

PERFECT BALANCE

Landing is the first stage of Sanctuary, a sophisticated and uniquely positioned masterplanned community on the shores of the Parramatta River, nestled serenely amongst a mosaic of green surrounds and boasting amazing water views. This stunning project comprises 364 residences across four buildings with a range of one, two and three bedroom apartments and two and three bedroom townhouses and maisonettes.

Sanctuary is a new multi-stage residential estate on the shores of the Parramatta River in Sydney's Wentworth Point neighbourhood. The development covers just under 95,000m² with 400m of river frontage and when all stages are complete, will incorporate approximately 2,100 apartments.

The first stage is named Landing and features a total of 364 apartments with a mix of one, two and three bedrooms spread across four buildings surrounding an elevated landscaped courtyard with underground parking below.

“We chose the name Landing because it really is the gateway to the whole site, both as the first stage and also due to its prominent location,” said Paul Wainwright, Sales and Marketing Operations Manager. “We worked hard to plan layouts that maximise floor space and water views wherever possible. Landing sets the quality benchmark for all the stages to come.”

The carefully designed floor plans of the apartments have been a talking point at Landing with many residents giving positive feedback.

Sekisui House drew on the design philosophies of their Japanese heritage to plan apartments with a focus on maximising usable space.

Importance was also placed on maximising natural light, ventilation and privacy in the apartments. The external elements of the building was carefully planned to ensure balconies were positioned in such a way as to maximise views while avoiding privacy issues.

“We are experts in place making within apartments,” explained Paul. “During the design stage we are continuously auditing and renewing our floor plans and finding improvements. Only when the plans get a unanimous thumbs up from

our architects and the Sekisui House teams in Australia and Japan do we proceed into construction.”

This focus on continuous improvement carries through into construction. Sekisui House collaborated closely with main contractor Parkview to find ways to simplify the construction process and speed up the programme. “We’ve had a long and prosperous relationship with Parkview and they are a great team to work with,” Paul said. “We worked with them to make sure we had an efficient and buildable design, for example by minimising transfers in slabs and ensuring structurally efficient column positions.”

The collaborative approach is fundamental to Sekisui House’s methodology. “It’s a great way to do it,” said Paul. “It’s so valuable to get input from the guys who are actually working on the ground. On every building we do a lessons learned exercise to find ways to do better next time, in everything from design to finishes to ensuring a smooth handover.”

One particular challenge for Landing during the construction process was the need for physical distancing onsite due to COVID-19. The size of the site team was greatly reduced, particularly for internal works. However careful management meant the targeted construction timeline was achieved.

Landing is another milestone in the transformation of Wentworth Point into a diverse, cosmopolitan and desirable suburb. “More and more families are starting to call Wentworth Point home,” said Paul. “With new schools and retail precincts opening up there is a real community buzz. Future stages of Sanctuary will include lots of foreshore recreational space for use by residents and the broader community as well.”

Sekisui House was founded in 1960 and has since grown into one of Japan’s most respected community developers and homebuilders with over two million homes built. Their key philosophy – ‘Love of Humanity’ – puts customer respect and service at the heart of everything they do.

Since launching Sekisui House Australia in 2009, the company has been committed to making a positive impact in the Australian market, improving the lives of people through innovations in sustainable and thoughtful housing design.

For more information contact Sekisui House, Ground Floor, 68 Waterloo Road, Macquarie Park NSW 2113, phone 02 8817 1400, website www.sekisuihouse.com.au

DEVELOPER : Sekisui House
BUILDER : Parkview
ARCHITECT : TURNER
CONSTRUCTION VALUE : \$131 million



Below Australian Cladding Specialists installed the terracotta and aluminium cladding at the Sanctuary.

Australian Cladding Specialists (ACS) were appointed under a design and build contract to supply and install external façades to Stage 1, including terracotta and aluminium cladding to all three towers in the complex.

The detailed design of the cladding was developed by ACS in conjunction with the architect and main contractor based on the architect’s design concept. Detailed design activities included developing the installation sequence, frame and subframe design and the fixing strategy for the cladding tiles and panels. The design and engineering was done by WSP.

“It’s unusual for a cladding contractor to have that much early involvement and engagement,” said Claus Maarschalk, Director. “On Sanctuary we were able to contribute to the early planning and thinking together with Parkview and Turner and work out how to achieve the design concept as efficiently as possible.”

“We have worked with Parkview many times and we were very happy to have that early engagement to find good solutions for this interesting project,” said Claus.

Based in Sydney, ACS work on projects across New South Wales and interstate including residential and commercial developments as well as industrial and infrastructure projects.

ACS have many years experience in supplying and installing cladding materials and operating a state-of-the-art prefabrication workshop with vertical saws and controlled vertical cutting, CNC routing, precision cutting and precision bending capability.

ACS boast a highly skilled team of tradespeople with expertise in most types of commercial cladding systems including solid aluminium panels, terracotta tiles, GRC panels etc.

The inhouse Quality Management System at ACS ensures that their work meets current documentation and contractual requirements. ACS implement ITP processes through all their project phases. They review and monitor changes in legal or compliance

requirements and standards and take corrective and preventive actions in cases of non-conformance. Most importantly, ACS listen to their customers’ feedback.

In terms of safety, ACS are focused on achieving zero incidents in the workplace, both onsite and in their facility. As such, ACS have a WHS management system in place to ensure all the employees are aware of ACS policies and procedures. The safety of their workers is paramount among their core values. Designing for safety was a big part of their role on Sanctuary with a particular focus on how the cladding systems could be safely installed and accessed for maintenance and repair.

In addition to new projects, ACS also offer inspection and cladding replacement services in light of new laws introduced in Australia in August 2018 related to combustible cladding. Not only the rectifications are needed for the combustible cladding, but in the lifetime of any building, cladding rectification works become a necessity whether it be to repair damaged panels, modernise the appearance of an older building or improve energy efficiency.

The strong reputation in the cladding industry that has been built by ACS is based on their experience, expertise and dedication to working with clients to find optimal solutions and was demonstrated by their commitment to supporting the Sanctuary project from detailed design through to installation.

“We are interested in solving problems and we never walk away from a challenge,” said Claus. “We are focused on safety and finding the best installation strategy to get the job delivered as smoothly as possible for the client.”

“We’re proud of what we have achieved on Sanctuary and the good results that were made possible through collaboration with the project team.”

For more information contact Australian Cladding Specialists, 122 Lang Road, Moore Park NSW 2021, phone 1300 930 889, email claus@aucs.com.au, website www.aucs.com.au

Below CHERIO Civil Works completed the external civil works including kerbs, parking bays, footpaths and roadways.



Below PKF installed the premium oak timber and carpet flooring throughout Sanctuary.



CHERIO Civil Works is founded on the belief that workmanship and quality should never be compromised. As a unified team they are able to achieve this through their attention to detail, experience and professional approach. CHERIO was contracted for the external civil works at Sanctuary including kerbs, ramps, drainage pits, public domain works, parking bays, linemarking, footpaths and the internal road that feeds the entire development.

There were many existing underground services within the site that made the civil works challenging. One particular challenge that CHERIO faced was the existing gas main located beneath the new driveway. The collaboration with an authorised Jemena Spotter was necessary in order to complete the work safely and develop a solution that would offer the necessary protection to satisfy both the client and Jemena – but nothing CHERIO couldn't handle! The use of smaller sized machinery coupled with potholing by hand, allowed the CHERIO team to locate all existing services and ensure protection was guaranteed prior to works commencing.

Collaboration with other trades was critical for Cherio Civil since completion of the external works was needed for Parkview to achieve and obtain their Occupation Certificate. “We hit the accelerator a few

times, but it was also critical to maintain quality,” said Operations Manager, Adam Neou. “We are very used to coordinating and working closely with other trades as it is always the most effective way to bring the project to completion.”

CHERIO holds RMS prequalification status. Their area of expertise includes road and bridge works, demolition, excavation, storm water drainage including GPTs, light and heavy duty concreting, landscaping, linemarking, street furniture works and any public domain related works in general.

CHERIO prides themselves on providing an excellent service, bringing projects to completion to the required quality, absolutely on time and on budget. As a result, they enjoy a large amount of repeat business from their satisfied clients.

For more information contact CHERIO Civil Works, PO Box 355, Earlwood NSW 2206, phone 02 9758 2622, email admin@cheriocivil.com.au, website www.cheriocivil.com.au

Family owned and with over 40 years experience, PKF (Peter Kelly Flooring) are Australia’s leading commercial flooring specialist.

With a diverse range of projects delivered or under development across a variety of sectors including healthcare, education, aged care, correctional centres, hospitality, commercial and residential high rise, PKF are at the forefront of understanding and responding to project specific requirements and consistently deliver expert floor and wall solutions that create tangible value.

PKF’s relationships with their customers and suppliers alike are built on mutually aligned interests and an uncompromising commitment to executing and delivering some of the most recognisable and emblematic construction projects across Australia and New Zealand.

Parkview awarded PKF the flooring contract for the Sanctuary by Sekisui House and the results definitely put the final touch on this extraordinary residential offering.

“PKF have a long standing partnership with Parkview that is based upon mutual respect. We trust one another and we are acutely aware of

how the relationships we build with our clients impacts our success,” said Andrew Sky, General Manager.

The first stage of Sanctuary showcases the quality of PKF’s excellent workmanship with timber and carpet throughout the apartments and lobby areas.

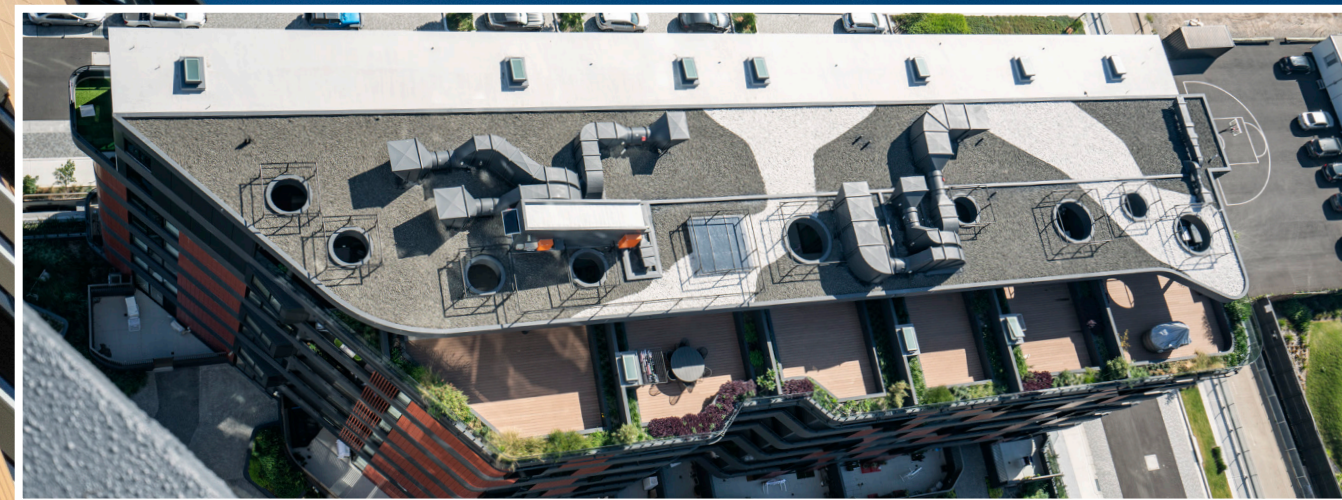
“The depth and breadth of PKF’s experience allows us to meet the specific requirements of any one project and Sanctuary was no exception,” Andrew said. “As a finishing trade, we are familiar with tight time constraints and with an extensive network of reliable and quality subcontractors, we have a reputation for being agile, flexible and most importantly, for getting things done.”

“Other aspects of our company that are highly valued by our clients are our strong administration team, quality control and compliance systems,” said Andrew. “Our track record has enabled us to develop and maintain an exceptional reputation in the construction industry.”

For more information contact PKF Pty Ltd, Unit 9, 6 Gladstone Road, Castle Hill NSW 2154, phone 02 9899 6688, email info@pkfgroup.com.au, website www.pkfflooring.com.au



Below Infinity HVAC Services supplied and installed the Mitsubishi air conditioners and ductwork for Sanctuary.



Infinity HVAC Services are an industry leading specialist in HVAC systems for commercial, industrial, institutional and high end residential projects. They were appointed to supply and install mechanical services to Sydney's new Sanctuary residential development built by Parkview for Sekisui House.

New Mitsubishi air conditioning systems were provided along with ductwork fabricated inhouse by Infinity who also took on the detailed design of the system. "We were working on the design well before construction started," said Miljan Miric, Director. "We had to meet specific requirements especially for energy efficiency and extraction rates in wet areas. We collaborated closely with Parkview, Sekisui House and the design team to make it happen."

The project was delivered on a tight timescale despite the challenges of COVID-19 lockdowns during construction. "This was one of the fastest projects we have ever delivered," Miljan said. "We were already commissioning our systems around 12 months after starting onsite. The site stayed operational during the lockdowns and we worked with Parkview to manage the team and ensure physical distancing particularly in the goods lifts," Miljan explained.

With offices in Sydney and the Gold Coast, Infinity offer a diverse range of services and are experienced at all stages of delivery from conception to handover and ongoing maintenance.

"It's unusual for a company like ours to do so much inhouse," said Miljan. "We have our own estimators, engineers, technicians and draftsmen working together to achieve the best results. We fabricate our own sheet metal and offer maintenance services as well. It means we get much tighter control over our delivery schedules and we don't need to wait for third parties."

With the ability to control costs, timescales and quality across all aspects of their work, Infinity is uniquely positioned to offer outstanding workmanship on time and on budget for projects of all sizes.

For more information contact Infinity HVAC Services, Unit 2, 14 Bellingham Street, Narellan NSW 2567, phone 1300 699 868, email info@infinityhvac.com.au, website www.infinityhvac.com.au

