

MAKING DIVERCITY RISE

The \$120M Divercity Precinct consists of 357 luxury residential apartments with an urban retail frontage and includes an impressive outdoor courtyard provides a 2-lane pool, outdoor yoga studio, BBQ and outdoor pizzarea.

Rise is the latest addition to Becton's exciting Divercity Precinct. Located in Sydney's revitalised inner city suburb of Waterloo, the two mixed-use buildings range across 5 to 11 stories, 4 street addresses and a total GFA of 45,000m². With a construction cost of \$120 million and a GRV of \$242 million, Rise has certainly proved successful with 95% of the residential apartments sold prior to the commencement of construction and all sold prior to completion.

"Rise is the second stage of the Divercity Precinct," explains Glenn Moran, General Manager – Construction, of Becton. "It contains 357 apartments, 369 carspaces and 2000m² of street front retail."

"The Level 1 courtyard features include a 20m 2-lane pool with cabana sitting, outdoor yoga room, 2 BBQs and an outdoor pizza oven," Glenn continues. "A fully appointed gym for residents' use is located at ground floor."

In partnership with leading architects Turner and Associates, Becton has delivered with Rise at Divercity a strikingly refreshing approach to contemporary urban design. "One of the main features is the crown on levels 10-12," says Glenn. "This is double height curtain wall with 600mm deep blade projections. Precast panels were used in many areas externally along with composite cladding."

Another arresting feature is, as Glenn describes, the "motorised gold louvers to the western and flanking façades." Allowing residents functional control of their living spaces, these operable screening devices offer privacy and sun protection while enhancing the experience of surrounding streetscapes.

Characterising the interiors of Rise are generous open plan living spaces designed by SJB. Emphasising the reinvention of apartment living, a fluid connection between the kitchen and living areas is complimented by spacious balconies where the indoors and outdoors blend seamlessly. Interiors are subtly detailed and are finished with natural materials including stone and timber.

Rise at Divercity enacts many principles of Green Design. "ESD features include solar boosted gas hot water, heat pump heating to the pool and LED down lights throughout out," Glenn says. "50,000L rainwater reuse is used to water the gardens."

More than a residential development, Divercity contributes a new lifestyle precinct to energetic Waterloo. The vibrant retail hub lining the precinct features landscaped outdoor dining areas. Cafes, restaurants, specialty stores and a public plaza offer new possibilities to residents and the public alike. As Glenn explains, the creation of these ambient public spaces comprised one critical aspect of the project.

"Works also included the construction of the park South Rope Walk, the new street Dunkerley Place and the plaza located on Archibald Ave with these areas being dedicated back to Sydney City council," Glenn says. "This was challenging as these works had to be complete prior to the first building being occupied."

Becton engaged 35 direct employees on the Rise at Divercity project with an excess of 300 subcontractors during the peak construction phase. Developed by Becton Greenwich and built by Becton Residential Constructions NSW, Rise at Divercity exemplifies Becton's strength in identifying unique development opportunities and tailoring custom solutions.

For more information on Divercity visit www.divercitywaterloo.com.au



DEVELOPER & MAIN CONSTRUCTION COMPANY : Becton Corporation Pty Ltd
ARCHITECT : Turner and Associates Pty Ltd
STRUCTURAL ENGINEER : SCP Consulting Pty Ltd
PROJECT VALUE : \$120 million

Below Top Knot Carpentry & Joinery provided a full internal and external carpentry package for Divercity.

Divercity provided Top Knot Carpentry & Joinery the perfect showcase for their extensive range of high-end carpentry services. A team of 35 carpentry professionals were contracted to work on Divercity. “This was a very large project with a full internal and external carpentry package,” explains Eoin Daniels, Managing Director of Top Knot Carpentry & Joinery. Internally, they delivered doors, frames, skirting and architraves, as well as hardware and FF&E items. Publicly showcasing Top Knot Carpentry & Joinery’s skill, are the extensive external works that provide stylish amenities to support the Divercity lifestyle.

“The challenge was the design and construct nature of the external works which we enjoyed as this gave us a chance to really showcase what we can do and our level of detail,” Eoin says. “We paid a lot of attention to detail for the stand-out external areas.”

As well as site set-up Top Knot Carpentry & Joinery delivered decking, cabanas, steel pergolas, perimeter timber screens, aluminium screens, feature walls, gates and cladding. The natural timber decking and cabanas, in particular, are large features complementing the inviting luxury of Divercity’s heated 20m-lap pool.

Working on Divercity provided Top Knot Carpentry & Joinery the opportunity to extend their services to the project and demonstrate the impressive breadth of their capabilities. “The builder came to us to see if we could take on steel to make the job go faster,” Eoin explains. “We designed the steelwork in-house, used a steel and aluminium fabricator to supply and we did the installation.” There was, as Eoin notes, “a lot of steel work.” For Divercity, Top Knot Carpentry & Joinery successfully delivered their largest steel and aluminium package to date.

Overall, Top Knot Carpentry & Joinery’s work on Divercity underscores their professional ability to manage a large project’s complexity of aspects. “We have the capabilities and the resources,” Eoin says. “We were working with a very good team. There were no delays; we were always pushing the other trades.”

Starting out 8 years ago in Sydney with smaller residential projects, Top Knot Carpentry & Joinery now boasts 105 employees plus offices in Queensland and Victoria. Encapsulating the company’s success, Eoin explains “We have grown from very small to very large [with] more capabilities, more resources. There are not a lot of jobs we couldn’t take.”

Specialising in all aspects of high-end carpentry and joinery from structural framing and roofing to interior detail, they also provide project management. Residential, office, retail, commercial and hospitality fit-outs are another area of Top Knot Carpentry & Joinery’s expertise.

“We are a very diverse company and there is no limit to the services we offer,” Eoin says. “From hoarding, to site set-up, steel structures and down to the finest detailed fit-outs.”

Fuelling Top Knot Carpentry & Joinery’s success is a commitment to customer satisfaction and outstanding workmanship. They aspire towards 3 ideals that start with providing the design, resources and knowledge to make clients’ dreams a reality. Second, seeking to stand out from competitors through quality work, the ability to meet the tightest deadlines and by constantly improving productivity. Third, Top Carpentry & Joinery ensure they provide customers with a service and an end product that exceeds their highest expectations.

Top Knot Carpentry & Joinery are currently focused on expanding their Queensland and Victorian operations to match their impressive scope of work in NSW. “We are still growing,” Eoin notes. They continue to demonstrate their capabilities on another large project, the heritage refurbishment of three existing buildings in McMahon’s Point (NSW), delivering a structural, external and full internal works package.

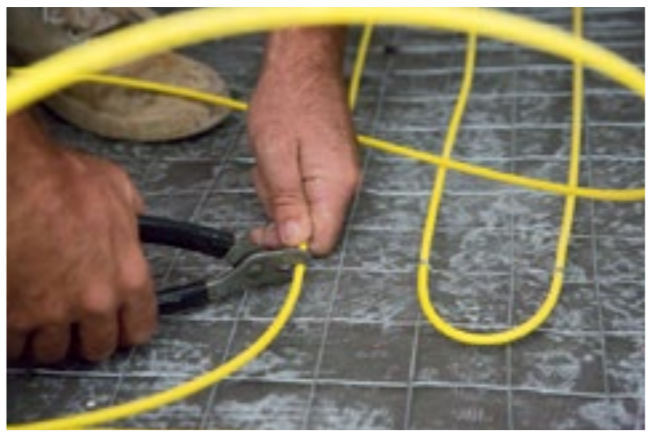
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Diversity, NSW

Below Dynamite Electrical Services were responsible for all of the electrical systems at Divercity.



Below Comfort Heat Australia provided selected apartments with silent, invisible and clean floor heating at Divercity.

“Around 90% of our work is hidden,” explains Theo Theodorou from Dynamite Electrical Pty Ltd. “They just see a light switch or light but don’t realise the amount of work it takes.”

“Hidden” underground and in the walls of Divercity are the cables and conduits installed by Dynamite Electrical. Responsible for all of Divercity’s electrical systems, Dynamite’s work included lighting in units, common areas and car parks, power points, switch rooms, communications and security infrastructures. They also provided power for systems such as air conditioning and hydraulics. “[This was the] second stage of Divercity,” Theo notes. “We did a similar thing for the first stage.”

Dynamite Electrical specialise in electrical installations for large-scale residential and commercial projects. Operating since 1992, the company has steadily expanded, taking on bigger projects in Sydney’s flourishing high-rise residential industry. Recently completing 3 similar projects, Dynamite Electrical have just commenced a new 360-unit project and are preparing for 3 others.

For more information contact Dynamite Electrical Pty Ltd, Suite 6, 11-13 Hartill-Law Avenue, Bardwell Park NSW 2207, phone 02 9556 1311, fax 02 9556 1811, email theo@dynamitegroup.com.au



More Australians are discovering the benefits of underfloor heating. Contemporary underfloor heating is a cost-effective and energy-efficient solution that provides an easy touch of luxury for a comfortable home.

Comfort Heat Australia provided selected Divercity apartments with silent, invisible and clean floor heating in bathrooms and ensuites. Two apartments opted for kitchen installations, while another included the living/dining areas. Comfort Heat installed electric systems to these apartments although they also offer hydronic underfloor set ups that can utilise a range of energy sources to circulate hot water for a cosy living space.

When Comfort Heat started out in 1999, floor heating was a niche market. As Sandra Skelly, General Manager of Comfort Heat, describes, it was “a product not supported in Australia but a product to benefit Australian homes.” The market has since grown more competitive as customers recognise the benefits of a hidden, self-regulating heating system. Bolstered by engineering expertise, Comfort Heat are dedicated to meeting individual client needs. “We are more technically competent,” Sandra explains. “We are able to design products and make sure they are high quality.”

Divercity put into practice Comfort Heat’s specialist knowledge. With a multi-story complex supplying limited electricity to each unit, Comfort Heat “had to allow for enough electricity and to foresee any problems that might occur.”

One of Comfort Heat’s “biggest strengths”, Sandra notes, is “designing each system separately.” All floor heating systems are managed by floor sensing thermostats to maximise energy efficiency while a fully guaranteed turnkey system, when installed in houses, remains separate to other electrical services.

Offering a huge range for all commercial and residential flooring types, Comfort Heat also provides a DIY range that they can design, supply and ship Australia-wide. Ultimately, Sandra says, Comfort Heat strives for their clients to “say this is the best thing we’ve ever done!”

For more information contact ComfortHeat Australia Pty Ltd, 8/11 Ponderosa Parade, Warriewood NSW 2102, phone 02 9979 8600, fax 02 9979 7706, email sales@comfortheat.com.au, website www.comfortheat.com.au