

# ONE REMARKABLE PLACE

DEVELOPER : PietyTHP  
MAIN CONSTRUCTION COMPANY : PietyTHP  
ARCHITECT : Stanisc Architects  
CONSTRUCTION VALUE : \$700 million

One The Waterfront offers state-of-the-art residential living within the new suburb of Wentworth Point. Featuring luxurious kitchens and bathrooms, incredible amenities and a wealth of smart home technologies, the 273 spacious apartments embrace the environment drawing inspiration from its waterside location.

**One The Waterfront, comprising nine buildings, is one of the last sites to be developed at Sydney's burgeoning new suburb, Wentworth Point.**

The blocks for Stage 1 comprise 273 spacious resort style one and two bedroom apartments with contemporary kitchen fittings, luxurious bathrooms and push technology. Common areas include a theatre, gym, pool, two rooftop sky parks, a rooftop cinema, dining and entertainment areas, an impressive 5,000m<sup>2</sup> public park, concierge service and fantastic views.

Inspired by finest Mediterranean resort style and surrounded by neighbour Sydney Olympic Park the apartments have lush landscaping and 270 degree views. One the Waterfront has a gateway position and is close to important transport links.

The One the Waterfront site of 25,000m<sup>2</sup> received approval for 670 units in 2015. The blocks were designed by Stanisc Architects with PietyTHP as developers and builders for the \$700 million final stage of Wentworth Point.

PietyTHP's design team started the D&C contract in late 2016 with Stage 1 comprising three buildings of 5, 8 and 9-levels each. Onsite work begun in early 2017 with completion in October 2018. Stage 2 commenced in early 2018 with the last four buildings going up with completion spread across the first half of 2019.

"It is such a large job," said Construction and Development Cadet, Angela Guo. "With over 500 workers onsite we have to keep it all moving and not cause delays. Coordinating the tradesmen was difficult

with Stage 2 starting before Stage 1 was finished. We have four buildings going simultaneously."

PietyTHP is a large professional property company that can deliver large projects. They focus on affordable residential housing and creating sustainable communities. PietyTHP has built some quality designs for diverse projects and was one of the first developers to be involved in Wentworth Point after the rezoning in June 2014. The forecast for the suburb being 9,028 apartments complete with infrastructure, a school, shopping centres, gym, shopping, cafés and restaurants.

PietyTHP is involved in a number of high profile projects providing cost effective sustainable living. Also with award-winning design firm Stanisc Architects, PietyTHP has recently completed the shimmering \$200 million Imperial, Hurstville, with its 'metal jacket' façade and 16-storeys of 227-apartments and multiple sky gardens spread throughout the development.

"We pride ourselves on having the owners and residents in mind for our developments," said Angela. "We produce work of a high standard that showcases innovation and builds long term investment for our clients. PietyTHP design and build sophisticated apartments with amenities that encourage modern community living."

PietyTHP has a solid track record in delivery of quality, affordable designs with over 2,000 apartments currently under construction in the Sydney metropolitan region. At PietyTHP the development team creates projects with cutting edge design and construction solutions for new residential and mixed use developments that are helping to shape the future of Sydney.

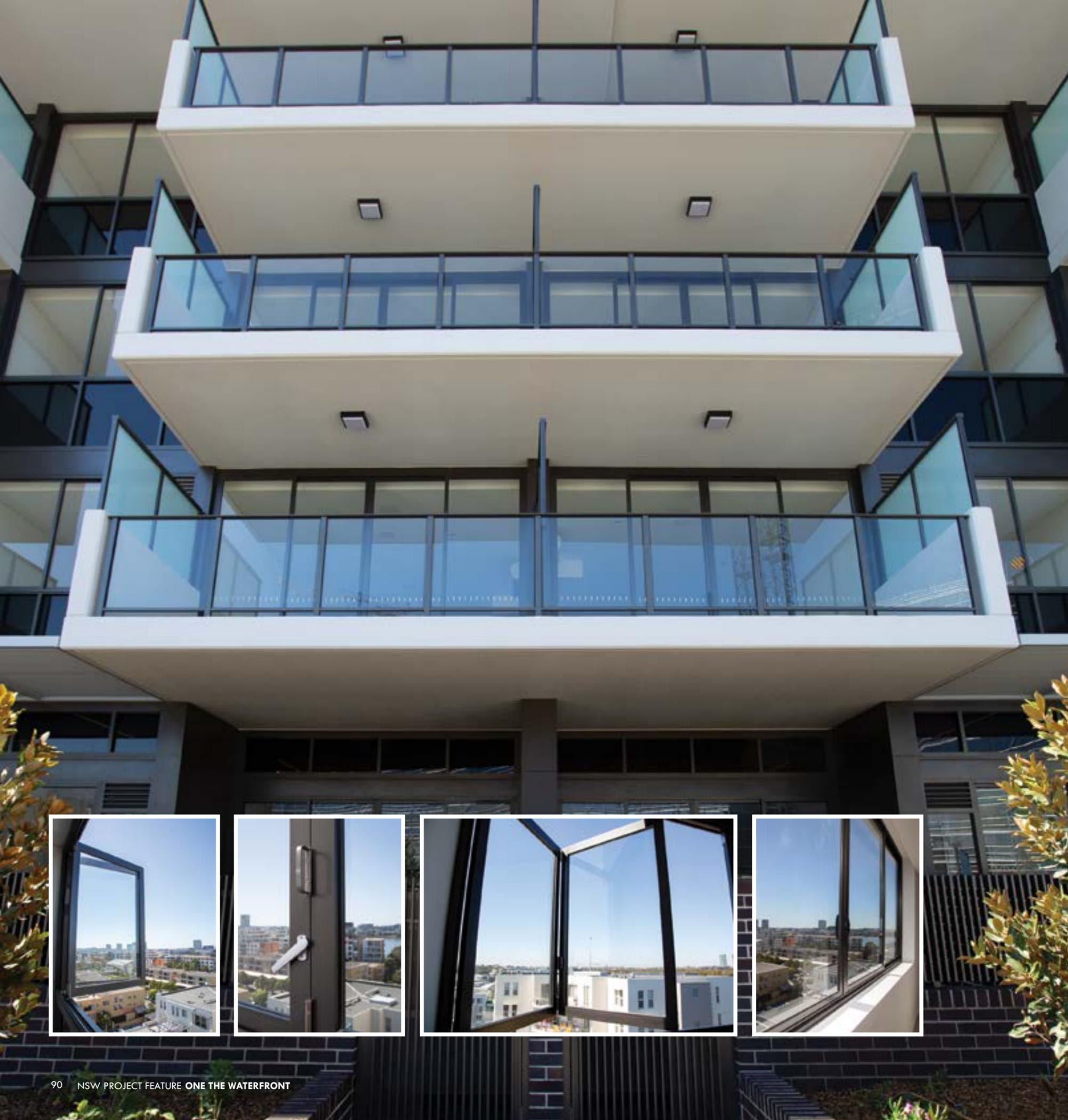
Other successful developments for PietyTHP include the large scale residential development the \$70 million View at Rockdale with a distinctive curving façade and the 9-storey \$42 million Kee, the 227-apartment block at Lidcombe, both designed by Fuse Architecture.

PietyTHP has recently completed The Bay Pavilions at Lane Cove, \$220 million waterfront apartment buildings on Sydney's Lower North Shore. The five buildings of 7-storeys each hold 270 single bed units.

PietyTHP has a strong international presence across South East Asia and the Middle East. Creating buildings of tremendous influence, quality and scope they are remarkable for their diversity, having constructed major hotels, convention and leisure centres, office towers, residential estates and numerous individual projects.

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## WINDOW, WINDOW ON THE WALL

**JRL Aluminium specialises in the manufacture, supply and installation of aluminium framed products.**

For the One the Waterfront, JRL Aluminium had up to 25 tradesmen fabricate aluminium framed glazing components for the façade, entrance, balconies, skylights and fixed glass units. Doors and windows were manufactured overseas to JRL Aluminium's specifications and all the units were ready for the installation team of 15 by March 2018.

"Seeing a job through from fabrication to installation is always a challenge, this job was completed very quickly and efficiently to match the programme and we finished on site in May 2019," explained John Charestan, Managing Director of JRL Aluminium and Project Manager for One the Waterfront.

"For the Waterfront project we designed and installed a new front glazed system for the façade that incorporates a number of different components, such as a frame and a channel adaptor, into a single unit," said John. "This meant that the installation process was quicker, the new system also contributed to a more water tight façade."

Following the successful completion of their work at One the Waterfront JRL Aluminium were contracted by PietyTHP to design, supply and install the glazing for their next development, The View, at Rockdale. JRL Aluminium started design work for the façade of the 10-storey mixed use apartment block, in September 2018.

"The challenge involved producing a glazing unit for the façade that wouldn't transmit noise from the nearby airport yet still be within the budget," said John. "We did this by creating glazing units made with two air pockets. We used a 150mm aluminium frame, 10.38mm thick glass on one side and a 6.38mm thick glass pane on the other side. We achieved a really high acoustic rating with this product."

JRL Aluminium, established in 2008, has years of experience manufacturing and installing aluminium framed glazing products for high rise residential developments. In 2014 they supplied and installed glazing units at the large mixed use development East

Village and Platinum Apartments in Zetland for Dasco Australia.

At Wentworth Point, JRL Aluminium completed contracts supplying and installing windows, doors and glazing units to the entrance lobbies and façades for other Dasco Australia developments. In 2012 JRL Aluminium completed work on the \$43 million Messina, a complex of two 7-storey buildings and the \$50 million St Tropez in 2013.

For the residential market JRL Aluminium, fabricate and install sliding doors and windows, awning, casement and double hung windows, as well as double glazed products with superior acoustic and thermal properties. Across the commercial sector JRL Aluminium supply and fit slump glass for fixed glass feature walls, bi-fold doors, louvre windows and curtain walls for single and multi-storey office buildings and factories as well as shop fronts and internal fitouts for retail premises.

JRL Aluminium work to D&C contracts, and to supplied specifications, fabricating aluminium framed glazing units in their modern 3,700m<sup>2</sup> facility, controlling the whole process from concept to end product to ensure a quality result. JRL Aluminium is a member of the Australian Windows Association (AWA) and fully guarantee all their work.

JRL Aluminium works around the Sydney metropolitan area with some projects in Newcastle, Wollongong and Kiama. Contracts for glazing works at schools include façade and internal works at Trinity Grammar in 2012 and the prestigious Scott's College in Bellevue Hill in 2010.

Currently JRL Aluminium is installing glazing at Melrose Park, a \$7 billion development comprising 4,600 units. They are also at work on the \$276 million development, Washington Park, at Riverwood, a three stage project of 825-apartments over five buildings, started in September 2012.

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# WALLS FIT FOR A KING

**Kingdom Plaster Pty Ltd specialises in the supply and installation of panels for façades and interior walls for residential apartment blocks and commercial structures located in the Sydney metropolitan region.**

In April 2017 Kingdom Plaster Pty Ltd started the \$9.5 million contract for Stages 1 and 2 at One the Waterfront, working across seven buildings.

Internal work included installing framing and fitting Gyprock walls, suspended ceilings and cornices as well as 75mm thick Hebel panels for the service rooms, common areas and fire rated partian walls.

For the three buildings of Stage 1, Kingdom Plaster installed Inex cladding to the façades, low carbon, high strength cement based panels with a timber board appearance. These lightweight 16mm thick panels are non-combustible, and approved for all fire attack levels with an FRL of 60/60/60.

“A challenge for the industry is to find a suitable fire resistant product for cladding the façades that works with the design and is within the builder’s budget,” said Contract Administrator and Estimator, Alex Yu.

For the four buildings of Stage 2 fibre cement cladding was specified in conjunction with a sprinkler system to deal with fire threats. Kingdom Plaster installed up to 10,000m<sup>2</sup> of exterior panels with three different James Hardie products: EasyLap with shiplap vertical joints; ExoTec, a fully sealed CFC façade panel for high impact areas and expressed joints; and Scyon, a patterned panel with horizontal shiplap joints.

With up to 100 tradesmen onsite Kingdom Plaster were finishing Stage 1 and working on Stage 2 at the same time. Stage 3, the last two buildings, were started in late 2018.

“One the Waterfront had a tight programme but we worked hard to finish the job on time without compromising the quality of the work,” said Alex. “Our core competency lies in delivering large scale residential projects on budget and on time. We pride ourselves on maintaining our clients’ budgets and

delivering cost effective solutions to mitigate issues that may arise on site.”

Kingdom Plaster is the leading interior and exterior lining contractor in Sydney. The company has years of expertise supplying and installing plaster and Hebel panels to interiors and composite cladding to façades, including Alucobond and Vitrabond, on high rise structures. They also install and repair aluminium and CFC façade panels.

Kingdom Plaster has worked with major builders PietyTHP and HCM Group and have many years of experience. Thier professional team has the knowledge and expertise to deliver quality work.

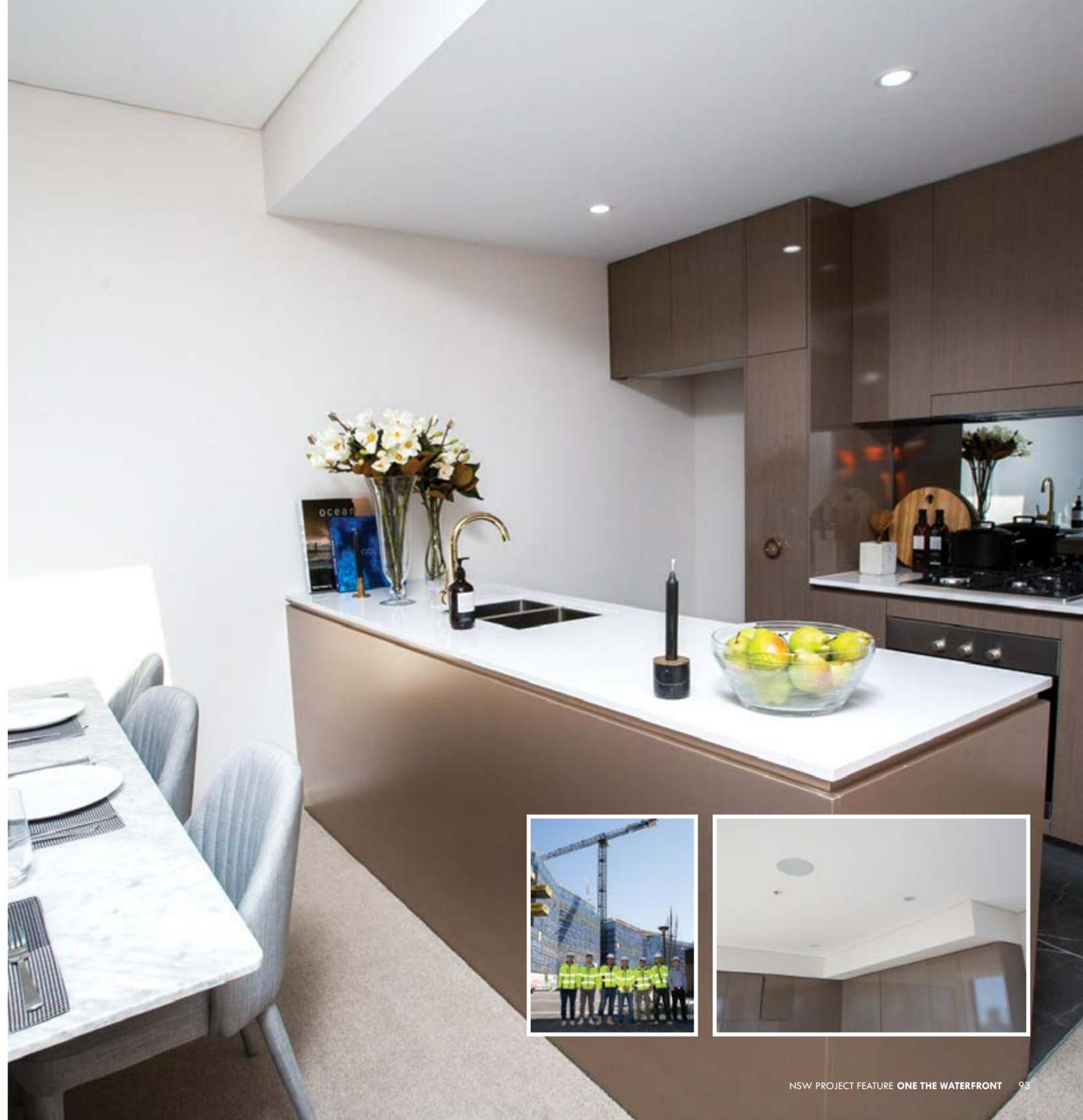
“Kingdom Plaster has established trust and reliability in the industry. Following One the Waterfront PietyTHP contracted us for the 10-storey apartment block, The View, in Rockdale. In August 2018 we started the internal work, framing and installing plasterboard and Hebel panels, and clad the façade, finishing in mid-2019.”

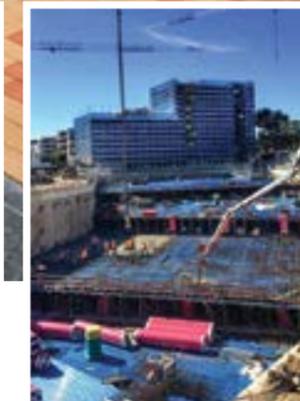
At the same time Kingdom Plaster was busy at work installing internal plasterboard and FC cladding to the façade of another PietyTHP development, the \$3.6 million, 10-storey Kee Apartments at Lidcombe.

For HCM Group Kingdom Plaster supplied and installed plasterboard, Hebel panels and Hebel cladding to the façade of 5-storey apartment block at Schofields. This development has some interesting and highly complex articulated forms expressed on the façade, the installation was a challenge that the Kingdom Plaster cladding team was able to meet.

Also for HCM Group, Kingdom Plaster installed composite aluminium panels for the neat looking façades of The Rose at Liverpool and a 9-storey residential block at Warwick Farm.

**For more information contact Kingdom Plaster Pty Ltd, 89/32 Castlereagh Street, Liverpool NSW 2170, phone 02 9734 7317, email [info@kingdomplaster.com.au](mailto:info@kingdomplaster.com.au), website [www.kingdomplaster.com.au](http://www.kingdomplaster.com.au)**





## CAPTAIN, MY CAPTAIN

With over 25 years experience in the concrete and formwork industry, Captain Formwork was established in 2015 to supply tailored formwork, steel fixing and concreting solutions to the building industry.

Their services include reo fixing, capping beams, finishing and foundations for high rise residential and commercial developments. With a permanent labour force of 60, extensive industry contacts, and strong relationships with reputable suppliers, the company is highly regarded and in wide demand.

At One the Waterfront, Captain Formwork successfully supplied all formwork and concrete services to the projects four apartment blocks, each with six basements and 9-levels. Work onsite started in September 2017, building formwork using Bondek in the basement and forming walls, stairs and columns. "We had a highly experienced foreman onsite coordinating up to 140 workers on any given day. It was a busy site at One the Waterfront. We were working on four

buildings at the same time and coordinating it all was a challenge," said Andressa Bittar, Project Coordinator.

In October 2017 Captain Formwork commenced the Winston Hills Shopping Centre for Hamilton Marino Builders, undertaking the building formwork and steel fixing to reinforce the basement and construct a 4-level tower above a podium shopping area.

Captain Formwork works to create successful partnerships where reliability is never second place. With the necessary materials, people, and commitment to deliver excellence in formwork, steel fixing and concreting, they can deliver above client expectations each and every time.

For more information contact Captain Formwork, phone 02 9885 0709, email [mail@captainformwork.com](mailto:mail@captainformwork.com), website [www.captainformwork.com.au](http://www.captainformwork.com.au)