

# BUILDFORM'S TOP FORM

The Pottery offers 120 Apartments, 1100m<sup>2</sup> piazza type retail, 3600m<sup>2</sup> Woolworths supermarket and 5 levels of basement car parking for 415 cars.

MAIN CONSTRUCTION COMPANY : Buildform Constructions  
DEVELOPER : Kingsgrove Retail Management & Kingsgrove Village Apartments  
PROJECT END VALUE : \$97 million  
COMPLETION : September 2013  
ARCHITECTS / MASTER PLANNER : KannFinch  
ELECTRICAL ENGINEER : Kuttner Collins & Partners  
MECHANICAL ENGINEER : Engineering Partners



'The Pottery', located in the heart of Kingsgrove has brought to life a once forgotten and dated shopping strip. The site of the development project, was the last remaining parcel of land owned by the late Fred A. Mashman, who founded a clay pottery in the early 1900s, which supplied most of Australia and in fact various parts of the world, with its terracotta pipes and tile roofs for the better part of a century. Indeed, its century old presence made it the oldest historic site in Kingsgrove.

The site was acquired by Buildform, a development and building company established in 1984 and still proudly owned and operated by Sami Jabbour and his four sons, Tony, Charlie, Maroun and Raymond. From the time that they expressed an interest in the site, the family recognised the heritage which they would be inheriting with the acquisition of the site.

They were determined to maintain the site's historical significance in the community, as a gentle reminder to future generations of the role that the site and the Mashman Family had played in pioneering the development of the pottery industry in Australia and the inspiration to be drawn from such a rich history; the dedication, success and industriousness for which the pottery site is a symbol.

The Pottery, other than the significance of its name, actually incorporates a number of the original features of the old pottery factory which was founded on the site. Heritage bricks from the original terracotta kilns, along with honed sandstone and clay paving were used to create a central courtyard sympathetic to the land's original use.

The Pottery development covers a site area of 7200m<sup>2</sup> with a total GFA of 43,500m<sup>2</sup> and comprises of 120 residential apartments, ranging from one, two and three bedroom apartments, mezzanine apartments and two storey townhouses. There is also a large central and paved piazza amidst these units, providing a public space for occupants to interact, as well as private internal balconies, and accessibility to light and cross flow ventilation.

The development also consisted of a commercial component. There are a number of specialty stores ranging from restaurants, cafes, beauty, health and other retailers, as well as an underground Woolworths Supermarket spread over a 5 level basement. The specialty stores occupy the ground level, all provisioned with trade wastes and kitchen ventilation, to allow flexible tenancy types for future occupancy of restaurants and food service.

The basement excavation was a feat in itself. "It was, at the time, the largest excavation site in Sydney, measuring just over 100,000m<sup>3</sup>, in Class 1 rock. Digging 17 metres deep, just 4 metres away from Kingsgrove Station railway line as well as being situated alongside low density housing had its challenges. As a result, an efficient carting system was

devised, allowing trucks to continue through the site while being loaded, this allowed us to achieve over 300 truck movements in a single day through residential streets", said Mr Jabbour of Buildform.

The project was divided into 4 connected slabs, each different in its phase of the construction sequence. By staggering the project, teams from different trades rotated the site following the previous team, ensuring an efficient transition from one trade to the next.

Over 16,000m<sup>3</sup> of concrete was poured from a purpose built slipway where site ingress and egress was in a forward direction, including parking space for waiting trucks. From the slipway, concrete was pumped 250m to where it was being placed.

Careful consideration was taken to choose the best formwork system to construct the slabs. Buildform chose a craneable tableform system for the carpark levels and modular aluminium panelform for the residential slabs which did not rely on cranes to be handled.

Over 1200 precast concrete panels were utilised to construct the shaft walls and facade, with operable louvres and aluminium composite cladding adding to the visual aesthetic, complementing the design and bringing the development to life with exquisite style.

Fabricated mesh and post tensioned steel was used in lieu of traditional reo bar in concrete to speed up construction times and simplify processes.

In addition, internal party walls were constructed from Hebel panels, insulated and lined with plasterboard.

Buildform, who has repeatedly been awarded and recognised as a leader in the Sydney apartment industry, led a dedicated team of managers in a streamlined, well organised and well executed strategy, to ensure clear communication between those involved, and a focus on quick resolution of on-site issues. With over 180 tradesmen and employees on site each day, simple established systems allowed a dynamic and robust culture whereby quality outcomes were met, on time and under budget.

Ultimately, The Pottery, with its first class quality build and innovative design has propelled the suburb of Kingsgrove into a new era, adding culture, convenience, accommodation and recreation for locals and visitors alike, but has remained sensitive to the historical richness upon which the site is located; and in pushing forward, has ensured that this special aspect of Australia's history and all that it represents will not be so easily forgotten.

**For more information, contact Buildform at:** Suite 1, 196-198 Victoria Road Marrickville NSW 2204, phone 02 8596 8000, fax 02 8596 8011, website [www.buildform.com.au](http://www.buildform.com.au)



## T&T AIR CONDITIONING BLOWS AWAY COMPETITION

When it comes to knowing Air Conditioning, Tam Tran is the man. The dynamic director of six-year-old company T&T Air Conditioning has several prestige projects going at any one time and isn't afraid to innovate with cutting edge technology.

The outfit has recently finished work on a desirable apartment complex in Kingsgrove called 'The Pottery' in which it used new fans (Jet-Fan) for the car park ventilation and also new technology for the operation's control set-up.

T&T Air Conditioning's brief for the project was to install car park ventilation for The Pottery's basement car park and ventilation for the bathroom and wet areas. In addition to this T&T installed air conditioning in all the apartments.

Other aspects of the job included doing the mechanical works for the ventilation for the car park and fresh air intake for the lobby as well as supplying air for the car park. The final requirement was to do the refrigeration for the air conditioning gas.

Twenty people from T&T Air Conditioning's 27-strong workforce were engaged on the project, which posed some new challenges for the company – challenges which chalked up a few more wins for the growing business, as it met the demands of the project.

The hot shop also has a few more projects underway, including The Ravina – 105-109 Anzac Parade, Kensington, NSW, 15 Burwood Road, Burwood, NSW, and 239 Pacific Highway, North Sydney. Based in Preston, NSW, T&T Air Conditioning also has a boat charter branch.

For more information contact T&T Air Conditioning Pty Ltd, phone 02 9826 0551, fax 02 9825 0251, email admin@tntaircon.com.au, website www.tntaircon.com.au



## POWER OF CONNECTIVITY FOR THE POTTERY

Having the breadth of expertise to design and deliver a 'plug and play' package for all electrical, communications and data needs makes Mr Sparky an extremely valuable contractor on a complex project like The Pottery. For Buildform, their involvement meant a more streamlined and integrated approach which benefited all the related trades and services and ensured the relevant milestones were achieved on time and within budget.

Mr Sparky's scope included a design and construct package for all electrical wiring, telecommunications, NBN cabling, intercom and access control. Because the electrical works are essential to supply power for other vital systems including the mechanical ventilation and hydraulics, Mr Sparky's expert staff liaised closely with the other trades to ensure any amendments to services design were reflected in the wiring design. This attention paid to every detail during the design and planning stages included repositioning cables, outlets or other elements on the plan if required, thereby ensuring smoother construction, installation and commissioning stages.

Significant design aspects also included designing the lighting layout, communications and outlets and positioning of the NBN connection with each apartment layout, with a wide variety of floorplans meaning there was no 'one size fits all' solution. Mr Sparky gave careful consideration to ensuring the systems were functional and suitable for

end-user requirements, while also ensuring everything was compliant with all applicable standards and safety requirements.

Mr Sparky has a comprehensive suite of capabilities and a track record of successful projects across all major construction sectors. Their expertise includes power reticulation and distribution; residential and commercial electrical systems, home automation; communication services and data cabling; electronic security services; all lighting services including specialized and emergency lighting for all indoor and outdoor areas; Fire, detection and alarm systems; and electrical safety systems.

Mr Sparky is well-connected within the industry and accesses the leading edge of products and materials. This combined with the company's many years of solid experience and a firm focus on safety both for workers and end-users, ensures Mr Sparky is well-equipped to design and deliver a powerful result for even the most complex and demanding project.

### Mr Sparky Electrical Services

For more information contact Mr Sparky Electrical Services Pty Ltd, phone 1300 770 771, website www.mrsparky.com.au





## TRINITY WINDOWS FOR SOLUTIONS-PLUS

Five years old and with a 30-strong workforce, state-of-the-art hotshop Trinity Window Solutions is up on all the latest products and techniques.

Sourcing exclusively from local Australian companies, and with warranties on all products, Trinity Window Solutions recently completed the design and fabrication of all the glass and aluminium work on modern apartment project 'The Pottery', in Sydney's south-west.

General manager and partner at TWS, Jim Jammal, says "The Pottery" job included doing all the doors, windows, shop fronts, and curtain walls (outer covering of the building).

A team of 8 onsite and 14 in total from Trinity worked on the development, which featured energy efficient glass which acts as an insulator in winter and the reverse in summer. Another feature of the glass used in the project was its acoustic rating, as the project was on a main road. The extra thick (10.38mm) glass ensured quiet living conditions for end-users of the apartment project.

Mr Jammal says that ventilation was very important in "The Pottery" project. "There was extensive use of glass louvers for aesthetics and ventilation, and use of a special glass called Colourback glass in Spandrel panels. Colourback glass has painted ceramic on the back so you can't see through it and covered the Spandrel panels, which were made of concrete," says Mr Jammal.

He notes that Trinity has a tight working schedule to adhere to, which made the project more challenging.

"We were given very little time to complete job, so we had to make sure we were extremely organized from the documentation. There had to be an efficient 'flow-on' effect because it was a fast-track project and we had to keep up with building work," he says.

Trinity Window Solutions is also working on a number of other projects, including "The Gantry" and other apartment blocks in Camperdown, Woolloomooloo and Rhodes, NSW as well as the Wentworth Marinas in Olympic park, Sydney. All projects are high-end using only the best quality and durable aluminium paints and glass installation.

For more information contact Trinity Windows Pty Ltd, phone 02 9609 6867, fax 02 9609 6897, email jim@trinitywindows.com.au, website www.trinitywindows.com.au

## INTELLIGENCE + INTEGRITY + INTENSITY = EXCELLENT RESULTS

Focused skill and efficient delivery are hallmarks of the approach Inten Constructions take to their projects, making full use of their suite of abilities to ensure challenges are resolved and timelines achieved. At The Pottery, Inten completed the full fitout of the Woolworths Supermarket tenancy in just 12 weeks, delivering a result which was ready to stock and commence trade.

At the point Inten commenced their scope, the supermarket tenancy was essentially a shell spread over four levels, with no ceilings yet installed and all the services still exposed. The multi-storey layout added a level of complexity to the task in terms of running basic building services such as mechanical, fire and electrical and store-specific services such as the cash vacuum system through the store.

Two of Inten's site supervisors and a team of 30 subcontractors undertook the works, which required strategic programming and effective management of fine details to achieve the scope in the short timeframe. Having substantial experience in the retail sector, and in particular the specific requirements and design specifications of Woolworths, was a major benefit.

"Inten completed the fitout with minimal input from the client (Buildform) who was therefore able to focus on completing the overall residential development and specialty shops," said Inten Constructions Spokesman, Andrew Appleton. "We understand the challenges and opportunities in fitting out retail tenancies in mixed use developments. By getting on board early, we can assist in the design and documentation of the tenancy prior to and during base build construction. "Inten has relationships and are familiar with the design kits for all the major

retail brands. We are able to provide construction cost estimates for the purpose of developer's feasibility studies and client kit design changes."

Inten services the retail refurbishment, construction and fitout sector, and are licensed in every state. Their commitment to operating with integrity, efficiency and diligence has gained the company solid client relationships across major clients including Woolworths, Coles, Aldi, Dan Murphy's, BWS, ALH Group, Liquorland, David Jones, Kmart, Charter Hall, Federation Centres, EG Funds, NSW Business Chambers, Sydney Olympic Park Authority, and NSW Department of Sport & Rec.

Currently, Inten is completing fitouts for a number of mixed-use developments at Broadway, Mortdale, Matraville, and is due to commence a major fitout project in Double Bay.

The company has a flexible workforce of 60 staff, including a Project Management team which combines both tertiary education and trade experience, giving their approach to projects a combination of intelligence, practicality and informed innovativeness. All Inten staff are highly experienced in fast track projects and working in live environments, and the workforce has a high degree of mobility to meet the needs of regional projects.

For more information contact Inten Constructions Pty Ltd, Contact: Andrew Appleton aappleton@inten.com.au, phone 0418 483 389, website www.inten.com.au



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## PUTTING A FINE FINISH ON THE POTTERY

With its highly detailed facades and extremely complex scope, painting The Pottery presented Maurice Sarkis Painting (MSP) with an opportunity to demonstrate trade expertise of the highest order. The company's crew of trade-qualified painters completed all the project's painting requirements, including exterior, interior of the apartments (walls, doors and all other painted surfaces), the lobby feature wall, the retail areas and the basements.

An unusual feature of the project is the diversity of painted surfaces on the facade. Kann Finch's design and specification included multiple colours for substantial areas of the exterior, which posed an organisational challenge to achieve the required quality and meet program milestones, while the architecture itself created a safety challenge due to the heights and shapes involved.

To minimise these risks, scaffolding, swing stages and bosons chairs were used, depending on the particular area's geometry and location. Also, all of the company's painters were given appropriate PPE (Personal Protective Equipment), and had undergone appropriate work-at-heights training.

MSP had a team of between 12 and 15 qualified painters onsite for over a year, including providing painting services for new residents who wanted to vary the internal finishes of their homes. Dulux paints were used for

the exterior, and for the interiors, Wattyl, Taubmans and Dulux paints. MSP work closely with their suppliers, and their painters regularly attend training to acquire new skills with their materials. And it shows in their workmanship at The Pottery, which has been praised as exemplary.

Owned and operated by Maurice Sarkis, who has been in the trade for over 20 years, MSP has completed a wide range of projects, from major developments and shopping centres, through to high-end private homes and insurance jobs.

They provide a wide range of painting and decorating services including all general painting, faux painting effects, marbling, feature walls, Strie painting (drag glaze), sponging, granite paint, sandstone paint, metal paint, rag rolling and wallpapering. On many of their projects Sarkis work with clients to develop the colour specifications, and consult with a colour specialist to achieve the best possible result.

Whatever a project's needs, Maurice Sarkis Painting take pride in delivering the outstanding quality of finish which adds beauty and style to any place or space.

For more information contact Maurice Sarkis Painting, phone 0412 013 076, email mauricesarkis76@hotmail.com

Gavel and Page is a progressive property and construction law firm with an innovative service model. Their Full Circle System is a service system purposely designed to deliver a comprehensive suite of property and construction related legal solutions for developers and builders.

The Pottery was the ideal application for Gavel & Page's Full Circle System, as expressed by the Directors of Buildform:

*"Gavel & Page's involvement in The Pottery was extensive and ranged from site acquisition, 'off-the-plan' sales of 120 residential units and retail/commercial leasing including the anchor lease with Woolworths, to preparing the building contract, consultant agreements, subcontracts, security of payment matters, and neighbour and council disputes. Their scope of services provided the benefit of having one legal team across the entire project, rather than having to involve multiple firms.*

*We were looking for a law firm that was experienced in all areas of construction and development law and that had the resources to manage all the legals on a project of this scale. We chose Gavel & Page because they met our requirements and because their approach to their clients was so refreshing".*

Those involved with the project will tell you that Gavel & Page are a "breath of fresh air" as they are enabling developers and builders to focus their efforts on finishing their projects on time and in budget, rather than on the legal issues.

***"our clients call upon us as their 'in-house' legal team"***

The Partners at Gavel and Page point out, "It's really important to our clients that they can call upon us as their 'in-house' legal team and feel that they are our top priority. This is only possible through the strength of our Full Circle System and the commitment that we deliver to each client and project".

With their focus moving away from the old fashioned billable hours model and more towards working within clients' budgets, not using legal jargon and always being approachable and accessible, this firm's approach is certainly progressive and a refreshing move away from the traditional legal approach.

To find out how Gavel & Page can help with your next project contact them at:

Level 1, 196-198 Victoria Road, Marrickville NSW 2204  
PO Box 6134, Marrickville South NSW 2204

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[gavelpage.com.au](http://gavelpage.com.au)



## WARD GROUP ON A SHORE-FOOTING

Ward Group began in 1973 as Bass Civil Engineering, undertaking deep excavation and shoring contracts in the Sydney CBD. The brainchild of the late Peter Ward, the group has grown to now consist of four independent construction-related divisions – Civil Engineering, Environmental Engineering, Ground Engineering and Plant Services.

With over 150 employees, Ward Group is able to carry out any contract relating to these four key areas. The company is currently undertaking a contract on a modern residential development called 'The Pottery' - situated 13kms south-west of Sydney's CBD in Kingsgrove.

The Pottery combines a blend of desirable apartment living, attractive amenities and convenient transport. Only metres from the train station and bus routes (while the entrance to the M5 is minutes away) the complex is comprised of four buildings that surround a central piazza. There are spacious one, two and three bedroom apartments ranging from single level, dual level and a townhouse style. A senior team of three oversees

tradesmen at the site working on bulk excavation, shoring works and anchors. Assistant Director – Construction at Ward Group, Scott Fraser, notes that one of the teams' achievements at the project so far is a record excavation at the site of 4180m<sup>3</sup> in one day. Mr Fraser's senior team, which presided over the landmark excavation, includes Project Manager Adrian Genio and Field supervisor George Kitsandonis.

Other projects the dynamic organization is currently working on includes AMCOR, Royal North Shore Hospital Bulk and Infrastructure works and various other works in the Newcastle/Hunter Region.

For more information contact Ward Civil and Environmental Engineering Pty Ltd, Head Office Suite 2, Level 4 65 Epping Road North Ryde NSW 2113 PO Box 1067, North Ryde BC, NSW 1670, phone 02 9438 3666, fax 02 9439 7187, website www.wardgroup.com.au, Newcastle Branch Suite 24, 235 Darby Street Cooks Hill NSW 2300 PO Box 786, The Junction, NSW 2291, phone 02 4952 6388, fax 02 4952 3661

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