



# A LASTING MEMORY

DEVELOPER : Anglicare  
MAIN CONSTRUCTION COMPANY : Growthbuilt  
ARCHITECT : Jackson Teece Architects  
STRUCTURAL ENGINEER : ADG  
SERVICES ENGINEER : BSE (BUILDING SERVICES ENGINEERS)  
CONSTRUCTION VALUE : \$60 million

Once the 3 stage project has been complete, Woollooware Shores will feature five apartment style buildings comprising 183 retirement living units, with a residential aged care home which will accommodate 48 residents. The 3 Stage project incorporates a range of indoor and outdoor recreational and community amenities, including a children’s play area, outdoor seating, craft rooms, respite centre, gym, private cinema and multi-purpose community rooms.

**Growthbuilt has established themselves as a leading Tier 2 design and construction company with a portfolio of successful quality projects across all major sectors, including commercial, residential, aged care, mixed use, student accommodation, affordable living and education.**

Engaged to design and construct an extension to Anglicare's retirement village in Taren Point, Growthbuilt provided premium retirement living apartments located on picturesque Woollooware Bay in Sydney’s Sutherland Shire.

“The Woollooware Shores development is a great example of Growthbuilt’s expertise in constructing premier retirement living accommodation. It will deliver excellent facilities across a range of needs, providing 42 independent living units and 48 rooms for high care nursing,” said Senior Project Manager for Growthbuilt, Naim El-Kaderi.

Growthbuilt partnered with Jackson Teece architects on the project and commenced work in November 2018. The building design takes maximum advantage of the prime waterside location and promotes

opportunities for activities, social interaction, and equitable access. “The ground conditions at Woollooware Shores were quite unique. The site was originally classified as a swamp, surrounded by mangroves and dense vegetation,” said Naim.

To overcome this challenge Growthbuilt’s industry leading pre-construction, management and project teams worked closely with Anglicare and selected key consultants, taking on and managing the risk on the environmental aspects of the project. The foundation piles were driven down to the bedrock base under the site and an EPA accredited site auditor was engaged by Growthbuilt to prepare a site audit to assist with managing the rectification of the sites’ environmental considerations.

Given the unique site location situated on the water in the environs of Botany Bay, there was the potential for a saltwater corrosion issue. Growthbuilt worked through a range of viable solutions to ensure sustainable measures were employed. “As all of Anglicare’s assets are owned and managed for years to come, we needed to ensure there was long term protection of all materials utilised on the project,” said

Naim. As a result, the terracotta external façade system was redesigned with the architect and Anglicare to incorporate high grade 316 stainless steel framing to ensure it met the design requirement of the client and achieved the required durability rating.

The Woollooware Shores project is a perfect example of Growthbuilt’s capacity to effectively and efficiently manage complex logistical and engineering challenges in the design and construction arena.

“We have an amazing high skilled team both onsite and behind the scenes,” Naim said. “Growthbuilt employs over 120 people, many of whom are experienced engineers and builders with years’ of experience so we have a deep pool of talent on which we can continually draw. We also have the hands-on support and valuable input of our executive leadership team. For these reasons we gain much of our business from clients with whom we have successfully worked with in the past.

Anglicare and Growthbuilt are also looking at the design and development of the following stages of this pioneering precinct to ensure recurrent service, top tier facilities and strong commitment is continually delivered to the Sutherland Shire and its community.

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**Below** Infinity Metal Engineering supplied and installed a range of fabricated metal structures at Woollooware Shores.



**High quality custom metal fabrication is the hallmark of Infinity Metal Engineering (IME).** Whether it is metal work for the commercial, residential, education, hospitality or public sector, Infinity Metal Engineering has the professional team to design a visually appealing and strong solution in premium quality materials.

Based on their track record of excellent service and product quality, IME was selected by Growthbuilt to supply and install a range of fabricated metal structures at Woollooware Shores, a new retirement living development for Anglicare on the edge of Woollooware Bay in Sydney’s Sutherland Shire.

The extensive scope of products in the contract included storm-proof louvres for window frame openings, solid steel balustrade and fence panels, stainless steel handrails with posts, fire stair balustrades and handrails, a white bandstand structure on the ground floor, an accessible ramp handrail with kick plate and a number of structural steel items.

IME is also working on the next stage of the Woollooware Shores development which ultimately will have five new buildings.



The biggest challenge facing IME was accommodating design changes made during the course of the project. This impacted material ordering and manufacturing, however IME managed this by planning ahead and quickly updating shop drawings utilising their inhouse drafting team. There was also close coordination with IME’s materials supplier to ensure timely supply to allow IME’s internal staff to work on the production schedule and deliver product on time, meeting the tight schedule.

Dealing with the impact of COVID-19 on suppliers and other trades added extra pressure, however a proactive approach saw IME negotiate around the problem and complete another successful project.

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**Below** Inline floors supplied and installed approximately 5,000m<sup>2</sup> in carpet and 3,000m<sup>2</sup> in vinyl throughout the Woollooware Shores development.



**Inline Floors was engaged by Growthbuilt to supply and install 5,000m<sup>2</sup> of carpet and 3,000m<sup>2</sup> of vinyl flooring to Woollooware Shores Village situated in Sydney’s picturesque Woollooware Bay.**

The development provides premium retirement living offering one, two and three bedroom units, plus indoor and outdoor recreational and community amenities.

“Inline Floors supplied and installed all carpet and vinyl flooring to Woollooware Shores Village. Interface carpet tiles was installed to the corridors and common areas, Cavalier Bremworth Broadloom carpet within the apartments and Armstrong vinyl in the kitchens and dining areas as well as the back of house areas,” explained Director of Inline Floors, Isaac Lennon.

Due to the tight timeframe across the two buildings under construction, Inline Floors deployed four teams comprising a total of 15 staff to meet the deadline.

Isaac and his team attributed the smooth installation process to a robust professional relationship with Growthbuilt, backed by a number of successful projects over the years. Such recent projects

include Killara High School, West Ryde Public School, and the Westpac building in Parramatta.

Inline Floors is an established commercial flooring business offering supply and installation services on an extensive range of carpet, vinyl and resilient floor coverings. Inline Floors specialises in the sectors of aged care, high rise residential, office fitouts, hotels and education centres.

With offices in Sydney and Canberra, Inline Floors provides professional flooring services across New South Wales and the Australian Capital Territory.

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**Below** Fastform Group Australia installed and managed a range of formwork solutions for the Woollooware Shores retirement village.



Photos this page: Fastform Group at Deicorp's, Pemulwuy (Redfern NSW).

**Below** Black Label Roofing installed guttering, metal roofing including flashings, and insulation across the project.



Fastform Group Australia is a leading provider of formwork, steel fixing and concrete placement services with the versatility to handle work from residential houses right through to major high rise apartments and mixed developments.

In 2019, Fastform's highly skilled team installed and managed a range of formwork solutions for the Woollooware Shores retirement village, Buildings E and F. Building E comprised 4-levels with two basements and Building F involved 3-levels and two basements with a total approximate floor area of 5,470m<sup>2</sup>.

It was communicated by the site supervisor that the specifications of the job were very design oriented which made it a pleasure to undertake. The builder required an off-wood appearance on the concrete surface which created extra interest in doing the work as it was different to the standard formwork and concrete placement contract.

Meeting the schedule of the project provided the usual challenges. However, with an experienced and highly skilled team to call on, Fastform met all deadlines while observing strict quality and safety standards, an approach which has earned Fastform an enviable reputation with leading builders and developers in New South Wales

including Deicorp, JQZ, Growthbuilt, Coronation Property, Cowper Constructions, 88 Construction, Eastern Pacific and many more.

With strong hands on leadership from Managing Director, Hamad Joud through to an experienced inhouse team of site engineers and fully qualified and licenced contractors, Fastform Group have the capacity to take on small and large scale projects.



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**Black Label Roofing is a preferred supplier to many of Sydney's largest builders, specialising in metal roofing and cladding.** Led by Director Julian Inglis, the team at Black Label Roofing was recently engaged by Growthbuilt to install roofing at the Woollooware Shores retirement village development at Taren Point in Sydney's Sutherland Shire.

Woollooware Shores is being built in stages and, when complete, will comprise five apartment style buildings, with 185 retirement living units and a residential aged care home accommodating 48 residents. Known for their expertise in architectural roofing and cladding, Black Label Roofing were sought out to supply and install the metal roofing, including flashings and gutters, on Buildings E and F, as well as the roofing to the bandstand and pergolas in the complex.

With Woollooware Shores located close by to Botany Bay, specialised materials were used to ensure the best possible performance in an environment that can be exposed to salt water and wind.

"We used gutters made of 1.2mm thick stainless steel, and supplied and installed insulation under all the roofing," explained Julian. "We also used 30m long sheets of roofing on some sections of the

roof. Handling these lengths required careful coordination with the cranes onsite, which provided a few challenges when the sea breeze was blowing."

The team at Black Label Roofing also installed metal cladding on Building F, where there was a tiered roof, and on Building E, where there were pop up sections to accommodate windows and skylights.

Julian founded the business over eight years ago and has successfully completed many complex projects in this time. "We have a very professional and experienced team, and we were excited about the Woollooware Shores development due its complex design, which has allowed us to demonstrate our expertise in architectural roofing and cladding," said Julian.

Black Label Roofing is currently working on a number of projects, including the major development of Macquarie Corporate Centre for Growthbuilt in Sydney's north.

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