

# A SHINING STAR

**DEVELOPER :** Element Property  
**MAIN CONSTRUCTION COMPANY :** Parkview  
**ARCHITECT :** AJ+C  
**CONSTRUCTION VALUE :** \$89.3 million

Polaris is a high-rise tower that combines luxury and style within 228 superbly crafted apartments. Within 24-storeys, Polaris is encased in a unique crystalline facade which allows natural light to cascade into the interior spaces.

**Founded by Executive Chairman, Tony Touma, who remains in touch with all facets of the company, Parkview has come a long way since the company's humble beginnings.**

“Our experience ranges from the delivery of master planned communities and urban renewal projects to affordable housing, hospitality, aged care and hotels, giving us industry and peer recognition as leaders in construction over the past 21 years,” said Parkview General Manager, Simon Gobbo. “We are regarded as an industry leader in the delivery of high quality residential developments and living spaces, completing over 8,000 dwellings during our 21 year history.”

Beginning as a small family business, Parkview has evolved to become one of Australia's leading and most trusted construction companies with over 250 staff. Initially focusing on private, residential buildings and industrial projects, they have grown to complete high rise hotels, aged care facilities and large scale master-planned communities.

On the Polaris project, Parkview staff managed the entire construction process from conception to completion, including all safety requirements, the construction programme, entire design from the DA approval to the completion of the project, plus quality assurance and management of all subcontractors.

Polaris, on Berry Street North Sydney, is a unique, elegant crystalline designed building with light filled sophistication and harmony. There are 228 one to three bedroom residential apartments from Level 3-24 and two top level penthouses.

The common area residential terrace on Level 11 has a sitting, dining and common entertainment area, and Level 21 also has a dining and sitting area. A 5-level basement and 3-levels of commercial complete the building.

“Polaris's signature tower continues the crystalline theme with a metallic rain screen sheath and folded metal canopy. The canopy shelters and defines the residential and commercial entries,” added Simon.

“During the design stage, there was a shading requirement by North Sydney Council. So Polaris was sliced at Level 13 to Level 24 on a 45° angle, along with splaying of the hood of the building and the curtain wall to meet this requirement.

This dramatic re-design lead to a complete change in façade systems that consisted of a curtain wall as well as the incorporation of complex structural steel within the façade system.

“The internal structure was also manipulated to cater for the angled façade and commercial style detailing. Because of the 45-degree angle from Level 13, there is a combination of canter-levered structure, reinforced concrete blade walls, slab thickenings and even a section of the lift core having to be stopped short for two floors and the lift overrun to be poured on an angle.

Parkview addressed these problems with design by using detailed 3D modeling and onsite by addressing a high standard safety requirement within the build, specifically height safety and quality assurance in the choice of construction materials and systems to ensure longevity.”

Other projects Parkview are working on include Seniors Living projects for Uniting, Shellharbour, and Catholic Health Care, Warhoonga, as well as a hotel development for Crowne Plaza Sydney, two high-rise residential developments in Bondi Junction and a luxury 40-story tower, West Village, in Parramatta.

Parkview excels in project management from design to completion of complicated and high end residential builds and works in with their stakeholders to achieve all required goals to please all stakeholders with a successful build.

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# POWERING IT UP

Electrical Contractors, NOS Group, have the experience and the resources to manage all facets of multi-dwelling residential, large retail and multi-storey commercial projects. NOS was cofounded in 1991 by Jim Katsikas and Bill Lianos, who have over 60 years of combined experience within the industry, and they, along with the qualified NOS team, have completed a vast number of projects to a high and exacting standard.

“Our qualified team can arrange power connections, liaise with energy providers, and meter premises and developments,” said Bill. “We also provide electrical installations to large factory and commercial premises where substations are required. There is no project that NOS Group is unable to undertake.”

NOS Group are Accredited Professional Integrators and implement this service into all their projects to meet BCA requirements and the

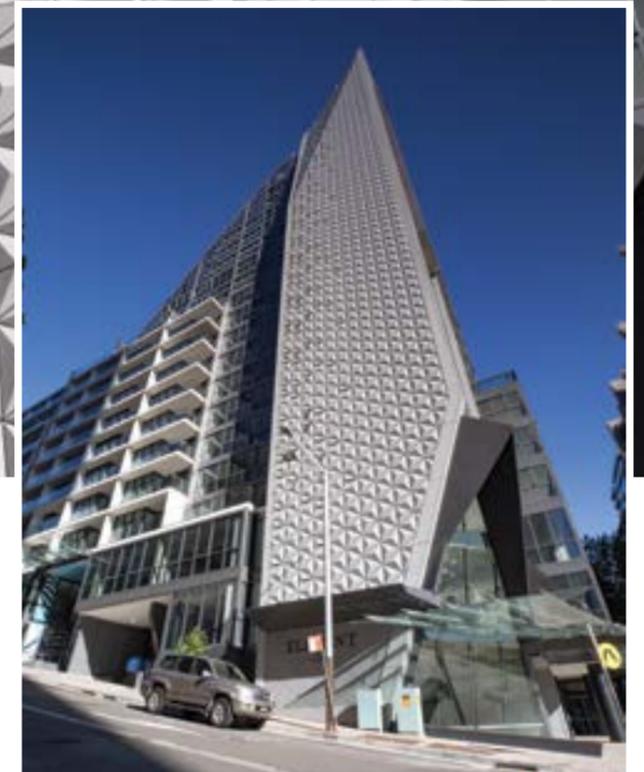
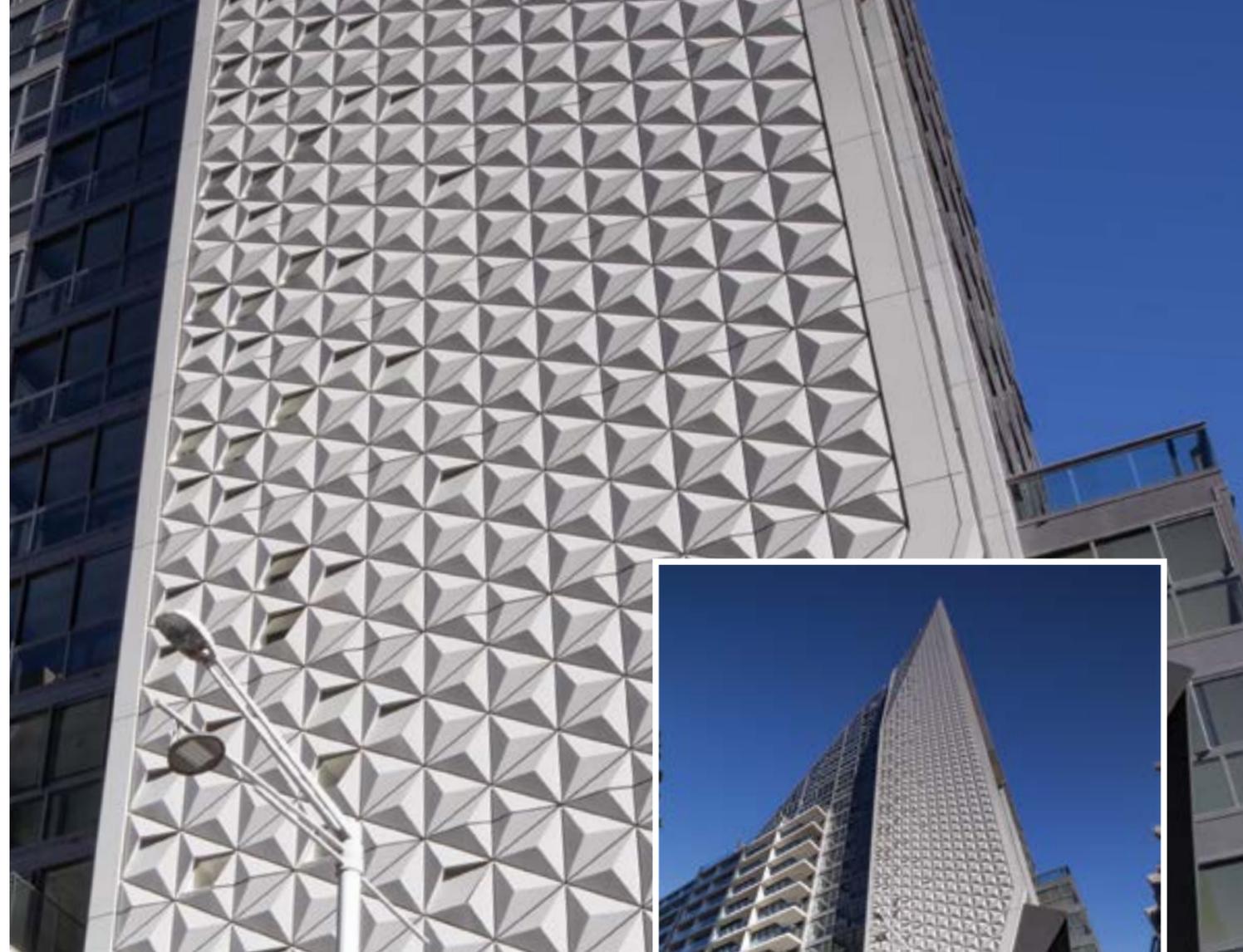
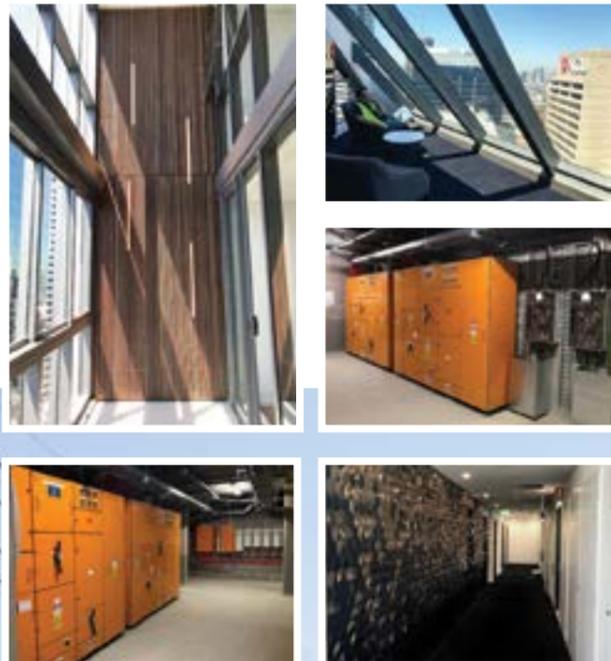
Energy Efficiency levels that are expected by clients. “This is now part of our inhouse service to enable us to provide the right solutions for the luxury, high end, multi-dwelling market, such as on Polaris,” said Bill.

NOS supplied and installed all the power, lighting, communication and MATV services for Polaris’ 24-levels, 228 luxury apartments, 21 commercial and retail units and the 5-level basement carparks. “The sites small footprint, along with labour coordination, storage and the developments unique structure were challenging for our Project Manager, Steve Cvetanovski, our Site Supervisor, Omar De Souza and our professional team met all the clients expectations and deadlines,” continued Bill.

“At NOS we pride ourselves on the high standard we produce. NOS consistently work on the development of our internal procedures to build and maintain strong relationships with our client’s which enables us to become a valuable part of their team in all aspects of the business to complete projects in a timely, efficient and professional manner.”

NOS Group is currently working on various multi-dwelling unit developments including Quartet at Lane Cove, Woolooware Shores stage three, Vantage Apartments in North Sydney and Park One Apartments at Macquarie Park.

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# CRAZY BUT COOL

Australian owned Austech Façades was established in 2003 and specialise in the design, fabrication and installation of aluminium curtain wall and window wall façade systems to commercial and multi-story high rise residential buildings. Austech Façades is the only façade company in Australia that has their own factory in China – all other façade companies use third party fabricators.

“Austech Facades was challenged by Parkview to design a façade system for the Polaris apartments unique vertical pyramid façade wall, dubbed ‘the crazy wall’.”

“With no middleman, this makes our work cost effective and ensures we can monitor and maintain our high product standards. We also look beyond the façade and provide innovative and cost effective initiatives just as we did for Polaris, where we designed, fabricated, supplied and installed all the window walls, curtain walls, raked Kite Skylight, the crazy wall including a kink in the wall, and continued into roof cladding over the concrete structure.”

The glazed façade includes a combination of window wall, sliding balcony doors and clear operable glazed podium to winter gardens culminating in a slanted glazed roof from Levels 12 to 24.

Offsetting the glazed façade is a solid aluminium 3D feature curtain wall spanning the length of the tower.

Austech Façades believe amalgamation of building structure and façade design is extremely important. The Austech design team has over 40 years experience in unitised curtain wall, window wall and glass façades and over 55 years combined experience in the construction industry, thus providing a holistic approach to the system design.

Other outstanding projects utilising the unique Austech Façades include Arc By Crown Sydney, Embassy Project St Leonards, King & Phillip Sydney, 477 Collins Street Melbourne and Eastbourne in Victoria.

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