

REDEFINING LUXURY HARBOUR-SIDE LIVING

The Kurraba Residences is a unique development on the shores of Sydney Harbour. Featuring 21 two and three-bedroom apartments plus 3 four-bedroom penthouses, with outdoor balconies, semicircular windows, and curved brickwork, the luxurious project blends heritage with contemporary design to capture the dichotomy of Sydney harbour living.

The ultra-luxurious Kurraba Residences is poised to become a landmark in the area. With its prime location on the headland of Kurraba Point, the Kurraba Residences boast 180-degree views that capture the essence of Sydney's waterfront lifestyle.

The development comprises 24 luxury residences, each meticulously designed to reflect the grandeur and elegance of Sydney's historic waterfront estates. The classic and contemporary design seamlessly integrates with the natural surroundings and the established heritage that make Kurraba Point such a special place to live.

The design, development and construction of the Kurraba Residences was undertaken by Richard Crookes Constructions (RCC), an Australian family-owned construction company with a legacy of delivering social infrastructure since 1976. RCC's collaborative approach and commitment to excellence align perfectly with the vision of creating a landmark development that residents can be proud to call home.

Designed by the renowned architects SJB Architects and Mathieson Architects, the building pays homage to the classic 1920s apartment

buildings of the area. Its unique features, such as outdoor balconies, semi-circular windows, and curved brickwork, add to its distinctive character and timeless charm.

"The project is a truly beautiful building from any angle inside and out," said Project Manager, Josh Sanderson. "It was a pleasure dealing with a client and design team that were so passionate about the project."

The building incorporates a number of curved projections to not only create a unique aesthetic, but also maximises the view.

"The large curved windows presented a number of challenges as there was no curved sliding door system that met the water penetration requirements for the building, as well as the client's brief for a slimline design to maximise the apartments views," explained Josh. "We partnered early with Bonacci Meinhardt, our façade engineer, and Micos Group, our façade contractor, to develop and test the design. Local fabrication and assembly gave us closer control over the quality."

"We built full size prototypes offsite to test the design before installation," said Josh. "This included several curved brick interfaces before settling on a brick slip cladding."

The development's shared podium level sits 4m below the street which required careful management of logistics at every stage of the project. The narrow road limited truck sizes, as well as plant and equipment selection, and all material were carefully programmed for 'just-in-time deliveries'.

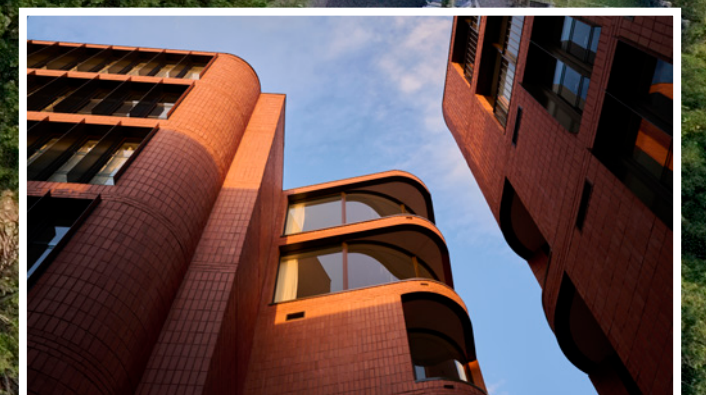
Being a C4 corrosion zone, the entire design and material selection also needed to have robust controls around corrosion protection. While the 'sunken' site and terraces, which included 50 mature exotic plants that were craned into site, required careful consideration in managing stormwater and overland flow across the site.

The crown of Kurraba Residences is the 430m², 2-storey penthouse. Serviced by private lift, the interiors echo the themes of other residences while limestone floors, coffered ceilings and skylights lighten the second story that's accessed via a bespoke, stonework staircase.

The penthouse also boasts a custom wine cellar, expansive garden terrace – the outdoor area measuring 250m² – and private infinity pool framed by spectacular city and harbour views.

For more information contact Richard Crookes Construction, Level 3, 4 Broadcast Way, Artarmon NSW 2064, phone 02 9902 4700, website www.richardcrookes.com.au

MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions
ARCHITECTS : SJB Architecture and Mathieson Architects
STRUCTURAL CONSULTANT: Van Der Meer Consulting
CONSTRUCTION VALUE : \$45 million
TYPE : Residential





A CLEVER CHOICE AT KURRUBA RESIDENCES

Clever Choice Flooring has established itself as a major player in the Australian flooring industry in both commercial and residential projects. Their passionate and knowledgeable team works hard to understand the needs and requirements of their customers. Clever Choice were contracted to supply their high quality 20mm European Engineered Oak flooring in the luxury Kurruba Residences.

General Manager Michael Roberts emphasised the importance of project management and the attention to detail in managing such projects to ensure client satisfaction.

Clever Choice specialised team is heavily involved in the quality control, product selection process, floor layout design and supply management in collaboration with the construction teams.

Michael acknowledged that time constraints are common and can be challenging in large commercial projects, but their team managed expectations and maintained clear communication with all stakeholders.

The Clever Choice team goes beyond just the supply of quality flooring to ensure customer satisfaction. Their skilled team is always available to offer recommendations and

expert advice on all of their products, installation process and aftercare service for residential and commercial projects.

Our commitment to the exceptional quality of our products is evident in every beautifully designed plank. Infused with natural oak features and durability, European Oak is crafted specifically for those who seek elegance, luxury, longevity and a distinctive touch in their living spaces.

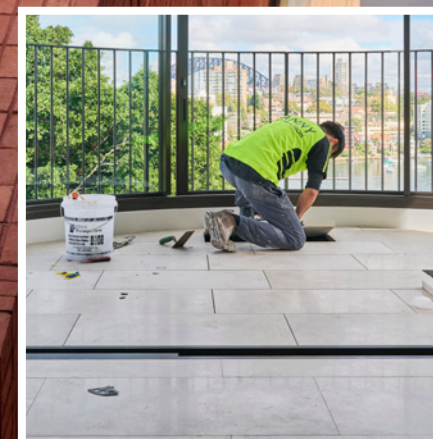
Our vision for this project was to bring functional glamour, embedded with beauty, into the practicalities of daily life. Where Luxury is found in the beauty of the natural look and feel of Oak flooring, we worked with the best consultants and builders to ensure this legacy stands the test of time.

A key element of this project is the absolute seamless integration between the interiors and the exteriors, making this unique development so breath taking!



Austin, Clever Choice PM at Kurruba Residences

Below Yanny Construction utilised their expertise in intricate tiling work and external paving, across the Kurruba Residences project.



Yanny Constructions, specialising in bathroom renovations in Sydney, recently showcased their exceptional craftsmanship at the renowned Kurruba Residences.

With over 25 years of experience, Yanny Constructions has built a solid reputation for delivering dream bathrooms that stand the test of time. Their recent collaboration with the Kurruba Residences allowed them to demonstrate their expertise in intricate tiling work and external paving.

The bathrooms, utilise gohera limestone tiles for the complex tiling patterns across the uniform bathrooms. To achieve precision, the tiles required careful cutting using grinders or wet saws to minimise the presence of silicone dust.

Large 40mm granite pavers measuring 40and 400 x 800, were utilised for the the exterior spaces, where they created a visually stunning and durable outdoor space. The combination of size and quality materials will ensure a long-lasting and aesthetically pleasing result.

“It was a fantastic experience working with RCC, and a privilege to have our work featured in such an iconic building,” said Co-Director YB.

The company’s decades of experience, attention to detail and commitment to customer satisfaction make them one of the premier locations for bathroom renovations in Sydney. Capable of undertaking a wide range of project scopes and scales, Yanny Constructions is well-equipped to turn dreams into a reality.

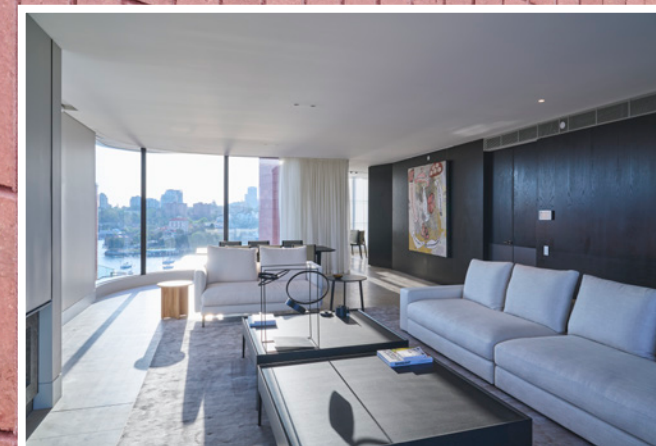
“At Yanny Constructions, every bathroom is treated as a unique project, tailored to meet the specific needs and budget of each client,” said YB. “Whether it’s a minor update to fixtures and fittings or a complete overhaul of the layout, Yanny Constructions possesses the expertise and experience to ensure the job is done right.”

For more information contact Yanny Construction, Unit 24, 22 Anzac Street, Greenacre NSW 2190, phone (Matt) 0410 404 700, phone (YB) 0423 567 626, email info@yannyconstruction.com.au, website www.yannyconstruction.com.au





Below Orion Mechanical Services delivered Individual Daikin VRV Heat Pump Air-conditioning Systems to each of the Kurruba Residences.



Orion Mechanical Services (OMS) is Australia's leading custom D+C mechanical services company, specialising in custom design and construct heating, ventilation, and air conditioning (HVAC) solutions for high-end residential, commercial, industrial, and mixed-use property projects.

With over 20 years' experience, Orion's latest work at the new Kurruba Residences at Kurraba Point is yet another testament to their dedication to sustainable design and quality infrastructure. OMS delivered the air-conditioning and ventilation systems to all 24 luxury harbourside apartments, as well as common areas, the concierge, the wine cellar, and the basement carpark.

To overcome the challenge of a compact building site in a quiet harbourside location, with very limited ceiling space available, the team at OMS employed a range of value engineering strategies and products to ensure quality project execution.

Orion Mechanical designed and installed Individual Daikin VRV Heat Pump Air-conditioning Systems with low height and low noise Fan Coil Units integrated into the bulkheads and joinery of each luxury apartment.

All AC condenser units are located in ventilated plant rooms within the building's structure.

All Air Conditioning and Ventilation Systems are fully integrated into the site wide KNX Building Management System (BMS) and home automation system. To simplify systems integration, Orion installed and setup a Daikin Central Controller in addition to the specified Daikin BMS Gateway.

"Our focus on simple intelligent design, skillful installation and superior service leads to high levels of client satisfaction and strong ongoing customer relationships," said Founder Justin Phillips.

Orion Mechanical is currently undertaking the design and construction of sophisticated HVAC solutions across Sydney including Sirius Apartments at the Rocks for Richard Crookes Constructions, The Langlee for Mirvac, Surry Hills Village for Toga Constructions and The Brewery Yard for Icon Constructions.

For more information visit Orion Mechanical Services, Unit 19, 198-222 Young Street, Waterloo NSW 2017, phone 02 9669 1404, email info@orionmechanical.com.au, website www.orionmechanical.com.au

