

LIVE THE HIGHLIFE

DEVELOPER : Luxeland Group
MAIN CONSTRUCTION COMPANY : Miramax Projects Pty Ltd
ARCHITECT : CD Architects
STRUCTURAL ENGINEER : Structural Design Solutions
CONSTRUCTION VALUE : \$21.9 million



The Koi Apartments is an impressive 18-storey mixed commercial and residential building comprising 47 residential units (six studios, 20 one bedroom, 20 two bedroom, a three bedroom) over four basement levels (51 car spaces) and seven commercial/shop suites.

Koi Apartments is an impressive 18-storey mixed use building comprising 47 apartments above a podium of seven commercial tenancies. The rooftop has over 200m² of communal terrace with stylish seating, special plantings and spectacular views over Sydney city and the harbour.

Miramax Projects was awarded the D&C contract for Koi Apartments in October 2017. Construction Manager, Paul Thanos working with Project Manager, Anthony Buscombe and Site Manager, Thomas Shay documenting the design over a 12 week period, with construction works completed over a 15 month period.

“The changes we made to the design involved a combination of precast concrete panels, post tension floor slabs and Autoclaved Areated Concrete (AAC) infills for the external walls, it made the design more buildable,” explained Paul. “Coloured and etched precast concrete panels with a cast in ‘ribbon’ detail were used to clad the eastern and western façades, a decoration that was carried through to the front elevation of the building using wrapped aluminium sections around the glass balconies.”

The aluminium sections give the façade its distinctive appearance and are a repeat motif across the podium, connecting it with the tower rising behind.

Work started onsite in January 2018 with associated infrastructure works including stormwater, sewer, electrical, pavements, combined fire and hydrant system and onsite stormwater detention tanks.

The site was only 600m² with only a 13m street frontage, access was often difficult and there wasn't any room for storage. “Materials handling was an issue, we had to timetable deliveries for when we were ready to use the materials straight away. We used the advantage of the precast panels and post tension slab design to allow us to get the 18-storey structure up really quick,” said Paul

“Due to the railway corridor at the front of the site we had vibration and weekly survey monitoring during excavation as well as the structural works to Ground level to ensure the construction work didn't negatively impact on Sydney Trains property.”

Established in 2011, Miramax Projects specialises in unique and innovative building solutions for medium to high rise residential and mixed use developments.

Working around the Sydney Metro area, Miramax Projects recently completed Sync Apartments at Neutral Bay. The \$17 million complex comprises 38 luxury units and five commercial tenancies across two towers. They are also currently underway at the \$9 million Longueville Gardens, which features 12 luxury townhouses, each fitted with individual glass lifts.

Miramax Projects also provides interior fitouts and have display suites in Double Bay and Neutral Bay to showcase their products for designers, builders and developers. On display are beautiful marble bathrooms and kitchens and sophisticated cabinetry and joinery. “Clients like to see what we offer and employ us because of our attention to detail as well as the level of finish of our projects,” Anthony said.

Miramax Projects has successfully completed commercial office fitouts including the full head office fitout for United Developments and the office fitout for Handpicked Wines, a project that included a stylish break out area and bar for wine tasting.

For more information contact Miramax Projects, Suite 9, 247 King Street, Mascot NSW 2020, phone 02 8084 1618, email kthanos@miramaxprojects.com.au, website www.miramaxprojects.com.au



PREMIUM FIRE SERVICES

Premium Fire Services (PFS) provided Miramax with a full design, supply and installation package for the fire safety system at KOI Apartments. PFS started inhouse design work in October 2018 creating shop drawings from consultants' specifications and assisting with preparation of construction certificated.

"At KOI the challenge involved achieving the required flow rate for the fire system we had been given. We found that the flow information we received from Sydney Water was decreased," said Owner/Director Herbert Xia. "I supplied a strategy and advice to Miramax and redesigned without using more space."

With four installers onsite PFS completed the fire safety services within six months. At KOI hydrants, sprinklers and portable extinguishers were installed throughout the units and the common areas.

Herbert has over 15 years professional experience in designing and selecting fire safety systems and established PFS in 2016.

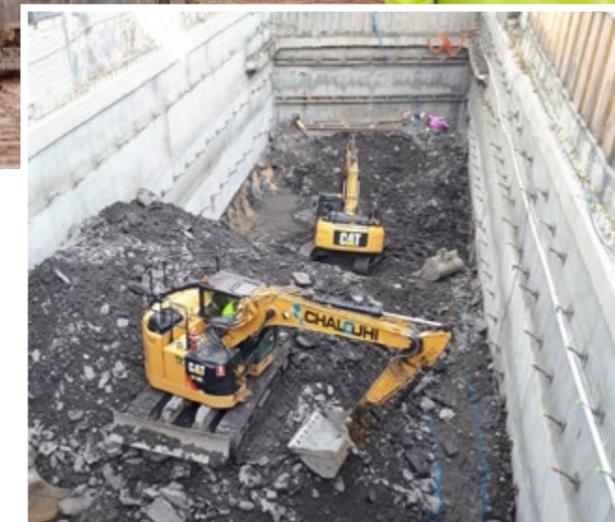
The company works across high and medium rise residential developments, industrial and commercial as well as special use buildings.

"The challenge of my job is to optimise the design of the fire services system by making it more buildable," said Herbert. "I also offer technical advice to builders and other consultants."

PFS offer initial site surveys, assistance with costing and advice on code compliance. The company uses modern BIM and Revit software to document and coordinate with other building services on their projects from their eight experience inhouse design division. They also provide spraying of structural members, the installation of detectors, alarms and warning speakers as well as service and maintenance for all types of systems and equipment including upgrades, and fire orders.

Recently PFS completed more than 40 fire service systems at large scale residential complexes across the Sydney Region, maintaining 100 more buildings' fire service systems.

For more information contact Premium Fire Services, Level 2, 8 King Street, Rockdale NSW 2261, phone 02 9597 9930, website www.premiumfire.com.au



GETTING DOWN TO IT

Chalouhi specialises in site preparation, excavation and civil construction. In early 2018, Chalouhi commenced preconstruction works for KOI Apartments in Burwood carrying out ground engineering, site clearance, 9,600m³ of bulk excavation and 350m³ of detailed excavation to a depth of 15m. Chalouhi was then further engaged in retention, shotcreting and earth stabilisation works.

Prior to and during bulk excavation Burwood Council and Sydney Trains required stringent baseline surveys and vibration monitoring to deal with any potential ground or structural impact on railway infrastructure.

Chalouhi built a 120m long, 15m high shoring wall with over 980m of reinforced concrete piles and 1,000m of steel soldier piles. Over 370 anchors were mounted for the shoring system along with 25 tons of internal steel bracing. Shotcreting covered 1725m² over 5-levels, plus an additional 50m² in underpinning works.

The site being a total of 600m² and only 12m wide, meant that cross functional programming was critical to keeping the project on track. In consultation with Burwood Council, RMS representatives and local police, we formed a well developed and flexible traffic management plan. Chalouhi took the lead in coordinating traffic movements, mobile permits and road closures, minimising disruption and ensuring the safety of staff and the local community. Chalouhi successfully completed the preliminary works for KOI Apartments, satisfying the project requirements of the client Miramax Projects.

Chalouhi provides their clients with a complete turnkey civil package for their early works and civil construction needs, including demolition,

bulk and detailed excavation, remediation, ground engineering (anchors, shotcrete, capping beam etc) and civil construction (carparks, stormwater, kerb and gutter etc).

Chalouhi have built an extensive portfolio of works in a variety of sectors including residential, education, aged care, health care and commercial developments. Chalouhi deliver on time and within budget, whilst never compromising on safety.

“ Reshaping Sydney’s Future through excellence and experience ”



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