

A VERY VALUABLE COMMODITY

The impressive Platinum Apartments by PAYCE comprises 5 buildings consisting of 322 apartments and townhouses, featuring a health club, gym, landscaped central courtyard and an outdoor kitchen for social gatherings.

MAIN CONSTRUCTION COMPANY : DASCO
CLIENT : PAYCE
PROJECT END VALUE : \$90 million
STRUCTURAL ENGINEER : Structural Design Solutions
SURVEYOR : ATS Surveying
ARCHITECT : Turner & Associates



The impressive Platinum by PAYCE development is the latest, inspired and deluxe offering within Sydney's Victoria Park, which continues to enhance the area's reputation as one of the city's most liveable communities.

Constructed by DASCO Australia, Platinum by PAYCE is the third development in Victoria Park by one of Australia's leading property developers. This project is further testament to the long-standing relationship DASCO has with PAYCE and brings its vision to fruition.

Featuring 322 apartments across a five-buildings with, a 15 level tower, and enveloped by views of surrounding parks on three sides, Platinum was designed by leading Sydney architect Nick Turner.

The development is unified by a central lobby while inside one, two and three-bedroom apartments have an inspired design by Koichi Takada, showcasing Platinum's glamour and sophistication and captures stylish urban living.

As well as views of parks, many of the development's apartments also feature vistas of Sydney's skyline, Moore Park or Botany Bay.

The inspiration continues outside Platinum's luxury apartments, including its 2,000m² elevated garden. Many of the balconies and court yards of Platinum's apartments open directly onto this space. Distinct areas are provided for relaxation and socialisation, including tranquil and secluded areas for residents to unwind. A central courtyard, which features an outdoor kitchen, provides the perfect setting for social gatherings.

Looking out to a Zen-like garden and water feature, residents can also revel in the development's spa – the inspiration of which originated from world-class resorts. Platinum also features a gym, steam room, massage room and lounge area.

Victoria Park's location is considered the focal point for Green Square. The area is

one of the final major redevelopment areas of Sydney's inner city ring and is situated just three kilometres south of the city's central business district.

Positioned among more than three hectares of parkland the area has been prudently master planned and includes community facilities and substantial landscaping, as well as seating for relaxation, barbecue areas, children's playground, water feature and huge off-leash dog park.

Adding to this location is Victoria Park's position just under three kilometres from Sydney's airport, further enhancing Platinum's convenient setting and ideal city address. Additionally, Platinum residents can walk to Green Square Station (just 700 metres away), while the Eastern Distributor takes just minutes to get to Sydney's city centre.

A flourishing city fringe location, sophisticated contemporary living, and a locale just a stone's throw to Sydney's recreational, cultural, entertainment and retail centres, Platinum is another stunningly successful, high-demand development.

Furthermore, Platinum is another successful construction venture for DASCO Australia, who continue to work on a number of significant projects.

In addition to Platinum, DASCO has recently completed the mixed use East Village project, as well as having two other development sites under construction: a 197 apartment development and a 192 apartment development, both at Riverwood.

DASCO is also currently in the pricing and construction development phase of a staged project in the Parramatta Local Government Area, that will have a final development of 600 apartments.

For more information contact DASCO Australia Pty Ltd, Unit 19, 6-20 Braidwood Street, Strathfield South NSW 2136, phone 02 9758 7100, fax 02 9758 7255, email info@dasco.net.au, website www.dasco.net.au

Below Apollo Kitchens supplied joinery services to 167 kitchens and 285 vanity areas on the Platinum project.



As a company that produces over 100 kitchens per week and one of Australia's leading kitchen design and manufacture businesses, Apollo Kitchens are the experts in the design, manufacture and installation of kitchen, vanity and laundry joinery.

The family-owned and run Apollo Kitchens, which was founded in 1968, originally operated locally within Sydney. It has since grown considerably and now has multiple showrooms and facilities, including in Sydney and Newcastle.

Apollo Kitchens carried out residential joinery to Building A on Platinum, comprising of 15 levels and Building D at eight levels. In total Apollo Kitchens provided its joinery services on 167 kitchens and 285 vanity areas. Over 15 of the company's staff worked on the project.

Apollo Kitchen's Peter Bader explains that Platinum included the use of gloss-panelled products and mirrored laminate on a mass scale. These features are usually reserved for individual boutique housing.

"The vanity areas are very different to what we would typically see, including the use of a high-gloss timber grain product and black internal carcasses. This is not normally used on a multi-storey construction, rather it is something that is generally used in homes. As it is a high-end product, it also required special care," he said.

"The Platinum development overall is very high-end, including the kitchen with its integrated fridge and the use of shadowline to meet walls resulting in a modern look," Peter adds. "It is a very luxurious, high-spec development which extends to its pool and gym areas."

Peter adds that as a business, Apollo Kitchens are lucky to have state-of-the-art facilities which enables them to produce quality products and to keep up with a project's program – including the Platinum by Payce Development.

"We manufactured this project in our new Newcastle facility and delivered them to the site on a bi-weekly basis, to meet the program. It was a very streamlined process," Peter said.

"We also used the help of our new Newcastle facility to produce components which increased our Sydney facility's capacity to deal with bottlenecks."

With a passion and commitment to delivering Australia's best kitchens and vanity areas, Apollo Kitchens has an enviable reputation for quality craftsmanship, innovation and flexible design. This reputation has seen it become the company of choice for builders and commercial developers, interior designers and a plethora of home-owners.

The company's designs are both beautiful and practical, while its personalised service comes from a team who ensures projects are achieved to an exceptional standard and will meet every expectation. In addition, Apollo Kitchens' in-house design team offers the latest trends from across the globe.

The company continues to provide its exceptional joinery services on a number of developments, including the East Village mixed use development and Washington Park in Riverwood, (both projects are with Dasco).

They are also currently working on Harbour Mill Pyrmont (Ceerose), DNA and Rivita Camperdown (Ceerose) and Australand in Fairwater, as well as other major projects in Sydney.



For more information contact Apollo Kitchens, 120 Long Street, PO Box 2558, Smithfield NSW 2164, phone 1300 908 090, email sales@apollokitchens.com.au, website www.apollokitchens.com.au

Below JRL Aluminium designed and supplied the aluminium doors and windows on the Platinum project.

As the name suggests everything about Platinum exudes exceptional design and glamour. With their considerable experience and eye for detail, JRL Aluminium have provided an outstanding finish to these well designed apartments and surrounding areas with its aluminium doors and windows.

Platinum has been designed with contemporary urban living in mind, complete with polished interior schemes that are unmatched by any other development in the area. For this reason, JRL Aluminium had to draw on its 20 year reputation, in the manufacture and supply of top quality doors, windows, louvres, awnings and shop fronts.

JRL Aluminium Director, George Charestan said this project allowed the design team to really showcase what they are capable of. "We service both commercial and residential customers throughout Sydney and for this reason, we have developed an excellent understanding of the needs of a variety of different projects" he said.

"On projects of this magnitude, we understand that the finish has to be impeccable but there also has to be a high level of workmanship and a superior strength behind all our products."

"Our clients have the comfort of knowing that we manufacture to their precise specifications at our modern well-equipped factory. Our fully trained tradesman install them at the necessary premises to ensure all our clients complete satisfaction."

"By controlling the entire process nothing is left to chance." Working on Platinum allowed JRL Aluminium to once again work closely with Dasco Constructions who they had previously helped bring the St Tropez Waterfront project to fruition in 2013.

"By giving us a clear insight into the architect's final vision, Dasco allowed us to use our extensive knowledge and experience in the area of aluminium windows and doors to achieve remarkable results."

"The architects and designers of Platinum were very clear in the overall look they wanted to achieve in attracting clientele that have an eye for luxury. With a commitment in excess of \$600 million they were determined to make it happen."

"As architect Nick Turner detailed in the design of Platinum, there were strong vertical blades holding an arrangement of coloured and clear glasses, making the overall appearance incredible. The fact that the look of the aluminium doors and windows are dramatic with bold clean lines, show that we can appreciate the vision of interior designer Kaichi Takada."

"It was professionally gratifying to work with a company such as Payce who has a reputation as one of Australia's leading property development and investment companies, that we will continue to work with in the future."

As well as the East Village and Platinum projects at Zetland, JRL Aluminium has recently showcased their work at St Tropez, Wentworth Point and Messina at Homebush Bay.

With a clear desire to make the most of the stunning views of the surrounds of these developments and a feeling of allowing nature in, windows are a definite feature in all aspects of design.

"We have to be able to provide panelling that is visually attractive and sturdy considering the magnitude that is used on many of these apartment projects. The panelling also allows for an increased air flow and reduced sun heat throughout the day."

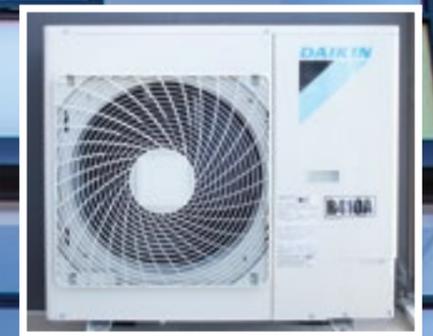
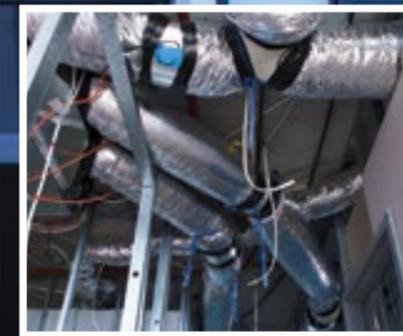
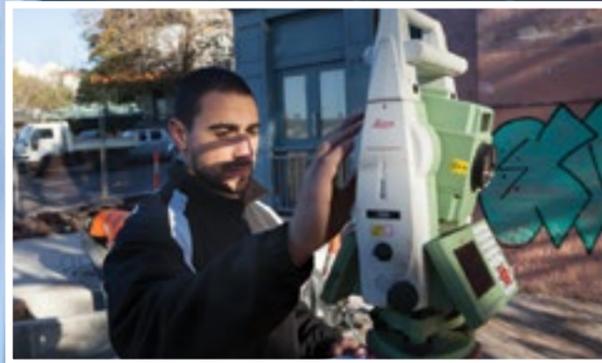
"The result is nothing short of pure art."

For more information contact JRL Aluminium Pty Ltd, 48 Alfred Road, Chipping Norton NSW 2170, phone 02 9728 9402, fax 02 9728 9401, website www.jrlaluminium.com.au



Below NJB Surveying completed the bulk excavation and all footing detailing on the Platinum Project.

Below J&J Metro Air Conditioning designed and installed the air conditioning for the Platinum project.



Established three years ago in May 2011, NJB Surveying is already working on a number of large developments. While maintaining its original focus on smaller residential sites, it has branched out to include commercial and larger scale residential works such as the Platinum.

The company's role on Platinum was to fulfil any requirements needed by the developers to complete the bulk excavation, all footing detailing and get the job ready for the first slab to be poured.

NJB Surveying's principle surveyor Nathan Barakat, (who gained his experience working on Westfield's flagship shopping centre on Pitt St Mall), explains that this survey set out included everything for the project's ground works.

"We were on site for about four months, working from when the site was just a car park through to the footings, then the pouring of the first slab," he said. "Basically we were there until the project got out of the ground."

Due to the size of the job, NJB Surveying employed the use of GPS unit technology for the bulk excavation.

"Once we got to the site and saw the scope of the works, we decided to use the GPS units," Nathan said "This was the first time we had used this technology and it was a great success. We have used it a few times since then."

In addition to focusing on smaller residential projects, NJB Surveying is also working on other large developments. This includes the Jade Apartments project in Carlingford, as well as working on the revamp of Stockland Mall in Wetherill Park.

NJB Surveying pride themselves on delivering excellent service to all clients. "Our young and enthusiastic team are trained and experienced in all areas of surveying, with the technological know-how to provide what you need, when you need it."

"Our friendly professionals and our short turn around period have helped us develop and maintain a reputation as a company focused on excellence."

For more information contact NJB Surveying, 4 Bruce Avenue, Panania NSW 2213, phone 0414 642 411, email nathan@njbsurveying.com.au, website www.njbsurveying.com.au

With a wealth of references from previous clients detailing the company's skill, efficiency, friendliness and even after sales service, J&J Metro Air Conditioning continue to prove its slogan of "the JJ Metro Difference."

Director John Megalli said from the beginning, J&J Metro Air Conditioning was determined to offer more to the industry.

"Right from the start we developed a point of difference as an holistic service provider to the HVAC industry with a design team, engineers, installers and technicians meaning that every requirement is under the one roof. Since 1994, we have installed and maintained thousands of air conditioning systems; in fact we install more than 1000 units each year from Sydney to the Central Coast," he said.

As one of Daikin's largest dealers, J&J Metro Air Conditioning's quality energy efficient air-conditioning solutions has seen the company focus on high-end residential apartment properties, including current projects in Ryde, Manly Vale, Strathfield, Campbelltown, Petersham and Riverwood. This is in addition to the company's specialist solutions for several commercial properties.

J&J Metro Air Conditioning was an integral part of the Platinum development in Zetland. Its air conditioning services included the design, co-ordination and installation of air-conditioning systems in the residential areas, plus the gym and reception area.

"This project is further proof that we offer a complete turn-key solution to heating-ventilation-air conditioning needs from the initial concepts and engineering designs through to sourcing equipment, manufacturing parts, installation, servicing and preventative maintenance program," John said.

"With our expert team of mechanical engineers, project managers, draftsmen, project co-ordinators, service co-ordinators and administration assistants, as well as numerous installers and technicians, we are able to develop an intimate knowledge of these developments and their systems."

For more information contact J&J Metro Air Conditioning, 229 Victoria Road, Rydalmere NSW 2116, phone **1300 883 153**, website www.jjmetroairconditioning.com.au



Below ATC designed, engineered, manufactured and installed a 9m long turntable for the Platinum project.

Below Toro Waste Equipment manufactured the crane bins used during construction.



Australian Turntable Company (ATC) is a world leader in the design, engineering, manufacture and installation of innovative rotational movement solutions. All services are supplied in-house from the facility in Kangaroo Flat, Victoria.

The company provides turntables for mining sites, global distribution chains, construction sites, commercial developments, supermarket and retail outlets and more.

ATC was chosen to work on the Platinum development due to its long history and strong reputation of quality and service. The 9m diameter turntable for the development not only reduced loading dock area but also meant delivery trucks could return into the street in a forward direction – addressing restrictions around vehicles backing onto the road.

Australian Turntable Company's Alex Chapman said a turntable generally returns up to 50 per cent of space.

"We collaborate with supermarkets, architects and developers, helping to reduce their loading dock area and reallocating the saved space for something more useful, such as extra retail or car parking."

"For mixed retail developments like Platinum, a reduction in the loading dock space, noise pollution from reversing beepers and public disruption is a great result for everybody." ATC have even developed a low profile model for use in suspended slab applications.

For the construction industry Australian Turntable Company have released a relocatable truck turntable to improve the safety, build schedule and traffic movement outcomes of a development during construction.

"The relocatable is being used for semi and concrete truck deliveries to remove reversing manoeuvres on site which is much safer and also reduces space, delivery cycle times and public disruption" Alex added.

The multi award-winning Australian Turntable Company has delivered turntable solutions for Rio Tinto, Leighton's, Coles, Aldi, Bovis Lend Lease, McLaren, BMW and Rolls Royce. ATC has also supplied revolving restaurants for projects in Tehran (the largest in the world at a 50m diameter), Dubai, Qatar and Iraq.

For more information contact Australian Turntable Company Pty Ltd, 61 Collins Street, Kangaroo Flat VIC 3555, phone 03 5447 0525, fax 03 5447 1386, website www.turntables.com.au

Based on the speed with which it has sold out, Victoria Park's Platinum Apartments are the ultimate in city living. Conveniently located in the Zetland area which is both close to Sydney East and minutes from the Sydney CBD, Platinum will comprise of five stunningly designed buildings each with their own unique characteristics boasting 322 apartments and townhouses in total.

Here steps in Australia's most trusted steel bin manufacturer TORO Waste Equipment who specialises in the design, manufacture and certification of steel crane rated bins and frames. Considering the scale of Platinum project and the considerable volume of construction materials handled during its development, TORO crane bins were an highly affective means of moving waste and construction material around the site. Designed and manufactured in Australia from Bluescope Steel, TORO craneable bins complied to Australian Standards and were supplied complete with crane certification, operating procedures, risk assessments and inspection certificate to ensure complete workplace compliance.

TORO's new online certification management system gives their clients direct access to all documentation linked to each bin unique identifier. Subscribers to the service have access to bin re-certification services, re-certification reminders, full bin certification maintenance history. "It can

be difficult to maintain bin certification records as a result, to the detriment of work place safety, it can be overlooked. The TORO certification management system is a tool that simplifies the process and ultimately provides our clients with a safer work place" says Managing Director Michael Leong. All crane bins should be checked by a 'competent person' (as defined in AS 2550.1-2002) once every 12 months to ensure that damage during use has not caused significant structural defects.

Operating since 2005, TORO Waste Equipment has manufacturing facilities in both Queensland and NSW. Employing more than 25 staff, TORO takes pride in keeping their manufacturing local. Managing Director and Industrial Designer, Michael Leong said we strive to manufacture the world's best industrial steel bins. "We are continuously developing TORO bin designs focusing on improving durability, usability and safety. Our complete Steel Bin range is broad. From 0.8m³ crane wheelie bins through to 40m³ Hooklift bulk bins. Whether we are supplying small orders or 500 bins orders, we are committed to delivering outstanding quality bins each and every time, Australia wide."

For more information contact TORO Waste Equipment, 11 Avall Road, Prestons NSW 2170, phone 1300 556 570, fax 02 9475 0257, email contact@toroec.com.au, website www.toroec.com.au



Platinum, NSW

Below Stoneworx Marble & Granite supplied all the tiling and stone for the kitchens and bathrooms on Platinum.



As major fabricators of natural stone, quartz, as well as tile supply, Stoneworx Marble & Granite has been providing its quality services and workmanship for 18 years. A family-owned and operated company, Stoneworx has 18 employees and continues to work on significant projects, including the Platinum, where they supplied all the tiling and stone.

With its reputation for providing a reliable and efficient service from quotation through to the final stages of installation, Stoneworx continually strives to meet its clients' requirements with its excellence and expertise.

The company supplies and installs natural stone and engineered stone (such as Caesar stone, Essastone, Quatum Quartz, Silestone and Smartstone) for kitchen benchtops, vanity tops, fireplaces, wall panels, staircases and flooring. Natural stone options include granite, marble, limestone and onyx.

Stoneworx also supplies pool coping and floor pavers in a range of finishes including sandstone, limestone, granite and marble. It provides tiles for large and small commercial projects in marble, granite, ceramic and porcelain tiles, while its external wall cladding includes stackstone, limestone and external decorative stone features.

Stoneworx ensures its materials are of only the finest quality, sourcing them from quarries across Australia and around the world. Its expert workmanship is reflected in the attention to detail, resulting in a superior finished product.

Adding to the Stoneworx excellence, is its staff which includes expert stonemasons and tilers who specialise in its custom-made products, including benchtops and vanity tops.



For more information contact Stoneworx Marble & Granite Pty Ltd, 96 Victoria Road, Parramatta NSW 2150, phone 02 9630 4311, email admin@stoneworx.com.au, website www.stoneworx.com.au