



HAROLD PARK LOCARNO / MIRVAC GROUP

Left Locarno is one of 6 precincts within Harold Park

## EXCITING URBAN RENEWAL

Locarno is the first of a multi-staged residential redevelopment of the former Harold Park Paceway. It will comprise of approximately 1,250 apartments on completion.



**“With more than 300 design and construction awards, Mirvac continues to set the standard for luxurious living, premier investments, superior locations and landmark buildings,” said a company spokesperson.** “Harold Park is an exciting addition to the company’s enviable portfolio of fine residential projects”.

This “urban renewal” project is located 2.5km from the Sydney CBD in Forest Lodge, close to The Royal Prince Alfred Hospital and Sydney University. Mirvac Group purchased the site in 2011 from the NSW Harness Racing Club which owned the Harold Park Paceway for 100 years. It proceeded to develop a master plan for the site to accommodate 1250 apartments in 6 precincts. Mirvac has constructed all the roads and infrastructure within the development. More than 35% of Harold Park is dedicated to parkland, creating a network of parks extending to the Blackwattle Bay foreshore.

The Mirvac Design team, with Kah Heng Yip as Project Architect, developed the design for Precinct 1, Locarno, named after the 1980 Harold Park Miracle Mile winner. Mirvac Construction, with an experienced team headed by James Crouch (Project Manager) and Paul Iann (Site Manager), has just recently completed this first precinct at a construction cost of \$100 million.

A major design challenge for the Harold Park project was integrating a modern apartment development into an inner city area and the Victorian terrace houses that line the nearby streets of Annandale, Glebe and Forest Lodge. Locarno consists of 298 apartments across four buildings (3 x 8 story and 1 x 6 story buildings) sitting on a 2 storey basement car park, around a deep soil courtyard zone in the middle.

“Mirvac’s designers have created versatile spaces centred on open-plan living, with high ceilings, expansive windows and flowing indoor-outdoor layouts that ensure optimal natural light,” says a company spokesperson.

The first two floors are terrace homes with street access and direct, internal access to two secure basement car spaces. The upper storeys step back and have 1, 2 and 3 bedroom apartments. One of the buildings has a non-accessible “green roof”. Use is made of “pop out” windows to create a distinctive façade. Face brickwork was used for the first 3 levels and sandstone and timber from the racetrack were incorporated into the landscaping to echo materials used in the surrounding area.

To give a more established feel to Locarno, Mirvac has planted advanced trees. “Pocket parks”, with seating and public artwork, have been incorporated into the Harold Park development to provide community spaces.

Another major design consideration and challenge was the height of the water table and significant design work was done to hold water out and resist water pressure on the basement walls. As a result, Mirvac Construction has built a hydrostatic basement that is fully tanked and heavily waterproofed. All fixtures and appliances in the project are 4 star rated and a rainwater re-use system has been incorporated into the design for irrigation and toilet flushing.

Precinct 2, Eden, is due for completion at the end of 2014. The first two precincts were pre-sold with prices ranging from around \$500,000 to almost \$2 million. Precinct 3, Maestro, and the Rozelle Tram Depot Redevelopment are due for completion in early 2016. The heritage-listed Tram Depot, located on the northern edge of Harold Park was home to trams from 1904 to the 1960s. Its iconic character will be retained to become the focus of Harold Park’s retail quarter with boutique shops, cafes, a gym and dedicated space for community use.

“The project (Locarno) was brought in on budget and on programme,” said James Crouch. “The sub-contractors all worked very well with us to deliver the project on time and to a high standard.” Mirvac takes pride in “looking after its customers”, in “addressing community concerns while the project was under construction” and in producing a development that, if sales are something to go by, has been very successful.

**For more information contact Mirvac Group**, Level 26, 60 Margaret Street, Sydney NSW 2000, phone 02 9080 8000, fax 02 9080 8111, website [www.mirvac.com](http://www.mirvac.com)



**Below** Raines Carpets Pty Ltd .instsilled the carpets in Harold Parks lobby's and apartments.



**Two hundred and fifty apartments and lobbies to carpet? No problem for Raines Carpets Pty Ltd, who was contracted to supply and install all the carpets, to apartments and lobbies for the Harold Park Locarno project.**

Raines Carpets specialises in all aspects of flooring works. Founded by the Raines family, the company began operations in 1980 and today services the states of NSW, ACT, Queensland and Victoria. It provides complete flooring services which include initial design, complete project management, supply, installation and maintenance. Raines Carpets Commercial Division operates out of a modern, purpose designed facility in the Sydney suburb of Banksmeadow.

“With over 225 combined years of experience within our flooring consultants and over 250 combined years of installation experience, Raines Carpets has continued to stay ahead of its competition by offering innovative and sustainable products and designs from around the globe to meet the demands of our commercial clients,” said David Raines its Executive Director.

“The majority of our installers are employees which is an industry first... Raines Carpets has made this investment to ensure quality control throughout all projects.” Raines Carpets’ installers are experienced in a broad range of flooring installation methods including conventional, direct stick, dual bond, Axminster, carpet tiles, vinyl and floating floors.

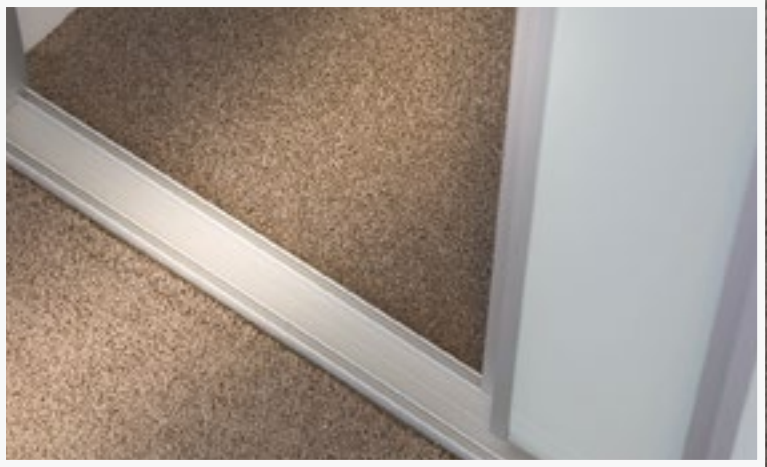
The Harold Park Locarno project team was led by Jeff Morgan. “Our state of the art IT estimating and cutting applications

ensure that all team members involved in the project are seamlessly kept up to date as the project progresses,” said Lee Morgan its Commercial Manager. Other projects Raines Carpets have worked on for Mirvac in NSW include the Endeavour 88 project in South Coogee involving 145 homes, completed in May 2012 and the Era project in Chatswood, a 43 storey mixed used building with 295 apartments and a 5 storey retail section, completed in February 2014.

Some of Raines Carpets current and recently completed projects include 330 apartments and lobbies at Wentworth Point, NSW (Billbergia Constructions), 135 apartments and lobbies at Urba, the 19 storey mixed development at Redfern, NSW (DeiCorp) and 250 apartments and lobbies at Viva Apartments at Top Ryde, NSW (Crown).

Raines Carpets have provided flooring services not only for high rise apartments but also for commercial facilities, industrial building refurbishment and upgrades, education, health and aged care facilities, retail fitouts and hospitality fitouts. This includes the Virgin Australia lounges in Sydney, Canberra, Cairns and Melbourne. Over the past 4 decades, “assuring our clients of our utmost attention at all times has been our first priority,” said David Raines.

***For more information contact Raines Carpets Pty Ltd,*** Unit 8, 3 Exell Street, Banksmeadow NSW 2019, phone 02 9316 8030, fax 02 9666 6170, email [info@rainescarpets.com.au](mailto:info@rainescarpets.com.au), website [www.rainescarpets.com.au](http://www.rainescarpets.com.au)







**Below** Glavcom Pty Ltd installed all the joinery for Harold Park Locarno's 250 apartments.

# GLAVCOM.

**Glavcom Pty Ltd was contracted to provide shop drawings, manufacture, supply, coordinate and install all the joinery for the Harold Park Locarno project.**

“Glavcom has had a successful ongoing relationship with Mirvac on a number of projects. This alliance has been built up over many years by setting high standards and delivering quality joinery,” said Director, Pasqualie Callipari. “We understand Mirvac’s appreciation of high quality finishes which makes them the leaders in this industry in design, construction and delivery of their projects.”

Glavcom specialises in detail joinery for multistorey residential projects to commercial fitouts. It has a varied workforce of over 70 employees, from shopfitters, cabinetmakers and carpenters, to construction managers and building professionals.

“Our design team has over 20 years of industry knowledge and experience; so when it comes to working closely with architects and builders, Glavcom is able to assist with transforming conceptual ideas into functional and innovative designs,” says a company spokesperson.

Glavcom employs the latest software packages including AutoCAD, Cabinet Vision and Revit to create detailed drawings and plans that are easily viewed and modified on the fly, creating a streamline process from idea to design. Glavcom has invested heavily in such software programmes to streamline our production process by enabling our drawings to be readily translated into a language that our production machines are able to understand; thus ensuring the most efficient production process available to the industry.

Glavcom’s purpose built facility of over 5,000 square metres boasts the most up to date European machinery. It has the capabilities to manufacture a large volume of work and cater to a diverse client base.

The joinery package for the Harold Park Locarno project included foyers, lobbies, kitchens, linens, laundries, wardrobes, timber veneer fixed screens to kitchens and stairwells, sliding privacy screens, glass sliding doors to robes and bathroom vanities. Some of the finishes and products used include polyurethane, various veneers, Hettich Innotech soft close hardware, 4mm vinyl backed glass to robes used in the sliding screens in Studio apartments and Hafele wardrobe systems.

Glavcom’s recent projects include various multistorey residential projects such as the 34 dwelling apartment building, 5B2 at Breakfast Point (Richard Crookes Construction), NSW. Glavcom provided shop drawings and manufactured, supplied, coordinated and installed all joinery for kitchens, laundries, robes, linen cupboards, cloak cupboards and vanities.

Distillery Hill’s “Silk Apartments” (Lend Lease) at Pyrmont Point, on the edge of Sydney’s CBD, is yet another example of a successful, high-end, prestigious joinery project completed by Glavcom. Glavcom provided shop drawings and manufactured, supplied, coordinated and installed the joinery for the kitchens, laundries, shaving cabinets, linen cupboards, media desks, wardrobes, sliding doors, feature walls and doors, entry lobbies, window reveals, timber screens and stair treads. Current multi-storey residential projects in Sydney include the One Central Park Apartments (Watpac) located on Broadway in Chippendale and Top Ryde City Living (Crown) located in Ryde.

Glavcom has also worked on a variety of health projects such as Orange Hospital (Hansen Yuncken). The work included shop drawings, manufacture, supply, coordination and installation of joinery for kitchens, timber bed buffers, various joinery units, mobile

units, beverage bays, staff stations, medical cabinets, receptions and feature joinery.

Glavcom has also worked on many educational projects including the recent UTS Broadway Building for the University of Technology, Sydney (Lend Lease). This project included kitchens, vanities, reception counters, banquet seating, lecterns, feature walls, storage cabinets and the installation and placement of project items such as chairs, lounges, pin boards, whiteboards, desks and tables.

Glavcom prides itself on its solid reputation of delivering successful projects and on its ability to provide a complete service from concept drawings to a client’s vision of the end project.

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Right Twin Lakes Air Pty Ltd supplied the airconditioning units for Harold Park Locarno.

Sydneysiders know all too well the temperature extremes that the Sydney climate can throw at us, from 45 degree centigrade sweltering heat in summer, to below zero, icy crisp early mornings. It certainly explains why air conditioning is more of a necessity than a luxury these days, for any new apartment project and Mirvac's Harold Park "Locarno" is no different.

With 298 apartments requiring air conditioning and associated mechanical ventilation works, Mirvac sought highly experienced professionals to develop the base design completed by E. Shelmerdine & Partners Engineering Pty Ltd and to supply and install quality efficient systems. It is for these reasons that Twin Lakes Air Pty Ltd and Mitsubishi Heavy Industries Air-Conditioners Australia Pty Ltd were chosen as the preferred partners for this project.

Twin Lakes Air Pty Ltd was established in 1999 when brothers, Scott and Mitchell Cowan decided to combine their many years of industry experience. Today, Twin Lakes Air is a very successful air conditioning company with a record of many completed apartment and commercial projects behind it. Examples of completed projects include "Royal Apartments" (170 apartments and 89 hotel rooms) at Newcastle Beach, NSW (Mirvac) and "Waters Edge Apartments" (114 apartments) at Rhodes, NSW (Mirvac). Twin Lakes Air employs over 30 qualified staff, with the average employment period being 10 years per staff member. This tells a story in itself.

"Our qualified employees are our greatest asset," said Mitchell Cowan. "It is the investment we make in our staff that make us so successful today."

Twin Lakes Air and Mitsubishi Heavy Industries Air-Conditioners Australia have been associated with Mirvac for the past 15 years and have supplied and installed well over 1800 units for its residential and

commercial developments during this time. It was not an easy task for Twin Lakes Air to select the right supplier of air conditioning equipment. With so many brands in the market today, the company made the right choice for the project after looking at the precise criteria required and weighing up several important factors.

Twin Lakes Air needed a manufacturer to be more than a just supplier. Twin Lakes Air selected Mitsubishi Heavy Industries Air-Conditioners Australia Pty Ltd (MHIAA) as the supplier of choice. MHIAA is a very well respected Japanese company which enjoys a reputation for supplying a comprehensive range of technically advanced, energy efficient, reliable air conditioning systems.

Twin Lakes Air and Mitsubishi Heavy Industries Air-Conditioners Australia Pty Ltd form a partnership that supports Twin Lakes Air mission statement and its long standing relationship with one of the country's largest and most reputable builders, Mirvac.

"We can rest comfortably knowing that the 298 occupants have a high quality, energy efficient and very reliable source of cooling and heating," said Mitchell Cowan. "We at Twin Lakes Air stand by our mission statement: to stand above the competition by providing our customers with exceptional services, quality products and unparalleled customer support."

For more information contact Twin Lakes Air Pty Ltd, 285 Main Road, Toukley NSW 2263, phone 02 4396 9020, email mitch@twinlakesair.com.au, website www.twinlakesair.com.au







Harold Park Locarno, NSW

Below De Martin & Gasparini was contracted to supply, pump and place concrete on site.



**De Martin & Gasparini Pty Ltd (DMG), a specialist concrete company, has proven repeatedly that no job is too difficult.** The company was contracted to complete the Concrete Structure Package for the Harold Park project consisting of the supply, pumping and placement of concrete (17,240m<sup>3</sup>), the supply and installation of formwork and falsework (90,040m<sup>2</sup>), the supply and fixing of reinforcement (1,410 tonnes) and the design, supply and installation of post tensioning. DMG was able to design and construct the project on time, to the required quality.

DMG has extensive skills in all aspects of concrete works. The company employs over 400 people including concrete finishers, carpenters, steel fixers, pump operators, truck drivers and labourers, supported by project management, finance and administrative staff. DMG also has an extensive range of plant and equipment, one of the largest fleets in NSW.

Project Manager, Gaby Daher, who has over 12 years' experience in high rise construction, led the DMG team on the Harold Park project. Up to 180 DMG employees and subcontractors were on site during the major pours. The DA approved hours of work (between 7:30am and 5:30pm) proved challenging for the supply and placement of

concrete, in order to ensure that slabs were completed within the specified hours. Despite delays due to inclement weather and other trades, DMG completed the project ahead of schedule. "This project further strengthened our relations with our client, Mirvac," said General Manager, Louie Mazzarolo.

DMG has a comprehensive portfolio of completed projects including high-rise developments, sport stadiums, retail complexes, hospitals, warehouses, educational facilities and infrastructure works. Its current projects include 200 George Street (Mircvac), Barangaroo (Lend Lease), 20 Martin Place (Built), 5 Martin Place (Grocon), RRM Processing Centre (CIP), Summit Apartments (Hutchinson Builders), Macquarie Centre (Westfields) and Miranda (Westfields).

"DMG maintains ongoing relationships with our clients because we have earned the trust from our clients to get the job done on time and budget," said Louie Mazzarolo.

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**Below** Decade Waterproofing installed selected membrane systems to all aspects of this project.

**DECADE**  
WATERPROOFING & PRODUCTS  
COMMERCIAL AND RESIDENTIAL

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**Below** Interior Marble Pty Ltd installed kitchen and benchtops as well as exterior wall cladding.



**Decade Waterproofing is again proud to be associated with Mirvac Construction on another one of their Prestige Developments.**

On this particular project, in addition to the normal waterproofing requirements where we use high quality NewTek Membranes for Internal Wet Areas, Balconies and Terraces, a specially selected root resistant seamless membranes were used in all the green roof areas and planter boxes which are numerous. This is the norm with all Mirvac Residential Projects.

Another area that Mirvac required outstanding performance was the below ground, two level basement car park and lift shafts. Our Company had no hesitation in specifying and installing a system that we first installed in Australia some 20+ years ago, namely Pre-Prufe supplied by Grace Australia Pty Ltd. Blind side tanking system along with Bituthene 3000 to external basement walls and protected with Arma-Blue Self Adhesive medium to protect from backfilling operations.

Our expertise in below grade tanking and successfully completed projects is not always the norm in our industry!

Our motto is **“Burials are not forgotten”**.

Just ask one of the many building owners who have had the experience of an unwanted Marina in their basement or lift shaft!

In consideration of the forgoing, our Company takes pride in its achievements over the last 35 years producing along with the Head Contractors a building that is watertight and trouble free. This in turn produces happy building occupants and owners. Remembering that the No.1 building defect is “waterproofing, or lack of”.

This is a good reason to invest in a Mirvac Property as every consideration is given to the above. This leads to a long term, trouble free build that will appreciate in value over the Decades.

*For more information contact Decade Waterproofing & Products Pty Ltd, Unit 14 / No. 19 Boden Road, Seven Hills NSW 2147, phone 02 9674 4644, fax 02 9674 4633, email sales@decadewp.com, website www.decadewp.com*

*For more information on applied membrane systems and Arma-Blue Protection mediums contact Decade Products Pty Ltd, on 02 9674 4644 or visit website www.decadeproducts.com.au*

**Interior Marble Pty Ltd manufactured and installed the kitchen and vanity bench tops for the Harold Park Locarno project, as well as the external wall cladding.** The company specialises in stone vanity and kitchen bench tops, fireplaces, stone fountains, stone cladding and sandstone projects for residential and commercial projects.

Tony Gasparotto supervised the experienced on-site team and Daniel Pagano was responsible for the manufacturing at Interior Marble’s Silverwater premises. Interior Marble manufactured and installed 298 kitchen tops and 490 vanity tops. The material used internally for the kitchens and vanities was Essastone, an engineered stone product consisting of 95% natural quartz, in the colours of ‘Bone White’ and ‘Carbon’. WK-Quantum Quartz, an engineered stone in the colours of ‘Riverstone’ and ‘Coral Reef’, was used for bench tops.

The external wall cladding was black granite. The time it took to complete the work was 6 - 7 months. “The challenge was producing an excellent result within the given time frame,” said Maurice Gorga, the Managing Director. “We used an innovative approach, producing a honed finish to the back of the stone slabs, to ensure a perfect laminated finish.”

Interior Marble will soon commence working on Stage 2 of the Harold Park project. Some of Interior Marble’s completed projects include Mirvac’s Pinnacle Apartments at Rhodes Freehills in Castlereagh Street and 8 Chifley Square in Sydney. “Interior Marble Pty Ltd which began as a small business in 1994 has now become a well-recognised and reputable stone company within the construction industry,” says Maurice Gorga.



*For more information contact Interior Marble Pty Ltd, 6 – 8 Churchill Street, Silverwater NSW 2128, phone 02 9748 0077, fax 02 9748 0088*