

WAY OF THE FUTURE

One Melrose is the award-winning first stage of the Melrose Park North project by Sekisui House Australia, which will create a new integrated smart community in the geographical heart of Sydney. It adjoins the wider Melrose Park urban renewal project, which is a joint venture between Sekisui House Australia and PAYCE.

Incorporating three buildings with a total of 277 residential apartments, One Melrose has a striking aesthetic with a curving façade of segmented glass and brick with vertical projecting fin elements which give the building a unique character in harmony with the surrounding area.

DASCO were appointed under a design and build contract and were responsible for developing the design for construction. “We undertook an extensive design process with the client and consultants to deliver an exceptional project,” said Stage 1 Project Manager, Chadi Azzi. “The result speaks for itself and achieves a high level of visual, thermal and acoustic comfort.”

The detailed design had to avoid adverse impacts on the building’s overall aesthetic. For example, the location of externally mounted plant equipment had to be carefully considered. “A lot of design

coordination went into making sure all the equipment could fit and was adequately screened,” said Chadi. “Ongoing maintenance also had to be considered and we installed a roof jockey and Davit arms to allow access to the façade.”

The Melrose Park community is designed with a focus on sustainability. “Double glazing with a high thermal performance was used throughout to allow residents to save on heating costs,” said Chadi. “Other sustainability features include green roofs and rainwater harvesting and a recycled water system will become live in the future.”

One of the biggest challenges during Stage 1, as with many current projects, was dealing with the COVID-19 emergency. “Safety is paramount so we took a range of measures such as providing touch free soap dispensers, expanding office space and encouraging social distancing,” said Chadi.

“We also mitigated delays by reconsidering our supply chain and sourcing alternative local products where available. The measures we put in place gave everyone comfort that the site was safe.”

DASCO will deliver the first two of Melrose Park North and the second stage has already commenced with superstructure erection underway and completion targeted for May 2021. “Stage 2 has the same internal finishes as Stage 1 but externally it is a very different design,” said Alex Nader, Stage 2 Project Manager.

“Communication between the Stage 1 and 2 teams is very important to ensure we are coordinated and benefit from the knowledge that was developed during Stage 1,” said Alex.

One Melrose is now nearing completion with the fitout and external works both well underway. The high standard of internal and external finishes has set a benchmark for the subsequent phases. “We were very impressed with the quality of the finishes on Stage 1 and we are hoping on Stage 2 we can do even better,” said Alex.

“One of our strengths is the attention to detail we put in to ensure the level of quality,” said Chadi. “We work hard to ensure our clients are happy and the level of repeat business we get is testament to that.”

Since the company’s inception in 1993 DASCO has been managed by twin brothers, Daniel and Salim Nicolas, who epitomise DASCO’s core values of teamwork, trust and relationships. “I feel fortunate to work for such a family oriented company with strong professional leaders and a capable and competent team,” said Chadi.

DASCO’s skilled workforce and strategic alliances in the construction industry enables the company to provide dynamic solutions for any situation. Their experience and track record are the foundations that enable them to build a better future.

For more information contact DASCO, Unit 19, 6-20 Braidwood Street, Strathfield South NSW 2136, phone 02 9758 7100, email info@dasco.net.au, website www.dasco.net.au

DEVELOPER : Sekisui House Australia
MAIN CONSTRUCTION COMPANY : DASCO
ARCHITECT : AJ+C
CONSTRUCTION VALUE : \$104 million

Below JRL Aluminium designed and fabricated the features such as the mullions and parapets.



JRL Aluminium were appointed to design, fabricate and install aluminium façades, doors, windows and shopfronts across the entire One Melrose project.

“The process starts with an idea,” said George Charestan, Director at JRL. “The architects knew what they wanted but they didn’t know how exactly to make it work. We developed our own system to meet their requirements.”

Several features of the Melrose Park project required JRL to develop specially designed elements. The company designed and manufactured a flush awning head to provide a seamless connection point for the awnings and a bespoke curved coupler that extended through the cladding mullions to allow the fins specified by the architect to be connected to the façade.

Other elements such as parapet connection details were also developed by JRL to suit the unique design of the project which featured glazed parapets that curved in both plan and elevation.

The façades of the One Melrose development are complex and articulated with multiple different finishes and glass colours on each elevation with shopfronts requiring a different design again. “The variation in the façades was challenging in terms of coordination,” said Peter. “Everyone needed to be closely coordinated and the works needed to be carefully synchronised to get it all to happen on time.”

Custom elements designed by JRL for a project have to go through a number of steps before they are ready to be installed. Firstly, JRL produce 3D printed prototypes to fine tune the design before undertaking

extensive testing for deflection, water and air tightness, wind resistance and other technical performance criteria.

“Once the design passes all the required tests it is submitted to the architect for approval,” said George. “We can also provide details for the architect to use in their drawings. When the design is approved we order the material, fabricate the final elements and send them to site for installation.”

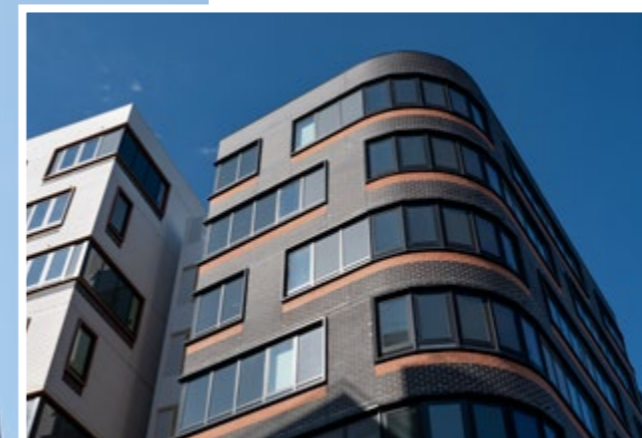
The installation process at One Melrose was smooth for JRL. They received a BIM (Building Information Model) for the project which allowed them to plan their works in advance. “We used the BIM model to prepare all the documents before the time came to install,” said George. “The BIM model also helped our fabricators and installers understand the processes which helped the works go smoothly.”

JRL services both commercial and residential customers across Sydney. Their well equipped factory is capable of producing a wide range of elements to precise specifications and their fully trained tradesmen are ready to complete installation works onsite under JRL’s control and supervision.

Over 20 years in the construction industry, JRL Aluminium has built an enviable reputation for achieving the highest standards in the manufacture and supply of top quality doors, windows, louvres, awnings and shop fronts. They are members of the Australian Window Association and fully guarantee all their work.

“Our quality speaks for itself,” said George. “We strive for the highest quality components which allowed us to meet the high standards of detail and finishing of the overall architectural concept on this project.”

“It was a great honour to work on One Melrose. You don’t get this calibre of project every day. It really sums up everything we do at JRL from design, planning and management to fabrication, installation and support right up to the handover. It was a great chance to show our full range of capabilities.”



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Eternity Group were engaged by the main contractor DASCO, to apply external rendering to One Melrose and have also commenced working on the next stages of Melrose Park with extensive areas of rendering on both Stage 1 and Stage 2.

One Melrose features areas of external rendering on the external façade as well as on the exposed feature columns. Despite the curved geometry the building form presented no challenges. "With our long experience in rendering we are able to work on buildings of all shapes and sizes without problems," said Director, Joseph Mouawad.

Eternity Group have a longstanding relationship with DASCO having completed all rendering on DASCO's projects since 1993. The secret to such a successful relationship is the shared vision of both companies. "Achieving the highest standards of quality, safety and productivity are the most important factors for us and we know it's the same for DASCO," said Joseph.

"We have the manpower to meet any time frame without affecting quality," Joseph continued. "With a dedicated safety officer onsite our focus on safety is rare to find in a subcontractor. We have never

had delays or safety issues on a project which is how we are able to continue working for the same customer for 25 years."

Established 29 years ago, Eternity Group have grown to boast a workforce of 125 renderers and for the past six years have also been delivering painting services. They serve Sydney and the surrounding region with the highest quality finishing works.

"We are focused on ensuring that our clients are satisfied," Joseph said. "We go above and beyond to ensure our clients are happy not only at project completion but also in the years to come."

For more information contact Eternity Group, 44a Wharf Road, Melrose Park 2114, phone 0414 252 522, email admin@eternityco.com.au, joe@eternityco.com.au, website www.eternityco.com.au