

# JOONDALUP APARTMENTS

MAIN CONSTRUCTION COMPANY : Diploma Constructions  
CLIENT : Diploma Properties  
PROJECT END VALUE : \$45m for Gateway North and South only  
COMPLETION : December 2009  
ARCHITECTS : Cameron Grisholm Nicol  
STRUCTURAL ENGINEER : Woods and Grieves  
GEOTECHNICAL : Coffey Geotechnical

## WHERE A DIPLOMA COUNTS

As the developer of Joondalup Apartments, the Diploma Group have seen their profile increasing over the past 3 decades. As an integrated property development, construction and facilities management company, the Diploma Group has been responsible for developing some of Western Australia's largest premium commercial and residential projects.

Joondalup Apartments in the heart of Joondalup's education precinct, offers designer living spaces with luxury amenities in a sought-after location, close to cinemas, cafes, shops and transport. The Joondalup development consists of 4 buildings on a green field site, located in the heart of the education precinct at Joondalup. The project consists of 187 apartments over 3 to 6 storeys, and 5 commercial units. While the secured development features a central swimming pool and gymnasium, landscaped BBQ area, including parking at ground and basement levels.

Operating since 1976, the Diploma Group has grown from a boutique residential construction company into a substantial listed entity. Now employing over 100 the company manages a large portfolio of properties which currently expanding into new and domestic markets. With the head-office based in Perth, they now have interests in Sydney N.S.W. and in the United Arab Emirates.



Careful planning and an accelerated program of works enabled construction of Joondalup Apartments North to be complete six months ahead of its original schedule. Construction started in September 2008 and progressed rapidly at the client's request. Extreme care was required to co-ordinate a workforce of up to 170 subcontractor, with considerable movement of materials. Naturally, safety always remained the top priority and the project was completed without compromising its excellent safety record.

The accelerated program for the construction of the apartments meant that additional resources were required. This provided a challenge, as it was harder to coordinate finding the right subcontractors who can produce the additional resources at short notice. Fortunately the Project Manager, Richard Tribe had an extensive background covering various aspects of development construction. As Richard explains, "due to having a strong management team and subcontractors that were highly experienced this all contributed significantly to the accelerated program."

Project co-ordination was run to a very tight program. Due to the synergy of having one project manager overseeing the project team from the start to finish, this gave a more complete overview of the project. The team was therefore able to achieve some development targets that they were extremely proud of through the project being completed in such a reduced time.

One of the main project challenges was finishing the development ahead of schedule, while also keeping defects to a minimum, which resulted in the project being one of high specifications, making the eventual purchases experience more favourable. There were also some challenges with inclement weather as internal fit out commenced before closure of building during the winter months.

The Diploma Group has introduced an innovative technology brought in from overseas. This reusable multi-storey system dramatically reduces floor cycle time and craneage by maintaining the same dimensional setout for the stair and lift cores. The Diploma project team sourced a suitable European tunnel formwork system, adapted its design to suit local safety requirements and imported the completed system.

Some of the other current projects undertaken by the Diploma Group in Perth include Zenith City Centro Apartments, Eleven 78, the Peak and Rise Apartments, as well as Durack 2, a five level commercial building, which is the first six star Greenstar building delivered in Western Australia. The Diploma Group has reached a point where they see the company having an area of expertise in developing inner city product, not just residential but commercial as well, working well in tight situations with challenging requirements.

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## SUPPLYING SPECIALISED FRAMES

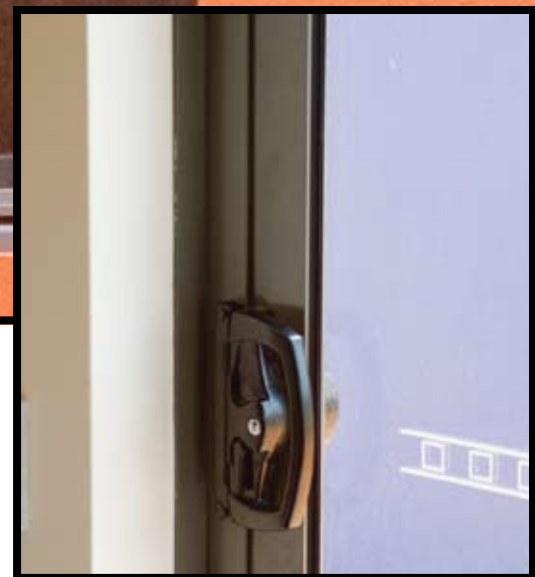
The window and doorframes, as well as the glazing for Joondalup Apartments were supplied and installed by Access Aluminium Australia. The company has been specialising in these products for 2 years, and now employs 14 people, with 6 of these engaged in the Joondalup Apartments project.

These unique products of Italian design from the Aluk Group Spa, were used for the first time in Australia on this project. The frames of these window and doors are a more robust commercial style, with heavier frames than those supplied in Australia, making them stronger and therefore longer lasting. The heavy frames mean that when the user is opening and closing the windows, for example, they can feel the improved quality of the product, due to the smoother glide of the roller system. Even though these products were imported from Italy, Access Aluminium designed the system, consulting with the builder, therefore minimising any potential installation issues. Since most of the profile sizes for the frames were the same as those used locally, there were no problems encountered during the installation process.



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Additional projects that Access Aluminium are currently working on are the Zenith, Rise, and Sky Apartments, which are all Diploma Group developments, as well as the Hammond Road Regional Sport and Recreation Centre in Cockburn, WA.



## SERVICES, MANAGEMENT AND CONTRACTING



Pipeline Hydraulics was established in 1996, growing and developing from a company started by Tim Swift in 1986 called Swift Plumbing Services. Based in Perth's Osborne Park, Pipeline Hydraulics offers hydraulic design services, project management, service and a high-standard commercial contracting service.

Differentiating itself from most other plumbing contractors, Pipeline Hydraulics has its own in-house consulting and design team. This allows the company to provide clients with a multi-faceted service, saving them money on hydraulic design components. Managing Director of Pipeline Hydraulics Tim Swift believes, "our niche market focus is on those projects that our opposition may find too difficult or unusual. We operate the contracting side of the business using a computerised job cost tracking system, which allows us to be totally confident of the bottom line cost on any project we provide quotations or budgets for."

Pipeline Hydraulics has recently completed work on the Joondalup Apartments for Diploma Developments, who they have been involved with on a number of previous projects. Tim Swift comments "Once again we are happy to be working with Richard Tribe and his management team on this project, and as with all the projects we undertake for them we have been able to identify potential savings with the original hydraulic designs and then work with the consultants to make them more economical."

Pipeline Hydraulics has worked on numerous projects including the residential towers, Saffron and Sky, the Mayfair and Havelock

apartments, marinas complexes in both Mindarie Keys and Hillarys, as well as various Coles Supermarkets.

Operating with 4 office staff and 32 site personnel (tradespersons), Pipeline Hydraulics pride themselves on providing the best possible plumbing designs and installations, and maintaining long and supportive relationships with their client base, which includes builders, developers, building owners, architects and contracting services. We are also proud to be the winners of the Master Plumbers and Gasfitters Association/ Plumbing Licensing Board "Construction Plumbing Business of 2009". This defines us as being the number one Commercial Plumbing Contractor in WA.



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## DISTINCTIVE BATHROOMS

The Joondalup Apartments were fitted out with glass splashbacks, semi-frameless shower screens, and frameless mirrors by Distinctive Showerscreens, a family owned and operated business headed up by Graham Byrnes.

Although the business in its current form has only been operating for 3 years, it has grown from the experience of over 28 years in the manufacture and installation of frameless and framed shower screens. With 6 employees, 3 of whom worked on the Joondalup Apartments project, they specialise in frameless showerscreens, glass splashbacks and painted glass wall claddings, and pool fences.

One of the differentiating aspects of the business is that they have recently completed a unique showroom that you won't find anywhere else in Australia, with 9 complete bathrooms, consisting of a mixture of glass walls, glass tiles, frameless screens, semi-frameless screens, and Hansa tapware.

Graham Byrnes explains, "These are pretty much complete bathrooms, so people can come in and look at whole finished products, with glass ceilings,

glow in the dark walls, patterned walls, and water features, all situated in real bathroom settings. A lot of new ideas are represented, showing people the different ways that they can use glass, to their advantage as far as aesthetics are concerned. This is a spectacular showroom where you can view our products in their own environment and no longer just visualise how they will look in your home. These designs are both individual and innovative."

Distinctive Showerscreens are currently working on supplying and installing their range of glass products for some new homes in Eagle Bay, an up-market holiday area south of Perth.

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