

COLOURFUL LIVING

Azure Waterfront Apartments is a new, master planned community, located on the Rhodes Peninsula and Homebush Bay.

MAIN CONSTRUCTION COMPANY : Westbourne Constructions
PROJECT END VALUE : \$50 Million
COMPLETION : October 2012
ARCHITECTS : SJB Architects
STRUCTURAL ENGINEER : Bonnaci Group

Westbourne Constructions is, as their website attests “a specialist apartment builder with a track record of completing quality apartments on budget and on schedule.”

And the Azure Waterfront Apartments at Rhodes, Sydney is proof of this company’s ingenuity and proficiency.

Westbourne have been in business for almost 20 years, and pride themselves on cost effective design solutions for the residential apartment market. The Azure development in the second last for this area, and Westbourne are too developing the final.

Challenges involved with this project involved of course working upon the harbour front- but were quickly overcome with innovative steel pile foundation solution. Successful collaboration with importers and local suppliers has also supplied a high quality of materials and design of kitchens, windows and doors, and bathroom manufactory.

Westbourne are known for their adept ability to work with a prescribed brief. And to do it quickly. Their repertoire includes many major constructions. Westbourne completes about 100 apartments annually for selected developer clients. Westbourne has been awarded the Masters Builders Association of NSW Excellence in Construction for projects completed in 1996, 1997 and 2002.

As Stephen Hughes (Contract Manager) notes: We had over 200 contractors working for the Azure Apartments. Our core market is residential projects. This is one that is entirely indicative of what we do best.

Westbourne’s philosophy is to enjoy repeat business with their clients. A Westbourne project is one characterised by complete service from design development to certificate of occupation. Also, a contract sum reflecting the end price of the development. And, quality and construction presented in a first class condition, and defect free.

Westbourne have worked with many projects within Sydney; 68 apartments in Mascot, 39 apartments in Brookvale, 14 apartments in Bondi Junction, and many more to come!

For more information contact Westbourne Constructions, website www.westbourne.net.au



EVER ALERT FOR ALARM BELLS

Managing safety, supply-lines and weather contingencies is a constant for all major projects, so the last thing a builder needs is the undesirable human element breaching security and compromising progress. Central Monitoring Services (CMS) help manage this risk, with tailored security solutions for developments like Azure Waterfront Apartments.

They provided state-of-the-art 24/7 monitoring for the site's security systems from the very earliest stages. An advantage of their technology is it is ideal for greenfields sites where there is no existing telephone line. The monitoring system's antennae accesses the global data cloud using Global Packet Radio Service (GPRS) through the 3G network, feeding information about the state of the site's security direct to the CMS control room.

CMS' equipment was initially set up at the site office and the materials store, to protect the contractor's equipment and assets, then an additional unit installed at the apartments themselves once construction advanced. These units remained at Azure until a month before handover, when physical guards began to maintain a constant presence.

"The risk varies for every project," said CMS Managing Director, Neville Kiely. "Clients choose the plan we monitor at – we can poll the equipment anything from daily to every 60 seconds. If we don't get an answer when we poll, it is considered a breach, and we can get alarms through in less than a second."

"We can install the system in less than a day, and it gives the builder peace of mind. People (end-users) who are security conscious can also keep the service on after handover, for monitoring of their alarms."

A new application suitable for tracking individuals at risk via either a smart phone app or a dedicated mobile handset has also recently been developed. This application is potentially

life-saving for managing risks for isolated workers, mining personnel and individuals with high security needs.

The base technology for all the CMS monitoring systems has been developed by the phone companies, with CMS using a platform developed in Europe to enable their highly effective risk-management service.

The CMS alarm response service adds another level of protection for clients, who select which emergency services or other backup should be notified immediately an incident occurs which triggers an alarm, such as intruder, personal attack, duress, power failure at the premises, low battery for back-up power, breakdown alarm, hazardous gas or medical emergency.

"Our strength is the engineering of the package for clients, we develop the application to suit the level of risk, the system is constantly tested, and polled constantly," explained Neville.

"We put the whole service together and manage it, and follow up when there is an issue."

CMS provide their services Australia-wide and throughout the Pacific Islands, monitoring security systems across the private sector for commercial and residential projects and clients, and public sector clients including state and local governments. As an approved organisation for reporting to police, CMS are able to quickly action any threat or actual security situation.

All of CMS' services are guided by the relevant industry standards. CMS Managing Director Neville Kiely is a member of

the Australian Security Services Industry Association, and a member of the Standards Committee for designing security system standards.

Since 1989, this family-operated Australian company have been testing, developing and actioning state-of-the-art technology designed specifically to ensure effective security response and risk management.

CMS can provide a full turn-key solution for specific risk scenarios, including specifying appropriate security systems, installing them if required, monitoring them 24/7 and providing any follow up technical or security support. They can also refer clients to reliable, reputable alarm installation companies which can connect to the CMS systems to ensure complete effectiveness.

CMS deal with the decision makers within organisations, be they builders, alarm installers or security managers for national companies. Because it's good business to manage risk, where the buck stops for a project or asset, is exactly the place where CMS believe security planning should start.

For more information contact Central Monitoring Services, Master Licence Number 401988582, phone 02 9809 9288, fax 02 9809 9277, website www.centralmonitoring.com.au





QUALITY MASONRY

Azure Waterfront Apartments are a development of 4 buildings, of different scale and form, located upon the waterfront at Rhodes, Sydney. The design, both interior and exterior is very contemporary; appealing to the market. Externally, the design was one desiring to blend with the environment, not to be obtrusive or dominating. The masonry chosen for this development totally demonstrates and expresses this ideology. The end result is one that is far apart from the memories of the red-brick apartments of the 1970's. Here is a development firmly placed here in 2012.

And not without thanks to companies such as Baines Masonry. Their innovative and forward thinking philosophies have made this development a possibility.

Baines Masonry are revolutionary in the field of masonry technology. The Azure Apartment development utilised their "Betta Block", a lightweight block that has unsurpassed environmental benefits over standard masonry and other 'lightweight' options.

Specifically for the Azure Apartments Development, as Baines Masonry's Tim McGoldrick states: Baines supplied their "Betta Block" in a load bearing capacity. Apart from the structural capabilities, this masonry block has many environmental factors.

Baines Masonry's Betta Block is:

- Utilising 40% less cement than normally required, with the addition of Discrete Super Fly Ash. (Results in a 45% lower carbon footprint than other masonry products)
- Made of 65% heavy industry by products. Using these products results in a reduction of the amount of landfill generated by coal fired power stations and the steel making industry.
- Very light weight! Betta Block 'H' Block has a dry weight of less than 10.5kg.
- And too, strong! The Betta Block has a compressive strength of in excess of 15MPa. And complies with Australian Standards AS/NZS 4455.
- Reducing transport demands. A lighter block means more per load. This is a reduction upon the environmental impact of transport.

Reducing there's, and our carbon footprint is an issue dear to Baines Masonry. The innovations the company has taken, not only with the production of their products; but also their consideration for generations to come is testament to this dedication.

Baines Masonry has been specialising in masonry manufacture since 1984. They are now also specialising in masonry blocks with natural stone facing which reduces the cost and time of construction as well as achieving a structural wall in sandstone, limestone and many other natural stones. The Baines group of companies was established in 1947, initially as a heavy vehicle hauling company. In 1978 Baines Concrete Pty Ltd at Woonona was set up and starting supplying the area with a superior ready mix concrete and pumping service.

With today a production plant located at Appin, Baines Masonry Blocks now supplies an area ranging from Newcastle to Moruya and from the Southern Highlands to the ACT. In 2001, responding to a demand driven expansion Baines Masonry purchased a state of the art block manufacturing machine and auxiliary equipment. This made Baines

Masonry's production plant the most modern in the state of that time. And today those high expectations are still being upheld.

As the Baines Masonry's website states: "Our specialist team develops a product designed to enhance any building site or home block and withstand the harsh Australian conditions. Baines Masonry products come in a comprehensive variety of colours and styles to satisfy all tastes."

Baines Masonry believes whether you are a private builder, commercial construction company or do it yourself Mum and Dad, our philosophy is to provide you with a quality product backed with courteous service.

The Baines Business Family prides itself upon the qualities and the business ethos that have not changed since establishment in 1947. With an emphasis on quality throughout every aspect of the business, we are sure Baines Masonry's products, service, and advise will delight you."

For more information contact Baines Masonry, 900 Wilton Road Appin NSW 2560, phone: 02 4631 1383, website www.bainesmasonry.com.au