

WATERFRONT PARADISE

Aqua at The Waterfront, Shell Cove includes the construction of 45 apartments which sits above a level of retail and public domain area, two levels of secured car parking, a Marina Services Building, parkland, an open public car park servicing The Waterfront Tavern, and civil works, forming part of the Boat Harbour Precinct which encircles the Shellharbour Marina.

Innovative builder Duffy Kennedy Constructions fulfilled the role of head contractor at the impressive Aqua at The Waterfront, Shell Cove, located in a fast growing area south of Wollongong on New South Wales' south coast.

A masterplanned community by Shellharbour City Council, with Frasers Property, Aqua is the first residential apartment building to be delivered fronting the newly created Shellharbour Marina. Duffy Kennedy also completed an early works package for The Waterfront Tavern and Dining Precinct.

The Aqua building at The Waterfront is integrated into the 270 berth boat harbour, marks a new era in the lifestyle of south coast residents and tourists. "Aqua has 3-levels of apartments in one, two and three bedroom configurations above the restaurant precinct at The Waterfront," said Duffy Kennedy CEO, Gavin Duffy. "They were an immediate success, with Frasers Property receiving over 1,000

expressions of interest and all apartments sold quickly when released, indicating the high level of demand for this type of project."

Duffy Kennedy began the design phase with the client in mid 2019 and site works commenced in the fourth quarter of that year. "Our talented team of design, construction and engineering experts were able to transform the client's architectural aspirations, including the multi-angled roof, into a workable and deliverable project," Gavin said.

A range of factors presented unforeseen challenges during construction, not the least of which was the impact of the COVID-19 pandemic. Establishing onsite safe working protocols, managing the impact of lockdowns on the sourcing of trades personnel and the additional time required for the procurement of materials, especially from China, added complexity to the building schedule. Higher than average rainfall in the later stages of 2020 delayed the painting

schedule and aspects of other external work, including kerb and guttering in the carpark.

Despite these setbacks, the Duffy Kennedy team successfully completed the project in the third quarter of 2021. "We pride ourselves on being intelligent builders, analysing each decision to ensure it is the right one for the project and our client," said Gavin. "We were able to proactively adapt to the environment created by the pandemic and kept the construction programme moving forward."

The Duffy Kennedy onsite team consisted of Project Manager, Mark Gladman and Site Manager, Ryan Fisher, supported by a contracts administrator, a cadet, two foremen, a leading hand and two labourers. At the peak of construction, up to 100 subcontractors were also onsite.

Duffy Kennedy's approach on any project is to analyse each decision to make sure it's not just the easiest one but also the right one, because every decision, no matter how small, has an impact on the project's quality, budget and timeline.

"We specialise in what we like to call Intelligent Construction," said Gavin. "No problem is too complex. No issue too involved."

Our experience, knowledge and skill equals cost savings for our clients and an end result that not only matches, but surpasses, their vision."

Independent and Australian owned, Duffy Kennedy has 25 years experience in the construction sector, working across all sectors including aged care, education, commercial, industrial and residential. The company has developed a large client base with a high level of repeat business on projects up to \$150 million. They hold NSW Government pre-qualification up to \$53 million.

Duffy Kennedy has been the construction partner in many successful projects, including the award winning 'Mosaic', a commercial and residential complex located in Sussex Street, Sydney.

A current project is 'Ozone', a luxury development of 38 apartments in the beachside suburb of Cronulla. The company is also engaged on a 2 Stage project consisting of a 111 room residential facility and 60 independent living units at St Luke's Village, Dapto.

For more information contact Duffy Kennedy Constructions, Suite 5, 55 Kiora Road, Miranda NSW 2228, phone 02 8521 0000, email media@dkc.com.au, website www.dkc.com.au.



DEVELOPER : Frasers Property Australia and Shellharbour City Council
MAIN CONSTRUCTION COMPANY : Duffy Kennedy Constructions
ARCHITECT : Smith & Tzannes
STRUCTURAL ENGINEER : van der Meer Consulting



Orion Consulting and KFW Infrastructure Professionals announced the part acquisition of KFW by Orion Consulting effective from 1 December 2020, creating a dynamic firm of specialists with a combined 75 years experience and expertise in engineering, surveying, project management, utilities management and urban planning.

Orion Consulting and KFW are continuing to operate under the same company entities and projects will continue to be managed under the same contractual arrangements.

Directors and staff of both organisations were excited by the opportunities that the part acquisition created, particularly the enhanced ability to service client's projects across the entire Sydney basin, including the Hunter, Greater Sydney, Illawarra and the South Coast.

"The two firms bring together shared values of integrity, reliability and quality of service which will be the platform for continued success and growth," said Philip Byrum, Orion Consulting Managing Director.

The services and locations of both firms were complementary. "At KFW we are extremely proud of our heritage and history of achieving excellent results through direct access to senior, experienced staff. Working in tandem with Orion Consulting will take our client offering and service to new levels," said Peter Harding, KFW Infrastructure General Manager.

Orion Consulting was established by Philip in 2015 in response to strong market growth in the land development and infrastructure

sectors. They now have over 60 employees who deliver a responsive and intelligent approach to the provision of quality engineering and development services, including low and medium density residential land development, commercial, industrial and mixed use development precincts, utilities infrastructure coordination and water quality and stormwater management.

KFW has an earlier history having been founded by K.F. Williams in 1949 as consulting surveyors. In 1989, the firm diversified to include consulting engineering and urban planning services.

KFW Infrastructure is now a leading multi-disciplinary firm that specialises in surveying, civil and structural engineering, sewer and water design and urban development. Recently, their services have been utilised at the major joint venture development by Shell Harbour Council and Frasers Property Group, Aqua at The Waterfront, Shell Cove.

Before the project could proceed, the Sydney Water Building Approval process had to be completed. KFW's Water Services Coordinator, Andrew Purnell, who is accredited by Sydney Water, managed the approval process. "There was a large sewer main under the proposed building site. Advice was provided to the developer, builder and structural engineer on safely managing the building process over the main so that Sydney Water's approval could be given." Later, Andrew inspected the building footings to ensure no penetrations had occurred.

KFW Infrastructure also designed and project managed the sewerage structures on the project for the developer. The experience and

professional skills within Orion Consulting and KFW Infrastructure provide a unique resource which will see both companies achieve further growth and development of their respective brands.

Both firms take a collaborative and innovative approach to their work, both internally and by engaging with clients, stakeholders and project teams. Repeat business from satisfied clients is a hallmark of both firms. Orion Consulting and KFW Infrastructure take a progressive approach to the adoption and application of new technology which complements innovative and intelligent design, ensuring that there is a cost benefit to clients on any project.

With infrastructure development continuing across the Sydney basin at a rapid pace, Orion Consulting and KFW Infrastructure are ideally positioned to grow their client base and portfolio of highly successful projects based on their first class consultancy and project management services which are equal to the industry's best.

Their current project list is extensive and includes the Redgum Ridge residential subdivision at Figtree.

For more information contact Orion Consulting, Suite 4.04/12 Century Circuit, Norwest NSW 2153, phone 02 8660 0035, email info@orionconsulting.com.au, website www.orionconsulting.com.au

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Aqua at The Waterfront, Shell Cove, New South Wales

Below Henry & Hymas team designed and managed all the civil infrastructure works including grading and pavement design.



Henry & Hymas is a multi-award winning leader in design and engineering technologies for the construction industry. Contracted on the Aqua at The Waterfront, Shell Cove development, the Henry & Hymas team designed and managed all the civil infrastructure works including grading and pavement design, obtaining council approvals, service coordination and all stormwater requirements.

The project involved a challenging interface with multiple ongoing projects within the precinct. “We had to design footpath grades that were sympathetic to multiple end-users, interfacing the Aqua building and the existing supermarket to the west, the proposed boardwalk to the east and north, as well as the proposed Tavern also to the east,” said Senior Civil Engineer, Thomas Rozehnal.

The site is also within an overland flow path. The levels of the proposed car park south of the Aqua building were designed to ensure the overland flow would be conveyed through the development to the new marina in a safe manner. “Our expert team developed the optimal result, successfully completing all works on time and within budget.”

Henry & Hymas has provided a full range of consulting engineering services to the Australian design and construction market since 1985,

specialising in civil, structural, hydraulic and fire, water treatment and structural panel design for residential, retail, commercial and industrial developments.

With a creative, professional and experienced design team, Henry & Hymas are renowned for their work with developers, builders, planners, urban designers, architects, authorities and utility providers, delivering integrated and exceptional engineering design outcomes.

“We have over 70 employees in our New South Wales and Queensland offices currently working on a variety of assignments across Australia,” Thomas said. “These include aged care facilities, supermarkets, schools and health projects, subdivisions for large scale industrial developments and single residential buildings.”

For more information contact Henry & Hymas, Suite 2.01, 828 Pacific Highway, Gordon NSW 2072, phone 02 9417 8400, email email@hhconsult.com.au, website www.henryandhymas.com.au