



# ROYAL NEWCASTLE

Bringing the world's best design and architecture to arguably one of Australia's most sought after locations, Newcastle Beach.

# PUTTING ON A 'ROYAL' ACT

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ROYAL NEWCASTLE/ MIRVAC



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With more than three decades of experience in crafting and developing award-winning developments, Mirvac continues to be one of the leading companies in the Australian development and construction industry.

With an enviable portfolio and a proven track record of having delivered innovative and quality results, Mirvac has produced some of Australia's most renowned residential projects, including Magenta Shores on the Central Coast, Ephraim Island on the Gold Coast and Walsh Bay in Sydney.

Given their wealth of industry experience, as well as the fact they are an integrated real estate group, therefore able to exercise total control over the entire development process from concept to completion, Mirvac were also appointed as the main developer of The Royal project at Newcastle beach.

Located on the site of the former Royal Newcastle Hospital, The Royal comprises of 167 luxury apartments, a prestige hotel and select dining, retail and commercial spaces, all centred on a superb beachfront piazza and offering magnificent ocean and beach views.

With an extensive project team incorporating over 40 architectural and construction staff, as well as a team of directors and CEO's, Mirvac partnered with Landcom and commenced the demolition of the hospital buildings and began constructing the new buildings on the beachfront site in 2007.

CEO Development NSW, John Carfi, said the Nickson and Hannell buildings were part of the first stage of the development and contained 93 apartments.

"These two buildings were designed by the multi-award winning Tzannes Associates, and the third, a 16 storey building containing 73 apartments which received the final occupation certificate on September 28, was designed by Mirvac," Mr Carfi said.

"This particular building is significant to The Royal as it includes a 4.5 star hotel – The Sebel, Newcastle Beach - which occupies the first five floors of the building," he said.

Whilst developing the McCaffrey building, Mirvac also installed a state-of-the-art hot water centralised cogeneration system throughout. Although this particular system is one of the most common forms of energy recycling, it is rarely used in Australian residential applications.

"The Royal's Cogeneration System is the largest application of this technology in a mixed use development in Australia," Mr Carfi said.

"The system uses a heat engine to generate electricity onsite to power the hotel and uses a natural, low emission green house gas fuel source.

"As a result, the system captures this otherwise wasted heat and recycles it for heating residential and hotel hot water. Furthermore, the efficiency of a cogeneration system is much greater than conventional electricity generation and when operating at full capacity, it could reduce carbon dioxide emissions by up to 400 tonnes per year," he said.

In addition, Mirvac also went to great lengths to ensure 96 percent of the materials from the demolition of the old hospital buildings



was recycled, with the carpet and asbestos the only materials unable to be recycled.

Whilst working on The Royal, Mr Carfi said Mirvac faced a number of challenges, mainly caused by having to excavate above coal mine shafts.

“The extensive investigation we conducted by the use of two fully cored boreholes, drilling through coal pillars and installing CCTV equipment, indicated many problems with the site,” Mr Carfi said.

“In fact, the geological interpretation of the site conditions indicated that it was divided by a major fault feature. The site also included intrusive dolerite dykes and sills.

“The proposed depth of the excavation, the soil conditions and the proximity of adjacent roads, services and structures proved to be a challenge and the excavation required the support of an anchored or propped continuous shoring system,” he said.

However, as a result of their industry experience and team of dedicated professionals working on The Royal site, Mirvac were able to overcome these obstacles and not only provided a safe working

environment, but also ensured minimal disruption to the development process continued.

With The Royal set to be an iconic development that will change the face of Newcastle, Mr Carfi said Mirvac were honoured to have been involved on such a prolific project and were pleased with the overall results.

“We are pleased with the outcome of this beachfront project and such a remarkable final result is overwhelmingly gratifying after a long and particularly complex project,” Mr Carfi said.

“The Royal is just another example of the quality results and professionalism that is synonymous with Mirvac,” he said.

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ROYAL NEWCASTLE/ MIRVAC

**The Micos Group, comprising of four specialist divisions including Aluminum Windows and Doors, Curtain Wall, Architectural and Public Works, Micos has been designing, manufacturing, and installing glass and façade solutions for over fifty years.**

Given their extensive industry experience and reputation, Micos were recently responsible for the design, manufacture and installation of acoustically rated aluminum sliding windows and doors, as well as awning windows, for The Royal Newcastle project.

Commencing their involvement in 2009, Micos designed the frameless balcony stackable door wind breaks and provided the glazing to the ground floor residential and lift lobby, restaurant and café. They were also in charge of the shop-front glazing to buildings one and two and the surrounding retail, mezzanine and pool areas.

Jim Doualetas of Micos, said the professional team of window manufacturers, installers and glaziers utilised quality products and cutting edge techniques whilst working on The Royal.

“All of the windows and doors were required to be acoustically rated and withstand high wind loads. We needed to use specialised performance

glazing on the ground floor and shop fronts to meet the BASIX requirements,” Mr Doualetas said.

“Although these four metre high panels of glass required a great deal of care and precision in their manufacture, transportation and installation, the Micos team were able to deliver an outstanding result,” he said. Whilst working on The Royal, Micos faced a number of challenges. One of these was ensuring the tight time schedules were adhered to and that disruption to the Project was avoided whilst sourcing large specialised panels of glass.

“The adverse weather, such as the high wind environment also caused complications lifting windows for placement,” Mr Doualetas said.

“However, our strong relationship with our glass suppliers, and our teams were able to overcome these challenges,” he said. Given the fact Micos produced cost effective solutions and safe onsite conditions, their involvement on The Royal is just another example of their long and successful working relationship with Mirvac.

**For more information contact Micos Group**, 318 Horsley Road Milperra NSW 2214, phone 02 8707 7800, fax 02 8707 7801. Email: [enquiries@micos.com.au](mailto:enquiries@micos.com.au), website: [www.micos.com.au](http://www.micos.com.au)



Below De Martin & Gasparini were especially pleased with the performance of a 700m<sup>3</sup> pour undertaken in just one day.

Below Given Steel-Line's reputation for providing high-quality products and cost effective solutions for their clients, it was no surprise they were recently involved on the prestigious Royal Newcastle Project.



Established in 1947, De Martin & Gasparini Pty Ltd (DMG) is a specialist subcontractor in concrete structures.

“With DMG’s many years of experience as a concrete package contractor, in addition to being a wholly owned subsidiary of Boral, we have led the industry in providing services of the highest quality.

Furthermore we have the capacity to extend the service offered by DMG from concrete supply & place to complete structure packages involving not only concrete but formwork, reinforcement and post tensioning. Our ability to undertake contracts both large and small, combining our extensive experience and solid backing enables DMG to provide the resources required to satisfy our client’s requirements,” said DMG’s Managing Director, Louie Mazzarolo.

In particular, Mr. Mazzarolo said, DMG has extensive experience in high rise concrete placing technology, and through the introduction of self-climbing tower placing booms and high pressure pumping units, the company consistently meets clients’ demands.

Mr. Mazzarolo said The Royal is the latest example of DMG’s proven capability to perform to their clients’ expectations in the arena of multi-

residential concrete supply and place. We were especially pleased with the performance of a 700m<sup>3</sup> pour undertaken in one day, something which does not often occur in the Newcastle market. Additionally some of the roof elements were detailed with severe slopes and thus presented challenges to achieve the quality finish that was expected as the norm on this project. Importantly the site was also one of the safest sites which DMG has been involved with through the focus, hard work and co-operation between Mirvac and Contractors employees’ actively supporting and promoting injury and incident free work practices.

DMG remain committed to serving our Clients needs through all facets of the construction process and congratulate Mirvac on their latest achievement.

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ROYAL NEWCASTLE/ MIRVAC

Steel-Line has been designing, manufacturing and installing commercial and industrial doors and closures, for a variety of residential, commercial and industrial properties across Australia since 1979.

Driven by a commitment to their customers and the passion of Steel-Line employees, their depth of experience and understanding of the products, enables them to meet the individual needs of their customers.

Given Steel-Line’s reputation for providing high-quality products and cost effective solutions for their clients, it was no surprise they were recently involved on the prestigious Royal Newcastle Project.

When complete, the Royal will incorporate 167 luxury apartments, a prestige hotel and select dining, retail and commercial spaces, all located on the vibrant Newcastle beachfront.

Throughout their involvement, which commenced in 2009, Steel-Line have been responsible for supplying and installing a number of underground ingress and egress doors to the onsite car parks.

In addition, they also provided roller shutters to the store and pump rooms, automated gates and the main entry underground door to the car park.

Given the complexities of providing such a range of different doors, Keith Nott, Manager of Steel-Line Newcastle, said his team were able to overcome this potential obstacle by drawing on their resources Australia-wide.

“Although providing the large range of doors required for the Newcastle Project was an immense task, the team from Steel-Line needed to fulfill, we used both our diverse manufacturing ability and expertise to get the job complete,” Mr Nott said.

“As a result of our extensive resources and expertise, we were able to successfully deliver and install the required doors in a time efficient and cost effective manner,” he said.

With an ability to successfully complete a significant project, such as The Royal Newcastle Project, it is evident Steel-line has the ability to deliver contracts from residential, major industrial and shopping centres across Australia, ensuring the correct design, manufacture and installation for each individual project.

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