

THE NEUE ELITE

DEVELOPER : COLI Australia

MAIN CONSTRUCTION COMPANY : Parkview

ARCHITECT : SJB Architecture

STRUCTURAL ENGINEER : Taylor Thomson Whitting

CONSTRUCTION VALUE : \$116 million

Neue Macquarie Park is an incredible residential development comprising 285 elegant apartments over two striking towers which include beautifully designed kitchens, contemporary bathrooms, and extraordinary amenity standards.

Award-winning Parkview Constructions is renowned in the construction industry for delivering high quality projects which enhance community assets and lifestyles across multiple industry sectors. With an ever-expanding portfolio of projects, Parkview Constructions is admired for its integrity and excellence in construction, including its focus on design, strategic planning, execution, risk management and uncompromising safety standards.

The company recently achieved completion of Neue Macquarie Park, the growth suburb's latest landmark comprising two striking towers of 22 and 23-levels with 285-apartments set amidst beautiful landscaping. Around 85% of the one, two and three bedroom apartments have prime corner positions and all residences include beautifully designed kitchens, contemporary bathrooms and premium amenity standards.

Neue Macquarie Park is COLI Australia's first Australian project and its selection of Parkview to build the residential development, has further cemented Parkview as the builder of choice within the Macquarie Park Growth Precinct.

Neue Macquarie Park is a high profile, very connected development with many important facilities within walking distance, including Macquarie University, a range of transport options and a blue-ribbon shopping centre. The development also retains as many as 48 native red gums synonymous with the area and complements these with an abundance of lush new landscapes to provide residents with a pleasant bushland environment.

The construction contract was issued in 2019 and the Parkview team commenced onsite in May of that year led by Site Manager, Peter Doyle and Project Manager, Antonio Scenci. The outstanding highlights of Neue include the patterned, grooved precast façade, feature entry awnings and sky homes of double and triple levels on the top of both buildings.

The main challenges faced by the Parkview team were posed by the building programme which called for both towers to be built simultaneously. "Construction took place across the whole footprint of the site," Peter and Antonio said. "As a result, space for storage onsite was extremely limited. In addition, there were Council restrictions on unloading and loading which meant that extensive planning was required to coordinate site deliveries and events like concrete pours."

An innovative solution was to have the windows installed offsite in the precast panels, a step which also eliminated the challenge of working at heights to accomplish the window installation. This resolution was an outcome of the 'Safety in Design' meetings and it also provided productivity efficiencies by increasing the amount of work being conducted offsite.

The size of the Neue project and the construction programme saw as many as 250 subcontractors onsite at any one time, with a team of 25 involved from Parkview. The completion of the project adds yet another Macquarie Park success for Parkview, having previously built Macquarie Park Village, comprising 700 residential apartments across seven buildings and 12 retail spaces, with 2-levels of basement containing 753 car spaces.

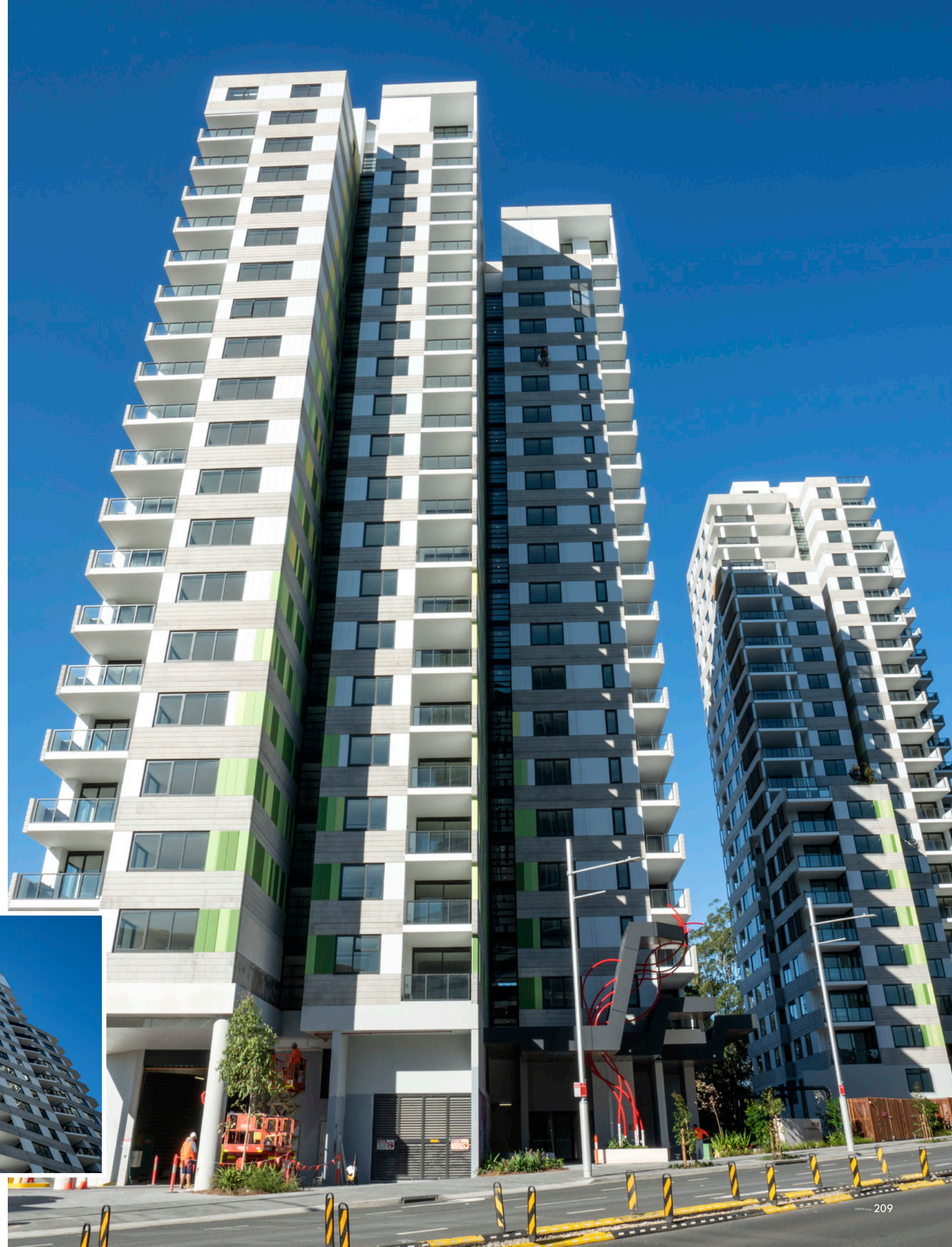


Parkview has forged its reputation as one of Australia's premier upper tier builders with an outstanding portfolio of completed projects in sectors including aged care and seniors living, residential, master planned communities, education, retail and hospitality. The company continues to pursue the growth of its business and has built a team of talented individuals to achieve this aim.

Parkview is currently engaged on a range of projects across greater Sydney including The Archibald in the heart of Bondi Junction, an 18-level tower combining sculptural features with breathtaking views of the Sydney skyline.

Completed in January 2021 was Sanctuary (Stage 1) at Wentworth Point, providing 364 apartments across four buildings. Parkview is also currently working on Granville Place, a large mixed use retail development with over 9,000m² of retail space including a Woolworths supermarket, over 25 specialty stores, gym and childcare centre.

For more information contact Parkview Group, Level 7, 60 Union Street, Pyrmont NSW 2009, phone 02 9506 1500, email enquiries@parkview.com.au, website www.parkview.com.au



Below JEC Air Conditioning Services installed Daikin DX mini VRV bulkhead systems in the project.

JEC Air Conditioning Services is an accomplished leader in the mechanical services sector, offering their clients the highest level of professional design, construction, installation, maintenance and servicing of all heating, ventilation and air conditioning requirements. JEC Air Conditioning has been in the HVAC business for over 35 years and in that time has provided their services across all construction sectors including commercial, high rise residential, leisure, medical, aged care, industrial, petroleum and educational. The proven performance of JEC Air Conditioning underpinned their engagement by Parkview Constructions on the Neue Macquarie Park high rise residential project.

The scope of the project was the design, construction and installation of all mechanical services including air conditioning and ventilation for all 285 apartments. “Our team also provided the general air conditioning and ventilation required for the common areas, the car park ventilation system and stair pressurisation, with all associated electrical works,” said Construction Manager, Alex Hadigol. “The whole installation was integrated into the Building Management Control System.”

Apartments were supplied with Daikin DX mini VRV bulkhead systems with zoning for day and night operation, providing maximum comfort for residents. “The size of the project required detailed planning in terms of having the right products available at all times to ensure the installation programme was not delayed,” Alex explained. “We involved four senior members of our team to undertake the design, estimating and project management. Standing behind them in support was our 65-strong team of engineers, estimators and drafters as well as service managers, technicians and a professional safety, finance and administration team.”

To achieve the headroom height specified in the carpark, JEC Air Conditioning provided an innovative solution using jet fans. “This was a great example of the value that JEC Air adds on any assignment. Developments in the HVAC sector are moving in a way

that requires more engineering and quality solutions,” Alex said. “We are able to utilise our expertise and professional team to provide technically advanced solutions during the project design phase, which gives JEC Air a competitive edge in the market.”

When approached by a client with a new project, JEC Air always guarantees a prompt response that includes a competent survey, fit-for-purpose design and competitive pricing. For this reason, JEC Air is heavily involved in Early Contractor Involvement (ECI) engagements, enabling the company to add the best value option to projects of any size.

JEC Air Conditioning has completed projects ranging from multi-level residential apartments to commercial retail and office buildings, including heritage listed structures requiring sensitive treatment. Other projects involve refurbishment of all mechanical plant while buildings are still occupied. While most contractors require everything to be cleared out of the workplace during the refurbishment, JEC Air takes the approach that disruptions are inconvenient and therefore, using careful logistical planning and project management, strives to carry out their work with minimal fuss and distraction to achieve successful outcomes for all parties involved.

JEC Air Conditioning Services has worked with Parkview Construction on a number of successful projects to date. “We are committed to listen to our customer requirements and delivering viable solutions outcomes in both short terms and long terms. I always enjoyed providing solutions to my customers and associates,” Alex said.

Currently, JEC Air is utilising skills on a range of projects in the medical, aged care, high rise residential, educational and hospitality industries.

For more information contact JEC Air Conditioning Services, 2 Prince William Drive, Seven Hills NSW 2147, phone 02 9674 3188, email info@jecair.com, website www.jecair.com.au



Below SP Formwork installed 90,000m² of formwork to the Neue Macquarie Park project.

SP Formwork provides professional formwork solutions for the construction industry, always delivering on their commitment to safe operations, superior performance and total reliability. SP Formwork recently demonstrated their capability by supplying, installing and dismantling 90,000m² of formwork, including jump form and perimeter screen protection at Neue Macquarie Park.

Neue Macquarie Park was designed over two towers, one of 22-storeys and the other with 23-storeys, providing a total of 285 apartments. A major effort was made on the pre-planning for the project. “One major step in the planning process that impacts the construction process is the selection of the formwork systems and equipment that will best apply to the structure,” said Managing Director, Tony Pekjovic. “SP Formwork has a vast inventory so we were able to allocate some the most technologically advanced systems currently available.”

The formwork systems and equipment required in the construction of perimeter walls, tanks and other structures throughout the basement and podium levels were carefully chosen by SP Formwork, with due consideration to aspects such as limited storage space, the construction programme, quality, speed, efficiency and the overriding priority of safety. To meet the stringent demands of the projects, SP Formwork selected systems including Peri Trio and Dintel for walls. A combination of Gridflex and conventional shoring frames system were selected for the basement carpark slabs and the high, heavy duty podium slabs.

For the towers slabs and beams construction, Peri Gridflex was the obvious choice as it is a flexible system with simple assembly and uncompromised safety, capable of supporting a concrete thickness of up to 670mm. “With its uncomplicated design and forming operations safely taking place from below, we were able to combine short installation times and a high level of safety with cost effectiveness and high quality formwork,” said Tony.

SP Formwork opted for Peri Duo for the building’s vertical structural elements, an innovative, lightweight, polymer base composite material with very high load

bearing capacity, especially designed for column and wall applications. The robust, lightweight and simple to use modular panels facilitated the speedy construction over 500 columns and blade walls.

Perimeter edge protection issues were addressed using self climbing screens. The screens operated by licenced riggers provided perimeter edge protection on the leading decks while allowing finishing trades to complete works on the façade, reducing the need for man box or swing stage systems for the completion of external works.

The size of the project presented challenges, as it required meticulous coordination of all participant trades to ensure consistent cycles of formwork, fixing of reinforcing and concrete pours were maintained, ensuring that as the structure progressed, the following trades could begin their work, ensuring the overall project timetable was met or bettered.

A further challenge was to meet an architectural aesthetic requirement to provide vertical grooves on the external core walls to create a visual impact and complement the adjacent precast concrete elements. “It was testimony to SP Formwork’s skill and ability to deliver a Class 2 formwork finish, rather uncharacteristic to the jump form system of core construction,” Tony said. “The jump form systems were purposely designed for this project.”

The design of the floor layout on the two main towers presented material access issues. These were overcome by the deployment of internal, remote control formwork hoists operated by SP Formwork. The hoists ensured consistent vertical recirculation of formwork equipment, saving valuable tower crane time and reducing the time formwork materials were stored on floors below.

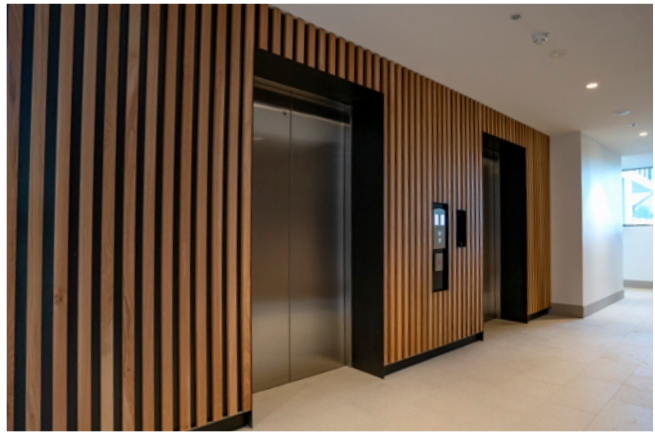
“Our commitment to outstanding quality, exceptional customer service and superior safety performance saw us complete the structural phase of the Neue project well ahead of schedule.”

For more information contact SP Formwork, Unit 7/51 Owen Street, Glendenning NSW 2761, phone 1300 773 676, email info@spformwork.com.au, website www.spformwork.com



Below Precast Elements completed 1,262 individual elements of precast including structural walls and balustrades.

Below ABE Consulting were responsible for the accessibility design as well as the performance solution report.



Precast Elements is a leading specialist in the design, manufacture and installation of high quality precast concrete products, supplying projects ranging from high rise residential apartment buildings to commercial and industrial developments, sporting stadiums, prisons, civil and transport infrastructure. Precast Elements brings over 20 years experience to every project, delivering a hands on, practical, safe and cost effective precast solution.

When Parkview Constructions needed a supplier capable of handling the significant precast requirements for the Neue Macquarie Park development, they turned to Precast Elements. The project is one of the areas major recent projects and consists of two towers of 22 and 23-storeys. Precast Elements relished the challenge of bringing the project to life with its capable team.

Precast Elements’ scope of work encompassed all external structural walls, balustrades and landscaping furniture, totalling 1,262 individual elements. “By any measure, this was a substantial project,” said Daniel Arias, Senior Project Manager. “The design phase involved a high level of collaboration with Parkview and project consultants. Following fluidly with the design, manufacturing commenced in August 2019 with completion and placement of final elements in May 2021.

At peak of construction, our team combined up to 60 people between design, manufacturing and project construction teams.”

The project included a number of special finishes and challenges, notably alignment with the feature pattern grooves on the external walls, with coordination throughout design to installation phases, ensuring aesthetic pleasure. “With the combination of both towers, we delivered over 15,000 lineal metres of grooving features to the external walls,” Daniel said. “Our greatest challenge like most in the industry was adapting and evolving with the global pandemic. With careful planning and execution we reconfigured our manufacturing systems and installation methods with a successful outcome.”

Precast Elements recently completed major projects such as the Rhodes Station Central Precinct for Billbergia and the Westmead Hospital Redevelopment for Multiplex. Precast Elements are now underway with a series of new projects with industry leaders such as Lendlease, Kane Constructions, Multiplex and Georgiou Group.

For more information contact Precast Elements, 49 Pine Road, Yennora NSW 2161, phone 02 9003 1330, email info@precastelements.com.au, website www.precastelements.com.au

ABE Consulting is a specialist consulting business focused on creating practical accessible built environments for all end users, providing outcome based professional advice to project managers, building designers, architects and building certifiers for all types of property development projects.

Renowned for their extensive experience and professional approach, ABE Consulting was contracted by COLI and Parkview Constructions to provide accessibility consulting services for the Neue Macquarie Park residential development, a project encompassing 285 apartments over two towers. Founding Director, Abe Strbik described the brief as comprehensive, requiring a review of the architectural plans to ensure compliance with AS4299, the Adaptable Apartment requirements, and to confirm that the buildings met Disability Discrimination Act (DDA) requirements as per the BCA National Construction Code, AS1428.1-2009 and the Disability Access to Premises Standards.

“We were involved from concept design to completion (OC) phases to ensure compliance with accessibility requirements,” Abe explained. “We addressed some site constraints via a Performance solution report.”

A number of site features required special attention. The street gradient interfacing pedestrian entries at the allotment boundary presented some challenges to line up with the building entries and stairway. Design changes during construction had flow on effects for accessibility design.

ABE Consulting has been chosen as the preferred access consultant on thousands of projects in the residential, commercial, education, health care, and retail sectors throughout New South Wales and Australian Capital Territory since their establishment in 2013. ABE Consulting are involved at all stages of the design and construction phases including site audits to identify access barriers and provide recommendations and solutions to improve accessibility.

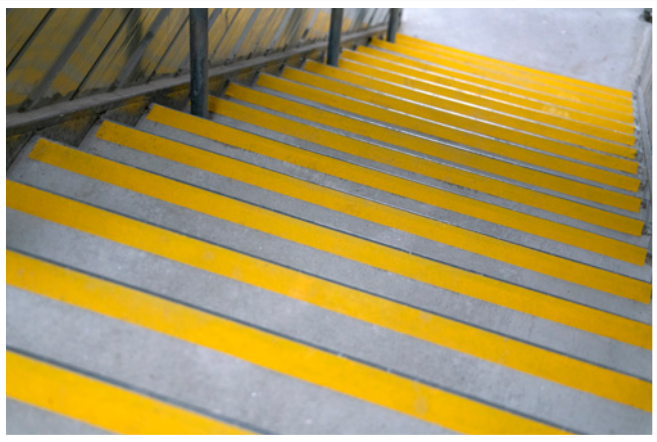
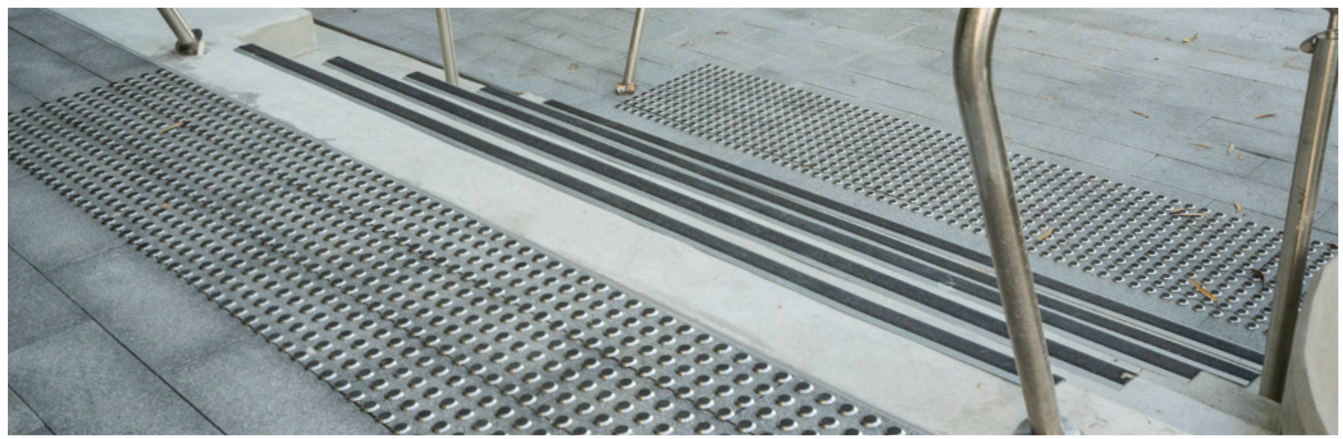
Current projects by the company include Elara Shopping Village for Parkview, Greenwich Health Campus for HammondCare, Meadowbank TAFE Precinct for Hansen Yuncken and 180 George Street, Parramatta’s tallest riverfront residential tower development for Meriton.

For more information contact ABE Consulting, Level 1, 280 Norton Street, Leichhardt NSW 2040, phone 02 8065 0400, email info@abeconsulting.com.au, website www.abeconsulting.com.au

Below Safespot Architectural Products installed their Millennium range of tactile indicators to Neue Macquarie Park.



Below National Sign Build completed all of the wayfinding, identification, statutory and external signage including public art.



The mission of Safespot Architectural Products is to facilitate safe and independent access to the built environment for blind and vision impaired people through the supply and installation of Tactile Ground Surface Indicators (TGSIs) and stair nosings.

Safespot was selected by Parkview Constructions to supply and install TGSIs and stair nosings to meet the relevant Australian Standards at the Neue Macquarie Park development of two towers of 22 and 23-storeys. This involved installing the nosings and tactile indicators, where required, to all fire stairs, public access stairs, the landscaped area and the lobby stairs.

The company only supplied the highest quality and robust tactile indicators. “Our Millennium range is crafted from solid 316 marine grade stainless steel and is uniquely machined into one piece resulting in superior strength and durability,” said Director, Melanie Hunter. “Importantly, Safespot’s tactile indicators and stair nosings are all slip resistant, greatly reducing the probability of injury and avoiding unnecessary liability claims.”

The Neue project was straightforward from Safespot’s perspective, with all stair nosings and indicators being installed over a two week

period utilising three staff. “We approached the project with the same level of attention to detail and professionalism as we do with all our contracts, large or small,” said Melanie.

Safespot TGSIs are fully compliant with AS/NZS 1428, 4:2002 for stairways, ramps, escalators and travelators. The company also has a range of tactile mats, skate board deterrents and single directional indicators, all in a range of colours. Safespot’s tactile elements have been tested by the CSIRO for luminous contrast qualities and slip resistance.

Safespot’s tactile indicators and stair nosings are in demand across the Greater Sydney area and have recently been successfully installed at the Tallawong to Chatswood section of Sydney Metro Northwest, the Darling Harbour Entertainment Precinct and the Sydney Cricket Ground at Moore Park.

For more information contact Safespot Architectural Products, 30/56 O’Riordan Street, Alexandria NSW 2015, phone 02 8068 8783, mobile 0406 753 977, email sales@safespot.com.au, website www.safespot.com.au

National Sign Build is at the top of their field in the creative design, manufacturing and installation of signage. From custom, bespoke signs, to large scale sign programs including national branding rollouts, the National Sign Build team has the proven capability to take any signage project from initial survey, to concept and design, manufacturing and successful installation across the country.

Parkview Constructions engaged National Sign Build to deliver the signage package for the Neue Macquarie Park residential development. The signage brief covered all statutory signage requirements to meet BCA and Australian Standards, unit numbers on 285 apartments, all basement signs, extensive wayfinding signage and external street signage as per Council requirements including public art to the building.

National Sign Build worked closely with Parkview to meet the architectural signage specifications and completed shop drawings for approval prior to manufacturing. “Installation took place in stages over about two months with up to four of our own installers on the job,” said Managing Director, Graham Shannon.

Another major component of National Sign Build’s work is corporate branding programs, particularly for businesses with a national

footprint. “We are proud to service signage for CBA nationally, as well as working with other corporate company’s nationally. We provide all the corporate signage design to meet brand architecture, then manufacture and install according to our clients’ requirements.”

From their manufacturing facility at Arndell Park in Sydney, National Sign Build can ship to any location in Australia and utilises accredited partners including their own staff to perform installations.

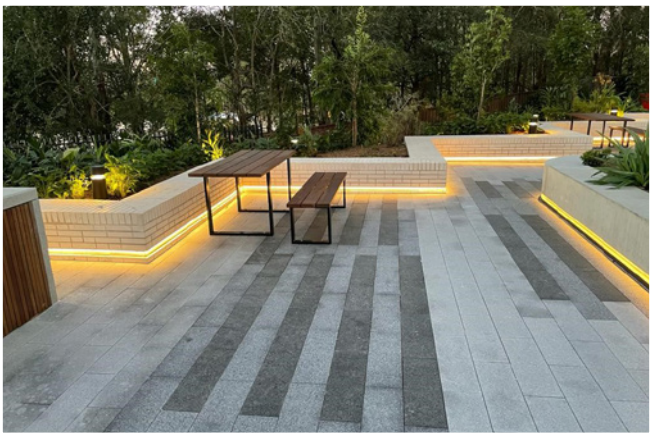
Currently they are working for Parkview at Granville Place which has two 20-level towers with 2-levels of basement parking and 617-apartments. They’re also doing the signage at Murrurundi Hospital which includes a heritage section for which National Sign Build is supplying a Corten steel heritage monument.

For more information contact National Sign Build, 4/8 Vangeli Street, Arndell Park NSW 2148, phone 02 9678 9540, email sales@nationalsignbuild.com.au, website www.nationalsignbuild.com.au

Below Oxford Electrical Group completed the installation of the electrical and communication systems.



Below Style Timber Floor supplied European Oak flooring from their Milano collection to the project.



Electrical Oxford Electrical Group has experienced solid growth since their establishment in 2010 by Director, **Fred Helou**. Oxford Electrical Group has worked on some of Sydney's landmark projects and enjoys a significant level of repeat business from clients who appreciate the company's professionalism, high quality workmanship, safety and budgetary requirements.

Engaged by Parkview Constructions for the impressive Neue Macquarie Park residential development, Oxford Group undertook a design and construct contract for all electrical and communications for this project.

Aadler Engineering was engaged by Oxford Group and both implemented the agreed design and consultation required, which covered the installation but not limited to temporary works, NBN infrastructure, structured cabling, supply and installation of lighting and power, the supply and termination of the Main Switchboard, Main Distribution Board, Meter Panels and House Boards.

Neue Macquarie Park is a significant development with over two towers of 22-levels each, with a total of 285 apartments plus common areas. The size of the project saw Oxford Group involved

from September 2019 to April 2021, completing the project with an amazing crew under the guidance of a PM and Site Manager with an excess of 20 qualified staff and subcontractors.

Special attention was given to a number of design and installation elements which included external landscape and feature lighting, the luxurious fitouts of lobbies, along with the high end apartment finishes. "We always strive for perfection on all our projects and Neue was no exception," said Construction Manager, George Helou.

Oxford Electrical Group has recently been involved in several outstanding developments including NEW LIFE Project which comprised of a mixture of boutique and serviced apartments at Bondi Junction, SILKARI Prestige apartments at Pagewood and is currently working on Melrose Park Stage 3 and the design at Babylon residences in Rouse Hill.

For more information contact Oxford Electrical Group, Unit 15, 20-30 Stubbs Street, Silverwater NSW 2128, phone 02 9002 3377, email admin@oxfordgroup.com.au, website www.oxfordgroup.com.au

Style Timber Floor supplies and installs timber flooring of exceptional value and craftsmanship, specialising in high end residential apartment and hotel developments. Parkview Constructions selected Style Timber Floor to provide their quality products at the Neue Macquarie Park development.

Every aspect and amenity of the project was specified to the highest quality, including the flooring. European Oak from the company's Milano collection was recommended to the client to ensure that the flooring specification was not just met, but exceeded. "Two colour schemes, Champagne and Ivory White, were selected for the flooring to blend with the colour palette in the apartments," said Managing Director, Jack Wang. "The 190mm boards add charm and warmth in any setting and provide a valuable addition to the overall ambience in the apartments."

Style Timber Floor faced a challenging installation programme as both towers were being constructed at the same time. "Over a period of around eight months, we successfully and efficiently completed the assignment using up to 10 of our inhouse professional installers," said Jack. "The fact that we were just providing flooring in the apartments was a positive, as this is very typical of the work we do all the time."

Style Timber Floor is at the forefront of contemporary flooring trends, offering chic and eye catching designs to add a luxurious look to residential, hospitality and commercial premises. The company uses state-of-the-art manufacturing methods coupled with ecologically sound, quality products.

Style Timber Floor is currently providing the flooring for the Landmark residential development of 430 units at St Leonards for Hutchinson Builders and Aqualand at Milsons Point where they are installing chevron patterned parquet flooring. The company has also supplied Lendlease with a range of different timber flooring for the four restaurants at the Crown Casino at Barangaroo.

For more information contact Style Timber Floor, Shop 1/133 Botany Road, Waterloo NSW 2017, phone 02 8094 8859, email jack@styletimberfloor.com.au, website www.styletimberfloor.com.au