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# SPLASH!

Issue 94 June/July 2014



## **Mini boom**

In premium strata pools

## **Finer filtration**

New ideas for clearer water

## **Covering up**

Commercial pool covers

## **Heat from under the earth**

Australian first in  
cogeneration



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The Intermedia Group Pty Ltd  
ABN 940 025 83 682  
41 Bridge Road, Glebe, NSW, 2037 Australia  
Ph: (02) 9660 2113 Fax: (02) 9660 4419

**Managing Director:** Simon Grover

**Managing Director Interpoint Events:** Simon Cooper

**Editor:** Chris Maher

**Phone:** 0412 048 639

**Email:** chrismaher@intermedia.com.au

**Contributors:** Cal Stanley, Kim Kamarudin.

**Advertising Manager:** Karen Jaques

**Phone:** (02) 8586 6135

**Email:** kjaques@intermedia.com.au

**Designer:** Ben Akhurst

**Production Manager:** Carly Saillard

**Head of Circulation:** Chris Blacklock

**For Subscriptions Call:** 1800 651 422

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# editorial



**Chris Maher**  
Editor  
chrismaher@intermedia.com.au

## A gathering of like minds

Across the country there are a number of industry shows, expos and conferences each year. But there is only one SPLASH!

I don't want to sound boastful but I'm probably safe considering I don't organise the show - that's down to group of people including Simon, Melanie, Karen, Laura, Helen and Allysa.

But I definitely think it's worth bringing up, because this is the one place where pretty much everyone comes together. It's a time where people can see the latest products, pick up tips from the experts and learn about important changes in the industry. But most of all, it's where people can catch up with old friends (or make new ones) and discuss what's important, share a drink or a meal, and generally enjoy themselves while conducting some profitable business.

During the show I get to talk to many visitors, and one thing that often comes up is how many people feel at home in this industry, and how they feel the show is a bit like a family reunion. As with all families, that doesn't mean everyone always gets on one hundred per cent with everyone else. But they still want to be part of the gathering.

The other thing that always comes up is that there is always something new to learn - sometimes it might only be one thing, but it could have a crucial impact on their business. SPLASH! is held every two years and I think that's also part of its success. Over a two-year period there are certainly plenty of new products and ideas that most people won't have seen.

And this year is looking like being the biggest and best show yet. As well as all the usual exciting exhibits, seminars and side events, there'll be the first World Aquatic Health Conference ever held outside the United States, and the first SPASA Australia Awards Gala ever held, including the SPLASH! Environmental Awards and the SPRAA Awards.

I'm very much looking forward to it, and I hope you are too. If you see me wandering around, please say hi and let me know what you think about the show, the magazine or anything else that's on your mind.



## This issue's cover

The Crown City Living Top Ryde strata development in Sydney is greatly enhanced by the addition of a stunning Crystal Pools construction. There is more on the mini boom in premium pools in high end strata developments on page 51.

**SPLASH! Pool & Spa Trade Show: July 16 and 17, 2014.**

**Save time checking in by pre-registering at [www.splashexpo.com.au](http://www.splashexpo.com.au).**



# Mini boom in high-end strata pools

One of the side-effects of the rise in Australian real estate values is that some urban areas have been turned into "crane cities". New high rise developments are popping up in the business districts, in secondary centres and in new growth precincts.

Many of these developments include apartments that sell for more than a million dollars each. Sometimes much, much more.

As a result, developers are striving to present the right image to potential buyers by adding the most enticing of all architectural additions – a truly jaw-dropping swimming pool.

One developer making a scene in Sydney (and now also in Singapore) is Crown Group. The company was co-founded by architect Iwan Sunito and engineer Paul Sathio in 1996 and has recently been behind a number of amazing high-rise residential developments.

These include Top Ryde City Living which recently won the Urban Development Institute of Australia (UDIA) NSW President's award. Top Ryde was also named best high-density development in NSW and ACT at the UDIA NSW awards and won a Master Builders Association Excellence in Housing Award 2013.

Crown now boasts a \$3 billion portfolio of projects under development and in the pipeline including Viking by Crown, a 10-storey residential complex in Waterloo, V by Crown, a 27-storey residential tower in Parramatta and Skye by Crown, a 20-storey development in North Sydney launched in June 2013.

The latest on their books is a landmark development within the vibrant new Green Square precinct. Dubbed Crown Green Square, it will have approximately 416 luxury apartments designed by award-winning architect Koichi Takada and 5000 square metres of retail and restaurant space.

As with all their major projects, it will have a breathtaking swimming pool front and centre of the development.

One pool builder that has worked extensively with Crown on a number of their projects is Crystal Pools. They built the pool for Top Ryde and will be building the amazing Marina Bay Sands style pool for Skye at North Sydney.

Paul Hicken, Crystal Pools' commercial director, says that the market for premium swimming pools in high end strata developments is going through something of a renaissance at the moment.

"I think people are looking for more value in the actual buildings themselves," says Hicken. "Swimming pools help sell the apartments. And some of the more extravagant pools definitely attract buyers."

Inspired by Marina Bay Sands, the Skye development in North Sydney is due to be completed in 2016

The 25-metre pool will be open to all residents





Premium pools are helping attract buyers to new residential complexes

"Crown have been very active. There's been a bit of a resurgence. I'm not sure how long it will continue for, but they keep buying space and the units keep going up. Also, there's a lot of investment coming in from Asia, and a lot of the units are pre-sold off the plan."

Hicken says that concrete suppliers have recently told him they haven't seen the market like this for a long time. He also points out that pool builders need to consider

some of the challenges and unexpected costs with inner urban high rise developments, including booking cranes and waiting for lifts.

"People don't think about these things when costing a job, but you could be half an hour waiting for the lift to get your material to the top of the site. You don't realise the potential for downtime. You have to book the cranes up to a week in advance. Everything has to be booked or you miss that slot."

Parking in the city is another cost that needs to be considered.

"We just did a job in Castlereagh Street in Sydney, it costs \$60 per hour just to park the car!"

### Engineer's perspective

Respected aquatic centre and swimming pool engineer Geoff Ninnnes, director of Geoff Ninnnes Fong Partners, agrees that there is definitely a trend for premium pools in high rise developments.

"Some of the high rise units with the pools on top or halfway up, they are very speccy now, with big glass walls, integrated wet decks, and all with spas and landscaping," he says.

He says that due to more stringent code requirements in some states, new pools built as part of new strata developments are of good quality, and are designed properly with acoustic isolation of pools from the building structure.

"There's also a couple of big tenders out for high rise being done by some of the Chinese developers. There's definitely an interest in putting pools in high rise developments."

On the aquatics side, he says the market is still very competitive, but there is more upgrade work available now on the east coast, and in Adelaide and Tasmania.

"We're finding that councils that had been mothballing aquatic centre work are starting to get that designed. So we feel that it's not going to be a boom market in aquatic centres at all – nothing like it – but in the eastern states we can see there is a reasonable amount of new work coming out," he says.

"I just think things have been held back for so long, and now councils have to do things. I think generally there is an expectation too from the consumer, who wants to swim in a modern pool."

### Contacts:

Crown Group: [www.crowngroup.com.au](http://www.crowngroup.com.au)

Crystal Pools: [www.crystalpools.com.au](http://www.crystalpools.com.au)

Geoff Ninnnes Fong: [www.gnfp.com.au](http://www.gnfp.com.au)

Koichi Takada Architects: [koichitakada.com](http://koichitakada.com)

"In Western Australia, we're finding there's not a great deal of work: it's had its boom. Although there is still the very occasional large aquatic centre coming up for tender."

### Skye over North Sydney

Inspired by the Marina Bay Sands Skypool, Crown's new Skye development in North Sydney will feature an impressive swimming pool overlooking the western city.

Designed by Koichi Takada Architects, the pool will be built by Crystal Pools.

The architect says the inspiration was to create a sculpture in the heart of North Sydney; an object of desire to seduce its admirers with its fluid form, inspire with its story and embody the feeling of visiting a beautiful five-star luxury resort.

The rooftop landscape was designed to deliver a complementary green volume to the building's sculptural form, with the idea to imbue a feeling of escape on an island nestled in Sydney's sky, a unique place to find respite and relax with friends.

The rooftop pool will enjoy a spectacular view and the cascading edge will give the illusion of falling water that flows gently into the sky.

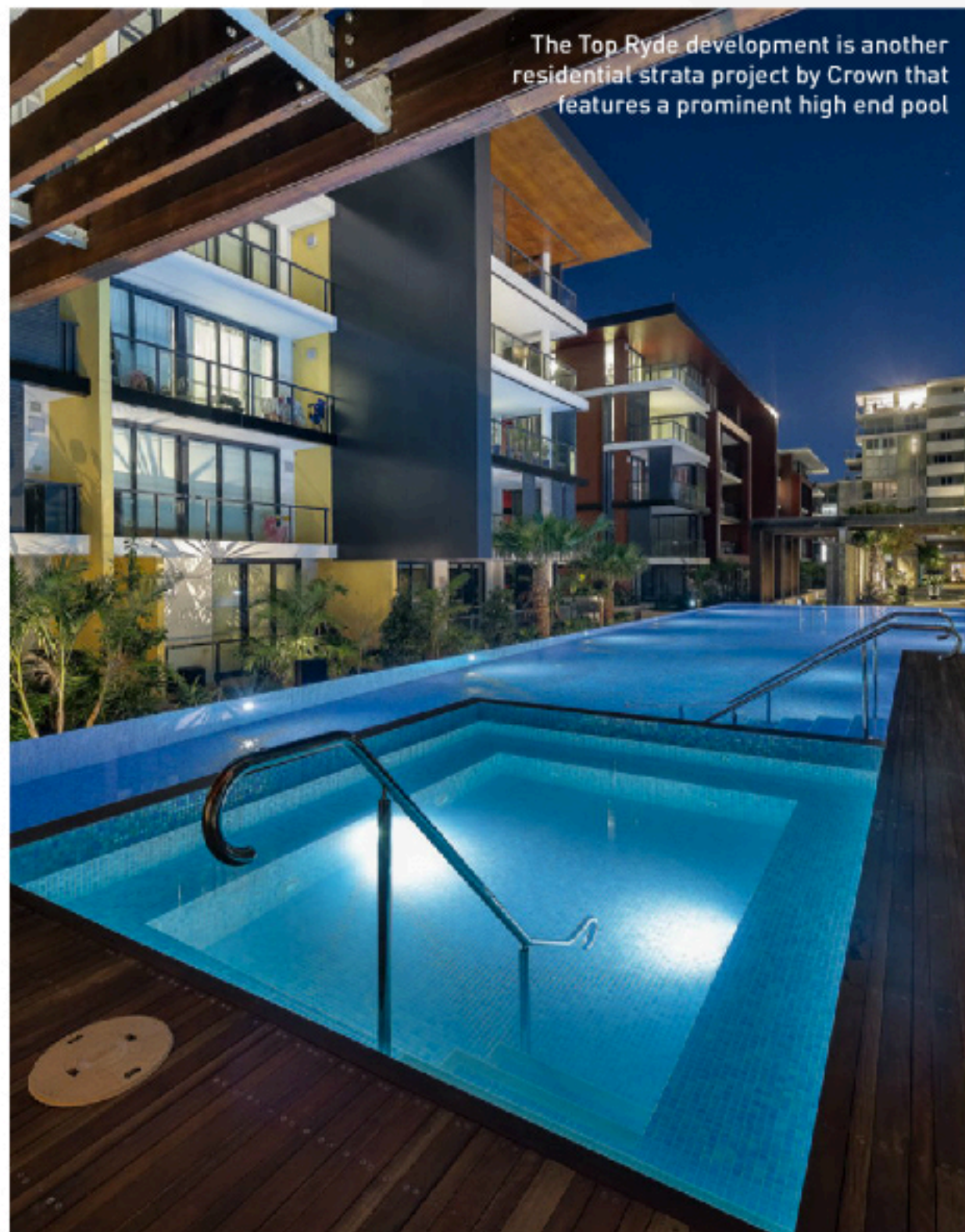
The pool also sculpts pockets of water and landscaping, adding shallow resting spots for passive use and for children, and a consistent and deeper lane for recreational swimming.

The pool form facilitates a number of smaller pockets of space, helping residents to feel comfortable and protected whether they are by themselves or with a group of friends. Trees grow in amongst shrubs to provide visual appeal and offer privacy for the poolside residents.

The pool holds approximately 100m<sup>3</sup> of water in an acoustically isolated concrete shell with integrated concrete planters and detention tanks. It is 25 metres long, 1.2 metres deep, and 2.8 metres to 3.8 metres variable width.

It features a concrete balance tank integrated with the landscape planter which is located within the acoustic isolated pool structure. It will have automatic water level controls and will be sanitised by automatic chlorine water treatment with integrated PH control, and heated by a heat exchanger utilising heat collected from the building's central mechanical system.

It will be able to be accessed by all residents living within the building. The pool will be built during the final stages of construction, which is anticipated for early 2016. ■



The Top Ryde development is another residential strata project by Crown that features a prominent high end pool

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