

## Sophisticated living in the new Chatswood

**Project:** St Leonard's Square

**Location:** St Leonards, NSW

**Master Precaster:** Advanced Precast

**Client:** Mirvac

**Engineer:** Van Der Meer

**Architect:** Mirvac Design & Sissons Architects

**Builder:** Mirvac Design

Just 5km north-west of Sydney's CBD is St Leonards. It is the home to some of Sydney's most respected and prestigious public and private schools. Commercially, it complements nearby Chatswood, Lane Cove and North Sydney. It contains one of the city's suburban skyscraper clusters, housing well-known companies like Toyota Financial Services and IBM.

Knowing that the suburb's population is expected to double in the next 15 years, developer Mirvac hopes that its new high-end development St Leonards Square will lead the transformation of the sometimes soulless area into a dynamic residential suburb with superb amenity. 527 apartments – some with harbour and city views – sit atop a retail and commercial complex.

Set across two towers, the complex also features a vibrant ground floor plaza. As well, a large swimming pool, gym, natural mineral sauna and spa, and large outdoor terrace equipped with a kitchenette, barbecues, cinema, lounge setting and dining facilities, allow occupants to socialise and network while enjoying the views of the harbour and city.



### Offsite prefab to minimise waste, maximise efficiency

Site constraints including a relatively tight footprint and an adjacent concurrent development demanded an innovative approach.

Maximising the use of off-site manufacture using precast panels and prefabricated bathroom pods and air-conditioning condenser decks, increased programme efficiency and reduced site waste and labour during construction.

### Quality and fire safety underpin design

As well, the focus on prefabrication and in particular the specification of precast concrete, ensured that

Mirvac's reputation for quality would be upheld. That extended to offering residents comfort in knowing that this development would not be plagued by engineering and construction quality controversies such as those recently experienced by other towers. Neither would it be bothered by the potential dangers of combustible cladding.

The two towers – one a 35-storey triangular tower and the other 27 storeys - feature high quality precast concrete supplied by National Precast Master Precaster, Advanced Precast.

Established in Melbourne in 1982, Advanced is one of Australia's market leaders particularly when it comes to precast panel manufacture. With operations in VIC, NSW, ACT and QLD, it supplies Melbourne, Sydney, Canberra, Brisbane, the Gold Coast and the surrounding areas.

### **Angled and curved precast panels differentiate functionality**

For St Leonards Square, a total of 1164 precast concrete off-form panels were manufactured in Advanced's highly sophisticated Wetherill Park factory, resulting in a high level of accuracy and exceptional quality. The panels covered a total area of 17,526m<sup>2</sup>, most of which feature window openings.

The striking angles of the precast residential forms transition to gentle curves at ground level to differentiate functionality and merge with the open plaza. The curved forms required custom curved panels, also manufactured by Advanced in purpose-built moulds.

### **Stained panels inspired by natural surrounds**

With inspiration for the bold orange hue of the building and organic shaped landscape architecture drawn from the natural surrounding native bushland,

St Leonard's Square was designed with its context in mind. Its warm colour palette and bold orange exterior were inspired by the local history and natural native bush landscape of the Lane Cove River.

To suit the required colour palette of the finished project and achieve their orange hue, panels were stained with a specified Nawkaw finish.

Advanced Precast has made a significant contribution to the transformation of St Leonards. What was once a sombre commercial site is now a lively and sophisticated space. The innovative use of prefabrication, competent construction and the use of enduring materials, will afford investors and residents high value through superior longevity.

