



UNIQUE INSIDE & OUT

DEVELOPER : Defence Housing Australia
 MAIN CONSTRUCTION COMPANY : Icon
 ARCHITECT : DKO Architect and Breathe Architecture
 STRUCTURAL ENGINEER : Webber Design
 CONSTRUCTION VALUE : \$75 million

Arkadia is a striking development of 6-storeys (including two storeys of basement), split into four blocks comprising 152 open plan residential units with architecturally designed kitchens, private balconies, a communal roof top, extensive landscaping, all within an incredible façade featuring recycled bricks.

Situated at 18 Huntley Street, Alexandria, Defence Housing Australia's new residential development, Arkadia, is bringing both residents and locals together.

Designed by DKO Architect and Breathe Architecture, and constructed by Icon, Arkadia provides a striking curved brickwork façade with open archways that not only welcome the community through public spaces but pays homage to the district's industrial heritage.

"The project includes a communal rooftop with panoramic views over the city and Sydney Park," said Project Manager, Ian Short. "Open to all occupants the roof is home to extensive landscaped planters, BBQs, several cleverly designed roof pods, mature trees and even vegetable patches and a chicken coop. There are also smaller private communal terraces on Levels 2, 3 and 5."

The overall development consists of a 6-storey building that splits into four blocks housing 152 residential units, a ground

floor commercial space, and two basement levels containing parking spaces for 124 cars, 10 motorcycles and 136 bicycles. All architecturally designed apartments include open plan living spaces, designer kitchens with induction cooktops, Smeg appliances, caesarstone benchtops as well as a private balcony.

"Along with being built with 400,000 recycled bricks, the other stand out feature is the two curved portal thoroughfares connecting Sydney Park Road to Huntley Street," said Ian. "The 2-storey arch portals are clad with horizontally spanning spotted gum timber, bent to follow the curved building profile, each requiring extensive 3D modelling of the supporting structural steel frame to achieve the necessary outcomes."

Each block also has its own unique style of patterned brickwork tiles within the entrance lobbies. This design feature is carried through into the bathroom floors of each building's apartments. Plus, there's a music room in the basement and public artwork 'Natus Exigne' by Jane Cavanagh within a village green space.



During excavation at Arkadia, there were significant archaeological finds, including old brick tunnels, a testament to the area's industrial past the site used to house a brick kiln.

"Given the heavy industrial past the site was heavily contaminated," said Ian. "There were also Sydney Water and Transgrid routes underneath the development that required significant ground beams to be engineered and incorporated into the sub-structure design to achieve authority approval."

Icon's success is based on a collaborative and honest approach, ensuring a solid foundation to achieve the best quality outcome with worldwide clients. The company employ 800, with offices located across Australia and New Zealand. They are also partnered with Kajima Corporation,

a \$12 billion Japanese construction powerhouse with over 170 years experience it enables them to offer project solutions throughout the world confidently.

"We can deliver projects of any size, any scale, anywhere. Our capability and experience provide clients with specialist expertise, value added solutions and high quality outcomes on all our projects," said Ian. "Icon is committed to improving the social environment. Rather than being an afterthought, corporate social responsibility is at the heart of every project we undertake."

For more information contact Icon, Level 2, 179 New South Head Road, Edgecliff NSW 2027 phone 02 8456 6500, email info@icon.co, website www.icon.co

Below Mulberry Construction Group blended function with aesthetics, installing bespoke carpentry on the project.



WEBBER DESIGN



Greenland Tower
Sydney NSW



201 Elizabeth Street
Sydney NSW



The Landmark
St Leonards NSW



Bennetts Lane
Melbourne VIC



1000 La Trobe St
Melbourne VIC



11-29 Eastern Rd
South Melbourne VIC



Marina Tower
Docklands VIC



353 Clovelly Rd
Clovelly NSW

PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for **Arkadia** would like to congratulate **Icon and DHA** on this landmark project.

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STRUCTURAL ENGINEERING

Since 2005 Mulberry Construction Group haven't just been building, they've been bringing designs to life, their workmanship at Arkadia's 152 units, is unique from the inside out.

Brick by brick Arkadia is set to become an architectural icon in the heart of vibrant Alexandria and has been designed to bring people together. From the communal parks, archways, signature brick patterns, natural timbers, to the open plan layouts, and contrasting colours and textures, Arkadia brings sophisticated living to life.

The contrasting details of warm brick, European Oak floorboards, dark lines of sleek door and window frames, timber staircases, feature walls and ceilings as well as apartment entryways were created by Mulberry's talented and professional carpentry team accentuating Arkadia's intricate design and space.

"Backed by years of industry experience our highly skilled master tradesmen thrive on challenging, bespoke carpentry design solutions," said Mulberry Director, Adrian Propoggia. "It has made us one of Sydney's leading carpentry companies and natural partner choice of discerning projects such as Arkadia in Alexandria, directly opposite Sydney Park."

"Functionality and aesthetics cannot be achieved without the necessary skills and materials. From start to finish our expert team always produce quality workmanship and service, no matter the scale of a project or challenge, we have the team to manage it."

Highly skilled in woodwork and joinery the Mulberry team apply their skills to a vast range of buildings from residential and commercial developments, minor and major renovations, timber frames, flooring, doors, architraves, skirting, to timber cladding, window installations, decking, site hoarding and even day labour hire personnel.

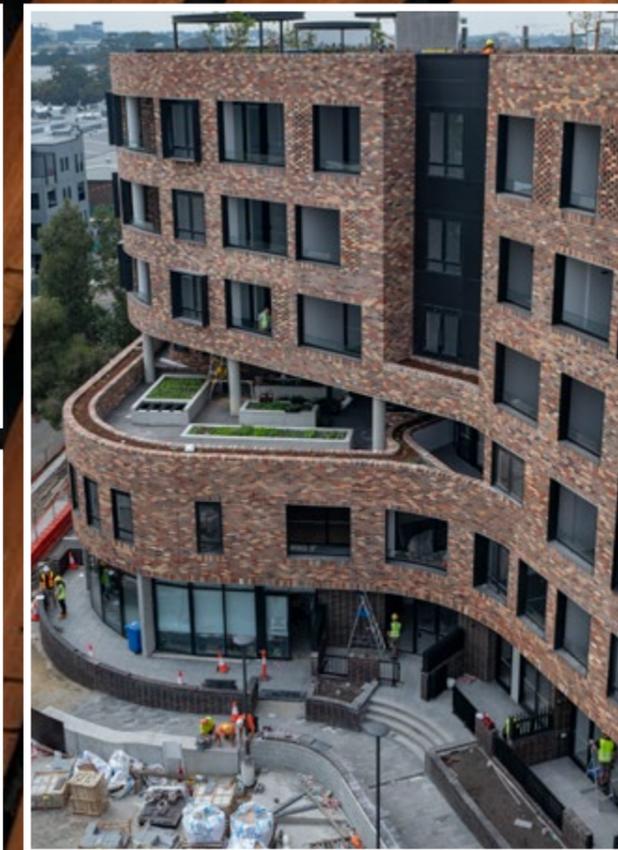
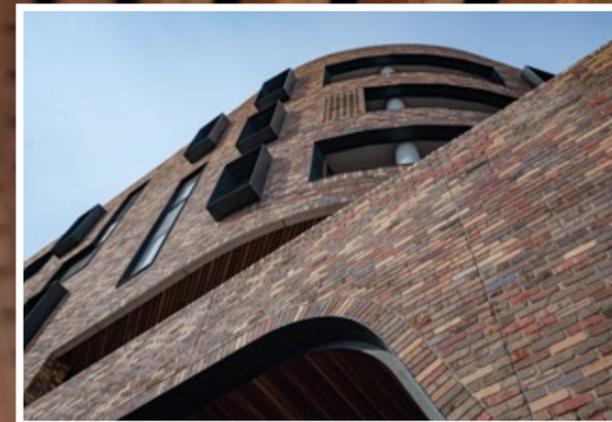
"We're environmentally aware and love working with sustainably sourced materials or recycled timbers and energy wise insulation to reduce a building's energy consumption," said Adrian.

The tradesman at Mulberry Construction Group are not only expert carpenters and day labour hire personnel, they also work with the best materials within a client's budget and specifications.

For more information contact Mulberry Construction Group, 23/17-21 Henderson Street, Turrella NSW 2205, phone 02 9212 2268, email info@mulberrygroup.com.au, website www.mulberrygroup.com.au

Below Kontro Group provided a team of five to maintain traffic flow, and ensure productivity continued seamlessly.

Below Aspec Masonry laid 350,000 recycled bricks at Arkadia, achieving long sweeping curves along the façade and archways.



With years of traffic control and construction experience, the team at Kontro Group (t/as Urban Traffic Solutions) ensure all residential and commercial projects not only proceed safely, but that productivity continues seamlessly avoiding budget or timeline disruptions.

“We provided a team of five for all Arkadia’s works, including managing the deliveries receivable, concrete pours, pedestrian and worker’s watch, gate keeping, maintaining traffic flow and much more,” said Senior Traffic Controller, Shane Pollock. “We also assisted in acquiring road permits and traffic control approvals to make sure that everything was fully compliant with all local council or government bodies.”

Kontro Group provide a vast range of construction services from demolition, excavation, interior strip outs, asbestos removal and project management and traffic control. They’re known for their safe, highly reliable and durable traffic equipment setup and removal, as well as labour and equipment hire.

“All our traffic control personnel are hand picked, well trained, hold all the necessary and relevant tickets required, and are advised of any site specific requirements,” said Shane. “We always tailor the appropriate

traffic plan for each project and client. Our traffic control coordinator then supervisors and oversees everything from start to finish.”

Other sites the Urban Traffic Solutions team are currently working at include Park One with Icon, Macquarie Park, Boomerang on Olympic Boulevard with Taylor and Westmead Redevelopment for Multiplex.

“Our experienced management team and qualified staff provide the expertise, confidence and best solutions for each project ensuring it is completed safely and reliably,” Shane said. “We’ve forged a reputation within the industry as a company that has consistently delivered top quality, safe and trusted services to every customer.”



For more information contact Kontro Group t/as Urban Traffic Solutions, 1/22 Toohey Road, Wetherill Park NSW 2168, phone 0457 769 290, email marissa@kontrogroup.com, website www.kontrogroup.com

As one of Sydney’s top brick and block layers, there is no doubt that the success of Aspec Masonry’s projects is a testament to their commitment and the reason clients repeatedly choose to work with them.

“Featuring over 350,000 recycled bricks Arkadia’s unusual curved façade design and massive arches were perfect for our dynamically driven team of expert masons,” said Aspec Director, George El Azzi.

“With decades of combined experience, our skills go way beyond traditional masonry. We specifically tailor our services to the design and needs of the project. We fully understand every aspect of the building process, including time and budgets and repeatedly exceed our client’s expectations, ensuring every project is a success.”

Home to the Alexandria brickworks site, DKO Architecture with Breathe Architecture have drawn to the heritage in Arkadia’s design. The signature brick patterns and grand open brick archways are both sophisticated and welcoming to residents and the community. A team of over 70 of Aspec Masonry’s 200 experts worked tirelessly creating the superior finishes, ensuring Arkadia’s warm and functional striking façade will become an architectural icon.

“Our team prospers on new challenges and are at their best when presented with projects like Arkadia,” said George. “Through smart planning, collaboration and strong communication with industry professionals, partners and suppliers, we can deliver unprecedented efficiency and quality.”

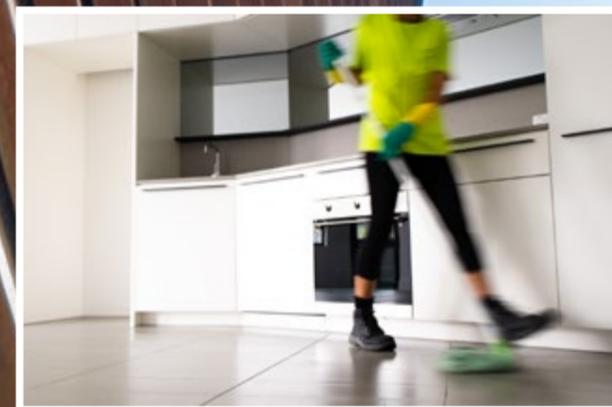
Aspec Masonry are currently working on numerous job including Sydney University for Richard Crookes, the new M5 Westconnex for CPB and John Holland, and Mirvac on South Eveleigh. Their expertise also extends to steel fabrication, scaffolding and associated works.

“We’re constantly evolving our services,” said George. “But we don’t compromise our high quality or standards of our reputation. From inception to completion, beginning to end, you can trust Aspec Masonry with your next project.”

For more information contact Aspec Masonry, Unit B8/11-15 Moxon Road, Punchbowl NSW 2196, phone 02 9790 5765, email info@aspecmasonry.com.au, website www.aspecmasonry.com.au

Below Paladin Group spent six months detailing the design ready for onsite installation for Arkadia's entire hydraulic works package.

Below Fresh Clean provided all the initial and final cleaning for all the interiors and the exterior of the building, including façade elements, frames and windows.



Paladin Group specialises in the design, supply and installation of mechanical and hydraulic services for high rise residential, commercial and industrial properties.

In mid-2017, Paladin Group were awarded the contract for Arkadia and their inhouse design team of three spent six months detailing the design ready for onsite installation at the end of the year. "We supplied and installed the entire hydraulic works," said General Manager, Reece Wake. "This included the back of wall and front of wall items across all 152 apartments as well as the buildings services: the hot and cold water systems, hot water plant and pump, fire hydrant supply and gas fitting as well as the storm water, sewage systems and mains water infrastructure."

"The challenge of the job occurred right at the beginning. There was a lot of water onsite and we had to integrate our work with the builders as they were tanking the basement. This set the programme back and we were able to speed up the installation and still maintain the quality of our work to deliver on time," said Reece.

With up to 30 installers onsite Paladin Group completed their work at Arkadia by the end of October 2019. Paladin Group is proficient

at large scale hydraulic installations having finished a similar project at the high rise residential development, Polaris, in early 2019. The company also has a string of successfully completed design and construct projects for aged care facilities across New South Wales.

Paladin Group are also civil services contractors and have experience in relocation and amplification of Sydney Water assets for public and government works including at the Garden Island Navy Base and the Lucas Heights ANSTO facility.

Paladin Group offers a maintenance contract, after commissioning, to ensure the successful operation of their systems. They also supply mechanical and HVAC services to select commercial clients.

For more information contact Paladin Group, Level 31, Suite 1B, 100 Miller Street, North Sydney NSW 2060, phone 02 9137 1819, website www.paladingroup.com.au

Cleaning is never easy, especially on building and construction sites which is why it's essential to use only reliable professionals like Fresh Clean.

On Arkadia, locally owned Fresh Clean provided all the initial and final clean for the internal and external areas, façade and window cleaning for the 6-storey buildings and the 152 apartments. To optimise production, time and staff, Fresh Clean prepare a cleaning plan, set up their team, allocate a supervisor and create a schedule to clear the site in preparation for the initial clean.

"Our supervised team will execute the job efficiently and on time, allowing the contractor a forecasted time frame to plan around. We can clear a 100 unit site in as little as a week," said Fresh Clean Director, Francielli Camargo.

"Our clients trust us to provide them with excellence in all aspects of commercial cleaning services," said Francielli. "We understand the importance of a full range of professional services on a construction site, and we know that the clients want the building to look it's absolute best when presented to the public or owners."

"Planning and supervision were crucial to our success at Arkadia. We created a four part strategy to split the process into smaller approval stages, thus minimising delays and maximising ground coverage as we worked around the tradies needs. We also cleaned up all bathroom and laundry floors in preparation for caulking, speeding up their service while improving the quality of the final job," said Francielli.

Fresh Clean's well trained staff understand the unique challenges faced by different clients in different industries and take the time to tailor a unique solution.

"Our newly released range of essential oil based cleaning products will assist with each meticulous construction clean," said Francielli. "Ensuring a smooth handover on time, on budget and in perfect condition."

For more information contact Fresh Clean, 1/11 Clyde Street, North Bondi NSW 2026, phone 02 9130 8902, email info@freshclean.co, website www.freshclean.co