

A THRIVING THIRTY 8

Thirty 8 Albert is a mixed-use development consisting of two towers, both of which offer 71 luxury and 100 serviced apartments, with podium levels consisting of retail facilities and a full service eye hospital.



DEVELOPER : WU International
MAIN CONSTRUCTION COMPANY : Probuild
ARCHITECT : Peddle Thorp & Walker
STRUCTURAL ENGINEER : Structural Design Solutions
CONSTRUCTION VALUE : Approximately \$70 million

Since opening its main office in Sydney in 2009 Wu International Investments Pty Ltd has focused on international trading and investing in the Asian-Pacific region, especially between China and Australia. “Real estate development is currently our major undertaking,” informed Wu International Development Director Ross Wilson. “We’re aiming at developing medium-high-end commercial and residential projects on land and properties we currently hold around Sydney’s CBD.”

Wu International’s flagship property, Thirty 8 Albert Avenue, was completed in November 2015. Located at 38 Albert Avenue, Chatswood in centre of northern Sydney’s CBD, it occupies a prime location on the corner of Albert Avenue and Archer Street adjacent the Westfield centre.

“The development is mixed-use and contains a 100 room serviced apartment hotel, 71 luxurious residential apartments comprising 19 one bedroom apartments, 36 two bedroom apartments and 16 three bedroom apartments all sold off the plan, and a state of the art eye hospital along with some minor retail and a 3-level basement with 244 car spaces,” added Ross.

“The property contains six different classes of building under the BCA. The integration of all these uses with the built form was quite complex to achieve fire separation and integrated emergency system.”

Premier Australian architects Peddle Thorp & Walker (PTW) designed Thirty 8 Albert Avenue, with dynamic national construction company, Probuild, overseeing the build. During their 25-year history Probuild have delivered high quality projects on time and within budget, with a strong focus on safety and the environment.

PTW has more than 100 years experience and have delivered numerous remarkable projects including the Water Cubic national swimming centre for Beijing Olympic Game, which won the Venice Biennale in 2004; the Octopus Hotel in Hai Nan Province, China; and the Darling Island water front apartments in Sydney, Australia.

Thirty 8 Albert Avenue accommodates seven levels of spacious, luxurious apartments with a distinct emphasis on quality of life and age-old Feng Shui principles that provide the perfect executive or family address. Level two contains

a tranquil zone, encompassing a pool, spa and gym. The landscaped rooftop is designed for communal recreational use and is a good place to enjoy the sun and catch up with neighbours.

The finishes have been carefully selected to create confident, aesthetically impressive interiors for the apartments that incorporate natural stone and high quality inclusions. The changing light throughout the day provides ever-varied colours, moods and shadows within the context of the white spaces. Warm, inviting coloured wall tiles enhance the bathrooms.

Thirty 8 Albert Avenue is being submitted in the UDIA Awards for Excellence in Urban Development. “The Chatswood site was chosen first as it’s one of the North Shore’s major commercial and retail districts, renowned for good shopping. The centralised rail and bus terminal further enhanced the conveniences for residents. Chatswood’s skyline is dominated by gleaming office and apartment buildings, similar to Sydney’s CBD and can be seen from miles away. Thirty 8 Albert has a prime location with an excellent vista that doesn’t impede on any other building,” explained Ross.

“Our next site in North Sydney will be for a boutique residential apartment development. We own property in Liverpool and are looking to consolidate the sites to propose a development of some 400 apartments, retail and commercial areas.”

Being a multi-cultural company, Wu International’s current seven employees come from different cultural and language backgrounds. In addition to the Sydney team, experience and resources can be drawn from their China based Owada Group if and when necessary. “We endeavour to create a corporate culture that encourages both competitiveness and fairness,” Ross said. “At Wu International we have an open attitude to multi-culture and human-centred values and this places us in a positive position in this era of globalisation.”

Wu International Investments Pty Ltd welcomes all investment opportunities from all institutions and individuals.

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EXTINGUISHING THE RISKS

Scientific Fire Services were integral to the design of the \$70 million Thirty 8 Albert Avenue project. As fire safety risk engineers their consultancy was critical to the building's design by providing a performance based solution in relation to the many fire and life safety design issues unique to the overall building development.

Fire and life safety performance benchmarks were established for the building design and the application of fire safety risk engineering methodologies resulted in the certifying authority and Fire and Rescue New South Wales endorsing the mixed use development as being fit for use.

Thirty 8 Albert Avenue presented itself as a challenging project. The mixed use nature of the buildings sharing the site resulted in compliance difficulties with the code prescription of the Building Code of Australia.

For a structure where a residential apartment tower, a hotel tower, associated car parking facilities and a two-storey hospital co-exist, the fire separation strategies between the different building classifications had to be developed upon sound and robust principles.

The company's fire safety engineers had to demonstrate that fire spread risks were mitigated by the design strategy, and that the emergency egress provisions were appropriately designed to serve four significantly different building classifications concurrently. Similarly, it was an important element of the design brief to ensure that the automatic fire services serving each uniquely different building were compatible and they interacted effectively. Robust fire matrices were developed as part of the overall performance solution for the development.

As part of the design and certification process, the core brief for Scientific Fire Services was to demonstrate and justify that the fire and life safety design satisfied the established performance benchmarks.

"Our fire engineers analyse the performance of the emergency exits based on various

fire scenarios by using human movement simulation software. Fire and smoke spread is also assessed by our team using comprehensive state of the art fire engineering modelling tools in order to assess the consequences of potential fires" commented Scientific Fire Services co-founder and Director, Russell Kilmartin.

The engineering assessment and consultancy took many months to complete working closely with the Probuild team and the Principal Certifying Authority, Blackett Maguire + Goldsmith. After the delivery of the Fire Safety Engineering Report and the completion of the construction, Scientific Fire Services undertook a detailed audit, inspection and commissioning process. The Thirty 8 Albert Avenue development is now fully occupied and represents a great addition to the Chatswood hub area.

"The building construction can't start and the building cannot be occupied unless this process is completed. The building has to comply with the performance criteria - it is a significant hurdle for the developer to get the building permit process completed and this is where we demonstrate our value," stated Russell.

Scientific Fire Services have built a solid reputation as experts in the highly specialised field of fire safety and risk engineering.

"We are unique in that we don't only offer intelligent fire safety solutions we also create unparalleled results to suit each building project."



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