

# FLY-IN CONVENIENCE

OWNER : Futuroscope Enterprises Pty Ltd  
CLIENT : TFE Hotels – Travelodge  
BUILDER : Parkview Constructions Pty Ltd  
ARCHITECT : SKEMATICS Architecture  
CONSTRUCTION VALUE : \$40 million



289 King Street represents a new era in mixed use developments and offers A-grade commercial office space combined with a range of trendy hotel accommodation, restaurants, cafés, conference facilities and long stay carparking. In addition to contemporary hotel and office spaces, the mixed use development offers spectacular views of South Sydney, in a central Mascot location and is targeting a 4.5 Star energy rating.

**“Parkview is known for doing large scale, mixed-use urban renewal projects. The 289 King Street represents a new phase of our business which is one of diversity and balanced growth. We’re continuing to do what we do well, which is to deliver high quality accommodation, then leveraging our skills into delivering other forms of accommodation with recent significant project wins in the hotels, seniors’ living, education and commercial development space,”** said Homer Dapas from Parkview.

The project at 289 King Street adds more than 800 much needed long stay carparking spaces to the area, which is close to Sydney’s major domestic and international airports. It also comprises a 209-room hotel operated by Travelodge Hotels, 6-levels of A-grade commercial space, a café and laundromat to service business travelers.

“We were awarded the D&C contract based on a preliminary design, which we progressed through the design development and finalisation stage. The client had some tight budget pressures and with this in mind our inhouse Design Management team value engineered the preliminary design, explored alternative materials and building systems and incorporated modular prefabricated pod technology for the bathrooms, to achieve a cost effective outcome for the client without compromising on the quality of the final product” said Homer.

Challenges included working with a low water table, poor soil compaction and the remediation required of the existing inground soil conditions, together with the

logistical challenges of working adjacent a major piece of infrastructure in Sydney’s Domestic and International Airports.

Parkview employs over 250 people, is approaching its 21st year in operation and is a multi-award winning property company focused on integrity, excellence and innovation in residential and commercial construction. They’ve netted awards from Urban Taskforce, UDIA, Master Builders Association, BUILD, AIB, the World Architectural Festival, and the Australian Institute of Architects. The company’s portfolio of completed projects exceeds over \$2 billion and is predominately focused in New South Wales.

Parkview’s marquee projects include The Address at Wentworth Point, Macquarie Park Village, The Quay at Haymarket, Inmark Tower in Sydney CBD and Polaris at North Sydney.

Parkview’s business philosophy is to build deep relationships with its clients and believe in making long lasting contributions to the communities in which they work. The group offers a 360-degree approach and its expertise ranges from concept to handover and post-completion services.

“There’s a misconception we’re developers, but we’re not. We’re a multi-faceted property company that works with our clients from inception to completion. We have staff who have come from professional services and institutional banking, they help structure and finance projects for our clients; we have architects, engineers and design managers who value engineer and add value and then we have construction managers and project teams who deliver,” said Homer. “Parkview gets things done. We are the people in the property industry you can seek for advice and who will partner with you, we listen and deliver on our promises.”

*For more information contact Parkview, Level 6, 235 Pyrmont Street, Pyrmont NSW 2009, phone 02 9506 1500, fax 02 9506 1599, email enquiries@pview.com.au, website www.parkviewgroup.com.au*





## STEERING SUCCESS

**Construction Consultants offered a comprehensive conception to completion package, for the 289 King Street, Mascot project in Sydney.**

“We represent our clients from the point of an idea of a project like this one specifically. The only thing we didn’t do was find the site. It was just an idea that evolved from approval into a final realisation for the Travelodge group,” said Michael Dakhoul, the company’s Principal, Founder and current Managing Director.

His company has been helping steer the project from site purchase to completion, which took about two and a half years. In that time the design elements changed. Initially it was a “fairly straightforward conventional building”, but it’s since changed to feature a much smarter glass façade, that’s also more economical, he said.

The project comprises a mixed use development containing a 7-storey, 204 room hotel, 6-levels of Commercial office space and a multi-level, 840 space Wilson car park at the rear of the property. The project has a 4.5 Star NABERS Energy Rating.

Construction Consultants prepared the development application, setting up a team from their Sydney office including an architect, town planners, landscape architects and traffic engineers. They worked with Botany Bay Council on a long process, which also involved winning a case in the Land and Environment Court.

As Project Managers, Construction Consultants then proceeded to Tender Stage with Expressions of Interest sought from Tier 1 & 2 Builders. The rigorous process and assessment concluded with the appointment of Parkview Constructions as the Builder.

“Our goal was making sure the build fitted within the client’s budget and that we chose the right number and quality of tenderers. At the end of the day, you want to procure this project with the minimum amount of money, but deliver a quality result. So we’re always looking at where the budget should be, work towards it, make sure it’s as lean

as possible within the requirements of Travelodge. We had our fair share of minor challenges, too, but overcame them.”

Work started on the site early 2016 and the company has been project managing the construction process right up to construction certification. “Our reputation in the industry is based on relationships established with developers and financial institutions that value the trust, commitment and expertise we bring to every project,” Michael said.

“The scale of our business also allows us to operate efficiently and flexibly, with well-resourced, personalised service for projects of any scale, from small residential builds to multi-million dollar commercial and industrial developments.” Their diverse suite of services and expertise includes design and documentation, construction and professional quantity surveying, cost planning, project development and management. Construction Consultants have a diverse range of professional employees with backgrounds in Architecture, Project Management, Urban Planning, Civil, Mechanical and Electrical Engineering.

Core strengths offered, in short, are experience, knowledge and service. They have exceptional technical expertise, personalised service, efficient communication, an extensive network of industry contacts and competitive fees. Staff have more than 100 years of combined professional services experience in the construction and development sector.

To date, Construction Consultants have overseen projects to the value of more than \$500 million. The company also has offices in Melbourne, Perth, and Dubai.

Their recently completed projects include; 150 Mowbray Road, Willoughby, 25 North Rocks Road, North Rocks, 6 – 14 Park Road, Auburn, 120 Avoca Drive, Avoca Beach and 162-170 Parramatta Road, Homebush.

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## FORM AND FUNCTION

For the development at 289 King Street Mascot, Sydney Airport, architectural firm SKEMATICS, worked closely with Andary Group (Owner) and Construction Consultants (PM) from site acquisition in 2013 till completion, assisting with establishing the brief and feasibility, then on to designing an optimal concept for the site. “Experience in building design and technology has allowed us to keep within budget and fulfil the client’s brief with a colourful and lively concept, including a Travelodge Hotel, 5,000m<sup>2</sup> of office space and an 800 Wilson Parking Hub,” said SKEMATICS Director, Hani J. Akaoui.

The firm achieved notable cost savings for the 209-room hotel by designing prefabricated modular bathrooms and specifying light weight composite steel framed aluminium façade walls, which shortened construction time and substantially reduced the cost of development.

“Challenges included providing separate identity within the one building for its two different uses, the hotel and the corporate business centre complying with height guidelines and façade reflectivity due to the site’s proximity to Sydney Airport, negotiating with aviation authorities and achieving a maximum development yield while keeping within maximum allowed envelope,” said Hani.

The architectural practice was set up in 1993 and runs with a core team of six, including architects and development managers. SKEMATICS is well tuned with 3D CADD technology and BIM, and has designed and successfully completed projects in fields of hospitality, residential, commercial and industrial for clients in Australia, the Middle East and South East Asia.

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## PERFECT TEMPERATURE

**Orion Mechanical Services is an innovative specialist delivering top-end heating, ventilation and air conditioning (HVAC) solutions.** It has established an outstanding reputation for expert delivery across multi-storey residential developments, commercial and mixed-use projects, even luxury private homes.

Orion Mechanical Services has played a key role in ensuring the new 289 King Street project in Mascot has a highly efficient and effective HVAC system. The 12-storey building is an interesting combination of a Travelodge Hotel with 209 rooms, a long-stay carpark with more than 800 spaces, restaurants with commercial kitchens, café and bar areas plus six floors of commercial office space located above the hotel.

Managing Director of Orion Mechanical, Justin Phillips, said that at the start of the project, there was a specification already in place for an air-cooled heat pump VRF system serving the hotel. However, the limitation of that system was that it didn’t provide the capacity to simultaneously heat or cool at separate indoor units.

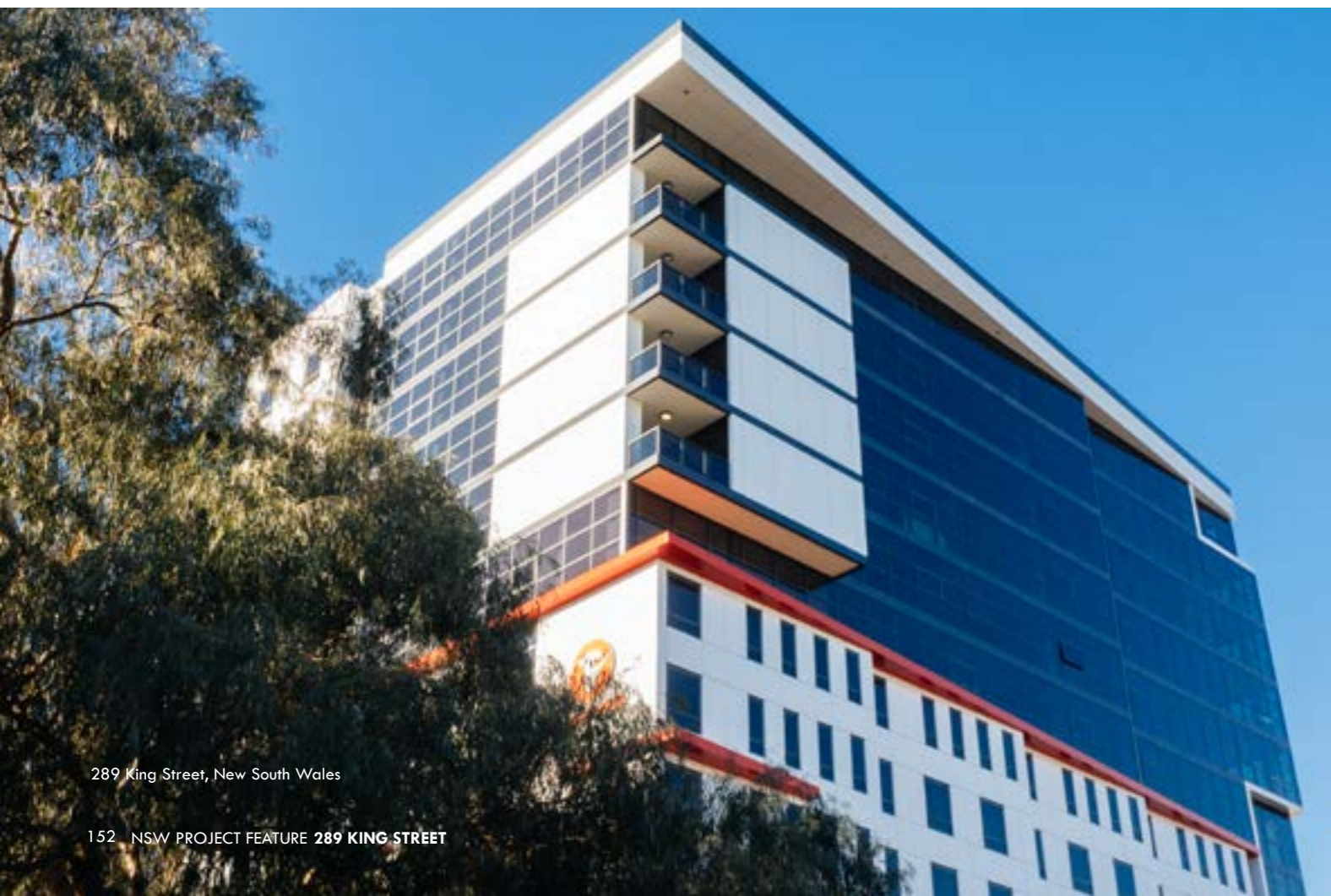
“The building is located next to the QANTAS base which is powered by a unique tri-generation power system. The developer of 289 King Street arranged for that system to provide chilled and heating water via plate heat exchangers to the new building,” explained Justin. “As a result, Orion introduced a 2-pipe changeover system so that every FCU in the

hotel had a single chilled water coil (plus electric re-heat) for cooling in summer and heating in winter. The revised system not only solved the problem but it did so at minimal additional cost to the client.”

Orion Mechanical Services sourced cutting-edge technology for the project through its preferred supplier Pacific HVAC. This included chilled water fan coil units and controls from Euroclima, an Italian company recognised for producing some of the best HVAC equipment in the world.

“We actually worked with the suppliers to develop a control system for 289 King Street, delivering a total turn-key solution,” Justin said. “We did what we do best – finding solutions for every challenge.”

*For more information contact Orion Mechanical Services, Unit 40, 34-36 Ralph Street, Alexandria NSW 2015, phone 02 9669 1404, fax 02 9669 2404, email jphillips@orionmechanical.com.au, website www.orionmechanical.com.au*



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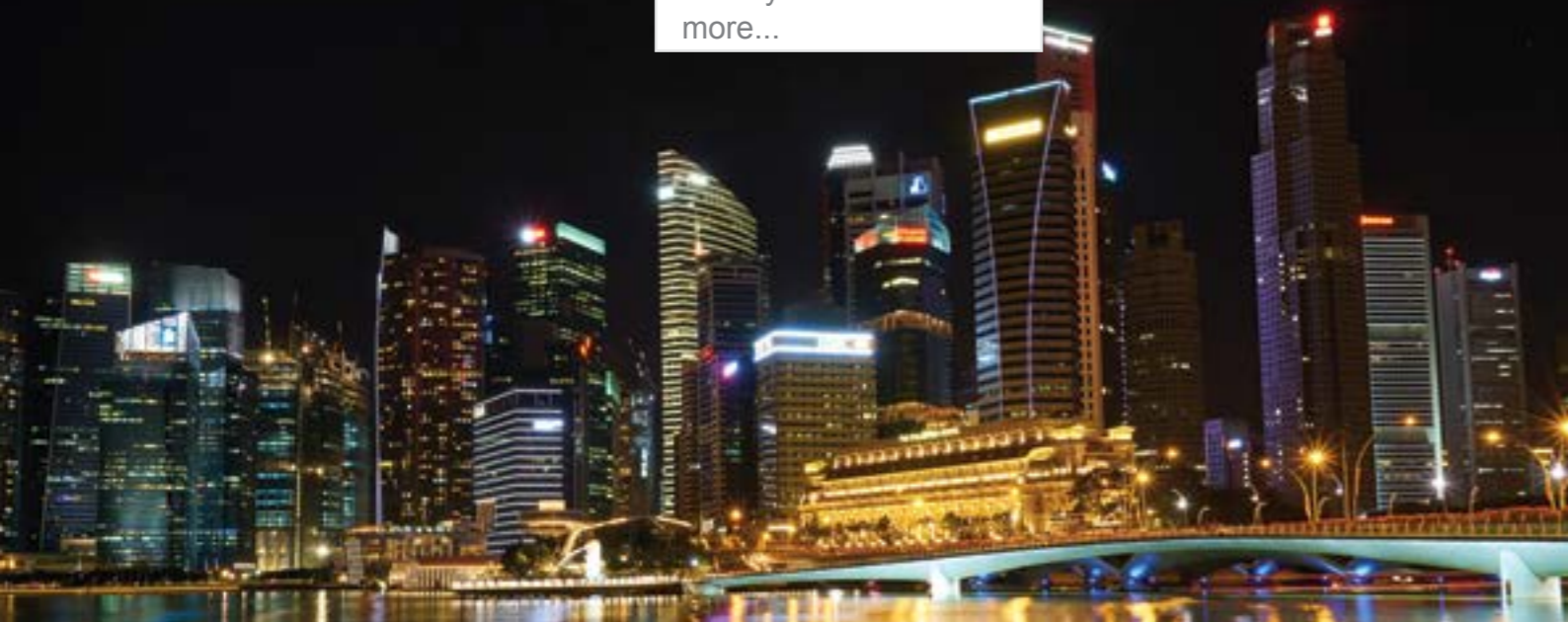
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## STREAMLINED MANUFACTURING

Parkview awarded leading pod manufacturer, Interpod Offsite, the contract for building and delivering 209 modular bathrooms to its development at 289 King Street. Work started on the design in February 2016, followed by the manufacturing process in June. Two months later, 90% of the modules were complete.

Senior Project Manager, Sandeep Patel says the bathrooms, featuring an attractive design with a long benchtop and large mirror, took about three and a half weeks to build with multiple pods underway at the same time. "We had a target of manufacturing seven bathrooms a day and we finished one level of bathrooms in five to seven days." Sandeep said one out of Interpod's five production lines, with 35-40 employees was dedicated to this project. He described the manufacturing process as 'straightforward' after some initial design challenges. "It was challenging because not only did we have to meet strict architect design requirements, but also provide full flexibility to meet hotel hospitality needs."

In Singapore, the government has enforced a rule that all bathrooms must be built offsite by local manufacturers. According to Interpod

Offsite's Sales and Marketing Director, Ben Sealey, the rest of the world is following suit. "In Sweden, 73% of bathrooms for construction projects are completed in factories," he said. "In Australia, it's less than 5% of the market so its got enormous potential and we're seeing rapid growth across the industry."

There are many reasons why developers chose modular bathrooms over traditional methods. "A factory can deliver a level of quality that is difficult to be replicated when they build a bathroom onsite, plus there's the impact it has on project time. Pods can speed up a whole project if bathrooms are on the critical path. So it de-risks the project with regards to programme, quality and safety. Instead of having 12 tradespeople working in a confined space, often creating sequencing issues, they have one pod delivered to the site with one piece of wrapping that goes in the bin. In the words of one of our clients, this keeps the sites neat and tidy and ensures projects are delivered ahead of or right on schedule," explains Ben.

To see how Interpod Offsite's modular bathrooms work, visit <https://youtu.be/dB84w4zUtOQ>

For more information contact Interpod Offsite, 4-8 Sylvania Way, Lisarow NSW 2250, phone 1300 007 637, email [info@interpod.com](mailto:info@interpod.com), website [www.interpod.com](http://www.interpod.com)