

SYDNEY'S NEW HOT SPOT

DEVELOPER : SHOKAI Ausbao and Develotek
MAIN CONSTRUCTION COMPANY : Parkview
ARCHITECT : Marchese Partners
CONSTRUCTION VALUE : \$220 million



Granville Place is perfectly positioned in the heart of one of Sydney's most exciting growth suburbs and the iconic development will set a new standard in urban living with three towers boasting 617 affordable, premium apartments.

The \$220 million development has been brought to life by Parkview, well known for taking pride in every project from start-to-finish, with a skilled, strong team that has been striving to set new benchmarks in the construction industry in New South Wales for more than two decades.

From strategic planning and concept design, to construction and post-completion services, Parkview, which celebrates its 25th birthday in April this year, has developed into an industry leader with a strong focus on delivering outstanding project outcomes to a range of clients.

The scope for Parkview at Granville Place was to create a quality, prestigious complex which enhances the surrounding suburbs and allows an enjoyable living experience for residents and retail customers.

"Granville Place is aimed at the strong home occupier and savvy investor markets and quality, functionality, longevity and maintenance have been key considerations within the design," said Peter Lantouris, Project Manager at Parkview. "The 9,000m² mixed-use development includes 617-apartments, 21 commercial stores, a mall, five levels of carparking, a common area for general use, a park at ground level and a podium with a communal play and landscaped area."

Great attention-to-detail has been paid to aesthetics and Granville Place includes several eye catching features, such as a creative use of aluminium panelling and an effective use of colour, glazing and landscaping to liven up the local area.

The structure was engineered with post tension reinforced concrete slabs and Parkview opted for precast verticals to ensure the highest quality external finish. A clever combination of aluminium sheeting, fibre cement and glazing has been used for the façade.

The development also offers an abundance of commercial and retail outlets for residents and guests including a Woolworths Metro supermarket, gym, childcare centre and restaurants for starters and its appeal to buyers is further enhanced by its convenient location – just 20 minutes away from Sydney's CBD, five minutes from Parramatta's CBD and with simple access to public transport.

The three year project saw Parkview complete the build in planned stages, where Blocks A, B, podium and retail formed Stage 1 and Block C formed Stage 2. This requirement meant that Parkview was able to have the final tower constructed whilst the commercial outlets and towers A and B were operational.

"On a daily basis, my job was to coordinate with the site team and manage design, safety and cost issues and the staging of the project encompassed additional planning and dealing with the public around the construction site," Peter said.

"The size of the project was the main challenge as it was difficult to manage 500 employees and stage the project in a way that all employees could work as efficiently as possible."

The company's vast experience in large scale residential projects is a significant part of Parkview's rich history and Granville Place joins an award-winning portfolio of residential high rises, health care and commercial office developments.

"We consider this project to set the standard for quality in Granville with great attention-to-detail and high quality finishes throughout the apartments and lobbies," Peter said. "Granville Place has been delivered on time and offers a superior product which the client is really happy with and we are confident the owners and users will be happy with it also."

Current projects for Parkview include the Nautilus and Ancora apartments at Shell Cove, as well as Home, Parramatta – Parkview's first build-to-rent project, which will feature 382-apartments, retail and office space.

For more information contact Parkview, Level 7, 60 Union Street, Pyrmont NSW, phone 02 9506 1500 email enquiries@parkview.com.au, website www.parkview.com.au



ENGINEERED TO THE HIGHEST QUALITY

S&G Consultants (SGC) is an established civil engineering firm which specialises in providing environmentally sustainable solutions for the construction industry offering civil, stormwater, flooding and traffic design services.

The Sydney-based company treats each job individually and with more than 25 years of experience in the industry, Managing Director of SGC, Sam Haddad, has led the team at SGC to meet the requirements of their clients, on budget and on time.

“Since 2003, we have developed and refined our key strengths to focus on delivering value-added solutions optimised to the expectations of our clients and have cemented our technical capabilities to provide

assistance prior, during and post construction,” Sam Haddad said. “Our goal is to ensure that high quality finishes and effective solutions are provided across all of our projects.”

At Granville Place, the team from SGC was onsite for three years and was tasked with the infrastructure and public domain civil works design. This included the provision of grading across the footpath, where SGC has used Adelaide Black granite pavers and Asphaltic Concrete AC10 and AC5. The company also designed the vehicle parking spaces along Cowper and East Streets, the design of a connecting laneway and the upgrade of the stormwater infrastructure under both streets.

Faced with high voltage electricity under the existing streets onsite, SGC devised a range of innovative measures to allow for construction to continue with minimal disruption and effective communication involving SGC, Parkview and local council made this possible.

“Granville Place has become an iconic development in the suburb of Granville and architecturally it is an eye-catching building from every angle and is a great addition to the suburb,” Sam Haddad said. “Everything from the concrete pits and pipes to the street signage and permeable paving have all been provided to comply with council and industry standards, including the Stratavault plastic modules we specified under the tree pits to promote tree root growth.”

For more information contact S&G Consultants, Suite 503, 156 Pacific Highway, St Leonards NSW 2065, phone 02 8883 4239, email office@sgce.com.au, website www.sgce.com.au



TIMELESS FACADES

Adding a visual spark to projects like Granville Place is what the team at Feenix does best. The company specialises in the design, manufacture and installation of quality balustrades, louvres and decorative screens and has been making an impact on developments from Sydney to Queensland’s south-east.

Feenix was engaged by Parkview on the Granville Place development to supply and install all the aluminium glazed balustrades to the external balconies, all of the aluminium decorative louvres to the façade and the ‘Façade Bay Windows’ which have added a unique architectural feature and functionality to the build.

“Feenix has a long-standing relationship with Parkview and we have enjoyed working with them on a variety of projects for more than a decade now,” said Carly Fleming from Feenix. “We specialise in façade packages and provide upfront budget and design assistance right through to supply and installation.”

A dedicated team of eight employees spent just over two years onsite at Granville Place installing the façade glazed balustrades and decorative screens and louvres to all three towers in the development, and one tower in particular has become a focus of attention.

Tower B features an eye-catching hexagon screen from top-to-bottom, which was delivered to the site in sections, then installed with what is called a swing stage application to ‘jigsaw’ piece it altogether. “It was a challenging installation as our installation team had to work

out of swing stages and a pully/hoist system was used to lift the panels into place. The feature screens surrounding the bay windows creates a visually appealing feature and it’s been a wonderful result overall,” explained Carly.

Feenix, once a Sydney-based company, Feenix now has offices in Sydney and the Gold Coast to meet the demands of the construction industry along the east coast of Australia, which it has been doing since 1992. The company’s versatility has earned it a reputation for offering a complete project management package for a variety of scope elements

The company is currently working on the Quay Quarter, Queens Wharf, and Destination Gold Coast Tower 2 developments, as well as The Landmark, Sydney, and the recently completed Norfolk Apartments in Burleigh, both for Hutchinson Builders.

For more information contact Feenix, phone 02 9516 0100, email info@feenix.com.au, website www.feenix.com.au



A BREATH OF FRESH AIR

Waratah Commercial Air (WCA HVAC&R) is a trusted name in the commercial heating, ventilation, airconditioning and refrigeration sector, providing cost effective solutions on large scale projects across New South Wales.

Engaged by Parkview at Granville Place, WCA HVAC&R was tasked with the design, coordination, supply, installation, testing and commission of the mechanical services component for the entire project. This includes the air-conditioning and ventilation to all 617 apartments in towers A, B and C, 10 stair pressure systems serving all fire escape staircases and 6-levels of car parking mechanically ventilated with more than 30 impulse jet fans.

The retail component of the project comprised of retail warm shell VRF air-conditioning and mechanical ventilation base building provisions to all retail tenancies, including retail kitchen exhausts, mall air-conditioning, smoke exhaust systems and a complete building management control system.

“Working with our client’s requirements, we installed Haier airconditioning, with all 617-apartments being served by independent inverter split ducted systems and we’ve used Fantech ventilation fans throughout,” said Laura Pereira, Project Engineer at WCA HVAC&R. “Fantech have also undertaken comprehensive CFD modelling to justify the placement and performance of more than 30 impulse jet fans in the car park and all passive fire stopping dampers in the ductwork have been supplied by Bullocks Manufacturing and Riley Air Control, both leaders in the Australian market.”

WCA HVAC&R spent 2.5 years onsite at Granville Place and deployed established teams to manage the project in two sections – residential apartments and commercial/base build areas. Up to 25 skilled staff and subcontractors were involved at any one time and whilst there were delays with deliveries and occasionally changes in scope, WCA HVAC&R, with the support of the Parkview team, provided successful outcomes for the duration of the build.

“Granville Place has been a successful project after meeting the client’s requirements and project management constraints,” Luke Allen, Director at WCA said. “This project represents an achieved goal for the entire WCA HVAC&R team, who has shown an outstanding level of dedication and commitment in delivering a successful outcome for Parkview and the client.”

WCA HVAC&R is always investing in progressive and innovative ways to coordinate and manage projects and is using REVIT and Navisworks as a standard format across all projects to ensure optimum results.



For more information contact Waratah Commercial Air (WCA HVAC&R), 16/22-30 Northumberland Road, Caringbah NSW, phone 02 8519 4846, email admin@waratahca.com.au, website www.wcahvacr.com.au