



CASE STUDY:
**PARKLINE PLACE,
SYDNEY, NSW**

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OWNERS: Oxford Properties, Mitsubishi Estate Asia and Investa **ARCHITECT:** Foster + Partners

PRODUCT: Caroma Urbane II Showers, Caroma Liano Cleanflush Toilets with the Caroma Smart Command Flush Panel in Chrome, Caroma Smart Command Wall-Mounted Taps in Chrome and Cube 0.8 Urinal with Smart Command Rough-In Kit in White Vitreous China

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BACKGROUND

Rising above Gadigal Station, the organic volumes of Parkline Place's facade sympathetically integrate into the vibrant fabric of Sydney's CBD. With direct access to transport links, retail spaces and hospitality venues, the commercial tower's prime location offers unparalleled connectivity, establishing it as a convenient and immersive destination for employees and clients. Designed by the world-renowned Foster + Partners and operated by Investa, the remarkable building emerges from its locale with harmonious cohesion, redefining the idea of a workplace inspired by its local context.

"Parkline Place was delivered as part of the integrated station development with Gadigal Station, and from day one, we were looking for ways to genuinely integrate that experience," says Alan Beaver, Senior Development Manager at Investa. "We focused on maintaining the architectural language between the station and the tower; so, while physically, they look very integrated and consistent, operationally, they're very separate."

But it's not just the excellent location and striking exterior that set Parkline Place apart. The spectacular envelope reveals an interior centred around connectivity, sustainability, productivity and well-being, and this focus extends to every detail – including the bathrooms and premium end-of-trip facilities.

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CHALLENGE

Investa knew that for a destination as high-profile and premium as Parkline Place, the bathrooms and end-of-trip facilities would need to tread a fine line between the luxury feel the tenants would expect, and a sustainable and innovative solution that would make the experience seamless and make sense for the building in the long term.

“There are a few key touchpoints that are particularly important for our tenants,” explains Alan. “There’s the building facade, which is the public face of the building, your entry lobby, a lift, and bathroom amenities. From our

point of view, these touchpoints are where people need to feel the quality of the building.”

As a result, the team wanted to invoke a sense of playful differentiation by doing things that speak to the modern way of working but also have a point of difference. “We needed to do that in a way that was bold, without being polarising,” says Mark Tait, Group Executive and Head of Development at Investa. “So, we aimed to push the boundary while presenting a premium-grade offering.”



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SOLUTION

When it came to bringing that ethos into the bathrooms and end-of-trip facilities, Investa partnered with Caroma. “When COVID came along in 2020, we were in the late stages of design. But we decided to start to look at every system and say, ‘How do we go touch-free?’” recalls Mark. Alan adds that they decided to introduce UV filtration into the lifts and the handrails of the escalators and integrate Caroma Smart Command through all the bathrooms. “It was really about offering something extra,” he says.

Caroma has been enhancing the efficiency, form, and function of Australian bathrooms for almost eight decades and is now emerging as an indisputable leader in sustainable water management in the built environment. Their high-quality range boasts simple, refined designs and advanced solutions like Caroma Smart Command – a trailblazing ecosystem of intelligent bathroom products that enable the real-time monitoring of water use – offering the perfect fusion of timeless aesthetic, environmental profile, hygiene and enduring, optimised performance for projects like Parkline Place.

“As an end-to-end developer and operator, we needed a product that delivered,” says Mark. “We care about our buildings’ impact and performance beyond the first leasing cycle, so reliability, quality and function are always high on our list.”

The state-of-the-art end-of-trip facilities have been fitted out with Caroma’s signature Urbane II Showers, complemented by the Caroma Liano CleanFlush® in male, female and all-gender toilets, as well as Caroma Care 800 for the DDA-compliant bathrooms. The fittings have been paired with the Caroma Smart Command Flush Panel in a refined Chrome finish, and all basins are equipped with the Caroma Smart Command Wall Mounted Taps in the same colour.

This commitment to intelligent design solutions is further highlighted in bathroom specifications across Levels 2-35, which are also fitted out with Caroma Smart Command Taps, Toilets and the WELS 6 Star-rated Cube 0.8 Urinal with Smart Command Rough-In Kit, which activates flush automatically thanks to the advanced urine detection technology. The fixtures’ sophisticated design language harmonises with timeless, thoughtfully localised interiors expertly devised by Foster + Partners, while the advanced technology elevates their premium character.

“Smart building technology is something we’re always keen to pursue,” says Mark. “We want our buildings to be furnished with technologies that are of their time, noting that all these developments take four to five years to go from a concept through planning and then into completion.”

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Parkline Place runs a digital model of the building to track and log building systems to understand how efficiently the systems are working, and Caroma Smart Command fixtures integrate perfectly with this connected, efficient and constantly optimised operation. The range's revolutionary technology enables building managers to precisely measure and monitor their water consumption and make smarter water decisions for their buildings and tenants. From improving hygiene to understanding behavioural patterns and peak usage times, this innovative range has been meticulously engineered to improve water management and supercharge the building's performance.

"Low-flush toilets and urinals have been leading the way to reducing water usage in buildings for some time now," says Alan. "Where we've struggled is not knowing if there's problems with any of the systems. Obtaining water usage data and understanding early on if a flush valve is faulty will be an incredible gain from water efficiency, user experience and maintenance point of view. We're hoping to understand how we can improve our cleaning cycles or responses based on how frequently – and what times of the day – the bathrooms are used," Alan continues. "Once we can start to process the data, we can start optimising our systems."

But it's not just product excellence that has made Caroma an indispensable partner in the Parkline Place development. The team's expertise and willingness to provide bespoke advice were of great assistance to Alan and Investa throughout the process.

"The experience with Caroma was brilliant from day one," he enthuses. "When we first locked in the products, they set them all up in the Sydney showroom for us to see. And when we switched over to Smart Command, they very quickly organised detailed presentations and actual demonstrations in the showroom of what the system could do. We even went out to the R&D factory to learn more about solutions we might be able to specify in the future. The whole experience has been great."

Born out of the team's commitment to tenant well-being, environmental responsibility, and delivering an intuitive, effortless and elevated commercial experience, Parkline Place embodies a new kind of future-ready workplace. By seamlessly integrating cutting-edge technology with stunning design and a prime location, this exquisite development thoughtfully leverages the concept of connectivity to set a much higher benchmark for premium commercial projects – and solidify its status as a meaningful addition to Sydney's rich architectural fabric.



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