

Finding the right Latitude

Mirvac's beautiful Latitude on Lavender Bay project

Latitude on Lavender Bay is a highly desirable, multi-million dollar residential development located in North Sydney, a short walk from the Harbour Bridge and Clarke Park. The prestigious Milsons Point address and the unrestricted views across the harbour, that encompass many of the city's landmarks, make the 116 residential apartments some of the most sought after real estate in the city. The apartments range from three highly coveted luxury penthouse residences to one, two, and three bedroom apartments, as well as five commercial suites with adjoining residential apartments. All of these are designed to meet the exceptionally high standards that residents living in such a prestigious locale would expect from a contemporary development by Mirvac. Latitude on Lavender Bay also includes a spa, gymnasium and swimming pool and it is not surprising that 105 of the 116 apartments have sold. In addition the building also features secure parking lots and a rooftop strata signage lot.

Originally constructed as a twenty-storey office block in 1971, Mirvac acquired the property in 2001, and within two-years were investigating developing the property in order to maximize the potential of its much sought after residential location. As Mirvac's Glenn House observes, the block occupies "prime real estate". The local council's planning restrictions necessitated that the development of Latitude on Lavender Bay did not exceed

the height of the existing block, which necessitated Mirvac devise a radical strategy to developing the property.

Much of the existing building was stripped back, demolished from the top down, with each floor taking approximately three days to demolish, producing 9000 tonnes of waste by completion. During this process, and in order that the building retain its structural integrity, engineers integrated new reinforced concrete shear walls and installed structural steel beams and plates that sutured the new structure to the sections of the existing structure that were to be retained. Thus the existing structure was used to facilitate both the processes of demolition and construction, such rigorous preparation helped the process to advance quickly.

The entire construction process was largely made possible by the exceptionally thorough advanced planning undertaken by Mirvac. The company spent eighteen months developing the project and used their team of highly skilled architects to design Latitude on Lavender Bay. Working closely with the project's structural engineers, as well as with the teams of contractors, enabled the development to be completed with comparative ease, with all potential problems anticipated and solved prior to the commencement of major structural work. Moreover, planning all stages of the development in

advance meant that the internal walls and the apartment fit outs were carried out as the structural work and facades on each floor were completed. This meant that no time was wasted and all potentialities were maximized. Working to this meticulous programme meant that the project was completed within a year and a half.

This innovative approach to developing a property, literally building within a pre-designed framework, is a unique response to re-energizing previously redundant urban lots in order to facilitate the increasing demand for new and exciting city side residential properties. Glenn House notes that in many respects this style of development represents the way forward for developers anxious to open opportunities for apartment blocks in crowded inner cities. Such a pioneering response to urban development is indicative of Mirvac's vision when it comes to property development, and represents the company's second foray into the process of substantially converting and refurbishing existing buildings in Sydney's crowded inner city suburbs.

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Reinforcing values

Founded in June 1999 EW Reinforcement are a comparatively young company who pride themselves on their ability to support their clients through establishing ongoing working relationships within the industry, believing that nurturing such relationships with companies both large and small enables them to respond to clients needs. EW Reinforcement are careful to draw no distinction between large and small clients, recognizing that today's small client may be tomorrow's large client, and that success in the industry depends on building a reputation of support and expertise.

With over five years experience in Supplying to Mirvac developments – including Sydney's Darling Island project - EW Reinforcement had the advantage of an ongoing relationship, and were involved discussing the project from early in the planning. This enabled EW Reinforcement to meet the demands of the site and the needs of the developers. A large-scale project such as Latitude on Lavender Bay makes many unusual demands. In demolishing the building from the top down, while supporting and building on the core of the central structure, the project necessitated that contractors work rapidly as part of a team. The nature of the development meant that EW Reinforcement had to deliver prefabricated column cages, each of which was six metres long and weighted approximately two-tonnes. The thorough advance planning and logistics enabled these cages to be lifted into place on delivery. As EW Reinforcement's spokesperson John George observes the entire project was propelled by Mirvac's onsite foremen who are, he suggests, "some of the best in the business".

Spending eighteen-months on the project, EW Reinforcement also supplied specially designed couplers for the project in addition to others, which were all sourced from Ancon. Using largely recycled steel, the company were able to draw on the resources of their parent company NatSteel and the Tata Group, which has offices and resources across the world, in order to best fulfil their role.

With Latitude on Lavender Bay completed, EW Reinforcement are currently working with Mirvac on their Chatswood development, constructing a 24-storey apartment block, as well as numerous other projects.

EW Reinforcement are expanding once again and will soon be relocating to a purpose built Reinforcement facility in the new Nexus Industry Park – Located at Lyn Parade, Prestons NSW.

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Building up quality

In the eight years since they were founded Buildup Interior have gone from strength to strength, establishing a portfolio of successfully completed contracts and satisfied customers. Their success is not surprising, with their team of 190 they devoted a year to the development Latitude on Lavender Bay, but actually completed the project ahead of schedule, finishing their contract in a mere 47 weeks, while still achieving the high standards for which they are known.

Specializing in partitions, cladding, timber work, skirting, fibre walls, and fit-outs, Buildup Interior have contracted to previous Mirvac projects including Darling Island, and are rightly pleased with their work for the developer, who Buildup interior spokesman Efred Wong believes are good project managers. The development at Lavender Bay was, says Wong, very typical of the nature of the work Buildup Interior engages with for Mirvac, with a rigorously managed schedule that allowed the contractors work to run smoothly.

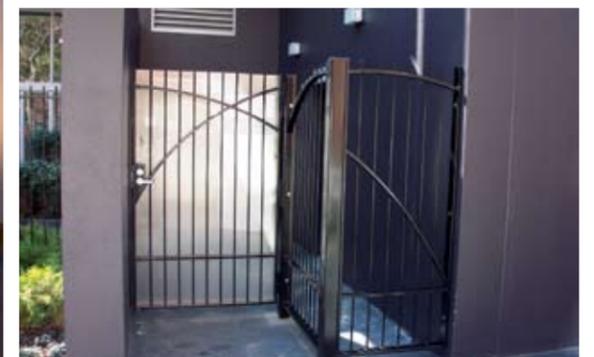
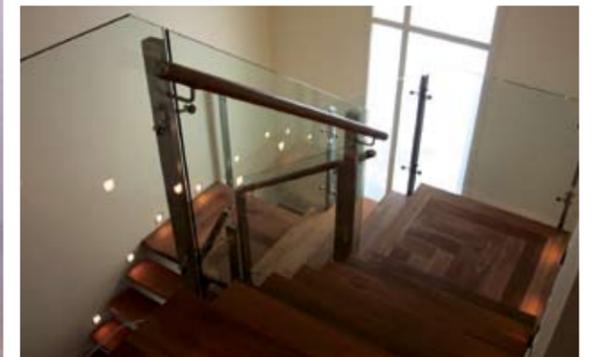
Wong believes that the essence to Buildup Interior success is a combination of "good management, good consultation, and a good team" on site. Indeed many of the site team have been with the company since 1998, and their experience undoubtedly pays off, enabling both those new to the team and apprentices to gain knowledge from highly qualified colleagues. The compa-

ny's experience also allows them to maintain their edge in the competitive market, and allows the company to bid for work and deliver on time, as well as maintain a good relationship with their clients.

Buildup Interior commonly work on large scale projects, both commercial and residential, believing that the size of their labour force, combined with the company's experience at running such projects, puts them in an advantageous position when bidding for large projects. Their work on Latitude on Lavender Bay is testament to this.

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Precious metals

When he formed My Metals Pty Ltd in 2003, Andrew Carr consolidated fourteen years of experience in the construction and mining industries into his own family run business that specialise in high quality structural steel and architectural metalwork. Combining industrial expertise with an awareness of the importance of quality and dedication, My Metals Pty Ltd are a young company that focuses on one project at a time, and are careful not to over commit. Mr Carr created My Metals Pty Ltd to be “a little different to the norm”, and to embrace a vision of quality that incorporated everything “from backyard Billy Carts to the Harbour Bridge”.

With an office in Sydney, and fabrication conducted in Mudgee, the company are able to serve both the construction and mining markets with ease, and provide employment opportunities to people in rural New South Wales. My Metals Pty Ltd are also committed to in-house training, and the company maintain a policy of training both in fabrication and installation. Further, this training is not just to create skilled employees, but also to re-skill existing employees in order that the company can draw upon a workforce with an exceptionally high degree of expertise and experience. Those who have undergone training at My Metals Pty Ltd stay on, further guaranteeing the quality of the work the company can provide.

My Metals Pty Ltd portfolio of completed projects includes the IKON project, Potts Point, Heritage Façade retention system, Nock and Kirby Building, 413 George Street Sydney and the Darling Island Redevelopment, Sydney, as well as numerous shopping centre developments across the greater Sydney metropolitan area. These contracts were frequently based on word of mouth recommendations and repeat clients, indicative of the high quality work the company produce.

For Latitude on Lavender Bay, My Metals Pty Ltd were selected by both the developer and demolition contractor for the supply, manufacture, and site installation of temporary and permanent structural steel used for the load transfer and stabilisation works of the project. The unusual nature of the redevelopment, with the refurbishment incorporating both construction and demolition simultaneously, meant that My Metals Pty Ltd had to work closely with the consulting engineers and other trades. This enabled the company to devise a way to stabilise the existing twenty storey building while the load was transferred from the existing concrete columns and transfer beams to the new building designed structure.

During the course of this project My Metals Pty Ltd developed what Andrew Carr believes was “a unique system” for the handling and installation of large fabricated sections of structural steel in confined and difficult areas of the tower’s car park.

The fabricated steel members are attached to the existing concrete structure with chemical anchors, and cast into the new concrete structure.

When the new concrete structure had reached the required strength “hydraulic and grout filled jacking devices were used to transfer the load out of the old existing twenty storey structure and into the new building designed structure”, followed by the application of an intumescent two hour fire protection finish to the structural steel.

My Metals Pty Ltd also supplied and installed the structural steel and temporary propping steelwork for the existing pre-cast concrete lift core stabilisation works.

With the increasing focus on redevelopment in crowded urban centres, My Metals Pty Ltd is perfectly positioned to work on such projects. The company’s extensive experience, and willingness to develop new and unique methods of working and achieving guaranteed results has allowed them to gain the expertise and knowledge necessary for the rigours and demands of the contemporary construction industry.

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Aluminium detailing

With nearly fifty years of experience and a skilled staff of 86, the family run Micos Aluminium are recognized specialists in aluminium doors, windows and curtain walls. As Con Micos states, the company's relationship with Mirvac has been long term, "We've worked with them since the beginning, for about 28 years, on most of their major projects". This long-standing relationship has proven to be exceptionally successful with the rewards being clearly visible on-site.

For the development Latitude on Lavender Bay Micos Aluminium provided aluminium windows, sliding doors and shop front entries throughout the entire project. Through extensive planning with the Mirvac managers and project supervisors, prior to the commencement of on-site work, Micos Aluminium were able to discuss and develop all of the design details in advance. This exceptionally thorough advance planning meant that Micos Aluminium were able to work rapidly yet systematically on-site. The company were able to achieve a high standard of work with a comparatively short time spent on-site. As Con Micos observes "in working up front, and getting everything sorted on paper, and with Mirvac site teams being involved with project supervisors there were few surprises".

The advance planning enabled Micos Aluminium to fit an entire floor per week, completing their entire on-site role in approximately 26 weeks. Con

Micos is careful to observe that this speed was achieved as a result of several months of thorough planning work ahead of construction, and that this enabled Micos Aluminium to achieve a high standard of results because they commenced construction having already prepared. "Advance planning", this does "pays off" for the builder/client as time is money.

Indeed such preparation is carried out for all of Micos Aluminium's contractual work, and it enables the company to share their experience and expertise with their clients. Such rigorous attention to detail means that when the drawing stage is signed off then subsequent time spent on-site is minimised allowing for all jobs to be completed on schedule. Having completed Latitude on Lavender Bay Micos Aluminium are now working on Mirvac's Chatswood development.

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Advanced solutions

Being able to develop their own unique design and construct systems has allowed Advanced Precast to provide distinctive solutions that are tailored to their clients cost and time guidelines. Having an in house team of experienced and qualified tradesmen and professionals gives Advanced Precast the backing and confidence to undertake almost any sort of pre cast work.

Advanced Precast have been in operation for over 24 years, during this time they have established a solid reputation for innovative and forward thinking projects. Their core business of design and construction of precast concrete panels has provided them with many opportunities to demonstrate their skills and they have worked on numerous high profile projects. Their ability to cover the range of works required for a given project from design, manufacture, erection and installation enables them to deliver a comprehensive and coordinated solution.

Engaged by Mirvac on the Latitude on Lavender Bay Project, Advance Precast delivered and erected the load bearing precast facades concrete walls, columns, and edges for the development. They supplied a variety of panel types, including panels with architectural grooving and other features to align with Mirvac's high quality and standards.

A trademark of Advanced Precasts involvement in their work is their close coordination and liaison with the developers, builders, architects and other trades to ensure a smooth and seamless operation that maximises design and cost savings without compromising on quality. On the Lavender Bay Project, Advanced Precasts design and documentation team worked very closely with Mirvac and its consultants to ensure that the architects vision, cost envelope, and efficiency of their product met with all the requirements and aspirations of the developer.

Advanced Precast are very pleased to have been involved in the Latitude on Lavender Bay Project, and the results of their innovative and design-solution orientated work are certain to enhance an already strong company reputation.

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