

Triptych Residential, Southbank, Melbourne

Clifton RCP (formerly Clifton Property Group) were commissioned by Stable Properties and RI Capital to deliver full Project Management services for the design management of the novated Design & Construct contract and to carry out contract administration for the Triptych Residential project located in Melbourne's Southbank Precinct.

Construction commenced mid June 2008 when approximately 50% of the apartments were pre-sold and completion is anticipated by October 2010.

Triptych is a high quality high rise apartment building which applies sustainable environmental principles, provides a sense of community, and reflects the lifestyle of the Melbourne arts precinct.

The corner site is located in the arts precinct of Southbank, Melbourne with views to Melbourne's CBD, major arts buildings, the MCG and parklands.

The building has approximately 157 residential apartments, including a mix of bedroom types over 24 apartment levels. Apartment sizes are generous, the typical 2 bedroom two bathroom apartment is 110m². There is a 5 storey podium containing parking with 216 car parking bays. The podium is screened by a distinctive art installation integrated with the main tower façade. A recreation area consisting of a 25 metre lap pool, gym and associated amenities and a landscaped barbeque area is located on Level 6 of the podium. The ground floor contains the residential lobby and retail space to the Fanning Street and Fawkner Street frontages.

The building contains eight 3 storey urban villages which form the focal points for the residential levels. They contain the lift lobby and access walkways to the apartments and

feature large expanses of glass plus an internal green wall which create spaces where residents can relax or socialise. The urban villages are enclosed by a solid glass wall with partial automated openings to allow natural light and air flow through the space.



The apartments are prestigious, distinctive and sophisticated with some apartments incorporating balconies, winter gardens and terraces to create flexible living spaces that transition the internal and external environment. The apartments are cleverly designed and constructed to support a contemporary style with thoughtful appointment of materials, appliances and finishes to reflect the creative style of the Triptych concept building and its occupiers. The external building character is refined and elegant and reflects the sculptural quality of the built form through a collaborative design process with artist Robert Owen. Materials

such as coloured glass awning window panels, patterned screens, and precast concrete combine to form an integrated and dynamic façade. The patterned initiatives are also integrated in the façade screen at the carpark levels.

Adjacent to the main entry is a 165m² vertical garden built using Fytogreen patented technology with many different species of plants. The plants grow on a urea support, reinforced with metal mesh and fixed directly to the main structure.



Triptych is also a sustainable development. Opening windows allow the use of passive engineering techniques and cross-flow ventilation ensures reduced reliance on mechanical ventilation within the village spaces. Water harvesting helps supplement the building's water needs and a co-generation plant generates power for the common areas whilst the heat is used to warm the village spaces and the swimming pool.

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Kurilpa Bridge, Brisbane

Early in 2006 the Department of Public Works Strategic Projects Group awarded the role of Project Manager, Superintendent's Representative and Project Programmer for the Kurilpa Bridge to RCP in Brisbane. RCP's scope of services also included the management of a multitude of approvals that necessitated ongoing consultation with representatives from Local, State and Federal Government Departments.

The Design and Construct Contractor, Baulderstone was selected through a rigorous competition process in response to a detailed project brief and demonstrated concept design that had been prepared under the guidance of RCP.

The Kurilpa Bridge is a pedestrian and cycle bridge linking Tank Street and Kurilpa Point across the Brisbane River. The main span is 128 metres with an overall length of 425 metres. The bridge design was a world first – using the engineering tensional integrity form “Tensegrity” – enabling the Department of Public Works Strategic Project Group to deliver a landmark public infrastructure project.

Particular challenges encountered throughout the duration of this project included:

- Construction over the Riverside Expressway and North Quay requiring extensive night time traffic diversions over a period of 12 months.
- World wide research to demonstrate that vibration induced by pile driving would not have detrimental effects on the Picasso Exhibition in the adjacent Gallery of Modern Art.



- Management of multiple construction sites including the alteration of traffic flows in Tank Street.
- Maintaining access at all times to the Federal Courts building basement carpark.
- Management of the numerous land tenure issues to facilitate creation of the Kurilpa Bridge Road Reserve in a timely manner in advance of the official opening on 4 October 2009.

The Kurilpa Bridge was completed on time and on budget notwithstanding considerable periods of time lost due to wet weather.

Steel & Tube Roofing Warehouse & Office, Auckland, NZ

RCP Auckland was appointed by Goodman to oversee the development of the new Steel & Tube Roofing Warehouse & Office at Goodman's Highbrook Business Park. The new Steel & Tube Roofing premises consists of a 5,100m warehouse and a two level 600m office on the 10,000m site and also incorporated integrated fitout works.

Designed by Jonathan Walker Architects (JWA), the main architectural features in the Steel & Tube Warehouse is the black steel façade over the north face of the office, Bondor Canopies and recessed downpipes around the perimeter of the warehouse.



RCP were appointed by Goodman to Project Manage the design and construction phases of the project. Haydn & Rollet Construction were appointed as the Main Contractor following a competitive tender process. Construction began early in January 2009 with Practical Completion achieved on 29 July 2009.

This is the thirtieth project completed by RCP for Goodman and the sixth project at the internationally acclaimed Highbrook Business Park.

NZI Centre, Auckland NZ

RCP Auckland were appointed in June 2007 by IAG NZ as Tenant's Representative for their new building within Auckland City's Viaduct Harbour. The NZI Centre achieved Practical Completion on 29 May 2009.

The building was officially opened by New Zealand's Prime Minister, Mr John Key on 27 August 2009 and at the same



time it was formally announced that IAG had achieved New Zealand's first interior design green rating for the building. A "5 Star Green Star – NZ Interiors 2009 Pilot" was awarded along with the highest score recognised to date by the NZ Green Building Council.

The building is an example of true integration in the relationship between the developer's "base building" design and the tenant's alterations to further suit its requirements. Some of the building features include a green roof garden and entertainment area with rainwater collected from the roof used to flush toilets within the building. The north façade has a triple glazed twin skin system which utilises an automated blind system which reacts to sunlight levels and in turn influences the control of the air conditioning system. All services on the top four floors are contained within a 450mm raised flooring system.

The level of detail and consideration that has gone into the design and management of this building is a true reflection of the quality finish now evident.

RCP 4D - A New Dimension in Construction Planning

Recent advances in 3D modelling are now bringing high end, gaming quality graphics to the construction and infrastructure industries.

By utilising gaming industry processors similar to those used in the PS3 and Xbox, it is now possible to simulate construction sequencing and methodology in a near perfect reflection of reality. This technology is now available through RCP's Project Programming division – where real time animations of project construction sequencing can be produced, linking high quality 3D models to the fourth dimension - time.

The added benefit of this high tech system is that it also has the ability to be continually developed and embellished upon throughout the project lifecycle, and ultimately can be used by marketing teams within sales brochures and video animations.

RCP 4D are able to provide either a cost effective solution by utilising our in-house specialists and software or we can provide very high quality graphical presentations utilising specialist software also available through RCP.

Other uses for this technology include

- Delay Analysis – planned vs actual visualisation of project timeframes
- Enhanced Reporting - construction progress reporting imagery
- Stakeholder Management – graphic representations allow stakeholders at all levels to visualise the project more easily
- Risk Management – consider construction risks using real time images
- Construction Sequencing – check, review and carry out 'what if' scenarios throughout the project lifecycle
- Marketing – capture stills for brochures or utilise real time animations for cutting edge marketing campaigns
- Construction Sequencing – check, review and carry out 'what if' scenarios throughout the project lifecycle.

If you are interested in how RCP 4D could benefit your project, please contact: Neal Taylor at RCP Brisbane
email: ntaylor@rcp.net.au or Phone 07 3003 4100

Robina Town Centre – Northern Malls Redevelopment, Gold Coast

Robina Northern Malls extension was opened to the public in early June 2009 following an extensive construction period and various staged openings. At a construction cost over \$200M, the Northern Malls extension has added over 100 new, specialty tenancies to the existing Town Centre – including famous labels such as Country Road, Calvin Klein and Orotan together with the first Apple concept store in Queensland. The Centre also boasts two Woolworths Supermarkets and the largest BigW store in Australia. Robina Town Centre has been further enhanced by the refurbishment of David Jones and the construction of a state of the art Events Cinema Complex which fronts The Promenade at Robina Town Centre’s lakeside precinct.

Proudly owned by QIC, the Northern Malls expansion has lifted Robina Town Centre to become the centre piece of the Gold Coast retail experience and a ‘must visit’ destination for all visitors to South East Queensland.

Tim Jones from RCP’s Brisbane office lead the RCP team providing full Project Management and Project Programming services to QIC for this outstanding retail development.



Jeff Clifton

Director, Clifton RCP (Vic) Pty Ltd



Jeff Clifton is a Director and founding member of Clifton RCP in Victoria (formerly Clifton Property Group). Prior to forming CPG, he established Clifton Project Management in 1988, which merged with Coney Stevens Project Management in 2000 and became the Clifton Coney Group. Prior to running his own business, Jeff held the position of Melbourne Branch Manager for Civil & Civic (now Bovis Lend Lease).

Jeff has substantial experience in major projects, particularly of commercial, retail and mixed use developments.

During his 35 years in the property industry, Jeff names some of his most notable/rewarding projects as:

- Colonial Stadium (Now Etihad), Docklands
- Federation Square, Melbourne
- MCG. Northern Stand Redevelopment
- 50 Lonsdale Street. Urban Workshop

Jeff is married to Sue and they have 3 children - Chris, Rob and Kathy. He is a keen sports person, and enjoys playing golf and tennis and he remains actively involved in AFL Football with Collingwood Football Club which he played for between 1967-1976.



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