

BRINGING LIFE TO THE LAKESIDE



Canberra can now join all the other Australian capital cities in having a vibrant waterside precinct for living and leisure, with the completion of Doma Group's Dockside Kingston. The most recent stage of the ongoing realisation of the Cox Architects masterplan for the Lake Burley Griffin foreshore precinct, Dockside combines upmarket apartment living with a retail and cafe area, all with spectacular views across the water, and within walking distance of Canberra's major cultural institutions, the Parliamentary Triangle and the Kingston and Manuka shopping districts.

Constructed by Bloc, Dockside comprises 120 residential apartments over six levels and retail and commercial tenancies fronting Eastlake Parade

and the foreshore promenade. The retail tenancies range from 30sqm to 242sqm, and having lakeside and promenade frontage makes them ideal for speciality stores, service businesses, restaurants and cafes. There are also a number of commercial office spaces for small to medium enterprises seeking a special location which offers high levels of staff and client amenity.

The construction materials used in the project echo the various epochs of Canberra's growth, with solid brick used for the lower levels facade. The facade is not continuous, rather, openings spill out onto the promenade, laneways and arcades which link with the community.

The residential component has been designed over six levels, four fronting the promenade and waterside boardwalk, and another two levels set back above a parapet to give the project a distinctive scaled profile.

The apartments range from 1 bedroom to 3 bedroom, and have been designed for open plan living, with extensive glazing to maximise the natural light and views.

The two recessed uppermost levels comprise five two storey pods of roof garden apartments. These feature floor-to-ceiling glazed popouts, which will give the residents a sense of being at one with the views of bushland, sky and water. The roof garden spaces offer an opportunity for total connection with the outdoors and the changing seasons, and provide a space for both private and recreational activity, and a spectacular view taking in the full scope of Canberra's heartland.

Abundant outdoor spaces will enable residents to make the most of their waterside location, with the orientation of the project also ensuring waterside terraces are bathed in winter sun. Attention to quality in the fitout and interior design has resulted in a distinctively cultured, urban feel which meets the aspirations of Canberra professionals.

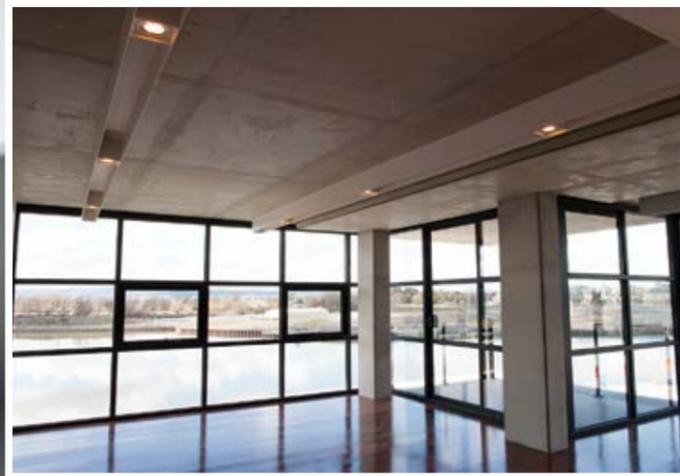
Doma, Bloc and Colin Stewart Architects have undertaken a series of successful recent collaborations, including Bridge Point Kingston,

another part of the overall Kingston Foreshore masterplan, and the One Sydney Avenue project, where high standards of ESD in the design and construction have delivered a benchmark in terms of office space for government departments.

For Doma, the growing success of the Kingston Foreshore project makes them one of the key drivers of Canberra's ongoing evolution into a vibrant, cultured capital city. Dockside is one of a pair of buildings which Colin Stewart have designed to be the central focus of the Kingston Foreshore, echoing the manner in which the Sydney and Melbourne buildings give the CBD area a visual anchor point.

The constructors of Dockside, Bloc, were established in 2011 when two of Canberra's leading Residential and Commercial Design and Construction companies, Redwin Constructions and Space Developments, joined forces. One of the company's strengths is having hands-on directors who actively engage with project management, design and planning, and a substantial staff of over 50 including inhouse engineering expertise.

Other projects Bloc has completed include the Ambassador Apartments, also a Colin Stewart Architects project, and Hotel Realm, again a successful collaboration with Doma Group and Colin Stewart Architects.



It takes extraordinary dedication to quality to achieve bespoke, high-end results on a large scale fitout project, as Sydney-based company Intelligent Living (IL) has done so for the Dockside Residential Development, located on Canberra's Kingston foreshore.

By applying attention to detail throughout the entire process, IL have ensured that investors in this 120-apartment development enjoy beautiful functional joinery and striking modern energy-efficient lighting, all custom made for this boutique residential project.

IL worked collaboratively with the Dockside project team from design stage, to achieve optimum results for the Client. Some 1500 cubic meters of custom made joinery and lighting product was manufactured, including kitchens, vanities, wardrobes, linen cupboards, light fittings and ceiling channels.

Incorporated into the design of Dockside's joinery was the influence of IL's broad experience in producing detailed bespoke furniture, with special features included as standard, such as premium quality European hardware and drawer accessories, durable polyurethane or veneer finishing throughout, and seamless quartz stone bench tops. The resulting aesthetic is clean, modern and perfectly suited to the light-filled, luxurious feel of the apartments.

IL also developed an innovative lighting system comprising of custom LED light fittings and ceiling channels. The LED light fitting features market-leading critical components and has met relevant AS/NZ standards, having been issued with a regulatory certification mark. "Our LED light fitting embodies the future of lighting and addresses the direction property developers are seeking to go as Australians care more and more about the

cost of energy and also the impact their energy use has on the environment. Our product is functional, environmentally friendly, energy efficient, elegant and modular," said IL Founder and Director Joseph Karam.

Prior to full-scale manufacturing, prototypes of both lighting and joinery were developed for stakeholder review. The entire Dockside consignment was completed within 12 months from early design optimisation through to final delivery and installation. "I am committed to leading by example" said Joseph, who proactively shepherds every project through from early design to final delivery, maintaining an unwavering dedication to quality. "IL is committed to delivering meaningful results for our Clients. We focus on delivering the best material outcomes for the investment budget set. A large part of our commercial growth can be credited to this approach," he said.

The strength of IL is in its capability to execute and deliver on complex product development briefs on a large scale without compromising on quality or style. Detailed production drawings, bills of quantities and prototype development are at the heart of Client approvals and development of the project's supply strategy.

"Design intent is never compromised. It's up to IL to develop products that reflect the designer's and ultimately the Client's vision," said Joseph. "Operationally, it is about understanding the detail of every job, having meticulous documentation, planning well, using systems and processes, and delivering with the intention of perfect execution. This is the commitment of each of our team members and therefore our collective way of working."

Unique to IL is its long standing presence in the Peoples Republic of China (PRC). IL's dedicated manufacturing facility when coupled with a tested international materials network provides Clients with confidence in the outcome. "IL is a service provider with no geographic limits. We operate with a global mindset and have done so since 2004. To consistently provide high quality outcomes, you need to remain sophisticated in your approach regardless of where the product is made," said Joseph. "In 2014, we will celebrate 10 successful years manufacturing in the PRC".

IL's strength in supply chain management shines through on projects like Dockside. Thorough planning and meaningful communication form the foundations of success, ensuring accuracy and attention to detail is present at every phase of the supply process. Quality Control is integrated into every stage of the supply chain, from raw materials to process mapping, with checks and measures carried out at the coal-face by IL decision makers. "IL's leadership team is comprised of qualified Engineers and Operations specialists; therefore the science of Best Practice and its integration into our way of working is demonstrably evident to our Client, with ultimately the product (and execution of delivery and installation) the measure of our success," said IL Operations Manager Julie Sarian.

IL services numerous Australian markets, including the Hotel, Gaming and Leisure, Residential Development, Retail and Commercial sectors, with engagement ranging from turnkey solutions to supply-only. The company has earned a reputation for being suppliers of beautiful detailed joinery and bespoke furniture pieces, while also being highly regarded for their capabilities in complex product development. Exemplifying these strengths include projects such as Burbury Hotel, Shangri-la Hotel Sydney, The Star casino, Novotel Canberra, and Sofitel Wentworth.

For more information contact Intelligent Living, phone 02 8003 7393, email: sales@intelligentliving.com.au, website: www.intelligentliving.com.au



ANOTHER D GROUP SUCCESS ON THE KINGSTON SHORELINE

Leading ACT hydraulics and plumbing experts D Group have continued to build on their track record of excellence with their latest Kingston Foreshore project, Dockside Kingston.

Up to 20 staff including engineering, project management and experienced, trade-qualified plumbers worked on designing and installing the project's sewer and storm water drainage; plumbing for all the apartments and retail tenancies; and gas installations throughout.

In all, it took their team 12 months to complete works for all three towers from early design, CAD drawing and specifications through to installation, commissioning and certification.

The challenges of the project came from the demanding program time frame, and site access issues to each tower. D Group's highly developed ability to execute plans and approach works in a strategic manner ensured they were able to meet milestones on time and safely deliver all installations to a high standard of quality.

All of D Group's projects are undertaken to Independently Certified Quality Management Systems to ISO 9001:2008, Workplace Health and Safety Management Systems to AS/NZS 4801:2001, and Environmental Management Systems to ISO 14001:2004.

The company provides a diverse and integrated suite of services for major projects across the ACT ranging from prestige multi-storey apartments like Bridge Point Kingston, One Sydney Avenue and Realm Park, through to industrial projects and Green Star commercial projects such as One Canberra Avenue.

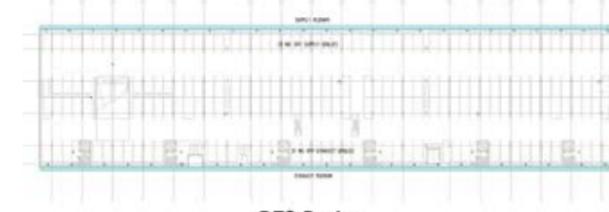
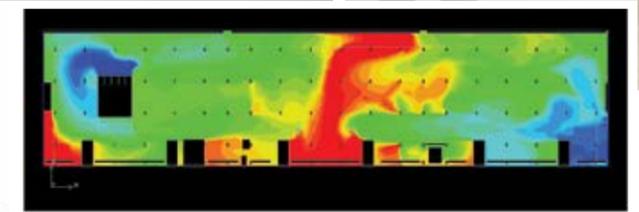
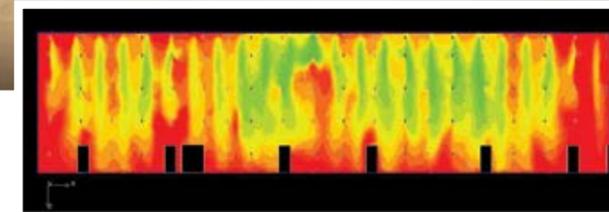
Their knowledge of the latest products and techniques is complimented by some of the latest technology, including CCTV survey equipment for investigations on in-ground sewer, storm water and reticulations, and service location surveys.

The design and installation capabilities D Group possess enable them to deliver complete hydraulics solutions including initial design and consultation to develop the most workable and cost-effective design. Their project management team undertakes liaison with local authorities and providers including ACTPLA, ACTEW, Jemena (formerly AGI) and TAMS, preparing all relevant documentation including approval and certification documentation, in addition to documentation for clients such as project feasibility studies, as constructed drawings, research, reports, and approval documentation.

Through a results-focused approach and an uncompromising commitment to value and quality, D Group continues to consolidate their reputation as a substantial contributor to successful major projects.

For more information contact

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DTS Design

Alternative Solution

A FRESH TAKE ON AIR QUALITY

Digital wizardry coupled with innovative ideas delivered a cost effective solution for ensuring air quality in the car park at Dockside Kingston. The exhaust system designed by Northrop Consulting Engineers also uses a substantially reduced amount of materials, creating a significant saving for the builder.

"We designed an alternative solution to allow the carpark exhaust to have no ductwork or plenums. This was achieved using make up from the carpark entry door, a supply grille, two exhaust grilles in the centre and four jetfans to move the air around. The only ductwork was in the risers and groundfloor carpark for exhaust discharge," said Northrop Engineers Mechanical Engineer, Michael Smith, who completed the design, including modelling and analysis.

"We conducted a Computational Fluid Dynamics (CFD) simulation of a traditional plenum system, which meets the Building Code of Australia (BCA) deemed to satisfy (DTS) requirements, and the alternative jetfan system ensure the jetfan design was equal or better than the traditional deemed to satisfy (DTS) system. The alternative solution was proposed as it saved thousands of dollars in mechanical duct etc."

CFD software has enabled Northrop Engineers to conduct airflow calculations by breaking down the space into discrete blocks, and undertaking calculations at the node of each block which impact on the adjacent block – effectively modelling the movement of air and the inter-relationship between the fresh air supply and the exhaust.

The benefit of this approach from a design point of view is substantiation of the effectiveness of the alternative mechanical systems.

The challenge posed by the car park itself was the sheer size of it, being over 140m long, significant duct or plenums would be required for air distribution, causing a coordination and cost nightmare. A reduction of ductwork using an alternative solution became highly valuable from a design, coordination perspective, not to mention the reduction in materials, and therefore a reduction in cost for the project.

CFD is a technology with multiple applications for innovative engineering solutions. "CFD can be used to achieve Green Star points such as Air Change Effectiveness (ACE) for Indoor Environment Quality (IEQ), performance verification of equipment such as condensers and condenser farms in odd places, precinct wind tunnels, thermal stack effect and many other applications in the built environment," said Michael Smith.

Northrop is one of the founding members of the Green Building Council of Australia, and sustainability is a high priority across all their projects. Their expertise across mechanical, electrical, hydraulic, structural, civil, sustainability and specialist services, has been applied to projects across the construction and development spectrum. The company has offices in Canberra, Sydney, Brisbane, Newcastle, Wollongong and the Central Coast.

For more information contact Northrop Consulting Engineers Pty Ltd, phone Michael Smith (02) 6285 1822, 15 Aintree Court, Phillip ACT 2606, website: www.northrop.com.au



MULTI-SKILLED MILESTONE DELIVERS

What does a landmark project like Dockside Kingston need to achieve a high quality finish for wet areas? A company like Milestone Tiling on site, who specialise in delivering high standards in tiling, waterproofing and paving for major projects.

At Dockside, Milestone had a team of up to 38 skilled and qualified staff on site for four months, undertaking a scope of works including applying approximately 4,500m² of heat applied waterproofing membrane (Parchem Testudo Mineral); approximately 4,000m² of paintable waterproofing membrane; and approximately 4,000m² of sand cement bedding. They also laid 2,500m² of large stone pavers, 800m² of cobblestone; and installed around 7,000m² of porcelain tiles.

Milestone have abilities which extend beyond simply application and installation, with in-house experience and skills including a Builder's License. At Dockside, one of the highlights of their contribution was their design and construction of the apartment's step-up shower bases, which give the bathrooms a unique aesthetic.

"We are well rounded in our skills, with a professional and friendly can-do approach to our work," said Milestone Tiling Spokesman, Sean Fitzgerald.

"We aim to always work with our builder to deliver a great product that meets or exceeds deadlines. It has been a pleasure to work alongside BLOC and Doma to construct a landmark situated on the lakeside of Canberra, which will be a focal part of the Kingston area for years to come.

In the four years Milestone Tiling has been in operation, they have completed several major ACT projects including the East Apartments and Hotel, and the Multi Developments Units at Bruce.

"Between the Directors of Milestone there is many years' experience in large developments, and our 45 staff also possess substantial experience and qualifications both relating to our trade and also outside our trade, including First Aid, machinery tickets including Forklift and Materials Hoists, and expertise and qualifications in carpentry and timber flooring," said Sean. "Milestone is a young and enthusiastic company willing to take on any challenge big or small, and no region is too far away for us to undertake a project."

For more information contact Milestone Tiling, PO Box 116 Mitchell ACT 2911, phone 02 6242 8166, fax 02 6242 8167 email: info@milestonetiling.com.au