



COMMERCIAL

33 CREMORNE ST,
MELBOURNE VIC

AUSCOOL MECHANICAL SERVICES

Project Overview

The development at Cremorne Street, Melbourne, is a significant commercial project spearheaded by the Vicland Property Group. The 3,538 square meter site features a 12-level A-grade commercial building, offering over 17,000 square meters of office space, a sandstone brick podium, and ground-floor retail areas.

Auscool Air Conditioning & Mechanical Services successfully completed the Design and Installation of all Mechanical Services for this development in partnership with Maxcon Constructions. Based on sustainable practices and energy efficient technologies throughout, the installation includes the following systems: Hybrid Variable Refrigerant Flow (VRF) Systems to the base building office areas; VRF Heat Pump Air Conditioning Systems to the Lobby spaces; Dedicated cooling for critical infrastructure, including the Base Build DAS, Distribution Rooms, and Common Area IT Rooms; Energy Recovery Ventilation (ERV) systems to the amenities; Speciality Environmental Control to the Ground Floor Studio 2 Hot Yoga; Pool Environment Air Conditioning; General and Toilet Exhaust systems; Car Park Ventilation; Smoke Spill and Stair Pressurisation Systems.

Our Services

Dewick & Associates was engaged to prepare the Mechanical Operating and Maintenance Manual providing clear, practical documentation to support ongoing use and maintenance.

Services provided:

- Mechanical Services O&M Manual
 - Full technical authoring including the detailed system descriptions for the equipment.
 - Provision of Preventative Maintenance Log Sheets and Fault finding processes on each item of equipment.
- A dedicated Client Coordinator to ensure current technical data was collated to enable detailed bespoke documentation to be provided



Project Highlights

- 📍 Victoria, Aus
- 💰 \$500 million (est)

Discipline: Mechanical

Mechanical Contractor: Auscool Air Conditioning & Mechanical Services

Principal Contractor: Maxcon

Industry sector: Commercial