

# A REAL GEM

MAIN CONSTRUCTION COMPANY : Dasco Australia Pty Ltd  
ARCHITECT : Stanistic Architects  
PROJECT VALUE : \$88 million



The \$88M unique and beautiful development, Jewel Wentworth Point comprises 256 luxurious apartments, supermarket, child care, retail and dining facilities, with magnificent water views, right next to Sydney Olympic Park Ferry Wharf.

**Dasco Australia Pty Ltd undertook the design and construction contract for this stunning mixed-use development.** As the head contractor on the exclusive Jewel Wentworth Point development, Dasco set about fulfilling its mission to build a better future for the people of Sydney. Commencing onsite in June 2015, Dasco led the 250 strong team of construction experts to bring this landmark development to life.

Site Manager, Sel Ragonesi said that the site and construction management team have orchestrated innovative solutions to overcome the challenges involved in delivering a project of this scale and standard. "Due to its premier waterfront location, Jewel Wentworth Point presented specific challenges, with the excavation of a 3-level basement on the banks of the Parramatta River through marine mud and harbor soils requiring specialised resources and creative thinking to keep the project on track," said Sel.

"We worked together with Citywide Civil Engineering and Avopiling to create an 18m deep diaphragm wall to prevent water coming into the site. By doing this, we created a secure and a sealed foundation from which construction could commence."

As part of the desired visual outcome, Dasco was also responsible for the installation of the gold sheath external louvres, which will be a unique feature of Jewel Wentworth Point. "Jewel has been designed so that it appears to be draped in a shimmering veil of gold and my guys have been responsible for installing the louvres to create the vision of a glittering beacon on the harbour," said Sel.

"We've employed some 'outside the box' thinking to complete this part of the job, designing material and personnel hoists for each tower to enable the safe and efficient execution of work. Safety is paramount on every project we undertake. Our comprehensive Quality Assurance (QA) systems ensure that safety is a top priority and this was applied across all aspects of the Jewel Wentworth Point project, including the louvre installation."

Innovative design and construction solutions have become Dasco's trademark on all projects since its establishment in 1993. "Our successful track record is built on our team's strong experience and our reputation to provide creative and affordable solutions that result in quality outcomes," said Sel.

"Jewel Wentworth Point is an interesting and innovative development that required strategic thinking to create something of this standard – and that's probably why Dasco was chosen to lead construction on this project."

"We understand that simple solutions are not always achievable, but our good relationships across all areas of the construction industry and our ability to overcome challenges through creative thinking helps us deliver benchmark projects every time."

"We're currently wrapping up the construction phase and putting the finishing touches on the Jewel development, including some extensive landscaping along the site perimeter to promote better access and take full advantage of the magnificent views Jewel offers," said Sel. "Jewel Wentworth Point has certainly been a gold-standard development – and one that we are proud to have been a part of."

"We see each project as part of the fabric that builds our quality reputation. It is critical to us to continue to build that reputation and that's how we plan to build a better living environment for all of our developments." Dasco will employ these same principles on more pioneering residential projects in the future.

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## HEART OF THE HOME

**Apollo Kitchens is renowned for innovative kitchen design and excellent manufacturing standards, backed by nearly 50 years experience in the field.**

Apollo Kitchens was commissioned to manufacture the kitchens installed in 256 apartments over three towers at the spectacular Jewel development at Sydney's Wentworth Point.

"We greatly value our relationships with leading builders including Dasco and developers including Payce with Sekisui House," Peter said. "It is very rewarding for our staff to hear that new home owners love their Apollo Kitchens and the contribution it makes to their lifestyle."

Apollo Kitchens' responsibility extended beyond the superb kitchens to include the vanities, laundry cabinetry and shaving cabinets. Managing Director for Apollo Kitchens, Peter Bader, said that all elements were designed, manufactured and tested to the most rigorous standards.

"Jewel is a prestigious development in a unique setting on the Parramatta River, right on the ferry wharf and sitting on top of a new shopping precinct. We were committed to exceeding the expectations of all stakeholders in the project with the quality and presentation of Apollo Kitchen's craftsmanship."

To achieve this goal, Apollo Kitchens produced detailed and specialised finishes for the Jewel apartments. Unique handles were designed and sourced to highlight the symmetric shape and angled joinery for the pantries. The handles were

manufactured from solid polished stainless steel and added a real touch of elegance to the kitchens.

Other highlights included angled joinery, splayed smoke mirrors overhead, a 32mm curved feature panel to the island bench, a mirrored shadow line and coloured interior cabinetry. The kitchen designer allowed for three colour palettes to be selected for the project. The penthouse's kitchen and fixed joinery were enhanced by a natural timber veneer.

Peter said Apollo Kitchens has worked on projects neighbouring the Jewel. Apollo Kitchens produced and installed fixed joinery for Wentworth Point's Savannah and Taiga developed by Sekisui House. "Nevertheless we fully committed our resources to ensure the Jewel project met deadlines and our high quality standards. We had several dispatch teams onsite at all times to receive, allocate and protect the kitchens and joinery, plus our installers and a dedicated Apollo Kitchens site manager."

Apollo Kitchens celebrates its 50th anniversary next year and has four manufacturing plants and an additional four showrooms in New South Wales. They have also proudly announced that they will soon commission a new high tech factory to meet industry demand for the future.

"We intend to set a new benchmark for Australian manufacturing," Peter said. "The new Smart Factory and Head Office will allow the company to continue its high quality and highly customisable offering for larger volume projects."

The new facility will complement Apollo Kitchens' stone, paint and cabinet manufacturing plants in New South Wales.

Apollo Kitchens provide fixed joinery solutions for projects ranging from high rise developments and to home renovations. Apollo Kitchens known for producing high quality and innovative kitchens. There showroom's commercial success are a testament to home owners wanting an Apollo Kitchen in their house.

Apollo Kitchens is currently manufacturing and installing joinery for Skyrise in Parramatta, Lake Promenade in Rouse Hill Town Centre, Ashfield Central in Ashfield and Arlington Grove in Dulwich Hill. The company has completed Urban Apartments in Camperdown, Savannah and Taiga in Wentworth Point and Lumina in Ashfield.

Apollo Kitchens also has a substantial business in the project home building and home improvement market, with many builders and renovators choosing an Apollo Kitchen installation to add real value to their homes.

To facilitate customer access to the company's kitchens, Apollo Kitchens has a spread of its showrooms from Smithfield in Western Sydney, Waterloo closer to the city centre, Beresfield in Newcastle and Erina on the Central Coast.

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# HOLDING ALL THE ACES

“Recognised as the market leaders in value engineering whilst providing excellence in customer service,” Australian Consulting Engineers (ACE) provides unique services and solutions in structural, civil/stormwater, post-tensioning, temporary works and building services disciplines, with offices located across Australia and overseas.

Since 2015 ACE has been involved with the Jewel Wentworth Point providing expert advice across structure, formwork, drainage, erosion and sediment control.

“ACE, in collaboration with the architect, developer and ACE personnel tailored an innovative design that fulfilled all the project vision and objectives, by providing creative engineering solutions to ensure that environmental sustainability and budget requirements were achieved without compromising integrity,” Dr. Anthony Hasham, Managing Director of ACE said.



The Jewel Wentworth Point project is located in a growing Inner West Sydney waterside suburb. This posed challenges whereby ACE had to design the building that endured high ground water levels and high-pressure winds.

The ACE team designed a “diaphragm wall that included two rows of anchors supporting the earth and ground water pressures.” The building was modelled as one-way slab and walls to achieve 170mm slab thickness where the load bearing walls were designed to support the lateral forces caused by wind and earthquake.

Our professional and qualified team attended regular meetings with the client, architect, developer, building services consultants and others. We conducted regular inspections of the projects, reviewed all steel and post-tension shop drawings in order to ensure the quality of construction was achieved.

By offering unique solutions, individually tailoring designs and performing comprehensive inspections from initial conception right through to the final project delivery, ACE has played an integral role in transforming this inspired vision into reality.

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# UNEARTHING A JEWEL

When selecting an organisation to take on the challenge of preparing the Jewel Wentworth Point site for construction, Citywide Civil Engineering (NSW) Pty Ltd were called in. With a reputation as experts in the delivery of inner city developments entailing complex earthworks and shoring requirements, Citywide Civil Engineering (NSW) Pty Ltd was the ideal choice for the hard work and heavy lifting required to get the site in tip-top shape for construction.

Spending around nine months onsite with a 20 person team, the company carried out works including the extensive bulk excavation of hard rock shale and haulage of bulk materials.

Director, Bill Mihalopoulos said his team was responsible for literally getting Jewel Wentworth Point off the ground. “We have a proven history of completing some of the most complex and iconic civil projects in Sydney and Jewel Wentworth Point falls into that category.”

“Our role was to undertake bulk excavation works for the site and arrange for the construction of civil works including anchoring and piling, roads and driveways, as well as the haulage of material. This was all done through our exceptional Quality Assurance (QA) systems, and in

accordance with Environmental Protection Authority (EPA) guidelines to quite literally get this project off the ground on time and on budget.”

Citywide Civil Engineering (NSW) Pty Ltd operate and maintain a comprehensive fleet of construction plant and equipment, supported by a fully equipped workshop and inhouse maintenance team to ensure the highest standards of safety and reliability. This equipment, which is diligently maintained to ensure compliance with all operational safety requirements, was used to lay the groundwork for this benchmark development.

In addition to its high standards of quality control, Citywide Civil Engineering (NSW) Pty Ltd prides itself on its strong client relationships – and counts airports, councils and large-scale developers among its trusted clients. Getting this project off the ground, Citywide Civil Engineering (NSW) Pty Ltd is supremely responsible for the strong foundations upon which Jewel Wentworth Point was established.

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# TRASH TO TREASURE

Providing reliable and efficient waste management for the iconic Jewel Wentworth Point development was an appropriate way for Cheap & Quick Waste Bins Pty Ltd to celebrate 30 years service to the Sydney Metropolitan building and development industry.

This privately owned, independent company has grown to become a market leader in waste management, priding itself on its strong client relationships and 100% compliance record with the Environmental Protection Authority (EPA) for the past three decades.

Working onsite since the beginning, the company's strong environmental focus saw more than 85% of the project's building waste recycled.

General Manager, Pierre Norha, said reuse of resources was a priority for this project. "We take our environmental responsibilities seriously and Jewel Wentworth Point is no exception. Our company has been responsible for collecting and transporting all building waste for this development and has ensured most of the building waste materials have been recycled at an authorised local recycling station. Our exemplary environmental record shows that we always adhere to EPA guidelines and we hold an EPA license to transport general waste, contaminated waste and asbestos – all of which we have done safely and effectively for this site," said Pierre.

Cheap and Quick Waste Bins has worked together with many of the major construction companies across Sydney for the past 30 years and

consistently delivers competitive, safe and effective waste management for all clients.

While still onsite at Jewel Wentworth Point, the company is also providing waste management to the Kirawee South Village project – a landmark luxury living development in Sydney's Sutherland Shire.

With a custom fleet and the capacity to expertly manage waste across multiple sites, Cheap & Quick Waste Bins are helping to ensure the Jewel Wentworth Point development not only impresses investors, but also reduces its environmental footprint for future generations to enjoy.

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# CRYSTAL CLEAR

AMA Windows + Glass Façades has once again demonstrated its commitment to excellence and exceptional performance with the design, manufacture and installation of all aluminium and glass components at the Jewel Wentworth Point.

The project demanded an emphasis on aesthetics as well as functionality across 256 apartments. AMA Windows was able to meet these objectives by drawing on its wide experience across Greater Sydney in both residential and commercial projects. The company is a specialist in the design and manufacture of architectural commercial grade aluminium windows, doors, curtain walls, and frameless glass entries.

AMA Windows + Glass Façades' Director, Basil Micos said that the company began its involvement with the project some 18 months prior to its completion. "We did our design work in conjunction with the shop drawing process so that there was great coordination between all parties from the earliest stages."

The company had ten of its staff committed to Jewel, including draftsmen, project managers and factory personnel. AMA Windows + Glass Façades has expanded over the last 18 months, giving particular emphasis to medium to large projects in what has been a period of high activity in the building sector. "AMA is currently managing 12 projects simultaneously that involves both offshore and local production to meet demand," Bill said.

As well as its impressive eastern suburbs manufacturing facility, AMA Windows + Glass Façades has established manufacturing under licence in China. "This has given us greater capacity to service our clients with no reduction in lead times or quality," said Director, Andrew Con Micos. It has been a great pleasure to work with Dasco on the Jewel project. "We have had a long business relationship and we regard them as an excellent client that always deliver a quality project within the timelines required."

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