

# DESIGNED FOR LIFE

CLIENT: Sekisui House Australia  
MAIN CONSTRUCTION COMPANY: Parkview  
ARCHITECT: AJ+C  
STRUCTURAL ENGINEER: JSBC Consulting  
CONSTRUCTION VALUE: \$60 million



Melrose Park – Pulse & Pavilion is a luxury residential development with a range of technology-driven initiatives including electric vehicle charging stations, NBN node-to-residence connections, environmental monitoring systems, sensor street lighting, an indoor activities centre, BBQ area, gym, sauna, and yoga studio.

The latest project by leading residential developer Sekisui House is nearing completion. Pulse and Pavilion together included 156 apartments across two separate buildings, rising up to 9-storeys on a combined ground floor podium above a 2-storey basement carpark. Surrounding the new buildings are extensive landscaped areas including play and barbecue facilities.

Pulse and Pavilion feature superior internal finishes, amenities and technology along with a striking external design. The development comprises Stage 3 of the multi-stage Melrose Park residential district in Sydney and new roadworks are also well underway to connect the area to the wider district.

Across the entire Melrose Park master plan there will be 6,000 apartments, creating a vibrant new community located centrally near Sydney's Parramatta River. Pulse and Pavilion is the first stage to be delivered by main contractor Parkview Constructions.

Parkview is an industry-leading property company with a 25-year history of delivering outstanding project outcomes for diverse clients.

In addition to residential, Parkview specialises in sectors such as aged care and social housing, commercial, industrial, education, sport and recreation, public facilities, retail and hospitality.

Parkview has an internal team of over 200 skilled personnel managing projects across the complete value chain from strategic planning through to concept design, construction and post-completion. The company is accustomed to working alongside project stakeholders to achieve the best project outcomes.

During the project Parkview deepened its strong working relationship with Sekisui House. "It was great to have a very involved client working alongside us," said Steve Desho, Project Manager.

"This is Parkview's seventh project with Sekisui House and we have built over 1,500 apartments for them so we have a longstanding relationship based on mutual trust.

"It means we understand Sekisui's needs and have proven our ability to consistently deliver their vision ahead of time and within their

budget," he continued. "They know that our team will always deliver what they need."

The Pulse and Pavilion project was not without challenges. Inclement weather in the early stages of construction made excavation works tricky. Later in the project the impacts of COVID were felt with labour shortages and material delays exacerbated by the fact the local council area, the City of Parramatta, was affected by extended lockdowns.

"There were definitely challenges but we had a strategy for dealing with them," Steve explained. "Early procurement was a key factor for us. One of our main priorities was to accelerate the design on long lead items and get the procurement organised. It's a strategy that worked really well for us and we managed to get the project completed with no delays to the overall programme."

The smooth delivery of the project was helped by the close working relationship between Parkview and its subcontractors.

"Most of our subcontractors have done extensive work for Parkview before so they already have a good understanding of our processes and methodologies," Steve said. "That made communication a lot easier and helped us achieve the best outcome on the project in terms of quality, time, cost and safety."



Project quality is a cornerstone of the Parkview way. The company's three stage design management process of Early Planning, Construction and Completion/Handover enables the project team to find best value designs that ensure the smooth delivery of projects within budget and without delays.

The on time delivery of the Pulse and Pavilion project despite the external challenges has been a major accomplishment. "We're proud of getting such a high quality result on this project," said Steve. "The aesthetic of the finished building is even better than the architectural renders. It's a great achievement to have exceeded expectations on a project like this."

For more information contact Parkview Constructions, PO Box R1779, Royal Exchange NSW 1225, phone 02 9506 1500, email enquiries@parkview.com.au, website www.parkview.com.au



**Below** Power Distribution Australia installed an Endeavour Energy substation along with a high voltage line extension and earthing grid.



**Below** Chalouhi provided site remediation services, removal and remediation of contaminated material and temporary diversion of existing utilities.

As part of the project, Power Distribution Australia (PDA) installed a new 1000kVA Endeavour Energy substation along with a high voltage (HV) line extension and earthing grid to supply energy for the entire Melrose Park precinct.

As a Level 1 accredited services provider, PDA had the capability and experience to coordinate the works which involved multiple stakeholders. “The project was complex but everyone worked well together,” said Emily Rossi. “Communication is key on a project like this. The main contractor, Parkview, is a well-established client and we have a long working relationship with them which meant we knew what to expect.”

The project had a tight construction programme and the limited availability of materials during the COVID pandemic made the works even more challenging. “Lead times can be an issue especially for internationally-built equipment,” Emily said. “However we have good relationships with all our suppliers which helped us achieve our milestones.”

Established eight years ago, PDA is a family owned and operated business founded by Tony Rossi, who brings over 25 years of industry

experience and his daughter, Emily Rossi. “The family-oriented mentality influences every aspect of how our business is run,” Emily said. “We are passionate about our work and treat every client and project as an extended part of our family. We strive to form strong partnerships with developers, consultants and builders to achieve the best results.”

The passion PDA brings to every project large and small is the key to their success, with an established track record of completing projects on time and budget. Covering Level 1 construction works, private network installation and earthing design and installation, PDA are electrical infrastructure experts with the insurances and management systems in place to cover any project.

*For more information contact Power Distribution Australia, 57 Argyle Street, South Windsor NSW 2756, phone 02 8880 3514, email emily@pdas.com.au, website www.pdas.com.au*

The third stage of the landmark Melrose Park urban smart community comprising of two new residential developments, Pulse and Pavilion, is breathing new life into this area of Sydney. On the project, leading civil engineering and construction contractor Chalouhi provided site remediation services for main contractor Parkview Constructions including the removal and remediation of around 20,000m<sup>3</sup> of contaminated material and the temporary diversion of existing utilities.

To accelerate the overall programme, Chalouhi also constructed basement retaining shoring systems concurrently with the remediation works. Chalouhi designed an innovative retaining system for the future road easement to avoid impacts on upcoming stages of the development, ensuring future construction and road infrastructure can be delivered more smoothly.

Managing the remediation of an EPA audited site while also constructing shoring walls was a challenging approach. “We had to work hard to achieve an EPA registered site audit statement,” said Jordan, Project Manager. “This was achieved through close collaboration with multiple stakeholders and transparent delivery of works using technology such as GPS survey tools.”

On the project Chalouhi continued their strong working relationship with Parkview, having recently completed the bulk excavation of a 20m deep five-level basement for Parkview’s 48-storey mixed-use development in Parramatta, utilising telescopic arms to improve project efficiency.

Over the past decade Chalouhi have grown into a dynamic company with a strong reputation based on innovation, quality and excellence. They provide a wide range of services including coordination, engineering and site preparation, working closely with Sydney’s leading consultants, architects and developers.

Chalouhi’s reputation in the industry is built on their track record of project completion on time and on budget. Their diverse team of hardworking professionals make them a leading choice for builders. Their award-winning approach is founded on their commitment to health and safety, environmental protection and quality management.

*For more information contact Chalouhi, 2/22 Centenary Avenue, Moorebank NSW 2170, phone 02 9790 3799, email estimating@chalouhi.com.au, website www.chalouhi.com.au*



Below Renyi complete a thermal performance analysis of Stage 3 at Melrose Park.

Below Premium Fire Services provided the design, supply and install of the wet and dry fire services at Melrose Park.



Renyi is a sustainable building engineering and design firm based in Sydney and offering a comprehensive range of environmental building design solutions. They help leading builders nationwide achieve optimised design solutions that meet the highest standards of environmental performance.

Renyi were appointed by main contractor Parkview Constructions to complete a thermal performance analysis of Stage 3 (Pulse and Pavilion) of the Melrose Park integrated urban development in Sydney.

Renyi conducted an AFRC (Australian Fenestration Rating Council) thermal analysis of the building to predict the thermal performance of the façade systems. Based on the output of this analysis, they then made recommendations to Parkview about how to achieve a compliant design that also met the architectural and aesthetic requirements of the design.

“Our recommendations were based on a number of factors including cost, aesthetics and availability in the market,” explained Allan Ang, Director. “We have a streamlined process to identify solutions that are cost effective and perform in the real world.”

Based on Renyi’s recommendations Parkview were able to procure and install the specified products to achieve a compliant design. Renyi reviewed the installation to verify compliance and produced a final design statement. The whole process was smooth and efficient from start to finish thanks to the strong collaborative relationship between all the parties.

“Parkview are a fantastic client to work with,” said Allan. “We’ve done many jobs with them and they always know what they are doing. We are proud of our unique methodology and the successful outcome of the process we introduced to Parkview and all our construction clients.”

Renyi’s expertise covers many industry sectors from highrise residential to large scale commercial developments. On all their projects, Renyi are dedicated to leading the way in sustainable building to reduce the Australian construction industry’s carbon footprint and achieve cleaner, greener cities.

**For more information contact Renyi**, Suite 2404 Level 23, 520 Oxford Street, Bondi Junction NSW 2022, phone 02 9316 8882, email [info@renyi.com.au](mailto:info@renyi.com.au), website [www.renyi.com.au](http://www.renyi.com.au)

**The Pulse and Pavilion residential developments in Sydney’s Melrose Park North urban renewal project represent a milestone in the transformation of the area into a world-class smart community.** Specialist contractor Premium Fire Services provided the design, supply and installation of the wet and dry fire services and passive fire services within the developments including sprinklers, hydrants and smoke detectors.

“We’ve worked with the main contractor Parkview before and it was great to be appointed for this project,” said Jimmy Zheng, Construction Manager. “The project went very smoothly for us. The project team put heavy and diligent effort to satisfy latest regulation under Fair Trading Class 2 Building Act and reflected high professional standards to implement the process.”

Premium Fire Services applied their extensive experience on residential projects to deliver their works. They designed the fire systems based on the project’s fire engineering strategy and completed the full installation and commissioning. To enable accelerated works completion, some commissioning was completed using special pumping system methodology in advance to facilitate the process and completion ahead of programme.

“As with all our projects, at Melrose Park we did everything we could to take care of the client,” Jimmy explained. “We always try to deliver a premium service, communicating and working with the project team to get occupancy certificates in place as smoothly and efficiently as possible.”

In addition to residential projects Premium Fire Services have satisfied customers in sectors such as offices, schools, aged care, medical centres and government buildings. They maintain the highest quality assurance standards along with one of the industry’s highest inspection pass rates. Their services span wet and dry system design and construction, passive fire protection, preparation of tactical fire plans, testing, maintenance and certification.

With years of experience providing innovative, cost-effective and high quality fire protection solutions to diverse customers, Premium Fire Services has you covered with the latest in testing and certification and an emphasis on ongoing preventative maintenance to protect what you value most.

**For more information contact Premium Fire Services**, Suite 67, 89 Jones Street, Ultimo NSW 2007, phone 02 8880 9930, email [contact@premiumfire.com.au](mailto:contact@premiumfire.com.au), website [www.premiumfire.com.au](http://www.premiumfire.com.au)



**Below** Australian Cladding Specialists supplied and installed the cladding for the third stage of Melrose Park.



Sydney based cladding subcontractor **Australian Cladding Specialists** were appointed by main contractor **Parkview Constructions** to supply and install the cladding to the third stage of the **Melrose Park residential development in Sydney, including the Pulse and Pavilion buildings.** The cladding used on the development was primarily Colorbond by Lysaght.

“We have worked with Parkview on several jobs before so we know them well and know what they expect from us,” said Claus Maarschalk, Managing Director. “This was a challenging project with very tight timescales made even more difficult by inclement weather. However, we were able to increase our resources to meet the deadlines.”

“We always try to collaborate with the builder to understand their requirements and deliver a good result,” Claus said. “Whether it’s a big job or a small job we treat it the same. We always strive for reliability and on time completion.”

Australian Cladding Specialists are experienced with most commercial cladding systems including aluminium composite panels, terracotta and sandwich panels as well as Colorbond. They have a highly skilled

team of tradespeople with experience in commercial, industrial, residential and infrastructure projects in Sydney and interstate.

Australian Cladding Specialists offer a broad range of services including cladding installation, production and fabrication, and façade renewal. They have a well equipped and modern production facility with a range of specialist equipment covering many aspects of cladding manufacture.

Safety and professionalism is paramount at Australian Cladding Specialists and they always strive for zero incidents onsite. They are also proud members of the Master Builders Association reflecting their commitment to the highest standards of quality.

“Our focus is delivering a complete service that exceeds our clients’ expectations,” said Claus. “We are cost-effective, smart and we have a reputation of performing on even the most challenging projects to finish jobs on time and within budget.”

**For more information contact Australian Cladding Specialists, 122 Lang Road, Moore Park NSW 2021, phone 1300 930 889, email [claus@aucs.com.au](mailto:claus@aucs.com.au), website [www.aucs.com.au](http://www.aucs.com.au)**