

WAYFARER

AT THE PINNACLE OF LUXURY

MAIN CONSTRUCTION COMPANY : GEOCON
ARCHITECT : Cox Architecture
PROJECT VALUE : \$139 million

GEOCON has again redefined the Canberra landscape with the \$139 million Wayfarer project.

Boasting an impressive 27-storeys, Wayfarer is the tallest residential building in Canberra and has taken luxurious inner-city living to new heights.

Wayfarer's 331 apartments capture stunning views over Lake Ginninderra and surrounding areas from their waterfront Belconnen location. The two main façades face east and west to maximise solar access around the entire building. In emphasising sunlight, ventilation and a connection to the natural environment, Wayfarer offers a fresh approach to living in the nation's capital. As Ronan Moss, Associate at Cox Architecture, explains, "Wayfarer represents a new way of living in Canberra. For so long Canberrans have been obsessed with living below the canopy and in the tree line. With Wayfarer, we have designed a building that changes that."

The development's trademark is its resort-style amenities. In addition to a spacious sky lounge entertainment area on level 25, Wayfarer boasts Canberra's highest pool on level 27. The infinity pool sits 88m above the ground and is encased by glass walls to take full advantage of the panoramic views.

From the ground up, Wayfarer embodies a design as impressive as its landmark height. Commencing with provisional commercial space at the ground floor, the entrance to the development makes a grand statement with 6m high ceilings. The first five levels consist of dedicated car parking, which is artfully concealed within the façade followed by a podium level providing up to 160m² of outdoor living area. Housing a collection of beautifully appointed terraces, the podium level features pergolas to offer partial protection from the elements. Levels 6-27 contain one, two and three bedroom residences with accompanying balconies up to 35m² in size. Commencing the apartments from an elevated position has ensured the spectacular views remain uncompromised for all residents.

Other impressive features of the apartments include the floor-to-ceiling double glazed windows, which help reduce energy use, and the stylish kitchens specially designed by renowned chef Tetsuya Wakuda that come with Electrolux appliances.

GEOCON is proud to add Wayfarer to its impressive list of achievements. "As the developer and builder, we have managed Wayfarer from start to finish; from acquiring the land, putting together the scheme, selling the units and constructing the building," said GEOCON General Manager Construction, Damon Smith. "That's the advantage of being a fully integrated business, with diverse capabilities."

Positioned at the forefront of new development in Canberra, GEOCON possesses the expertise and experience to deliver a project as ambitious as Wayfarer. "The main challenge was the height and scale of the project," Damon says. "The 331 units were to all be handed over in one stage."

Within this exacting timeframe, realising some of the more striking features of Wayfarer added to the complexity. "The level five transfer slab that supports the tower structure was one of the most complex pieces of the Wayfarer puzzle," said Damon. "There was a lot of effort in coordinating the cast in hydraulic services around the 140t of reinforcement that holds the enormous 1,600m³ slab together, with millimetres for tolerance. The beams transferring the load of the tower were over 1m deep, which meant brackets had to be welded

to each beam side to keep them together while the concrete was being poured. Moving around the decks was not easy especially with greater trades and numbers than usual so we engineered bridges to help with the traffic and safety. So with months of planning, drafting, modelling and sketches, and just under a month to pull it all together on site, the transfer slab was a success."

For nearly 10 years, GEOCON has remained dedicated to sustainably building Canberra for the future. Originally constructing free standing suburban homes, GEOCON has grown to become Canberra's largest developer with a portfolio of apartment complexes and hotels plus office, retail and childcare developments. GEOCON focuses its operations on offering competitive pricing whilst maintaining the highest levels of inclusions, amenity, client service and project execution. The company's commitment to sustainable growth ensures projects are conceived to deliver the best possible social outcomes.

While Wayfarer is nearing completion, construction is now underway at some of GEOCON's other sites across Canberra, including Southport at Tuggeranong and Infinity at Gungahlin. GEOCON is also planning to develop two new mixed-use precincts; one in Belconnen and one on Northbourne Avenue in Braddon.

For more information contact GEOCON, Unit 18, Level 1, 24 Iron Knob Street, Fyshwick ACT 2609, phone 02 6255 0430, fax 02 6241 2706, website www.geocon.com.au



Below A.C.T Shower Screens and Wardrobes provided the shower screens and mirrors for the Wayfarer.

The Wayfarer showcases first class finishes throughout its residences. Designed to evoke the epitome of contemporary inner-city living, every detail depends on outstanding workmanship. A.C.T Shower Screens and Wardrobes manufactured and installed the highest quality glazing and joinery to the bathrooms, bedrooms and laundries.

“We were engaged to do the shower screens, linen internal shelving, bedroom wardrobe shelving and sliding doors as well as the laundry hinged doors,” explains Jeremy Rowe, General Manager, A.C.T Shower Screens and Wardrobes.

A.C.T Shower Screens and Wardrobe’s experience and expertise were critical to the success of completing the installations to the Wayfarer’s 331 residences within a demanding timeframe. “The tight program was challenging but the opportunity to work on an iconic project such as Wayfarer and to test our business’ capability to perform on a project of this size made it well worth while.”

A.C.T Shower Screens and Wardrobes belongs to an industry leading group providing sophisticated living solutions along the New South Wales coast. “A.C.T Shower Screens and Wardrobes is part of the Kolder Group along with Sydney Shower Screens and Wardrobes, North Coast Shower Screens and Wardrobes, Wollongong Glass, Trademark Kitchens and Designs and Kolder South Coast,” Jeremy explains.

Since 1992, Kolder has remained the largest New South Wales independent provider of shower screens, vanity mirrors, wardrobes, kitchens and splashbacks to the construction industry. Building its reputation on manufacturing the highest quality products, Kolder matches exceptional workmanship with an inclusive end to end service that ensures a seamless installation process.

Backed by the strength and unity of the Kolder Group, A.C.T Shower Screens and Wardrobes was established in 2011 to deliver the same market leading quality and service to the ACT and surrounding areas. “We have a massive footprint in the New South Wales town of Googong,” says Jeremy. “And areas such as Goulbourn and Yass.”

Serving commercial properties, builders, developers, architects, designers, merchants and private home owners, A.C.T Shower Screens and Wardrobes has the expertise to deliver the perfect solution for any style of interior. Guaranteeing the best possible quality and safety, A.C.T Shower Screens and Wardrobes manufacture all its products to comply with Australian Standards and the AS2208 and AS1288 Glass Installation Codes.

For the bathroom, A.C.T Shower Screens and Wardrobes offer custom shower screens combining style with functionality. The company’s in house design team work to achieve a client’s vision from a range of contemporary and traditional screen types including framed, frameless, semi-frameless or sliding. A.C.T Shower Screens and Wardrobes utilise premium quality materials to maximise the longevity of the screens with every step of the manufacture and installation process undertaken by only the most skilled craftspeople.

To add the finishing touch to any bathroom, A.C.T Shower Screens and Wardrobes specialise in a variety of vanity mirrors including SE8 framed mirrors, SE19 framed mirrors with mitred corners, framed Artact square/round mirrors, Mirrox flat/round capped framed mirrors, dual framed Cowdroy mirrors (polished/bevelled edge mirror

on glass backing), frameless polished edge mirrors and frameless bevelled edge mirrors.

A.C.T Shower Screens and Wardrobe’s expert glaziers also create bathroom and kitchen splashbacks in a range of colours. Custom made in Canberra, A.C.T Shower Screens and Wardrobe’s coloured glass splashbacks allow cut outs for power points, light switches and other items with all glass cut to exact specifications.

As with shower screens, A.C.T Shower Screens and Wardrobes can supply the ideal built in wardrobe solutions to meet any requirement. The company’s range of wardrobe designs includes softline framed wardrobe doors, softline frameless wardrobe doors, hinged/sliding wardrobe doors and internal shelving. Also manufacturing and installing bi-fold or hinged doors to laundries, A.C.T Shower Screens and Wardrobes excels in delivering the finest internal joinery.

A.C.T Shower Screens and Wardrobes’ recent projects include Hillcrest for Project Coordination and Yumi Townhouses for Pelle Homes.

For more information contact A.C.T Shower Screens and Wardrobes, 46 Hoskins Street, Mitchell ACT 2911, phone 02 6262 3007, fax 02 6262 3009, website www.actshowers.com.au





Moraschi Roofing has built a successful niche working from its Queanbeyan, NSW, base to service nearby areas including the ACT. It supplies and installs metal roofing, roof tiles, plumbing downpipes, fascia, guttering, wall cladding and bond façades.

“We’re a one-stop shop for roofing. We can cover all aspects of roofing be it commercial or domestic. That’s unique. You can either go to a roof tiling or a metal roofing company, or us. We do the lot and do it every day,” said Lee Moraschi, Co-director.

The company employs 50 people and seven of them worked on the Wayfarer apartments, Canberra’s tallest apartment building at 88m. They installed 15m of guttering and about 200m² of a unique product, Bluescope Longspan. The roof is curved like a wave over the swimming pool meaning special insulation was needed to reduce damage from the pool’s chlorine vapours.

“We don’t fabricate, but our affiliate, Stramit Building Products, does that for us, based on our design for this roof,” said Lee. “The main construction company, GEOCON, gave us a plan of what they wanted, so we had to come up with the materials best suited to achieve that. It has to be sustainable for the next 50 years and the product looks great.”

The challenges involved working at height, often to 7:30pm and installing the material over four to five days instead of the usual two weeks due to the rain delaying the tight construction schedule.

“Just to get our materials up to the site took the best part of half a day. As well, at ground level not a leaf was moving, but at the top of the building it was blowing a gale.”

“There are scaffolds that high, but we worked in a bird cage attached to a crane that moved our staff around the outside of the building. It can be quite daunting as none of our team had worked on a roof that high before.”

Wind, snow, frost and heat can prevent roofers doing their work safely or at all.

“There is a misconception we can work all day no matter what the weather is like as long as it is not raining,” said Lee.

Lee became an apprentice roof tiler at age 17. Some years after working across country NSW and the Gold Coast, he started Moraschi Roofing as a one-man operation in 2002. He gained his metal roofing license seven years later when he expanded his product range and, in 2012, moved to their current warehouse in Queanbeyan. Trudie came on board in 2006 as office Manager

then Director in 2011. They even have their own dedicated truck for delivery services.

“The amount of repeat business Moraschi Roofing receives is testimony to the quality we strive so hard to provide. We’re proud to say that many of our clients have been with us since the beginning,” said Lee.

Moraschi Roofing has worked on large projects such as GEOCON Constructions, the Fringe Building at the Canberra Outlet Centre in Fyshwick (2,000m²), GEOCON Constructions Observatory Living Wright (7,000m²), Victory Homes, Rolfe Mazda Gungahlin, Bovis Lendlease and, at Hume, the Alexander Maconochie Correctional Centre.

The company is a strong supporter of the local community doing much pro bono work, including for the Leukemia Residences at Garran and sponsoring local groups. They have also been involved in the Group Training Kids Assist Program that supports at risk high school students in getting apprenticeships.

For more information contact Moraschi Roofing, 1 Paterson Parade, Queanbeyan NSW 2620, phone 02 6297 1919, email moraschi.roofng@bigpond.com, website www.moraschiroofing.com.au





For 10 years Canberra-based Elite Heating and Cooling has specialised in the supply and installation of air conditioning, heating and ventilation equipment. On top of a decade's worth of experience, Elite Heating and Cooling can now add completing a HVAC installation to Canberra's tallest building to its list of achievements.

Elite Heating and Cooling supplied a team of four to install all the air conditioning, heating and the base building ventilation to the Wayfarer Apartments.

Experts in delivering HVAC solutions to large-scale apartment developments, the most unique aspect of this project was installing the ventilation to the infinity pool on Levels 26 and 27.

"The indoor pool has specific ventilation requirements," explains Fabian Muscat, Director, Elite Heating and Cooling.

While Elite Heating and Cooling found the overall process of installation to be straight forward, the sheer size of the project made it one to remember. "It is the tallest building in Canberra – it was a great achievement," said Fabian.

Servicing both the domestic and commercial market, typical projects for Elite Heating and Cooling include apartments, offices, residential homes, restaurants and cafés. The range of air conditioning equipment Elite Heating and Cooling can supply and install includes ducted gas, evaporative cooling, reverse cycle and split systems. The company also has a repairs and maintenance division.

As well as offering a wide range of HVAC solutions to meet the needs of any project, Elite Heating and Cooling prides itself on always providing outstanding customer service. Focused on delivering to the client's satisfaction, Elite Heating and Cooling can be relied upon, as Fabian says, "to get the job done."

Elite Heating and Cooling's current projects include the C5 development in Campbell for Chase Building Group as well as Infinity Towers and Southport for GEOCON.

For more information contact Elite Heating and Cooling, Unit 1/11 Bodalla Place, Fyshwick ACT 2609, mobile 0402 016 529, email sales@elitehc.com.au

With over 40 years experience in placing and finishing concrete, the Wayfarer subcontractor Canberra-based CPS Concretors are proud to be involved in one of the ACT's most prestigious projects to date.

"We've been on this job about 14 months," says CPS' Co-director, Tony Costanzo. "It's been really smooth, with our worker numbers varying from day to day, depending on onsite requirements at the time. We've run on a tight schedule, but it works well because my fellow Directors Sebastian Costanzo, Joe Bencich and I have our responsibilities evenly divided."

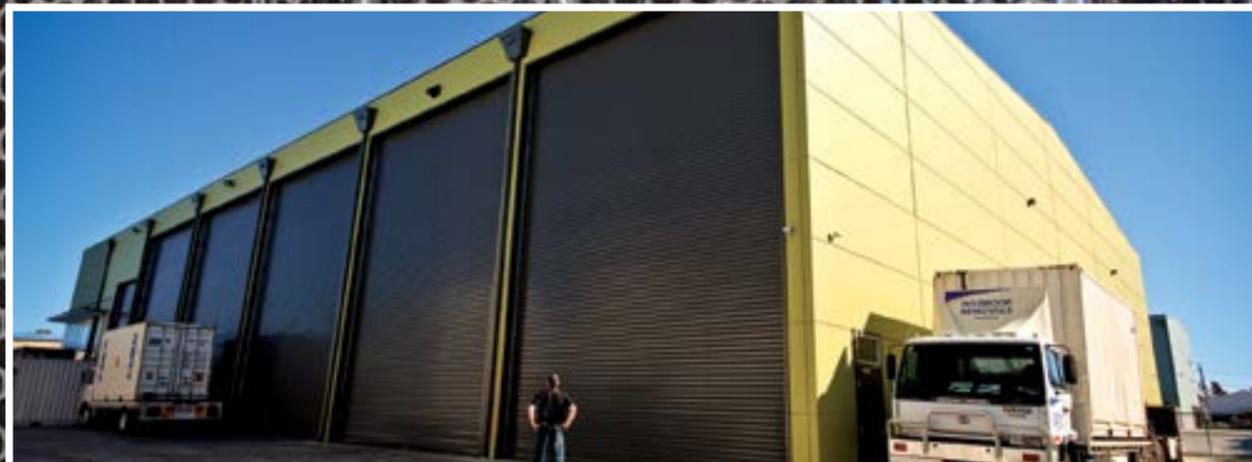
Tony handles CPS' office administration and planning logistics, his father (and company founder) Sebastian is responsible for the 20 employees while Joe manages the pumping side of the business. The latter utilises four mobile concrete placing boom pumps and three tower placing booms ranging from 28m to 52m, enabling flexibility and tailoring for all manner of specifications, depending on the project.

Tony estimates that 14,500m³ of concrete were poured for this project, with a 32m tower placing boom used for the Apartments' higher levels.

CPS Concretors is also currently working on Southport Apartments at Tuggeranong with GEOCON, the Kingsborough Apartments in Kingston and the Calvary Private Hospital in Bruce.



For more information, contact CPS Concretors, Unit 7, 63 – 65 Wollongong Street, Fyshwick ACT 2609, phone 02 6228 1552, email admin@cpsconcretors.com.au, website www.cpsconcretors.com.au



Capital Doorworks is Canberra's leading provider of commercial and industrial doors, security gates, shutters and grilles. Supplying, installing and servicing both custom and pre-manufactured products, Capital Doorworks understand every project requires specific solutions.

"Every situation has a slightly different application," explains Rob Clarke, Project Manager, Capital Doorworks. "We have to supply the right product to purpose."

Capital Doorworks installed security shutters to the two car park entrances of the Wayfarer as well as doors to the garbage bin enclosures. The car park security shutters were fit-to-purpose to manage frequent use. "The doors go up 200-300 times a day," Rob says. "They have to be a high cycle specification and the same goes for the motors."

The expertise Capital Doorworks bring to every project extends beyond specialist product knowledge. Benefitting construction of the Wayfarer, Capital Doorworks utilised its extensive experience to coordinate installation with the other services on the very busy and condensed building site.

Since commencing operations 10 years ago, privately owned Capital Doorworks has established itself as the leading name in Canberra's door market with strong trading links to suppliers. Servicing the ACT as well as surrounding areas, Capital Doorworks' three divisions can cater to the needs of any residential, commercial and industrial project. "Our capacity and broad experience allows us to take on various tasks from supply and production to installation through to prescribed periodical maintenance to give the end client the lowest costs of ownership for the life cycle of the product," explains Rob.

Capital Doorworks' extensive capabilities have allowed the company to specialise in non-mainstream projects. "We do a lot of custom installations, a lot of building sites that need temporary automated gates," Rob says. "We also do a lot of automation work to new and existing installations."

Current projects include the National Archives in Mitchell, Ivy Apartments in Franklin and Casey Marketplace, North Canberra.

For more information contact Capital Doorworks, 42 Raws Crescent, Hume ACT 2620, phone 02 6260 2252, fax 02 6260 2258, email info@capitaldoorworks.com.au, website www.capitaldoorworks.com.au

IC Formwork Services has a proud history of contributing to the ever evolving Canberra skyline. One of the largest and most experienced formwork providers in the region, IC Formwork was the natural choice for supplying efficient formwork solutions to the Wayfarer.

Since being founded in 1980, IC Formwork Services has provided innovative formwork to commercial and residential construction projects in the ACT and surrounding regions. As a family-run business, the company remains dedicated to upholding the same values and work ethic underpinning its success. Prioritising quality and safety, IC Formwork Services has built its reputation on always supplying the most efficient formwork solutions.

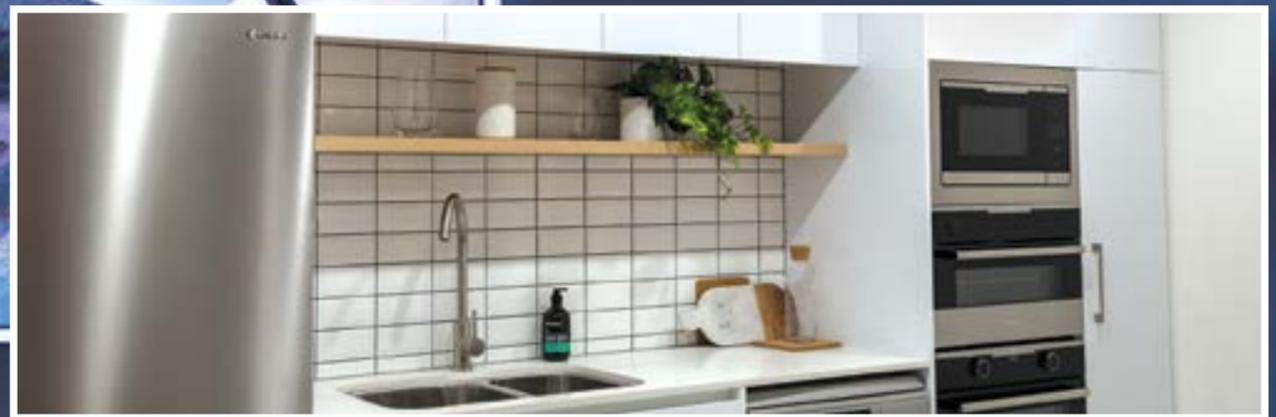
IC Formwork Services were responsible for the design and delivery of all formwork systems at the Wayfarer inclusive of the perimeter screen edge protection, jump form, prefabricated stairs, slab, column, wall and pool formwork.

A company that prides itself on providing win-win solutions for builders, IC Formwork Services brought to Wayfarer its trademark commitment to ensuring clients receive the best possible formwork

systems. In the early stages of the project IC Formwork Services worked closely with GEOCON to ensure the formwork systems would be safe and efficient during the construction phase of the project. The results speak for themselves with the Wayfarer structure being delivered safely, within programme and to the highest quality standard.

IC Formwork Services' extensive range of formwork systems for soffit, lift shaft, column, wall and stair formation systems include table and panel systems, hydraulic lift shaft systems, pre-fabricated wall and column systems, pre-fabricated metal decking systems and pre-fabricated stair systems.

For more information contact IC Formwork Services, 1 Couranga Crescent, Hume ACT 2620, phone 02 6260 1260, fax 02 6260 1842, email icf@icformwork.com.au, website www.icformwork.com.au



Heyday Group are proud to be involved with Canberra's most ambitious residential project to date, Wayfarer, directly responsible for the 'design and construction' of the electrical and communications infrastructure/services. Working closely with the Developer, GEOCON and the project team from start to finish, the company was an active participant in the design and delivery process.

Established in 1978 with offices in both Sydney and Canberra, Heyday is a leading installer of electrical and data communication systems to the construction industry, with a specific emphasis toward D&C projects. With over 30 years of industry experience their customer base is testament to their ability to tailor both design and delivery concepts to meet client expectation. Corporate values of customer focus, quality and safety form core values adhered to by all levels of management.

The design and engineering team were able to include architectural feature lighting to all areas of the building with particular attention to the infinity sky pool, while ensuring compliance using 3D modelling/rendering. The use of energy efficient fittings and occupancy based lighting control ensures the lighting installation will not only look great but be both cost effective to operate and maintain.

Thirty of Heyday Canberra's 90-strong local workforce is currently deployed on the Wayfarer project delivering services to the 331 apartments, rooftop infinity pool, and sky lounge with its 360 degree views of Canberra along with several specialist retail spaces.

Utilising the full complement of Heyday Group's inhouse design capability all facets of the projects engineering and drafting requirements are incorporated into the delivery phase of the project allowing seamless resolution of coordination and architectural pinch points.

Heyday's portfolio of experience within the region encompasses private and Government sectors, with Health, Retail and Residential projects routinely undertaken. The recently completed Bega Hospital, Observatory Apartments and Winyu House ACT Government Office building demonstrate the diverse capability. Along with Wayfarer, Heyday is currently involved in Southport and Infinity Apartments with GEOCON and the University of Canberra Public Hospital providing full design and construct on behalf of ACT Health and Multiplex.

For more information contact Heyday Group, 192 Gladstone Street, Fyshwick ACT 2609, phone 02 6280 0400, mobile (Doug Prail) 0416 076 800, email dprail@heyday5.com.au, website www.heyday5.com.au

The Wayfarer feature statement kitchens designed by world renowned chef Tetsuya Wakuda. Demanding expert processing and installation, multi-award winning Capital Veneering was the natural choice to deliver the chef quality kitchens.

"We supplied and installed all of the kitchens and joinery," explains Ben Madden, Managing Director, Capital Veneering. To achieve the kitchen's stunning finish, Capital Veneering utilised its expertise to process a high volume of a challenging high-gloss paneling.

"The material we used is a high-gloss material for the doors and panels in the kitchens. This material required more care when handling and processing," Ben says. "It was the first time this material was used on a multi-unit project in Canberra."

As Canberra's tallest residential tower, the Wayfarer called upon Capital Veneering's capabilities for delivering exceptional quality detail on a challenging scale.

"Some companies can handle high volume but not detail and some can handle detail not volume," says Ben. "We can handle large-scale projects that require a high level of detail and volume."

Capital Veneering is Canberra's specialist supplier and installer of large-scale, detailed commercial fitouts and high-end residential joinery. Established 17 years ago by Ben Madden and Markus Kohler as a boutique veneer pressing and furniture making workshop, Capital Veneering has steadily evolved into a larger organisation with 60 staff. Specialists in solid surface fabrication using materials such as Corian, Capital Veneering maintains an industry-leading position through a dedication to continuous improvement.

"We are focused on systems and procedures," Ben explains. "We like to be innovative with procedures as well as having state-of-the-art machinery in our workshop. We like to be at the forefront of technology."

Capital Veneering is currently working on the Secure Mental Health Unit project, the fitout of the new International Terminal at Canberra Airport, the National Archives and a number of residential projects.

For more information contact Capital Veneering, 4/67-71 Bayldon Road, Queanbeyan Canberra 2620, phone 02 6299 1557, fax 02 6299 1979, email info@capitalveneering.com.au, website www.capitalveneering.com.au