

# STANDING TALL ON SUSTAINABLE DESIGN

**DEVELOPER :** Mulpha  
**MAIN CONSTRUCTION COMPANY :** Parkview  
**ARCHITECTS :** Bates Smart Architects (Banksia), Smart Design Studios (Lacebark), and Aspect Studios (Wild Greens)

A commitment to sustainability and style have been the guiding principles for construction delivered on of the first stage of Mulpha's Norwest Quarter precinct in Sydney's Hills District.

**Stage 1 of Mulpha's \$1 billion master planned community is realised in Banksia and Lacebark.**

Stage 1 of the precinct combines residential, community and retail amenity overlooking the landscaped public domain and interactive communal area known as the Wild Greens. Banksia and Lacebark have been architecturally designed with distinctive but complementary identities by Bates Smart Architects, Smart Design Studios, and Aspect Studios.

The carefully considered modernist designs feature premium materials, optimise light, and create integrated, shared amenity spaces with residents set to enjoy access to dining rooms, a pool, community gardens, workshops and playgrounds. Importantly, the buildings are also entirely powered by renewable energy.

For builders, Parkview Constructions – who have delivered the first stage – the opportunity to demonstrate a commitment to innovation, sustainability, high-quality community-focused design at this scale has been second to none. The construction contract exceeded \$200 million and has resulted in 184 much-needed homes in a thriving area of Sydney.

“Parkview undertook an early contractor involvement (ECI) process to help Mulpha develop the design at all stages, from DA approval through to a fixed lump-sum design and construct contract,” explained Glenn Moran, Head of Construction at Parkview. “Being engaged with our client from inception to delivery has allowed us to plan carefully and collaboratively from the start with the assembly of the right, experienced team including our most-trusted subcontractors and suppliers.

What was incredibly beneficial was the crystal-clear brief and vision from Mulpha,” said Moran. “Our client's philosophy around sustainability, community and nature shaped every decision we made.

“We understood from the outset that the delivery of the first two towers of the precinct was a defining moment for Mulpha, for the design team, and for the community,” Moran said.

“It was critical that our construction delivered the level of quality, materials and workmanship to set a new benchmark for integrated, sustainable design and I believe we've achieved that. It's one of the finest mixed-use apartment developments in New South Wales, and we are proud to be a part of the team behind Banksia and Lacebark.”

## How green does your development grow

The sustainability ambitions for Norwest Quarter were to ensure the buildings were powered on 100% renewable energy, built with zero waste to landfill, and water resilience.

To contribute to the achievement of these goals, Parkview Constructions implemented a suite of measures including:

- Water-efficient fixtures and fittings.
- Apartment layouts designed for zero-waste living.
- 100% electric residences, with induction cooking and no gas connections.
- Electrical Vehicle (EV)-ready parking with fast-charge infrastructure.
- Rooftop solar power providing renewable energy.
- Double-glazed windows for superior thermal and acoustic efficiency.
- Urban heat-reduction landscaping, with layered canopies and native species planting.

“These integration of sustainable design features and energy efficiency are part of the building's DNA, they're not bolt ons,” said Moran. “The goal was to create a community where residents and businesses can live and work in a carbon-neutral environment without sacrificing comfort or quality.”



## Partnerships that Build Excellence

Parkview Constructions drove productivity and consistency by strategically splitting key trade packages between the two towers, including brickwork, stone benchtops, and tiling. The approach meant there was a balance of resource allocation, while ensuring uncompromised attention to detail.

“The biggest challenge wasn't the site itself – It was the defining design elements and commitment to quality finish at a large scale, and to achieve that, consistency, communication and care was needed at every step,” Moran said. “When you're building something of this quality, every junction,

every line, every material has to be perfect and we committed to meeting that challenge.

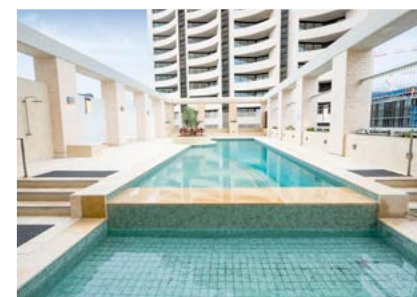
“There are so many standout features including the Banksia façade with its precast form and GRC planter boxes, while the Lacebark façade uses custom-made Lohas Spanish bricks with curved balconies, blades and soffits. There are also the hit-and-miss black brick drums that house a communal dining room and future restaurant.”

The Parkview Construction team were equally invested in the internal spaces, including the Banksia lobby featuring a library and greenery, and the Lacebark entry, which both set the tone for luxury living.

“Although the project was complicated, the commitment to collaboration, attention to detail and quality across the client team, architects and contractors never wavered,” Moran explained.

“We believe this project is one of the highest-quality apartment buildings ever constructed in the state and it proves that when developers, designers, and builders share a vision, they can create something truly extraordinary.”

**For more information contact Parkview,**  
02 9506 1500, [enquiries@parkview.com.au](mailto:enquiries@parkview.com.au),  
website [www.parkview.com.au](http://www.parkview.com.au)





## SUSTAINABLE BY DESIGN: BALANCING AMBITION, BUDGET, AND COMPLIANCE

**Renyi, a building performance and energy efficiency consultancy, played a key role in the Norwest Quarter development, one of Sydney's most ambitious sustainable mixed-use precincts.**

Engaged early in the pre-construction phase, Renyi provided technical guidance to ensure the project met and exceeded Australia's minimum compliance standards, aligning sustainability targets with practical construction constraints.

"We got involved before construction began," explained Allan Ang, Director at Renyi. "Our scope included providing NatHERS/BASIX certification, NCC Section J and ESD design implementation advice for 181 dwellings over two buildings within the precinct at construction stage, all mandatory energy efficiency requirements under the National Construction Code. We set the performance criteria for the building envelope and service equipment to ensure compliance and efficiency."

This involved detailed technical calculations to establish benchmarks for everything from air-conditioning systems to tapware efficiency.

"This project had ambitious sustainability targets that went beyond minimum national requirements," said Allan. "Our job was to align those aspirations with the builder's practical and financial constraints, helping to achieve the best possible outcomes within budget."

Striking that balance required careful co-ordination between the developer, builder, and Renyi's team. "It was a juggling act," Allan admitted. "There were some areas where we couldn't compromise, like the building fabric's thermal performance, but in others, we found smart substitutions, sourcing more cost-effective, water-efficient fixtures that still met high sustainability ratings."

Renyi's involvement continued throughout construction, ensuring every trade aligned with the project's sustainability matrix. "Once the performance parameters were established, our role was to follow through with the builder to make sure all subcontractor works complied," Allan said. "When unexpected challenges arose, such as availability of materials or system conflicts, we worked closely with the design and construction teams to find compliant, efficient alternatives that didn't compromise on quality or aesthetics."

The result is a benchmark in sustainable mixed-use development, demonstrating how collaboration, technical precision, and adaptability can translate lofty sustainability goals into real-world outcomes. "We're proud of how we managed to balance the expectations of both developer and builder," said Allan. "Norwest Quarter showcases our ability to go above and beyond minimum standards to help deliver a building that's genuinely sustainable."

With Renyi's guidance, the project not only achieved compliance, it helped redefine it.

"It wasn't a straightforward process," Allan reflected. "But through true expertise and teamwork, we helped the builder resolve complex service issues and ensure the project met its high-performance aspirations."

The outcome resulted in 7.8 Star NatHERS/BASIX certification for the project with cost-effective advice to revise the glazing thermal targets.

Renyi partners with clients to achieve Green Star accreditation through the Green Building Council of Australia, as well as NABERS and BASIX certification with NSW Planning—further reinforcing each project's commitment to sustainability and energy efficiency.

With a focus on collaboration and transparency, Renyi supports clients at every stage of development, helping them achieve superior environmental performance without compromising on quality or functionality. The dedicated Renyi team takes pride in providing personalised service, technical excellence, and ongoing guidance—building strong, lasting partnerships that deliver smarter, greener outcomes.

For Renyi, Norwest Quarter stands as a testament to their philosophy: building smarter, greener, and better.

**For more information contact Renyi,** Level 23, 520 Oxford Street, Bondi Junction NSW 2022, phone 02 9316 8882, email [info@renyi.com.au](mailto:info@renyi.com.au), website [www.renyi.com.au](http://www.renyi.com.au)





**Below** Vergola® delivered over 30 bespoke louvre systems at Norwest Quarter, enhancing sustainability, comfort, and architectural integration across diverse spaces.

# ADAPTIVE DESIGN MEETS SUSTAINABLE LIVING AT NORWEST QUARTER

At Sydney’s Norwest Quarter, Vergola® transformed architectural vision into climate-responsive living. Delivering over 50 bespoke opening-and-closing louvre roof systems, the company showcased how intelligent, adaptable design enhances both building performance and everyday resident comfort.

## Bespoke Louvre Roof Systems Across Four Distinct Settings

The project spanned four unique environments: penthouse apartments, mid-level residences, retail dining areas, and a technically complex trapezium-shaped structure. Each posed its own challenges, but all were united by Vergola’s trademark ability to combine functionality with architectural harmony.

On Building C’s crown level, two luxury penthouses required a seamless integration of 12 panels each, forming a continuous roofline over expansive wraparound balconies. Initially, alternative shading options had been considered, but only Vergola® could deliver the year-round usability demanded of these premium residences.

Finished in custom colour Hamptons White, the installations give residents fingertip control of light and shade, whether for a sunlit breakfast or a shaded evening gathering.

Level 4 presented a different challenge: six adjoining systems had to be installed within existing concrete beams and piers, yet function and appear as one continuous structure. Through precise engineering and meticulous planning, Vergola® achieved a solution that preserved architectural integrity while providing consistent aesthetic and functional outcomes.

Vergola’s role extended beyond residential spaces to the retail heart of Norwest Quarter, where six restaurant tenancies were fitted with systems set within steel frames clad in timber.

Finished in COLORBOND® Paperbark, these louvres enhance outdoor dining by enabling operators to adapt their spaces to any weather condition. The result is vibrant, all-weather hospitality venues that strengthen the precinct’s community appeal and offer residents and visitors a lively, connected place to gather.

Perhaps the most innovative aspect was the trapezium-shaped structure in Building B, featuring a glass roof framed by two COLORBOND® Monument-coloured louvre roof systems. This bespoke design required customisation to accommodate the geometry while maintaining weatherproofing and operational performance, exemplifying Vergola’s capacity for engineering excellence.



## Collaborative Delivery, Lasting Results

Delivering across such varied applications demanded seamless teamwork. Vergola’s design consultant, operations team, and installers worked closely with architects, builders, and multiple trades, including lighting, plumbing, glazing, and fire systems.

This collaborative approach ensured each system integrated smoothly with surrounding structures and services. It was this alignment of expertise and vision that enabled Vergola® to transform ambitious design concepts into fully realised lifestyle features, all while meeting strict programme requirements.

Since its invention in 1984, Vergola® has remained the benchmark for opening and closing louvre roof systems. The Norwest Quarter installation demonstrates why. Their systems offer 99% weatherproofing with tight louvre closure, 89% light transmission when fully open, outperforming competitors, and automated rain sensors that provide immediate responses to weather changes. They also contribute to energy-efficient regulation by reducing HVAC demand and enhance property values by creating premium outdoor living spaces.

For Norwest Quarter, Vergola® didn’t just provide shade structures, they created spaces

that enrich everyday life. From penthouse balconies to buzzing restaurant terraces, the installations elevate both design and usability. The project demonstrates how functional innovation can support long-term sustainability while enhancing the human experience.

By delivering solutions that respond to climate, maximise comfort, and contribute to architectural identity, Vergola® has reinforced its reputation as a trusted partner on landmark developments.

As a multi-building project with diverse challenges, Norwest Quarter stands as a

showcase of Vergola’s unmatched ability to blend innovation, durability, and beauty. The end result is not only an architectural success but also a community enriched by thoughtful, adaptable outdoor spaces that will be enjoyed for generations.

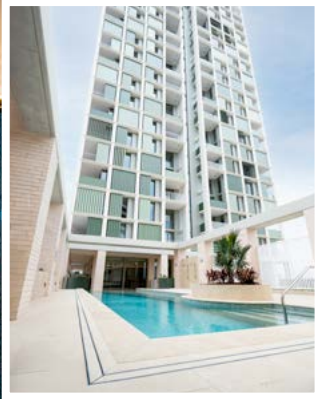
Vergola® continues to prove why it is the original and still the best in the market, transforming challenging architectural spaces into premium lifestyle experiences.

*For more information contact Vergola,*  
7 Tepko Road, Terrey Hills NSW  
2084, phone 02 9160 0338, website  
[www.vergolansw.com.au](http://www.vergolansw.com.au)



**Below** Radiant North provided façade structural support for Norwest Quarter’s façades, ensuring stability, adaptability, and on-time delivery.

**Below** Ozbrick Masonry showcased precision, innovation, and collaboration, delivering bespoke masonry that elevated Norwest Quarter’s architectural excellence.



# HOLDING IT TOGETHER: THE HIDDEN ENGINEERING BEHIND EVERY FAÇADE

As one of the most ambitious mixed-use developments in NSW, Norwest Quarter demanded engineering partners who could adapt swiftly, communicate clearly and solve complex challenges with confidence. Radiant North Engineers stepped into this role as the project’s structural façade engineering consultant, applying deep expertise to ensure structural adequacy across key components of the development.

“We were engaged specifically to ensure the structural adequacy of the façade components,” explains Principal Engineer and Director, Zebei Jiang. “That included facade lightweight steel wall and opening framing and cladding sub-framing, supporting systems for sliding doors, cladding elements like CFC panels, brick slip systems, and the structural steel columns for the commercial areas in Buildings B and C.”

Working across lower levels, ground and Level 1, the team was responsible for designing the structural ‘skeleton’ that supported multiple façade systems. As construction progressed, scope changes and onsite realities required rapid reassessment and redesign.

“The timeframe was definitely the biggest challenge,” says Zebei. “It was a really fast-paced programme with evolving site conditions.

In some cases, designs had to be revised multiple times after surveys revealed discrepancies from the original drawings.”A notable example was the transition from brick slip cladding to conventional brickwork due to logistical constraints. “We had to redesign shelf angles and support systems very quickly to keep the project moving,” he explains.

For Radiant North, responsiveness wasn’t just about speed—it was about understanding the client’s needs immediately and delivering practical, buildable solutions. “When the client called with a problem, we understood what they needed right away,” Zebei says. “That’s where our experience really stood out. We were transparent, direct, and able to meet tight turnaround requirements—even when our work was on the critical path.”

Meticulous documentation, clear communication, and a problem-solving mindset contributed to the firm’s success. “We’re proud that our work speaks for itself,” says Zebei. “Most of our business comes from repeat clients and word of mouth—and projects like this are the reason why.”

*For more information contact Radiant North Engineers & Constructors, 22 Ross Street, Windsor NSW 2756, phone 0403 564 772, email zebei@rneng.com.au*

# FROM VISION TO STRUCTURE: THE ART OF MASONRY AT NORWEST QUARTER

The Norwest Quarter development represents a new benchmark in sustainable, design-led living, and for Ozbrick Masonry, it was an opportunity to demonstrate how expert craftsmanship and innovative problem-solving can elevate complex architectural visions into enduring structures.

Combining technical precision with aesthetic sensitivity, Ozbrick delivered a comprehensive masonry package including bricklaying, stonework, and blockwork that were integral to both the structural framework and also enhanced the projects visual identity and long-term performance.

The project’s use of distinctive LOHAS bricks introduced an exciting technical challenge, as their unique shapes and dimensions required careful planning and precise workmanship. “Additionally, the incorporation of a railing slip brick system required precise integration with conventional brickwork, ensuring a seamless blend of styles and functionality,” said Louay Ahmed, Managing Director.

Among the most distinctive design features were the ‘drums’, a striking hit-and-miss brick element created with smoked LOHAS bricks. “The integration of this feature required precise coordination with

the structural steel that supported the brickwork,” Louay noted. “Thanks to the skill and expertise of the Ozbrick team, these challenges were successfully overcome, ensuring a seamless and visually appealing result.”

“Our team collaborated closely with architects and engineers throughout the design and construction phases,” Louay said. “We employed high-quality materials and skilled tradespeople to achieve superior alignment and finishes. Regular quality checks and adherence to best practices ensured that both the structural integrity and the aesthetic vision were realised.”

The use of durable materials and expert craftsmanship contributes significantly to the long-term resilience and weatherproofing of the Norwest Quarter complex. “The success of the masonry work is a testament to the strong collaboration between all parties. The Norwest Quarter stands out as a benchmark for future developments in the region,” said Louay.

*For more information contact Ozbrick Masonry, 3 Holbeche Road, Arndell Park, NSW 2148 Australia, phone 0425 807 705, email admin@ozbrick.com.au, website www.ozbrick.com.au*