

DOCKLANDS NEWQUAY PARKLAND PRECINCT

NEWQUAY PARKLAND PRECINCT FAST FACTS :

- Total development value of \$1 billion
- Total development area 5.3 hectares
- Will provide in excess of 1,000 homes for up to 2,500 residents
- Diverse range of housing catering for a broad community mix
- Creating over 5,000 construction and development jobs over the life of the project
- Around \$7 million in art and sculpture installations
- Water sensitive urban design – integrated rainwater collection and storage systems to water lawns and gardens
- New public and private marina



The Parkland Precinct at NewQuay will deliver a five hectare residential and parkland area along Victoria's harbour – approximately equivalent in area to Albert Park's St Vincent Place.

This is a piece of Melbourne's history that, after 150 years, is being returned to the community as Docklands enters into a new phase of development.

As part of MAB's overall NewQuay project, the parkland precinct will provide 5,000 construction and development jobs and deliver over 1,000 homes to approximately 2,500 people in the City of Melbourne.

Managing Director for MAB, Mr Andrew Buxton explains, "This is a great thing for Melbourne. MAB embarked on the first residential tower in 1999 - 10 years ago - and since have delivered a new way of living in Melbourne.

"We are part of creating Melbourne's future, the NewQuay Parkland precinct signifies the new direction and the next phase of Docklands – which will have a renewed focus on community spaces and greening of the area.

"The community has been asking for more green spaces – MAB and VicUrban have listened, delivering over four hectares of parkland and open space in this new masterplan," he said.

Set through the middle of the 'NewQuay Parkland Precinct', flanked by housing on either side, 'Quay Park', will have manicured gardens, original sculptured artworks and lined with leafy elm trees - offering a new space for residents to relax and enjoy.

Core to the design of 'Quay Park' will be a series of rain gardens and water storage systems to ensure 'NewQuay's Parkland Precinct' is self sustaining to water the lawns and gardens. The first stage will include a 150,000 litre unground tanks that will collect and store rain water from the local catchments.

"This really is a unique opportunity to live parkside, city side and harbourside," Mr Buxton commented.

"This new residential domain will give Melburnian's the chance to live on a park by the harbour. It will borrow from many of our favourite parts of Melbourne; Albert Park's St Vincent's Place, South Yarra's Fawkner Park - imagine Fitzroy Gardens along a harbourside setting," he said.

The waterfront promenade will be completed up until the Moonee Ponds Creek Trail, which will create a journey of green and blue parks along the waterfront. MAB are working in conjunction with VicUrban to deliver a 'regional park', which is planned to have sporting activities, community spaces, local ball sports and cultural facilities.

"NewQuay's Parkland Precinct' will complete the link from Harbour Esplanade and up through 'Quay Park' into the proposed regional park, running into the renewed Moonee Ponds Creek Trail," Mr Buxton said.

The 'NewQuay Parkland Precinct' masterplan also aims to deliver a broader and more diverse housing mix that includes high end luxury townhouses and residential apartments.

Construction has just commenced on the first stage of this precinct, including 'The Avenues' high-end luxury townhouses. "The Avenues' purchasers have realised the value in living in this unique opportunity - on the water with a marina out the front, city skyline views and park behind.

INSIDE & OUT: 2DM CAN FIT THE GROOVE

BRINGING THE WHARF BACK TO LIFE



2DM Contracting is a high-end carpentry company providing all general carpentry services including internal fit-outs, feature cladding and external façade systems as well as specialising in fine detailed carpentry to meet any architectural design. The company has been operating in the construction sector for over seven years and has twenty-five staff.

For this interesting Docklands NewQuay project, nine carpenters were on-site at the peak time, working internally and externally on the 18 townhouses which form part of the Quay Park water front development.

The external work entailed providing the timber framing to the steel roof and framing for the external cladding, as well as the cladding itself. The cladding is an attractive architectural feature of vertically fixed iron bark with a neat express joint profile.

2DM also installed the striking louvre screens made from horizontally fixed iron bark sleepers which provide a clever and stylish solution to maintaining privacy and yet enhancing daylight and the attractive water views. They also clad the entry doors and gating with the same wood, providing a streamlined finish to the exterior.

Inside the townhouses, the carpenters were kept busy, providing the framing for the windows, noggins and timber supports for the electrics and plumbing, internal framing for fireplaces, single rebated door jambs and doors. Skirting boards were installed with a difference: flush with the plaster work and fixed straight onto the stud.

Finally, 2DM Contracting was still on-site to prepare and install the finishing touches, such as the door furniture, sanitary fittings and detailed trims: all of which need a certain delicate touch to get just right.

Quality materials are essential to producing a professional job, and 2DM worked closely with Woodform Architectural who supplied the timber for this job. They specialise in timber façades and 2DM are the approved installers.

The success of this project shows that 2DM Contracting are able to handle the larger carpentry jobs as well as the finer aspects of their trade, all to tight and exact timelines - essential attributes to ensure neat dovetailing with other contractors.

Other projects that 2DM Contracting are currently engaged in are the Lilli apartments in South Yarra and the Richmond A Place To Live build, comprising 355 apartments across a suite of individual buildings, both with Icon Construction Group; Tower 8 apartments working with Mirvac; and Cubo apartments with Crema Group.

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Contexx Engineering is a forward-thinking engineering firm providing medium-to-large scale engineering solutions, underpinned by strong leadership and project teams, as well as strategic partnerships throughout the industry.

They are part of the Contexx Group and 50% owned by Probuild Constructions, which is majority owned by Wilson Bayly Holmes-Ovcon Ltd - a listed civil and building contractor in South Africa.

Specialising in the wharf infrastructure sector, the locally based Contexx Engineering were ably qualified to supply an alternative and innovative design for the rebuilding of the wharf for the New Quay West Development at Docklands. The new wharf structure and public promenade tie into the adjacent shops, restaurants and entertainment venues.

The original wharf structure was built in the early 1840s when Victoria Harbour was used as the main industrial port into Melbourne. Over time, the wooden piles and beams that supported the existing wharf structure became rotten and were no longer safe enough to walk along, let alone support 10 new three-storey townhouses.

Contexx Engineering, in alliance with Bridge and Marine, provided an integral reinforced concrete structure for the new 3,000sqm wharf and promenade, which met the strict 50 and 100 year durability requirements for the project as well as bringing in substantial cost and time savings.

The Contexx Group is proud of its balanced, progressive work environment and is committed to attracting and retaining the very best talent, as well as providing industry-leading safety practices.

They additionally specialise in the delivery of innovative design and construct solutions on projects covering various sectors, which include marine, water, power and energy and civil infrastructure and associated commercial facilities.

Recent work includes South Wharf (\$19 million), South Wharf Promenade (\$4.2 million), Dukes Dock/ Polly Woodside (\$8.8 million), Sheds 2 & 4 South Wharf (\$5 million), Costco Docklands (\$3.1 million) and the Altona Recycled Water Treatment Plant (\$4.25 million).

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Marina Residences, New Quay, VIC



LOCKER GROUP A BIG PART OF NEW QUAY, DOCKLANDS

As the Docklands precinct continues to grow from strength to strength; Locker Group looks forward to continuing its association with cutting edge architectural and interior designs.

Locker Group specialise in metal fabric solutions for the architectural and design market space, the range of woven wire, perforated metal, expanded metal and Pic-Perf metal imaging can all be custom designed to meet the designers vision; functional or purely aesthetic.

Locker Group's woven spiral Transit Mesh is installed against the curved foyer wall at Condor Towers, providing a textural element to the space. Transit mesh was the ideal solution to mould to the walls as they flow in and out. The mesh was manufactured in brass which complements the colour palette and lighting.

Two larger profiles of Transit mesh were intertwined to create integrated facades and balustrades around the Ikon restaurants. The mesh woven for the restaurants utilised a flat ribbon wire with smaller and larger profiles at different levels providing airflow and light to diners. The facades, designed by MGS, provide both sunscreening elements to the restaurants, which are predominantly enclosed in glass

and balustrades to the external eating areas that skirt around the edge of the buildings. The flexibility in the mesh, allowed the facade to curve around the restaurants as they nudge out over the water.

One of the first buildings to be developed at New Quay also incorporates one of Locker Group's unique products, Pic Perf, which was utilised to screen the car park at MAB Docklands. Pic Perf allowed the designers to incorporate the 'graffiti' style artwork into the screening, the images are integrated permanently and don't affect the functionality of the screening, which still meets the requirements for airflow and natural light.

Visit Locker Group's recently refurbished website, www.locker.com.au for more details.

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