

EVOKING EMOTION

The \$200 Million waterfront Evoke Apartments have been designed to capture the finest features in a premium residency and offer a lifestyle to match, with four medium-rise buildings set in landscaped gardens and overlooking the Parramatta River.

MAIN CONSTRUCTION COMPANY : Meriton Apartments Pty Ltd
ARCHITECT : Architectus Sydney Pty Ltd
ENGINEER : Solutions Consultants Pty Ltd
PROJECT VALUE : \$200 million

The Evoke Apartments complex has 4 medium-rise buildings set amongst landscaped gardens in Sydneys northwest. Meriton Apartments initially bought the development application for the project, which overlooks the Parramatta River and saw the whole development through to the sale of the apartments.

In all, the complex houses 278 apartments, with a mix of one, two and three bedroom configurations. The apartments will also have their own retail and childcare operations, as well as a lap pool, a spa and sauna, as well as a fully-equipped gym. "The addition of the childcare centre on the site required the installation of specialised glasswork," notes Chief Architect Alan Johnson.

The project was built on the site of a defunct factory, which was demolished. Despite its industrial history, Meriton did not have to rehabilitate the land but it did encounter one small problem in

constructing the basement car park. It had to divert a stormwater drain with an 1800mm outside diameter so that it would not cross the development's subterranean floors.

Apartments on the higher floors have been designed to provide views of the waterfront and the city skyline, with some incorporating views in both directions. All of the units feature floor-to-ceiling glass doors and windows to take full advantage of the views and the breezes. "All in all, the Evoke Apartments looks pretty good with the appearance of a modernist design," says Johnson.

Meriton has added sustainable energy and water features to this development which will reduce energy consumption of the complex by 22%, and water-saving fixtures should reduce consumption by as much as 40%. There is also ample space for bicycle storage and the project is close to major public transport links, also adding to the green footprint of the buildings design.

Johnson also says the rooms are well-sized and include built-in wardrobes, reverse cycle air-conditioning and a media room that could also be made into a study or a bedroom as required. Buyers also had a choice of courtyard, enclosed or external balconies. The kitchens are equipped with stainless steel appliances and have stone benchtops and glass splashbacks.

Ensuite bathrooms feature a freestanding centrepiece bath and frameless glass showers. They are finished with tiles from floor to ceiling with wall-mounted floating basins.

Meriton is Australia's largest builder of apartments having constructed some 68,000 since it began operations nearly 51 years ago with 100% completion rate. It currently has approximately 500 employees in the construction division. Of that number, 27 worked on Evoke together with numerous subcontractors.

The company's recent projects include Acacia Gardens, which is a luxury apartment development at Ultimo near the central business district. Additionally they have completed the masterplan community at Epping Park. It consists of several medium-height buildings surrounded by gardens and bushland replanted by Meriton.

The company is also building apartments throughout inner Sydney at Green Square, Zetland and Waterloo, and a luxury high-rise apartment building on the riverfront at Parramatta (Altitude Apartments).

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Below OK Developments supplied and installed the plasterboard for all the walls at Meriton's Evoke Apartment complex.

Below National Height Safety & Access Solutions installed its unique anchoring system at Meriton's Evoke Apartments.



OK Developments supplied and installed the plasterboard for all the walls at the Evoke Apartment complex. 20 years of business experience is demonstrated through the company's excellent performance and attitude.

Omri Katz, owner of OK Developments, began working at his father-in-law's company where he gained his experience in mounted plasterboard. "I worked there for seven or eight years," he remembers. "And then I started my own company – OK Developments."

OK Developments job consisted throughout all 278 apartments, with the most complicated part of the process being the construction of the walls within the Evoke Apartments Childcare Centre. "There are special shapes and requirements for those centres," says Katz, "and we had to work with the engineers and get additional approvals for the work there." Even with the difficulty of the space, it was no trouble for OK Developments. It was a "routine job, we've done this kind of work before and we know how to do it."

OK Developments has been in business for 12 years, currently with 15 employees. In all, OK Developments had 20 workers on the

Evoke Apartments project, some of which were sub-contractors. It took eight months for them to complete their role in the project. With certain parts of the building scheduled for completion at different times, OK Developments had to complete their work at different stages throughout the construction.

OK Developments have recently worked on other apartment projects around Sydney, such as the Symphony Apartments in Zetland and the multi-stage Mascot Central, which has more than 1,200 apartments.

"I wouldn't say it's easy but we do know what we're doing when we install plasterboard," says Katz. "And we've done it at Evoke."

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National Height Safety & Access Solutions has installed its unique anchoring system for façade access and roof safety at Meriton's Evoke Apartments. The system known as Cast-In provides access for painting, window cleaning and any minor repairs to the facades.

"The system differs from traditional anchoring systems," explains National's Managing Director Richard Sheppard. "The old way was to drill holes into concrete and add a chemical solution to ensure that the anchor points were properly secured. With Cast-in, though, we install the anchor points when the roof is being constructed. They're installed and attached through the reinforcing bars so they're connected in. Then the concrete is poured and that makes them much stronger and safer."

"That also saves money," Sheppard continues. "With the traditional method, the anchor points have to be inspected and tested every year. With the Cast-in system, they only need to be checked every five years, which is a big saving." Designing systems for Apartment buildings such as Evoke are always something of a challenge, they key is to work with the Architects and designers at an early stage. "Cast-in anchor points have to be built into the original construction but it is the safest and most efficient way of doing it," Sheppard says.

Over the six months the project took to complete, National Height Safety & Access Solutions had a team of four to six workers who were required at the Evoke Apartments every time a new roof was being poured. The company employs 32 people and is celebrating its 15th year in business in 2016.

National Height Safety & Access Solutions has installed the Cast-in system for many of Meriton's projects, including; the apartment project in Lewisham, and the high-rise complex on Albert Street in Chatswood, and provide skilled trade technicians to undertake repair works via rope access when required by the site team, and are licensed painters.

The biggest project to use the integrated anchoring system is Mascot Central. A 1,220 apartment complex Meriton is building at Green Square.



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Below Perfect Tiling completed the interior tiling and the outdoor paving at the Evoke Apartments complex.

Below Rinnai Australia installed the latest hot water technology in the Evoke Apartments.



Perfect Tiling completed the interior tiling and the outdoor paving at the Evoke Apartments complex. The interior tiling included the kitchens and floors to ceiling tiles in all the bathrooms, throughout the 278 apartments.

It was a major job. “The tiled interiors basically used two colour schemes,” says Perfect’s owner Linh Tran. “They were either beige or grey and we were using 30 x 60mm tiles. The walls were mostly white ceramic glass.”

The company used granite pavers to make the walkways around the complex and completed the work right up to the street.

It was that outdoor work that created some problems for Perfect Tiling. The sand used in mixing the concrete foundations had too much salt. “Calcium was leaching out every time it rained,” says Tran. “We had to find something that would seal it.”

Before installing the pavers, the concrete had to be finished with Efflock – an adhesive that prevented further leaching from the concrete. With that sealing completed, Perfect was able to lay the pavers which are now secure on all the walkways.

Tran has operated a tiling business since 2000 but formed Perfect Tiling in 2008. It now has 30 employees, 15 of which worked on the Evoke Apartments.

In addition, Perfect Tiling hired subcontractors to help them complete the job. It took 10 months to complete their part of the project, as they came in at different times to finish particular parts of the building.

Perfect Tiling has worked across the Sydney area, recently doing the tiling work on other big apartment complexes, including Epping Park and Acacia Gardens in Ultimo.

With 15 years’ experience Tran is confident about the quality of Perfect Tilings finished outcomes and he always stands by the company’s work.

For more information contact Perfect Tiling Pty Ltd, 50 Ace Avenue, Fairfield NSW 2165, phone 0402 160 766, email chi_tran@hotmail.com

The latest in hot water technology by Rinnai Australia Pty Ltd has been installed at the Evoke Apartments, using a centralised system to service the whole building, unlike a traditional hot water heater for each dwelling. “The Demand Duo, consisting of Heavy Duty continuous flow units coupled with a single tank, is one of the most efficient ways to deliver hot water to large residential and commercial complexes,” says Rinnai’s NSW and ACT Commercial Manager Michael Van Twest.

A Demand Duo uses a stainless steel high grade 444 hot water tank and offers more energy efficiency than some traditional hot water systems. The water is recirculated throughout the building so that occupants are not waiting for long periods of time to receive hot water at the tap. For this project the Rinnai Demand duo is made up of six Heavy Duty continuous flow units in a manifold and the hot water is stored in a single stainless steel tank, saving space within the building because the co-axial flue system is more compact than providing an outlet to every apartment.

“As well as space, it also saves money in high-rise buildings,” says Van Twest, “because much less plumbing and installation are required to deliver hot water to every apartment. Large up front cost savings can be achieved on a 100-apartment building for example. In all, it is the best solution for any building with say more than 20 apartments.”

The Rinnai Warm Water Valve System is suitable for commercial applications such as Apartments, Hotels, Hospitals and Nursing Homes, Mining, Agriculture, Food Processing etc. where multiple tempering or thermostatic mixing valves can be replaced with a Rinnai Centralised Hot Water System.

The Rinnai package installed at the high quality Meriton Evoke apartments has many benefits: improves the aesthetics; improved maintenance scheduling with reduced interruption; maintenance can be fully managed at the hot water plant room; reduces the cost and inconvenience of having to service multiple units; in addition it reduces the cost of multiple valves and associated heat loss.

The Meriton Evoke Apartments utilises best planning strategies, to set a very high quality benchmark with an excellent consideration towards the occupants/owners. Rinnai Australia offers a tailor made hot water system can be designed and ordered to suit many applications such as the Evoke.

For more information contact Rinnai Australia Pty Ltd, 100 Atlantic Drive, Keysborough VIC 3173, phone 1300 555 545, fax 03 9271 6605, email ncpd@rinnai.com.au, website www.rinnai.com.au

Below Toyesi installed the heating and dehumidification equipment for the lap pool and spa at Evoke Apartments.



Evoke Apartments, NSW



Toyese, makers of commercial water heaters and chillers, made and installed the heating equipment for the lap pool and spa at Evoke Apartments. Meriton delivers energy efficient and economically run Apartments by partnering with key manufacturers across all of its design and construction considerations. The pool and spa heating was one such area of consideration.

To reduce the associated energy foot print, and to improve its overall star rating, Meriton used Toyese to manufacture and install their highly efficient Heat Pump system into the pool and spa heating area. An energy efficient solution that takes into account both current and future beneficiaries as well as tenants of their apartments by reducing high energy use and associated running cost.

“Toyese’s system is far different from the conventional gas-heating or coil resistance equipment used in most commercial and residential pools” says Toyese Director Peter Savtchenko.

“The heaters we make can sustainably be anywhere from 400% to 700% more efficient in energy usage. Our systems have been engineered to provide one of the most flexible Heat Pump solutions in the industry for specific plantroom and outdoor applications. We also offer technical

advice, and customise our systems with the individual complexity of the end-customer requirements in mind.”

Australian Owned, Toyese was established in 1989. The company manufactures commercial heat pumps for pools, spas and other assorted aquatic and water heating/chilling projects. Their solutions range from simple Heat Pump applications through to complete unified solutions. These don’t just heat the pool, but also circulates the air and de-humidifies the atmosphere in the pool environment, creating higher energy efficiencies. “It is also the space-saving choice,” says Savtchenko. “They are uniquely designed in a slim line and compact units suitable for limited plant space areas for either indoor or outdoor locations.”

Meriton has previously used Toyese’s Heat Pump Technology across many of its sites including Zetland, Epping Park, and other up and coming projects. Toyese other projects include the upgraded of the heater at Broken Hill YMCA Aquatic Centre, and installed heating equipment at Cobar, Oberon and Muswellbrook Aquatic Centres.

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