

A HAVEN OF GREENERY

DEVELOPER : Tian An LFD
MAIN CONSTRUCTION COMPANY : Growthbuilt
ARCHITECT : DKO Architecture
STRUCTURAL ENGINEER : ADG
CONSTRUCTION VALUE : \$45 million



Cascade Gardens is an exceptional boutique residential development comprising three striking buildings with a premium selection of beautifully appointed one, two and three bedroom apartments, and penthouse apartments. The project features granite island benchtops, custom coloured tapware, Miele appliances, handle free joinery, with blissful landscaped gardens and generous communal spaces.

Setting a new standard for luxury apartment living on Sydney's North Shore, Cascade Gardens is a boutique residential development in a beautiful landscaped setting.

Developed by Tian An LFD and constructed by Growthbuilt, the project incorporates 93 new apartments over a 3-level basement car park and street level commercial tenancy. A mix of one, two and three bedroom units, and grand penthouses have been constructed with the highest quality finishes throughout including marble and granite surfaces, stone wall and floor tiling with veneer panelling in the lobby.

Within the apartments, premium fittings have been used including custom coloured tapware, Miele appliances, handle free joinery and frameless glass shower screens.

The buildings feature an attractive street frontage with large areas of glazing and aluminium screening complemented by sandstone

panels to the lower levels. Over the two year construction phase, the programme commenced with demolition in October 2018 and the works were completed in October 2020.

The steep topography of the site presented Growthbuilt the opportunity to show off their extensive experience in overcoming potential problems. "The design incorporated 6-levels of cascading gardens down the very steep site," said Richard Pym, Project Manager. "The excavation works were managed to allow as much of the existing material as possible to be reused onsite."

There was also a Sydney Water sewer running through the centre of the site which added to the complexity of the earthworks, requiring diversion using an underground boring rig.

"The development was required to collect and treat all stormwater before sending it downstream," explained Richard. "We installed



a retention system to ensure that all the water released to the environment is treated."

The green landscaping onsite creates a lush natural setting of native flora for the apartments, also meeting council requirements. "The council asked for 50% deep soil landscaping across the site," said Richard. "We used the space to reinstate some of the native Sydney blue gum forest and the result has been great."

The originally approved scheme included 98 units and one retail although was amended in collaboration between Tian An LFD and Growthbuilt to offer 93 units and one retail. "The client wanted to rationalise the design to reduce the number of units and reorganise the internal layouts," Richard said. "The outcome is better internal layouts and a better result for tenants."

The project team worked through the limitations of COVID-19, with Growthbuilt ensuring that site operations continued with everyone's health and safety a priority. The Growthbuilt team and their delivery partners really came together, there was a lot of effort and hours put into this landmark development to turn our clients vision into a reality.

I want to thank everyone involved in getting this fantastic project across the line."

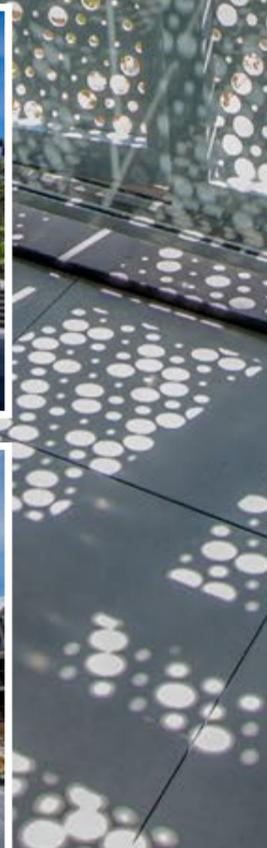
The work ethic of the project team reflected Growthbuilt's commitment to excellence in everything they do. With a focus on delivering projects safely, on time, within budget and to exceptional quality, Growthbuilt maintain a 90% repeat client base and a strong reputation for partnering with clients to ensure successful outcomes from design to delivery.

Cascade Gardens was aligned with Growthbuilt's expertise and significant experience in high end multi-storey new build residential projects and their design and construct track record. The inhouse design and construct team at Growthbuilt ensured they could deliver a value added solution at Cascade Gardens with amenity improvements and cost savings. At their heart the philosophy of Growthbuilt is simple. Their goal is always to help you achieve yours.

For more information contact Growthbuilt, Level 9, 100 William Street, Sydney NSW 2000, phone 02 9212 7811, email info@growthbuilt.com.au, website www.growthbuilt.com.au

Below Advanced Treescap Consulting conducted tree audits and oversaw the tree protection fencing and trunk armour.

Below Victor Lin and Associates completed the NatHERS and BASIX assessments and certifications for Cascade Gardens.



Advanced Treescap Consulting is a specialist provider of arboricultural and horticultural services. Based on the New South Wales, Central Coast, they provide a wide range of services including arborists' reports, site management, resistographs, identification of horticulture problems and cultural management.

Advanced Treescap Consulting were involved in the Cascade Gardens residential development from the beginning, initially conducting a tree audit of the site to determine root protection zones so the architectural plans could be developed in compliance with Australian Standard AS4970.

As the design progressed, Advanced Treescap Consulting prepared an arboricultural impact assessment report to determine the impact of the proposed building, services and landscaping on the existing trees. Their expert knowledge was key to obtaining planning approvals.

During construction, the company was appointed as the project arborist and conducted regular site inspections to check compliance. They oversaw establishment of tree protection fencing and trunk armour, monitored the progress of the works and provided certifications to the contractor including the final inspection and clearance letter.

A collaborative relationship was maintained with the lead contractor Growthbuilt throughout the works. "Growthbuilt were a pleasure to work with," said Russell Kingdom, Founder and Director. "They were very responsible and followed all guidelines. The whole team really did go the extra mile."

Through collaboration with Growthbuilt, Advanced Treescap Consulting were able to amend the landscaping plans and reposition a proposed retaining wall to ensure an additional tree could be retained which was a great achievement.

Advanced Treescap Consulting offers 20 years of experience serving projects around Australia and have also worked in Fiji for several years. They cater for all clients from owner-occupiers to developers, councils, industry and government. "Whatever the project, we aim to service our clients with an honest appraisal," Russell said. "We always try to provide the best advice we can."

For more information contact Advanced Treescap Consulting, PO Box 7192, Kariang NSW 2250, phone 0408 439 186, email advancedtreescap@bigpond.com

Building energy efficiency and sustainability, including assuring compliance with statutory requirements, is an essential part of any building project in Australia. Since 1999, Victor Lin and Associates have delivered high quality and creative energy solutions for some of Australia's leading architects, builders and developers.

The professionally trained and accredited consultants at Victor Lin and Associates believe in the importance of prompt and personal service. They have delivered over 10,000 solutions through NatHERS and BASIX assessment and certification, NCC (BCA) Section J and JV3 assessments and reports, and general design advice related to thermal and energy performance, efficiency and sustainability (Environmentally Sustainable Design).

"For Cascade Gardens, we used the BASIX and NatHERS tools to assess and advise on how compliance with regulatory requirements for energy efficiency and sustainability could be ensured," said Louisa Cheng, Thermal Performance Assessor and Senior Associate at Victor Lin and Associates.

"We were involved from the project's conception and initial DA submission through to the construction phase. Our services included

providing advice on the benefits of using higher performing glazing to optimise energy efficiency, the best use of insulation within the building envelope, and assuring ongoing compliance in the later stages of the project. For example, we were able to provide confirmation at construction stage that for Cascade Gardens, thermal performance integrity as well as the original façade design would be maintained when using spandrel glass panels, instead of the floor-to-ceiling windows of earlier stages of the project's development."

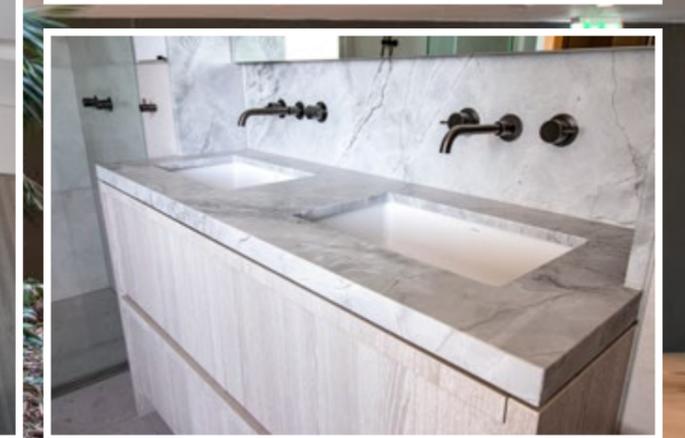
Cascade Gardens represents another successful result for Victor Lin and Associates. "One of our strengths is multi-unit residential and greenfield developments so this project was a great fit for us," said Louisa.

"On all our projects we offer the capacity to help clients find cost effective, readily available solutions for optimal energy efficiency while maintaining design concept."

For more information contact Victor Lin and Associates, Box 5080, South Turramurra NSW 2074, phone 1800 88 41 99, mobile 0431 704 698, email victor@linassociates.com.au, website www.linassociates.com.au

Below Pyramids Render Stars utilised the ROCKCOTE® system for the external finished of Cascade Gardens.

Below D&J Marble and Granite fabricated and installed the natural stone benchtops and splashbacks.



Set to become a new landmark on Sydney's North Shore, the Cascade Gardens boutique residential development has been described as a 'gem in the north.' The three buildings feature striking rendered exteriors complemented by perforated metal screens and louvres to provide a distinctive façade that fosters a sense of community while maintaining privacy and solar protection.

Pyramids Render Stars were appointed by Growthbuilt to apply a full system of external finishes, rendering and painting, silicon and caulking works and texture paint to balconies.

On the project, Pyramids Render Stars used a fully warranted system provided by ROCKCOTE®, one of Australia's leading manufacturers of cement and colored render, textures, paint and natural material coatings for residential and commercial buildings. The works commenced in October 2019 and took approximately 12 months to complete.

In addition to ROCKCOTE®, Pyramids Render Stars are also accredited applicators of Dulux and Astec systems. They are one of the largest exterior finishes companies in Sydney with vast experience on residential properties ranging from individual houses to high rise

apartments and luxury landmark developments of 200 units or more. Pyramids Render Stars work with a range of Tier 1 and Tier 2 companies in Sydney, regional New South Wales and the Australian Capital Territory. The Cascade Gardens project was their first experience working with Growthbuilt and they were committed to achieving positive results onsite.

"We were already very experienced with the ROCKCOTE® system," said Amir Abdelbadie, Director of Pyramids Render Stars. "We assigned our most skilled workers to achieve the best results possible for this high end residential project."

Pyramids Render Stars take pride in their strong relationship with their trusted clients. Their large available manpower allows them to offer reliable service which has led to them establishing long term, repeat business for many of the largest builders in New South Wales. They have a proven track record of delivering high quality finishes on all of their projects.

For more information contact Pyramids Render Stars, 2/165 Rookwood Road, Yagoona NSW 2199, phone 0426 191 514, email admin@pyramidsrenderstars.com.au, website www.pyramidsrenderstars.com.au

Situated in Pymble on Sydney's beautiful North Shore, Cascade Gardens is a luxury residential development comprising 98 new apartments with premium fittings and fixtures throughout. One particularly striking element of the internal fitout is the natural stone benchtops, splashbacks and wall cladding to the kitchens and bathrooms within the apartments which were fabricated and installed by specialist contractor D&J Marble and Granite.

The project was D&J's first experience working with Growthbuilt and they formed a positive relationship from the start. "The amicable working relationship and cooperation on the Cascade Gardens project has produced significant results and looking forward to the opportunity to work together on other projects in the future," said Megan Su.

With 23 years of experience, D&J were well placed to deliver a successful outcome at Cascade Gardens. "We have the capability and facilities to handle many kinds of project," said Megan. "Our factory is fitted out with the best equipment and our installers provide the highest quality service."

D&J's fully inhouse fabrication and installation team helped them maintain total quality control. "We don't work with subcontractors,"

explained Megan. "Most of our team have been with us for 15 or 16 years and understand what we are trying to achieve. It's how we deliver the best possible results on our projects."

Based in Moorebank, New South Wales, D&J are positioned to serve Sydney and the surrounding region. They have strong experience in residential projects at all scales from large luxury developments to home builder projects, in addition to commercial projects such as hotels and licenced clubs.

As Sydney's leading benchtop manufacturer, D&J are accustomed to dealing with the finest quality marble, granite and reconstituted stone. Their state-of-the-art machinery, along with the care and expertise they bring to all their projects, ensures they deliver a level of workmanship and service like no other.

For more information contact D&J Marble and Granite, 13-17 Iraking Avenue, Moorebank NSW 2170, phone 02 9822 7980, email sales@dnjmarble.com.au, website www.dnjmarble.com.au