

Northshore Apartments Palm Beach, QLD

Project Address

2 Mawarra Street, Palm Beach, QLD, 4221

Builder

Rawcorp

Installer

Cold Front

Equipment

Braemar VRF - Various Indoor, Outdoor and Control Units

CUSTOMER PROFILE

Northshore Apartments offer luxury beachfront living in Palm Beach, Gold Coast. Featuring spacious, architecturally designed residences with ocean views, resort-style amenities, and direct beach access, Northshore blends coastal elegance with modern comfort for a premium lifestyle experience.

INDUSTRY

- Apartments
- Townhouse

APPLICATION

- Stand-alone Cooling & Heating
- Controlled Comfort Levels
- Centralised Zone Control

Reliable coastal comfort with Braemar VRF Solution

Project Overview

Located in a premium coastal setting, this residential development demanded an air-conditioning solution that aligned with its upmarket aesthetic and performance expectations. The system needed to be visually discreet, ergonomically designed, and highly reliable, capable of delivering comfort without compromising the architectural elegance of the space.

Challenges

- **Corrosive Environment:** The coastal location posed a significant risk of salt-induced corrosion, threatening the longevity of conventional AC systems.
- **Limited Ceiling Space:** Architectural constraints restricted ceiling cavity depth, making standard indoor unit placement unfeasible.
- **Wardrobe Installation:** Indoor units had to be installed within wardrobes, necessitating ultra-compact designs.
- **Roof-Mounted Condensers:** External units were required to be roof-mounted, introducing long piping runs that exceeded the limits of many conventional systems.

Client Details

Rawcorp Pty Ltd is a respected construction company founded by Anthony Rigby and David Walton, combining deep expertise in project planning and delivery. Operating since 2005, Rawcorp holds open builder's licences in Queensland and NSW, and has achieved Level One prequalification with the Queensland Government. Recognised by Master Builders and UDIA, the company is known for its collaborative, client-focused approach and commitment to balancing budget, time, and quality.

Serving South East Queensland and Northern NSW, Rawcorp manages diverse projects across corporate, government, commercial, and private sectors. With hands-on experience and adaptability, the team ensures tailored solutions and strong communication throughout every build. The directors remain invested in shaping the region's future through thoughtful, high-value construction.

Project Requirements

To meet the unique demands of this project, the air-conditioning solution needed to:

- Withstand harsh coastal conditions with enhanced corrosion protection.
- Fit seamlessly within wardrobe cavities without compromising airflow or access.
- Support extended piping lengths between indoor and outdoor units.
- Deliver quiet, efficient performance suitable for high-end residential living.
- Offer a cost-effective installation that supports the developer's financial goals.



System Design & Deliverables

The selected system featured:

- **Black Fin Coil Technology:** Enhanced anti-corrosion coating on coils to resist salt damage and extend operational life.
- **Compact Bulkhead Units:** At just 450mm deep, these units were specifically chosen to fit within wardrobe spaces without structural modification.
- **Extended Piping Capability:** The system supported long refrigerant piping runs, enabling flexible placement of roof-mounted condensers.
- **Modular Configuration:** Units were configured to allow zoned control and efficient servicing, minimizing disruption to residents.
- **Energy Efficiency:** High-performance inverter technology ensured optimal energy use across varying load conditions.



Equipment Supplied

Outdoor Units:

- 54 x MCMX100D105B VRF ODU
- 15 x MCMX120D107B VRF ODU
- 1 x MCMX160D109B VRF ODU

Indoor Units:

- 69 x MDHxD1A High Static VRF Ducteds
- 53 x MDHxD1C Low Static VRF Bulkhead IDU
- 8 x MSHxD1L VRF HWS IDU
- 27 x KCHV070/KDHV070 7kw one on one Ducteds

Controls:

- 129 x XE70 Wall Controllers

Outcome

- **Corrosion Resistance:** Black fin coil protection significantly improved durability in the coastal environment
- **Space-Saving Design:** Bulkhead units fit neatly within wardrobes, preserving interior aesthetics
- **Cost Efficiency:** The solution delivered strong ROI for the developer through reduced maintenance and installation costs
- **Proven Reliability:** System performance has been validated in similar Australian coastal installations
- **Design Flexibility:** Long piping lengths enabled optimal condenser placement without compromising system efficiency



COMMERCIAL HVAC SOLUTIONS

For more information, please call 1300 475 091
or email commercial@seeleyinternational.com

We provide full technical support to ensure optimal design for each application.

Seeley International Pty Ltd
112 O'Sullivan Beach Road
Lonsdale, South Australia 5160
seeleyinternational.com

ABN 23 054 687 035

