

CLIENT : Meriton  
PROJECT END VALUE : \$100 million  
COMPLETION : Tower 1 April 2014  
Tower 2 May 2014  
ARCHITECTS : PTW Architects

# LUXURIOUS LIFESTYLE AT MACQUARIE

The \$100 million Macquarie Residence Apartments is luxurious sustainable living with a minimal carbon footprint consisting of two cutting edge buildings, which comprise 213, studio, 1, 1.5 & 2 bedroom premium apartments.

Bringing together the best of luxury living with consummate convenience, Meriton's Macquarie Residences combines stunning masterplanned landscaping with two apartment buildings and facilities to equal many resorts. Located 13km north of Sydney's CBD, the Residences are across the road from the Macquarie shopping centre and a National Park, close to one of Australia's largest business and technology precincts and walking distance from Macquarie University.

Designed by PTW Architects, the project comprises 213 premium apartments in studio, 1, 1.5 and 2 bedroom apartment configurations. The building facade is articulated by solid and glass balconies, louvres and sunshades, with the interplay of architectural elements ensuring privacy for residents while still making the most of the leafy views. Materials and colours were chosen to harmonise with the landscape. Natural light and views have been maximised with many apartments featuring dual outlooks, and all apartments having floor-to-ceiling

operable glazed doors which allow the indoor spaces to flow outside to balconies which feature frameless glass balustrades. External sliding louvres allow residents to control glare and improve thermal efficiency while maintaining fresh air ventilation.

The floor plans were designed with lifestyle in mind, with all apartments featuring either a media area or a study which is comparable in size to a second bedroom.

Fit-out has been highly detailed, and includes gourmet kitchens with .40mm stone benchtops, glass splashbacks, high quality joinery and stainless steel appliances including microwave, stove, conventional oven and integrated dishwasher. Victoria carpet and integrated slimline split-system air conditioning have been installed for living areas and bedrooms, and the bathrooms feature frameless glass shower screens, free standing baths and floor-to-ceiling tiling. Common facilities include a heated indoor lap pool, a fully equipped gymnasium and a spa and sauna.

The whole is set within extensive landscaping which includes lush gardens and Alma Park, which features walkways, outdoor entertaining facilities, a creek and plantings which have been strategically chosen to provide shade in summer and allow abundant light in winter.

The natural world is also being respected in the design and fitout of the project, with energy efficient lighting in common areas and the apartments designed to achieve a 5 star average thermal comfort rating. Exhaust fans have been installed in the bathrooms and laundries which duct directly to the external wall to reduce energy and suction losses compared to central systems. In addition, all the glazing for windows and doors has been solar tinted to reduce heat gain, and the covered balconies provide shade to help keep apartments cool in summer.

A Hebel wall system has been used for internal party walls, which has multiple benefits including improving energy efficiency, delivering sound proofing, and fire and pest resistance, and enabling a rapid and safe construction process due to the material's light

weight and the simplification of the walling system compared to frame and liner boards.

In combination with the energy-efficient climate-controlled air conditioning systems, in combination all the energy efficiency measures will reduce the project's overall CO<sub>2</sub> emissions to the equivalent of taking 62 cars off the roads each year.

There are also numerous water saving initiatives which it is estimated will save the equivalent of seven 50sqm swimming pools worth of water every year. A rainwater harvesting system has been installed which will provide water for the on-site car washing bays and irrigation for the common and private gardens and lawns. All the apartment bathroom fixtures are rated at 4 star water efficiency and include high quality water smart showers.

Meriton will maintain ongoing strata and property management, which will include dedicated onsite building management and security. There is also an electronic security system which includes security card lift access from the underground car park to the apartments. An added touch of amenity is the inclusion of additional car wash bays in the car park, and parking for 27 bikes to encourage carbon-free commuting.

Meriton have been developing quality residential apartments for 50 years, and has an integrated approach which includes design, construction and property management. Vision underpins their endeavours, such as the visionary Rhodes Peninsula urban reclamation and regeneration project which turned one of the most polluted sites on Homebush Bay into a thriving community, and current projects such as VSQ North Zetland, a four tower project, and the 81-storey Infinity, the tallest residential building under construction in Brisbane. Another of Meriton's recent Brisbane projects, Soleil, won the 2013-14 International Property Award for Best Residential High Rise in Australia.

For more information contact Meriton, Level 11, Meriton Tower, 528 Kent Street, Sydney NSW Australia 2000, phone 02 9287 2888, fax 02 9287 2777, website [www.meriton.com.au](http://www.meriton.com.au)





# LOCAL EXPERTISE DELIVERS CLEARLY OUTSTANDING WORKMANSHIP

Through a combination of quality workmanship and innovation, Alutec Windows deliver exceptional glazing packages for projects like Macquarie Residences. Their team of experienced and quality-focused project management team, designers, tradesmen and apprentices worked on the project for ten months, fabricating and installing all the sliding windows, awnings and sliding doors for the 405 units and common areas.

Alutec worked closely with their glass supplier, Viridian, to obtain products which would meet the WERS energy rating and acoustic requirements. 100mm commercial suites and 165mm secondary glazed suites were used on certain elevations, to ensure excellent thermal and noise protection, and specialised internal glazing.

They also work in close collaboration with their aluminium supply company, Ullrich Wintec Aluminium Systems, and proactively work with them to design new suites which can meet the aesthetic and performance goals of the latest architectural trends and styles. This means they can provide a client like Meriton with results which are distinctive and absolutely suited to the project, as they have at Macquarie Residences.

Alutec's Directors and senior staff are hands-on, and involved in every aspect of the company's projects, including fabrication and on-site installation. This also ensures their team remains focused on safety and delivering defect-free workmanship, and provides ongoing opportunities to ensure the company's apprentices are receiving the best possible on-the-job training.

The scale of the Macquarie Residences project resulted in Alutec employing more qualified staff for both the fabrication and on-site

installation teams. During the 10 month project timeframe the company also relocated to a new manufacturing facility which has increased floorspace by 500% and enables a vastly increased volume of production.

This is timely, as Alutec's results at showcase projects such as Macquarie Residences and other Meriton projects including Vantage Rhodes tower, has gained them an ever-increasing number of contracts since they commenced operations in 2008.

In addition to their eye for quality craftsmanship and exceptional standards of onsite installation workmanship, Alutec also have the advantage of being an Australian, family-operated business.

By manufacturing everything locally, and working exclusively with locally-based suppliers, Alutec are able to meet tight timeframes with absolute confidence and maintain complete control of the quality of both their supply chain and their production, ensuring everything meets the Building Code and all applicable Australian Standards.

"Alutec is a unique company employing all local qualified tradesman and apprentices," said Alutec Director, Steven Doriguzzi.

"We are a member of the Australian Window Association, and we ensure we comply with their regulations and undergo AWA quality auditing"

Alutec Windows are currently working on numerous other new developments throughout the Sydney region, including Meriton's VSQ4 in Zetland and Epping Park in Epping.

*For more information visit [www.alutecwindows.com.au](http://www.alutecwindows.com.au)*



## THE FIRE PROTECTION SPECIALISTS

The number one priority of any new development is to ensure the safety of its occupants and people who interact with the building on a day to day basis. The provision of adequate fire safety and security for employees and visitors to 88 Talavera Road Macquarie Park was, understandably, a key element in the design and construction of the building and its environs.

Premier Fire Services were invited to undertake the challenge of ensuring that the building met all fire protection requirements. The company has been involved in fire protection services since 1987 and is now one of the largest independently owned fire protection companies in NSW. Having established a close working relationship with Meriton Apartments on many previous projects over the past ten years, such as Lobana Place in Sydney, Residential Complex at 132 Killeaton Street St Ives and 361 Kent Street, Sydney.

Premier Fire Services were able to understand their client's needs and expectations and provide a fast tracked service solution of the highest level.

Premier's expertise falls in to two main areas; that of fire protection systems design, supply and installation into new and existing buildings (including the provision of sprinklers, alarms, intercommunications,

hydrants, hosereels, extinguishers, emergency exit lights and fire doors) and the testing and maintenance of existing or previously installed systems.

At 88 Talavera Road Macquarie Park Premier provided all fire protection systems including, automatic fire sprinklers, fire detection and emergency warning and intercommunication systems throughout the building.

They ensured that all the relevant codes and conditions were met as required by law to create a safe working environment.

There is no room for compromise in such an industry and the employees, procedures and equipment used by Premier, not only in 88 Talavera Road Macquarie Park, but in all their projects are of the highest standard and quality possible.

Premier Fire was proud to be involved in the project at 88 Talavera Road Macquarie Park and that involvement has strengthened the already strong ties between Meriton Apartments and Premier Fire Services.

*For more information contact Premier Fire Protection Services NSW Pty Ltd, 2 Railway Parade, Thornleigh NSW 2120, phone 02 9980 8777, fax 02 9980 9676, email [info@premfire.com.au](mailto:info@premfire.com.au), website [www.premfire.com.au](http://www.premfire.com.au)*





## BUILDING A STRONG REPUTATION

**Kaleva Building Company Pty Ltd did the internal carpentry fitout for Macquarie Residences.** This multistorey, 412 apartment development is situated on the corner of Talavera Road and Alma Road, Macquarie Park, 12 kilometres north-west of the Sydney CBD. It consists of a mixture of 1 and 2 bedroom apartments (some with a study) as well as studio apartments. Kaleva's scope of works included the supply and installation of fire doors, hardware, skirtings, wardrobes and bathroom fittings.

Kaleva has been in the building industry for 30 years. The company specialises in domestic and commercial carpentry and joinery. Its services include the supply and installation of timber wall frames, floor joists, flooring and decking, conventional roof frames, prefabricated roof trusses, bathroom joinery and fittings and complete internal fitouts (including doors, architraves, skirting, built-in robes, door furniture, timber and steel door frames).

Kaleva has worked on projects that range from small scale group housing to large villa developments, townhouses, high rise apartments and commercial buildings.

"We have developed a team of high quality carpenters whose workmanship is second to none," said a company spokesperson.

"Building on many years of quality experience and the development of a competitive pricing structure we have been able to expand our business and earn a highly regarded reputation as a reliable business that completes their work on time and on budget."

**For more information contact Kaleva Building Company Pty Ltd,** Unit 32, 5 Inglewood Pl, Baulkham Hills, NSW 2153, phone 02 9629 5644, fax 02 9629 3599, email [matthew@kaleva.com.au](mailto:matthew@kaleva.com.au)



## MAGNIFICENT WORKMANSHIP FOR MACQUARIE RESIDENCES

**Like the stone for which they are named, Marble World create beauty, a sense of panache and timeless quality for projects such as Macquarie Residences.** Their scope on the project included not only stone items but also glass, tiling and timber panelling, all immaculately installed.

They manufactured and installed Quartz stone Kitchen bench tops, Quartz stone shelves in the bathrooms and Kitchen Colour Glass splash backs in all of the units. Their team also tiled the Serviced apartments lobby with marble and granite, fabricated and installed timber veneer cladding the reception joinery, which features a dramatic green onyx lit feature also crafted and installed by Marble World.

The quartz stone and glass splashbacks for the apartments were completed within a seven month timeframe by a team of three trade-qualified staff, and the lobby tiling, joinery and reception feature took a team of four staff around six weeks.

Because Marble World have excellent trade skills and a solid supplier network, the main challenge of the job was the logistics of completing works in the lobby, where there were numerous other trades

concurrently completing their parts of the program in order to assure it would be finished in every detail in time for the official opening.

"This project was one we enjoyed completing, and we believe it is one of our best in terms of the workmanship and level of quality and detail," said a Marble World Spokesperson.

"When delivering our work to our client, we make sure we have a friendship so that it's easy to communicate with them. We provide samples for their approval and we involve them with the final designs and materials and advise what will work best with what they are trying to achieve."

Marble World supply and install kitchen benchtops, vanities and lobbies, and have also commenced full fabrication and installation of kitchen joinery in collaboration with a subsidiary company. They can supply projects with products in marble, granite and speciality stone, such as the onyx used for Macquarie Residences, in addition to timber both solid and veneers.

**For more information contact Marble World Pty Ltd,** phone 02 9728 7717, fax 02 9728 6745, email [marbleworld@hotmail.com](mailto:marbleworld@hotmail.com)