

# WELL CO-ORDINATED

The \$46M St Tropez at The Waterfront comprising 154 apartments over 3 buildings, situated on one of the world's most beautiful harbours, and containing striking architecture, sleek internal finishes and cutting edge residential amenity, St Tropez is the very essence of premium waterfront living

DEVELOPER: Sekisui House Australia Pty Ltd  
MAIN CONSTRUCTION COMPANY : Dasco Australia Pty Ltd  
CONSTRUCTION VALUE : \$46 million  
COMPLETION DATE : November 2013  
ARCHITECT : Krikis Tayler Architects  
PROJECT DESIGN DOCUMENTATION: Robertson + Marks Architects  
STRUCTURAL ENGINEER: Australian Consulting Engineers Pty Ltd  
LANDSCAPE ARCHITECT: Site Image (NSW) Pty Ltd



Dasco Australia was appointed for the design and construct contract at St Tropez. This was secured through a tender process with Sekisui House Australia.

Sekisui House Australia and Dasco have a long standing working relationship. Together they were able to deliver this substantial project in a 13 month timeframe. This is testament to the professionalism and cooperative teamwork of both parties.

Dasco were able to provide significant engineering input during the design phase and, in turn, improve the "buildability" of the project. Their input resulted in some great design solutions that provided cost savings to the client.

The St Tropez development covers a site area of approximately 7000m<sup>2</sup> and contains 154 apartments situated over a dual basement. The residential towers range from 5 to 8 floors.

These waterside apartments feature many luxury inclusions such as:

- Full marble bathrooms with freestanding bath-tubs,
- Under floor heating
- Marble feature kitchen bench tops.
- Blanco appliances

The client required a 13 months program from establishment and ground works through to purchaser settlements. This tight construction schedule meant that all consultants and service providers needed to be well coordinated to achieve the client's deadline.

The construction process was relatively straight forward, although there were some specific detailing requirements around glass façade elements and numerous other precision detailed items. All of which were handled with ease by the professional team at Dasco.

Site access presented a significant challenge for the construction team. The St Tropez development site is surrounded by existing apartment complexes on either side and is bounded at the rear by Homebush Bay. The only access is via a 44m frontage to a single roadway that had to continue to provide access for existing residents.

In-ground works (footings/drainage and lift pit overruns) were completed in record time, taking just 3 weeks, particularly considering that the works were water table affected.

The basement perimeter is constructed using Dincel interlocking panels to improve construction speed and provide beneficial moisture resistance qualities. Dasco have used this product on a number of previous projects and found it to be effective in both timesaving and quality finish.

Dasco aims to provide the marketplace with a full range of professional services in innovative design and construction for residential, commercial and industrial developments.

*For more information contact Dasco Australia Pty Ltd, Unit 19, 6-20 Braidwood Street Strathfield South NSW 2136, phone 02 9758 7100, fax 02 975 87255, email [info@dasco.net.au](mailto:info@dasco.net.au), website [www.dasco.net.au](http://www.dasco.net.au)*



# ARCHITECTURAL EXPERTISE

**Robertson + Marks** was engaged to provide fast tracked construction documentation that met the contractors tight timeframe for the development of St Tropez at The Waterfront. All documentation was completed and coordinated using BIM (Building Information Modeling). This technology gave the contractor a “heads up” approach to details and junctions in 3D, prompt scheduling of building elements, and provision of quantities for cost planning. All documentation was prepared while construction was commencing, and completed in record time. St Tropez at The Waterfront features striking architecture along with sophisticated internal finishes. The layout represents exceptional design and a commitment to creating a community environment.

The development features 1, 2 and 3 bedroom apartments. The **Robertson + Marks** architecture team has the expertise to provide full architectural design services, from concept through to construction supervision. Their versatile design skills also include interior design, masterplan and urban design services. The BIM process used by **Robertson + Marks** allowed for the best, most innovation service possible.

The benefits of using **BIM** include:

- A more streamlined process, supporting collaborative and end-to-end information management for clients, including 3D and 4D models accurately presenting projects for vital project appreciation leading to greater consensus and approval.
- Greater efficiency through coordinated documentation and the provision of a legacy for the facility operator and owner
- A competitive advantage allowing **Robertson + Marks** to accommodate rapid churn and enhance facility management
- More innovative approach turning great concepts into better, more buildable designs
- Higher returns by resolving design conflicts prior to construction, costly, time-consuming errors are reduced
- Data management that improves work quality, reduces impacts to the project schedule, and reduces costs.
- Efficient risk management through the nomination and eliminating potential issues
- Quality construction documentation through BIM is finalise approximately 50 percent faster than before.

Since its formation in 1892, **Robertson + Marks** has successfully completed many projects across Australasia and Europe. Among its best known works are:

#### **Sports Architecture**

- Sydney Cricket Ground – Sydney, Australia
- Sydney Football Stadium – Sydney, Australia
- Rosehill Pavilion and Exhibition Centre – Rosehill, Australia
- FC INTER MILAN Stadium (Concept Design) – Milan, Italy

#### **Residential**

- Shepherds Bay Masterplan – Meadowbank, Australia
- Top Ryde City – Ryde, Australia
- Air Skyscraper – St Leonards, Australia

#### **Hospitality**

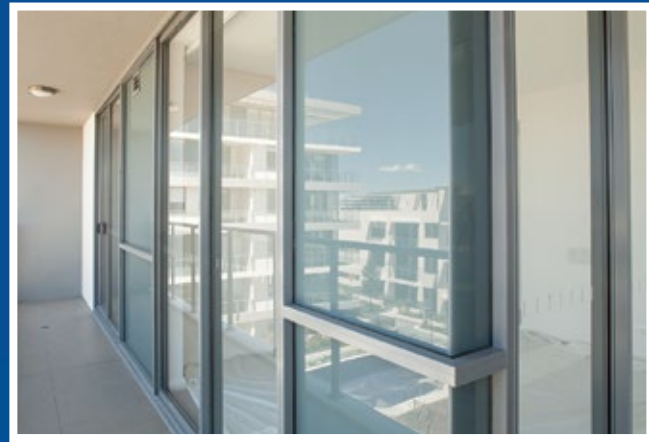
- Bondi Hotel – Bondi Beach, Australia
- The Royal Randwick Hotel – Randwick, Australia
- Souths Juniors – Maroubra, Australia

The quality of **Robertson + Marks** work has been recognised by design awards, including the recent nomination for the 2013 UDIA NSW Award for Development Excellence.

ROBERTSON + MARKS  
EST 1892

are pleased to be involved with **Dasco Australia** and **Sekisui House Australia** in the realisation of the exciting ST TROPEZ project.





## THE VERY BEST IN FRAMING

When you have some of the world's most picturesque waterways right outside your window, you want the scene to be enhanced by the very best in framing. The St Tropez Waterfront project has possibly the last waterfront development of its kind on Sydney's Parramatta River – a premium location right next door to Sydney's Olympic Park, right at the junction of Sydney's major freeways, and right at the heart of Sydney's newest and most prestigious residential and café precincts.

And with a backdrop like that, the architects at St Tropez were obligated to create not only functional residential buildings, but also an aesthetically pleasing panorama that adequately complimented both the natural beauty of the location, and the existing amenities.

It was a perfect fit then, when, in 2012, George Charestan, Managing

Director of JRL Aluminium, won the contract with Dasco Constructions, to supply the window and sliding door frames. JRL also won the contract to supply much of the glass that is intrinsic to the architects' final vision for the building façade. George and JRL General Manager, Andre Kastoun, have a combined total of over 50 years, interpreting architectural drafts, but both could see even from the early drawings, that the ideas for St Tropez were utterly unique.

"With my background in architecture I could tell the moment I saw the designs, that this building was something special," says Andre. "I really wanted to work on this project right from the start. It was so innovative from the beginning." The first challenge was the exterior. "The building façade had to compliment the natural locality, blend with the surrounding buildings as well as be eye-catching, attractive and practical." The solution the architects came up with was extensive use of glass on the external walls. This gives the buildings a brilliant modern finish when looking from the water or nearby freeways. "It also allows the occupants to enjoy the best of

the spectacular view," says Andre. "But of course, privacy becomes an issue." George and Andre found the solution inspired. "The designers came up with a combination of double walls – glass and gyprock, to create the illusion of windows from the outside – half-height balconies and louvres. The result is stunning." All external walls are glass – supplied by JRL. The illusion is that St Tropez is constructed completely with windows. Of course, this is impossible but it is an impressive illusion. The trickery of the eye is made complete with carefully placed and judiciously operated lighting, shone over every visible pane of glass. The light washes over the glass and specific angles to create an interesting opaque effect, particularly at night.

On the inner side of each glass pane, are a variety of materials. Some have a second wall made of gyprock, which provides privacy as well as extra wall space in each apartment. Others have a legitimate window framed by JRL Aluminium sliding doors or window frames.

"A further challenge arose," says Andre, "in that every opening had to be cut through glass. Service openings, air conditioning units, ventilation and air circulation openings – we work constantly

in glass, but we've never had to do so much glass cutting as we have for this project. The results are completely worth it, though." Roof-to-ground glass externals create other problems. The panels had to be angled to either accentuate sunlight reflection or to cut it back. This is for two reasons – to reduce dangerous reflection distraction outside, and to deflect heat energy away from the apartments, particularly those with any westerly aspect.

It is all finely-tuned science. The extensive louvring throughout the project also played a vital role in heat management. They combine with the glass panelling to increase air flow and reduce sun heat at different times of the day.

George and Andre believe that St Tropez is one of the most innovative residential buildings constructed in Australia in the last 25 years. "It is all designed to create an optimum living environment for occupants, but at a lowered environmental cost with lower energy usage."

**For more information contact JRL Aluminium,** Unit 8/ 16-18 Barry Road Chipping Norton NSW 2170, phone 02 9728 9402, fax 02 9728 9401, email [jrllo01@tpg.com.au](mailto:jrllo01@tpg.com.au), website [www.jrlaluminium.com.au](http://www.jrlaluminium.com.au)







## THE FUTURE OF NETWORKED SERVICES

In 2012, Sekisui House Ltd. approached HomeLinX with the objective of delivering a super fast, future-proof fibre network, capable of delivering internet speeds up to 1000Mb/s to the St Tropez development at Wentworth Point.

The developer wanted the ability to offer residents a choice of provider as well as additional services such as Foxtel IQ and HD, centralised building security, access control, smart metering along with a suite of satellite and community TV channels via the existing fibre backbone in the building.

HomeLinX was able to achieve this by connecting St Tropez to the open access carrier, Net Open Access Pty. Ltd., which currently provides wholesale L2 superfast fibre services to over 3000 homes at Wentworth Point. This provides a competitive technological edge over surrounding developments.

HomeLinX is a Gigabit Passive Optical Network (GPON) integrator with more than 10 years experience in providing numerous services via optical fibre to 30+ buildings and 3,500+ apartments. HomeLinX is an Australian owned and operated business that has

been providing information technology services to Australian companies since 1987.

HomeLinX can provide high-speed broadband, telephone services, free-to-air digital TV, FOXTEL HD - IQ, Ethnic satellite channels, Movies on Demand plus additional building services such as Intercom, Access Control, CCTV and Security Services and Energy Metering, all over the same fibre network.

Current legislation states that all new dwellings and apartments must have available a fibre connection to each apartment with high-speed broadband and telephone services. It's more important than ever to seek the right advice regarding your obligations as a builder or developer.

More information can be found on the HomeLinX website or by contacting our friendly team of professionals.

**For more information contact HomeLinX**, 22 Marine Parade Wentworth Point NSW 2127, phone 1300 720 723, email [developers@homelinx.com.au](mailto:developers@homelinx.com.au)



## CREATING FIBRE NETWORKS

Wentworth Point Service Provider, HomeLinX, enlisted technology infrastructure specialist Madison Technologies to design, supply and support a Gigabit Passive Optical Network (GPON) for the development.

Greenfield developments like St Tropez choose a GPON solution to access the following business advantages:

### Lower Capital Expenditure

There is one fibre cable to install that delivers all reticulated IP applications/ services resulting in lower installation costs.

### Lower Operating Expenditure

Because the infrastructure is a PON (Passive Optical Network), the fibre cabling is very low maintenance with no active components to fail.

### Range of applications

There is no limit to the number of IP services that can be delivered - Broadband, Voice, FOXTEL, IP TV, Access Control, CCTV and more.

### Consistent signal to all users

No signal quality is lost with fibre up to 20km, unlike copper cabling where signals distort over long distances.

During construction it was discovered that the optical splitter enclosure, installed into the building cable riser space, was larger than space permitted. Madison's Product Engineer re-designed the optical splitter enclosure to make better use of the space in the building's riser.

"Based on our experience, we would recommend Madison to other Systems Integrators. We found Madison to be responsive to our needs, have the products we need when we need them, and have a product range big enough for every aspect of my GPON requirements." Lou Casmiri, CEO of Homelinx. To view the video case study about this project, go to <http://youtu.be/zOX9sj6MS8E>.

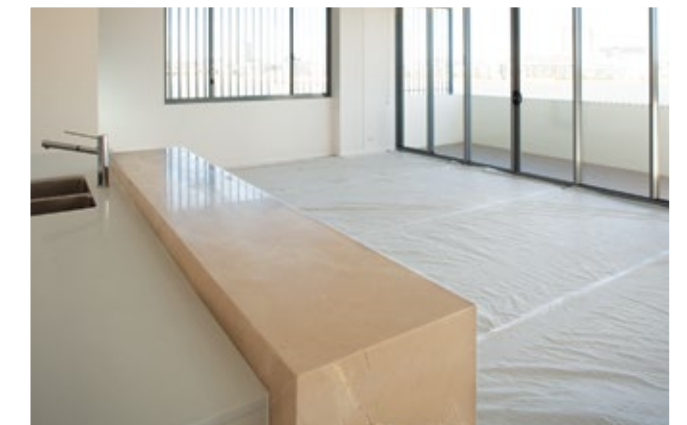
Madison is a leading manufacturer and distributor of technology infrastructure and hardware across the cabling, networking, wireless, audio visual, and test and measurement disciplines. Madison Technologies is now working with the Next Hotel, Brisbane on another GPON project.

**For more information contact Madison Technologies**, 75 Proprietary Street, Tingalpa, QLD 4173, phone 1800 12 22 23, email [gpon@madisontech.com.au](mailto:gpon@madisontech.com.au), website [www.madisontech.com.au](http://www.madisontech.com.au)





St Tropez at the Waterfront, NSW



## SOLID SOLUTIONS

**Stoneworx Marble & Granite is a family owned and operated company with more than 15 years experience in their industry.** The professional team were chosen to supply all stone and tiles for the St Tropez project in Wentworth Point, Sydney. Their scope of works included bathroom tiles, kitchen tiles, balconies, pool tiles, pool coping, kitchen bench tops and lift walls.

Stoneworx Marble & Granite worked closely with the project designers to select the colours and arrange sourcing of the products. The Company is not only suppliers of quality tiles and stone; they also fabricate a range of stone items. They work with products such as Caesarstone, Quantum Quartz, Silestone and Smartstone.

Sourcing the finest quality materials from both Australian and overseas quarries, Stoneworx Marble & Granite provide an exceptional service with attention to detail. The team is able to work on projects of all sizes from residential through to large commercial contracts.

Their capabilities include sourcing, crafting, cutting and installing a variety of natural stones. Stoneworx Marble and Granite boast an expert team of stonemasons and tillers who specialize in custom made stone bench tops, vanity tops, feature walls, staircases and flooring. They have earned a reputation as a leading supplier of quality products.

*For more information contact Stoneworx Marble & Granite Pty Ltd, 96 Victoria Rd Parramatta NSW 2150, phone 9630 4311, fax 9630 4322, website [www.stoneworx.com.au](http://www.stoneworx.com.au)*