

THE PALMS COLLAROY



Architect
Walsh Architects

Fabricator
PCW Commercial Windows

Developer
Laxale

Capral Products
AGS 400 Narrowline Single Glazed
AGS 600 Narrowline Single Glazed
AGS 900 High Performance Sliding
Door
AGS 950 Sliding Window
AGS Commercial 50 Awning Sash

CAPRAL
ALUMINIUM

COASTAL ELEGANCE

The Palms in Collaroy stands as a testament to high-end residential architecture, where precision, craftsmanship, and meticulous attention to detail define every aspect of the project.

For PCW Commercial Windows, this project marked the beginning of a collaborative relationship with Laxale, a builder renowned for selecting only a few projects each year to ensure the highest standards of quality. The Palms demanded not only aesthetic excellence but also technical precision, given its coastal location and the complex architectural features involved.

The Palms consists of five luxury senior apartments designed to meet SEPP Seniors Living criteria. The project

features expansive outdoor areas seamlessly connected to living spaces through floor-to-ceiling glazing and large sliding doors with flush thresholds for accessibility. The incorporation of louvres throughout the building promotes passive ventilation, enhancing the comfort of residents. Notably, the project's curved architectural features required the use of custom-fabricated floor-to-ceiling curved glass panels, paired with fixed windows and sliding doors to create a striking visual impact.

One of the most significant challenges on this project was the tight access for delivering materials to each level. The limited onsite delivery space required careful planning and coordination. On several occasions, multiple trucks were dispatched to ensure that frames and glass panels could be lifted individually using a vacuum lifter and crane. This approach minimized disruption and maintained the project's schedule.

PCW's role extended beyond installation; the company offered design advice and value engineering





services throughout the project's lifecycle. This included pre-determining certain framing elements to align with the builder's program, ensuring that long lead time items could be pre-ordered and delivered efficiently. The detailed planning was particularly crucial for the curved frames, which required months of lead time to curve, powder coat, fabricate, and install.

The project's technical demands were addressed through a series of rigorous processes. PCW utilized Capral's advanced aluminium systems, including the 400 Series, 600 Series, 900 Series sliding doors, 950 Series, and 50 Series awning windows. These systems provided the necessary structural integrity and aesthetic appeal while meeting the project's stringent performance requirements.

Detailed shop drawings were created

in-house by PCW's experienced draftsman to guide the fabrication of the curved glass and aluminium elements. Internal cross-checks ensured that all windows were designed and installed in accordance with Capral's technical manuals, tested data, and span tables. This was critical in maintaining structural integrity, especially given the site's coastal environment.

Given the harsh coastal conditions, stainless steel fixings were used throughout the project, along with a warranty-grade powder coat, Dulux Duratec Zeus Monument Matt, which was applied to all aluminium components. This not only ensured durability but also matched the project's high-end aesthetic. Additional colour-matched powder-coated cover plates were installed between various

windows to conceal structural elements, achieving a seamless window-to-window transition.

An Inspection and Testing Plan (ITP) was implemented to guarantee the integrity of the installation. All sub-framing, including the curved angles, subsills, subheads, and sub-jamb, was flood-tested to ensure there were no leaks. At the end of the project, PCW and Laxale conducted façade water testing using specialized equipment to confirm the system's performance. The installation of flush sills on the sliding doors further contributed to a seamless indoor-outdoor transition, enhancing both functionality and aesthetic appeal.

PCW's commitment to quality was evident in every stage of the project. The company's management and supervision teams conducted regular site inspections to ensure compliance

with BCA and Australian Standards. The sliding doors, fabricated using Capral's 900 Series system, incorporated flush sills to achieve the desired indoor-outdoor flow. All operable windows and doors were inspected, adjusted, and serviced at the project's completion, ensuring long-term performance and client satisfaction.

The Palms in Collaroy exemplifies the successful collaboration between PCW Commercial Windows and Laxale, resulting in a high-end residential development that meets the stringent demands of luxury coastal living. By leveraging Capral's advanced aluminium systems and rigorous quality control processes, PCW delivered a project that not only stands out for its architectural beauty but also for its technical excellence. This project has established a strong working relationship between PCW and Laxale, leading to their ongoing collaboration on additional projects. The Palms is a shining example of what can be achieved when innovation, precision, and craftsmanship converge in architectural design and execution.

