

A BOLD STATEMENT

DEVELOPER : Urban Property Group
MAIN CONSTRUCTION COMPANY : Urban Apartments
ARCHITECT : Urban Link
STRUCTURAL ENGINEER : Australian Consulting Engineers
CONSTRUCTION VALUE : \$72 million

Wildwood & Highland are two beautifully designed residential developments of 82-apartments (Wildwood) and 107-apartments (Highland) over 6-levels designed to maximise space and light and include generous balconies, sophisticated interiors, modern kitchens, and spacious bathrooms taking modern living to new heights.

Urban Property Group has completed Wildwood & Highland as part of a four stage project with four apartment blocks to be constructed in an area that has become known as Sheffield Quarter.

Wildwood is Stage 1, with 82-apartments while Highland, Stage 2, is a 107-unit complex with retail. Both buildings are 6-storeys each and front the canal. Wildwood's dark angular columns give the building a dynamic appearance while Highland has the clean white lines of cantilevered balconies.

The design team at Urban Property Group started on the development at the beginning of 2017 and early works at the Wildwood site began four months later. "The site was difficult, there was a lot of groundwater and ground conditions with majority of the site made up of pebbles and boulders as though it were an old riverbed, a challenge easily met by Urban Property Group," said Operations and Project Manager, David Kamel. "While constructing Wildwood we had to modify the façade, the panels are a James Hardie CFC wall system and we modified the details to meet updated fire regulations."

Work on Highland started a few months after Wildwood and for a while the two structures were built concurrently. Highland was halted for design changes with some floors redesigned to have accessible units. "There were advantages to having the two buildings constructed at the same time," said David. "Each had a different management team, but when work stopped on one site, subcontractors could continue on the other."

Urban Property Group is a comprehensive developer controlling all the operations of the project from site acquisition through approvals, demolition, delivery and marketing.

"This enables us to create and meet an exact brief as well as take responsibility for the complete project and showcase Urban Property Group's work," said David. "We have a list of preferred contractors at work on our developments; it takes years of building these relationships to achieve the vision that we have."

"The challenge of our work at Urban Property is to look for opportunities along the way. At DA approval and even when

construction is underway we are looking for ways we can improve the design outcome. We never settle for second best."

Urban Property Group is Sydney based, established in the late 1990s with a founding philosophy 'the way living should be' applied to their residential developments. The company comprises experienced industry professionals working closely together through the selection, development, design and construction of substantial projects.

Urban Property Group offers project management, procurement of materials, regulatory compliance and cooperation with local councils to produce valuable and long term investment opportunities. Their expertise is in high and medium rise residential and mixed use developments and recently the company has completed a number of projects in western Sydney. As well as Sheffield Quarter, Urban Property Group has the developments High Street and Nevali in Penrith and started Lumina, another medium rise apartment complex, in January 2019.

Completed in 2016 is Urban Property Group's \$68 million GM Tower at Burwood. The development included the demolition of existing buildings and the construction of a 25-storey mixed use complex. GM Tower is 131 residential units over a 4-level basement, 10,000m² of commercial floor space and more than 3,000m² of retail space.



The GM Tower is an example of Urban Property Group's focus on getting the most out of their projects. At Level 21 Urban Property Group could see the benefit of adding three more storeys to the tower and took on the added planning approvals and construction challenges to do just that.

For more information contact Urban Property Group, Level 10, 11-15 Deane Street, Burwood NSW 2134, phone 02 9744 3333, email info@urbanpropertygroup.com.au, website www.urbanpropertygroup.com.au

Below Cumbo's Custom Fabrications completed all the privacy screens, balustrades and fences for Wildwood & Highland.

Below Goal Interior fit over 10,000m² of CFC panelling to Wildwood & Highland's external façade and interior.



Cumbo's Custom Fabrications is the leading manufacturer and installer of steel and aluminium architectural products.

In December 2018, Director Anthony Cumbo started two months of design work for Wildwood that included all the aluminium balustrades for each of the 82-units as well as fences and louvred privacy screens. The aluminium elements were readied for fabrication in a 850m² facility with all seven Cumbo's employees on the job for seven months.

"The job went really well," said Anthony. "Urban Property Group was great to work with, they were very well organised and we were able to get in and get the job done quickly."

After Cumbo's had completed Wildwood the company was contracted for Highland to manufacture and install balustrades for a further 107-units as well as fences and screens for the common areas.

Based in Sydney, Cumbo's has been in business for four years with engineers with over 20 years experience to service the commercial, industrial and residential sectors. Their products include slat fences and gates, awnings and pergolas, security doors and grills, bollards and enclosures.

Cumbo's is expert at heavy fabrication and works with structural steel for fire stairs. The company carries out repairs to machinery such as bobcats and excavators and fabricates trolleys for industry and lockable steel boxes, equipment and tailor made items for trucks and work vehicles. Cumbo's specialises in custom fabrication for unique tailor made items such as sculpture, furniture and architectural feature pieces.

Recent projects for Cumbo's includes high and medium rise residential developments. "We've just finished a job on five apartment blocks in Carlingford where we fit the fire stairs, safety cages and balustrades on 1,700 units. We manufacture and install balustrades to the balconies on over 2,000 units a year," said Anthony.

In April 2019 Cumbo's completed work at The Grace, a luxury residential development consisting of 149-units at Hornsby.

For more information contact Cumbo's Custom Fabrications, 4 Enterprise Drive, Glendenning NSW 2761, mobile (Anthony) 0416 696 920, email anthony@ccfabrications.com, website www.ccfabrication.com.au

Goal Interior specialises in the supply and installation of ceiling partitions and external cladding. In July 2018, Goal Interior started the contract for the external cladding of the façades as well as for panels for all the interior walls and ceilings.

"Overall we fit in excess of 10,000m² of CFC panels," said Director, Yubin Bing. "We were on Wildwood for three months and the work at Highland took a bit longer due to a few design changes."

"Some of the floors were designated to aged care and the ceilings and floors had to comply with a different set of fire ratings and some openings were made wider. Highland also had some sheet metal cladding on the main façade. It was a very tight programme and we kept up to speed. There were 40 subcontractors on each building and both apartment blocks were up within just six months," said Yubin.

Goal Interior supplies CSR products, Hebel cladding and fire rated walls, including party walls, plasterboard and aluminium partitions. The company installs the floor and wall systems PowerFloor and PowerPanel, as well as perforated acoustic ceiling systems. Goal Interior also fits external and internal stud wall framing, soffit lining and under slab insulation.

"Goal Interior specialises in providing a wide range of products from many suppliers, and a comprehensive service installing all the panels for the ceilings, walls and façade," said Yubin.

Established in 2007 Goal Interior has acquired expertise fitting internal and external cladding panels for contemporary medium to high rise residential sector. Recently completed large scale projects include two apartment blocks, Aluma, in Burwood and the 12-storey tower development, The Metropolitan in St Leonards. Commercial projects include the 5-storey high end aged care facility, The Residences at Bondi, and a Woolworths Shopping Centre at Glenrose, where CCF fitting distinctive green façade panels and the internal timber ceiling.

For more information contact Goal Interior, Unit 1, 364 Park Road, Regents Park NSW 2143, mobile (Yubin) 0449 183 868, email g@goalinterior.com.au, website www.goalinterior.com.au

Below LBNCo designed and fitted the integrated fibre to home network for the project, allowing the units to have internet access.

Below Nawkaw manufactured and applied the timber-look panelling system to the CFC panels for the Wildwood & Highland.



As Australia's first fibre to the home operator LBNCo specialises in the design, supply and installation of infrastructure that enables residential and business customers to connect to its high speed internet networks.

At Wildwood and Highland LBNCo designed and fitted an integrated fibre to the home network to provide all units access to internet services via Retail Service Providers (RSPs).

In December 2017 LBNCo's central design team prepared an overall masterplan and the project team attended design and site meetings with the builder and electrician to finalise the design and connectivity to external fibre providers. The design was completed in March 2018 and three field engineers commenced installation in July. LBNCo provided both internal and external fibre design works for the site and will be launching new 250Mbps, 500Mbps and 1Gbps wholesale services across the whole four stage development.

"The connection of the site to external fibre networks was challenging in that the first part of the development involved additional civil works. Fortunately we'd provided sufficient time for the civil contractors and telecommunications providers and were

able to complete the installation in time for Practical Completion," said CEO, Stephen Picton.

"LBNCo is excited to work with leading Sydney property developers Urban Property Group, delivering the highest quality fibre networks to their new developments. LBNCo recognise the importance of partnerships that deliver value and certainty to property developers and builders. We will ensure that our partnership will continue to deliver the cost savings, project certainty and product differentiation that Urban requires into the future."

LBNCo works across Australia in major capital cities and regional locations and has connected over 80,000 homes into its network as well as a number of commercial and industrial complexes including shopping centres and assisted living units.

For more information contact LBNCo, 171 Victoria Road, Gladesville NSW 2111, phone 1300 797 027, email malcolmw@lbnco.com.au, website www.lbnco.com.au

Nawkaw specialises in the manufacture and application of unique colours and finishes to concrete and masonry walls. The finishes achieved by Nawkaw enhance architectural designs.

James Hardie recommended Nawkaw to Urban Property Group for the supply and application of the timber-look finish to CFC panel at Highland. Nawkaw offered a number of colour samples to Urban Property Group and started onsite work in late 2018 applying the chosen layered finish to the balustrade cladding panels on the balconies.

Nawkaw's colour systems penetrate the surface pores and attach to concrete and masonry surfaces to give a long lasting result and a guarantee of up to 25 years. The products are water borne emulsions meticulously hand applied by Nawkaw applicators. The natural look of timber created by Nawkaw on these structural elements is fire resistant, passing the AS/NZS 1530.3-1999 fire testing criteria. In addition, there will be no ongoing costs for preserving timber. Simply a no maintenance wood finish.

With a vast range of colours and effects available Nawkaw's products can be applied to new work as well as to existing structures. It can be used to restore discoloured concrete and masonry, blend new work

with old and to achieve architectural finishes on precast concrete façades or to low cost CFC cladding materials.

Nawkaw also provides coatings that can also be used to give a cost effective simulation of high end architectural finishes.

"Our colouring system is unique," said NSW Operations Manager, Adam Wearing. "We also supply and apply our products for all kinds of custom-made aesthetic finishes.

Nawkaw's work at Clyde Village Shopping Centre (Victoria) is such an example where Nawkaw achieved a weathered steel look finish on the exterior wall panels. The modern tower Silk Apartments (Sydney) also showcases Nawkaw's stunning work with a façade of a bespoke stone effect finish and panels of bright red and yellow on precast concrete.

For more information contact Nawkaw, 39/195 Prospect Highway, Seven Hills NSW 2147, phone 1300 629 529, email sales@nawkaw.com.au, website www.nawkaw.com.au