

THE POINT MANDURAH

MIRVAC WA



The site was subject to extreme weather conditions necessitating careful planning and alternative strategies to overcome the tower crane downtime.

The Point overlooks the Mandurah estuary, marina and ocean however the estuary created difficult ground conditions and required complex foundation to minimise working below the water table and special procedures to avoid contamination.

One of the landmarks of the area is the Moreton Bay Fig Tree at Stingray Point, which was originally planted in the 1930's and was protected and monitored throughout construction to become a focal point of the foreshore landscaping design. Protecting the tree throughout construction restricted useable site area and affected the dewatering options and procedures.

The development includes a Club Room, fully equipped gymnasium, sauna, outdoor swimming pool and spa and BBQ area as well as an associated Bar and Restaurant, retail outlets and extensive areas of open public space.

The existing boardwalk was extended to create a 5m wide public access way around the precinct and along Mandjar Bay, connecting to the Mandurah Performing Arts Centre.

Interest in the project was extremely strong even before construction commenced with the first stage of apartments in Bridge Point and Sea Point selling out within days of their release in 2005. Since their release and since construction began in 2006, The Point was bustling with activity and the recent completion of the development marks a major milestone for the project.

Mirvac recently opened a new Sales Office, which features a modern design including a new model of The Point that highlights design elements and features and gives people a better idea from the very start of what to expect from the project.

Mirvac also opened three stunning waterfront display apartments within Bridge Point and Sea Point, which allow clients to see and feel what living will be like at The Point.

Mirvac is one of the leading brands in the Australian property development and construction industry, producing some of Australia's most renowned residential projects including Magenta Shores on the Central Coast of NSW, Walsh Bay in Sydney, Ephraim Island on the Gold Coast, and Yarra's Edge in Victoria.

Mirvac's Development division in Western Australia is responsible for some of Australia's best residential projects including The Peninsula, Burswood and Beachside Leighton.

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MIRVAC GET TO THE POINT

The Western Australian town of Mandurah, 50 minutes south of Perth, has been revitalised with the completion of Mirvac's The Point development on the site of the old Peninsula Hotel.

Located on one of WA's most iconic and spectacular sites, the \$230m The Point is a fully integrated residential, tourist, retail and commercial precinct fronting Mandjar Bay and the Peel Estuary, planned, designed and built by Mirvac (WA).

As an integrated real estate group, Mirvac maintained total control over the entire development process, from concept to completion.

The development incorporates 3 buildings: the 15 storey Bridge Point building, the 10 storey Sea Point building, which both came to completion in December 2008 and Bay View Point, which was completed in June 2009, and incorporates residential apartments, an 84 room 4.5 star Sebel Mandurah hotel, an associated Bar and Restaurant, M on the

Point, and retail space. The Sebel Mandurah will add to the over 5,000 rooms that Mirvac currently has under management across 42 properties in Australia, New Zealand and the South Pacific, making it one of the largest Australian-owned hotel groups.

The award winning Mirvac Design team, which specialises in architecture, urban design, interior design, landscape architecture and graphic design created the spectacular design of the entire project. The design is in a contemporary style with one and two level apartments which take full advantage of the location and views with excellent flow of space and include the finest appliances, fixtures and fittings.

The buildings were constructed with reinforced in-situ concrete and precast vertical elements along with conventional brick and plasterboard walls and jump forms used on the cores. Piling and dewatering methods were used to control acid sulphates and thickened post-tensioned transfer slabs used at podium level.





HÄFELE DOES A 360 AT THE POINT

With over 45,000 products in their range of Architectural Hardware and Furniture Fittings, leading builders are greatly appreciating Häfele's 360° Project Service to help them 'put the pieces together'.

Häfele Australia's Perth office has just completed 'putting the pieces together' for Mirvac's \$230m The Point apartment tower in Mandurah, which comprised of 124 residential apartments on the site of the former Peninsular Hotel, south of Perth.

For this contemporary design project, Häfele supplied a full schedule of fittings including door hardware, sliding door tracks and kitchen accessories including waste bins, drawers and pantry units. The products supplied included the new Coastal series lever handles and a selection from the StarTec Architectural Hardware range.

StarTec is Häfele's own brand of quality hardware with a very good price/performance ratio. The range includes solid stainless steel lever handles in both polished and satin finishes; stainless steel pull handles; flush handles for sliding doors; push and kick plates; Australian design mortice locks; multiple locking devices; panic exit devices; door controls; butt hinges; door seals; sliding door tracks; patch fittings and rails; shower door hinges and accessories including door stops and flushbolts.

Häfele provided Mirvac with the ideal solution for the very large dividing sliding doors featured in the penthouses with the Swiss made HAWA Junior sliding system.

The lever handles supplied for The Point project featured 316 marine grade stainless steel finish, which is long lasting and fits perfectly with the contemporary style and ambience of the project.

Häfele Australia is part of the worldwide Häfele Group, an internationally established family firm, founded in 1923 and based in Germany. The group services the furniture and construction industries, architects and planners, joinery and related trades with furniture fittings



and architectural hardware as well as electronic locking devices. The Häfele group supplies solutions to projects in over 150 countries.

Established in 1982, Häfele Australia's extensive range of products and wide range of product experience, provides a unique and valuable support service in developing solutions for specifiers, planners, consultants and installers for both residential and commercial projects.

This 360° Project Service includes design consultation for integrated and coordinated hardware selection as well as preparation of full door schedules according to specific project requirements. The service also includes detailed planning manuals, tailored seminars for planners to address specific topics, tendering texts, application examples, CAD files and onsite practical support with installation.

As further support, Häfele Australia recently released its first ever Architectural Hardware catalogue. This 1100 page catalogue titled 'The Complete Häfele – Architectural Hardware', is the companion volume to the famous 'The Complete Häfele – Furniture Fittings', which is well-known as the industry 'bible'!

The new Architectural Hardware catalogue provides innovative and functional solutions and includes details of the full StarTec range.

With its head office in Dandenong Victoria, Häfele also has offices and showrooms in many major cities around Australia with a new design centre for Perth opening late 2009 at 105 St Georges Terrace Perth.

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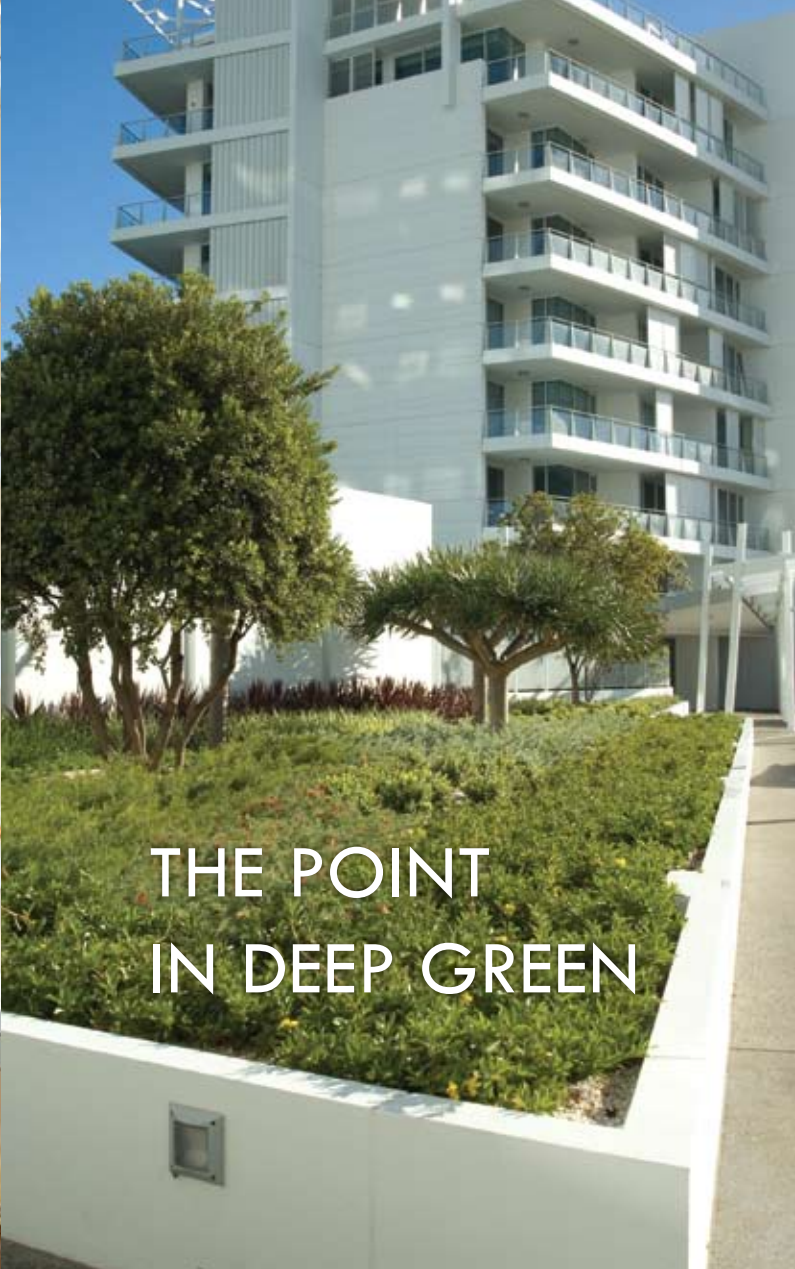
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The Point Mandurah's courtyard



THE POINT IN DEEP GREEN



The high level of personal project management provided by Deep Green Landscaping was critical to the success of the landscaping on Mirvac's \$230m The Point development at Mandurah, just south of Perth in WA.

An innovative landscape construction and project management company, Deep Green worked closely with Mirvac, to ensure that the design was brought to full potential, adjusting some items on site as the project was built and overcoming extensive logistical obstacles.

The scope of the works for Deep Green involved landscaping of the entire site including protecting and monitoring the historic Moreton Bay Fig Tree at Stingray Point, the areas around the boardwalk and creating a striking 2,200m² garden bed on the suspended concrete slab on the podium level.

This podium garden posed significant logistical issues including transporting dirt to the suspended slab on level one, installation of a highly effective drainage system, protecting the waterproofing, establishing and maintaining nutrient rich soil, transporting mature trees and plants as well as working around other trades as the landscaping was installed during construction of the main buildings.

To maximise the impact of the garden to increase the marketability of this residential and commercial project, the specifications required

extensive plantings of mature plants and trees. Deep Green provided consultation to Mirvac on species selection to ensure that the species would cope in the harsh conditions of the estuary location. Metrosiderous trees, Norfolk Island Pines and frangipanis were included in the design that was done by Plan E and large cranes were used to transport the mature trees to the level one location.

Deep Green's 20 years experience and hands-on approach by the senior director and staff resulted in a highly successful completion with no plant losses on the project.

Deep Green Landscaping is renowned for their innovative approach in transforming both residential and commercial spaces into inspirational landscapes. The company's other recent projects include the Burswood Peninsular redevelopment, the Raffles Hotel, Steve's Hotel and the Claremont Quarter.

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Sharp and to the point



Natural light and sustainable design

In a state with one of the smallest population densities on the planet and one gifted with such abundant natural resources, the citizens of Western Australia can count themselves lucky. A booming resources sector has triggered countless downstream enterprises and the design and construction industries are among those that have catered for the new minerals rush.

Until just a few years ago Mandurah was a sleepy fishing village and beach resort one hour south of Perth neither too far away or quite far enough away to be treated as an escape from the city. The disconnect from the city still holds good here and the result is a true sense of departure from one end and arrival at the other. Mandurah's The Point, a \$230 million development, is the antithesis of urban sprawl with its stylish, up-market medium density, apartments and hotel.

Conceived by the well regarded Mirvac group, the project is much more than the single idea in triplicate. Two apartment towers and a hotel "The Sebel" evokes a sense of family and a sense of place.

The Point is a handsomely master-planned sequence of classy, light-filled apartments and pavilions by the water's edge. Viridian™ performance glazing is a quiet achiever in the quest to make the best possible connection to climate and place. Mirvac Design Principal Chris Maher discusses the making and shaping of the firm's most recent offspring.

The Point is a substantial project yet it has a surprisingly lightweight, transparency. The transparent solution can expose the failings of the architect and builder. Might this explain the preference for solid surfaces that abound today?

In terms of a genre or language we're really drawing more on our own DNA in that regard. This was a very prominent location on the point, there

is a fabulous Moreton Bay fig tree and there was an infamous old pub – The Peninsula that used to sit on the point and we pretty much kept our buildings behind the footprint of the pub adjacent to the existing fig.

Mandurah grew up as a sleepy old holiday, coastal town and once had an old timber footbridge in the 1950s that linked to the point of the peninsula. The fact that it was a peninsula would, we believed, allow us to have some height and the tallest building is set closest to the point and this together with an active boardwalk edge linking the entertainment complex and theatre were the earliest principles we adopted for the master-planning.

Andrew La who was the principal design architect drew on the boats and yachts that occupy the inlet as a reference but not in a literal way. The white of the yachts and boats really provided that restrained palette. We have a good creative team of in-house interior designers. Early in the process they worked with external interior design consultants who provided some useful ideas for the hotel interior.

The Point is a demanding environment for a range of reasons. It experiences substantial solar loads, corrosive atmosphere and a fairly exposed site and yet you have to create this sanctuary or zone that is commercially successful.

In the end Mirvac wants to be around for at least another 35 years and that means that you need to design quality and specify quality materials. Just a few mistakes can bring you undone and so quality materials and performance glass is something much higher on our priority list. Now is certainly a part of that material palette that we look to for longevity.

So the new architecture is much more holistic in the way that it is conceived to the way it can be experienced?

We constantly work to resolve the external architecture and form of the building. The height, scale and the massing are critical but we always consider carefully what is going on inside the structure. It's very much an awareness of all dimensions at the same time. To that extent we work from the inside out and the outside in.

Is sustainability a headache or an opportunity?

Definitely an opportunity. The architect's task is one of turning constraints into opportunity. Needless to say aspirin may occasionally help on the journey!

For a new perspective on how Viridian™ glass can enhance your project visit viridianglass.com or call us on 1800 810 403.



Energy

The Point,
Mandurah, WA

Architect Mirvac Design

Project architects Chris Maher, Andrew La, Mark Corbett Structural

Builder Mirvac Construction

Engineer VDM Group

Glazier Ventara

Principal glass provider

Viridian Australia

Principal glass type

Viridian ComfortPlus™ Low E

Photography and text Peter Hyatt