

# NINE BY MIRVAC

MAIN CONSTRUCTION COMPANY : Mirvac Design  
ARCHITECT : Mirvac Design  
CONCEPT ARCHITECT : CHROFI  
INTERIOR DESIGN : MIM Designs  
LANDSCAPE ARCHITECT : McGregor Coxall  
CIVIL / STRUCTURAL ENGINEER : ADG  
PROJECT VALUE : \$800 million



# MIRVAC'S NINE REIMAGINES THE FORMER CHANNEL 9 STUDIOS

NINE by Mirvac is a boutique collection of 1, 2, and 3-bedroom residences and penthouses, with breathtaking views, timeless interior finishings, and approximately 6,500m<sup>2</sup> of open space. The development also includes lush parks, gardens, a lawn for active play, sheltered BBQ areas and a children's playground.

**Once the home of Channel 9, the site has been transformed into an exceptional new residential community, marking another Mirvac legacy development.**

NINE by Mirvac is more than just a residential development; it's a testament to Mirvac's commitment to creating vibrant, sustainable communities. "This project is a significant milestone for Mirvac, reflecting our dedication to excellence and innovation in urban living," notes Warwick Bible, General Manager, Residential Development NSW & QLD.

NINE by Mirvac features 442 apartments, with spacious 1, 2, and 3-bedroom residences and penthouses, many capturing spectacular views. Meandering through the boutique collection of buildings is 6,500m<sup>2</sup> of public open space.

The project stands out with its impressive specifics: 41,570m<sup>2</sup> of concrete, 'more than 37,000 plants and trees, and more than 360,014 bricks laid. The build incorporates innovative construction methods, with 760 prefabricated bathrooms craned into each apartment, ensuring the highest quality and control standards.

NINE by Mirvac also comprises a retail offering; two retail tenancies providing food

and beverage options to the residents an local community. Parabol Playground, a children's playground, that celebrates the history of television with a unique centrepiece: a section of the former transmission tower that broadcasts Channel 9 to millions of homes.

Serving as the front door to NINE by Mirvac and the parkland beyond, The Gateway Hub is a versatile space designed for residents and the local community to host meetings, celebrations, and events. This open-air pavilion, featuring a green roof, outdoor terrace seating and servery facilities delivers on the community values central to NINE by Mirvac. Additionally, the ground floor will house two workshops for bike repair, maintenance, and hobbies, along with a meeting room.

"NINE by Mirvac has been designed to seamlessly fit into the landscape with a purposeful approach. We've implemented lower impact, shorter buildings on the periphery, and placed taller structures in the middle, ensuring a harmonious balance with the surrounding environment," said Warwick.

Residents and the broader community will benefit from approximately 6,500m<sup>2</sup> of open space, thoughtfully designed by internationally renowned landscaper McGregor Coxall. This expansive area features parks, gardens, a lawn

for active play, sheltered barbecues, and a children's playground, all set against the breathtaking panorama of Sydney.

The residential community occupies the 3.2ha site of the former Channel Nine television studios in Willoughby, just 6km north of the Sydney CBD. The development of the TX tower commenced in 2021 after the significant demolition of the old Channel 9 headquarters. At its peak, the site employed 40 Mirvac staff, 15 support staff, and up to 470 workers on-site, managing multiple work fronts across ten different buildings.

Despite challenges like inclement weather, COVID-19 restrictions, and market conditions affecting subcontractor availability and materials, the project reached practical completion in mid-June 2024. Two buildings feature glass-reinforced concrete for aesthetic appeal, and the extensive green spaces foster a sense of community and well-being.

Founded in 1972, Mirvac has contributed positively to our cities and the urban landscape for over 50 years through connected communities, exceptional workplaces, and thriving shopping centres. Mirvac's purpose is to reimagine urban life, inspire innovative and bold solutions and create extraordinary places and experiences that enrich people's lives.

Mirvac continues to work on other notable projects, including Highforest at West Pennant Hills, Harbourside at Darling Harbour, and the commercial project at 55 Pitt Street, demonstrating its ongoing impact on Australia's urban landscape.

*For more information contact Mirvac, Level 28, 200 George Street, Sydney NSW 2000, Australia, phone 02 9080 8000, website [www.mirvac.com](http://www.mirvac.com)*





## FLAT-OUT EXCELLENCE: ALLPREP'S INNOVATIVE FLOOR LEVELLING TECHNIQUES

AllPrep Flooring Specialists, renowned for its expertise in floor preparation, levelling, and concrete repair, applied innovative techniques to create perfectly flat floors within the 10 buildings of NINE by Mirvac project.

With over 30 years of experience, AllPrep has extensive expertise in preparing subfloors and can refurbish, and level both old and new concrete surfaces. For NINE by Mirvac, AllPrep Flooring utilised the Laticrete Supercap Pump Truck System, a methodology with over 15 years of global application success.

As the only fleet of its kind in Australia, the ALLPREP LATICRETE® SUPERCAP® system has earned a world-class reputation for its versatility and speed. It is also praised as a major advancement in occupational health and safety for floor-levelling workers and other trades nearby.

With all product mixing and pumping done in the Mobile Blending Unit (MBU), the ALLPREP LATICRETE® SUPERCAP® system eliminates the need for manual handling and unloading of heavy product bags—often hundreds of 20kg bags per job. It also prevents exposure to dangerous silica dust, a common hazard with traditional manual mixing inside buildings.

The ALLPREP LATICRETE® SUPERCAP® system lays a self-levelling compound 50% faster than other products in the

market and sets in only four hours, allowing further construction developments to take place in record time.

Tasked with completing comprehensive floor preparation works across all 10 buildings of the NINE by Mirvac site, AllPrep undertook concrete rectification using the advanced SUPERCAP® SC500 self-levelling underlayment to 445 Apartments.

AllPrep's innovative approach to pouring the self-levelling cement involves pumping it from the self-contained truck at street level directly into the building. This not only enhances efficiency and ensures a quality finish but significantly reduces the environmental footprint by minimising silica dust exposure within the building.

When it comes to floor prep, levelling, and all things concrete repair, coatings, and polished concrete, AllPrep Flooring places quality first. For large projects, they start by inspecting the floor, then a team of skilled surveyors determine the rectifications required – an essential step for concrete rectification works.

AllPrep prides itself on delivering high-quality results on the first try.

“We have the expertise to provide the best solutions for almost any application. Getting it right the first time is crucial,” said David Kealy, AllPrep Flooring Managing Director. “We’re always raising the bar for our customers and clients. We’ve worked with Australia’s

top construction companies and, as our results show, we’ve met and exceeded their expectations,” David adds.

The AllPrep site team of 10 commenced work on the NINE by Mirvac site in November 2023 and completed their last pour in July 2024. Currently, the AllPrep team are utilising this system on the prestigious One Sydney Harbour Project, pumping self-levelling materials up to 70 floors in a single application from street level.

Through innovative techniques, a steadfast commitment to quality, and an unwavering focus on environmental and health standards, AllPrep continues to exceed industry expectations. Their reputation for delivering first-time excellence is well-earned, with a wealth of industry knowledge informing every aspect of their operations. From the initial floor inspection by experienced surveyors to the final installation of self-smoothing products, AllPrep's meticulous approach guarantees optimal results, meeting even the tightest project requirements.

Recently completed and milestone projects include LendLease – One Sydney Harbour, Mirvac – Nine, Richard Crookes – Sirius, Toga – Wicks Place.

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# SYNC MAKES A BIG SPLASH WITH PREFAB BATHROOM PODS

SYNC, an industry leader in prefabricated construction, has once again raised the bar with its latest project: the fabrication of 769 bathroom pods for Mirvac's luxury residential development, NINE by Mirvac. This landmark project highlights SYNC's commitment to innovation, quality, and sustainability, revolutionising how bathrooms are integrated into high-rise structures.

At the heart of SYNC's approach is its state-of-the-art manufacturing facility in Laverton, Victoria, where each bathroom pod was meticulously crafted. The pods feature bespoke designs with premium fixtures, natural stone-clad walls, and advanced feature lighting. Integrating 28 unique pod types highlights SYNC's customised, high-quality prefabrication capacity.

"Our focus on prefabrication allows us to deliver high-quality, bespoke bathroom solutions while significantly reducing waste and improving efficiency," said Chris Ong, Managing Director of SYNC.

By employing Design for Manufacture and Assembly (DfMA) principles, SYNC significantly reduced waste and improved recycling rates. A remarkable 99% of materials were recycled within the factory, showcasing a true commitment to environmental stewardship.

"Innovative construction methods and a commitment to sustainability are at the core of what we do at SYNC. This project exemplifies how we can deliver exceptional results while maintaining our environmental and social responsibilities," added Chris.

SYNC's off-site fabrication of the bathroom pods not only streamlined the construction process but also significantly enhanced site safety and efficiency. SYNC effectively mitigated significant risks associated with traditional construction methods by reducing the number of trades required on-site and utilising specialised machinery for material handling.

"By building prototypes and manufacturing off-site, we can control quality and safety to a higher degree, ensuring that each pod meets our stringent standards before reaching the site," Chris emphasised.

This project is yet another testament to SYNC's mastery of integrated modular solutions, reinforcing its reputation as a premier contractor in the prefabricated construction industry.

For more information contact SYNC, phone 03 8329 4111, email [info@sync.industries](mailto:info@sync.industries), website [sync.industries](http://sync.industries).



# BESPOKE FORMWORK MOULDS FOR ARCHITECTURAL EXCELLENCE

Future Form, concrete and formwork solutions specialists have made significant strides in the construction industry with their role in the NINE by Mirvac project. This high-profile project saw Future Form applying its expertise in creating and installing advanced formwork systems essential for constructing luxury residences.

innovative concrete shaping, contributing to the NINE by Mirvac residences' unique architectural features and high-quality finishes. "Our bespoke formwork solutions ensured both aesthetic excellence and structural integrity," says Ibrahim Hafza, Construction Manager at Future Form.

One of the standout features of this project is the use of bespoke formwork moulds. These custom moulds allowed for precise and

The project involved a substantial workforce. At its peak, the Future Form team reached over 100 members, showcasing the company's capability to scale its operations to meet the demands of large construction sites. This manpower ensured efficient project completion despite the challenges posed by COVID-19 restrictions and strict timelines.



Future Form's commitment to safety and innovation has been a key factor in overcoming these hurdles. The company's emphasis on these principles has allowed them to maintain progress and deliver high-quality results, even in the face of adversity.

"Managing COVID-19 restrictions and coordinating various trades were significant challenges, but our team's adaptability was crucial in overcoming these hurdles," adds Ibrahim.



In addition to the NINE by Mirvac project, Future Form is engaged in other significant developments, such as the construction of 55 Pitt Street Sydney, Waterloo Over Station Development, and the Australian War Memorial in the ACT. These projects further solidify Future Form's reputation as a leader in concrete and formwork solutions.

For more information contact Future Form, Suite 302, 45 Lime Street, King Street Wharf Sydney NSW 2000, phone 02 8376 6950, email [enquiries@futureform.com.au](mailto:enquiries@futureform.com.au), website [www.futureform.com.au](http://www.futureform.com.au)

# CONCRETING A SUSTAINABLE FUTURE

Formerly the site of Channel 9's headquarters, the new residential community, NINE by Mirvac, has been built on the solid foundations poured by Azzurri Concrete.

Initially engaged for the early works package with the civil contractor, Azzurri was later contracted to supply, pump, and place all the concrete for Stage 1, with Stage 2 as an optional extension. The team also handled temporary works engineering designs for the concrete tower placing boom and oversaw concrete mix designs.

Azzurri delivered a two-level carpark and 10 new buildings comprising 445 apartments in a controlled residential area. This included supplying, pumping, and placing 40,000m<sup>3</sup> of concrete using four tower placing booms and a stationary boom.



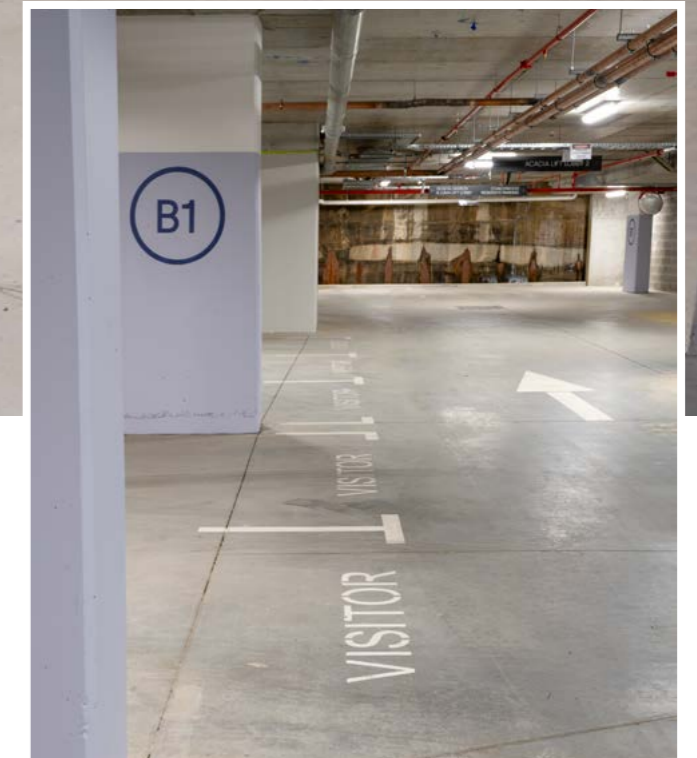
"One of the standout aspects of this project was our environmentally efficient water washout system. It not only minimised wastage but also showcased our commitment to sustainable construction practices," said Bernie Orbell, Area Manager.

Work commenced with the early works pour in October 2022 and continued until February 2023. The first major ground slab pour and first major suspended slab took place in November 2021, while the final major suspended slab, Building H Level 7, was poured in July 2023, using 225m<sup>3</sup> of concrete.

At peak times, Azzurri had up to 30 team members on-site, increasing to 40 for double pours, with a total of 240 personnel inducted over the project's duration. The project faced significant challenges, including managing COVID-19 restrictions and unprecedented rain disruptions, but the team overcame these hurdles through dedicated efforts and strategic planning.

Established in 2004 by a team of seasoned professionals in Sydney's west, Azzurri Concrete consistently enhances and expands its practices to meet and exceed the rising demand for world-class quality and service within the concrete construction industry.

For more information contact Azzurri Concrete, 5 Frank Street, Wetherill Park NSW 2164, phone 1300 299 877, email [info@azzurriconcrete.com.au](mailto:info@azzurriconcrete.com.au), website [www.azzurriconcrete.com.au](http://www.azzurriconcrete.com.au)



## FROM LINE MARKING TO SUSTAINABILITY

Carparking has solidified its reputation as the industry leader in comprehensive carpark solutions, showcasing its expertise in delivering a seamless carpark package for the NINE by Mirvac project.

"We provided a one-stop-shop, making project management easy for the builder – it's what we do," says Luke Hudson, owner of Carparking. "Our versatile and experienced crew, 75 years' collective experience in line-marking and other associated works, handled all aspects of the carpark development."

The team began by thoroughly cleaning and sealing 27,000m<sup>2</sup> of concrete in the basement, incorporating acid treatment to enhance the slip rating. Precision line marking for approximately 6km of lines, over 4,950 numbered parking spaces, and 500m of kerbing was executed using high-quality materials, ensuring long-lasting results. Installing essential carpark furniture such as bollards, wheel stops, and signage further enhanced functionality and safety.

"This project is unique due to its strong emphasis on sustainability," Luke highlights. Carparking used Viroseal, a 6-star green rating sealer known for its low VOC content and minimal environmental impact. Additionally, vulcanised wheelstops from recycled materials underscored their commitment to environmentally sustainable solutions.

Commencing in May 2023 and completed in June 2024, the project saw a peak deployment of over 14 employees, ensuring timely and efficient progress. Despite the challenge of increasing the slip rating, Carparking's innovative approach and expert execution seamlessly met the specified standards.

"Each project is special to us, reflecting our commitment to excellence, and our low employee turnover demonstrates the pride and dedication of our crew," added Luke.

Carparking's current portfolio includes over 100 projects, ranging from simple strata projects to large-scale Tier One Landmark projects. Notable completions include Barangaroo, Liverpool Hospital, Woolloomoo Bay, and Coronation at Merrylands, collectively exceeding \$3 million in works.

For more information, contact Carparking Pty Ltd, 7 Yalgar Road, Kirrawee NSW 2232, phone 02 8539 7367, email [info@carparking.com.au](mailto:info@carparking.com.au), website [www.carparking.com.au](http://www.carparking.com.au)