

# VANTAGE



**DEVELOPER : Presida**  
**PROJECT END VALUE : \$49 Million**  
**COMPLETION : March 2011**  
**ARCHITECTS : GHD**  
**STRUCTURAL ENGINEER : Henry & Hymas**  
**SURVEYOR : Barrie Green & Associates**

With new office space at a premium, Presida's Newest building 'Vantage' in the Norwest Business Park is set to be one of the most sought after addresses by national and international corporations looking for A grade leasing opportunities.

The modern five-storey development includes not just one of the largest floor plates in any new development in Sydney but also maintains a high level of environmental and sustainable building principals which are now in demand from businesses.

Vantage was one of Presida's most ambitious projects to date, and the speculative \$49 million office development at the Norwest Business Park – the third by Presida in the park – was built without any pre-commitments.

Featuring a double-height foyer, the building has 12,760 square meters of available office space with floor plates up to 2,709 square metres. The 4.5 star rated design has an articulated façade featuring floor to ceiling double glazed windows that not only utilizes the natural light to its full advantage it also ensures optimal energy efficiency.

A sustainable rainwater harvesting and water efficient fixtures continue the efficiency theme

of the new development, as does the zoned air conditioning with after hours control to create low building outgoing costs for tenants.

Vantage has more than 500 undercover car parking spaces over three floors, as well as dedicated visitor parking and dual loading docks.

Staff satisfaction for tenants is a high priority for any company in today's business world, and Presida has ensured it has included in the Vantage development, amenities such as bike racks, showers on each floor and landscaped grounds. Two large shade installations on either side of the main office tower can also be used as an outdoor conference or entertainment facility.

Tenants can enjoy views of the landscaped campus and the Blue Mountains from their desks while sipping a latte available from the 198 square meter café on the ground level.

A 100m long mural designed by artist Miles Alan– one of the biggest murals in the Southern Hemisphere, featuring blue and green geometric shapes, add a splash of colour and interest to the impressive development.

The Vantage development in Norwest Business Park is the latest in a long line of successful projects from Presida which started business in 1975 with the aim of coupling a strong commitment to market

innovation and building quality with a determination to deliver on client expectations.

The company has grown to now include in its business building and property development as well as property investments especially in the hi-tech industrial and commercial property sector within Sydney's metropolitan region, drawing on more than 35 years of experience in construction and development of commercial buildings, industrial warehouses, civic buildings, hotel and clubs, tourist attractions and residential units.

It's success is based on its assessment of project risk and a strong emphasis on market research and efficient construction methods, one of the hallmarks of the Vantage development, one of the only office projects to be completed in the past 12 months in Sydney's burgeoning business park sector.

The company's depth of experience is complemented by extensive project management and cutting edge design

implementation, resulting in a professional and practical attitude to project delivery that ensures Presida's projects are delivered competitively and to new levels of building quality. It prides itself on being able to deliver buildings that exceed expectations for design, functionality and quality.



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# ARCHITECTURAL GREATNESS

With their combination of architecture, design and engineering talents, GHD were able to resolve the multiple challenges of Presida's The Vantage project, delivering a distinctive and impressive commercial development.

"One of the most challenging parts of the brief was that this high profile office and commercial development has such a large floor space, which required us to minimize columns to get the best efficiency from the floors," said GHD's Property and Buildings Leader NSW and Service Group Manager, Nando Nicotra.

"The core to office ratio in the Vantage project is very low, this means there is a lot more office space back to the floor plate and usable area, and it was difficult as a designer to plan and balance and meet all codes and regulations. The amenities functions also have to be taken into consideration in the design. There was a lot of engineering that went into this design and a lot of options presented to the client," he said.

"The whole project took about 18 months of design work and we had ongoing meetings with Presida, to ensure that we could deliver the quality and vision that was put forward.

"One of the most significant design features of the project is the east-facing landscaped forecourt, which we purposely designed to create a significant soft edge buffer zone between the main mass of the building and the entry at footpath level. The forecourt was complicated in terms of its buildability, with lots of curves, and involved concrete being formed without right angles."

Other elements of the landscaping include the umbrella shades and a small creek and riverbed to soften and make the forecourt/entry welcoming and a place to meet or just have lunch in the sun.

The car park for the project provided both creative and structural engineering challenges in combining aesthetics with functionality. The design, with columns carrying through to the top level, required an engineering solution which minimized transfer beams.

A major creative design element was created, with GHD's team members dedicating a year to developing and designing the façade to the western boundary that would screen the 3 level car parking which due to the level difference would be exposed to the freeway. The mural cleverly incorporates louvers for ventilation of the three levels of car park, and also adds a major piece of public art to the commuter traveling on the freeway. GHD designed the concept for this screen and this concept was then further refined maintaining the original idea by another consultant.

Even the security aspects of this project have a prestigious feel, with iron gates and a foyer entry creating a real sense of 'arrival' at The Vantage.

Since commencing in 1928, GHD has grown into an international network of

architects, engineers, planners, scientists, project managers and economists. With 6000 people working across five continents, GHD is committed to meeting the needs of clients and their communities in an ethical, innovative and environmentally responsible manner.

The company's projects across the properties and buildings, natural resources, energy, environmental management, infrastructure and construction sectors are noteworthy for the forward thinking multi-disciplinary approach of their outcome focused team. In collaborating with clients, the core values of Teamwork, Respect and Integrity work to create lasting relationships and exceptional results.

GHD's team have created inspiring and innovative design solutions for corporate offices, retail outlets, schools, libraries, research laboratories, water treatment plants, transport networks and other developments. All GHD projects integrate social, cultural and economic values into sustainable outcomes, with a strong focus on long-term viability of the constructed asset.

GHD is a member of the World Business Council for Sustainable Development, and has multiple awards, clear recognition of the company commitment to sustainable development, safety and innovation.

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*Main Image: The screen in which GHD developed and designed to ventilate the car park but also look appealing to the commuters passing by*

*This image: Nando Nicotra, GHD's Property and Buildings Leader NSW and Service Group Manager outside the complete The Vantage project*





Presida's Newest building 'Vantage' in the Norwest Business Park, NSW





## UNIQUE, STYLISH AND FUNCTIONAL SHADE

A revolutionary new fabric and a unique space saving design have made the Alfresco Shade installations at Norwest a standout feature and one which is certain to be included in many similar projects around Australia.

For the Presida development at Norwest Business Park, Alfresco Shade installed two identical umbrella structures – one on either side of the project’s main office block.

“The umbrella structures come complete with all internal power and lighting services. The architect wanted tenants of the office block to be able to use the umbrellas for all situations so they have been designed to be turned into an Alfresco dining area or meeting room with walls that can be rolled down when necessary, says Tom Westcott, Director of Alfresco Shade.

“The unique thing about the umbrellas is that they do not have a centre mast which allows for total flexibility underneath the structure. There is not a cantilever structure in Australia that is this size – nine metres – with no centre mast”.



The fabric & steel components are fully manufactured at Alfresco Shade’s premises and delivered to site as a CKD kit and assembled with minimal site labour. With its expertise in planning, design, engineering, construction and installations the company can provide shade structures, shade sails, clear café blinds, umbrellas and fabric tensile roofing systems.

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OUTDOOR LIVING

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## COLOURBURST GARDENS PTY LTD

Choosing the right materials in any building and development project is a must and that doesn’t just apply to the bricks and mortar.

For Colourburst Gardens Pty Ltd, selecting the right plants species and varieties was just as important as making sure the landscaping design was one which will remain as eye catching in the future as it was when it was first planted out.

Colourburst Gardens Pty Ltd was started in 2000 by Vince Sorbello after over 20 years in the horticultural industry working with the industries top innovators and leaders with extensive plant knowledge, sourcing and breeding of the latest plant varieties from Europe and the US.

Colourburst Gardens Pty Ltd specializes in commercial and residential landscaping, working with the architects, developers and project managers well before construction is completed. They provide a technical approach to supply and installation of soils, fertilizer, total plant supply, mulch and irrigation.

The company also provides a total maintenance package, with a proactive approach to pest and disease management, lawn care including mowing, pruning, hedging and at all stages of their work, they liaise closely with the client to ensure that all expectations and requirements are met.

“Presida places a high importance on the landscape amenity of the buildings they construct as it is an integral part of their overall development,” says Vince. “With that in mind we ensured the plants selected were the right plant species and varieties that would complement the building. We discussed with Presida the plant material to be used, their suitability and the client’s expectation of what the gardens will develop into in the future.

“On site we worked with Presida with detailed planning and project assessment, establishing planting schedules that would ensure the project was finished on time and on budget. As a result of working with Presida on 10 of their sites on previous occasions we are well acquainted with the high standards the developer expects of itself and those with whom it engages.”

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