

PARKSIDE LIVING IN A VILLAGE ATMOSPHERE



DEVELOPER : AUSTRALAND
 MAIN CONSTRUCTION COMPANY : Parkview Group (Australia) Pty Ltd
 ARCHITECT : Kann Finch Group Pty Ltd
 CONSTRUCTION VALUE : \$78 million

Clemton Park Village, an Australand masterplanned community in the densely populated City of Canterbury local government area in Sydney, is a shining example of Australand's expertise in the successful development of significant 'infill' sites.

As Australia's largest city that is growing rapidly, it is important that significant development sites in Sydney are maximised for the purposes of housing but that they also integrate with the sometimes complex planning, environment, heritage and community frameworks that exist. Clemton Park Village was a Major Project approved under Part 3A of the EP&A Act.

Over the past four years Australand has transformed the 5.5 hectare former Sunbeam factory site in Campsie, 13 kilometres from the Sydney CBD, to breathe new life into an historic area. The Sunbeam factory operated on the site for 50 years until 2002.

Purchased by Australand in 2011, the site had an existing Major Project approval in place under Part 3A, for the development of a five-stage residential and mixed-use scheme. The approval required five separate

Section 75W modifications in conjunction with staged Development Applications to maximise the development potential and amenity on the site.

Bordered by Charlotte Street to the west, Sunbeam Street to the north and Harp Street to the south, the site is nestled among established residential areas and serviced by strong established infrastructure links, including Campsie train station (1.5km from the site) and bus routes on Canterbury Road.

When completed in 2017 Clemton Park Village will comprise circa 740 apartments and be home to approximately 1500 Sydneysiders. Four of Australia's acclaimed architects, Group GSA, Kann Finch, Marchese + Partners and MaSQ Architecture have designed the contemporary collection of apartments and amenities to offer the highest quality of community living.

Like all Australand masterplanned communities, the objective is to deliver quality homes in an environment that optimises the opportunity for green and open space as well as retail amenity at price points that

represent value for money. Clemton Park Village has been designed with families in mind. It comprises a broad range of housing options at affordable price points and provides the perfect alternative for people looking to secure a home or investment in the traditionally tightly held inner west.

To residents and the wider local community Clemton Park Village will provide significant public amenity through the provision of four elements; a retail shopping village incorporating a full line Coles supermarket and a wide selection of specialty stores; an open-air piazza featuring alfresco cafes and restaurants; a 75-place childcare centre; as well as three open park areas, playground, BBQ facilities; a community centre and community garden.

Bupa is currently developing an aged care facility at the south eastern end of the site.

Attention to detail throughout the planning and construction process is an integral part of Australand's approach and success. Together with the builder Parkview, over 4000 workers have been inducted on

site with an average of 120 workers on site each day working over two million hours to date.

Parkview has maintained an exemplary standard of Workplace Health and Safety Management, developing and implementing an online WHS database specifically for this development which was used to record and monitor various WHS components including;

- Developing multi lingual site induction material (including induction booklets, posters and videos) to cater for everyone; and
- Working on community projects including the annual 'Schools Tree Day' at Clemton Park Public School.

Australand will deliver Clemton Park Village in five stages over five and a half years with the project expected to be completed in 2017.

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As its name suggests, retreating from the stresses of city life will be easy for the residents of the Parklife Apartments. Parks, gardens and green open spaces create a natural haven from the bustle of Sydney's CBD, located only 13km away. These inviting green spaces were the work of Grand Landscape Services Pty Ltd, specialists in landscaping design, construction and maintenance.

The team from Grand Landscape Services completed all the landscaping requirements for the Parklife Apartments including leveling the ground, soil works and irrigation. They completed the complex's premier outdoors environment by installing sandstone walls, park furniture and pre-cast seating as well as laying turf, plants and mulch.

Johnny Chiha, Director of Grand Landscape Services, notes one of the Parklife Apartments project's largest components was the installation of the bioswale. A bioswale is a drainage system for storm water runoff that improves water quality through natural filtration methods. Its construction, Johnny explains, "involves a few trades ... and has to be engineered to meet specification." One of the bioswale's labour-intensive components was the installation of an "impervious liner on the base."

As to the project overall, Johnny reports, "The only challenge we had is doing the job in stages. We worked in a very tight program as tenants needed to move in while we were finishing all the final touches, making sure it's safe for the new tenants."

Grand Landscape Services have a committed understanding of how the surrounding environment of a home or workplace affects quality of life. The recreational spaces of the Parklife Apartments encapsulate Grand Landscape Services' dedication to delivering landscaped environments that enhance enjoyment and lifestyle. "Living your best outdoor life" is how Johnny describes the potential outcomes for their residential clients.

Established in 1999, Grand Landscape Services is a family owned and operated business with a large team of trained landscape professionals including landscape architects and designers as well as specialist construction experts. They focus on delivering all projects in time, on budget and to the satisfaction of their clients. Underpinning their workmanship is a "strict code of conduct, safety policy, environmental

management and quality control systems" that guarantee a superior service.

Grand Landscape Services specialize in all aspects of commercial and residential landscape design, installation and grounds management, as well as indoor plant hire and nursery supplies.

The Design team excels at devising functional outdoor spaces, offering onsite consultation, preparation of plans/scale drawings and installation observation. They work closely with Grand Landscape Services' construction experts who provide complete landscape construction and installation including fencing, paving, retaining walls, decking and ponds/water features. Their specialist knowledge of plants, soils and site conditions ensures they will match the highest quality materials and plants to a project's requirements, while the integration of horticultural principles and techniques promotes the longevity of the landscape.

A defining feature of Grand Landscape Services' commitment to ongoing client satisfaction is a "Total Care" approach through landscape management. The maintenance division offers a post-construction service to ensure landscaping projects continue to meet their potential. Depending on a client's needs, these services may range from basic mowing to coordinating weekly maintenance, full seasonal colour rotations, irrigation management and landscape enhancements.

Grand Landscape Services' recent major projects around Sydney include residential developments The Quay, Haymarket, The Yukon (Stage 9D) at Wentworth Point, North Bondi Surf Life Saving Club, SES Ku Ring Gai, The Gantry Camperdown and Nelsons Grove Retirement Village Penulwuy.

The company has also completed numerous smaller-scale residential projects that range from 1 to 2 storey dwellings, townhouses, units and acreages. As well as industry-leading developers, Grand Landscape Services cater to property and strata managers, homeowners, schools and other associations.

For more information contact Grand Landscape Services Pty Ltd, 5/12 Abbott Road, Seven Hills NSW 2147, phone 1300 457 457, mobile 0415 555 585, email info@grandlandscapeservices.com.au, website www.grandlandscapeservices.com.au

Below Prestige Design Painting and Decorating completed all the internal and external painting for The Parklife Apartments.

Below Kann Finch were the project architects responsible for The Parklife Apartments.



The Parklife Apartments, as part of the Clemton Park Village, offer residents family-friendly surroundings in combination with the conveniences of an inner west location. Perfect for a relaxed, low-maintenance lifestyle, the community-minded design of the Parklife Apartments complex provides the green open spaces and outdoor facilities that optimize opportunities for quality family interactions. This emphasis on family values resonates with Prestige Design Painting and Decorating who take a whole-hearted approach to business.

Prestige Design Painting and Decorating completed all the internal and external painting for the Parklife Apartments. Their work included the internal planter box areas plus slab wall grinding and patching to achieve a more aesthetic surface.

“In this project there were strict deadlines that had to be met,” explains Mace Armoni, Projects Manager for Prestige Design Painting and Decorating. “The problem we faced was working around other contractors to complete the job in time. We did achieve this.”

Established in 2011, and under the guidance of Amir the director who has over 25 years of experience, the father and son team have worked to build Prestige Design Painting and Decorating as a family-oriented

company. “The Director has always emphasized that the team is our family,” says Mace. “Our company looks after its employees.”

Prestige Design Painting and Decorating takes a similar approach to the needs of its customers. Proud of their motto “We are not happy unless you are,” Prestige focus on providing quality work and customer satisfaction, with all their staff trained and experienced in their field. Clients can be guaranteed of a professional, personalised service tailored to their individual requirements.

Specialising in a range of painting and decorating services, Prestige cater to residential and commercial projects. Their expertise includes texture coating, special and decorative finishes such as polished plaster, and wallpapering. “We have a workforce to complete 300 or more units and we have a team that looks after our residential side,” Mace explains.

Recently, Prestige has been awarded a commercial project of 150 units as well as a hospital/medical centre.

For more information contact Prestige Painting and Decorating, PO Box 2430, North Parramatta NSW 2151, phone 0449 954 299 , website www.pdpd.com.au

An “Urban Village” seeks to facilitate the organic growth of community through architectural designs that offer residents thoughtful transitions between self-sufficiency and connectivity.

“In essence it is anti urban sprawl,” explains Mat Clarke of Kann Finch, Project Architect for the Parklife Apartments. “It looks towards the value of re-establishing community living environments or the ‘village’ sense of place.”

The Parklife Apartments, the central development of Clemton Park Village, embodies this concept through its harmonization of quality recreational and retail public spaces with private, secure residential amenities.

For Mat, for the project was unique “it’s not often we get the opportunity to design large open public spaces.” Kann Finch were required to engage with existing constructed stages and future stages, not just their site, needing to look at the site as an overall master plan.

Kann Finch devised an “Urban Village” by integrating intimate and open spaces via carefully designed connections throughout the Parklife site. “We had to provide both active public spaces and design more

private spaces that the residents would use; a sense of ownership. We did a lot of work analysing the connections.”

A journey is created through building forms and façade treatments that supply visual cues for the public when entering and navigating the streets and centralised park. “The design places emphasis on the strong demarcation of corners which at street intersections and site entrances help create a sense of place.” For residents, the internal building forms “maximize opportunities to connect with the park, both visually from apartment levels and physically at the ground plane.”

Kann Finch deliver sustainable built environments through expert architectural, master planning, urban design, strategic residence planning, interior design and statutory planning services. Established in 1968, Kann Finch maintains industry leadership through meeting and exceeding client expectations, focusing on collaborative working relationships and nurturing ongoing client relations.

For more information contact Kann Finch, 50 Carrington Street, Sydney NSW 2000, phone 02 9299 4111, fax 02 9290 1481, email sydney@kannfinch.com, website www.kannfinch.com



The Parklife Apartments, NSW



High quality fencing offers privacy and security while integrating into the design of a property through the choice of style and material. Str8 Up Fencing provides a wide range of commercial and residential fencing options to suit any need.

For the Parklife Development, Str8 Up Fencing supplied and installed ModWood fencing. ModWood is a composite screening and decking product made of recycled wood and plastic. Offering a number of advantages over conventional timber boards, Modwood is termite resistant, low-maintenance and it does not splinter.

To install the ModWood, Str8 Up Fencing constructed aluminium frames that were powder-coated black. Managed by Mohammad, Owner of Str8 Up Fencing, a team of subcontractors core-drilled all the necessary holes to erect posts then screwed in the ModWood slats to the frames. The project was, as Rania of Str8 Up Fencing describes, “straight-forward and pretty smooth sailing.”

Specialists in all aspects of commercial and residential fencing, Str8 Up Fencing’s custom-made products are available in a range of materials including Colorbond®, timber/treated pine, glass and aluminium. From retaining walls, picket fences, pool and garden

fences to security or balustrade fencing, Str8 Up Fencing have the expertise to provide optimal fencing solutions. As no fence is complete without a gate, Str8 Up Fencing offer a variety of options, such as slat or louvre, automatic or manual.

Since opening for business 5 years ago, Str8 Up Fencing’s success as a premium installer has fuelled the company’s growth into fabrication. “We now have our own factory,” Rania says.

“Fencing Supplies R Us, where we manufacture and supply.” Through made-to-order designs manufactured in their own factory, Str8 Up Fencing are able to deliver on their clients’ exact requirements.

Customer-focused, friendly and always on-time, Str8 Up Fencing’s expertise and high-quality workmanship guarantee a secure and stylish fencing solution for any project.

For more information contact Str8 Up Fencing, Unit 17-332 Hoxton Park Road, Preston NSW 2170, phone 02 9608 0951, email info@str8upfencing.com.au, website www.str8upfencing.com.au