







# VILLAGE LIFE CITY STYLE

**DEVELOPER :** Denwol Group and La Salle Investment  
**DEVELOPMENT MANAGER :** Oakstand  
**MAIN CONSTRUCTION COMPANY :** Parkview  
**ARCHITECTS :** Chrofi and KANNFINCH  
**CONSTRUCTION VALUE :** \$104 million

The Mezzo’s five towers containing 188 luxury apartments, penthouses, and 19 affordable apartments captures the stunning views of Sydney’s CBD, ANZAC Bridge and Wentworth Park and features an incredible rooftop garden with select retail and commercial offerings on the ground floor.

**Parkview is a multi-award winning company committed to integrity, excellence and innovation in residential and commercial construction and development.** They have an extensive portfolio of projects to their credit, with Mezzo residential and commercial project the newest addition.

The innovative and thought provoking design of Mezzo by award-winning architects, Chrofi and KANNFINCH has been brought to fruition by Parkview which was awarded role of head contractor for design and construct in 2015. Mezzo delivers a distinctive architectural presence on the edge of Wentworth Park and Blackwattle Bay, fusing the essence of Glebe’s historic terrace housing with a modern European style.

The \$104 million project has a total gross floor area of 20,889m<sup>2</sup> with five residential towers comprising 174 units, 14 terrace units and 19 affordable housing units. Each tower has access to 2-levels of basement carpark and four of the towers, named Cowper, Parc,

Avenue and Bay, have access to outstanding landscaping located on the podium Level 5 and Level 9 of Parc.

The strong ‘podium framework’ design follows the curvature of Wentworth Park Road. Four separate tower pods rise to 10-storeys, creating a distinctive architectural presence, reinforcing the park edge and providing the wonderful view lines across the park to the city.

There is public communal space located between both Stage 1 and 2 of the project with seating and thoroughfare from Wentworth Park Road to Wentworth Street. There is also a commercial space totalling 4,000m<sup>2</sup> in Stage 1 of the development which Parkview completed to cold shell stage while Stage 2 has five retail shops totalling 740m<sup>2</sup>.

Over the last three years, Parkview has supervised an average daily onsite presence of 95 construction personnel including up to 16 of their own staff. At the peak of the project from May to July 2018, there were 198 personnel onsite.



Parkview General Manager, Simon Gobbo, said Mezzo had a number of special challenges. “The project is located well below the local water table so the site was ‘tanked’ in Bentonite with shotcrete basement walls. In addition, the location on the main road in Glebe meant the coordination of material deliveries in limited work zones and traffic management were high priorities. The approved hours of work under the DA were 7.30am to 5.30pm.”

Simon added that the logistics were made more complex by the construction of two nearby major projects, so Parkview had to coordinate with two other builders. “We were also handing the building over in stages, with Stage 1 and the commercial area handed over while we worked on Stage 2. Owners had moved into Stage 1 with a shared basement while Stage 2 was constructed.”

“[The projects] success is a tribute to the tireless and dedicated efforts of all our team at Parkview, as well as the open and collaborative approach to the process with our clients.”

Parkview continually strives to set new benchmarks in design and construction. Current projects include Lakeview, Shellharbour and developments at Woollooware Bay near Cronulla, Crowne Plaza Sydney CBD and Pagewood.

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**Below** Multiglaze installed the impressive ground floor glass façade, and the doors and glass for the project.

Glass façade specialists Multiglaze, are responsible for the sweeping wall of glass that runs along the ground floor of the Mezzo Sydney development in Glebe.

The team installed the floor height glass façade enclosing the 4,400m<sup>2</sup> of street level commercial and retail space, all of the automatic entry doors on the ground floor and the glazing for the commercial space on the third floor.

Multiglaze started onsite in November 2016 and completed the first phase of work by September 2017, with phase two completed at the end of 2017.

Installing a glass façade is intricate work and the company's approach to every project is customised to that building.

"Each job has to have a bespoke engineered approach, we will go back and forth with the architects and façades engineers for almost two months to craft and revise shop drawings and engineering reports before finalising the installation method," said Ned Rizqallah, Managing Director of Multiglaze. "This is a crucial part of our work and a detailed plan is required to ensure the job is completed successfully and on time. There's very little room for errors."

The impressive but complicated architectural design of the nine storey Mezzo Sydney development added a layer of complexity to Multiglaze's remit. "It wasn't a standard glazing build. On the street level there are three standing frames stacked on top of each other and 8m openings," said Ned. "Working within those constraints impacted all of our logistics including transportation and manufacturing, it was a very specialised section along the ground floor that required a well planned approach. Our experience across a range of complicated façade designs was of great benefit on this project, it demanded a high level of expertise and knowledge from our team."

Overcoming the logistical issues required a collaborative effort from Multiglaze's team, who collaborated with their façade engineer and the architects to design a solution. As a team Multiglaze needed to establish how all the components would fit together and the best installation method for the building. Multiglaze work with the same engineering



company, Eureka Façade Engineering, across almost all their work and this ensures a smooth and efficient process each time.

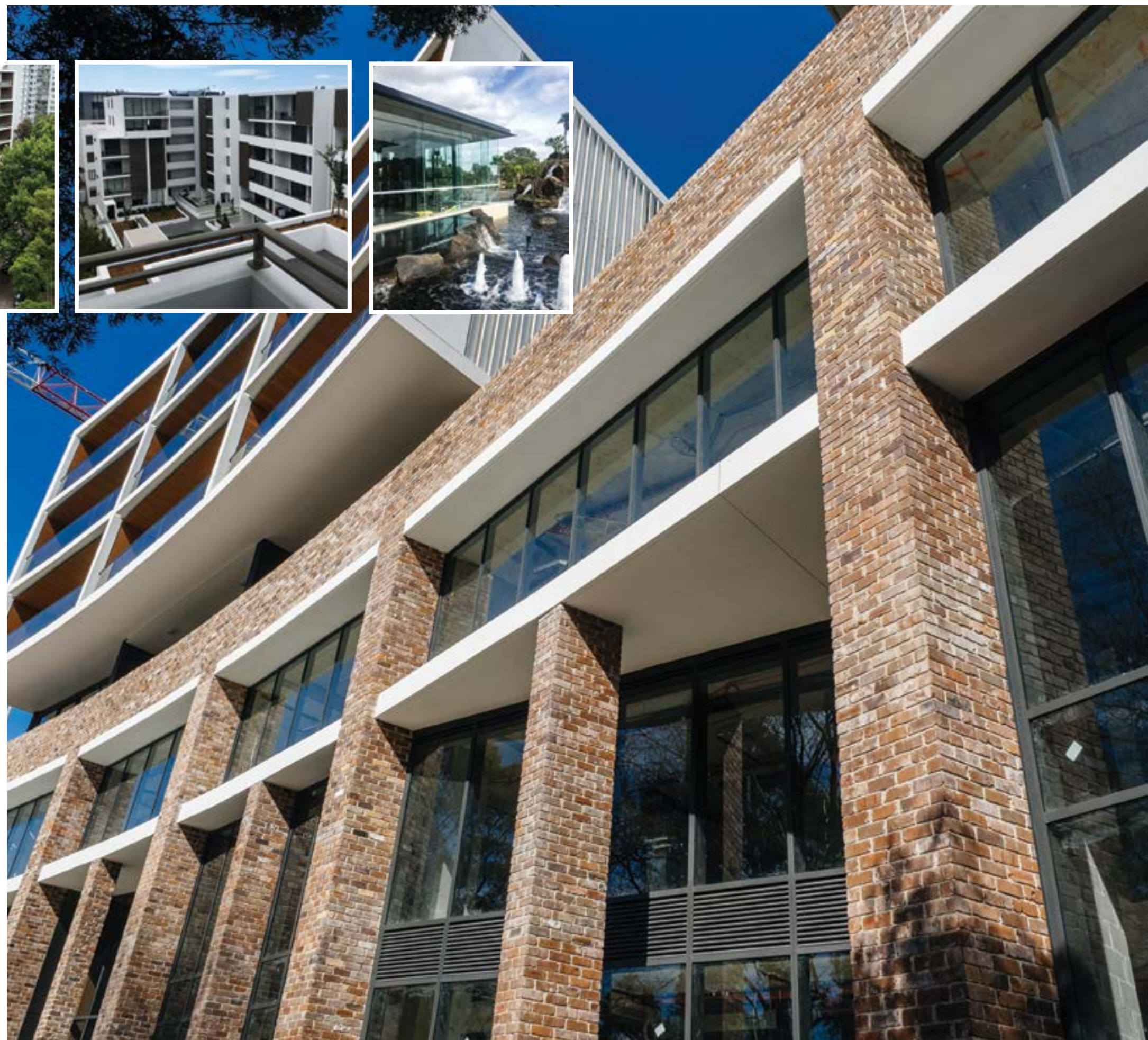
Established in 2010, the team work on an average of 1,500 units a year and are considered experts in specialised façades. Their portfolio spans residential and commercial sectors, with projects ranging from one-off luxury homes to 600-unit developments.

Multiglaze have also completed work on the Canterbury Leagues Club in Belmore. The \$100 million revamp of the current club will transform the building and add a 6 Star hotel to the facilities. The architectural design features a complex external glass façade that requires a specialised provider like Multiglaze. The company have also just completed work on 1,000 units throughout Sydney CBD.

The Sydney based outfit assigned eight employees to Mezzo Sydney and have a full time team of 25. The company offer a full service from design through to manufacturing and installation. They have the ability to manufacture the window systems for multiple projects onsite.

"We're growing quickly and we recently upgraded our facilities to a modern new factory space in south west Sydney. We have our own inhouse presses for manufacturing individual pieces. This type of capacity grants us, and in turn our clients, a high level of quality and control. We can guarantee that across every job," said Ned.

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**Below** Leda Aluminium provided windows, sliding doors and louvre systems and internal partition doors across the whole project.

**Leda Aluminium Pty Ltd has earned an enviable reputation for designing, manufacturing and installing windows and sliding doors which possess the essential qualities of proven performance, reliability, style and security.**

One of the company's latest major projects was at Mezzo Glebe, an iconic residential and commercial development in historic Glebe offering expansive views of Sydney's skyline and Wentworth Park.

Senior Project Manager for Leda Aluminium at Mezzo Glebe, Andre Kastoun, said Leda provided windows, sliding doors and louvre systems in commercial grade glazing on Level 3 through to Level 11. Internal partition doors were also part of the contract.

"All the windows and sliding doors had to be measured onsite and manufactured to fit each location exactly," Andre said. "Fabrication took place at our Sydney factories and then were transported to site and lifted by crane onto each floor. The location of Mezzo on a major arterial road and the general level of local traffic made the coordination of transport and site delivery quite demanding."

Also challenging was the necessity to ensure all sliding doors and windows provided a water-tight seal. The type of construction with floating Alucobond panels depended on a back pan for moisture security and Leda's products had to be integrated into that system.

During the measuring and installation process, Leda Aluminium had six experienced teams of two onsite, plus the Project Manager, factory staff and an internal engineer involved. Specialist subcontractors were also involved in cutting the aluminium for manufacturing. Andre described it as a great team effort at every stage of the project.

"Mezzo Glebe was on a tight schedule so we made sure we had allocated the necessary resources to meet the builder's programme," Andre said. "We had every cooperation from the Parkview team especially the Project Manager and the Site Manager, which made all the difference in overcoming any issues which arose."

One of the many highlights of Mezzo Glebe is the louvre windows manufactured and installed by Leda Aluminium. They not only provide functionality but also contribute to the heritage style of the building in keeping with the terrace house style of the Glebe environment.

Leda Aluminium has over 35 years experience in the aluminium business in the greater Sydney area, specialising in the manufacture and installation of commercial and residential aluminium doors, windows, curtain walls, louvre systems and inhouse warrenty powder coating. Their clients value the performance, value for money and structural integrity of Leda's products, resulting in regular repeat contracts for the company.

Leda Aluminium proudly produces all their products from the company's manufacturing base in Greenacre in western Sydney. The aluminium used is all sourced from local suppliers, extruded by Leda and certified by the Australian Window Association.

The Leda Aluminium HP system is used for all commercial standard sliding doors and windows. "We remain a family-based business with many family members occupying key roles in the company," Andre said. "We make it a priority to support Australian suppliers and to maintain our friendly but professional approach in every aspect of our business."

While Leda Aluminium is mainly focused on the greater Sydney region, they have recently won contracts in Gosford and Ettalong Beach on the Central Coast, and are able to undertake work across all segments of the building industry including residential, apartment developments, commercial and retail.

Currently, Leda is supplying windows and sliding doors for 550 units for Deicorp's Stage 2 development of South Village at Kirrawee in the Sutherland Shire and a potential Deicorp building in Refern. They are also working with Nucorp on a 20-storey development in Parramatta.

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**Below** Conform Designs created unique concrete signs for the buildings that operate as art and wayfinding throughout the project.



**Below** Orion Mechanical Services designed and installed all air conditioning and mechanical ventilation systems for the Mezzo Sydney.



**Amongst the outstanding features of the Mezzo Glebe development in inner Sydney are the very detailed concrete signs for the exterior entry points of the apartment complex.**

Designed and built by Conform Designs, an innovative ornamental concrete design studio, the building signage adds an impressive and masterful architectural element to the streetscape.

“The placement of the lettering and the vertical faces of the signage posed a particular fabrication challenge,” said Founder and Managing Director of Conform Designs, Alberto Crocco. The signs are over 3m tall and took four weeks to fabricate and install onsite. “Each one has individualised lettering inset into the concrete specifying either the building name or street on which it is located. By night, LED lights illuminate the sides of the concrete signs, giving them a very elegant and modern appearance.”

“The size of the lettering posed a particular fabrication challenge because it was vertical,” Alberto added. “We had to devise a method to keep the concrete in place during manufacture. Each piece of signage also weighed around 140kgs, so handling and installation presented some issues. Now that the signage is in place, it is attracting very favourable comments.”

After an eight year career in the stone and concrete flooring industry, Alberto completed a Bachelor Degree in Industrial Design and established Conform Designs in 2014, integrating his trade experience with his academic training. “We tailor-make works of art that are durable, functional and elegant, striving to exceed the expectations of our clientele. Our signature artisanal concrete blend infuses colour variation with organic patterns that give pieces character and individuality.”

Collaborating with high end architects and interior designers, Conform Designs aims to create pieces that push the boundaries of functional art. “We can create timeless pieces of any shape or size to give a sense of mass while cultivating architectural delicateness,” Alberto said.

**For more information contact Conform Designs Pty Ltd,** phone 0400 685 611, email [info@conformdesigns.com.au](mailto:info@conformdesigns.com.au), website [www.conformdesigns.com.au](http://www.conformdesigns.com.au)

**Orion Mechanical Services has established an outstanding reputation as a reliable, dependable, organised and innovative specialist delivering top-end heating, ventilation and air conditioning (HVAC) solutions.** The company’s scope of competency and experience covers multi-storey residential developments, hotels, commercial and mixed-use projects, and also luxury private homes.

Managing Director, Justin Phillips, said that Orion Mechanical Services had a design and construct role at Mezzo Sydney and installed all air conditioning and mechanical ventilation systems to all apartments, the retail area and the carpark in Stage 1.

“We were onsite for a period of 14 months, utilising 12 of our skilled staff. It was an excellent project for Orion, enabling us to show our ability to manage issues like very limited ceiling space and concealing the horizontal discharge vents from kitchens and toilets in the special brick façade,” explained Justin.

Orion Mechanical Services is always at the forefront of HVAC technology. The Mezzo project’s design utilised flat-pack PVC ductwork for apartment ventilation systems. “We also used Daikin VRV-4S air conditioning systems in the multi-level terraces and 3-bedroom

apartments in lieu of installing a single ducted FCU as specified,” said Justin. “This latest technology optimises comfort and control whilst delivering significant energy efficiencies.”

Justin established Orion Mechanical Services in 1999 and since that time has focused on delivering high quality, high finish results that fit with end-user specifications and expectations, including meeting deadlines and budgets. This approach has ensured Orion Mechanical Services has enjoyed a high percentage of repeat business from its clients, including Parkview, the builders of Mezzo Sydney.

Orion Mechanical Services has also recently completed work at the Travelodge Hotel at Mascot and Macquarie Park Village also for Parkview Constructions, along with works commencing on Stage two of Mezzo Sydney about to start comprising of another 118 apartments and 8 terraces.

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