

# EVOKING LIFE

**DEVELOPER : Mirvac**  
**MAIN CONSTRUCTION COMPANY : Mirvac**  
**ARCHITECT : BVN Architects**  
**STRUCTURAL ENGINEER : BG&E**

Pavilions by Mirvac is a landmark mixed use development of 696 intelligently designed one, two and three bedroom apartments over four residential towers, a private gym and community room for exclusive resident use arranged around a beautiful 4,500m<sup>2</sup> landscaped courtyard and with panoramic views. The site is adjacent to a state-of-the-art children's park which is currently under construction.

**Situated at the gateway to Sydney Olympic Park, Pavilions is set to become the heart of the city's newest community, offering residents the superior quality that has come to be expected from a Mirvac construction.**

Designed through a competition by renowned architects BVN in collaboration with Mirvac Design, the development began construction in 2017 and is a fusion of landscaped green spaces and luxury living quarters, all set in a convenient, future-proofed location close to the proposed Metro West line.

Toby Long, Mirvac's General Manager of Residential Development in New South Wales explained what makes Pavilions more than just real estate.

"Owners have the confidence of knowing they are in a development that has been built to the high standard of quality for which Mirvac is renowned. The apartments themselves have been through rigorous design testing to ensure that finishes are not only beautiful, but durable. Room layouts have also been heavily scrutinised to ensure that sofas, tables and entertainment systems fit, key walls reinforced to allow screens to hang off them and power points are where you need them. It's the little details like this that make all the difference to our customers," said Toby.

Pavilions is the largest single staged residential development that Mirvac has ever undertaken, with all four buildings constructed simultaneously. Normally the buildings would be staged, but because there is one single 730 car combined basement, a concurrent build was the most efficient approach.

At its peak, approximately 500 workers were onsite on a single day, with Mirvac Construction personnel overseeing every aspect of the job. That included excavating

over 244,000 tonnes of soil and rock from the basement, laying more than 175,000 bricks and pouring 43,000m<sup>3</sup> of concrete.

With four cranes in operation throughout the build, averaging 45 lifts per day, as well as the huge workforce involved, it was imperative that logistics and coordination were exemplary to reduce waste, and conserve time and resources.

Pavilions embodies many of Mirvac's recent innovations in terms of sustainability and a drive for excellence. Over 1,000 bathroom pods were pre-fabricated offsite to allow creation with greater precision and a significant reduction in waste; while a commitment to the natural environment saw the successful relocation of a 15m Moreton Bay fig to preserve its heritage value.

Mirvac's reputation stretches from design, through to construction, quality finishes and then support after occupation.

"Our unique integrated business model in which we have expertise in design, construction, development, marketing and sales all under one roof means that we are

accountable and responsible from beginning to end and beyond," said Toby.

"That we have successfully coordinated such a large scale construction project is testament to the benefits of having so much expertise and knowledge all under one roof at Mirvac. It allowed us to anticipate and respond quickly to circumstances as they arose, drawing on many years of experience."

In fact, some of Mirvac's most trusted staff were onsite throughout, many with more than 20 years industry experience.

"Right across the Mirvac group we can proudly say that we have been able to attract and retain the best in the business. It's through the talent and loyalty of people such as these that Mirvac has been able to build its reputation for quality. Every one of them feels a responsibility for upholding the Mirvac legacy and that is something that we treasure."

*For more information and to arrange a private inspection by appointment contact Mirvac, phone 02 9080 8888, virtual tours <https://pavilions.mirvac.com/>*





**Below** Class One Painting were contracted to undertake the wallpapering and painting of the internal and external of the project.

**When top quality high rise residential and commercial developments need a painter, they turn to Class One Painting Solutions.** It's what happens when you have a reputation for dedication, professionalism and skill.

Operating for more than two decades, they specialise in not just painting, but protective coatings, textural and bespoke finishes, wallpapering, remediation, as well as the equipment needed to carry the work out, such as abseiling gear and swinging stages.

Many of these services were employed during their time working on the Pavilions by Mirvac development at Sydney Olympic Park.

“As a company we undertook the painting and the wallpapering for Pavilions, for both the internal and external surfaces,” said Director, Lucky Dimitrakopoulos.

“As well as the painting for individual apartments, we’ve applied the wallpaper to inside the corridors and the tower lobbies.”

They commenced work onsite in February 2019 and finished up the remaining top floors of the tallest tower in June 2020. With around 25 staff working on the project to complete, it has proven to be one of the bigger contracts for the company of around 80 staff.

“We were doing swing stages externally, as well as scaffolding,” said Lucky.

The colour scheme and aesthetic was decided upon by the architect prior to building commencement, so the task at hand was a matter of quality assurance, logistics and successful implementation for Class One Painting.

“Upon receiving the contract from Mirvac, everything was laid out. We made sure we adhered to that design brief. It's more of a white based palette inside, with neutral to earthy colours outside.”

Dulux products were used for the painting, while the wallpaper was supplied by Vescom. In total, Lucky estimates that around 400m<sup>2</sup> of wallpaper was used on the project. “The wallpaper installation was a bit interesting. Keeping the visual quality was challenging

due to the intricate design on the wallpaper – it had a lot of lines – so we had to ensure it was perfectly aligned. But, we conquered it all in the end,” said Lucky.

As well as the initial work prior to occupation, Class One Painting will also be called upon in the coming months and years for any follow up work that needs doing. Their commitment to projects is long term and this will ensure Pavilions looks first class well into the future.

Although it was a big undertaking in terms of the number of apartments and the size of the structures, Lucky said the work went according to plan throughout the course of construction. “The job overall was pretty straightforward, despite its size. It went smoothly from beginning to end with all the different stakeholders. The weather was very good for us and worked in our favour.”

“Working with Mirvac, safety was paramount on the Pavilions site and this tied in well with our existing approach to workplace and occupational activities.”

The company carries out mostly Sydney based work for commercial, residential and aged care facilities and developments, completing the painting for some recognisable buildings.

Concurrent to Pavilions, the Class One team worked on a Galileo Group project in Sydney; Stage 3 of the Woollooware Bay Town Centre; the 60 Bathurst hotel and residential high rise on Sussex Street in the CBD; and have also tackled the internal and external painting of the recent Harbord Diggers expansion and development; the restoration and remediation of the Primus Hotel in Pitt Street, as well as the iconic Bondi Beach House.

It's their expertise and extensive knowledge of protective coatings that have made them invaluable contractors for the numerous projects they have been involved with to date.

***For more information contact Class One Painting Solutions, Unit 3/45-47 Stanley Street, Peakhurst NSW 2210, phone 02 9584 1290, email [info@classonepainting.com.au](mailto:info@classonepainting.com.au), website [www.classonepainting.com.au](http://www.classonepainting.com.au)***







Sync bathroom pods are sustainably manufactured in Australia in a purpose-built facility in the western suburbs of Melbourne. Digitising the manufacturing process and implementing systems has enabled Sync to mass produce pods with flexible customisation, that reflects the client's architectural vision and overall project scope. Continuous investment in in-house joinery and metal-work equipment and machinery enables highly efficient turnaround times. Sync is proud to be a local manufacturer and supporter of local employment, with over 200 dedicated staff who design, produce and deliver pods each week to building sites across Australia. After 7 years in business and over 15,000 bathroom pods delivered for the aged care, hotel, residential and student apartment sectors, Sync is well-equipped to take on any project.



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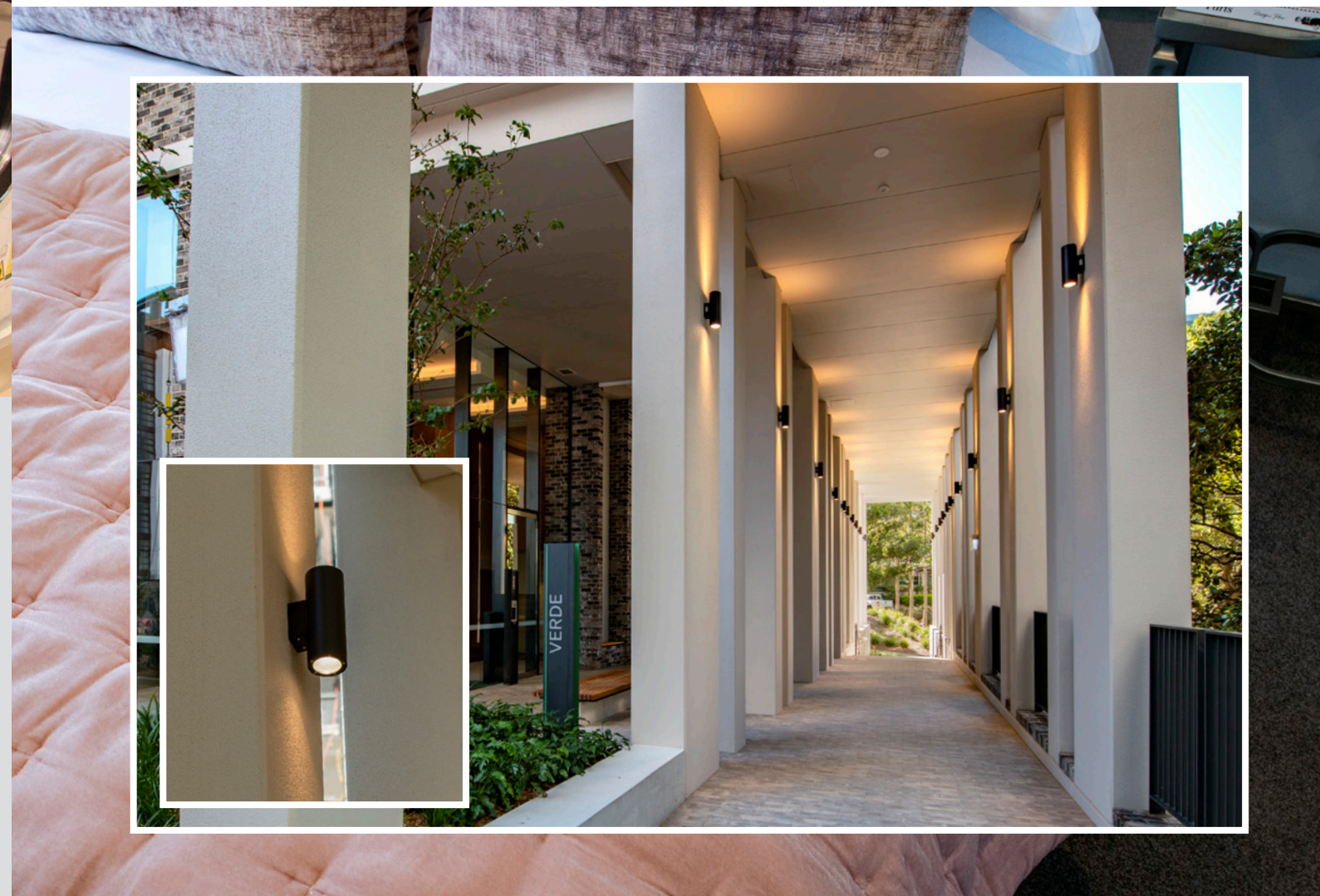
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Below Dynamite Electrical completed the electrical system installation throughout Pavilions by Mirvac.



Dynamite Electrical Group are recognised specialists for the installation and delivery of electrical, security and communications systems for both residential and commercial projects.

Established in 1992 by Managing Director Theo Theodorou, it was their quality driven ethos and exceptional workmanship, as well as their extensive experience that lead them to be part of the Pavilions by Mirvac project.

“The scope of our work on Pavilions included electrical installation works, security access control systems, communications and data system delivery, MATV TV antenna system installation, as well as a lighting protection system,” said Contracts Administrator for the group, Marlo Joven.

The work at Pavilions was overseen by Dynamite's Construction Manager, Con Panagopoulos and commenced onsite in 2018, with work completed in June 2020. The team of 10 from Dynamite were onsite everyday, installing everything from light fittings and motion sensor lighting, to switchboards, conduits and cabling, and all the subsequent equipment to support the systems for the entire development.

“At four buildings and over 700 units, it's been one of our biggest jobs,” said Marlo. “There have been different declines for the completion of each stage along the way.”

With all deadlines met, Dynamite Electrical Group will now take care of Pavilions for the coming 12 month period to ensure all is working perfectly. “We have a warranty for one year for any possible defects needed to be rectified and have supplies for all the systems,” said Marlo.

With almost 30 years in the industry and employing a team of 50 personnel, Dynamite are busy with a range of metropolitan based projects including the 26-storey Poly Centre office tower in the Sydney CBD; Natura apartment living at Macquarie Park; the hotel and residential development of 60 Bathurst; and the huge residential and retail complex at West Village in Parramatta.

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