

# A WINNING TRIFECTA

DEVELOPER : Mirvac  
ARCHITECT : Mirvac Design and Smart Design Studio (Maxwell Place)  
COMBINED CONSTRUCTION VALUE : \$117 million



Altivolo



Maxwell Place

Main Image: Chevalier

Maxwell Place, Chevalier and Altivolo are the newest additions to the Harold Park Collection. The three apartment blocks pull their architectural design from the suburbs rich historic architecture, such as the heritage Tramsheds, the raw and edgy sandstone cliffs and the terraces of Glebe.

**Mirvac has an enviable reputation for creating highly desirable places in which to live, work and invest.**

No where is this more evident than the latest buildings to be completed in Mirvac's Harold Park Development. Named Maxwell Place, Chevalier and Altivolo, these three buildings are the epitome of style, function and quality workmanship.

Maxwell Place features 49 dwellings in a unique cliff setting, enveloped by sweeping sandstone. Chevalier's 111 dwellings, including terrace homes, are an elegant addition to the development with a modern, dynamic and sharp edged building. Altivolo comprises 82 dwellings located in a prominent gateway position and rises just 3-storeys from The Crescent, creating a seamless transition from the established terrace homes of Annandale, Forest Lodge and Glebe.

The three buildings are located in the highly desirable area of inner Sydney combining both open spaces and inner city lifestyles. Mirvac's Development Director, Adrian Checchin, said that the Harold Park site is outstanding because of its position within extensive parklands flowing to the Sydney Harbour foreshores with views of Anzac Bridge, proximity to cycleways, transport options and the city.

"The development is located just 2.5kms from Sydney's Central Business District and the light rail station at Jubilee Park is directly adjoining. Buses are nearby for Broadway and the city or, in the other direction, for Newtown, Randwick and the eastern suburbs beaches," said Mr Checchin.

Sophisticated design, high quality finishes and top-end brand appliances make the Maxwell Place, Chevalier and Altivolo apartments amongst the finest to be constructed in Sydney.

Mirvac has a commitment to understanding their clients' needs and preferences in their residential developments. Harold Park includes desirable features such as seamless

transitions from living areas to external balconies and Miele kitchen appliances.

A highlight of the Harold Park Development is the refurbishment and re-use of the heritage listed Rozelle Tramsheds which create a distinctive retail and leisure destination, whilst retaining the iconic character and industrial proportions including the saw-tooth roof.

Construction completed in September and Mr Checchin said the end result will be a food lover's paradise inspired by the food halls of Europe.

"Mirvac has secured some of Sydney's most exciting food purveyors and the revived building will be home to a community scale supermarket, a market food hall, boutique retailers, cafés, restaurants and a gymnasium as well as a community space dedicated to the City of Sydney Council."

Established in 1972, Mirvac is a publicly listed company and a leading brand in Australian property, consistently delivering innovative and high quality products in the residential, retail, office and industrial sectors.

Stringent project control is Mirvac's key to delivering outstanding places to live and work. "We manage everything from acquisition, design and construction to marketing, sales and customer service. With a focus on both style and function, Mirvac has a fundamental understanding of how to create value through uncompromising levels of comfort and quality while creating great investments for the future," said Mr Checchin.

A very limited number of apartments remain for sale in Vance, the final stage at Harold Park. "Vance is the perfect finale to Harold Park," Mr Checchin said. "Mirvac is very proud of the outcome of this quality development in such an iconic setting."

**For more information contact Mirvac Limited,** Level 28, 200 George Street, Sydney NSW 2000, phone 02 9080 8000, fax 02 9080 8111, website [www.mirvac.com](http://www.mirvac.com)



**Below** Poles and Underground completed the substation contract on the Maxwell Place, Chevalier & Altivolo.

**Below** G. James Glass created custom designed doors and windows for the Maxwell Place, Chevalier and Altivolo.



**Electrical infrastructure company Poles and Underground Pty Ltd has successfully installed major substations in Mirvac's Maxwell Place, Chevalier and Altivolo apartment developments at Harold Park in Sydney.**

Business Development Manager for Poles and Underground, Richard Twentyman, said that the company was delighted to gain Mirvac's contract for the full project after initially installing one substation. "Our Project Manager Max Eggert and his team of seven delivered the substation with great proficiency and as a result a further contract for four substations was awarded. The final outcome saw the installation of two padmount and three chamber substations."

Richard said that the Poles and Underground team developed a constructive relationship with Mirvac on the project which ensured a positive outcome for both parties. "We take pride in our technical excellence, quality service delivery, cost efficiency and our safe working practices. Securing the respect of clients through our professional commitment to every contract is very important to Poles and Underground."

Poles and Underground, established in 2007, is a medium-sized electrical contractor accredited to design and construct overhead and

underground electrical infrastructure up to 132kV in Queensland, New South Wales and Western Australia. Its customer base includes energy authorities, government bodies, construction companies and mining operations.

The company is well-resourced to undertake major underground and Overhead Electrical Infrastructure, utilising its own workforce, excavation machinery and cabling equipment. It is authorised for work up to 132kV on Endeavour Energy, Ausgrid and Essential Energy Networks.

Other major projects for Poles and Underground include Green Square and York & George, two of Sydney's iconic construction developments. "The opportunity to work with Mirvac on its prestigious development at Harold Park has been valued by Poles and Underground," Richard Twentyman said.

*For more information contact Poles and Underground Pty Ltd, 55 Vore Street, Silverwater NSW 2128, phone 02 9748 2242, email admin@pu.com.au, website www.polesandunderground.com.au*

**G. James Glass & Aluminium is one of Australia's leading manufacturers of aluminium windows and doors, supplying to the residential, commercial, high-rise and monumental building and construction markets.**

Established in 1917, G. James is an Australian family owned business in its 99th year of trading and offers an extensive range of Australian produced Glass and Aluminium based products Australia-wide.

The Maxwell Place, Chevalier and Altivolo apartment buildings are now complete and include sliding doors and windows by G. James Windows and doors.

Mark Sandblom, G. James Glass Sydney Branch Manager said that a particular challenge on this project was to custom-design the sliding balcony doors with some over 3.1m high with the requirement of a flush transition from inside to outside without compromising the performance and compliance of the doors.

"The design required close attention to factors like wind loadings, acoustics and weather proofing. Before these products were used on the Harold Park buildings in this configuration we tested these to

AS2047 requirements in our NATA approved test facilities. We also produced special colour-backed glass to meet Mirvac's colour palate."

G. James is vertically integrated and has extensive capacity to extrude aluminium with follow up surface finishing of powder coating or anodising. It has extensive glass processing capability with laminating, toughening, edge grinding and polishing, ceramic printing and double glazing services available. "We are therefore in a strong position to control quality of all our products," Mark said.

G. James Glass has a national footprint with 32 locations and 2,100 employees. Its glass and aluminium-based products have enhanced many iconic buildings, including No.1 Blich Street Sydney. The company is currently supplying glazing to the substantial Central Park and York & George developments in Sydney. Their products also grace countless Australian homes.

*For further information contact G. James Glass and Aluminium Pty Ltd, 26 Long Street, Smithfield NSW 2164, phone 02 9732 2135, email sydney\_glass@gjames.com.au, website www.gjames.com*