

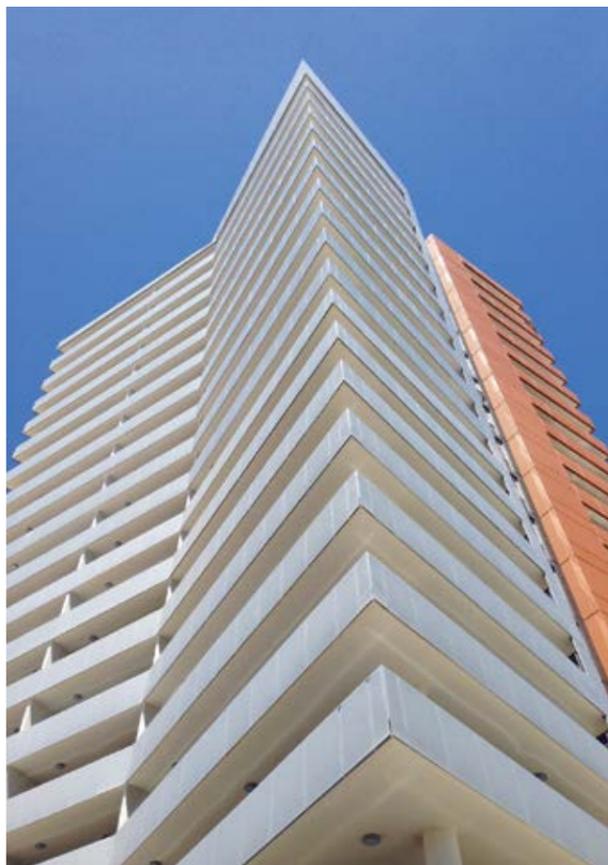
ANOTHER ICONIC PROJECT FROM ICON

From start to finish, Icon Construction have been the driving force behind Sydney's East Quarter development.

PRINCIPAL CONTRACTOR : Icon Construction Australia
PROJECT END VALUE : \$90 million
COMPLETION : December 2013
ARCHITECTS : Kann Finch Group

After launching into the Sydney market in 2012, Icon Construction quickly picked up one of the city's most sought after projects. The \$90 million East Quarter project in Hurstville consists of a stunning three building apartment and retail complex, plus a central open-air plaza.

Though relatively new to Sydney, Icon started business in Melbourne some 16 years ago and today they have over 200 employees, who have been carefully hand-selected for their specialist skills. The company has become renowned in the industry for their high quality, end-to-end delivery of residential, commercial and mixed use developments.



Icon was also appointed by the developer to take on the challenging construction management role, which has seen them control the entire delivery process from excavation to settlements. This involved everything from engaging the architects, to coordinating every contractor and sub contractor that sets foot on the site.

For Icon the key to the ongoing success of the project has been their proactive approach and ability to pull together a highly skilled and focused team of both individuals and like-minded companies. The adage that 'you're only as good as your subbies,' is one that the company lives by. This commitment to go the extra mile to get the best talent there is, is the key to mitigating risk from both a quality and programme point of view.

Understanding the developer's objectives and establishing a high level of trust and communication, also helped Icon to make decisions quickly and efficiently to keep the project moving forward – all without losing sight of the high standard of quality and the clients financial constraints.

The first on-site challenge for Icon was completing the remediation of the site, extensive shoring works and then filling the excavation with 40,000m² of car parking slabs, over four basement levels that were 8 metres below the water table.

The difficult 'top down' construction of the lowest basement, made way for the 8,000m² Podium level (at natural ground level), which was a major transfer deck acting as the springboard for the three towers above.

In total the development involved the construction of three towers – one 10 storey building with 85 apartments (completed September 2013), one 12 storey tower with 128 apartments (completed November 2013) and one 18 storey tower with 90 apartments (to be completed in December 2013). In total 303 apartments were delivered in 18 months, 3 months early.

To achieve the programme, Icon utilised some very innovative products and practices that minimised any downtime on site. This included the use

of Dincel basement retaining walls, AFS / OZM internal load bearing structural party wall systems, AFS / OZM for lift and stair shaft walls and a load bearing structural precast concrete façade. A number of these products, such as the AFS formwork concrete wall system, have also taken time off the fitout cycle, by putting them into the construction cycle.

The 30 Icon staff employed on the project formed a young and enthusiastic team, with just the right balance of 'old heads' to provide experienced mentoring and leadership.

With East Quarter now in its final stages, Icon are also working on six new projects in and around the Sydney CBD.

For more information contact Icon Constructions, Level 1, 135-153 New South Head Road, Edgecliff NSW 2027, phone 02 9327 8444, fax 02 9327 8744, email infonsw@iconco.com.au, website www.iconco.com.au

A STEELY DETERMINATION TO GET THE JOB DONE

The rapid access fire stairs system installed by Steel-Stairs helped to keep the East Quarter project moving.

When you talk to the experts at Steel-Stairs, you soon discover that not all stairs are created equal. This is especially true of fire stairs which often go unseen once a project is completed, however their design and installation is integral to the successful delivery of a project.

Steel-Stairs specialise in the fabrication and installation of feature and contemporary steel stairs, permanent steel stair formwork, steel fire stairs and apartment staircases. As a subsidiary of the family-owned company Dunsteel Pty Ltd, Steel-Stairs have fabricated and installed feature staircases and fire stairs in commercial buildings since the early 1990's.

With the strength of Dunsteel's 50 years in business behind them, Steel-Stairs have a team of 20 professionals who exclusively concentrate on this very unique part of a building's design. This high level of specialisation is complemented by a company philosophy built on quality workmanship, construction skills and project management capabilities. The result is a dedicated team of project managers, engineers and draftsmen all committed to the completion of each project - on time and on budget.

The innovative stair systems used by Steel-Stairs have been proven to reduce downtime and overall construction costs, by providing immediate safe access for materials, tradesmen and equipment once the floor above has been poured. The advantage of this rapid installation system was clearly evident in their recent work on the East Quarter development in Sydney.

Steel-Stairs were engaged to engineer, supply and install the rapid access steel fire stair system in all three of the East Quarter buildings. Up to ten highly experienced employees worked on this project at any one time, with the use of temporary landing supports allowing the stair installation to proceed prior to the shaft wall installation.

By getting involved in the project from the early conceptual design stages, Steel-Stairs were able to provide a functional, high quality

and cost effective solution. The highly skilled team delivered a complete service from design and drawings, through to the exacting fabrication and installation.

In addition to their stair systems, Steel-Stairs provide a complete stair and handrail package – saving clients time by only having to deal with the one contractor. As a result, all Steel-Stairs fire stairs include complete BCA-compliant handrails and are finished in durable zinc plating.

Due to precision pre-construction planning and professional on-site project management, Steel-Stairs were able to work simultaneously alongside the construction team preparing the shaft walls at East Quarter. This enabled them to have one stair level ready for access in just over an hour.

This was also made possible due to the fact that the Steel-Stairs system is compatible with most popular construction methods including Auswall, AFS wall systems, rapid wall, blockwork, pre cast walls and insitu walls. And because the stairs and handrails are custom designed, modelled with BIM (Building Information Modelling) software and produced in an off-site controlled workshop environment, Steel-Stairs can guarantee problem-free installation on site.

With a reputation built on delivering a great result every time, Steel-Stairs are the preferred choice of some of the biggest names in the industry including Multiplex, Grindley, Southern Cross, Built and Baseline.

Steel-Stairs are currently working on a number of projects including the TAL fitout, Menangle Park Raceway and the Belvedere apartments in North Sydney.



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