



THE ARCHER 550 EPSOM ROAD, FLEMINGTON VIC 3031

Date: December 2025
Project: The Archer
Builder: Pace Development Group
Contractor: Submersive Solutions
Application: Waterproofing Membranes

PRODUCTS USED

WPA 230UV
 WPA 992
 WPA 992UV
 WPA 992 Root Inhibiter
 WPA ATC

A Landmark Residential Development at Flemington Racecourse.

Delivering a highly considered residential development, The Archer is located within one of Australia's most significant sporting precincts — Flemington Racecourse, home to the famous Melbourne Cup.

THE CHALLENGE

The development comprises a mix of apartments, townhouses and penthouses incorporating multiple high-risk waterproofing zones, including roofs, balconies over habitable areas and planter boxes.

"With curved building forms and high-exposure roof and balcony areas, this was a complex project requiring carefully considered waterproofing solutions." commented Lorian Fosdick, 2025 VIC State Manager.

THE SOLUTION

Bayset partnered closely with Pace Construction and Submersive Solutions to deliver coordinated waterproofing solutions tailored to complex architectural forms and exposed building elements across the project.



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TECHNICAL APPROACH

Through early technical engagement and considered system selection, Bayset supported waterproofing outcomes capable of accommodating complex detailing and exposure conditions while maintaining long-term performance and reliability.

"Understanding the substrate requirements was critical. We worked closely with the Pace Construction team and provided on-site training to ensure all works met the performance requirements of the specified systems." said Lorian.

SYSTEM SELECTION

Bayset supplied systems that were compatible with the project's construction requirements, including:

- UV-stable and trafficable membrane systems for exposed areas
- Root-resistant waterproofing systems for landscaped planter box areas

The result is a high-quality waterproofing outcome that supports long-term performance and asset value of one of Melbourne's most prominent residential developments.



WATERPROOFING SYSTEMS BY APPLICATION AREA

EXTERNAL & EXPOSED AREAS

BALCONIES – PAVERS ON PODS

Membrane: WPA 992 UV, a one-part liquid applied moisture cured UV stable polyurethane membrane system, which is suitable for exposed applications.

COMMON AREA DECK

Membrane: WPA 230UV, a one-part fibre reinforced water based polyurethane membrane.

PLANTER BOXES

Membrane: WPA 992, one-part liquid applied moisture cured polyurethane membrane system, with the addition of WPA 992 Root Inhibitor Additive.

ROOF & STRUCTURAL AREAS

ROOF PLANT AREA

Membrane: WPA 992 UV, a one-part liquid applied moisture cured UV stable polyurethane membrane system, which is suitable for exposed applications.

Topcoat: WPA ATC, an aliphatic, single component, UV stable, liquid applied, moisture cured, polyurethane coating, incorporated with WPA 36 NS non slip aggregates.

