

# RESORT LUXURY RESIDENCES

**DEVELOPER :** Galileo  
**MAIN CONSTRUCTION COMPANY :** Duffy Kennedy  
**ARCHITECT :** KAHNNFINCH  
**INTERIOR ARCHITECT :** Neil Bradford Design  
**CONSTRUCTION VALUE :** \$73 million

Palisade Miranda is a landmark architectural development over two buildings which imbues resort style living with oversized one, two and three bedroom apartments with luxurious and high quality finishes around a central pool, clubhouse, and lush gardens creating an incredible urban oasis.

**After a lengthy journey from concept to delivery, Galileo Group has proudly unveiled their newest prestige resort style, residential development, Palisade Miranda.** Conveniently located on Miranda's Kingsway the project has access to retail, bars and restaurants, entertainment and schools.

"Acquiring the site and commencing design back in mid-2014 – it's very satisfying and exciting to see it become a reality now," said Paul Marshall, Galileo's Development Director. "Our goal was always to elevate the standard of amenity for buyers in this development and appeal primarily to owner/occupiers."

Selecting the right contractor to deliver this benchmark project was crucial to the success of the project. Duffy Kennedy began construction in May 2017, with handover complete in February 2019. "Duffy Kennedy is a great local success story. Recognised for building quality residential developments across the Shire and beyond, we were pleased to partner with them on the design and construction of Palisade."

Palisade involved the delivery of 197 luxury residential apartments over two 7-storey towers with a large consolidated common area located between the two buildings, providing communal open space and a commercial sized swimming pool, landscaped gardens, seating areas and BBQs. There is also a gym, and three basement levels with 305 car parking spaces, resident storage cages and lift access to the units above.

Palisade offers luxurious interiors which carry a resort-like atmosphere throughout the development. Featuring open layouts to maximise space and light, high quality finishes, spacious kitchens flow into thought out living areas designed for entertaining.

"It's not just about amenity however," explained Paul. "We worked closely with our design team to really maximise the

layouts, finishes and inclusions within the apartments themselves with a strong focus on creating generous living spaces, bedrooms and balconies."

"The support from Galileo by Neil Werret, Paul Marshall and Barry Stephenson, made the project work/client relationship easy and enjoyable," said Gavin Duffy, Director of Duffy Kennedy. "At Duffy Kennedy, we don't believe in just doing. We believe in doing things with intelligence – analysing each decision to make sure it's not just the easiest one, but the right one."

Duffy Kennedy has transformed over the last five years from a traditional construction company to one that is at the leading edge of client service and technology adoption. Founded in 1994, they specialise in multi-residential apartments, commercial and industrial projects, who are now also moving into aged care/retirement accommodation and schools. With over 100 employees now, at Palisade's peak production Duffy Kennedy had 22 staff and over 200 subcontractors working on the project.

"We have our own formwork and scaffolding division, generating significant cost savings for our clients and enhancing our performance and integration. More than 20,000m<sup>2</sup> of

owned formwork and scaffolding allows us to deliver a superior product for our client and stakeholders, meeting any set timelines and milestones," said Gavin.

"We are more than a construction company; we are a service business with professional, skilled and dedicated people. We are a partner that solves challenges, before you even know there are any, applying real world experience to real world challenges. A partner that can build exactly what you've envisioned, and deliver it on time and on budget."

Other projects Duffy Kennedy are currently working on include Mosaic in Sussex Street Sydney, Chelsea in Croydon, Union Place, Jannali, No1 Premier, Neutral Bay and North in Waterloo. They are renowned for delivering inspirational buildings that alter the physical landscape, enriching people's lives.

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**Below** Sydney Shade Sails created specialised architectural grade shades sails for the exterior spaces of the Palisade Miranda.

**Set amongst lush subtropical landscapes and tall swaying palms Palisade Miranda, is a peaceful, glamorous retreat offering a seamless flow of private indoor-outdoor living centred around breathtaking resort style amenities.**

Sydney Shade Sails (NSW) Pty Ltd assisted in creating this zen-like atmosphere and an oasis of relaxation for residents and guests with three stunning custom made shade sails.

“Creation of the shade sails at Palisade began in July 2018 and was completed in February 2019. After visiting the site we worked closely with the builder and landscape architect to develop the overall design, plans and engineering of the shade sail posts and the shade sails. The posts were made from black steel, welded with fabricated base plates and welded end caps. The posts were then galvanised and powder coated in White Satin. The three custom made shade sails were fabricated onsite at our premises in Peakhurst using Architec 400 in a Porcelain colour,” said Director, Leonard Collins.

“When designing shade sails, it’s important to have a technical background to ascertain the correct post sizes, fabrics, wind loadings, installation techniques and fabrication knowledge so the best design will be built for the client. Liaising with the various professions resulted in the outdoor pool area being covered with three exquisite shade sails that are not just aesthetically pleasing, but functional and will be there for many years to come.”

When designing Shade structures, there are many factors we take into consideration including the time of day the area requires shade, angle of the sun, slope of the land, wind speed and other weather conditions. Sydney Shade Sails don’t just build shade sails; they enhance your outdoor area with a complete solution.

Family owned and operated Sydney Shade Sails is all about shade sails with over 25 years industry experience specialising in custom design, fabrication and installation of architectural grade, aesthetically pleasing shade sails and structures.

“We believe quality shade sails should be built to last and therefore we only provide the best products for our clients, said Leonard. “When designing, constructing and fabricating our shade sails we use the highest

quality products, architectural grade shade cloth and PVC membrane, marine grade stainless steel fixtures, fittings and cable. Our thread has a lifetime warranty and using high quality materials this ensures the longevity of our handcrafted products. This is what distinguishes Sydney Shade Sails from other fabricators,” said Leonard.

Sydney Shade Sails offers solutions that only a lifetime of experience can provide. Leonard began his career at the age of 16 as an apprentice sailmaker, then worked in construction doing roofing and roof plumbing on heritage buildings. He has carried these skills over into the field of shade sails and fabricated structures. This combination of manufacturing quality sails and the construction knowledge of building frames and structures, plus the attention to detail required on heritage buildings provides the perfect blend of training that creates Sydney Shade Sails difference in producing aesthetic, functional, durable custom designed sails delivered to a high standard, exceeding the client’s expectations.

“Our workmanship carries a two year warranty. Our fabric manufactures provide a 10-15 year reducing UV warranty on shade cloth, and 5-20 year reducing UV warranty on PVC membranes.”

Sydney Shade Sails has worked on various commercial developments, including apartment blocks, Private, Catholic and Public schools, early learning centres, restaurants and cafes, sporting grounds, factories, parks, water treatment plants, car washes and aged care facilities throughout New South Wales and Australia. Sydney Shade Sails has tender prequalification for the public school system allowing Sydney Shade Sails to provide a single quotation up to \$150,000 without the full tender process and approval by the AMU.

Sydney Shade Sails builds and constructs both shade cloth and waterproof shade sails, span shades, shadex arched canopies, COLAS, barrel vault structures, covered walkways, PVC membrane retractable roof systems and café style blinds for restaurants.

***For more information contact Sydney Shade Sails,*** 23-25 Norman Street, Peakhurst NSW 2210, phone 02 9592 0401, email [enquiries@shadesailsydney.net.au](mailto:enquiries@shadesailsydney.net.au), website [www.shadesailsydney.net.au](http://www.shadesailsydney.net.au)





**Below** Premium Balustrade Group provided all the balconies, louvres, cages, stainless steel handrails and glass for the project.



**Below** Dincel Construction Systems utilised permanent formwork profiles for the walls and columns for the Palisade Miranda.



Since their beginning, Premium Balustrade Group has become one of the most trusted names in the balustrade and fencing industry specialising in aluminum, louvre, paint, frameless glass, semi-frameless and balustrade works.

Known for their innovation, professionalism and timeliness Premium Balustrade Group was founded by Director Alex Hassan, who has over 11 years industry experience. “I wanted to ensure our clients could count on us every step of the way and be completely satisfied with the final result,” said Alex. “Our team of professionals are committed to delivering timely, efficient and exceptional results. They have the experience and skills necessary to tackle just about every type of job that comes our way.”

At the luxury Palisade Miranda development, Premium Balustrade Group provided all the balconies, louvres, cages, stainless steel handrails and glass between March 2018 and March 2019. Their workmanship and finishes have ensured these elegant and stylish architecturally designed buildings make a landmark statement from all angles in the heart of Miranda. The high quality finishes and balustrades blend effortlessly with the open layouts maximising space and light, creating seamless integration throughout.

“Whatever the balustrade or fencing job, our Premium Balustrade team are committed to getting the job done, especially when it comes to service, advice on potential hazards and the best solutions. You can count on us to produce innovative designs, exquisitely tailored workmanship to the highest standard of excellence providing great value for our clients,” said Alex.

Premium Balustrade Group offers a wide range of industrial, commercial and residential products that are also suitable for fire/access stairs, aged care, hospitals, schools, universities and community recreation centres. All materials used are robust and compliant, including marine grade aluminium rails to withstand extreme conditions.

*For more information contact Premium Balustrade Group, Unit 37, 85-115 Alfred Road, Chipping Norton NSW 2170, phone 0406 079 070, email [premiumbalustradegroup@outlook.com](mailto:premiumbalustradegroup@outlook.com), website [www.premiumbalustradegroup.com](http://www.premiumbalustradegroup.com)*

**Dincel Construction Systems is internationally recognised for their Dincel Structural Walling, a leading structural walling solution for the building and construction industry.** Created and developed in Australia and certified by the University of New South Wales and the CSIRO, the Dincel System is an internationally patented permanent polymer formwork for walls and columns filled with ready mixed concrete producing an economical, robust, durable structure.

“Dincel Structural Walling allows floor and vertical elements to be built simultaneously, taking vertical elements off the critical construction path. In comparison to slabs with columns, the load bearing wall solution allows simpler slabs with less concrete and less reinforcement,” said Rodney Brookes, Dincel Sales and Marketing Director. “Conventional multi-storey construction dictates that the floor cycle starts with vertical elements. The Dincel system allows floor formwork placement to take place on day one, removing the vertical elements from the critical path, reducing the floor cycle time. With its waterproof and fire rated properties Dincel also eliminates wet weather delays.”

Multi-award winning Dincel Structural Walling’s permanent formwork meets the demand and pace of today’s building developments addressing

cost, speed, compliance, defects, design possibilities, building longevity and liveability. It can be integrated throughout an entire building design from deep excavation basements, lifts shafts, stairwells, walls, to columns and façades to 60-storeys, enabling certified load-bearing walls and columns to be constructed at lower cost, in less time and with less labour than traditional masonry or concrete.

“Our technical and sales teams work closely with builders and installers throughout each stage of the project,” continued Rodney. “On the Palisade Miranda our expert team used a combination of 110mm, 200mm and 275mm permanent formwork profiles for the walls and columns in the building, increasing the speed of construction by more than a third, while also providing an increased level of safety onsite by eliminating the risks of manual handling due to the lightweight nature of the Dincel formwork.”

Dincel Systems are suitable for a variety of residential, commercial, civil and retaining wall projects.

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**Below** Mulberry Construction Group constructed the concealed fixed Blackbutt timber pergola and Millboard decking on Palisades Miranda.

**Below** Sydney Shade supplied six, 2m square SU2 Café Market Umbrellas for Palisade Miranda’s outdoor terrace areas.



As one of Sydney’s leading carpentry companies, Mulberry Construction Group bring designs to life, while delivering quality bespoke design solutions for residential and commercial developments, including the Palisade Miranda.

“As dedicated craftsmen, we thrive on jobs that challenge us. We love creating unique designs that are functional, beautiful and environmentally sound,” said Mulberry Directors, Adrian Propoggia and Simon Vassallo. With meticulous attention to detail, Mulberry has worked on some of Sydney’s most prestigious heritage, commercial and residential sites, consistently producing superb results.

At the landmark Palisade Miranda, a team of up to eight Mulberry carpenters constructed the concealed fixed Blackbutt timber pergola and Millboard decking, working onsite between October and December 2018. “Concealed fixed pergolas are not a conventional way of installing these timbers, but our team especially designed and installed the concealed fixings within the steel structure successfully within the short timeframe,” said Adrian.

“Functionality and aesthetics cannot be achieved without the necessary skills and materials. From start to finish our expert team always

produce quality workmanship and service,” added Simon. “No matter the scale of a project or challenge we have the team to manage it.”

Since 2005, Mulberry’s team of master tradesmen, backed by many years of experience, have become renown for producing detailed, high quality finishes and sturdy workmanship that is designed to last a lifetime.

Other commercial projects Mulberry are currently working on include Stage 2 and 3 Nelson Grove Age Care Facility Pemulwuy, Amelia Street Waterloo Luxury Apartments, 151-apartments at DHA Arcadia Alexandria, Elizabeth Street Surry Hills Luxury Apartments, residential projects include 12 townhouses at DHA Hamilton Corner Lindfield and nine townhouses in Burraneer.

Mulberry is also currently completing residential building works which includes a granny flat and internal renovations to the existing family home in Bexley, an extension on a 1930s home in Hurstville, and a pool and cabana in Carlton.

*For more information contact Mulberry Construction Group, 23/17-21 Henderson Street, Turrella NSW 2205, phone 02 9212 2268, email [info@mulberrygroup.com.au](mailto:info@mulberrygroup.com.au), website [www.mulberrygroup.com.au](http://www.mulberrygroup.com.au)*

The Palisade luxurious resort style apartments on the corner of Kingsway and University Road, Miranda, is all about the details and Sydney Shade’s umbrellas seamlessly perfect this inviting indoor-outdoor lifestyle haven.

A local family business, owned and operated by Terry and Jacqui White since 2007, Sydney Shade is the New South Wales agent for Shadowspec and deliver and install their range of outdoor shade umbrellas across New South Wales from greater Sydney to the Central Coast, Illawarra and Central West regions.

“We pride ourselves on our full installation services from delivery, to set up and demonstration onsite, superior product knowledge and advice, comprehensive warranties on the fabric and frame of each umbrella, customer service and support, and being local, we visit clients onsite,” said Terry. “At Palisade we provided six, 2m square SU2 Café Market Umbrellas.”

Sydney Shade has years of experience in delivering and installing outdoor shade umbrellas that provide the utmost in UV sun protection in a range of colours. Their range of Shadowspec shade umbrellas includes four cantilever models, the wall mounted SU3, the rotating

and titling SU4, the multi-canopy SU6 and the rotating SU7, plus two other centre post models – the SU2 Café Market Umbrella and the SU10 Commercial Umbrella.

“The SU6 is a unique design that allows multiple configurations of one, two, three or four umbrellas from a single central mast,” said Terry. “Our outdoor cantilever umbrellas are ideal for getting the shade you want, without taking up too much space on the ground as they’re suspended from a horizontal arm attached to the main vertical pole or mast, providing plenty of room under the shaded area to place an outdoor dining table, sun lounge, chairs, or any other furniture.”

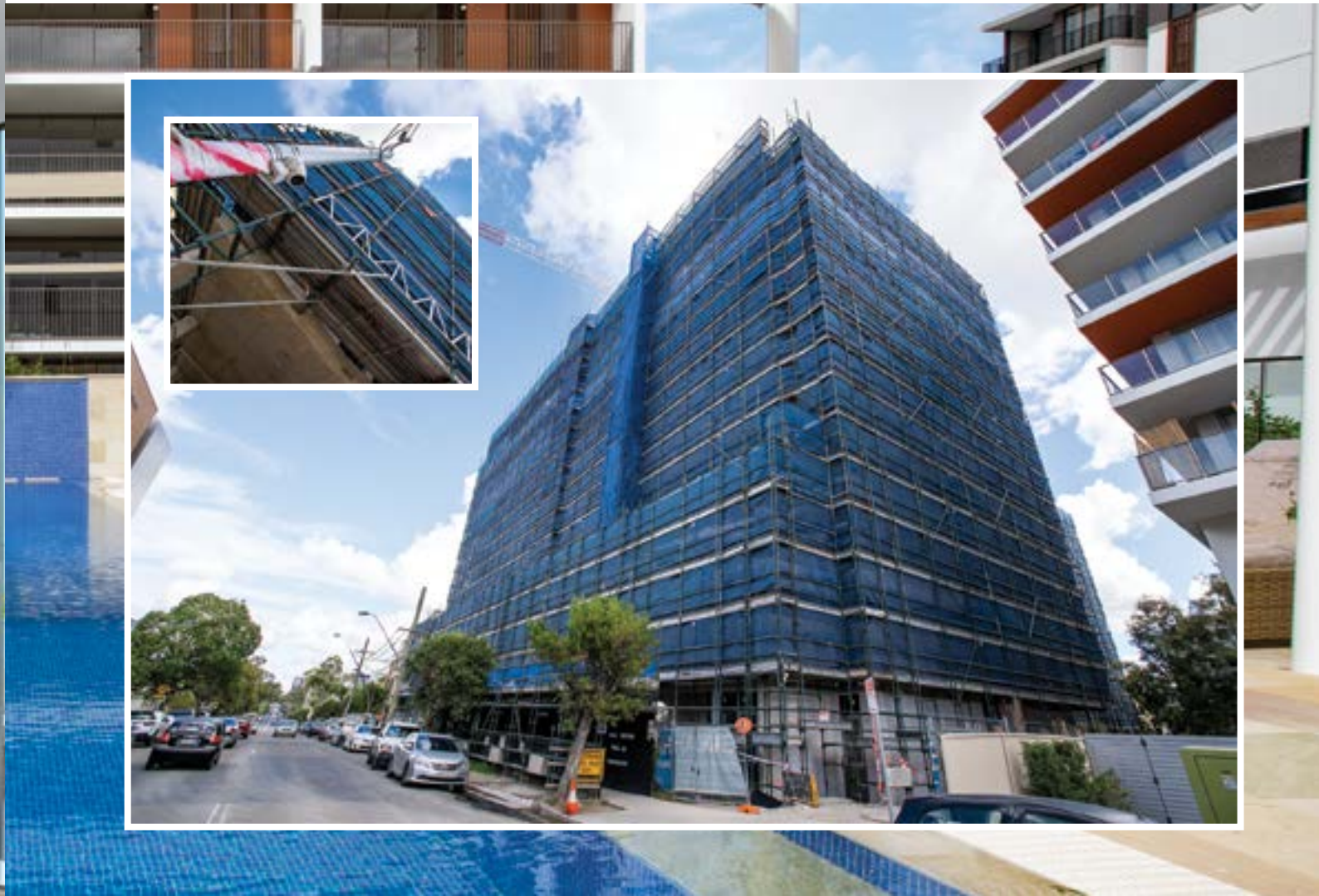
The superior Sydney Shade range can also be seen at The Pacific on Bondi Beach, Star City, The Lilianfels Group of properties, Warringah Bowls Club in Mosman and many other commercial and residential properties in and around Sydney. Sydney Shade also has a range of high quality marquees that come in a variety of colours and sizes to suit all occasions.

*For more information contact Sydney Shade, phone 0438 574 228, email [info@sydney-shade.com.au](mailto:info@sydney-shade.com.au), website [www.sydney-shade.com.au](http://www.sydney-shade.com.au)*





Below J & I Scaffolding Solutions provided the modular scaffolding for the entire perimeter of both 7-storey buildings at Palisade Miranda.



**Scaffolding is one of the most critical elements of any modern construction job, enabling workers to reach high places in a safe way that is also conducive to productivity.** J & I Scaffolding Solutions have an excellent record of service and focus on quality, reliability and safety, which the team utilised on the Palisade Miranda.

“We began work at Palisade in Miranda in September 2017, completing our part in November 2018,” explained Brett Martin, Managing Director at J & I Scaffolding Solutions. “We supplied, erected and dismantled all the modular scaffolding for the entire perimeter of both 7-storey buildings, internal lift shafts and voids. Unlike many sites, Palisade was a fairly simple site with ample room to work, and an excellent site team who worked in well with our scaffold crew.”

A family business that has operated since 2015, J & I Scaffolding Solutions brings combined expertise of over 70 years scaffolding experience. In an extremely competitive market, their 25 employees are dedicated to the company’s continued growth, with an eagerness to impress clients.

“We know that clients demand a streamlined, efficient process that meets safety standards, and they don’t want the process of installation

and use of scaffolding distracting their project managers and workers,” continued Brett. “We set ourselves apart from our competitors by delivering strong time management, affordability and actively meeting and exceeding safety expectations for any temporary work platforms, perimeter scaffolding and suspended or hung decks.”

J & I Scaffolding Solutions can take on any sized job and understand the inherent dangers involved in access solutions. Other projects they are currently working on for the supply of modular, tube and fit scaffolding include Liverpool Central for Binah Group, Nevada Project at Darling Point for Buildcorp and Edge Apartments in St Leonards for Novati.

J & I Scaffolding Solutions know the most crucial element is the skill and dedication of their team, their can-do approach, communications and safety first.

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