative and reliable scaffolding and swing stage solutions from their depots in Sydney and Newcastle.

With over 20 years experience across multiple sectors ranging from multi-unit residential projects to industrial facilities, large scale civil engineering projects and public access structures, Alphasafe have a proven track record for safe and reliable project delivery.

Alphasafe combines world leading scaffolding systems and an experienced team to deliver any scaffold solution, meeting tight time constraints and client requirements.

“Scaffolding is one of the first things that needs to be installed on a construction site,” said Ryan Zeitsch, Newcastle Branch Manager. “It’s on the critical path for site access for all trades so we have to work fast to maintain site programmes.”

The Elysium residential development in Terrigal, New South Wales was no exception. “Once each slab was poured, we were onsite the following morning,” said Ryan. “The erection of each scaffold then

took between two and five days including regular inspections and certification of all scaffolding structures onsite.”

For Alphasafe, the safety of our site team and the scaffold users is the top priority. Inspections of the scaffolding installations were carried out over the course of the construction process. “We had guys onsite carrying out regular inspections nearly every day,” said Ryan.

With their work now completed, the Elysium project went smoothly from Alphasafe’s perspective. “When we started, we had discussions with the site team to programme the work,” said Ryan. “From our perspective sometimes on larger sites we come across difficulties but on this project, everyone knew what needed to be done, communication between the scaffolders and the client was constant and the site was organised well.”

For more information contact Alphasafe, 13 Severn Street, St Marys NSW 2060, phone 1300 735 221, email contact@alphasafe.com.au, website www.alphasafe.com.au

For Newcastle contact Ace Scaffolding Services, 7 Laverick Avenue, Tomago NSW 2322, phone 02 4902 5200, email admin@acehire.com.au, website www.acescaffolding.com.au

Norfolk Blinds, a specialist manufacturer of commercial and multi-residential blinds and curtains, were contracted to supply and install both motorised and manually controlled blinds to all units in Terrigal’s new Elysium development.

“The blinds were manufactured to client requirements,” said Paul Humber, Director. “The Central Construct design team selected fabrics from the range we put forward and then the blinds were custom made.”

Norfolk Blinds are a national supplier with 25 years experience supplying to all states of Australia.

They are also local to the Elysium project having recently established a manufacturing facility on the Central Coast. “Our Lisarow plant produces a range of blinds and curtains for residential, commercial and healthcare applications,” said Paul.

A strong relationship with the client was an important part of the project’s success. “Central Real are a terrific company to work with,” Paul explained. “We also provided blinds for their Scenic and Icon developments.”

The phased construction of the project presented challenging timescales. “It was a matter of keeping up with the building programme since we were going in as each building was finished. Central Construct were well above standard in the way they managed trades to avoid congestion onsite.”

As manufacturers, Norfolk Blinds were able to adapt production to fulfill the order on time. “We can have blinds rolling off our lines exactly as required to meet challenging timescales” said Paul.

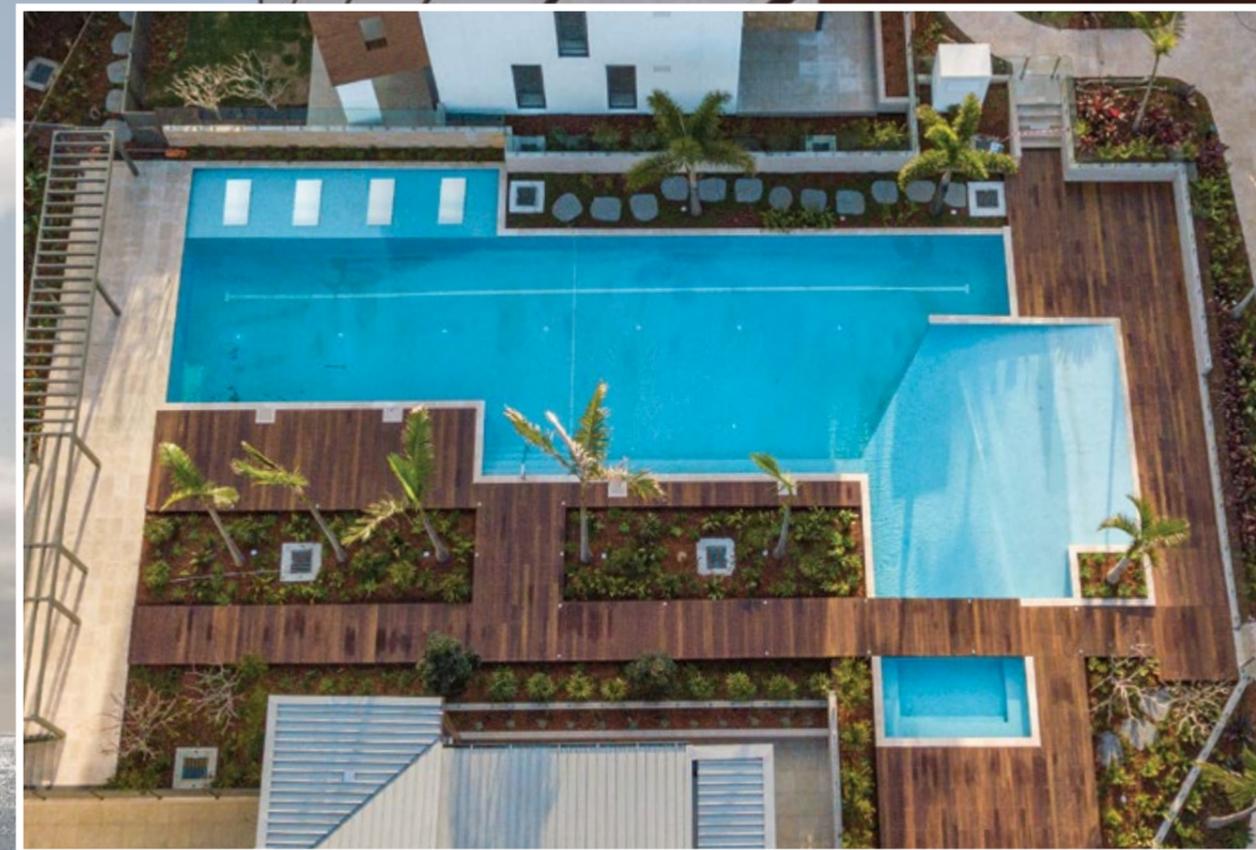
There is no secret to Norfolk Blinds’ success. “We need to be efficient in this competitive world,” Paul said. “It’s about achieving DIFOT (delivery in full on time), without defects. Our DIFOT rate is 94% which is about as high as you can get. That’s why builders like us.”

“Clients want good value. Going straight to the people that produce the product delivers the best result.”

For more information contact Norfolk Blinds, 37 Sunny Bank Road, Lisarow NSW 2250, phone 1300 732 903, email projects@norfolkblinds.com.au, website www.norfolkblinds.com.au

Below PCW Commercial Windows provided a combination of energy efficient and acoustic glass supplied by Viridian, and utilised Capral's architectural glazing systems.

Below Freedom Pools completed the 30m long swimming pool, 6,000L spa, glass mosaic entrance pond and water features.



With over 30 years experience, PCW Commercial Windows specialise in the manufacture and installation of aluminium windows and doors for the commercial and architectural market. Based in Somersby on the Central Coast, they are a local market leader, with the Elysium development in Terrigal showcasing another successful case study for PCW in the premium residential sector.

"We supplied and installed Capral's premium architectural system, and Viridian glass products for Elysium," said Managing Director, Leigh Spinks. "We used high quality, robust powder coated sections that are designed for the exposed location. We also provided acoustic glazing to selected units to minimize road noise."

The location of the site in downtown Terrigal meant that access was constrained. "Site deliveries were a challenge," said Leigh. "We were able to negotiate this with careful planning, and clear communication through our site team. The site crane certainly got a workout!"

To complete the project, PCW benefited from prior experience working with Central Real and Central Construct on other apartment projects such as Scenic and Aqua at Gosford and Marina at Point Frederick. "We had a fantastic crew onsite working together,

with strong back up from our experienced fabricators back at our Somersby factory. Central Construct also had a very organised, approachable site team," said Leigh. "It was one of the more seamless jobs we have been involved with."

"Over the years, PCW has built a strong reputation for excellence, and is the company builders turn to for both quality and service," said Leigh. "Our customers know that we see the job through until the project ends. Post install service is very important to us."

As their reputation has grown so has PCW's business. "Our staffing levels have increased dramatically over the last few years," Leigh said. "It's definitely been a healthy growth period. More and more people are coming to us once they experience what we can do." PCW's hard work combined with experience is really starting to pay off!

For more information contact PCW Commercial Windows, Unit 1/113 Wisemans Ferry Road, Somersby NSW 2250, phone 02 4340 1100, email info@pcw.net.au, facebook www.facebook.com/PCWCommercialWindows

One of the key features of the Elysium apartment complex is the 30m long swimming pool incorporating 400m² of Spanish glass mosaic tiles. Along with the adjacent 6,000L spa and the 8x4m glass mosaic entrance pond, the water features are a crucial part of the lush tropical setting of the development.

The swimming pool and associated water features were constructed and installed by Freedom Pools, a family owned and operated business who have been building swimming pools in Sydney and the Central Coast for over 35 years.

"This pool is a bit different," said Adam Bugden, Project and Sales Manager. "It is a luxury pool on a mega scale. It's a combination of a high end residential pool and a commercial pool with sanitation and filtration complying with public pool standards."

Despite the location of the swimming pool in the heart of the development, Freedom Pools had no problems onsite. "This was our first job with Central Construct and we found it to be very well organised," said Adam. "Everyone was onsite at the right time and not working on top of one another." Freedom Pools have a wide range of experience on multi-unit, private residential and commercial projects.

They are no strangers to challenging sites having worked in difficult locations from the cliffs above Whale Beach to the shores of Woy Woy Bay.

Their modern philosophy of design and efficiency has helped them win most awards given by the Master Builders Association and HIA for swimming pool building, as well as the SPASA 2018 National Pool of the Year award.

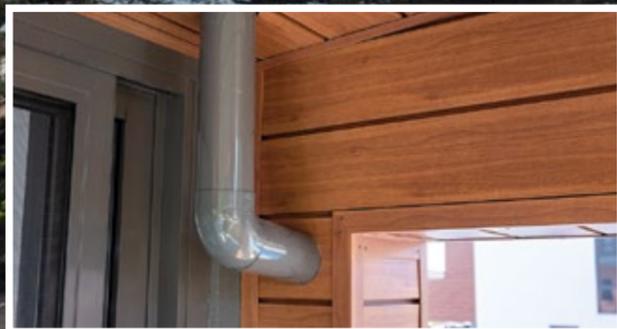
The complexity of the Elysium project was no problem for Freedom Pools who drew on their wealth of specialist capability to deliver a successful result. "We like to do the big complicated pools," said Adam. "That's our sweet spot!"

For more information contact Freedom Pools, Unit 28, 7 Sefton Road, Thornleigh NSW 2120, phone 1300 763 761, email freedom@freedompools.com.au, website www.freedompools.com.au

Below Purr-Fect Roofing supplied and installed all of the sheet metal roofing, downpipes, skylights and flashings.



Below LouvreSpan Sydney installed the three opening roof infills to the Elysium project.



One critical aspect of the Elysium build requiring the highest standards of performance and water tightness was the roofing which was installed on all six buildings by Purr-Fect Roofing, a specialist in metal roofing and associated products.

With over 20 years experience in domestic, architectural and commercial roofing, Purr-Fect Roofing services the roofing needs of the Hunter, Newcastle, Central Coast and Sydney regions. They boast a dedicated team of professionals whose quality of workmanship are second to none.

For the Elysium project, Purr-Fect Roofing supplied and installed high performance sheet metal roofing that was specified to cope with the exposed coastal location. They also provided flashings and downpipes as well as custom made skylights to Building A and penthouse units.

In addition to residential projects, Purr-Fect Roofing were involved in landmark projects including Sydney's World Square East and Cockatoo Island, and will soon start work on the upgrade of Darling Harbour's King Street Wharf. Purr-Fect Roofing also specialise in the industrial, education and healthcare sectors. They are working at Terrigal Public School and have recently completed work at Toronto

Private Hospital, Tuggerah Private Hospital and Brisbane Waters Private Hospital.

Through their inhouse tradespeople and a network of approved subcontractors, Purr-Fect Roofing have the flexibility to deliver projects of all sizes great or small.

Whatever the project, Purr-Fect Roofing seeks to achieve a solution you will love that represents great value for money. Their experienced team takes great pride in their work which sets them apart. "We are pretty fussy," said Kim Field of Purr-Fect Roofing. "Our name is Purr-Fect so we've got to be perfect to keep to our name!"

For more information contact Purr-Fect Roofing, 78 Lake Road, Balcolyn NSW 2264, phone 0418 699 607, email info@purr-fectroofing.com.au, website purr-fectroofing.businesswebsitesupport.com

LouvreSpan offers an award winning premium opening roof system which with professional technical advice provide solutions to the most challenging projects. LouvreSpan also offers a comprehensive range of external sun louvres, shutters and privacy screening. Three opening roof infills were supplied and installed at the Elysium project.

The LouvreSpan opening roof systems on this project were constructed using extruded aluminium components powdercoated in Dulux Duratec (Eternity Bronze) which will meet the demands of the harsh coastal environment. Various other coatings are available from standard powdercoat, anodising the DecoWood finishes which is growing in popularity. All visible components such as drive and passive frames, gutters and flashings are coated and provide a long lasting high quality finish.

"Typical opening roof products on the market rely using link arm system where all the operating parts are exposed to the prevailing conditions and are powered using 12 volt motors and transformers," said Greg Moore, LouvreSpan Sydney. LouvreSpan's award winning operating system is completely concealed and uses a marine grade stainless steel drive shaft coupled with Somfy 240 volt direct tube motors to provide an attractive appearance while virtually eliminating maintenance.

"After being recommended by a mutual contact and presenting the benefits of our system to their management, Elysium became our first project for Central Construct," said Greg. "We understood their requirements and timelines and by addressing issues that could possibly arise prior and during the construction with their project management team ensured the installations went smoothly and as well as a result I believe we achieve the best possible outcome."

LouvreSpan Sydney is going from strength to strength and has completed six opening roofs at the Saddles dining venue at Mount White and is currently installing another seven roofs at the Se project in Campbell Street, Terrigal as well as projects all over Sydney. The majority of their work is through word of mouth and recommendation which demonstrates commitment to customer satisfaction. "Our clients know when they select the LouvreSpan system, they are getting a quality product," said Greg. "We believe there is no better operating system available on the market."

For more information contact LouvreSpan Sydney, 24B Pile Road Somersby NSW 2250, phone 0402 212 556, email gmoore@louvrespan.com.au, website <http://www.louvrespan.com.au>