



DEVELOPER : Newquest Property and Manly Civic Club
 MAIN CONSTRUCTION COMPANY : Novati Constructions
 ARCHITECT : Mijollo International Pty Ltd
 STRUCTURAL ENGINEER : Adams Consulting Engineers Pty Ltd
 CONSTRUCTION VALUE : \$35 million



WHARFSIDE RESIDENCES & CLUB

Wharfside Residences are a luxury boutique 5-storey mixed use development which includes a community Civic Club on the ground floor with 38 luxurious residential units, with premium finishes exuding coastal elegance and seamless flows between indoor and outdoor entertaining spaces, a lavish penthouse level above 2 levels of basement parking.

Novati Constructions is a leader in the Australian construction industry and proudly holds a unique position, operating under the same builders licence since 1971. They remain a 100% family owned business and the Novati family are still an integral part of the management team, and their portfolio includes some of the finest buildings in Sydney, including Wharfside Residences.

The project incorporates the Manly Civic Club in the iconic Sydney suburb which is set between the harbour and the beach. The 5-storey mixed use, \$35 million development comprises the historic Civic Club on the ground floor with 38 luxurious residential units above and 2-levels of basement parking. The apartments offer premium finishes including oak floorboards that complement the stunning harbourside setting. Wharfside offers an amazing lifestyle located just moments from Manly wharf, Manly beach, shops and transport.

Novati commenced onsite early 2018 and handed over in March 2020. Fifteen members of the Novati team were dedicated to the project and over 60 subcontractors were engaged during the construction phase.

Novati Project Manager Jason Gaff said Novati utilised an innovative cutter soil mixing retaining wall in the foundation construction process to stiffen soil elements by the introduction and mixing of fluid binders into the soil. As the cutter penetrated the ground, the in-situ soil was broken down and mixed by the rotating wheels. A bentonite-cement slurry was introduced into the loosened soil material converting it to a fluidified plastic bentonite-cement soil mixture.

“Groundwater also made construction conditions difficult. A dewatering system was put in place to pump groundwater away

from the site to make suitable conditions for earthworks, shoring and piling,” Jason said. “Acid sulphate in groundwater needed to be treated prior to its expulsion in order to neutralise its pH level. The slab on ground is composed of a 450mm thick hydrostatic slab designed to impose an opposite force against hydrostatic pressure. The slab is coupled with 550mm pile caps in multiple locations.”

Similarly, the acid sulphate soil needed to be treated prior to its removal from site.

Another challenge was maintaining and restoring valued heritage components associated with the Manly Civic Club, which was formed in 1947 and incorporated in 1952. “The heritage aspects included the Auckland garage which was an old inter-war Spanish mission style 1930’s service station and is now being used as a part of the newly renovated Civic Club. The heritage work required special attention by the Novati team. The new Civic Club will provide excellent entertainment facilities for members and their guests.”

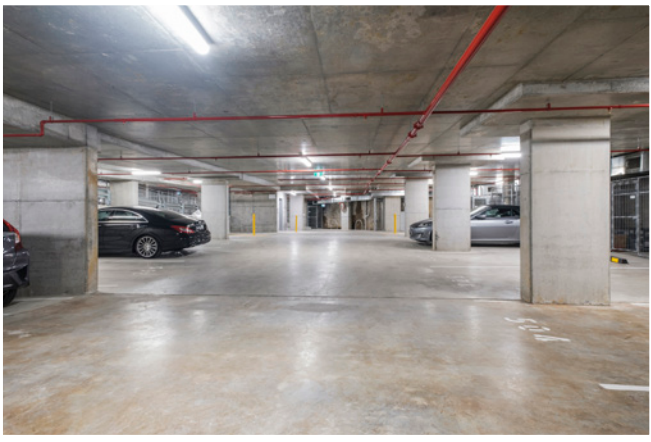
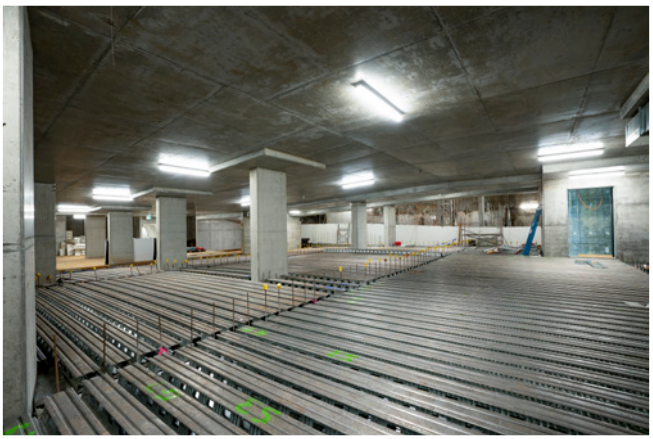
Jason said that the Wharfside Residences project is a great example of the capability of Novati Constructions. “We have a strong, quality leadership team with a very secure financial base. With almost 50 years in the building business, Novati has wide experience with all major forms of design, construction and delivery methods. If problems arise on a project, we work as one team to resolve them.”

With over 150 projects completed since 1971, Novati Constructions is forecasting a strong growth trajectory for its business, with a focus on projects in schools, aged care, industrial and the commercial sectors.

For more information contact Novati Constructions, Level 1, 99 Alexander Street, Crows Nest NSW 2065, phone 02 8436 9000, email info@novati.com.au website www.novati.com.au

Below For Wharfside Residences Premier Steel Technologies manufactured and supplied 700m² of Truedek® panels for a permanent formwork solution.

Below KLAUS Multiparking supplied and installed 14 double-storey car stackers for the Wharfside Residences’ carpark.



Premier Steel Technologies Pty Ltd (PST) is a specialist custom rollforming manufacturer based at Wetherill Park in Sydney and was commissioned to supply 700m² of their Truedek panels, a steel decking system used as permanent formwork, for the underground carpark area of the Wharfside Residences.

“Truedek® was the ideal product for Novati at Wharfside,” explained Business Development Manager, Neil Dupen. “The basement hydrostatic slab was 5m below the water table and Truedek® was used to build a suspended slab as a secondary level above it, including ramps between the levels. Some Truedek® panels were installed less than 100mm above the base floor and required only a 40mm end bearing on the supporting walls. For the longer 7m spans the panels were used in a full truss configuration, but for some of the shorter spans it was possible to use our infill sheets between them, in a truss/pan/truss configuration.”

“Truedek® decking is light weight and easy to install and is incredibly strong as the panels interlock together, so even in its formwork stage it becomes a safe working platform,” said Neil. The specialised rollforming machinery used to manufacture Truedek® was developed and built by Premier Steel.

Established in 1980, the PST team is expert at manufacturing non-standard products, overcoming technical design and production challenges. Their services also include tooling and design and they have produced a wide variety of products for clients all over Australia.

“Using the Truedek system saved us time and money and we are looking at using it for many future projects,” said IMS Manager for Novati Constructions, Adrian Novati.

The benefits of the Truedek® system include:

- Can span 7.5m without propping.
- Four different panel heights to suit different slab designs.
- Custom lengths manufactured to suit, means no cutting or waste.
- Pre-cambered to minimise wet concrete deflection and ponding.
- Optional web-holing to allow for solid or voided slabs.
- Underside leaves a flat soffit.
- Able to accommodate additional reinforcing.
- Can also be used as a flooring beam system without concrete.

For more information contact Premier Steel Technologies Pty Ltd, phone 02 9756 0602, email info@pstech.com.au or enquiry@truedek.com.au, website www.pstech.com.au

KLAUS Multiparking (KLAUS) offers premium car parking solutions for modern city properties where the efficient use of space is a priority.

KLAUS started the supply and install contract for Wharfside Residences in July 2018, specifying 14 double storey car stackers.

“For the basement parking area at Wharfside we chose the KLAUS Multibase 2072i, a 2.7m x 5.3m unit with horizontal platforms, our most popular model,” explained Design Manager, Danyle Saleika. “The installation took a couple of weeks and we finished in late November 2019.”

“The challenge for us is coordinating with the builder and other trades for the time to do the installation, however most important is to keep track of any design or construction changes that occur so that the space available for our product isn’t modified in any way.”

“We have an inhouse team of designers to work with developers, architects and builders to integrate car parking requirements at the planning stage, we then supply a suitable parking system for each project and provide the builder with working drawings,” said Danyle.

“Wharfside was our first with job with Novati and we found them a good team to work with. They communicated well and the job went smoothly. Our technicians return when the construction is finished to show residents how to use the key operated system.”

“We have a range of parking systems available including two and three car stackers, semi-automatic, remote control as well as fully automatic shuffle systems and turntables to allow our clients to get the most out of the space available. We also design customised solutions and install our product in existing buildings.”

Across Australia KLAUS has completed more than 600 installations using their space saving technology to provide parking for over 7,000 vehicles to private and commercial developments including The Alfred Hospital, Melbourne where they delivered parking solutions for 30 cars, saving 150m² of space.

For more information contact KLAUS Multiparking ANZ Pty Ltd, 414-426 Lower Dandenong Road, Braeside VIC 3195, phone 1300 455 287, email info@multiparking.com.au, website www.multiparking.com.au