

# THE GROVE – RANDWICK

DEVELOPER : St. Basil's Homes  
 MAIN CONSTRUCTION COMPANY: Deicorp Constructions Pty Ltd  
 ARCHITECT : PTW Architects  
 STRUCTURAL ENGINEER : BG&E Pty Ltd  
 PROJECT VALUE : \$75 million



## A NEW BENCHMARK

The Grove – Randwick is a \$75M aged-care facility that offers a lifestyle promoting independence, active living and luxury. Comprised of 113 residential aged-care bedrooms, 79 spacious apartments all with modern appliances, stylish interiors and beautiful views from the upper levels, each apartment has been designed to provide disabled access with onsite car parking.

**St. Basil's The Grove – Randwick is an architecturally designed set of luxury apartments designed to take aged care into an unprecedented level.**

When St. Basil's settled on builder/developer Deicorp, they were not only getting a well known company, but one with a solid reputation earned over 15 years for delivering the demanding quality expected of The Grove – Randwick project.

“The project is special as it is a significant step in the development and growth of our clients, St. Basil's Homes, in providing services to the aged care market,” Deicorp, Senior Project Manager, Arne Leonard says.

The Grove – Randwick, on St. Pauls Street, consists of 79 self-care independent living units from 1-3 bedrooms, 20 single-bedroom serviced apartments, 93 residential aged-care bedrooms and onsite parking for 154 vehicles. Facilities for residents include a café, men's shed, multi-purpose community room and pool, plus a day centre open to seniors in the community to encourage respite, socialisation and leisure.

The \$75 million project commenced work in 2014 with early works consisting of demolition, site clearing, excavation and piling, anchoring, and shotcreting of the foundations. Stage 2 work on the main build was awarded in the fourth quarter of 2014.

“As a developer in its own right, Deicorp has an intimate knowledge of the value in a quality development completed in a timely manner,” Arne says.

Not all projects are smooth sailing, and The Grove – Randwick proved no exception when materials handling presented a significant challenge. “With a single vehicle entry, on a site of 400m in length and significant heritage retained foliage on the site, feeding materials to work faces on four separate structures running simultaneously was challenging,” Arne says.

With a desire to improve efficiencies in the delivery process and some significant regularity in design outcomes, Deicorp saw an opportunity to incorporate elements of prefabricated construction into the project. Not only was precast concrete used extensively throughout the project for both quality of finish and efficiency in construction, but also prefabricated bathrooms.

While comparable to traditional construction from a cost perspective, the construction offsite of over 100 bathrooms significantly improved site efficiencies during the fitout phase of the works.

Procured from Sync Building Systems, a division of Hickory in Melbourne, the installation of the bathrooms commenced during the final stages of the structural program.

Landscaping design services have been supplied by Scott Carver Architects who have considered the site's heritage, its coastal location and its future occupants. The Grove site contains a diverse range of historical gardens typical of the late 19th Century, including a significant number of well developed Moreton and Port Jackson fig trees.

A dementia and private courtyard allows high care patients to access the outdoors and view colourful gardens from their rooms. The garden is flanked by an existing heritage sandstone wall and creates a secure and safe loop for exercise and pleasure.

St. Basil's now have their vision fulfilled and will shortly be offering a superior level of care to Australia's senior citizens, thanks to a dedicated team of contractors. “With a consistency in delivery, brought about by a clear understanding of value, the Deicorp product speaks for itself,” Arne says.

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**Dynatech Industries is a Sydney based family operated mechanical services contractor that has been operating since the mid 90s.**

Over that time Dynatech has transformed from a commercial refrigeration manufacturing company to a leading provider in the design and construction of heating ventilation and air conditioning services, with an annual turnover of more than \$30 million.

With its experience on high end projects and a team of over 50 people meant that Dynatech had systems in place to deal with any contingency for St. Basil's The Grove – Randwick.

“The bigger and more complex a project gets, the more you need formal processes and techniques to effectively manage the work,” Dynatech Industries, Senior Project Director, Rabei Bachir says.

With a team of approximately 25 people working to build the 73 retirement living apartments ranging in size from one to three bedroom and 113 residential aged care beds, Dynatech took it into their stride when the contractor changed the completion date from the end of July 2016 to December 2016.

Rabei puts a lot of Dynatech's ability to deal with shifting schedules down to the fact that it is a family operated company. “Family businesses have some distinct advantages, including a shorter chain of command when it comes to making crucial decisions and a sense of solidarity that can only come from family ties,” Rabei says. “Family firms that remain successful tend to be the ones committed to more than just profitability,” Rabei added.

At St. Basil's The Grove – Randwick, due to their low maintenance cost, power efficiency, small size and overall cost, Dynatech designed and installed 19 Fujitsu VRF (variable refrigeration flow) air conditioning systems to 93 residential aged care bedrooms and common areas, including the corridors, atrium, multi-purpose room, day care and community room.

In addition they installed 203 fan coil units that are a combination of slim, medium static, high static and some compact cassette units. For the 73 retirement living apartments in Buildings A to D, a total of 73 Fujitsu VRF air conditioning units that are heat pump systems and 243 fan coil units were installed.

Mechanical ventilations were also provided for the car park, loading dock, various kitchen exhausts, commercial laundry gas drying power flow system and common toilet exhaust systems.

Miscellaneous mechanical ventilation was also installed in all of the other service rooms, including the scooter charging room, garbage rooms, main switch room, pool plant room and domestic kitchen areas.

“The original design and specification called for a closed loop chilled-water cooling system, which we adapted to reduce the client's upfront monetary cost and will save them a total of \$1.2 million over a 15 year period in maintenance and running costs,” Rabei says.

Dynatech's commitment to innovation has recently seen them research and develop a 98% efficiency heat exchanger that continues their active role in environmental management solutions.

“That sense of commitment can also include a long-term focus on customers, employers, suppliers and the greater community – all principles that fit in well with the focus on sustainability,” Rabei says.

Other projects of Dynatech Industries include; an apartment complex of 209 apartments in Kellyville with a budget of \$20.9 million; Otto Roseberry for ICON, Deicorp's Little Saigon Plaza Bankstown, and Alpha in Sydney's inner west.

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**Below** Leda Aluminium manufactured and installed aluminium door and window frames on The Grove – Randwick.

**Leda Aluminium Pty Ltd is a specialist in the manufacture and installation of commercial and residential aluminium doors, windows, curtain walls, louvre systems and slump glass.** With 35 years experience in the aluminium business, Leda Aluminium has built a reputation for supplying quality products at affordable prices.

Located at Greenacre in Sydney's south-west, Leda Aluminium currently employs 60 people, 10 of whom are family members in key roles such as Directors, Chief Financial Officer, General Manager, Operation Manager and Powder Coating and Factory Managers.

"We firmly believe that a family operated business brings a more friendly and intimate service to all our clients," said Leda Aluminium Chief Financial Officer, Joseph Sabella. "We are very proud of the fact that we have retained the family involvement in the company since the founding of the business by Mr Tony Asfour."

Leda Aluminium provided the aluminium doors and windows at The Grove – Randwick. Joseph said that Leda Aluminium's relationships with other contractors working on The Grove – Randwick was 'easy going', but there were a number of challenges faced by the company which required careful analysis. "Every single opening at The Grove – Randwick was specially made to fit and comply with the architectural drawings," he said. "We used different glass as per the specifications and installed 100mm and 150mm front glazing as well as some centre glazed aluminium sections."

"The aluminium used is all sourced from local suppliers, extruded by us and certified by the Australian Window Association," Joseph continued. "The Leda Aluminium HP system was used for all sliding doors and windows, along with Alpolic wood grain finished aluminium composite panels."

Leda Aluminium also used double-hung windows with a two-colour special range powder coating from Dulux that is produced inhouse. "We are one of only a few aluminium manufacturers that have our own powder coating facility with a licence for both Duractec and Interpon 2015," Joseph adds.

The Grove – Randwick has incorporated many special design features, but with

35 years experience to call on, it was easily managed by Leda Aluminium. "What differentiates our company from other aluminium suppliers is that we do everything with pride, we don't take short cuts and we believe in service and consistent turnaround times," Joseph said.

Leda Aluminium's work can also be seen at The Charles Apartments in Canterbury, another Deicorp project which was finished in 2016. The Charles has a total of 229 units with retail anchored by Woolworths, BWS and a range of other commercial retail operators.

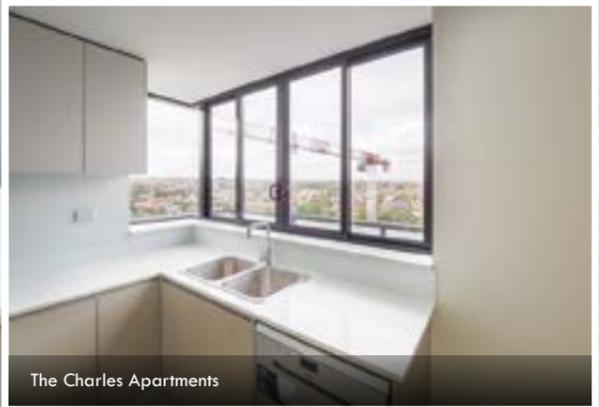
The development was finished with top quality commercial windows and doors, with every single opening needing to be tailor made. The project had high requirements for acoustic and energy efficiency ratings.

Being located on Canterbury Road, one of Sydney's busiest arterials, noise reduction was a major objective which Leda solved with a double-glazing system. In addition, a number of the units required special energy efficient glass which Leda sourced locally from Viridian glass, the company's glass supplier.

The team at Leda has the same approach for all its projects, no matter how big or small. The company undertakes work across all segments of the building industry including residential, commercial, apartment developments, and retail. All plans and proposals are thoroughly analysed and, depending on the specifications, Leda always suggests the best options to meet the needs of their clients.

"Leda Aluminium products all have the essential qualities of proven performance, reliability, style and security," Joseph said. "Our aluminium products provide functionality, value for money and structural integrity." Durable as well as being easy to maintain and clean, Leda's designs are available in a wide choice of colours, sizes and configurations.

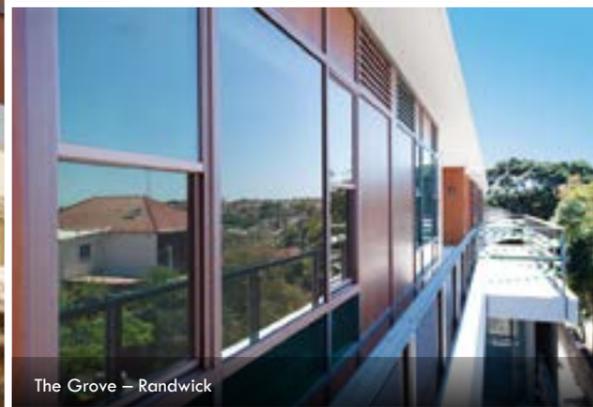
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The Charles Apartments



The Grove – Randwick



The Grove – Randwick



The Charles Apartments