



Main Construction Company : Westbourne Constructions  
 Project end Value : \$50 Million  
 Completion date : January 2014  
 Architects : SJB Architects  
 Consulting Engineer : Floth  
 Surveyor : Denny Linker & Co

## BOURNE TO SUCCEED

The Monaco Apartments a \$50M waterfront apartment project comprising 212 apartments from luxury terraces on the water to a 9 storey apartment block.

Along Shoreline Drive on the Rhodes peninsular in Sydney, a number of apartment projects grab your attention for their impressive style.

One such project is Azure Waterfront Apartments at 42 Shoreline Drive, completed in 2012 and another is Monaco Apartments, at 36 Shoreline Drive completed in April 2014. Both have been constructed by Westbourne

Constructions Pty Ltd, a specialist residential builder of quality apartments.

The \$55 million Monaco Apartments project was “inspired by the beauty and charm of the French Riviera”. The project consists of 4 buildings situated along the shoreline just a short walk to Rhodes train station and Rhodes Shopping Centre. Westbourne Constructions’ role began when the land was

purchased and included the management of the design process, the construction work and the handover of the completed apartments from the developer to the owner.

The developer is the Bridgehill Group, “one of Australia’s fast growing property development groups”. The architect for the project is the award winning firm, SJB Architects Pty Ltd. The Monaco Apartments

sits on precast driven pile foundations. The buildings are 2, 9 and 12 storeys.

There are 3 retail spaces and 212 apartments which are a mix of 1, 2 and 3 bedroom apartments and 2 storey terraces right by the water. Other than the terraces, most apartments are single level. However, some apartments which have walled courtyards on the ground floor are double storey to allow access to views from the upper storey.

The price range for apartments and terraces is up to \$1.35 million. A basement

car park over 2 levels provides space for approximately 230 cars. The buildings are concrete framed with post-tensioned slabs.

While the Monaco Apartments comprise a harmonious grouping of buildings, the buildings also have individuality which is expressed through their forms, materials and colours which include sandstone cladding imported from China, brown brick, light weight concrete, aluminium cladding, grey, laser cut, patterned metal screens, bands of bright yellow and glass.

The entrance from Shoreline Drive is a spacious public space with a vista towards the water to the west, flowering and deciduous trees for spring and autumn colour and varied planting, including bamboo screen planting to provide privacy for the ground floor apartment courtyards.

Westbourne Constructions took on board the Development Application condition, by Canada Bay Council, to provide public art. It commissioned artist Martin McClelland to produce a work which reflects the area’s past, when mangroves lined the foreshore. The result is a superbly stylised, curved artificial tree canopy capturing the natural beauty of the local flora.

Westbourne Constructions is to be commended for fulfilling the Development Application condition in a way that enhances both the public space and the building, creating a stunning sculptural entry that stands out because of its uniqueness.

Thirty staff from Westbourne Constructions worked on the Monaco Apartments project. “I would like to thank the Bridgehill Group, the architect, the contractors and the site team, headed by Site Manager Phil Moujalli, for their skill and dedication to ensuring the success of the development,” said Westbourne Constructions’ Director, Derek Pearson. “We are very proud of what we believe will be a landmark building in Rhodes.”

Westbourne Constructions are currently working on Bridgehill Residences at 80 Alfred St, Mison Point. The project involves converting an office block, into an 18 storey residential tower with 135 apartments. The 1, 2 and 3 bedroom apartments and the four penthouses offer extensive views of Sydney Harbour and have already all been sold, even though the project will not be completed until March 2015.

Westbourne Constructions and its personnel are committed throughout the construction phase “to delivering a first class quality project completed on a programme, working closely with the project team professionals, financiers and consultants to ensure the completed project achieves its full potential.”

*For more information contact Westbourne Constructions Pty Ltd, Suite 23, 12 Tryon Road, Lindfield NSW 2070, phone: 02 9413 8442, fax 02 9413 8441, email info@westbourne.net.au, website www.westbourne.net.au*

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Moits specialises in bulk excavation including demolition, piling, shoring and remedial services and civil works. We have a large range of specialist machinery and equipment at our disposal to meet the unique needs of projects of any complexity and scale.

We invest in our workers with quality training programs so they are always ready for new challenges and projects. Our industry experience and our teams' skills mean that rather than being delayed by the challenges projects inevitably face, **we are already there with the solutions.**

# MOITS

DOWN TO EARTH

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### Demolition

Our demolition teams are experienced in industrial and commercial demolition, site clearance, remediation, asbestos removal, stage-by-stage dismantling and controlled collapsing. Over the past 30 years, Moits has completed countless demolition projects, from single-storey houses to multi-storey buildings. Our ever-increasing experience and expertise is what keeps us at the top of our industry. Demolition is an exact science – one that Moits takes seriously, **especially where safety is concerned.**

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