



ONE SYDNEY AVENUE

CLIENT : Doma Group
PROJECT END VALUE : \$30Million
COMPLETION : March 2012
ARCHITECTS : Colin Stewart Architects
STRUCTURAL ENGINEER : AWT
Consulting Engineers

DOMA'S REALM OPENS NEW DOORS FOR HOMEOWNERS

Another outstanding stage of The Doma Group's Realm development in the National Capital's Parliamentary Triangle is now complete. One Sydney Avenue continues the evolution of this unique mixed use precinct, where residents can enjoy a complete range of amenities within walking distance of some the key Commonwealth workplaces and all the lifestyle opportunities of Kingston, Manuka and Lake Burley Griffin.

One Sydney Avenue project comprises 78 one, two and three bedroom apartments plus rooftop penthouses, and secure underground parking in the basement. There is also a cafe that looks over the central park (opening soon), offices and specialist medical suites. This mix of commercial providers of personal services, recreation and residential, gives the building a thriving sense of life, unlike other high-end residential only situations where the building 'empties out' during office hours.

The projects is also situated adjacent to the landscaped open spaces which are at the heart of The Realm, and shares access to the health club, day spa, pool, restaurants and cafes located within the precinct. Once those who live at Realm come home, everything is at hand for a beautiful life.

Architects Colin Stewart continued their award-winning design work for Doma Group with this project, maximising the opportunities presented by the Northerly aspect by inclusion of extensive glazing, tiled balconies, and the use of natural ventilation. Construction commenced in late 2009, and was completed in 2011.

The built form is striking and contemporary, and focused around a central green space which includes formal and informal landscaped gardens, courtyards and common areas, which incorporate a series of pedestrian links connecting the many amenities of the Realm precinct.

The apartments have an open-plan design which maximises views from all living areas. Timber floors have been used throughout the high traffic rooms in selected units, with pure wool carpet in bedrooms and high quality tiles in bathrooms and laundries.

Fitout focused on delivering a level of sophistication and quality which complements the entire lifestyle concept, with deep marble-clad baths and vanities, frameless glass shower screens and built-in pelmets to the windows. The kitchens feature top of the range appliances plus stain, heat and crack resistant bench tops laid out in a design which combines style with

practicality, with all cabinetry including the built in pantry featuring soft close drawers and doors.

Doma Group's Realm precinct also features the five-star Hotel Realm, which includes a gymnasium, day spa, indoor pool, conference rooms, restaurants, bar, offices and hair salon. There is also the high-end multi-storey residential development, Realm park, comprising 116 apartments and Realm Quarter which has 71 apartments.

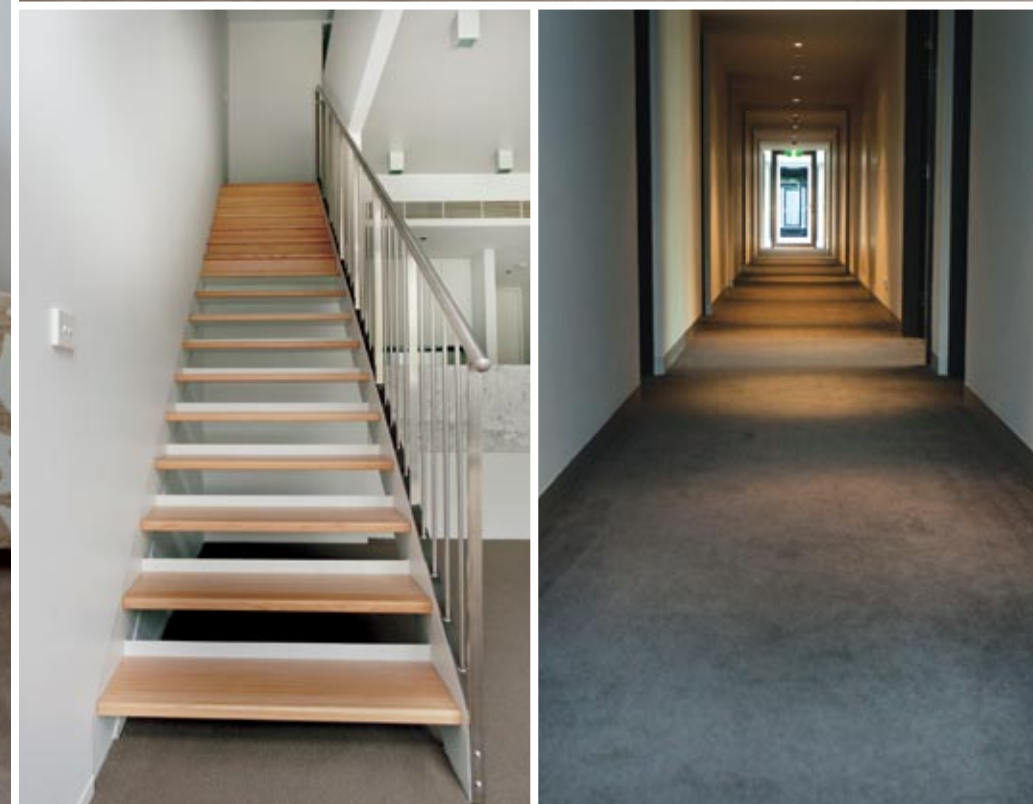
In total, Doma Group have 2.6ha of land area for the entire precinct, which is the first major project of its kind in the National Capital. In many ways it is the logical evolution of the original Walter Burley Griffin design ideal of all homes being within easy distance of shops, schools, community facilities and open green spaces. In this new millennium, however, it compacts the distances without losing the connection with nature and community Griffin was emphasising. The trend towards downsizing and the increasing emphasis on 'walkability' are both evident in the way space and the built forms interact.

The Doma Group have been leading the way in ACT construction and development, with their achievements also including the ACT's first Five Star Green Star As-Built and Five Star Green Star Office Design project with the Sirius Building for DOHA.

They began operations in 1974 as a predominantly residential homes builder, but as Canberra has grown so has Doma Group, developing award-winning capabilities in large scale commercial, residential, hospitality and Government construction and development. Other major projects in ACT currently been undertaken include Dockside apartments and Bridge Point apartments on the Kingston Foreshore. The company is also expanding their reach, and undertaking projects in regional New South Wales, one of which is the new regional operations centre for the ATO at Albury on the New South Wales and Victorian Border.

The Doma Group takes great pride in delivering projects which not only meet high standards in terms of their design and construction, but also meet the broader corporate goals of environmental and social responsibility.

THE DOMA GROUP
18 National Circuit
Barton ACT 2600
t. 02 6260 7750
f. 02 6260 7751
www.domagroup.com.au



FLOORING FINESSE FOR LUXE HUMAN HABITATS

One Sydney Avenue showcases everything that makes Q Commercial Carpets one of the leaders in providing high quality, Green flooring solutions. Over four years, the company has coordinated with the project managers and other trades to meet the diverse flooring needs of Doma's spectacular mixed-use development in inner Canberra, which includes a 5 Star hotel, restaurants, shops, commercial office space and 250 apartments.

Q Commercial engaged over 40 tradespeople to work on the project over the extensive works program, which included floor levelling and floor finishes. Site teams averaging 25 flooring professionals have supplied and installed products including 10,000m² of Axminster carpet in the Realm precinct; 5,000m² of timber floors installed on sheet cork for superior sound attenuation; and 20,000m² of Cavalier Bremworth tufted carpets.

One of the unique features of this project is the vast size of the development is contained within a relatively small building envelope. Coordination and a high level of cooperation with all the onsite

construction and fit out teams have been vital, in order to achieving the required timelines.

As they have demonstrated at One Sydney Avenue, the company has the capacity to advise on and undertake a comprehensive range of flooring services including floor preparation, grinding, levelling and polishing. They also supply and install a wide range of soft finishes including broadloom and modular carpets, timber, vinyls and cork. Wherever possible, Q Commercial demonstrate care for both the natural and built environment by sourcing and utilising products for their projects which are Green Star rated natural materials, low VOC and recyclable.

The company pays equal attention to the health and safety of their workforce and other trades with work practices geared towards achieving optimum occupational health and safety outcomes. Recognising that their people are their greatest asset, ensuring safe working environments and eliminating health risks is a top priority. They are also committed to the future of their trade, ensuring the

next generation of flooring specialists get the best training possible through the company's ongoing Apprentice employment initiative.

Major projects across the ACT and South East Australia completed by Q Commercial include numerous 500+ unit residential developments, commercial office complexes, prestige hotels and motels, suburban clubs, health care facilities, retirement villages, aged care facilities and major shopping centres. Their teams have covered projects along the coast from Eden to Newcastle, around the ACT and surrounds and in regional centres including Wagga Wagga.

Over the past decade, Q Commercial have built a high performance team of flooring specialists who take pride in their ability to create floor covering finishes which meet client expectations, realise designer visions and add value to developments. They bring the same attention to detail to every job, whether it's a patch for damaged carpet in a rental property, the 40,000m² of flooring they installed for the Doma Office development in Woden or the 15,000m² of flooring for Westfield Belconnen's common areas.

Q Commercial has abundant experience at meeting the requirements of the most discerning feet in Australia, with the completion of supply and installation of floor finishes for numerous 5 Star Hotels including the Realm Hotel in Barton, Hyatt Yarralumla, Aria Hotel and Quality Hotel in Dickson. On these projects Q Commercial demonstrate a fine eye for product selection, delivering results which combine luxury feel with the durability required for high traffic areas.

Every major project needs flooring, Q Commercial has the people and the products to deliver durable and beautiful solutions that add the perfect finish underfoot.

Q COMMERCIAL CARPETS

3 Bass Street

Queanbeyan NSW 2620

t. 02 6298 1640

f. 02 6298 1648

e. qcc@qcommercialcarpets.com.au



BRINGING EXPERIENCE & THE HIGHEST OF QUALITY

Austral Precast is Australia's largest manufacturer of high quality and customisable precast concrete panels. Operating across Australia using state of the art technology and production techniques, Austral Precast produces a diversified range of customised concrete wall, floor and column precast solutions to suit a range of projects within the building and construction industry.

The inventive precast team, pay particular attention to detail to ensure project demands are fulfilled and solutions offering faster installation and cost efficiency are achieved. Austral Precast employs a strong customer focus throughout its operations, working closely with clients in order to deliver architecturally striking and commercially cost-effective solutions. As a result, world-class style is continually achieved, regardless of the scope or size of the project.

Thanks to industry expertise and a modern range of precast products, Austral Precast have been involved in a number of prolific projects throughout Australia, most recently the One Sydney Avenue project in Canberra.

Part of the existing 'Realm Quarters' development, the One Sydney Avenue project features 68 state-of-the-art, two and three bedroom apartments, a café that overlooks the central park, an art gallery, offices and a range of amenities, such as a gym, pool and restaurants all at residents fingertips. The design of One Sydney Avenue cleverly focuses around the central green space, made up of a mix of formal and informal, exquisitely landscaped gardens, courtyards and common areas with a series of pedestrian links connecting amenities. Given the site's close proximity to Canberra City and Parliament House, One Sydney Avenue has been heralded as 'the' choice for apartment living in the inner south.

Throughout their involvement on this project, the team from Austral Precast offered an extensive range of their innovative precast concrete solutions, including wall panels for the apartment tower.

One of the greatest advantages of using Austral's Precast panels is the reduction in

construction timelines that have been achieved. This is because specifically tailored precast concrete panels are manufactured off-site, allowing both manufacture and site preparation to occur simultaneously. This then results in a quick and straightforward installation process, ensuring faster enclosure of the structure, with minimal site congestion and delays to work being carried out by other trades.

Made from concrete in various densities and compositions, precast concrete is a strong, low maintenance material that endures the ravages of weather, time, pollution and other external forces, with minimal degradation or damage.

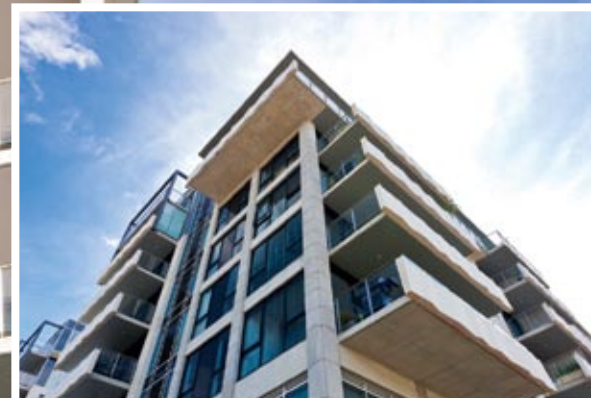
Given the projects close proximity to surrounding houses and businesses, a number of strict quality control and safety procedures were in place at all times requiring close collaboration between Austral Precast and project managers on site. In addition, the team from Austral Precast needed to deliver their precast panels in both a time and cost efficient manner in order to meet the extremely tight project deadlines.

Through a highly skilled team dedicated to getting the job done, and years of industry knowledge, Austral Precast were able to deliver outstanding project solutions for One Sydney Avenue, exceeding client expectations and fulfilling project responsibilities.

With an extensive range of precast products, a professional team committed to delivering quality results every time, there's no doubt Austral Precast will continue to remain a leading company within the Australian precast industry.



AUSTRAL PRECAST
Wayne Hardaker
Sales and Contracts Manager
Austral Precast
m. 0418 220 356



Doma Group's One Sydney Avenue project, ACT

D GROUP'S EXCELLENCE EXTENDS THE REALM

D Group has continued producing excellence in construction outcomes for Doma Group, with the completion of extensive works on the One Sydney Avenue project. D Group's scope included civil earthworks, sewer and stormwater drainage, plumbing and gas works, with the team's involvement commencing during the early stages and continuing through to final completion and handover.

The company has a broad range of capabilities and extensive experience in the ACT construction sector, which enabled them to complete the works in a timely manner while successfully managing the project's multiple challenges. These included a tight time frame, limited work site space, noise restrictions and maintaining the safety and amenity for adjacent residents and nearby businesses.

"Having worked with Doma Group throughout the Realm Park development, we were able to use our broad range of expertise and disciplines to deliver outstanding results that were specifically suited to the One Sydney Avenue vision," said D Group Managing Director, Dino Jugovac. "As always D Group is proud to have played a continual part in helping Doma continue to improve the quality and standard of developments in Canberra."

D Group has substantial project management skills, and used advanced scheduling for their works, to ensure they could maintain

close coordination with the numerous other trades and subcontractors on the project.

The company's core capabilities include plumbing, hydraulics, civil construction, earthworks and building construction. Their track record over 15 years of operation includes projects across construction sectors Australia-wide, delivered with dedication to quality and close attention to client needs and expectations.

D Group's team of over 100 employees work to certified management systems, with third-party accreditation for 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.

In an industry increasingly focused on flexible and innovative delivery of projects within tight timeframes and fixed budgets, D Group take pride in providing a high level of responsive, intelligent and client-focused service, adding value and delivering high quality results.

D GROUP
5 Whyalla St
Fyshwick ACT 2609
t. 02 6162 3377
f. 02 6162 3388

