



STREAM OF LUXURY

The historical Tank Stream Hotel is an existing 1950s era building which has undergone extensive modernisation, utilising sleek curved lines and elegant finishes to create an intimate luxury to the 281 hotel rooms, restaurant, café and retail tenancies.

DEVELOPER : Cititel Hotels Pty Ltd
MAIN CONSTRUCTION COMPANY : Probuild Constructions (Aust) Pty Ltd
ARCHITECT : Innovarchi Pty Ltd and IGB Group

Managing the refurbishment and extension of the Sydney CBD Tank Stream Hotel, Probuild began transformation of the historically valued building in February 2014. 18 months later, with the application of Probuild's experience in project management, contract administration and site supervision, the eye-catching makeover is complete.

Probuild has applied its expertise as head contractor to facilitate the entire build, delivering the demolition of the previous top two storeys, creation of four new levels and fitout of the pre-existing structure.

The additional four storeys were no standard installation. Strikingly designed by Innovarchi architects and IGB Group design, the top three floors comprise a full curtain wall system with a feature façade of gently curving white walls interrupted by recessed windows. "It is certain to stand out in Sydney's CBD skyline," remarks Alex Rodgers, Probuild's project manager for the Tank Stream Hotel conversion. "The feature façade is the key detail of the project."

Probuild has had to contend with a demanding design in a highly constrained site in the very heart of Sydney's CBD, and preservation of a building of historical significance. The results have been eagerly anticipated.

The hotel is the latest addition to the St Giles international hotel chain. St Giles hotels, offering accommodation in key city hubs such as Kuala Lumpur, London, New York and Manila, are managed by property developer IGB Corporation Berhad, in Kuala Lumpur.

The design of the new structure reflects the affinity of IGB's in-house architects to elegance, luxury and high quality outcomes and services.

"The design presented some challenges," Rodgers explains. "There is a lot of detail, a lot of curved features throughout, rebated profiles within ceilings. We have worked conscientiously to keep true to what is an ambitious architectural intent." Rodgers says this has been facilitated by the involvement of key contractors, including Germax Interiors.

Germax specialises in manufacturing and installation of hotel furniture and fitouts, with high precision workmanship - particularly of guest room furniture and joinery.

Some 100 staff work in Probuild's NSW office - a fraction of the 700+ employees within the national Australian building business. Probuild provides a comprehensive suite of construction management services

from design to estimate and cost planning, to project and site management and contract administration.

Current projects include a luxury waterfront residential development at Wolli Creek, for Australand, delivering 323 apartments.

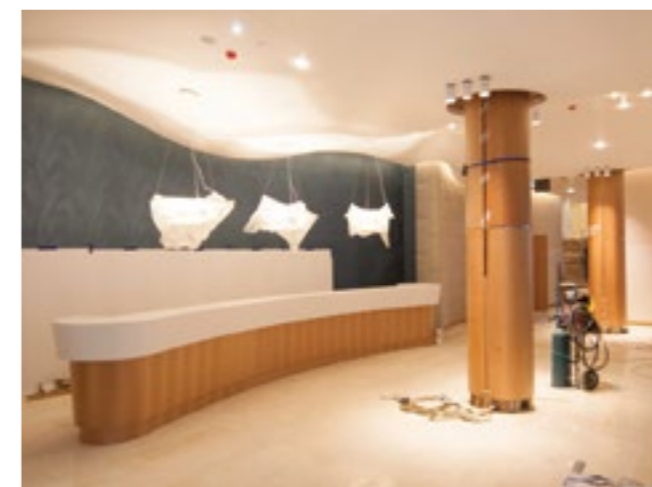
The construction of Shore, Discovery Point, a two 20-storey residential towers development is being completed at the Sydney site while meeting strict environmental and rail approvals because of adjoining wetlands and neighbouring rail corridors.

Environmental considerations of a different type are involved in another residential project by Probuild in Parramatta. In Stage 1 of the Promenade development Probuild is constructing 277 apartments across four buildings while managing contaminated soils, executing site remediation requirements and mitigating risks to environmental aspects that include the bordering wetlands and riparian zones.

Outside NSW Probuild has built a reputation as a leader in the retail and commercial building sectors, as well as forming alliances to deliver specialty services in the civil arena, health care, pharmaceutical and research sectors. The company has alliances across Australia and also in South Africa.

To experience Probuild's outputs, a stay at the Tank Stream Hotel is now possible. If a hotel night is not on the cards, the development includes restaurant and retail offerings - but one thing for certain is you won't help but notice the exterior façade of this elegant renovation.

For more information contact Probuild, 85 McLachlan Avenue, Rushcutters Bay NSW 2011, phone 02 8259 0222, fax 02 8259 0233, email nsw@probuild.com.au, website www.probuild.com.au





COOLING PERFORMANCE

Built in the 1950s, the 12 storey Tank Stream Hotel on Hunter Street stands at the heart of Sydney's CBD. Now undergoing a facelift, growth and refurbishment, the existing building is being extended and the internal configuration stylishly reorganised into 281 international 4-star hotel rooms, a retail tenancy, restaurant and cafe.

Existing floors 11 and 12 are being replaced, two storeys added following structural strengthening, and a new central light-well installed extending through the lower levels. The existing building is listed as Historically Significant to Sydney's Distinctive Façades because of its cream/grey-white Wombeyan marble façade. The four new stories will easily compete with the eye-catching marble: the top three are strikingly designed with curving white walls, almost like shields, with recessed windows in between. The curved walls allow a degree of privacy to the internal environment, since the interspersed windows are partially veiled by the translucent panels. The result is a striking and unique design by Innovarchi architects.

There is a practical element to this too: windows are partially shaded from the sun, and consideration of shadows from surrounding buildings means solar radiation to higher floors is limited. This is certainly of importance to Baratech Pty Ltd, responsible for design and installation of air conditioning and ventilation systems throughout the entire building.

Baratech are installing VRV (Variable Refrigerant Volume) air conditioning - ideal for hotels since VRV systems allow individualised management of different internal zones by controlling the amount of refrigerant flowing to different indoor fan coil units. Baratech are using Daikin units with one VRV system per floor, each separate to the others and with its own rooftop condenser unit. Baratech's air conditioning covers all parts of the hotel, from the ground floor retail and lobby area, to the restaurant area on level 1 and air conditioning for guest rooms and corridors on levels 1-14.

Baratech are also completing a number of ventilation tasks in both old and new parts of the building. These include exhaust systems for the basement, car park, toilets and kitchen,

and supplying air to miscellaneous rooms throughout the hotel. Smoke management systems are also being installed.

VRV systems are desirable not only for optimum individualised comfort, but are easier to install than traditional chilled water central plant systems and are much greener. The heat pump system provides efficient heating and cooling performance with tight temperature control, equating to energy savings and reliability. Baratech are a member of the Green Building Council and have achieved Green Star ratings, designing HVAC systems with concern for sustainability and efficiency.

Matthew Eaton, Director at Baratech, described the VRV system as fairly standard for this type of development. "Materials handling has been a bit tricky because there's no storage on site, but other than space constraints working around the existing structure, this is a fairly standard job for Baratech and we are on track to complete in March 2015."

Baratech have been designing and installing mechanical ventilation systems for commercial, industrial and residential clients since 1976. They employ 30 staff, with subcontractors as required, including 16 working at the Tank Stream Hotel. Baratech design and construct ventilation, cooling and stairwell pressurisation systems and process cooling for industrial sites, shopping centres, office buildings, clean rooms and hospitals. They also install home air conditioning, and provide mechanical air conditioning and maintenance including a 24/7 emergency breakdown service for both commercial and residential customers.

The Tank Stream provided comfort to Australia's first residents some 220 years ago, being the chief water source for early Sydney settlers. (The stream still flows underground). The new levels of comfort offered by Baratech's HVAC systems carry on that proud tradition at the Tank Stream site.

For more information contact Baratech Air Pty Ltd, 9 Sefton Road, Thornleigh NSW 2120, phone 02 9875 3088, fax 02 9875 4300, website www.baratech.com.au

ONE OF A KIND

Proving their name to be true, Unique frameless Glass are providing distinctive, frameless internal glazing elements at the Tank Stream Hotel refurbishment, Central Sydney. A casual look at architect's plans reveals a strikingly unusual, undulating exterior – a beauty that is reflected internally, including using stylish glass fittings.

Unique Frameless Glass has designed a one-of-a-kind, frameless sliding glass door as shower screens in all 281 hotel bathrooms. The doors are unusual in being hung on custom rollers from an overhead bar inside the bathroom ceiling. Reaching to the tiled floor, the doors hang down a step inside the shower to ensure water is retained in the shower area. The design required Unique Frameless Glass to calculate the weight of

glass that could be supported by rollers from the top. The screens are fully custom-made and machine fitted.

The Central Coast, family-run company is also making and providing special double-edged, oval-shaped mirrors in the hotel's dressing/bathroom area. The mirrors are fixed using an extending, stainless steel arm, giving the impression the mirror is floating in front of the wall.

Brent Stockbridge, UFG Director explains, 'We specialise in architectural glazing, with particular knowledge and expertise in frameless glass solutions'. Stockbridge enjoys the creativity integral to this work, and the challenges, such as calculating required thicknesses of glass, weight constraints, considering water pressures and working with engineers to develop niche designs. Requiring an unusual skill set, his expertise is in very high demand.

Unuqie Frameless Glass design and install beautiful, functional architectural glazing including frameless railings, shop fronts, specialised doors, glass balustrading, glass roofing, pool surrounds and shower recesses on the Central Coast and in Sydney. They also custom make mirrors, splash-backs and robe doors. Their portfolio of work covers individual residential jobs to much larger and specialised installations such as hotels, golf courses, pubs, health spas and resorts.

For more information contact Unique Frameless Glass, Unit 7/13 Pioneer Avenue, Tuggerah NSW 2259, phone 02 4355 4402, website www.uniqueframelessglass.com



ROBED PERFECTION

Germax are no strangers when it comes to delivering stylish interiors for high-end hotels.

Having completed refurbishments and furniture for Sydney's Shangri-La, Intercontinental, Westin, Four Seasons and Sebel Pier One hotels, the Marriott in Melbourne and Perth and Canberra's Hyatts, Germax were the clear choice when it came to undertaking work on the 281 bedrooms on the Tank Stream Hotel refurbishment.

Germax were tasked with installing wardrobes, columns and wall panelling in each of the bedrooms, using reconstituted rift oak veneer. Since every room in the hotel is different, each required custom fitting, making 'bulk ordering' for standard panels impossible.

Robes have been individually designed and manufactured for each room, with Germax installing the custom-made units. Each robe is designed specifically for the particular room in which it is located. In addition, robes are recessed into the ceiling, meaning Germax needed to provide robe templates to ceiling fitters, and to work closely with ceiling fit-out teams, to ensure every robe was installed at the highest standard.

The Tank Stream Hotel is set on a challenging inner city location, with an internal design incorporating plentiful curves. Despite the jobs challenges, Germax's team of site supervisors and cabinet makers have a wealth of experience expected of their highly skilled professionals, to create inovative solutions.



From its establishment in the 1980s, Germax has been delivering skilled joinery work and producing quality furniture. Their 30 years of experience places them as a leader in hotel and corporate refurbishment.

Germax has an impressive portfolio of clients, to whom they provide advice, 3D drawings, CNC machining, assembly, polishing and installation to achieve quality interiors and furniture. Their work extends beyond hotels, from commercial and retail interiors to nuclear medicine hot labs, conference centres, churches and educational institutions.

For more information contact Germax Interiors Pty Ltd, 24-30 Rosedale Avenue, Greenacre NSW 2190, phone 02 9796 2955, website www.germax.com.au



The Tank Stream Hotel, NSW



FINEST FEATURES

DDI Group were engaged to complete internal fit-out elements including partition walls, floors, doors, feature walls, internal glazing, ceilings and acoustics screening for the refurbishment and completion of hotel rooms and retail at the Tank Stream Hotel refurbishment.

DDI Group's Director Doug Ivanek counts the fit-out work at the Tank Stream Hotel as more challenging than the average job his company usually manages. DDI Group were on site for 13 months completing the required internal building services, including a large volume of very detailed work such as plaster mould ceilings and features.

"It was particularly complicated because of the significant detail involved, all the curves in the building design, and because the physical operating space is very tight," explains Ivanek.

The four stories of new development sit atop the existing 10 stories of the tower block in the heart of Sydney's CBD. "I have to acknowledge the tradesmen on this job for such high standards and fantastic quality, particularly our DDI Site Manager Steve Moskun and DDI Project Manager Daniel Ivanek because of the complexity and challenges involved."

DDI Group have been operating for over 20 years completing commercial fit-outs, employing 60 staff both permanently and sub-contracted. Most of their work is in Sydney but they also complete jobs in Brisbane and Canberra.

As well as commercial buildings they fit-out data centres, healthcare and pharmaceutical facilities such as clean rooms. With their skills already in demand over a number of sectors and sites, there seems to be no limit to DDI Group's activities.

Recent jobs DDI Group has completed include the Fujitsu Head Office in Sydney, ALDI Head Office in Minchinbury and new IKEA at Marsden Park and Next DC Data Centre North Ryde.

For more information contact DDI Group Pty Ltd, 1/11 Lagana Place, Wetherill Park NSW 2164, phone 02 9757 3411