

REIMAGINED LAKESIDE

DEVELOPER : Aoyuan Group
MAIN CONSTRUCTION COMPANY : Westbourne Constructions
ARCHITECT : Turner
CONSTRUCTION VALUE : \$125 million



Esplanade Norwest Lake is a stunning development comprising two mixed use buildings of 19-storeys each with 252 beautifully designed 1, 2, 3 and 4 bedroom apartments and 4-bedroom sky terraces, with multi-levelled leisure zones, ground floor retail and dining, plus 3-levels of commercial space, all overlooking the tranquil waters of Norwest Lake.

In the heart of Sydney Hills District, the suburb of Norwest has been transformed by the arrival of Esplanade Norwest Lake – a combined residential and commercial development set to become the centrepiece for the neighbourhood.

Construction for the landmark project was undertaken by Westbourne Constructions and began in June 2018, completed in May 2020. All up, the impressive build involved 120,000m² of formwork, 24,000m³ of concrete and 18,000m² of glazing. Westbourne had a team of 25 staff working on the project with a total peak of workers onsite at around 350 each day.

“The Esplanade precinct connects the environment to the dynamic architecturally designed living and public spaces and creates a neighbourhood that will be a landmark for the area and a lifestyle hub for generations to come,” said Westbourne’s Managing Director, Derek Pearson.

“One of the main focuses the development offers that differs to others is the ‘urban experience’ that the buildings evolve around,” said Derek. “There are multi-layered public spaces consisting of leisure zones, residential sky gardens, commercial tenancies on the lake edge that offer open air dining, a resident’s only club that gives a touch of Hollywood with its lush palm trees and pool.”

“The beauty of this project is not just the design of the residential towers but how they connect to each other throughout the use of podium spaces and open air gardens and then the connection down to the waterfront,” Derek explained.

“The development is designed with a strong sense of community as its driving force and we have taken great care to ensure these areas are given our best attention and are finished to the highest quality.”

Using a rich palette of materials such as timber, fair faced blockwork and perforated metal, as well as extensive use of lush plants

and expansive views, the design aesthetic is modern, yet timeless.

Westbourne has a well established reputation in the industry, with over 45 years building experience on specialist residential complexes made within budget and deadline.

“It all starts with the design. Westbourne’s project team are an integral part of the design review process. All designs are critically appraised and peer reviewed for code compliance. We also focus on the detail, to ensure all buildability issues are addressed, waterproofing detailing is fail safe, and the processes and materials specified are best practice,” Derek said.

“During construction our on-site project architect and site engineers rigorously check and approve the works as they progress. On completion our defects management team sign off on each apartment and the common areas prior to handover.”

When faced with the construction of the new boardwalk overlooking the lake, Westbourne thought outside the square.

“Our team valued managed the foundation design to allow all piling works – steel screw piles – to be carried out from piling rigs set up on the land side, rather than installing in situ concrete piles from the waterside. The savings in cost and time was considerable.”

Characterised by collaboration, true pricing, the highest construction quality and a seamless transition from developer to owner occupiers, Westbourne has won the Master Builders Association Excellence in Construction award on multiple occasions, as well as six Asia Pacific Property Awards for their recent Uno by Bridgehill project.

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

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Below Reece Onsite worked closely with Westbourne and Aoyuen to supply high quality European brands.



Australia's largest plumbing and bathroom supplies business, Reece Onsite, is proud to partner with Aoyuan International and Westbourne Construction to create the unique, high quality Esplanade Northwest Lake project.

The Reece Onsite Account Specialist, Robbie Woolley, worked closely with Westbourne and Aoyan to understand the principle requirements of this project. The Esplanade Northwest Lake, achieved an enhanced design aesthetic through featuring high quality European brands GROHE and LAUFEN from Reece.

Offering outstanding designs and a comprehensive range, LAUFEN's product are further enhanced by state-of-the-art innovative materials, passionate craftsmanship and legendary Swiss quality and precision. LAUFEN is a leading international manufacturer of ceramic sanitaryware producing exclusively in Europe.

German engineering and design for kitchen and bathroom tapware as well as shower fittings was key to capitalise on the overall look, as well as deliver on technology and comfort. GROHE, the largest tapware manufacturer in the world was the best choice to deliver form and function while adhering to the overall experience of the living space.

In Feb 2019, Aoyuan Development Manager, Darren met at the Rozelle BathroomLife to review physical samples, and signed off the Reece proposal and then Reece Onsite started supplying the project in April. A tailored project management solution was created to help with efficiencies onsite, with clear and consistent communication was key to the smooth delivery and supply. A cage delivery system was used, meaning products for each apartment are packed into a cage, and delivered to the appropriate room.

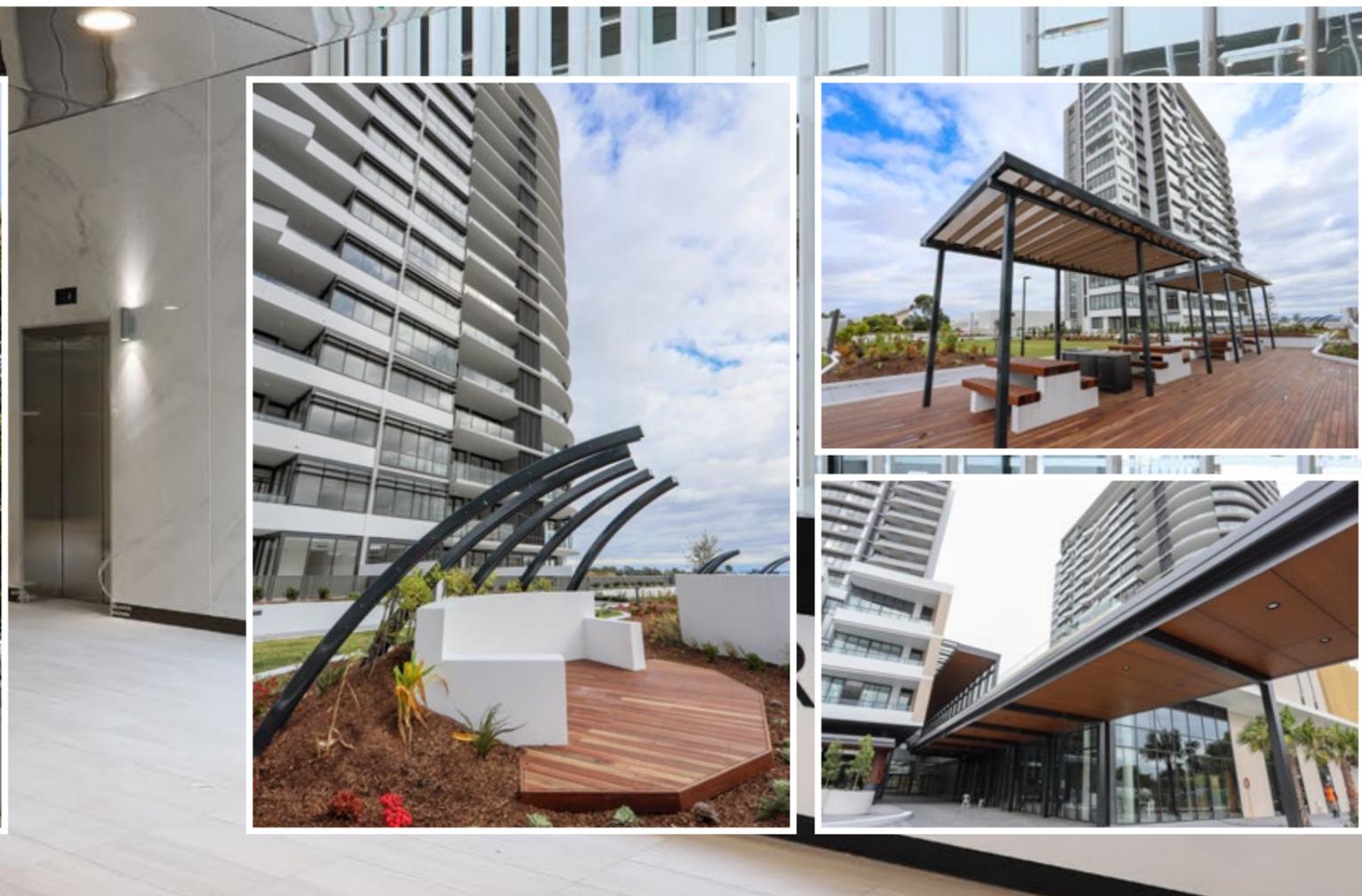
For over 100 years, Reece has been involved with many building development projects, including fitting out the luxurious Ritz Carlton hotel in Perth, supplying fixtures for the tallest skyscraper in Victoria – the residential Australia 108 in Melbourne, and the stunning Elysian beachfront residences at Broadbeach on the Gold Coast.

Reece Onsite commercial divisions operate nationally with purpose built distribution centres making them readily accessible across the country.

For more information contact Reece Onsite Commercial NSW, 1 Litton Close, Pemulwuy NSW 2145, phone 02 8748 5000, website www.reece.com.au

Below Just Skip Bins removed tonnes of brick, timber, concrete and gyprock waste, with most of the segregation done onsite.

Below McKanna Fabrications completed the architectural metalwork for the project, including the cabanas, pergolas and awnings.



With a singular focus, Just Skip Bins have established themselves as a leader in waste management and recycling, trusted by industry and residents alike to provide economical and environmentally friendly options.

Since joining the Esplanade Norwest Lake project in May 2018, Just Skip Bins have removed tonnes of waste, ranging from brick, concrete, gyprock, timber, metal and general scrap.

The key difference with this project from usual worksites is that much of the waste segregation was completed onsite, a bold undertaking for the company as well as the builder.

“Setting up recycling was a challenge in terms of the correct waste going in the correctly designated bins. It’s done within the industry, but it’s not common to have so many bins onsite,” said General Manager of Sales, Adam Crooks.

Having been involved with the project since site sheds were installed on location, the daily coordination of bin placement and removal, and reliable truck movement has been a big task, but one that Just Skip Bins has made as smooth as possible.

All the waste was taken offsite and then the different materials were recycled. “What doesn’t get segregated onsite, we recycle as much as possible at our own facility. Our aim is to divert at least 85% of the waste from landfill,” said Adam.

Their multiple ISO certifications provide national quality assurance, and coupled with their industry reputation for reliability, has resulted in strong relationships with residential and commercial clients.

Operating largely in the Sydney metropolitan area, the team of almost 40 staff at Just Skip Bins have increased their presence at Tier 1 and Tier 2 building sites over the past couple of years, with upcoming work on significant projects such as The Majestic Residences at Rouse Hill, the Walsh Bay Arts Precinct and the Nepean Seniors Living Village at Penrith.

For more information contact Just Skip Bins, 39 Grand Avenue, Camellia NSW 2142, phone 1800 626 388, fax 02 9898 9300, email info@justskipbins.com.au, website www.justskipbins.com.au

As specialists in structural and architectural steelwork, McKanna Fabrications have added their finesse to Esplanade Norwest Lake.

From every angle, their metalwork is on display, shown in the structural support through to practical design, creating a sense of stability and style.

First involved with the project from mid 2019, the team at McKanna Fabrications was onsite since July 2019, installing their work in collaboration with the progress of the development, which was a huge undertaking and concluded in March 2020.

“We have done all the architectural metalwork at Esplanade Norwest Lake. All the visible awnings, pergolas and cabanas, the main entry lobby awning, and we did the awning for the outdoor dining precinct,” said Managing Director and Owner of McKanna Fabrications, Jason Barnes.

“Another main element involved the Boardwalk – we made a structural steel support for a concrete slab to go on top. It’s a 100m long, curved work of art right on the water and we installed it via barge. Tower cranes would lift the pieces down to us. At times we had wind to contend with, which was quite a challenge,” said Jason.

Using crawler and tower cranes, as well as booms and scissor lifts, the team of four situated onsite installed the steelwork in some pretty tricky locations, including an awning spanning from one building over to the other, as well as pergolas up on Level 4 of the complex which cover outdoor BBQs.

The family owned and operated business of over 30 years had a crew of around seven staff completing the fabrications to the engineer’s designs, working with the raw materials and painting the finished products before transporting the pieces to Sydney from their base at Lake Macquarie via semitrailer for installation.

“It’s been a good job, a really great one to work on, Westbourne have been one of the best builders we’ve ever worked with,” said Jason. Westbourne have earmarked McKanna Fabrications for future work, and the company has a long client list in Sydney and interstate, as well as Canada and New Zealand.

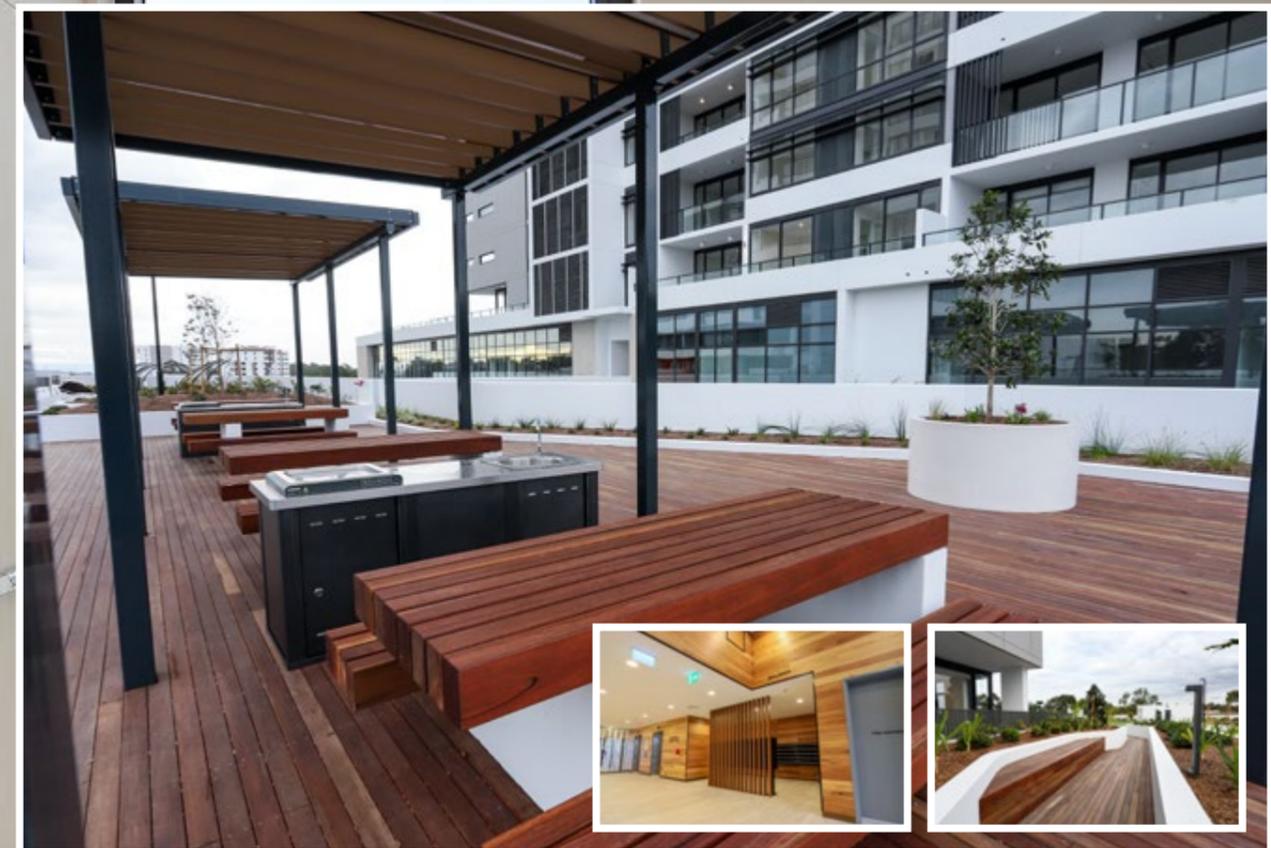
For more information contact McKanna Fabrications, Industrial Estate Sweet Street, Warners Bay NSW 2282, phone 02 4947 3375, email jason@mckannafabs.com.au, website www.mckannafabs.com.au

Below Civil Cleaning Services were engaged on Esplanade Norwest Lake from beginning to end.



MULBERRY
CARPENTRY & CONSTRUCTION

Below Mulberry Construction Group were responsible for the carpentry, landscaping and boardwalk on the project.



While most only have to deal with a house to clean, the team at Civil Cleaning Services tackle everything from schools and hospitals, to residential developments and commercial properties, with the highest adherence to safe work methods at every turn.

Coming onboard at Esplanade Norwest Lake in early 2019, Civil Cleaning Services commenced their involvement with initial site and office cleaning and were one of the last contractors onsite before residents and tenants moved into the building. “We were at the beginning and the end. Once floors and apartments were finished, we started our final clean,” said General Manager, Mauricie Gutierrez.

Considering the size of Esplanade Norwest Lake – more than 250 apartments, 4-floors of retail, 5-levels of carparks, as well as recreation areas, it was a massive undertaking. “The number of staff we had onsite varied. While we started with a smaller crew, as the project picked momentum the cleaning crew was increased to accommodate the project timeline,” Mauricie said.

Once the apartments were deemed ready, the team did a first clean. This involved preparing the bathrooms, kitchens and laundries with a chemical clean so the builders could put in silicone around the

joints, and so forth. After this, glass, balconies, frames, floors and rooms were thoroughly cleaned.

“The assessor then inspected the units for defects, then we completed a purchaser clean, this third clean makes them like a brand new unit, ready to give to the client. Once the client did their inspection, we came back and did a last clean, known as a handover clean, for the client to move in. This is the same for commercial premises,” said Mauricie.

Three cleans per unit were applied, with staff removing gyprock dust, residue from tiling, silicone, paint, and anything else you can imagine from a full construction site.

Civil Cleaning Services have over 30 years experience providing quality cleaning for residential, commercial, government and private industries, whether they take one day or one year.

For more information contact Civil Cleaning Services, 8/16 Bernera Road, Prestons NSW 2170, phone 02 8783 7930, email info@civileclean.com.au, website www.civileclean.com.au

Mulberry Construction Group were engaged to complete the bespoke woodwork for Esplanade’s show-stopping boardwalk jetty, feature screens and the upper level leisure spaces.

Mulberry installed their distinct touches to enhance both the aesthetic and practical nature of the build. Their custom made work relied heavily on native Queensland spotted gum to add a rich, textural feel to the spaces, and the use of Sculptform cladding provided a striking visual effect.

Sculptform cladding was utilised on 15 concrete columns, and for the Level 4 communal area approximately 400m² of decking was installed, including the BBQ area and the furniture (bench seats, tables and cabanas). “Westbourne initially had alternative products, but we got involved with the design process to help reduce costs and still achieve the design intent,” said Director, Adrian Propoggia.

“On the boardwalk we used 300x300 Rough Sawn Iron Bark Seats that required H3 Treatment and sanding to remove all rough edges and splinters to the curved perimeter. Laser cut 316 Stainless Steel end plates were routed into the end of each seat for a flush finish. Lake side bench seats used dressed 145x95 Iron Bark sleepers counter levering

over concrete bases,” Adrian said. “Our boys had to work in a dinghy to install the fascia board of the boardwalk. The water movement made it a bit awkward, but we completed the task.”

Despite a condensed project timeline due to strict COVID-19 regulations, and delays procuring the spotted gum from Queensland due to drought and the earlier bushfires, the Mulberry team delivered on time by accelerating production onsite, which ensure no knock-on effects to other trades. “Overall, the Westbourne team were thrilled with the outcome, considering everything that was happening at the time,” Adrian said.

Awarded for their work on projects such as the Juanita Nielson Community Centre in Woolloomooloo, Griffith Teas Surry Hills, 1 Bligh Street Sydney and recently awarded the Arkadia Alexandria Mulberry Constructions use their expertise and innovation to provide functionality and longevity, without compromising on aesthetics.

For more information contact Mulberry Construction Group, 23/17-21 Henderson Street, Turella NSW 2205, phone 02 9212 2268, email estimating@mulberrygroup.com.au, website www.mulberrygroup.com.au

