

A NEW DAWN

DEVELOPER : Mounties Group
DEVELOPMENT MANAGER : Philon
PROJECT MANAGER : Cerno Management
MAIN CONSTRUCTION COMPANY : Ganellen
ARCHITECT : Architectus, CHROFI and JMD Design
STRUCTURAL ENGINEER : ENSTRUCT
CLUB CONSTRUCTION : Calida
CLUB ARCHITECT AND INTERIOR DESIGN : Fender Katsalidis
PROJECT VALUE : \$200 million



The Harbord Diggers Stage 2 Redevelopment includes an additional 17 seniors apartments, a leisure precinct including a gym and aquatic tenancy, seniors amenities including a cinema, wine cellar, an art room, plus watermark offices, club and resident car spaces.

Harbord Diggers is an inter-generational mixed use community precinct, providing the area with a unique contemporary facility.

Cerno Management has been involved in the project since 2010 as Project Manager. Their success in managing this complex assignment was recognised with the redevelopment winning the Urban Developer Award for the category Development of the Year – Mixed Use in 2018. Continuing the successful run, Harbord Diggers also won the Sydney Design Awards 2019 Gold Prize for Interior Design in the category of Hospitality (casual).

Cerno Management has been instrumental in the management of the full lifecycle of the role, including management of project approvals, project design and more recently overseeing the execution of construction activities. Harbord Diggers is part of Mounties Group which runs a number of clubs in the greater Sydney area.

“Stage 2 of the project delivers an additional 17 senior independent living units, a 1,900m² gym, a 1,300m² aquatic centre and ancillary

member services for club members which include health, well being and beauty services,” said Associate Director, Grant Harding. “Harbord Diggers now features 96 spacious and elegant one, two and three bedroom contemporary apartments with panoramic ocean views; a wide range of restaurants and bars; childcare facilities for around 90 children; health facilities; car parking for over 700 vehicles; plus all the usual club facilities in a spacious, contemporary building designed to take full advantage of its amazing location.”

Situated on 15,696m² of prime real estate on the headland between Freshwater and Curl Curl beaches, a development of this significance in an already heavily built up area posed a number of challenges. The excavation of the site required the removal of 150,000m³ of soil which was transported to the western suburbs of Sydney. Managing long lines of trucks was logistically difficult in the busy location.

Another issue to be managed was the fact that the club needed to continue trading during the redevelopment. “Over \$6 million was spent on building a temporary club to provide a hospitality venue and service members for 14 months, then it was demolished when Stage 1



was completed. Cerno’s involvement as Project Manager enabled the club to maintain its focus on its core business activities,” said Grant.

At any one stage of the project, Cerno Management had up to four of their professional team involved. The firm’s key differentiation is their integrated approach to project and development management plus its depth and breadth of experience in managing complex projects and assets. “We have developed an in-depth understanding of the complexities of delivering a project vision from conception to completion. We have delivered the Harbord Diggers redevelopment to fully meet the vision of our client,” said Grant.

Cerno Management knows the club and hospitality space very well, having completed a number of significant projects in the sector. Their area of expertise also covers a broad range of asset classes including commercial, industrial, residential, retail, education and seniors living.

The Cerno Group has offices in Sydney, Manly and Melbourne. In addition to Cerno Management, the Group includes other key divisions, namely; Cerno Real Estate Investors, Cerno Property Services and Cerno Capital. The Group has successfully created, owned, managed and financed assets in various locations in Australia.

For more information contact Cerno Management, 28-34 O’Connell Street, Sydney NSW 2000, phone 02 8246 6500, fax 02 8246 6599, email info@cerno.com.au, website www.cerno.com.au

For more information contact Harbord Diggers/Mounties Group, Harbord Diggers, 88 Evans Street, Freshwater NSW 2096, phone 02 9105 4888, website www.harborddiggers.com.au

Below Class One Painting carried out all of the internal and external painting for Harbord Diggers.

Below Big Ass Fans provided their Haiku fans to the apartments throughout the Harbord Diggers project.



Class One Painting is a specialist commercial painting firm with a proud record of delivering high quality professional services to major construction companies and developers.

Established in 1997, Class One Painting have worked on many high profile painting and decorating projects and recently completed a contract at Harbord Diggers on the Northern Beaches of Sydney. The company successfully completed the internal and external painting of the development which incorporates a large seniors independent living component of 96 units and extensive club facilities including restaurants, bars, meeting rooms, a gym and aquatic centre.

Director of Class One Painting, Lucky Dimitrakopoulos said that the Harbord Diggers assignment was one of the most interesting that his firm had undertaken because of the nature of the project. "The construction site had a large footprint and there was an extensive amount of highly specified detailing with a greater range of substrates than we usually encounter. This required many different types of surface preparations but our team is highly skilled in preparing surfaces for all textures and special finishes, so we were able to competently meet this challenge."

Class One Painting were onsite over a period of 12 months and had a 25 team members, reducing to around four people at other times. The company utilised Taubmans premium products on the project.

"Most of our business focuses on high rise multi-residential projects for Tier 2 builders," said Lucky. "Harbord Diggers is by no means our biggest project but we regard it as a flagship assignment which showcases our expertise and professional approach."

As well as traditional painting services, Class One Painting can also apply protective coatings, wallpaper, special textures and finishes with the capacity for abseiling and swinging stages when working on high rise projects.

For more information contact Class One Painting, Unit 3/45-47 Stanley Street, Peakhurst NSW 2210, phone 02 9584 1290, email info@classonepainting.com.au, website www.classonepainting.com.au

In 1999, Big Ass Fans was born. Kind of. Then called the HVLS Fan Co. (that's High Volume, Low Speed), the company first made their mark selling massive ceiling fans that spun slowly and moved astounding amounts of air. The fans kept large spaces lacking air conditioning, such as factories and dairy barns, feeling cool and comfortable – and soon enough, plenty of other customers and businesses wanted in.

Since the first fan was installed, the company has grown exponentially. Only a few years after humble beginnings, the company officially changed their name from HVLS Fan Co. after customers kept calling and asking for "those big-ass fans."

When religious worship spaces wanted to install fans to keep congregations comfortable, the research and development team who had pioneered the HVLS fan industry got to work, designing and manufacturing the first silent fan motor to meet new demands.

Growth wasn't unique to the industrial sector. In 2012, Haiku was introduced to the residential market, and in 2014, became the world's first smart fan by pairing occupancy, temperature, and relative humidity sensors to automate operation using patented SenseME™

technology. Haiku was recognised as an efficient and effective airflow solution for the Harbord Diggers project. In Stage 2 of the redevelopment, Haiku ceiling fans were used to provide cooling airflow to residents in their rooms and throughout leisure areas.

Haiku was specified at the time of design to keep residents comfortable without solely relying on air conditioning. Big Ass Fans' Project Consultant Michael Steentjes worked with Harbord Diggers' architects to find an energy efficient airflow solution. "Haiku fans can be used in conjunction with HVAC systems to provide thermal comfort to occupants," said Michael. "This means you can save on energy by raising the thermostat setpoint without sacrificing comfort."

For more information contact Big Ass Fans, 35 French Street, Eagle Farm, Brisbane QLD 4009, phone 1300 244 277, website www.bigassfans.com.au