

SPLENDOUR IN THE PARK

MAIN CONSTRUCTION COMPANY : Mirvac
ARCHITECT : Eeles Trelease Pty Ltd Architects
PROJECT VALUE : \$122 million



The \$122 million Maestro at Harold Park development comprises four buildings with a total of 345 residential terrace homes and apartments. The buildings have a highly detailed facade including saw-tooth balcony, custom louvres, large windows and floor-to-ceiling glass as well as a number of energy efficient measures including rainwater reuse for landscape irrigation and energy efficient appliances.

With more than 40 years experience and over 300 design and construction awards in the Australian development and construction industry, Mirvac continues to set the standard for luxurious living, premier investments, superior locations and landmark buildings. “Our point of difference is our integrated business model which enables us to bring a range of skills to a development or acquisition opportunity from design, through construction and asset management,” says Mirvac’s Head of Residential, John Carfi.

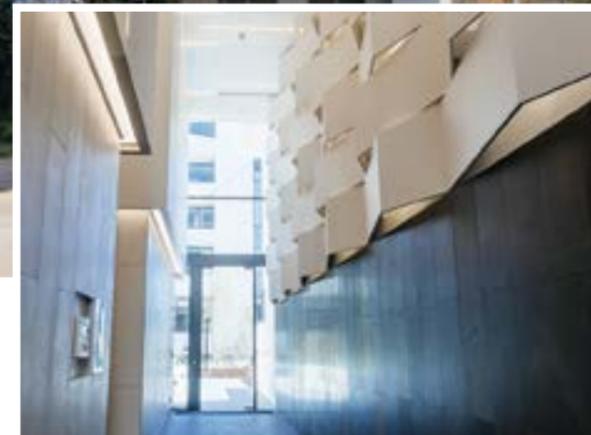
Maestro at Harold Park is the newest offering at Mirvac’s most talked about inner west location. Located just minutes from the light rail and only 2.5km from Sydney’s CBD, this versatile collection of homes is an exciting addition to the company’s enviable portfolio of fine residential projects including Walsh Bay, The Peninsula at Burswood, Yarra’s Edge and Ephraim Island.

On offer are one, two and three bedroom apartments and terrace homes set within 3.8 hectares of parkland, extending down to the harbour foreshore. Maestro is the third of seven buildings to be

released in the Harold Park development and will add 345 terrace homes and apartments to the market as part of this new parkland suburb. Designs include a generous floor plan and floor-to-ceiling glass to maximise light throughout, large open plan living areas, and quality designer finishes throughout, plus basement carparking, and storage. From Harold Park residents have an easy walk to the CBD, surrounding bays and public transport right on their doorstep. Close by are Broadway shops and cafes, Sydney University, the University of Technology and the Royal Prince Alfred Hospital.

After more than a century the former Harold Park paceway enters a new era. On the edge of a network of parks that extend to the Sydney Harbour foreshore, Harold Park is set to be a place for people who embrace the outdoors.

“More than 35 percent of Harold Park is being dedicated to parkland, creating a 208,000m² network of parks linking Jubilee, Federal and Bicentennial Parks to the Blackwattle Bay foreshore,” added John. “Step outside your door and stroll or cycle along the Foreshore Walk that skirts the picturesque Rozelle and Blackwattle Bays. Along the way



you’ll pass by the area’s many sports fields, playgrounds, and wetlands while enjoying panoramic views of the Harbour, the Anzac Bridge and the city skyline.”

From Harold Park residents can connect directly with Sydney’s heart and soul via light rail network from nearby Jubilee Park station to the CBD, Central Station, Darling Harbour, The Star Casino, Sydney’s Fish Markets and Chinatown are all just minutes away.

Glebe village is also a short stroll away and offers a selection of specialist bakeries, small bars, pubs, book stores as well as a range of international cuisine from Mexican to Nepalese and everything in between.

“Harold Park residents have only a short drive to the Anzac Bridge and the city’s major East-to-West corridors,” continued John. “So, as secluded as Harold Park is, there are few places in Sydney that can claim such convenience.”

Located on the northern edge of Harold Park are also the heritage-listed Rozelle Tramsheds. Forming one of the key elements

of the Harold Park redevelopment, on completion the Tramsheds will be home to a community scale supermarket, market food halls, boutique retailers, cafes, restaurants and a gymnasium as well as 500m² of community space dedicated to the City of Sydney Council. Mirvac are retaining the Tramshed’s iconic character and impressive, industrial proportions. “You’ll see Sydney’s heritage preserved in the brick façade and that so often photographed sawtooth roof,” said John. “But beneath the towering glass ceilings the changes to the old depot will be state-of-the-art.”

Mirvac Group is an ASX listed, integrated, diversified property group that invests in and manages office, retail and industrial assets and the development business has exposure to both residential and commercial projects. September 2013 changed everything for Mirvac when they committed to investing in a new sustainability strategy. Harold Park and Maestro are living proof of Mirvac’s continued commitment.

For more information contact Mirvac, Level 26, 60 Margaret Street, Sydney NSW 2000, phone 02 9080 8000, fax 02 9080 8121, website www.mirvac.com

CLEVER CONDUCTOR OF DESIGN

Multi award-winning **Eeles Trelease Architects** is a broad-based architectural practice with over 30 years experience in delivering the design of residential, commercial, educational, public buildings, assisted-living and aged-care projects. Since inception in 1984 the principles of passive sustainable design have been integral to **Eeles Trelease's** design approach.

"Our recent focus has been implementing active sustainable design in our commercial and residential projects, as demonstrated at Double Bay and the seniors living apartments at Prince Henry, Little Bay," advised Director, Kathy Trelease. "And this is the foundation of our work at Mirvac's Maestro at Harold Park."

Located just 2.5km from the Sydney CBD, but surrounded by parks that extend to the Sydney Harbour foreshore, Maestro at Harold Park offers a rare combination of convenient living and ample outdoor space.

Eeles Trelease Architects were appointed to design the largest precinct in the Harold Park Development, in association with Mirvac Design. The City of Sydney's Masterplan typology called for four 8-storey buildings arranged around a communal courtyard.

"The 2-storey terrace apartments at street level were carefully articulated to provide streetscape presence, individuation and differentiation to the apartments above," Kathy described. "Balconies were angled to optimise daylight entry while louvres were used to deflect glare and to provide privacy from cross-viewing. These balconies were then articulated to create a rhythmic pattern in the façade, animating the public streetscape."

Eeles Trelease's meticulous planning has allowed for the best opportunity for desirable solar access and cross ventilation through each Maestro apartment. Vertical and horizontal louvres provide privacy from cross-viewing while also providing solar protection to private open spaces.

Eeles Trelease provide architectural design services ranging from concept design for feasibility studies to full documentation services for construction stage, plus urban

design services ranging from the preparation of Planning and Rezoning Proposals to preparing Masterplans for medium density developments. Eeles Trelease experience across a wide range of building types brings a broader insight into most projects.

"We have worked with many Councils, in NSW including Sydney's most demanding, and have a 100% Development Application approval rate," states Kathy. "From the start of our practice, Environmentally Sustainability Design (ESD) has always been a leading principle of our design philosophy. Our design process is a collaborative workshop-based approach, with all stakeholders participating. We use the workshop process as a forum for cross-disciplinary input, ensuring the clients needs and expectations dovetail with engineering, ESD, construction and budget to develop an integrated solution from the outset."

Today most of Eeles Trelease work comes from referrals, not only previous clients but also other architects. They have a reputation for being able to successfully design and deliver projects on difficult sites with very challenging briefs, more than often achieving award-winning results.

Some of these projects include the recently completed, Anchorage Apartments, a mixed-use residential project for Fivex Property Group opposite the Finger Wharf in Woolloomooloo. The challenge of a restricted and irregular shaped site, with three street frontages was met with a 5-storey building elegantly addressing Cowper Wharf Road. The development has two retail spaces on the ground level, 4-storeys with 15 apartments and a top floor penthouse.

"Careful planning of apartments on the upper levels maximised space and daylight entry while an array of precisely positioned sunshade devices control glare and solar heat gain," explained Kathy. "The result is apartment interiors suffused with a soft light and optimised views."

Another is Double Bay commercial development, also for Fivex Property Group. The curved concrete form beautifully turns the corners of the site, generating activity

and interest in the public domain. The case for desirable commercial and retail space is strengthened through its advanced sustainable design initiatives. The building incorporates passive solar control, is cross-ventilated, recycles its own sewerage on site and incorporates energy and water saving initiatives.

"Ground breaking at the time, it became a model for projects that followed," Kathy added. "Many of its initiatives have now become commonplace, with public awareness and expectations of sustainability in buildings steadily growing. The building was recognised with nine industry awards for urban design and sustainability."

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