

# LIVING REDEFINED

The \$30M Mezzo Apartments comprises 126 luxury apartments across two towers, with a heated roof top swimming pool and BBQ area. The building façade utilises precast concrete with double glazed windows, generous private balconies and extensive terraces.

**Described as ‘redefining the very notion of apartment living’, the Mezzo Apartments in the Australian Capital Territory suburb of Gungahlin, offers residents resort style living, combined with exclusive views to match.** Construction of the luxury residential complex was undertaken by Core Building Group, which commenced onsite in May 2016. “It is a 6 and 11-storey tower development, which has 126 residential apartments and has four commercial spaces on the ground floor,” explained Core Building Group Project Manager, Chris DeVoy.

The 11th floor terrace has a heated 25m x 4.5m rooftop pool, unofficially the biggest fibreglass pool on a building in the southern hemisphere. It has fantastic open space entertainment areas and overall it is a really high end fitout, in which each tower’s common area includes entertainment decks.

Mezzo Apartments features a mixture of one and two bedroom apartments offering a range of options. There are two penthouse suites on the 11th floor in the west tower, as well as four very spacious apartments on the sixth floor in the east tower.

Each apartment features a balcony – providing residents with amazing panoramic views of the surrounding mountains, water and the urban environment. “We’ve paid particular attention to the balcony fitout, using the latest technology in waterproofing, fixtures and fittings,” said Chris. “It has a state-of-the-art full membrane waterproofing system combined with suspended pavers on VersiPave chairs. It’s about ensuring the end user gets the absolute best quality, particularly with the waterproofing, drainage and guttering.”

Profoil was used as the waterproofing membrane, while the outside of the building is clad in Stryum intelligent aluminium façade, which is extremely high in its fire rating, and Cemintel cladding material. “From a construction perspective, an enormous effort went into detailing the fire systems and it has been carried out to the highest

level and standards possible,” said Chris. “The building has a 7.5 Star energy rating, which is an amazing result. The acoustic rating is also very high improving liveability which is extremely important to both Core Building Group and the developer, POD Projects Group.”

The building has been constructed using double glazed windows, while Blackrock Tiles supplied all the tiles, pavers and chairs. All the balustrades and handrails were supplied by Flight Stairways.

One of the construction challenges was the top floor of the complex’s west tower, with the 11th floor having the design appearance of a house sitting on top of a building. “The challenge was to collaborate the different building techniques used in the top floor to the regulations governing the rest of the building,” said Chris. “Our other challenges have been supplying the high level of energy efficiency as well as the construction and installation of the 25m pool.”

There were many other positives resulting from the construction, the energy efficiency of the building and the overall aesthetics, which complements the area beautifully.

Core Building Group work in partnership with their subcontractors and endeavour to make things as seamless and cohesive as possible, while providing a safe, comfortable and efficient working environment for all involved. “This is only possible due to strong systems, preparation and scheduling which eliminates frustration,” said Chris.

Core Building Group is also working on The Salt apartments Kingston, Gateway and Mizura Villas in Lawson as well as residential projects in Googong, Coombs and Denman Prospect. Additionally, the company is preparing to commence numerous new residential projects across Canberra

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**DEVELOPER : POD Project Group  
MAIN CONSTRUCTION COMPANY : Core Building Group  
ARCHITECT : Guida Moseley Brown Architects  
CONSTRUCTION VALUE : \$30 million**



# LOCAL QUALITY

Canberra Drilling Rigs – the only local drilling company in Canberra – were hired to complete the piling and anchoring works for the Mezzo Apartments.

The Mezzo Apartments site involved drilling down 12m for the piling, and the company’s experience with the local rock types, allowed them to gauge the type of rock they would encounter at different depths.



“Drilling in extremely high strength rock is not uncommon for Canberra,” said Canberra Drilling Rigs’ Dale Gaffey. “We beat this by using great tooling to cut through the rock, in particular, using the correct drill bits got us through.”

“The Mezzo Apartments required that we diversify ourselves,” explained Dale. “We have bought a new piling rig from Italy called a SoilTek S60.” There are only five of this machine in Australia. The SoilTek S60 offers the best in class torque and power to weight ratio, resulting in a faster result with high accuracy.

Completing the contract for the piling and anchoring works for the Mezzo Apartments, showcases Canberra Drilling Rigs capacity to work on Tier 1 projects. The company has also recently won the contract to complete piling works on the Canberra light rail project.

In addition to commercial developments, Canberra Drilling Rigs complete bridge piling works. “We’re the only one in Canberra and surrounds to do bridge piling works,” said Dale.

The company also undertakes all foundation works, piling and anchoring works for silos from Tamworth through the Shepparton.

*For more information contact Canberra Drilling Rigs Pty Ltd, 2 Sax Place, Macgregor ACT 2615, mobile (Dale) 0433 382 365, email cdr.reception@outlook.com*



# A GREATER CHOICE

Specialising in commercial fitouts, façade manufacturing and installation, Greater Construction Services is a diverse company with an ability to manage multiple jobs in multiple locations with a focus on delivering a complete package of interior and exterior architectural finishes.

Having been in business for five years, Greater Construction Services has already had an impact on the construction scene, employing 70 staff and working on notable projects, including the Mezzo Apartments. 35 of its staff worked on the project, completing partition walls, ceilings and the glazing package as well as general carpentry. Greater Construction Services also installed K10 Soffit insulation – a fibre cement sandwich panel design (and a new product used by the company).

With wide ranging experience, the Canberra based Greater Construction Services works across the east coast of Australia, with a diverse team that exceeds its clients’ expectations through excellence in project delivery.

The company has a proven track record when it comes to achieving high quality interior fitouts for a range of sectors. This includes government, commercial, retail, education and multi-residential. Greater Construction Services also works in live environments and to tight timeframes with limited site access.



Priding itself on having a culture based on integrity and excellence, the company’s focus on services sets it apart from the rest. This is also demonstrated by its project and site managers, all of whom have extensive experience when it comes to leadership on large commercial projects and its industry partnerships.

Additionally, the company’s focus on consultation and collaboration (with clients and delivery partners) ensures it can significantly improve the efficiency and quality of project delivery, while anticipating challenges and remaining flexible in complex situations. Its expertise when it comes to value management (from the early design and tender stage) for its scope of works also provides clients with greater value.

Greater Construction Services is currently working on Salt Apartments Kingston, Brindabella Christian College and Australian Institute of Sport.

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# PUMP IT UP

The Mezzo Apartments 11 and 6-storey towers called for specific pumps to reach the heights required, and Jag Concrete Pumping provided their pumps for most levels of the development.

The scale of the Mezzo Apartments required Jag Pumping to utilise its entire fleet of concrete pumps, often having more than one pump



working onsite at a time. The fleet at Jag Pumping incorporates a number of different sized pumps to cater to a wide range of building types including a 22m, 23m, 28m, 33m, 34m, 44m and 46m pumps.

Recently the company added a tower boom and spider boom to their fleet, expanding Jag Pumping’s capacity to work on larger multi-levelled developments.

Glenn Kennedy started the business in 2010, growing from one man and a truck, into a well supported fleet and a team of 12 dedicated staff. “Glenn started in the industry as a concreter, but he always had an interest in concrete pumping and he grew from there,” said a company spokesperson.

The company is now continually growing and evolving to incorporate new ways of providing their services to their clients projects.

As well as working on a couple of commercial projects of a similar size to Mezzo Apartments, Jag Pumping is being kept continually busy with many projects, including major government sector works.

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# QUALITY CAPPELLO

Founded in 2003 by Director Ryan Cappello, Cappello Hydraulics & Civil has built an impressive and extensive client list and expanded to employ 100 qualified and experienced staff.

Specialising in civil engineering and commercial hydraulic services, the company’s track record when it comes to working on large infrastructure projects is notable. For Mezzo Apartments, the company completed the bulk excavation/civil works of the 3-storey basement, and hydraulic services (stormwater drainage, sewer, water and gas supply) for the development.

Cappello Hydraulics & Civil has a commitment to providing high quality and reliable services to its clients. Since it started almost 15 years ago, Cappello counts among its clients those from the government and private sector. These clients include local, state, territory and Commonwealth Government agencies, developers, architects, property owners and investors.

Among its services are hydraulics for major construction projects as well as multi-residential development, fitouts and refurbishments. Its civil arm provides bulk earthworks, detail excavation, site infrastructure, storm water drainage, pipeline and structures connection, inground hydraulic services and utilities, rural subdivisions and road and car park construction.

In addition to Mezzo Apartments, Cappello’s major projects list includes recently completed essential infrastructure upgrades at



The Canberra Hospital, construction of the ACT Government Secure Mental Health Facility and the Alexander Maconochie Centre Additional Facilities project. They also completed infrastructure upgrades at the Canberra International Airport and have recently been contracted to work on the construction of the Canberra Metro light rail network.

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# INNOVATIVE FIRE ENGINEERING

Established in 2012, Florian Fire Consulting specialises in performance based fire engineering, providing Performance Solutions for Building Code of Australia (BCA) non-compliances.

Headed by its Director, David Sloan – a chartered Fire Engineer with 17 years of fire engineering experience and 13 years of operational firefighting experience, Florian can provide fire engineering throughout Australia. The company has both New South Wales C10 and Queensland RPEQ accreditation.

“The majority of Florian projects have been in the Australian Capital Territory, Queensland and New South Wales, however projects in South Australia, Western Australia and the Northern Territory have also been undertaken,” David said. He explained that common BCA non-compliances addressed by Florian include reduction in type of construction, unprotected openings too close to boundaries and travel distances.



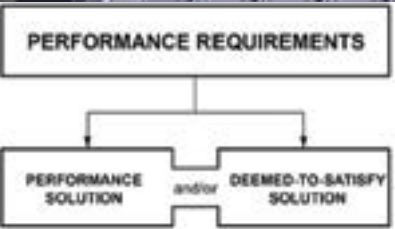
Florian’s work on the Mezzo Apartments is a prime example of the company’s ability to take on large projects. The development required 20 Performance Solutions (Alternative Solutions) and regular interaction with the project team and fire brigade.

“Following the best practice International Fire Engineering Guidelines and working closely with the Certifier, Florian developed a Fire Engineering Brief (FEB) Report. Then after liaising with the brigade, produced an initial Fire Engineering Report (FER),” explained David. “During construction, as various issues arose, again working with the project team and the brigade, Florian was able to revise the FER to ensure Building Approval was obtained in a timely fashion.”

Florian also regularly produces reports for much smaller jobs, such as 2-storey Class 2 townhouses with basement car parks that may only have one or two BCA non-compliances. “No job is too large or too small,” David added.

In addition to being involved with the design and approval of new buildings, Florian has also assisted with office fitouts, and changes in use and upgrading of existing buildings. Florian has worked on apartment blocks, townhouses, mixed use multi-storey, wineries, warehouses, offices, Class 1 residential, ski chalets, shopping centres, back packers, schools, retirement villages and Telstra Exchanges. Florian has even worked on the Australian National Gallery and Rockpool Restaurant.

*For more information contact Florian Fire Consulting, PO Box 536, Campbelltown SA 5074, phone 08 8336 8566, mobile (David) 0419 697 866, email david.sloan@florianfire.com.au, website www.florianfire.com.au*



## THE PAPAS WAY

Papas Painting is a Canberra based company who have been involved in the building industry for over 30 years. In this time, the company has undertaken thousands of projects in the residential, commercial and retail sectors. Papas Painting have won a number of awards in recognition of their outstanding attention to detail, quality and service they provide on each and every project.

In the recent years, Papas Painting has undergone an expansion in their operations whilst at the same time developing the company’s systems and practices in order to deliver a superior service to all of their customers. This expansion and development has allowed Papas Painting to specialise in the extremely competitive multi-unit residential market. Amongst their peers and building companies alike, Papas Painting are now considered as the industry leaders in this market, and this success is attributed to the tireless efforts which their directors, managers and employees all contribute to the business on a daily basis.

Although they specialise in multi-unit and commercial projects Papas Painting still maintains a healthy portfolio and pipeline of residential projects in which the company has a select group of employees who specialise in this type of work. Papas Painting’s commitment, passion and professionalism for this work dates back to the late 80’s when owners Paul and Vicky started smaller residential works across Canberra. This type of work is something that the



business has always enjoyed and regardless of the scale of larger projects and will always hold true and stay passionate about the type of work which got them started some 30 years ago.

With an inhouse estimator and colour consultant, Papas Painting offers free estimates and consulting for all painting needs.

One of their most recent successful multi-unit contract was the Mezzo Apartments. A project the company is very proud of and congratulate Core Building Group on achieving an excellent development.

*For more information contact PP&C t/a Papas Painting, 7/175 Gladstone Street, PO Box 837, Fyshwick ACT 2609, phone 02 6280 0848, email sales@papaspainting.com.au, website www.papaspainting.com.au*



# LAYING IT OUT STRAIGHT

**All Floors Commercial has the experience when it comes to flooring in the commercial sector.** The company has a long history of working on large projects, including residential builds such as the Mezzo Apartments.

“In the last year we worked on more than 1,000 apartments,” said All Floors Commercial’s, Brian Russell. The company also work on early learning centres, health, aged care, education and hospitality facilities.

The company started onsite at Mezzo in late June, installing 1,300 lineal metres of carpet to most of the apartments’ living and bedroom areas as well as bamboo floating floors, in selected apartments.



“The carpet is a range called Critics Choice from Beaulieu Australia. It is a 100% nylon twist pile solution dyed in the colours taupe and graphite,” Brian said. “The bamboo flooring is from Oz Timber, in coffee and natural colours.”

A local Canberra company, All Floors Commercial has more than 25 years experience in flooring. While the family run company works mainly on commercial sites, it also specialises in domestic flooring. “We install all floors, including timber, solid timber, carpet and commercial vinyl floors for hospitals, aged care homes and commercial fitouts,” Brian said. “We also specialise in floor preparation levelling and epoxy floors.”

Affiliated with all commercial flooring manufacturers across Australia, All Floors Commercial has accredited installers and is compliant and registered in all aspects required for commercial builds. This includes first aid, ticketing, heavy handling and electrical. All its tools are also tested and tagged monthly.

All Floors Commercial has just completed works on a 320-room apartment block and another residential build in Newcastle. “We’re also working on the Gateway Lawson, a residential apartment block for Core Building Group,” Brian added.

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## SETTING THE SCAPE

**Completing the external works for the Mezzo Apartments saw commercial landscaping company Rilack Landscapes utilise a new paving and waterproofing method.**

“The waterproofing method we have used is called a Profoil waterproofing system,” said Matt McIntyre. “Being a fabric rather than a paint on product means it can be applied in low temperatures and is a quicker process as it does not need a two or three coat application. The waterproofing can also be laid one day and paved over the next.”

Pavers are laid on a pedestal or chair, that suspends them above the waterproofing membrane. Unlike laying pavers directly on the waterproofing, the suspended system allows for easy access to the membrane if there were to be a water leak.

“This type of waterproofing is new to Australia and is the first time we have used it. It is a little more expensive but it has sped up the process of paving the balconies and filling planter boxes,” Matt said. “It is also, I believe, a superior product to traditional waterproofing.”

The garden beds onsite are planter beds on a concrete slab that required waterproofing before adding drainage cells and geotech fabric to protect the waterproofing and to allow the water to drain away. Then it’s a matter of filling with garden soil with the use of a crane, putting irrigation in place, then plants and mulch.



As well as waterproofing, paving and planter beds, the company also completed verge works.

Established six years ago and growing each year, Rilack Landscapes’ team of professional landscapers come with many years of industry expertise. As well as the Mezzo Apartments, the company is also working on St Christopher’s Manuka and Gateway Lawson.

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Mezzo Apartments, Australian Capital Territory



# BRIGHT SPARKS

Carrying out the general electrical work for the Mezzo Apartments, National Electrical Solutions completed the whole electrical installation, including lighting, power points, meter panels, kitchen area and lighting towers in the development's public areas.

National Electrical Solutions, Ivan Cerni says the company regularly takes on projects the size of Mezzo and larger. "We start from the ground up to completion," he explained. "We can complete the job in the timeframes, there is always pressure to complete works within the schedule. As a company, we can keep up with a construction schedule, completing work on time and to required standards."

National Electrical Solutions undertakes a range of general electrical works, from multi-storey sites, apartment developments, to big residential houses. The company also completes electrical works in the commercial sector, including factories and warehouses.

Ivan founded his own electrical company almost 30 years ago from which National Electrical Solutions evolved. "I started about 28 to 29 years ago, with just myself and have grown ever since," Ivan said.

Now with 42 employees, Ivan emphasises that National Electrical Solutions is all about its staff. "There's always challenges that pop up



when working on projects, but part of the challenge is to solve them," he said.

"It comes down to the team of guys. The guys I have working for me solve any problems. I can rely on my workers and have a lot of faith in them. Some have been with me for 10 to 15 years. Without them the company wouldn't be the success it has become."

As well as Mezzo Apartments, National Electrical Solutions is working on two other projects for Core Building Group, Salt Kingston and Gateway Lawson (which it recently completed). It is also working on the Odin development in Coombs, Parc in Macquarie, as well as a smaller development of up to 40 units.

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