

CREATING A PRESTIGIOUS ADDRESS

Wentworth Point is one of the most visionary redevelopments ever undertaken in one of Sydney's last undeveloped waterfront sites.

WENTWORTH POINT MARINAS / BILLBERGIA GROUP

The peninsula that is now Wentworth Point Marinas was until recently one of Sydney's secluded waterfront wastelands. Developer, Billbergia, was faced with turning what was historically an industrial eyesore, into one of Sydney's most prestigious addresses.

And although Billbergia has plenty of experience as a leading waterfront developer, the challenges at Wentworth Point were formidable.

As Project Manager, Joel Trehwella explains, "Because we worked only metres from the waterline, there's no way to excavate. Every time you dig even the smallest hole collapses."

Fortunately the previously existing industrial sheds sat on one enormous slab, which Billbergia used as starting point. "The slab's stability allowed for heavy machinery on the site. From there we could sink the 400 piers and the multiple concrete retaining walls to hold back the mud. We then sunk the 'shore-in boxes' where the builders went to work every day, creating what you now see rising above the site."

While so much of the high-tech construction know-how has gone into the necessary preparation below the surface, Trehwella is most proud of the result above ground.

"The architecture is truly ultra-modern," he says. "The facades, the pop-out winter gardens, the energy efficiency of every apartment – it really is a cutting edge project in every way."

The project has been given one of the highest environmental ratings in Australia, with residential apartments designed to

reduce heating and cooling energy consumption and reduce water usage.

"This has been achieved through the orientation of the apartments, to minimise direct heat in the living areas, maximise cross

flow ventilation and create viable solar energy and hot water generation."

Wentworth Point Marinas' apartments are also fitted with unique thermal break double glazing and acoustic dampening that Trehwella believes could be an Australian first. "But it was absolutely necessary with a nearby freeway and the westerly aspect of some balconies."

Billbergia's other major challenge came integrating the new residential facilities with existing rail, roads and shopping. This was further complicated by the close proximity of Sydney Olympic Park, which provides a real selling point for the

development once finished, but created specific difficulties during construction.

"The nearby mangroves are heritage listed," says Joel, "so the ecological regulation from Sydney Olympic Park Authority (SOPA) was some of the tightest we've encountered."

There could be no acids on the site. All paints used had to carry the highest environmental ratings. The project managers had to be constantly vigilant about anything that soaked into the soil or overflowed into the bay.

"There has been a lot of environmental damage in the general area before the Olympics," Trehwella says. "The whole area had an enormous clean-up for 2000. This particular area has not been too badly affected but SOPA's mandate is to maintain the ecological integrity of the whole area, so this site has been scrutinised more than any I've worked on in 21 years."

The project also features a pedestrian boulevard, 2 storeys in the air. "In many ways it's my favourite part of the project. It adds so much to the precinct. It's beautifully function. People will just use it without being aware of the design and construction that went into it,

but if you have an eye for it, you'll see how our architects solved the problems presented by the topography of the site."

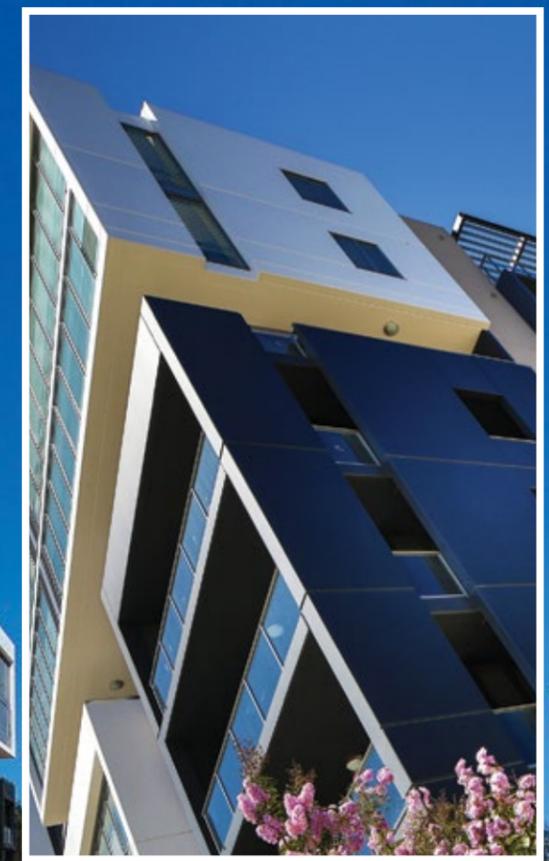
Wentworth Point is not the first Billbergia development in the Sydney Olympic precinct. They previously built Australia Towers and the lessons learned during that construction became valuable in the Wentworth Point build.

"With Australia Towers we learned so much about the ecological sensitivity of the area, which factored straight into Wentworth Point. That was one of the main reasons we completed such a complex project in just 17 months."

When residents move into Wentworth Point Marinas, they'll live in one of Sydney's most picturesque locations. But they'll probably be oblivious to the amount of care that went into its creation.

And that's exactly how Joel Trehwella believes it should be.

For more information contact Billbergia, Suite 101, 25 Angas Lane, Meadowbank NSW 2114, phone 02 8878 6900, fax 02 8878 6995, website www.billbergia.com.au





THE FINISHING TOUCH

It's a classic story of keeping a business going through hard times.

In 1980, Jeff Raines opened his carpet warehouse to the public in Botany, south of Sydney city. Numerous recessions, upswings, downturns and financial crises later, Raines Carpets has outlasted Governments, fashion trends and a lot of other Sydney carpet businesses.

"I put it down to a very simple philosophy," says David Raines, the Company's Executive Director. "And that is, I have always been absolutely fanatical about the customer."

Raines Carpets was implementing twenty-first century customer strategies long before 'customer management' and 'customer focus' became marketing buzz-words.

"For me," says David, "it has always been about what I call 'fit for purpose.' What I mean by that is, irrespective of what I would like to sell to a client, and irrespective of what the client might think is the best for their situation, I have always made a priority of convincing them and then delivering the best flooring for each and every client need."

David knows that not all clients are flooring experts and when confronted with an enormous choice, they sometimes might not even know what their real needs are; let alone what the best flooring solution might be.

And often, there are hidden issues that only become apparent once the job starts.

The Wentworth Point Marinas project is a typical case. The brief that Raines Carpets received from Billbergia Group was simply to provide flooring for all lobbies, hallways and apartments, and to make it flooring that will reflect the prestige of the development.

But Wentworth Point Marinas is a development with its own peculiar issues. For a start it is right on top of a salt water bay, with lobby doors that open straight out towards a harsh salty surrounding. Salt water in the air can be quite harsh on any flooring over time, and the wrong installation can result in early wear and the need for more frequent replacement of carpet.

The wear issue is exacerbated by the fact that Wentworth Point is a true marina and the residents are likely to be walking the halls and

lobbies straight off their boats. These areas are normally subjected to extreme wear through high traffic, sun and weather exposure as well as extra activity like heavy-duty deliveries, dragging and scuffing. But at Wentworth Point Marinas all common area carpet is exposed to excessive grit, and even marine odour issues.

"This means these high traffic areas are not only exposed to the usual wear and tear," says David, "but the sort of weather and traffic exposure at Wentworth Point can quickly erode not just the carpet, but can disintegrate underlay if the wrong one is chosen."

This is where David's fanatical approach to his 'fit for purpose' philosophy made a huge difference to Wentworth Point Marina.

"The common areas had to have carpet that combined excellent wear with a prestige look."

The solution was low loop pile carpets for corridors and lobbies, that are easy maintenance, highly resistant to staining, yet stunningly patterned.

"These carpets look and feel luxurious, but they are very tough wearing – they need to be," says David.

"The apartments however, needed a slightly different approach."

Wentworth Point Marinas apartments are laid with luxurious pure wool twist pile that looks incredible, feels plush and soft underfoot, but is still extremely hard wearing.

"You could sleep on this carpet – but it lasts a lifetime."

David ranks the Wentworth Point Marinas apartment flooring as some of the most luxurious he has ever supplied.

"It is certainly a high class carpet, this one," says David, "but it is absolutely the very best for this situation. It is one of those finishing touches to apartments that buyers here will expect."

For more information contact Raines Carpets, PO Box 648 Botany NSW 2019, phone 02 9316 8030, website www.rainescarpets.com.au



SDG
Land Development Solutions

STONE SPECTACULAR

Nothing adds beauty and prestige to the look of a project like sandstone. So, when looking for both the ultimate finish and expert installation for the building facades and walkway-garden areas of the Wentworth Point Marinas project, Billbergia Group sought out the experienced Stonemasons of Stone Alliance Partnership, who also sourced the perfect Sydney Basin sandstone.

Stone Alliance Partnership supplied all the external façades through Gosford Quarries. The soft patterned stone they installed had been carved from some of the most interesting sandstone obtained from the 250 kilometre band of ancient sediments that stretches from beyond Newcastle in the north, to the Illawarra in the south and the Blue Mountains in the west.

The stone was carefully chosen by Stone Alliance Partnership to both reflect and enhance the harbour-side setting. When secured to the building by mechanical pinning, the sandstone faces gave a distinctive personality to the Wentworth Point Marinas Apartments.

“This (mechanical pinning) absolutely guarantees the longevity of the façade,” said Billbergia Project Manager, Joel Trewella.

“There are other ways to fix the façade to a wall – adhesives and so on. But these stone facings are too precious to muck around with. They’re unique. You want these façades there forever, in all conditions. So hi-tech pinning is the only way to go.” Stone Alliance Partnership went to great lengths in record time to make sure that Billbergia’s brief was not only met, but exceeded. Their attention to detail included having the pins custom-manufactured, to ensure the luminous but gentle material will be enjoyed for many years to come.

A casual walk around the Wentworth Point Marinas reveals an abundance of locally sourced stone supplied and installed by Stone Alliance Partnership which gives solidity, structure and time-proof texture to the overall aesthetic of both the apartments and landscaping. These additional stone elements include all the stone for the perimeter of the precinct, and stunning granite which gives a stylish finish to the podium gardens on level three. The subtleties of both the granite and the sandstone contribute an important element to the overall prestige quality of the project.

For more information contact Stone Alliance Partnership, 6 Churchill Street Silverwater NSW 2128, phone 02 9648 4844, fax 02 9748 0278, email info@stonealliance.com.au

Surveyor Ian Souter first stepped onto the Wentworth Point Marinas site in 2003, making the initial observations which laid the groundwork for the project’s planning evolution.

“That was our first survey of the area” said Ian, who is a Newport-based waterfront title expert. “After that there were five to six years of preliminary discussions, further surveys, and the development of a master plan for the area by Scott Carver, Architects.”

The input from the surveyors increased significantly once the Development Application for Quarterdeck, the first building, was approved. In March 2012 Ian Souter’s survey company became a part of SDG Land Development Solutions.

“The advantages for Billbergia having SDG as their Surveying and Land Titling Consultant were immediate,” said SDG Director, Alan Turner.

“SDG has the size, experience and expertise to advise on and undertake large and complicated developments like Wentworth Point Marinas, yet still provide the level of personal service that clients expect.”

Alan Turner and Ian Souter worked closely with Billbergia and its many consultants to get the initial Community Plan, which was created in Stratum, and the first two Strata Plans, totalling 300 lots, registered by

Land and Property Information (NSW) in January 2013. Like all significant projects, time became a critical factor.

“The last four months or so were intense,” Alan said.

“Billbergia were working to an incredibly tight time schedule and with Christmas and the holiday season looming, no stone was left unturned to get the complicated land titling issues sorted out.”

Alan Turner adds Wentworth Point Marinas to a long list of impressive multi use developments SDG has already completed or currently have underway throughout the Sydney Region.

“Several of these projects involve innovative design and features which create challenges for us both in controlling and monitoring the construction works, as well as solving the subdivision and land titling issues. Right from the start our aim is to get the best possible outcome for the entire project,” said Alan.

“Wentworth Point is taking job satisfaction to a new level.”

For more information contact SDG Land Development Solutions, PO Box 2572 North Parramatta NSW 1750, phone 02 9630 7955, email office@sdg.net.au