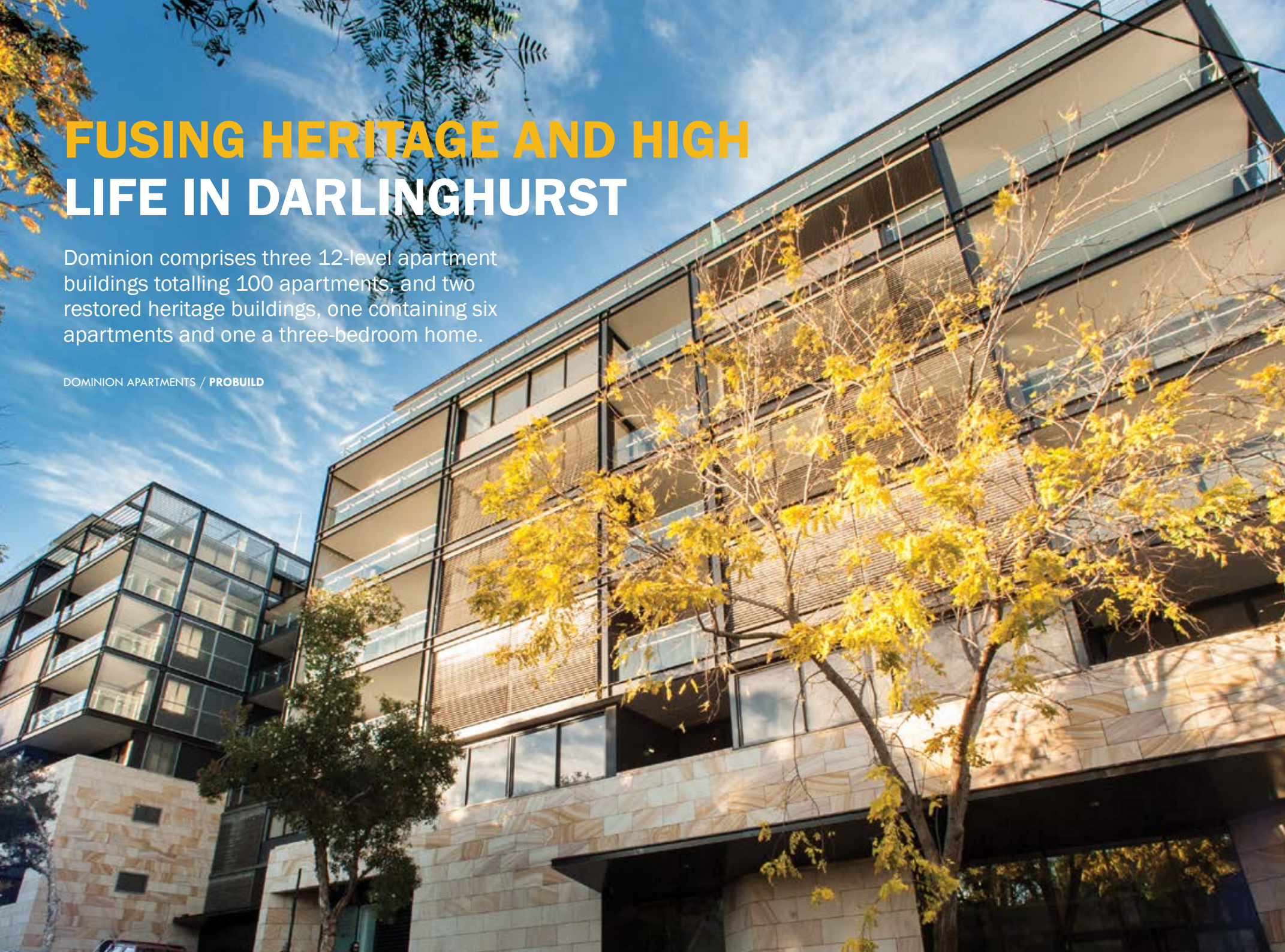


FUSING HERITAGE AND HIGH LIFE IN DARLINGHURST

Dominion comprises three 12-level apartment buildings totalling 100 apartments, and two restored heritage buildings, one containing six apartments and one a three-bedroom home.

DOMINION APARTMENTS / PROBUILD



Left Probuilds Dominion Apartments located in Darlinghurst, Sydney.

Located on the highest point of Darlinghurst in Sydney, the multi-faceted Dominion project showcases Probuild at their best. The project was developed by CBUS and designed by Group GSA on land formerly occupied by the Caritas health facility.

Undertaken as a Design and Construct, Dominion comprises three 12-level apartment buildings totalling 100 apartments, and two restored heritage buildings, one containing six apartments and one a three-bedroom home. Together, they form a residential precinct which is oriented around a private landscaped courtyard featuring mature trees, cobble pathways, gardens, lawns, seating and water features.

There are three levels of carpark, including spaces for motorcycle parking, and secure bicycle storage facilities for residents.

The angular 4,357m² site is bordered by Forbes Street, Burton Street and Bourke Street, and sits opposite the landmark Darlinghurst Gaol. The sandstone of the gaol (now the National Art School) and other important local buildings has been reflected in Dominion, with natural stone featuring in the lower levels of the apartment building facades. The two heritage buildings are both sandstone, and Probuild's refurbishment of them has restored the facades while sensitively modernising the interiors.

The existing palisade fencing has been retained, as have the grand entry gates on Forbes Street, which have been updated with modern security to guarantee privacy for residents. Entry lobbies for all the apartment buildings are located on the courtyard frontages, with no entry from street frontages.

Four retail tenancies have been created on the street level of the Forbes and Bourke Street Corner and the Bourke and Burton Streets Corner, activating the frontage and adding a mixed-use amenity for residents. The retail tenancies range in size from 160m² to 280m², and have been designed to suit boutiques, cafes, restaurants or services.

Probuild managed the project from the completion of the basement excavation to Purchaser settlements, including the preparation and approvals of 6 section 96 amendments to the Development approval.

The apartment buildings were constructed with a concrete framed structure and Hebel panels for the party walls, with steel frame and

plasterboard/villa board internal walls. Hebel panels with acrylic render and paint were installed to the facade, which also features architectural steelwork on all levels, and extensive glazing shaded by electric roller blinds on the upper levels for thermal efficiency. The roofs are membrane concrete with decorative ballast.

A distinctive architectural feature is the recessive level which visually separates the sandstone of the podium level from the translucent upper levels, and contributes to the sense of scale at street level.

The major challenge was the construction and sequencing of the landscaped area around the heritage buildings. The majority of site access also being through this area added another layer of complexity to the staging.

Inside the apartments, the natural materials theme continues, with stone tiling in the bathrooms, stone benchtops in the kitchens and a palette of subtle tones for floor coverings. The floor-to-ceiling glazing, including doors to terraces, in the generously proportioned living areas creates an easy flow for outdoor/indoor living and ensures abundant natural light and ventilation. The majority of the apartments have a northern outlook, also giving the benefit of passive heating in the winter months.

Probuild had a team of twelve staff on the project, including Project Manager, Site Manager, Contracts Administrator, Site Foreman, Site Engineer, Cadet, plus a labour-force of 12 direct Probuild employees including the crane crew. In combination with the numerous subtrades, the workforce on site peaked at over 250 people a day.

"Dominion has been delivered to a high Quality standard, with a sympathetic design solution to blend the new fresh modern with heritage," said Probuild Site Manager, Wayne Famlonga. This highly successful project has reinforced the collaborative working relationship between CBUS and Probuild."

Other high quality residential projects Probuild currently have underway in Sydney include Deco, 155 Clarence St Sydney and Netball Central, Sydney Olympic Park, Homebush.

For more information contact Probuild (NSW), 85 McLachlan Avenue Rushcutters Bay NSW 2011, phone 02 8259 0222, fax 02 8259 0233, website: www.probuild.com.au

Below Future Form provided the formwork package for the in-situ structural concrete for all three new apartment buildings



Below Eastwood Air delivered the mechanical ventilation and cooling systems for the Dominion Apartments project.



Complex builds require subcontractors who can efficiently meet program milestones, as Future Form did for Dominion Apartments.

They provided the formwork package for the in-situ structural concrete for all three new apartment buildings, which meant a major deployment of materials and skilled manpower to match the focused efforts of the construction team and close coordination with Probuild and the concrete supplier.

Access issues needed to be carefully navigated also, making effective organisation of deliveries of formwork vital. Future Form's administration and project management staff provided excellent service to ensure a smooth flow of the required formwork elements and relevant skilled labour.

On any project safety is vital, especially for subcontractors working on the leading edge a height like Future Form were. It is a credit to the safety training and focus on risk-minimisation of their senior site staff and workforce that the formwork scope was completed LTI-free.

Future Form are a growing firm with over 70 employees who have been providing formwork carpentry services and full formwork packages since 2002 across all major project sectors, including commercial, residential, mixed-use and special purpose buildings.

They work closely with clients to develop the most appropriate formwork solution, including self-climbing, standard formwork, custom formwork and table forms for post-tensioned slabs.

Their capabilities include both structural concrete and a range of high-quality off-form finishes.

Part of ensuring quality and safety is having the right equipment, and Future Form take great care that all of their formwork items are checked as being fit-for-purpose before and after every job, with any necessary maintenance or replacement promptly attended to.

In all they do, Future Form take a proud and professional approach which prioritises achieving the required goals in an efficient, cost-effective and innovative manner.

This approach has seen the business continue to enjoy strong growth, completing a wide range of demanding projects for many of Sydney's major builders.

For more information contact Future Form, 14 Enterprise Cct Prestons NSW 2170, phone 02 9426 6900, email admin@binah.com.au

Before Eastwood Air delivered the mechanical ventilation and Air conditioning systems for the Dominion Apartments project, they spent substantial time working with the design, construction and consultant team to ensure a successful outcome was possible.

"The design process lasted as long as the HVAC construction," said Eastwood Air Director, Dean Nowland.

"We began work on the project under St Hilliers, and were then novated to Probuild when the contract changed hands. At that point, only the non-functional preliminaries of the HVAC design had been done. We have in-depth knowledge of compliance and construction issues, so we negotiated as a design and construct, and worked with the architect, the plumbers, the electricians and the structural team to fine-tune the design.

"Some aspects, such as ceiling heights and riser location would have created constructability issues, so the structure was redesigned. The clearance for the duct in the carpark had to be increased, so beams were adjusted.

"Having early involvement by services trades and consultants was important for resolving the constructability and compliance issues. There also needed to be adjustments made for the fire zoning, fire impacts and fire compartments, which affect our work as every piece of duct or pipe which penetrates the structure needs to be fire-rated."

Planning and design for the HVAC installation was undertaken using 3D modelling, and the installation coordinated with 2D technology. The scope of the installation included individual Daikin Spilt systems to the 40 smaller apartments, in addition to 300 ducted bulkhead fan coil units installed in every living room and bedroom connected to their respective VRV condenser per apartment. Eastwood Air also installed ventilation systems for common areas and the carparks.

In all, twelve months of design and specification was matched by twelve months of on-site works, which went smoothly due to the enormous amount of forethought applied during the design resolution process.

Eastwood Air have extensive capabilities in the mechanical heating, cooling and ventilation field, and are especially adept with projects with challenging needs, including warehousing for dangerous goods, where smoke clearance and ventilation are crucial. Other recent projects include a design and construct project for Linfox, delivering systems for a 26,000m² controlled-temperature storage facility for pharmaceuticals; a music room for Pacific Hills School, where acoustics were crucial; the Federal Police Head Office Refurbishment; Cobbam Juvenile Detention Facility; and a Halfway House Mental Health facility at Kellyville.

For more information contact Eastwood Air Conditioning, Unit 3, 6 Bonz Place, Seven Hills NSW 2147, phone 02 9674 9944, fax 02 9838 4743, email: sales@eastwoodair.com.au, website: www.eastwoodair.com.au

Below JWI Louvres were responsible for the PFC façade, retractable blinds for the exterior, 300mm fixed vertical aluminium louvres and the perforated aluminium sign for the Apartments on Burton Street.



Having almost three decades of experience in the design, manufacture and installation of louvre systems gives JWI Louvres a definite edge in the innovation stakes. At Dominion Apartments, their combination of engineering skill, aesthetic excellence and functionality is on display for all to see, with their handiwork forming one of the distinctive elements of the project's façade.

Working with the architects from the early stages, JWI implemented the bespoke solution for the project, to include a PFC façade of 320mm aluminium facefit, which has been designed to resemble old steel beams. Powder coated in black, with large steel welded corners, the PFC adds a sense of framing and architectural distinction to both the glazed and stone parts of the façade.

JWI also designed, manufactured and installed all the motorised retractable blinds for the exterior, and 300mm fixed vertical aluminium louvres for privacy and shading on the balconies of the project's western face. The perforated aluminium sign for the Apartments on Burton Street is also JWI's handiwork. JWI's focus is on achieving the best possible outcome for clients and projects, including the functional aspect of reducing solar loads and thermal transference during hot summer days, and the quality aspect of low maintenance and long lifecycle. One of the guiding principles for all JWI designs is energy conservation and sustainability, something for which the company was recognised with an Australian Design Award.

The company's inhouse design and engineering talents have created a wide range of products, which can meet the needs of projects across the commercial and residential construction sectors. These include retractable and non-retractable blind systems, fixed and operable ellipsoids, operable roofs, and vertical cedar sunshading louvres. JWI can manufacture bespoke products in extruded aluminium and baked enamelled roll formed aluminium in a range of blade profiles, finishes and colours including powder coated and anodized.

The systems can be installed as fixed, sliding, bi-fold or lifting panels with either manual or motorised controls, with the option of linking electronically controlled blinds and louvres to environmental sensors and BMS systems, enabling automatic adjustment in response to weather conditions, or a timer can be incorporated into the motorized set-up for programmed opening and closing.

Based in Sydney, JWI provides their full design and installation service to both domestic and international markets. Other recent major projects have included Liverpool Hospital, The Mint, University of Melbourne Medley Hall, Parramatta Trial Courts, Sugar Mill Warehouse Development and Panorama Apartments.

For more information contact JWI Louvres, 4 Hallstrom Place, Wetherill Park NSW 2164, phone 02 9757 7600, fax 02 9725 2817, email: info@jwilouvres.com.au, website: www.jwilouvres.com.au

Dominion Apartments, NSW