



# DELIVERING VALUE

CLIENT : Dicker Data Limited  
MAIN CONSTRUCTION COMPANY : Novati Constructions  
ARCHITECT : WMK Architecture  
ENGINEER : M+G Consulting  
CONSTRUCTION VALUE : \$45 million

The new Dicker Data Facility in Kurnell is an innovative and iconic warehouse and distribution centre with associated offices for Dicker Data. Supporting 400 staff, the 12 hectare site includes a new 22,000m<sup>2</sup> high security industrial warehouse and a state-of-the-art 6,000m<sup>2</sup> IT commercial office facility.

**Proudly celebrating 50 years in the construction business in 2021, family owned and operated Novati Constructions has completed yet another impressive industrial and commercial project – the Dicker Data Facility located at Kurnell on the shores of Botany Bay in Sydney’s south.**

Dicker Data Limited is an ASX-listed distributor of ICT hardware, software, cloud and Internet of Things (IoT) solutions for reseller partners. In business for over 40 years, Dicker Data embarked on a major construction programme on a site adjacent to their current facilities to provide the warehouse space and offices it requires for forthcoming decades. Novati Constructions was entrusted with the contract after a competitive tender process to design and construct the new 22,000m<sup>2</sup> high security industrial warehouse and a state-of-the-art 6,000m<sup>2</sup> IT commercial office facility.

Dicker Data had a tight budget to build the facility and needed a builder they could trust to develop their vision while maintaining

cost constraints. A key driver for Dicker Data in the design of the new facility was employee satisfaction. “Our priority was to keep our people front of mind throughout the design process. We saw our new facility as an opportunity to cement our position as one of the most desirable places to work in the Australian IT industry,” said Dicker Data CFO, Mary Stojcevski.

A major consideration was the high level of security required due to the large 12 hectare site and the high value goods to be stored in the warehouse. “There were also very stringent IT requirements to meet reflecting Dicker Data’s position as a hardware and software supply company of global excellence,” said Novati’s Business Operations Manager, Jason McLauchlan.

The scope of the project included design and construction of the warehouse and office building including complete fitout, hardstand areas, a fire access road to the rear of the warehouse, extensive solar power capacity to run the entire facility, commercial kitchen facilities



to cater for 400 staff, essential services, a vehicle access road and carparking.

The site required extensive environmental and geotechnical investigation to ensure statutory requirements were met. Novati successfully completed the ground remediation work and partnered with the architects and engineer to remove the requirement for driven piles throughout the warehouse, resulting in significant savings for the client.

The entire peninsula of Kurnell is of cultural significance to the local Aboriginal people. A ‘Welcome to Country’ ceremony was held to celebrate the cultural importance of the site. An Aboriginal heritage assessment was required which included comprehensive archaeological test excavations across the property. The excavations found evidence of an extensive midden extending from Captain Cook Drive into the northern portion of the property. The midden included a shell layer about 500 years old. An area of 30m by 60m was cordoned off and was included in the overall landscaping plan.

COVID-19 hit three months into the project. “We implemented mandatory temperature testing, foot controlled wash facilities, tripled the amenities onsite to maintain social distancing of the 120 staff working each day and based our WHS Manager permanently at the site,” Jason said. “The pandemic complicated our ambitious construction schedule as we needed to complete work to allow Dicker Data to transfer all staff over to the new facility in the quieter New Year period. Despite this unexpected event, plus some delays in getting service authority approvals, the Novati team completed the project ahead of schedule, much to the client’s pleasure.”

In their 50 years operating under the original builder’s licence, Novati Constructions has become renowned as a leading builder of quality residential, industrial, education, aged care and commercial projects.

*For more information contact Novati Constructions, Level 1, 99 Alexander Street, Crows Nest NSW 2065, phone 02 8436 9000, fax 02 8436 9001, email info@novati.com.au, website www.novati.com.au*

# ELITE CUSTOMISATION

The diversified commercial kitchen group Elite Food Appliances are an undisputed leader in their field, with an unmatched reputation for delivering superior products and services.

During the company's 30 years of operation, Elite Food Appliances has focussed on translating the individual needs of each client into a commercial kitchen, café or bar design that provides optimum performance for the customer.

Elite Food Appliances completed the design and install contract for the commercial kitchen and café at the Dicker Data Facility. The Facility will house 400-500 staff at various times, requiring a large commercial installation to ensure meals and refreshments can be prepared and served in a timely and professional manner.

The kitchen design and installation encompassed exhaust systems, dishwashing equipment, stainless steel benches, refrigeration, Houno steam ovens and Goldstein cooking appliances. Café equipment and display and serving cabinetry were also installed. A team of 12 worked on the project for four weeks.

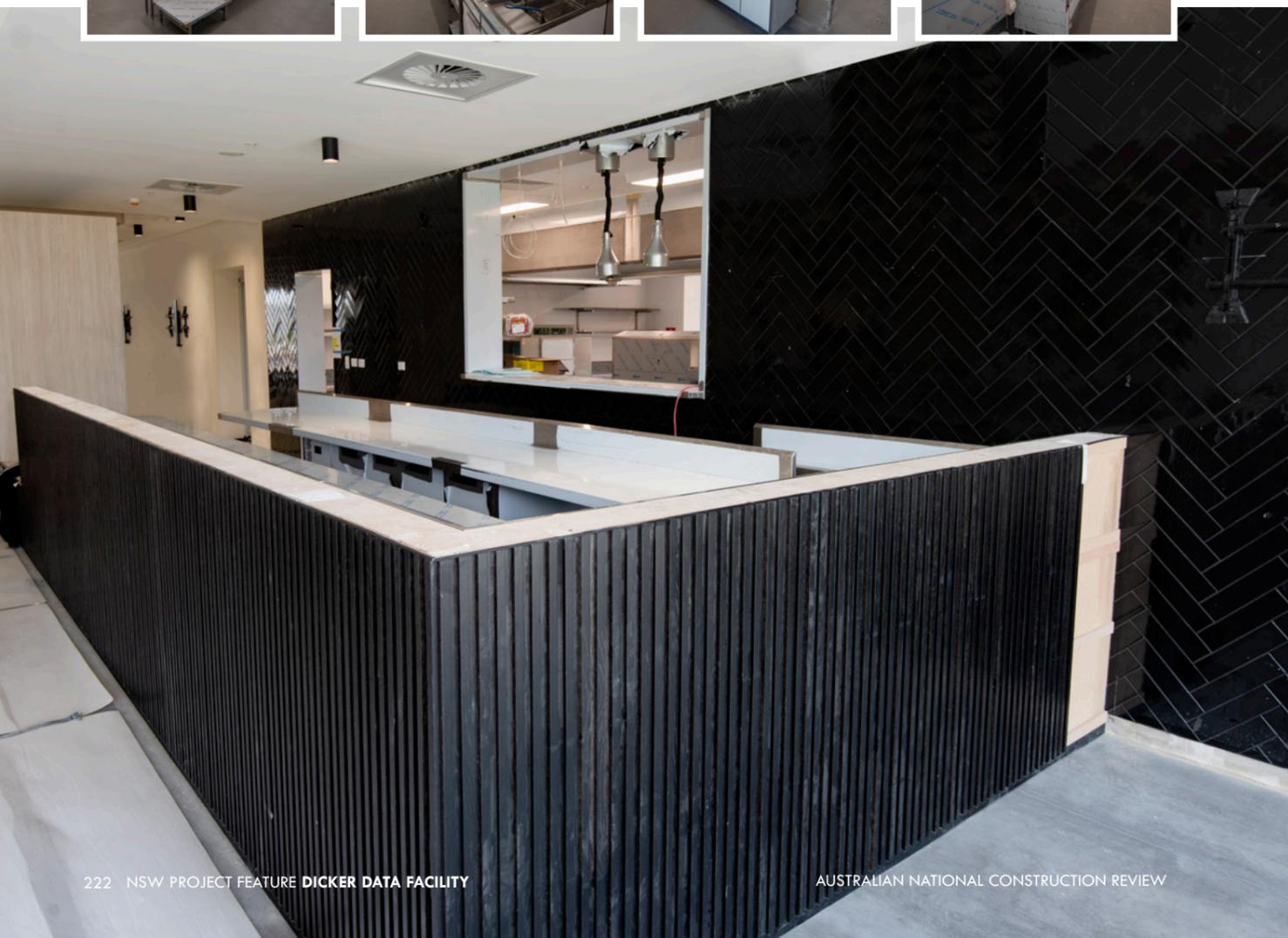
"From our perspective, it was a straightforward job as we had done detailed planning and worked closely with the builder and the other trades on site to accomplish the installation according to timetable," said Joe Staltari, Director of Elite Food Appliances.

Elite Food Appliances acts as a distributor of leading imported and locally manufactured brands, ensuring their clients have access to the latest foodservice technology.

The company's experience and integrated approach has seen them win an impressive and wide-ranging list of clients ranging from Google to the iconic Machiavelli restaurant and Bondi Icebergs.

Currently, Elite Food Appliances are installing a specialised and exotic fitout for the new Sushi Yoohee in Randwick and installing a new commercial kitchen at the Wild Pear Café in Dural – also known as the family café of 2019 Master Chef winner, Larissa Takchi.

For more information contact Elite Food Appliances, phone 02 9816 1945, email joestall@bigpond.com, website www.elitefoodappliances.com



## THE FINISHING TOUCH

Firmtech are proud to be part of and work with Novati Constructions for Dicker Data Facility project.

Firmtech's good working relationships with their supply chain enabled them to complete the project using Capral Aluminium window systems fitted with local supplied Australian glass from Viridian. The Vision glass specifications is a high end double glazed glass 'Soltech Neutral' with high performance in energy ratings.

The ground floor window system was constructed from Capral 419 flushline double glazed units – full height. In communal office areas of this floor Firmtech supplied and installed full height DGU external stacking bi-fold door systems with steel structure support. These systems have also been designed with commercial grate drainage systems, all transitioned from internal to external in flush floor levels.

The 1st floor window system spans from ground external soffit to Level 2 roof capping which spans high enough to form handrail compliance on the roof. The window system is constructed from the Capral CW150 Curtain Wall System. The system consists of vertical heavy duty captive window mullions integrated with non-captive horizontal transoms. The system has been engineered and had a custom designed vertical feature fin added to conceal all support fixings externally.

The main entry is a full vertical steel structure that has been completely structurally glazed. The glass is supported by concealed dead load brackets at horizontally siliconed joints. This façade is interfaced with two frameless auto entry door systems forming an airlock entry



which then interfaces with a full height structurally glazed bay window located at the reception area.

"Firmtech's façade team has decades of combined industry experience spanning across all aspects of the façade industry," said Yan Xie, Founder of Firmtech. "We can offer fabrication, engineering and certification of tested systems, delivered door-to-door."

For more information contact Firmtech, phone 0422 889 685, email firmtechaluminium@gmail.com



## STRATEGIC SOLUTIONS

Elite Certification provides professional certification services, partnering with builders, developers, consultants and other industry specialists to deliver practical and structured advice on meeting compliance with complex building regulations.

Elite Certification was engaged as Principal Certifying Authority on the Dicker Data Facility. The impressive facility involved a 22,000m<sup>2</sup> high security industrial warehouse and a 6,000m<sup>2</sup> top quality information technology office building.

Elite initially assessed the architectural plans for compliance with the Building Code of Australia and Council consents, in order to

issue a Construction Certificate prior to the project commencing. They then reviewed progress during construction to monitor compliance with approved plans. Finally, an Occupation Certificate was issued on completion to verify that the building was ready for occupation and met all BCA, legislative and Council requirements.

Elite's company structure ensures that key staff members are present throughout every stage of the project, from design review through to inspections and approvals. "We provide a comprehensive review of building plans to assess compliance with the Building Code of Australia and the conditions of consent," said Director of Elite Certification, Anita Raffoul. "Our professional team will identify and provide guidance on any issues that require attention or remediation in order to ensure the Occupation Certificate can be issued."



Legislative requirements in the building industry are constantly changing and Elite Certification invests in continuing professional development for all team members so that they are equipped with the latest industry requirements. "This enables Elite to pass on current requirements to our clients, minimising the possibility of delays or re-works in the construction schedule," Anita explained.

Although a relatively young company, Elite Certification has already achieved an outstanding portfolio of projects across the retail, residential and commercial sectors. Current engagements in Sydney as PCA include the mixed use Eastlakes Live development, the Castle Residences in Castlereagh Street, and the luxury ORA residential development in Dolls Point.

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