

# FROM OLD TO NEW

**MAIN CONSTRUCTION COMPANY :** Built  
**PROJECT MANAGER :** Cerno Management  
**ARCHITECT :** Davenport Campbell  
**STRUCTURAL ENGINEER :** Northrop Consulting Engineers and Arup

Darling Park is an iconic office precinct located on a 3.6 hectare site on the eastern shore of Darling Harbour. Boasting three premium grade office towers and retail offerings, Darling Park links the city to the Cockle Bay Wharf dining precinct.

**Originally built in the 1990s, Darling Park has been undergoing an extensive refurbishment.** Cerno Group has been an integral part of this process, utilising their project management skills and experience to deliver a stunning renewal and refurbishment of the lobby and adjacent common areas of Tower 2.

Over 2018 and 2019, under Cerno's project management, these areas have been transformed into a modern, light filled, well activated meeting and retail space with a vastly improved casual dining experience and tenant engagement.

Cerno's Project Manager, John Brunette, said that Cerno was involved from the concept and ideation phase through to delivery phase. "In total, this involved designing and overseeing a new façade, entry doors, café, signage, digital wayfinding, media walls, lighting, finishes, furniture and an upgrade to existing services."

Opening up sight lines, improving pedestrian links and increasing natural light were among several project goals outlined by Davenport Campbell and the client. This had previously been done in a refurbishment of the Tower 3 common areas with great success. Achieving this result in Tower 2 involved significant internal demolition and structural works and included the removal of six columns which impeded sight lines and pedestrian movement.

"The construction was undertaken by Built from May 2018. All participants in the project faced a significant challenge as the Tower continued operations and we had to ensure minimal impact on tenants, including a 3-hat restaurant in the building," John said. "A significant amount of the construction work was carried out at night and had to be cleaned up by the start of the business day. Given these time constraints, Built did a great job finishing the construction in December, both on time and within budget."

Changes to the layout of the lobby area included relocating an existing café to the southern end of the upper ground floor. This involved filling an existing void to create space for the café. With the increase in attractive casual seating options introduced through the lobby, the café has enjoyed strong support.

The refurbishment included the removal of the existing timber floors, which were replaced with a striking marble finish; and bespoke joinery pieces which separated seating from the pedestrian travel path. Specialist lighting and wayfinding signage was also installed.

Another outstanding feature has been the lift upgrade which has seen the installation of lift experience LED screens, giving passengers the feeling of travelling through the Australian landscape in a glass lift. Scenes include the Blue Mountains, Lord Howe Island and Kings Canyon in the Northern

Territory. "This aspect of the refurbishment has evoked the most positive reaction of the whole project" John said.

Artwork was curated by Natalia Bradshaw, with the centre piece, a living sculpture by Jamie North providing the highlight of arguably, the highest quality commercial building exhibition in Sydney. More recently, Aspect Studios has been engaged as the precinct's landscape designer. Together they will create an enhanced natural and visual experience to complement the built works and add to the ambiance of the lobby and adjoining areas for tenants and visitors.

"We are very proud of the outcome at Darling Park which resulted from a tremendous team effort by all the contractors and suppliers involved," John said. "The project highlighted how Cerno has a hands on approach when dealing with our clients, tailoring solutions to their exact requirements."

Cerno is an accomplished Project Manager with particular experience in dealing with complex projects. As a diversified national property group, they have successfully created, owned, managed and financed assets in various locations in Australia.

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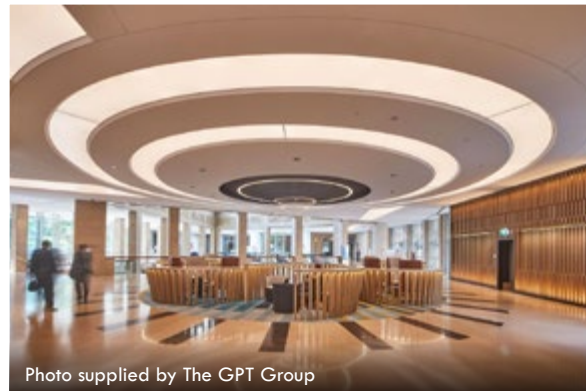


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**Below** GWA Consultants completed upgrades to the mechanical services of the Darling Park project.

**Below** Marblous Group created an elegant finish to the Tower 2 fitout with the inclusion of their marble products.



**GWA Consultants are a specialist mechanical engineering and energy consultancy firm with over 25 years of experience in the building industry.** The company is renowned for providing long term solutions with a focus on efficiency and performance. As a result, GWA Consultants has been involved with mechanical engineering projects in a number of landmark commercial buildings in Sydney.

One of the best known commercial locations in Sydney is the Darling Park development which stands prominently on a 3.6 hectare site bounded by Sussex Street and the Cockle Bay Wharf dining precinct. Boasting premium grade office towers and retail offerings, Darling Park has recently been undergoing refurbishment, including the Tower 2 lobby and common area upgrade.

GWA have serviced the Darling Park Precinct as incumbent mechanical services engineer for almost a decade.

GWA Consultants Associate, Alastair Chapman said that GWA has completed a range of mechanical services infrastructure projects within the precinct, including major upgrade of the podium retail, life cycle upgrade of central plant and provision of high quality end-of-trip facilities to Tower 2 and Tower 3. In all cases these

projects have been delivered within a live, premium grade building and careful consideration given to the project staging and impact of the works.

Other major building landmarks where GWA Consultants are the incumbent mechanical engineer include the MLC Centre, 580 George Street and Chifley Tower. They were also selected to provide mechanical services at the recently opened Sydney Coliseum Theatre Performing Arts Centre in Western Sydney.

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**One of the highlights in the refurbished lobby area of Tower 2 at Darling Park is the elegant natural stone marble flooring and cladding.**

Marblous Group, a leading importer and distributor of a wide range of natural stone products, were responsible for the supply and installation of all the marble and natural stone, which significantly enhances the ambiance and personality of the new lobby and retail space.

Marblous Group specialises in high end commercial and residential projects, supplying and installing selected natural stone products from their extensive range which is carefully selected from international suppliers. The Tower 2 lobby project provided a number of unique challenges.

“The design included joinery items, including a series of boomerang shapes, that required cutting marble off CAD drawings as measurements were not available onsite. There were also other very intricate details to be accommodated in the circular reading areas and the café,” explained Michael Alameddine, Project Manager at Marblous Group.

Marblous Group has been in business for over 10 years and has built a team of 20 employees who all have a thorough understanding of natural stone products and their application. The range offered by Marblous Group includes travertine tiles, marble, gemstone, mosaics, bluestone, granite and limestone tiles and pavers.

“We love to give clients professional advice on the selection, installation and care of natural stone products. With our new showroom in Padstow we can service the greater Sydney area as well as interstate,” Michael said.

Some of the other projects in which Marblous Group has been engaged include Eastgate Shopping Centre in Bondi Junction, the refurbishment of 77 King Street, Sydney, the American Express Lounge at the Sydney International Terminal and many more.

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**Darling Park is an iconic office precinct, recognised and awarded for its social and environmental responsibilities.** Featuring premium office space, occupied by several blue-chip tenants.

PJS Air was appointed by leading project management companies, Shape, Amicus, Renascent and Classic Group to undertake the design, mechanical engineering and installation of the air conditioning and ventilation systems as part of a significant fitout and mechanical services upgrades including an end-of-trip facility and multiple computer rooms. The work also included the design and installation of a new tenant BMS to maximise supplementary system capacities within the constraints of rigid tenant cooling water allowances.

PJS Air Director, Peter Johnston said that his team worked closely with the client, architects and engineers on the project to ensure the best outcome was achieved.

PJS Air is no stranger to large commercial fitout and refurbishment projects which enabled them to commit a team of project managers, site managers, drafting team and design engineers to deliver the required outcomes for the clients within the tight project timelines.

“We take a ‘hands on’ approach to every project, drawing on three decades of experience to deliver a professional, quality result for our clients,” Peter Johnston said.

PJS Air specialises in the design, engineering, installation and maintenance of HVAC systems for commercial and industrial projects. They have a strong track record of delivering large and complex HVAC construction projects on time and within budget seeing them awarded many extensive refurbishments and new building projects – including airports, auditoriums, clubs, offices, hospitals and shopping centres. Their client and quality focus is evident in recent projects including the new 12,000m<sup>2</sup> Australia Post Sorting Facility, The Star Casino, The Four Points Sheraton and the complete refurbishment of the Four Seasons Hotel at Circular Quay.

**For more information contact PJS Air**, phone 02 9676 3611, website [www.pjsair.com](http://www.pjsair.com)