

# RAISING THE BENCHMARK

CLIENT : Wakefield Ashurst Developments Pty Ltd & Jotown International Pty Ltd  
MAIN CONSTRUCTION COMPANY : EDT Projects  
ARCHITECT : Leffler Simes  
STRUCTURAL ENGINEER : ADG Engineers  
CONSTRUCTION VALUE : \$56 million



Lincoln Rise Kellyville is an impressive luxury residential development comprising 140 spacious one, two and three bedroom apartments over four, 5-storey buildings. The apartments feature quality finishes and fixtures, stone benchtops, timber veneer kitchens, SMEG appliances, semi-frameless glass showers and oversized balconies.

**Lincoln Rise at Kellyville is a luxury residential development consisting of four, 5-storey buildings.** The blocks sit around lawns and gardens with two separate basement car park entrances and all 140 apartments have quality finishes and fixtures throughout.

The development is to be completed in two stages and onsite work for Stage 1 (the first two buildings) started in October 2017. The in situ concrete structures contain over 35,000m<sup>2</sup> building area.

“We added set downs to the slabs in wet areas and changed the external cladding material,” said EDT Projects’ Managing Director, Emilio Di Tommaso. “In the wake of fire to composite façade panels on residential buildings, external façade cladding materials have been under scrutiny by councils and private certifiers. We informed our client and advised them through the design phase to change the aluminium composite panels specified for Lincoln Rise to CFC panels.”

“The challenge of the build occurred early, in the foundations. The bulk excavation exposed some unexpected Class II rock and we had to bring in a D10 dozer.”

The build had a 22 month programme and EDT Projects finished an amazing three months ahead of schedule. Stage 2 is expected to begin in late 2020 with a similar programme.

“Our success depends on thorough planning of the building programme,” said Emilio. “We identify the critical paths in regard to the construction process as well as the procurement of labour and materials. Our construction sequence is thorough and as a result we are able to deliver on time and often – as with Lincoln Rise, we deliver early, exceeding our client’s expectations in relation to time and quality.”

Previous successful residential projects include EP Residences at Epping, 79 units across two buildings, completed in 2018; Porters

Lane, a 61 luxury unit development in St Ives; Aurora Apartments a development of 45 apartments; and The Foundry, two buildings of 5-levels each in Alexandria with 36 apartments.

EDT Projects have a standing deed for work at Sydney International Airport since 2011 including the \$15.5 million fitout of the departure lounge, a 5,000m<sup>2</sup> area. Work included demolition and re-servicing of retail outlets and a new dining precincts and was carried out over 7-stages with crews working throughout the day and night as the airport remained operational.

EDT Projects also installed a new standby generator for the uninterrupted operation of runway lighting, a critical operation involving direct coordination with Air Services Australia and the Control Tower.

EDT Projects also extended the international terminal, constructed new fire stairs and lifts and repainted the main entrance. Due to years of experience with stakeholder management at the airport, the future for EDT Projects involves moving into other construction sectors.

“We are diversifying our business into the educational sector and we’ve recently acquired accreditation for the ability to tender for government funded work,” said Emilio.

Education projects include The King’s School in North Parramatta, where EDT Projects constructed the beautifully designed steel and timber sports pavilion. EDT Projects also provides quality fitout and refurbishment services with successfully completed refitting projects including Paddington’s heritage listed Unicorn Hotel and NRMA offices in Rouse Hill, Campbelltown and Padstow.

Established in 2010, EDT Projects is a privately owned company with projects across Sydney and New South Wales.

“For our projects in the residential sector, EDT have full time employees attending pre purchaser inspections and addressing defects,” said Emilio. “We are committed to the end user and our service does not stop at Practical Completion. We have full time employees dedicated to our defects management.”

EDT Projects have acquired a solid reputation with many repeat clients due to an exceptional track record of quality projects.

**For more information contact EDT Projects**, Level 2/40 Dickson Avenue, Artarmon NSW 2064, phone 02 9436 2624, email [contactus@edtprojects.com.au](mailto:contactus@edtprojects.com.au), website [www.edtprojects.com.au](http://www.edtprojects.com.au)



**Below** New Vision Joinery created custom cabinetry for the luxury apartments including kitchens bathrooms and common areas.

**Below** DFP Planning assists clients in navigating planning controls and planning processes and offers representation in the Land and Environment Court.



**Partners David Pozar and Mathew Croker established New Vision Joinery Pty Ltd in 2016, specialising in custom joinery installations for private, residential and commercial projects.**

For Lincoln Rise apartments David and Mathew designed joinery items for the 140 apartments, which included kitchen cabinetry, shaving cabinets, as well as customised joinery in the lobby.

New Vision Joinery spent three weeks creating shop drawings for manufacture, to ensure no detail was missed. “We are able to interpret designs and details and apply them to our work to give our clients the highest level of quality while not compromising the design,” explained David.

Part of New Vision Joinery’s service includes the creation of a prototype unit of the desired design. “It’s for us and for the trades to see. If we can’t fitout a unit onsite we’ll assemble one in our factory,” said Mathew.

Installation started onsite in December 2018, which included the fitting out of the lobby, where feature Supawood battens were installed to create a 3D pattern up the wall and onto the ceiling,

providing an additional dimension to the space. Supawood is an aluminium product that looks like timber.

“We have 30 years combined experience and have both personally managed and successfully delivered, projects valued up to and exceeding \$10 million,” explained David. “We use the most advanced software to achieve a high level of detail so we can work quickly and show detailed drawings to clients. Our factory is fully automated and equipped with high quality machinery, employing a total of 19 people over two split shifts to maximise output.”

Recently successful projects for New Vision Joinery include panelling and joinery throughout the large scale development The Royce and the cabinetry fitout for 19 luxury apartments, Calibre, at Surry Hills.

*For more information contact New Vision Joinery Pty Ltd, Unit A5, 366 Edgar Street, Condell Park NSW 2200, mobile (Mathew) 0475 003 472, mobile (David) 0475 003 475, email matc@nvj.com.au, email davidp@nvj.com.au*

**DFP Planning specialises in strategic planning, preparing DAs and managing negotiations to achieve successful design outcomes.** DFP Planning assists clients in navigating planning controls and planning processes and offers representation in the Land and Environment Court.

For Lincoln Rise, DFP Planning Director, Warwick Gosling, worked with his team to prepare the DA, prepare the Statement of Environmental Effects and lodge the necessary applications with council. The DA was approved in late 2017. “I met with the client and architect and advised them how to achieve their design goals in light of the planning regulations,” said Warwick.

“We also had successful negotiations with council in relation to the height control for the site.” After approval, road works undertaken by others changed surrounding ground levels. DFP Planning assisted the client to amend the DA to tie in with the new ground levels.

DFP understands the complexity of planning controls and environmental planning laws and has years of experience with council procedures. DFP offers a variety of services including strategic planning, town planning for a range of development types including

complex proposals, urban design, retail and economic assessment and due diligence investigations.

Their professional team work proactively with clients to provide innovative and practical solutions to solve difficult and complex planning issues. DFP has completed a range of strategic planning studies which have assisted councils in formulating their planning controls.

Examples of other work by DFP includes residential apartments on a greenfield site in Balmoral Road, Kellyville. DFP provided planning services including preparation of a Statement of Environmental Effects and expert evidence in the NSW Land and Environment Court to secure approval for the development.

Another successful project for DFP Planning was 221 Miller Street, North Sydney where they prepared a Statement of Environmental Effects and represented the client at the Joint Regional Planning Panel to achieve approval for a 21-storey mixed use development in three months.

*For more information contact DFP Planning, 11 Dartford Road, Thornleigh NSW 2120, phone 02 9980 6933, email dfp@dfppanning.com.au, website www.dfppanning.com.au*



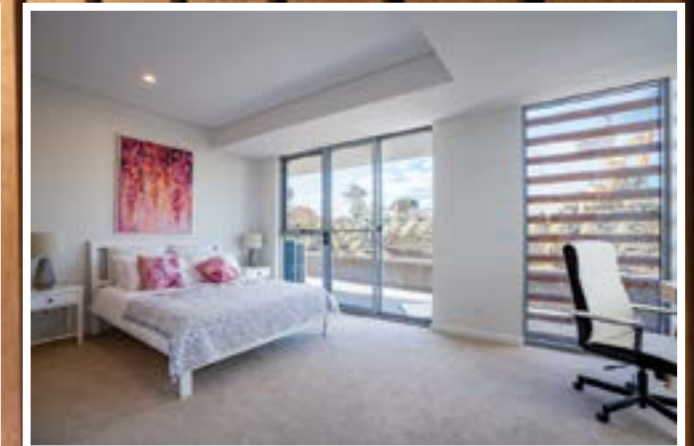
# MARS PAINTING & DECORATING

Mars Painting (NSW) Pty Ltd would like to show their support to the EDT Projects' team and congratulate them on the completion of Lincoln Rise Kellyville.

**FOR MORE INFORMATION CONTACT**  
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Below DLC Interiors supplied and installed all the plastering and plasterboard walls, Hebel panel party walls, suspended ceilings and skirtings.



**DLC Interiors is a partitions and lining contractor specialising in the supply and installation of interior walls, suspended ceilings and external cladding panels.**

In November 2018, DLC Interiors began installation onsite at Lincoln Rise Kellyville. The contract included the supply and installation of all plastering and plasterboard walls, Hebel panel party walls, suspended ceilings and skirtings to all 140 individual units.

Externally DLC Interiors installed James Hardie Exotec CFC panels as blade walls to the façade and Kingspan rigid insulation to the basement soffit. With up to 50 installers onsite during peak periods the job was completed by March 2019.

“Lincoln Rise is a large development and we coordinated with our client to deliver the project within time and produced a high quality finish,” said Director, Lawrence Li. “The challenge was working within the building programme and timetabling our work around the other trades.”

Established three years ago, DLC Interiors currently employ quality tradesmen to provide expert partition and lining services for the medium density residential, commercial, medical, hospitality and education sectors.

“Our company focuses on building and retaining relationships with our clients by providing a high quality service. We achieve this by working with our clients, maintaining constant communication and resolving challenging problems which minimises delays and costs for all parties,” said Lawrence.

In April 2019, DLC Interiors completed the façade upgrade of St George Hospital in Kogarah, installing Vitradual aluminium composite panels. In February 2019, they started works on a complex new school in Denistone East which, installation of CSR Barestone Façade panels and soffits as well as seamless acoustic perforated ceilings.

DLC Interiors has completed numerous projects for bars, pubs and clubs including the supply and installation of a timber look Supawood ceiling at Club Burwood and quality plasterwork to St George's Basin Country Club.

**For more information contact DLC Interiors, Unit 4, 115-117 Orchard Road, Chester Hill NSW 2162, phone 02 8747 4513, email office@dlcinterior.com**