

TRIPTYCH LIVING

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DANNY FLYNN THE STABLE GROUP





A STABLE PROPERTY

Creating an innovative, sustainable high-density living community like none seen before.

TRIPTYCH LIVING/ THE STABLE GROUP/ RI GROUP

Stable properties is an innovative property development and development management company established in 2003. Seven years on from their company's inception, Stable's founding directors Ed Horton and Danny Flynn now employ eight full-time staff and have become well known for their creation of equitable sustainable commercial and residential developments.

Stable collaborated with RI Group on the development of Triptych, undertaking the development management together with the sales and marketing coordination. And collaboration, not only with RI Group but with all contractors and consultants involved, has been key to the project's success.

"As with any project it was broken up into hundreds and hundreds of little projects; at each point some things go smoothly and some require solutions," says Danny Flynn. "Typically we work in a collaborative environment to find the solution."

"We've taken the project from securing the site to pre-concept all the way through to completion, so there's a variety of challenges from the start of the project, starting with town planning, leading through to design, procurement, delivery, marketing and sales. There are many elements."

From Stable's point of view, the resultant successful outcomes on the Triptych project are all the more significant for the fact that were achieved during a very difficult phase for the global economy. "The team has managed to deliver an amazing apartment building, the likes of which hasn't been seen before, through one of the most difficult times, and yet it's been delivered on time, on budget, and we've sold over 80 per cent of apartments to date," says Danny. "So when you put all those elements together and put it in the context of the time we've just come through, it's a credit to all."

Stable takes a "triple bottom line approach" to all its projects, and Triptych is no exception. "Our focus for our projects centres on the

principle of finance, sustainability and people. Financially, everyone has to make a dollar out of it – we have to, the bank has to, the builder, the consultant team and the end owners have to," says Danny. "Sustainability is also very important to us, it's about using our finite resources responsibly, and also about delivering a product that provides an ongoing, long-term legacy of lower operating costs and lower impact on the environment, and when it comes to people and community it is critical that our built form reflects their needs and aspirations whilst still delivering them choice and flexibility."

This is exemplified in elements of Triptych including active sustainability solutions such as its co-gen unit, and passive sustainability solutions including design elements such as cross-flow ventilation and water harvesting. Then there is the overarching concept of the "vertical village". "High-density living is here to stay, but we've broken down our high-density tower into eight three-storey villages," says Danny. "It provides a great amount of natural light and air, and it's a place where people can actually acknowledge each other's existence and create a sense of community and belonging."

Stable operates out of its Lifestyle Working building in Brookvale, Sydney, a joint venture project with FKP and a collaboration with Nettleton Tribe whose concept is again based on the triple bottom line approach to commercial strata. Essentially a corporate-style product for SMEs, it features flexible workspaces, shared facilities, a health club, lap pool and cafe/restaurant. The project gained a commendation in the commercial category at this year's Australian Institute of Architects 2010 NSW Architecture Awards, and another Lifestyle Working development, a joint venture with Lend Lease, has just been launched at 838 Collins Street Melbourne.

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Below TTI Stone Constructions created high-quality glass mosaic that has been used in the lap pool, creating an impressive effect.



Since its incorporation in the early 1960s, TTI has been involved in the design, manufacture, construction and installation of high quality terrazzo, marble, granite, engineered stone, travertine, limestone, bluestone, onyx, semi-precious stone and ceramics for both commercial and domestic environments. Its modern factory has the capacity to produce up to 1000M² of terrazzo and process in excess of 500M² of stone per day, and its warehouse houses over 5000M² of marble and granites that have been sourced from some of the major quarries in the world.

TTI works closely with leading architects and builders in order to provide the best advice in its field along with sophisticated cutting-edge technology. The company's directors are supported by highly trained and experienced staff.

TTI's experience in the stone industry spans over three generations. Over the years it has been associated with some major Australian projects, including the new Parliament House in Canberra, where

it was required to meet strict deadlines due to timing and colour requirements. "We have also brought architects and builders to Europe to source material directly for projects such as Bourke Place at 600 Bourke Street, Esso House at Southgate, Melbourne underground railway stations and leading hotels," says TTI's Carlo Tatasciore. "We have played an important role in the many extensions to the Melbourne Airport in manufacturing, supplying and installing over 20,000M² of terrazzo tiles manufactured in our Melbourne plant."

Most recently, TTI has successfully completed the refurbishment of the Grant Hyatt Hotel and Crown Casino, as well as exclusive apartments at 505 St Kilda Rd.

TTI is proud of its involvement with Triptych Living project, on which it began work in March 2010. The company has been responsible for screeding and waterproofing floors where required; laying all the floor and wall tiles in the apartments; and processing

and installing over 1400M² of stone benchtops in the kitchens, bathrooms and laundries. It also laid MCC-approved bluestone to footpaths and high-quality glass mosaic tiles to the pool and surrounding walls, and mechanically fixed stone cladding to the entry foyer walls and ceilings.

"The main challenge for TTI on this project has been time sensitivity," says Carlo. "It was important to make sure we had it finished by the specified date. We have achieved a great result, high quality and an outstanding performance by our team. One of the other challenges in the project was to provide a lightweight solution to fixing 30mm stone cladding to the foyer ceiling which would match the wall cladding. The challenge was twofold. The first part was to eliminate a very heavy steel support structure that would have to be bolted to the ceiling; secondly, we had to mount the 30mm stone to this structure. Combined this would be extremely heavy. Following some intense research, we were able to install a matching stone in a lightweight steel system, which made the process easier and more effective. The additional bonus

to using this system was that there was no visible framing from the ground. TTI were proud to provide a new and unique solution."

High-quality glass mosaic has been used in the lap pool, creating an impressive effect. Each glass tile was made by hand and individually laid. The building can be easily identified due to the work of TTI: its name and address has been engraved into the stone cladding using TTI's high-tech machinery.

Some of TTI's current projects include the Walter and Eliza Hall Institute at the Royal Melbourne Hospital, the Tooronga Shopping Centre and Apartments in Toorak and the Vogue Shopping Centre in Chapel St. South Yarra.

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Left L.A Precast provided the high quality precast for Triptych Living

For over fifteen years, L.A precast Pty Ltd, an owner-operated business with around eighty employees, has provided high quality finishes, products and services to the building industry. It constructs panels for houses, warehouses, apartments and high-rise buildings, and all its products are manufactured to Australian and Building Code Standards.

The company specialises in precast panels and architectural precast panels, and its products were used across the entire Triptych Living development.

The architectural panels used at Triptych feature cut-out shapes. “The architects got the impressions from the artist, and we made a mould using the artist’s impression,” explains general manager at L.A Precast, Andrew Latella. “We had to get that laser cut and get the mould made, and then we had to reproduce the patterns [on the panels].”

This intricate work was one of the major challenges of the project for L.A Precast – “especially using the computer imaging and moulding machine and putting it all in together,” says Andrew – along with some more general ones. “There was working through everything with the architects and engineers to meet the design requirements of the architects and the client, but it was a great project to work on; it was really challenging and it looks great.”

Current projects for L.A. Precast include the Zen apartments in Swanston Street, Melbourne, a collaboration with PDG Corporation and L.U. Simon; and the Garden House Apartments in Rathdowne Street Carlton, with Piccolo Developments.

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Below Julian McCarthy Landscapes was responsible for landscape works at Triptych Living



Below Fyto-green supplied and installed the spectacular vertical garden at Triptych Living



Julian McCarthy Landscapes specialises in landscape construction for builders and landscape designers. The company has been in operation for fifteen years and employs eight full-time staff.

On the Triptych Living project McCarthy was responsible for landscape construction on the level 6 podium and the hub; other landscapes, irrigation, soil works and plantings; and streetscapes and paving, concrete bench seats and masonry curbs. The company also constructed the green areas for the building's eight-floor internal atrium.

The project's tight program provided the key challenge for McCarthy, though ultimately everything was completed on time. "It was also a challenge getting all the materials up to level 6 from the street," says Julian. "That included using cranes for the established trees, and all the materials had to be taken up through the lift – plants, pavers, masonry curbs, pebbles, mulch and so on. A company called We Blow was used to blow up all the soil mix."

Blowing the soil upwards involved attaching a hose to the outside of the building that extended up the six floors. "The soil is loaded in at the bottom from a truck and it was blown up the six floors to the area where we were working," explains Julian.

New, innovative products were also a key feature of McCarthy's work on the Triptych project. "Up on level 6 you're on a concrete sub-base, so

adequate drainage that goes on top of the membrane is required," says Julian. "We used a product called Hydrocell RG30 which helps retain and also drain the soil. It's supplied by Fytogreen."

Julian emphasises the collaborative nature of this project and others of its ilk that his company works on – "with landscapes, towards the end of the project the timing becomes tight and you tend to deal with a lot of other trades at the same time" – and the company's ability to work with the tight programs often set out by the large-scale contractors on such projects. "We were able to do a good quality job on this within a tight time frame," he says.

Other current or recent projects for Julian McCarthy Landscapes include the Tooronga Village in Glen Iris, for which it is creating a 3000 square metre lawn, podium garden and streetscapes; the roof garden at the Pixel development at the Carlton brewery site, for Grocon; level 12 at 150 Clarendon Street in East Melbourne, for Salter; 717 Bourke St Docklands for Probuild, for which McCarthy is creating podium gardens and streetscapes; and various domestic projects.

For more information, contact Julian McCarthy Landscapes, PO Box 1001 Darling VIC 3145, phone 0417 310 083, fax 03 9429 5887. Email Julian.mc@bigpond.com.

Fytogreen, established in Australia in 2002 by experienced horticulturalist Geoff Heard, supplies and installs green roofs and vertical gardens. It also provides a range of other products to the horticulture industry including growing mediums that reduce water use and speed up root establishment, and the Platipus tree root anchors.

Fytogreen was engaged by the contractors on the Triptych Living project, L.U. Simon, to supply, install and maintain the vertical garden. The garden had been specified by the project's architects, Nettleton Tribe. "Once we were engaged we collaborated with Nettleton Tribe to review the design. We then acquired the plant species, assembled the components and planted them in the Fytogreen modular system, which is grown off site at our shade house nursery," explains sales manager at Fytogreen, Stuart Tyler. "When the vertical garden was ready for installation we transported, installed and commissioned it on the southern face of Triptych with its own automated hydroponic control system."

"There are three categories of benefits of the roof or vertical garden: financial, environmental and social," adds Stuart. "Not only do the apartment dwellers love to see nature's expression in the vertical environment, the building achieves aesthetic and asset benefits for the owners. These are some of the reasons why clients are interested in vertical gardens and green roofs."

The project was not without its challenges. "All vertical garden sites have challenges, and this one has access challenges because you can't walk up to the wall; you have to use a scissor lift to get up to the 19 metre height" says Stuart. "The back of the wall is also exposed because it's screening a five-storey car park. Cladding is provided on the back to protect the growing modules against drying in the challenging environment."

The Triptych building is south facing, so light is minimal and the winds in the area can be strong. "The wind is a challenge for the plants in terms of growth. As part of our ongoing maintenance contract we monitor the wall very closely to see if any of the species are struggling due to wind and solar orientation, and our unique modular system allows us to swap the plant panels around if necessary," says Stuart. Apartment owners tend to become very attached to their greenery, whether it's a roof garden or a green façade. This means that the highest standard of maintenance will be demanded of Fytogreen, and the company is ready to deliver. "The garden is one very special feature of the Triptych building, and it will be a key element in creating community identity and sense of place" Stuart says.

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