

# sugardock

**DESIGN & CONSTRUCTION CONTRACTOR :** Bovis Lend Lease  
**DEVELOPERS :** Vivas Lend Lease  
**COMPLETION :** End 2010  
**ARCHITECT :** Francis-Jones Morehen Thorp Pty Ltd  
**STRUCTURAL ENGINEER :** Robert Bird Group  
**SURVEYOR :** Aurecon/Bovis Lend Lease Pty Ltd  
**PROJECT END VALUE :** \$179 Million

## FROM REFINERY TO REFINEMENT

Over 50 years on, Lend Lease's vision of creating architecturally exciting dwellings in spectacular locations where people love to live and thereby form strong, vibrant communities, continues to be delivered in practice by their residential apartment division, Vivas Lend Lease.

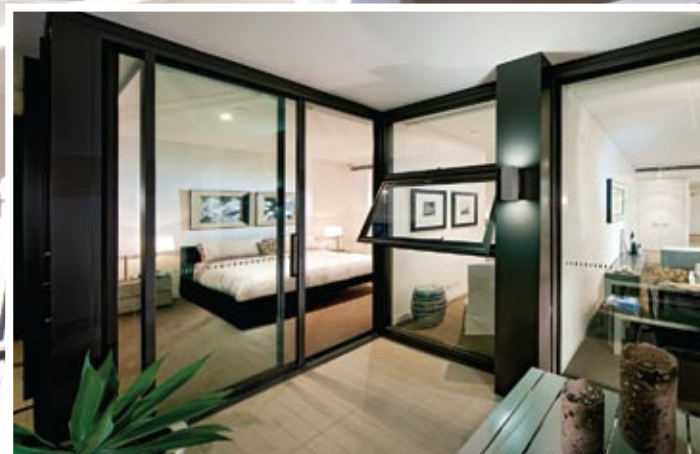
Created by Vivas Lend Lease and constructed by Bovis Lend Lease, the \$179 million Sugar Dock development is the latest building under construction in the Jacksons Landing complex at Pyrmont peninsula, overlooking Sydney's beautiful harbour. The naming choice follows the themed selection of terms inspired by and in respect of the land's former use as the Colonial Sugar Refinery.

The 132 apartment building overlooks the former port where ships were loaded with sugar from the refinery, industrial alcohol from the distillery, and particleboard from the Cane-ite factory. Bovis Lend Lease have been responsible for the construction and fit out of the striking 20-storey tower, which sits alongside a low-rise four level boutique building containing terrace-style apartments. This podium cleverly marries the vertical lines of the tower into the development and provides a clean seamless horizontal line from the ground-level viewpoint.

The tower comprises two and three-bedroom apartments and penthouses, a selection of which have generously sized north-east facing balconies affording stunning vistas over the harbour and parkland to the city. The unique, fan-shaped design of the tower provides views which stretch from the Anzac Bridge to the Harbour Bridge. The balconies have horizontal glass balustrades developed to a brand new design, which ensures plenty of natural light flows into the spacious, open-plan dwellings. The balustrades also serve as a sun-shading mechanism, as they extend to protect the apartments directly underneath.

Cleverly designed floor to ceiling glass louvres at the rear of the balconies add the perfect finishing touch: maximising the enjoyment of views yet maintaining privacy.

Non-residents will also delight in the views as the louvres which have a fritted pattern, changing in subtlety from opaque to clear, provide a



layered appearance to the tower façade, creating depth and interest. The south-western side of the building is formed with precast concrete panels which have received specialist treatment ensuring long-term maintenance of their colour and finish for years to come.

In line with honouring such a stunning location, Bovis Lend Lease has recycled over 84 per cent of construction waste during this project. Additionally, the building features rainwater harvesting tanks that collect water for topping up pools and maintaining the lush landscaped gardens.

Three enormous sugar cane-crushing spheres were salvaged from the cane-ite factory and are used as historical elements in the surrounding park, along with a number of creative sculptures charting the evolution of Pyrmont Point. Whilst acknowledging its historical links, Sugar Dock, designed in conjunction with FJMT architects, is a beautiful example of modern architecture designed for living - providing the perfect work/life balance by blending inner city convenience with a luxurious and relaxing homespace.

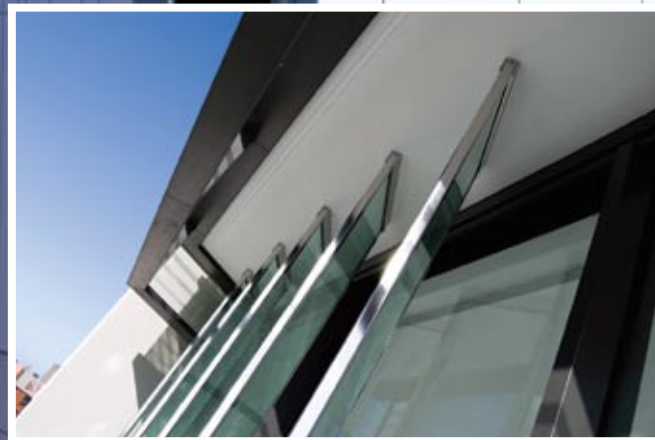
Bovis Lend Lease is responsible for the construction of most of the other residential buildings within Jacksons Landing, including the recently completed Stonecutters and evolve residencies.

Vivas Lend Lease are proud to reveal that 85% of the Sugar Dock apartments have already been sold off-the-plan and completion of the building is on schedule for the end of 2010. And it's no wonder, as the combination of Vivas Lend Lease's key drivers delivering imaginative architectural design, quality finishes, luxury features and inspired location provides such a sweet mix.

### VIVAS LEND LEASE

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## FAÇADES NOT JUST A SHOW

Normoyle Engineering have been specialists in metal engineering, architectural, civil and structural metalwork since 1986, although the Normoyles as a family started in the engineering business in 1890. They have gained a strong reputation in contracting to Australia's biggest construction companies.

Normoyle manufacture a large variety of standard and custom-made products and have the ability to work with common and exotic materials. This means they can offer flexibility and creativity in the factory along with a customised service in the office to enable architects to translate their design concepts into reality. Additionally, David Normoyle and his team enjoy working with their clients closely; developing and interpreting their ideas and solving design problems to create a manufacturing and engineering concept which is of a high quality and delivers in the real world. This has been the successful

scenario with the Sugar Dock project. They worked collaboratively with the architect and Bovis Lend Lease to put together the main façade. This comprises a completely new balustrade design, on both the high-rise and the low-rise buildings in the development. A further important and substantial section they have worked on, was the creation of a 30 tonne structural steel framework for the roof. This is fitted with a six metre high glass façade surround, which provides a signature finishing feature to the top of the 21 level high-rise tower and affords breathtaking views for the four exclusive Skyhome apartments.

Renowned for their quality work and concern for providing a safe but stylish product, they were also asked to design and fabricate their trademark balustrades, privacy screens, louvers and handrails across the two buildings. Normoyle's superior workmanship and pride in the finished product manifest themselves in the design of the privacy

screens: set at the perfect angle so that the spectacular harbour views are not obscured, yet still providing privacy from the outside in.

This first partnership with Bovis Lend Lease has been a successful one and as Alex Scotts, Project Manager of Normoyle Engineering commented, "We enjoyed working with the professional staff at Bovis Lend Lease on this project. It has been an exciting and challenging time being able to focus on bringing to fruition the seeds of the architects' design ideas amidst the outstanding backdrop of the Sydney harbour". Normoyle pride themselves on supporting the Australian industry and source all their materials from local suppliers, including glass and all metals, ensuring not only that the work stays in Australia but also that the product delivered is of the highest quality and safety standards. Recently, Normoyle have also been working closely with Thiess John Holland on the \$2.54 billion EastLink freeway network. They designed

and fabricated four 44 metre high three-dimensional façades for the ventilation towers - marking the most spectacular of entrances to the Melba tunnel. "Working on national icons such as the EastLink gives us a great opportunity to demonstrate our technical skill and problem solving abilities. This façade was fabricated in Sydney and transported to Melbourne; showing not only our ability to design for aesthetics, but also fabrication, assembly and transportation", said Managing Director, David Normoyle.

Also heavily involved in the Sydney Desalination Plant, Normoyle reveal that they are equally adept in working in the industrial sector with the supply of cable management systems along with water intake screens, velocity cap nozzles, pipeline work and structural cast-in anchors.

Their work on the Sugar Dock project, along with other prime projects like the Sydney Cricket Ground and the Port Botany expansion, showcases Normoyle's extensive experience in architectural and engineering drawing interpretation and design. All of which confirms their expertise as one of Australia's leading and most successful engineering companies.

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## THE ELEGANCE IS IN FELTEX

In addition to Feltex Carpets' strong, trend-setting reputation in the higher-end commercial market, it was their provision of the complete product and service package which led to them being chosen as the provider of the carpeting for the apartments and corridor sections in the Sugar Dock build.

Feltex Carpets, one of the largest manufacturers of carpet in Australasia, deliver a total product offering for interior architects, meaning that they can specify their entire floor covering needs and requirements whilst dealing with just the one supplier.

There are so many decisions to be made when choosing a carpet: weight, fibre content, fire ratings and environmental factors, never mind considering the myriad options in colour and design, that having one company to liaise with makes project management very much simpler.

Creating the right ambience in a room and providing good acoustic benefits, along with a sense of style, comfort and relaxation expected of a superior build such as the Sugar Dock complex, translates into a set of challenging design decisions. After consultation between

Feltex Carpets and the architects, the choice of Décor Twist wool rich carpet for the living areas was made. This new release cut pile twist carpet offers both exquisite luxury and the extreme durability one would expect from Feltex.

The 80/20 fibre content is 80% wool, providing comfort and softness, and a mix of nylon and melton to provide the hardwearing features which minimise shedding and improve long-term appearance.

Mocha Swirl was the colour chosen: its attractive mottled appearance provides a practicality and lightness to the rich coffee tone which will appeal to the broad demographic of prospective residents.

For the corridors, Merito, one of the wide range of commercial carpets produced by Feltex, was selected for its hard wearing but stylish features.

Unique in appearance, this is a level loop pile carpet with a visually appealing texture in the yarn, providing energy and interest in areas that can often appear dull and lifeless. This 100% wool carpet was chosen in Shadow Taupe – the neutral yet contemporary natural shade offering

the perfect match for this building. As with all Feltex wool carpets, Merito has excellent resistance to foot traffic and can keep looking good for years. Another great benefit is its inherent anti-static nature.

These carpets have both received Environmental Certification by the Carpet Institute of Australia (CIA) and meet the Green Building Council of Australia and the Carpet and Rug Institute indoor air quality standards for low VOCs (Volatile Organic Compounds), making them easy to specify in almost any commercial project.

The company recognises the importance of sustainable manufacturing and seeks to minimise environmental impact through responsible practices. Therefore, all Feltex carpets are manufactured under their Environmental Management System, which has ISO 14001 accreditation.

Feltex Carpets have been synonymous with quality carpets for over 70 years on a national basis - manufacturing and supplying to order for a wide range of markets: medical and educational establishments, commercial and of course residential. Combining traditional class with contemporary design and up-to-the minute manufacturing techniques, Feltex have provided the perfect finishing touch to the Sugar Dock

residences, perfectly matched for both busy lifestyles and kicking back for the weekend's down time.

Two other substantial projects that have recently specified Feltex Carpets are the 19-storey Stonecutters Building at Jacksons Landing in Pyrmont and for the apartments and hotel in The Royal Newcastle complex.

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# COLOURED TO GO!

The elegant finish to the stylish Sugar Dock development has been achieved by the specialist services of NAWKAW. Established in 1997 with operations across Australia and New Zealand, the company has pioneered a colour penetration technology that can be applied to various substrates, including pre-cast concrete.

Using this technology meant that it was a straightforward process for the blade walls and east-facing balconies (pre-cast and in-site formed concrete) to have a contrasting colour to the outer shell of the building. NAWKAW added the colour finish to the pre-cast concrete panels in the factory before they were transported on-site and slotted into place on the north, west and south elevations of the development.

The water repellent treatment (NWRT91) product used was another key decider for the architects because it provides long-lasting, consistent colour as well as protection from environmental effects such as water and pollution. Its unique formula additionally enables moisture vapours to escape from the inside out. Yet perhaps the most outstanding advantage of this technique is that the pre-cast elements

provide all the benefits of a load bearing material with an architectural finish. The factory application of the colour reduced the time required to complete the finish using a swing stage.

A winning combination which delivers savings in budget and time in construction. All NAWKAW products are all self-manufactured and guaranteed for 25 years - a claim backed up by rigorous and regular product testing. All this translates into a uniform, durable colour – no patchy fading or repainting every few years to keep the as-new look, as with more traditional methods.

In addition, using NWRT91 will also qualify a project for a Green Star Building Council of Australia (GSBCA) credit, as it is below the threshold value for low VOC finishes.

All-in-all a superior Australian-made process guaranteed to create stunning architectural and decorative finishes to concrete. NAWKAW thrive on providing solutions to architects' problems and would enjoy discussing yours.

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# A COLOURFUL SPLASH OF QUALITY AND SERVICE



Established in Sydney in 1998, DecoGlaze provide glass splashbacks, coloured glass and mirrors to residential, commercial and retail fit-outs.

DecoGlaze's key strength lies in its sole focus on coloured glass, backed up by their impressive range of specialised equipment and their professional team of 32 employees who all live, eat and breathe DecoGlaze. All tradesmen are fully qualified, uniformed, up-to-date on all OH&S requirements, and will work with your team. In-house paint technicians are able to match any colour required.

The Sugar Dock apartments were fitted with DecoGlaze glass splashbacks and mirrors, which were custom coloured and manufactured to the architect's specifications. For the splashbacks, 6mm optically clear toughened glass coloured in Gotham midnight and Ferric sheen was supplied.

Everything is processed in-house from cutting to toughening and painting the glass. This practice enables DecoGlaze to produce high volumes on time every time and to boast of their impressive lead-time of 5 to 7 days from measure to install.

The company's aim is to help developers complete their projects successfully and they encourage the industry to think before going for the bottom line: what price will I pay in the end if I don't meet



deadlines because my supplier lets me down? What's the real cost of my project managers continually chasing install dates? Along with a 10 year guarantee, the building trade knows that when deadlines are crucial and the best quality is required, DecoGlaze fits the bill.

Another extensive project recently completed for glass splashbacks, frameless shower screens and mirrors to all 59 units was at the premium residential Killara development for Duffy Kennedy Constructions.

Developers are most welcome to visit the plant and showroom at 30 Artisan Road, Seven Hills, Sydney Open: Monday - Friday 9am to 5pm and Saturdays 10am to 2pm.

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