

MAKING A DIFFERENCE

DEVELOPER : NSW Land and Housing Corporation
MAIN CONSTRUCTION COMPANY : Kane Constructions
ARCHITECTS : DEM
HERITAGE ARCHITECT : John Oultram Heritage & Design
CONSTRUCTION VALUE : \$47 million



The \$47M Glebe Social Housing Development, located in the leafy inner city suburb of Glebe, comprises of 158 social housing apartments across two sites. Building B, includes 48 apartments over 6-storeys and Building D, contains 110-apartments across 9-levels.

The project consists of 158 social housing dwellings across two sites comprised of one and two bedroom apartments which includes 23 adaptable units for disability access.

The building to the north, known as Building B, holds 48-apartments across 6-storeys, while Lot 14, known as Building D, holds 110-apartments over 9-storeys. The construction involved the use of post tensioned slabs, prefabricated fibre cement panels with aluminium box sections and brickwork.

Various coloured bricks including Mowbray Blue and Livingston Gold, McGarvie Red and Silver Spark-Urban Metal produce an aesthetically pleasing element which creates very reflective surfaces that look different at varying times of the day.

Community rooms had sandstone cladding added to give a harmonious and earthy ambience, and as part of the heritage interpretation strategy promoted by the city of Sydney Council, a bespoke perforated metal screen was specially designed for the Glebe Social Housing Development site.

Construction started in September 2016 with Kane Constructions deploying 190 tradesmen for the project. The company's success with this project along with a reputation for delivering exceptional developments, has allowed them to develop a good relationship with NSW Land and Housing Corporation, as well as the subcontractors who worked on the Glebe Social Housing Development.

"This was a great joint effort by Kane Constructions employees and the subcontractors on this project, which has delivered a new standard in social housing in New South Wales," commented Dale Hammet, Contracts Manager at Kane Constructions.

One of the challenges experienced for the Glebe Social Housing Development was the pre-existing substation that prevented access to site. Kane Constructions had to build around it as much as they could, however once access was established, they were able to progress and fast track the construction.

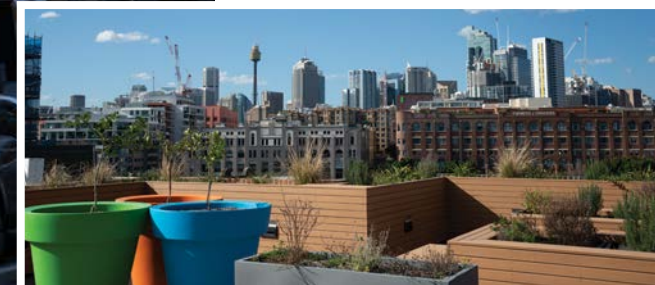
Kane Constructions is a multi-award winning privately owned construction company with an annual turnover in excess of \$800 million. With over 450 full time employees, Kane has offices in Melbourne, Sydney, Brisbane and Canberra.

Backed by nearly 50 years of experience, the company has grown to provide services in sectors including commercial, residential, health, retail, education, aged care and defence. Kane successfully deliver quality projects for their clients. Kane Constructions greatest asset is their people. A strong graduate programme places significant emphasis on training and mentoring in a supportive environment.

Projects currently under construction in Kane Constructions' New South Wales division include the Liverpool Catholic Club Food Services Building in Liverpool, Archimedes Project, Wenona School in North Sydney, Rainbow Street Public School in Randwick, and the City West Affordable Housing project in Glebe.

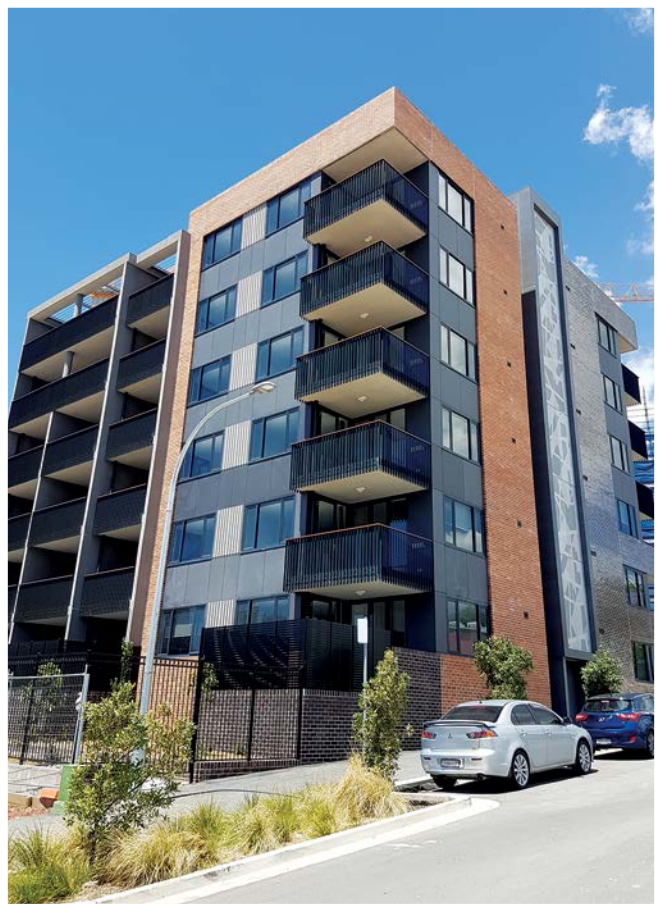
Kane Constructions have delivered multi award winning projects nationally with projects including the Geelong Library & Heritage Centre which won Kane the 2016 Master Builders Australia National Commercial Master Builder of the Year Award.

For more information contact Kane Constructions, 2 John Street, Waterloo NSW 2017, phone 02 9930 5555, email nswcontact@kane.com.au, website www.kane.com.au



Below DMS Interiors provided a fibre cement product called Equitone for the projects external cladding.

Below DEM provided a range of services to the project to ensure it met all appropriate guidelines and standards.



DMS Interiors are a trusted commercial interior fitout company, who were responsible for the installation all the external cladding on the Glebe Social Housing Development.

The DMS Interiors had a team of eight working onsite to complete the façade installation, with their work scheduled from March 2017 to February 2018.

The buildings use 3,000m² of Equitone panels which were imported from Germany. The fibre cement product comprised of cement, cellulose and mineral materials, reinforced with a visible matrix. These panels arrived onsite as a prefinished product and needed to be framed at different heights and levels using special rivets and specifications.

DMS collaborated with the other trade services to ensure a streamlined delivery and installation in order to have the panels arrive to site at the correct time and prevent any damage to them.

The project also makes use of the Alcadex cladding system, which is rated as a completely non-combustible aluminium composite material, ensuring safety and protection from fire related incidents.

For over 15 years, the company has built a reliable reputation ensuring that they deliver high quality work on time and on budget. DMS strives to ensure that their client expectations are not just met, but that they are completely satisfied.

The company focuses their work in New South Wales, and their other major projects include the Macquarie Park Cemetery which features an elaborate ceiling made from steel, the helicopter pad in Albion Park, and the industrial shed construction in Blacktown. DMS is also regularly involved as an industrial outfitter for private hospitals along the Central Coast.

For more information contact DMS Interiors, Level 2/10 King Street, Rockdale NSW 2261, phone 02 9597 9924, email darko@dmsinteriors.com.au, website <http://dmsinteriors.com.au>

DEM provided architectural, urban design, landscape architecture and interior architectural services for the Glebe Housing Development in accordance with the LAHC Design Standards 2014 and Housing NSW Design Requirements, the Liveable Housing Guidelines and the LAHC Design Standards. The project is designed to contribute to a lively urban community where people, including seniors and those with disabilities, can live and enjoy life in the heart of the city of Sydney.

A heritage interpretation strategy was prepared for the project, with exhibits that take the form of cast bronze wall mounted plaques, large illuminated Barrisol wall graphics depicting historic photographs, a reinstated commemorative plaque and abstract decorative perforated metal screens.

A range of design initiatives and elements were employed to optimise sustainability which included solar access to all apartments, ventilation and insulation, water and light efficiency, recycling and use of sustainable materials.

As the development is located and built along the boundary addressing two street frontages, a major construction challenge was

to ensure an accurate excavation and foundation to ascertain that in-ground drainage and services were correctly located. DEM reviewed construction setout documentation to ensure that all critical and required works had been coordinated to avoid any potential costly errors which could have significantly delayed the project.

DEM was responsible for development of the Glebe Affordable Housing Project Concept Plan in 2007, of which the Social Housing Project was a significant component. The Glebe Affordable Housing Project is an important demonstration development for NSW Land and Housing Corporation (LAHC).

The success of the project is largely due to the collaboration between the design team and the many project stakeholders, including LAHC, Bridge Housing, City of Sydney, The Government Architects Office and Kane Construction representatives who worked together to deliver a common vision for this important project.

For more information contact DEM, Suite 202, Level 2, Tower B, The Zenith, 821 Pacific Highway, Chatswood NSW 2067, phone 02 8966 6000, email Sydney@dem.com.au, website www.dem.com.au



Glebe Social Housing Development, New South Wales



Below Victor Lin & Associates advised on NatHERS and BASIX compliance for the Glebe Social Housing Development.



Australand Botanica Residential Estate, Lidcombe. 500+ homes.



Blackwell Point Road, Chiswick.



Graham Street, Narwee.

The Glebe Social Housing Development presented a unique showcase to how NatHERS and BASIX Certification should be implemented on a large project. Projects tend to leave NatHERS and BASIX assessment to just before DA. This is a dangerous approach for a large project as failure in NatHERS compliance can result in late design changes and delay DA submission. At Glebe, Victor Lin & Associates was engaged at design stage and provided valuable advice on NatHERS and BASIX compliance. Their services resulted in the solving of many compliance issues before they caused any delay to the DA process.

There are ASSESSORS and there are ... assessors?

“As NatHERS assessors since the early days of 1999, we have seen important projects suffer due lack of basic industry knowledge of ‘accredited’ NatHERS assessor, especially after the failed ‘Commonwealth insulation scheme’ following which unemployed ‘insulation assessors’ became accredited NatHERS assessors by just learning the NatHERS software,” said Victor Lin.

Unfortunately, NatHERS assessors need NO construction or design knowledge to become an accredited NatHERS assessor. A Certificate

IV in NatHERS Assessment is sufficient. This Certificate provides scant knowledge of the building process from design to construction. “We have seen many projects lumbered with expensive solutions which should have been avoided if the assessor had some basic knowledge of construction, or the materials available to give a better result at much lower cost to the project,” explained Victor.

Victor Lin & Associates has provided NatHERS and BASIX certification services to many residential projects in New South Wales for 19 years, delivering well over 10,000 solutions. “We know where the cost savings are. Our staff includes those with university qualifications in Construction, Construction Management, knowledge of the design process, as well as years of previous experience working on actual construction projects in New South Wales and Victoria,” said Victor. “We may not always be the lowest quote, but we certainly can save your project and your client much more than any difference in NatHERS and BASIX certification fees.”

Victor Lin & Associates also provides Section J Assessments.

For more information please contact Victor Lin & Associates Pty Ltd, phone 1800 88 41 99, website www.linassociates.com.au