

GOOD VIBRATIONS

The vibrant new Washington Park community precinct combines the historical roots of the area with the luxury of modern living, with the addition of the Como and Fairmont Apartments.

DEVELOPER : Payce Communities
MAIN CONSTRUCTION COMPANY : Dasco Australia
ARCHITECT : Turner Studios
CONSTRUCTION VALUE : \$98 million



The foundations of Washington Park may be planted in the soils of an old Sydney suburb but DASCO's whole approach to construction has been about creating a future-focused new community with vibe and verve.

The Como and Fairmount towers are part of the huge urban regeneration project in Sydney's south-west, known as Washington Park. The name of the new community was taken from its location on the corner of Washington Avenue and Kentucky Road.

The 3.5 hectare development was the site of one of Australia's largest military hospitals during World War II. At the end of the war the barracks were converted into public housing and, as a mark of respect for the US services personnel who were housed there during the war, streets were named after Washington, Kentucky and Vermont.

The vibrant new community precinct that has arisen from that history pays homage to it by keeping those original street names.

DASCO was charged with the design and construction of Washington Park - Como/Fairmount projects because of the company's strong track record on other projects overseen by Washington Park developers, PAYCE.

"We believe the developer saw the quality of our past work, both residential and commercial, and awarded us the design and construction contract for Washington Park because we offer the best quality for the lowest price," says DASCO assistant project manager, Alexander Nader.

Como and Fairmount have been completed as part of the second and third stage of the Washington Park development. Nader says stage 1 consisted of the construction of 150 public housing apartments. Dwellings in Stages 2 and 3 are all private housing with the final stages of the project to include a library and retail outlets.

"If you look at the design, you can see how the Como and Fairmount towers are integrated into their surroundings. Building materials including the use of exposed brick, provide a connection to this area's past.

"We've then integrated coloured brickwork and used glass to represent the community's future," he says.

Dwellings within the Como and Fairmount towers range from studios to three-bedroom apartments. All have balconies and feature tiled living areas, carpeted bedrooms and two bathrooms. DASCO has taken special care to ensure that the kitchen in all apartments is a focal point of the general living space.

"The main element of the construction is the kitchen. We have used joinery doors with wood backs and finish. One innovation was to use mirrored splash backs in a variety of colours chosen by the apartment owners. Their reflective property creates a spacious vibe in the apartments.

"We have used Omega appliances throughout including dishwashers, wall ovens, cooktops and microwaves. The apartment owners provide their own fridge," Nader says. All appliances have been chosen for their five-star energy ratings and all apartments have split-system air conditioning.

Alex believes that the strong positive feedback received from buyers on the day the apartments were offered for sale means the urban renewal idea behind the Washington Park development will be a success.

Demand has been extremely high for the apartments as purchasers realized the value for money that the development offers.

Nader says on any one day during the construction phase, 2500 people were working on site at Washington Park. DASCO's own team consisted of one project manager leading a 15-person construction management team.

DASCO's next challenge is a 640 unit development at Ermington, right on the Parramatta River.

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Below Apollo Kitchens installed the shaving cabinets and vanities in the 539 apartments.

Apollo Kitchens, based in the Sydney suburb of Smithfield were brought in to undertake an allocation of the residential kitchen joinery, which also included the installation of vanities and shaving cabinets. The entire projects consists of 539 apartments, combined with 5 residential buildings and a retail plaza.

“Overall I’ve found little challenges but our only real challenge was installing the large shaving cabinets and vanities and ensuring that they were fixed and stable. The brief was to create a floating look, which we achieved.” said Peter Bader, Managing Director of Apollo Kitchens.

Using a textured timber veneer board on this project, it took about 3 months for Apollo Kitchens to fulfill their duties.

The family owned Apollo Kitchens first opened their doors in 1968 and are now considered to be one of Australia’s leading kitchen design and manufacture companies.

Their reputation has been built on being innovative and flexible with their designs, combined with expert craftsmanship and first-class services. Apollo Kitchen not only works with home-owners, but also interior designs, builders and commercial developers.

Using state-of-the-art facilities and software, their kitchens are designed, manufactured and installed to the highest standards. Furthermore, an in-house design team can offer clients the very latest in trends from around the world.

Apollo Kitchens has in excess of 45 people on staff, with production facilities in both Sydney and Newcastle to share the workload. The work that Apollo Kitchens undertook on the The Washington Park: Como/Fairmount Apartments Projects was mainly produced out of the Newcastle facility.

In their many years of operation, the company has expanded its offerings and their extensive portfolio now consists of kitchen renovations, new kitchens, project management, design solutions, interior fitout, commercial and residential projects.

The environment and the ever-changing climate felt globally is something that Apollo Kitchens takes seriously.

Apollo Kitchens have joined forces to work with suppliers who are members of The Green Building Council of Australia – an organisation formed in 2002 to promote environmentally friendly building practices for commercial and residential buildings.

With Sydney going through a residential boom at the moment and construction happening in all corners of the city and surrounding suburbs, Apollo Kitchens have a busy workload in excess of 2,000 apartments in the pipeline.

Some of their more interesting residential apartment projects that they are working on include the luxury apartments, Platinum by Payce in Zetland, the Harbour Mill in Pyrmont, the Ryvita Apartments in Camperdown and the very hip and trendy Industri Apartments in the inner-Sydney suburb of Newtown.



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 provided custom-made framing for doors and windows on the apartments.



Washington Park - Como/Fairmount development in Sydney's south-west is designed with a particular focus on open and shared spaces, that's why JRL Aluminium's expert window and door framing made such a significant contribution to the finished project.

JRL Aluminium has built its reputation over two decades for being capable of manufacturing and supplying a comprehensive range of doors and windows made to measure in its own factory and installed by specialist craftsmen.

The 2 residential towers at Washington Park adjoin 5 hectares of Salt Pan Creek wetlands, so the architect, interior designer and landscape designer wanted framing that was as aesthetically pleasing and unobtrusive as possible. JRL's stylish custom-made framing was the perfect solution for achieving harmony between indoor and outdoor spaces in the vibrant new community that the Como and Fairmount will become part of.

JRL's managing director, George Chaulston, says the Washington Park - Como/Fairmount, which are part of Stage 2 and 3 of the Washington Park redevelopment, have been designed and constructed to blend the history of the site with a vision for the future.

"This project is all about urban renewal. We are part of a plan that has involved the demolition of an old suburb, one with a long history, and its replacement with a brand new community," Chaulston says. "The way glass and JRL Aluminium framing has been used throughout the Como and Fairmount gives the buildings a contemporary feel. It is a nod to the future and gives the development a contemporary edge."

"Many of the Como and Fairmount Apartments overlook the architecturally designed Central Park, which is the heart of Washington Park, so external glass, windows and balcony doors, play a major role in maximizing resident's views of outdoor community areas," he says.

Double-glazing and reflective glass were also put to use to add to the privacy and energy efficiency of apartments in the development.

JRL Aluminium's extensive residential and commercial experience means it has been able to adapt its product range to optimize

the quality and style of both the hung windows and sliding doors used in all the Como and Fairmount Apartments.

"Our double glazed windows go up to 18mm to enhance noise remediation and energy efficiency," Mr Chaulston says. "We build our windows with flat sills for ease of cleaning and the double-wheel rollers we use are non-corrosive."

JRL Aluminium models and manufactures the sliding doors used between each apartment's internal living spaces and balconies to give residents optimal enjoyment of wide open spaces.

"Our sliding door design gives residents 2/3 openings without impeding into indoor areas or outdoor living spaces. It really is about giving the resident as much space and air as possible. At the same time we use multi-track systems that make installation of insect screening easy without any need for extra tracking," he says.

Decades of manufacturing experience means JRL is able to produce sliding doors with superior water, air and acoustic properties. This attention to detail explains why DASCO has now chosen JRL Aluminium regularly to take care of its framing needs on major urban developments.

The Como and Fairmount towers have been designed and built for longevity. Stage two and three of this major urban transformation project is all private residential property. The whole five stages of Washington Park are a blend of private and public housing.

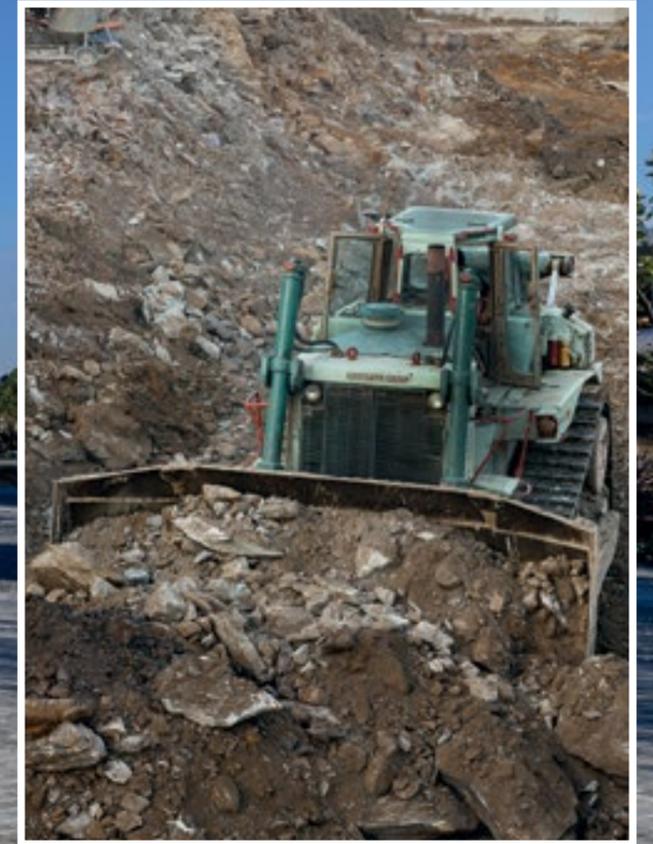
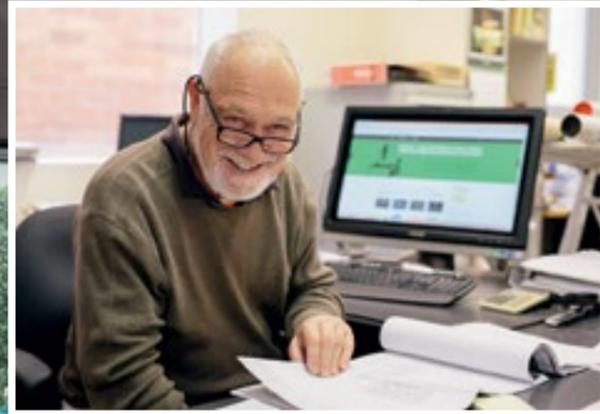
The quality of the finishes, including the glass work and framing, put into the Washington Park - Como/Fairmount project may explain their appeal to private buyers.

According to the project's lead construction company, DASCO, the quality of the framing workmanship and installation of windows and doors definitely added to the aesthetics and buyer appeal of the new apartments.

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Below TBD Technology supplied Webspaces, a document management system used by project managers.

Below Ghossayn Group completed civil works on Washington Park including laying of drainage systems and the installation of footings and anchoring.



TBD Technology was contracted to provide its cloud-based document management system WebSpace, to simplify communication and document management on the Washington Park - Como/Fairmount Project.

WebSpace provides a framework for document storage, distribution and a single channel for project-related communication that streamlines the construction process, simplifies communication and potentially minimises confusion, errors and disputes. It enables developers to define procedures and standards, provide a full auditable document trail, reduce paperwork, duplication and increase productivity, with documents accessible 24/7 online. On Washington Park, information was able to be distributed automatically and the latest documents accessed from any location in real time.

Project managers are able to pro-actively control information flow within their team, capture all project-related information in one place, identify and focus on critical issues and standardise processes across the organisation.

For more information contact TBD Technology, Suite 3 5-7 Alexander Street, Crows Nest NSW 2065, phone 1300 652 331, email us@tbdtechnology.com, website www.tbdwebspaces.com



The Ghossayn Group enjoys a reputation that's as big as some of the projects they have worked on in Sydney when it comes to civil engineering. Founder, George Ghossayn, says that's why his company was chosen to do all the civil engineering on DASCO's Washington Park - Como/Fairmount project.

Ghossayn's team of 53 took care of all Dasco's civil engineering needs at the Com and Fairmount site. This included remediation and excavation, the laying of drainage systems and the installation of footings and anchoring.

Ghossayn is very proud of his 30-year reputation in civil engineering in Sydney. "We have proven time and time again that we can finish projects on time and on budget," Ghossayn says.

"We are very quick and we have done many other bigger, harder and tougher jobs than the Washington Park - Como/Fairmount project. However, DASCO is a very good company and they only employ the best on their projects," he says.

George Ghossayn is emphatic that it is his company's reputation for having specialist civil engineering expertise and experience, developed

over decades, which makes them the "go to" brand in Sydney for challenging or complex jobs. "We are simply the most reliable, if not the only, civil engineering organization in Sydney which can be relied on to deliver, time after time," he says.

The Ghossayn Group civil engineering division was engaged for over four years on the development of the Sydney Harbour Tunnel, for example. Westfield regularly engages Ghossayn to work on its shopping centre developments, including the city's largest 6000 cubic metre development at Bondi Junction.

All civil engineering works, including excavation, performed by the Ghossayn Group is carried out to the highest occupational health and safety standards.

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