

FRONT AND CENTRE

DEVELOPER : Fife Capital Pty Ltd
MAIN CONSTRUCTION COMPANY : Watpac Limited
ARCHITECT : John Wardle Architects Pty Ltd
CONSTRUCTION VALUE : \$130 million

The \$130M York & George development by Fife Capital weaves the luxury of residential spaces with the theatre of inner city living. Flanked by two beautifully restored heritage buildings, Carlton House and Spiden House, the elegant tower is delicately knitted into York Street's prized historic streetscape.

Fife Capital are an independent real estate investment and advisory firm with specialist capabilities in construction projects involving the restoration of historic buildings.

Fife Capital acquired the four properties that constitute the York & George site in 2008. Planning approval for the amalgamation of the site and construction of a mixed use development was achieved in 2013.

Designed by John Wardle Architects, the York & George development is a 39-storey residential tower above a 7-storey podium with a shimmering faceted façade that articulates the changing floor plans.

The building comprises 15,200m² of 199 spacious, light filled designer apartments with floor-to-ceiling double glazing providing panoramic views across the city. Residents have access to an outdoor sky garden on Level 5, a 20m lap pool, gym, yoga space and BBQ facilities. The podium provides retail tenancies and 6-storeys of office space seamlessly integrated with two heritage listed warehouses, Spiden House and Carlton House.

York & George showcases the consolidation of heritage values with contemporary design. A public pedestrian walkway (an historic cartway), connects York and George Streets. There is also a 7-storey atrium right in the centre of this pedestrian link which allows light to flood in and highlight both the historic face brickwork and the modern public art centrepiece.

The two heritage buildings were meticulously restored to be fitted as modern offices. Historic restoration features include pressed metal ceilings, original timber windows, cast iron columns and sandstone blockwork of the façades and footings. Watpac Limited were awarded the \$130 million D&C contract and onsite work commenced in 2015.

"The location of this project is by far its biggest asset but also its biggest challenge.

The busy CBD site provided limited access for the construction team as they had to contend with the light rail construction on George Street as well as bus lanes on York Street," said Michael Wiseman, Fife Capital Development Director.

Three basement levels were excavated on the George Street side of the site while the two heritage buildings were protected and underpinned by 80 concrete piles on the York Street side. Acoustic and vibration isolation had to be put in place to prevent any damage to the old sandstone cottages.

"A 12 tonne vehicle lift was installed to provide car and truck access to the basement carpark and loading dock. The vehicle lift has a vertical drop of 18m which was similar in depth to the rail tunnels running under York Street. The end of the vehicle lift was only a few metres away from the closest tunnel," said Michael. "Fife Capital are proud to have managed, from concept to completion, such a complex and intricate development as York & George."

Fife Capital recently completed the restoration of the 100 year old sandstone heritage building, 414 George Street in Brisbane. The company fitted modern offices, bathroom amenities, a gym and basement car parking, achieving a 4.5 Star NABERS power rating for the development.

Fife Capital undertakes sourcing, management and value enhancement of real estate investments on behalf of institutions, retirement funds and private capital. Fife Capital has over 50 years combined experience of domestic and international know-how in property acquisition, investment funds management and corporate finance.

The company's executives have a broad range of professional experience and academic qualifications with specialist expertise in real estate investment, funds management, construction, development, planning, banking, finance, accounting, economics and tax.

Established in 2006, Fife Capital operates from offices in Sydney, Melbourne, New York and Singapore and currently manages residential, office, retail and logistics investments as well as development projects with a cumulative completion value exceeding \$4 billion.

For more information contact Fife Capital Pty Ltd, Level 12, 89 York Street, Sydney NSW 2000, phone 02 9251 2777, email info@fifecapital.com.au, website www.fifecapital.com.au

For more information contact Watpac Limited, Level 10, 155 Clarence Street Sydney NSW 2000, phone 07 3251 6300, website www.watpac.com.au



Below The Australian Pressed Metal Group consulted and carried out the ceiling restoration of Carlton House at York & George.

Below SIPM's specialist skills were utilised and implemented throughout the entirety of the project.



The Australian Pressed Metal Group specialises in the restoration of pressed metal elements and are the leaders in fabrication, supply and installation of pressed metal products in Australia.

In late 2014 Phillip Coymans, Owner of The Australian Pressed Metal Group, prepared a scope of works for the restoration of the pressed metal in Carlton House, a heritage listed building integrated into the York & George development.

From April 2015 Phillip worked with up to 16 tradesmen over eight months removing the damaged ceilings from all 7-levels.

“It was a challenge to remove the ceilings without damaging them,” said Phillip. “It was very time consuming. There was a lot of rust due to roof damage and the rain was pouring in while we worked.” The team returned to install the restored ceilings, cornices, friezes, rails and mitre leaves, completing the job in September 2018.

The Australian Pressed Metal Group was formed as the demand for a quality pressed metal product increased. The opportunity arose for Phillip to acquire the original dies used by TW Inghams, a prominent

name in South Australia's pressed metal fabrication dating back to the 1890's. As a result the company now has Australia's largest range of traditional pressed metal dies making them uniquely equipped for restoration projects.

The Australian Pressed Metal Group fabricates pressed metal wall and ceiling panels as well as cornices, rails and vents from aluminium, soft zinc, copper, brass, lead and perforated steel. The company works across Australia and New Zealand offering technical support as well as supply only or full supply and installation services.

In June 2018 The Australian Pressed Metal Group completed work on the \$3.7 million external restoration of Flinders Street Station in Melbourne, restoring and replacing heritage pressed metal elements. After successful completion of the project, the company were contracted to complete additional internal restoration work.

For more information contact Australian Pressed Metal, Head Office Adelaide, 20 Fifth Street, Brompton SA 5007, email info@australianpressedmetal.com.au, website www.australianpressedmetal.com.au

SIPM's expertise has been demonstrated recently by their role on the York & George development in the heart of Sydney's CBD.

SIPM is a Sydney based advisor and project management firm specialising in the planning and delivery of complex and challenging property development projects of all scales.

Engaged through Fife Capital, the investment and development manager for the York & George development, SIPM were involved from commencement of the project through all phases to completion. The project itself has entailed delivery of a 39-storey tower housing 199 designer apartments situated above a 7,500m² multi-retail and commercial podium incorporating a through-site public access way.

SIPM's Michael Sidoti explains, “The nature of a project such as York & George requires a careful balance of commercial, planning, and delivery skill sets, together with an outcome focused approach.”

Significant considerations for successful delivery of this project included the new building covering and combining four mid-city sites fronting two main CBD streets, staged completion to enable early occupation and use of retail areas during tower delivery, retention and

incorporation of two existing 7-storey heritage buildings facing York Street, rail tunnels in close proximity, and the concurrent closure of George Street for Sydney Light rail works.

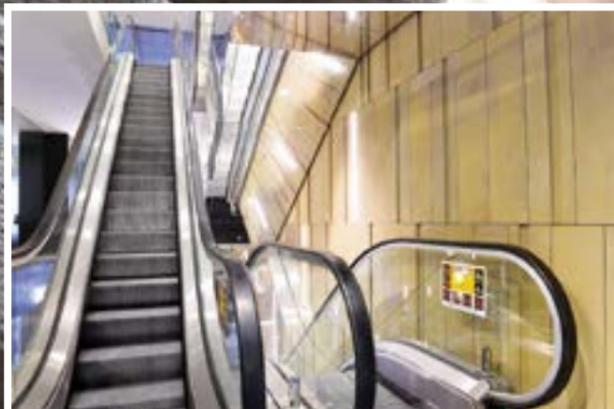
“We are proud to have worked closely with the developer through all phases, achieving great outcomes from the competitive design and approvals process through to successfully navigating the complex delivery environment,” said Michael.

Established in 2011 by Michael Sidoti, SIPM prides themselves on representing well respected clients and driving optimal outcomes through all stages of a project; from early concepts, through approval processes, to procurement, delivery of building works and final use. SIPM's current and recent undertakings include various high end residential and aged care developments, and significant prestigious heritage building projects in the Sydney area.

For more information contact SIPM, Level 8, 89 York Street, Sydney NSW 2000, phone +61 2 9299 9009, email admin@sipm.com.au, website www.sipm.com.au

Below Dynamite Electrical supplied and installed all electrical systems throughout the project.

Below Calibre Group meticulously engineered the ground retention and core transfers through the podium and supplied the structure designs for York & George.



Dynamite Electrical are the specialist electrical contractors awarded the D&C contract for the design and commissioning of the electrical, security and communication systems at York & George.

At the 39-level tower Dynamite Electrical installed the complex electrical, security and communications systems for all 199 apartments, the roof top gardens, communal pool and gym as well as in the 6-storey retail podium shopping area.

“The project demanded a complete 6 Star, electrical installation. Dynamite Electrical provided quality work from the time of excavation,” explained Director, Theo Theodorou. “With this project the challenge was to work within strict heritage regulations as there were two old sandstone cottages integrated into the tower development. Electrical hardware and systems were installed to meet modern standards and codes for offices and public use.”

At York & George, Dynamite Electrical installed the main switchboard and distribution boards to service extensive architectural and public domain lighting. The company also installed emergency and exit lighting, general lighting and power. CCTV Systems as well as

Master Antenna Television Systems and NBN infrastructure were also facilitated by Dynamite Electrical.

Dynamite Electrical has over 20 years experience working on medium and large scale residential and commercial projects. A family business with a commitment to taking care of all stakeholders on any given project, the company has a reputation for exceeding expectations. They have an impressive high end client base, long standing expertise in a range of communication systems and a strong record in seeing projects through to final completion.

Dynamite Electrical designs and installs the electricals for major construction companies including Richard Crooks, Watpac, Parkview and Mirvac. Continuing projects throughout 2018 include the huge 5-tower development Macquarie Park Villiage, for Parkview, Ryde Garden, for Watpac and The Pavillions, 705 units at Sydney Olympic Park for Mirvac.

For more information contact Dynamite Electrical, 900 Botany Road, Mascot NSW 2020, phone 02 9669 3311, email admin@dynamitegroup.com.au, website www.dynamitegroup.com.au

Calibre Group are a diversified team of professionals offering design and engineering services with expertise across structural, mechanical, electrical, hydraulic, planning and civil sectors. At the York & George development, Calibre Group supplied the structural and civil engineering design for the residential tower and podium as well as the integration and structural renovation of two heritage listed buildings, Spiden House and Carlton House.

The development required significant excavation. This proved to be a complex task at the Sydney CBD site, with neighbouring buildings on the boundaries, five operational underground rail tunnels adjacent to the site and a fault zone within the rock foundations. The Calibre Group team used Finite Element Analysis (FEA) to determine how to minimise any impact the excavation would have on the masonry rail tunnels. “We continued to audit the area throughout construction. We also had to consider the affect the railway would have on the residences and we installed dampers to minimise any vibration from trains being transferred to the apartments,” said Calibre.

Excavating under the heritage listed buildings was a challenge due to the delicate fabric of the old buildings. “We had to stabilise the structures

and satisfy modern building codes to fit new offices and shops while maintaining and enhancing the historic value of the buildings. The structural design was very interesting too. The core in the residential tower was off-set from the core in the podium” said Calibre. The tower core is supported by the lower core and outrigger walls which are supported by raking columns at the residential podium. These raking columns transfer loads from the core to the podium columns below.

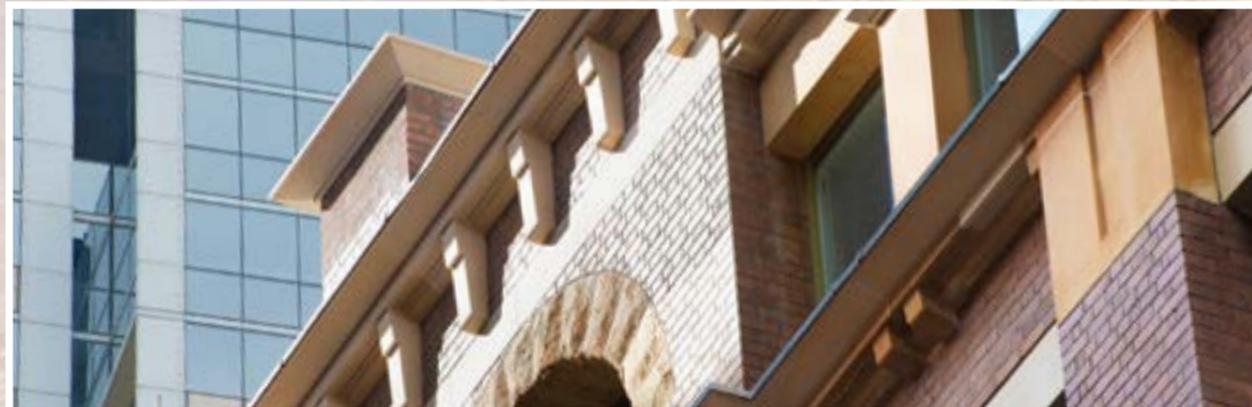
Calibre Group have years of experience of structural engineering solutions and complex excavation methodologies across a range of sectors including building, manufacturing, mining, utilities and infrastructure. The company provides consulting, engineering, construction, project delivery and management services across Australia, New Zealand and Asia. Calibre Group focuses on the revitalisation of urban centres and has contributed significantly to redevelopments such as Sydney’s Barangaroo and the Queen’s Wharf precinct in Brisbane.

For more information contact Calibre Group, Level 7, 601 Pacific Highway, St Leonards NSW 2065, phone 02 9004 8855, email tony.kean@calibregroup.com, website www.calibregroup.com



Below RJC Stonemasons carefully and painstakingly repaired the façades of both heritage buildings onsite.

Below Southwell Lifts & Hoists supplied and installed the triple scissor truck hoist for York & George.



RJC Stonemasons are the leading restoration and remedial specialists for work on the sandstone components of heritage buildings. At York & George RJC Stonemasons were contracted for the external and internal restoration work of the two heritage listed buildings that were incorporated into the commercial section of the development, Carlton House and Spiden House.

At Carlton House, RJC Stonemasons restored the sandstone façade by cleaning the stone, replacing 20 tonnes of damaged pieces, repairing pointing and replacing lead flashing to external stonework cornices. At Spiden House, the work comprised restoration of the brickwork façade, new render and painting.

RJC Stonemasons' team of 10 also restored leadwork to the sandstone cornice and parapets, fitted slate steps and replaced 86 aluminium framed windows with timber framed windows of an original design.

"Beginning in mid-2016 I visited the site to take measurements and determine which pieces could be restored and what should be replaced. I then submitted a dilapidation report to the heritage consultant and spent the next eight weeks producing shop drawings

and templates." Explained Director, Jaimie Cookson. "Once the sawn blocks arrived onsite we commenced the bankerwork: carving the mouldings to match the original design. The challenge of the job involved placing the pieces. These weighed over a tonne each and had to be slotted into place with a 3mm gap either side of stone."

With 10 years experience, RJC Stonemasons understand heritage buildings and their delicate fabric. The company works throughout Australia supplying comprehensive and expert restoration services to sandstone and other masonry, glazing and timber as well as cleaning and restoring metal work.

RJC Stonemasons focus on large scale commercial and government projects. The company recently completed a four year sandstone restoration job that included 14,000 linear metres of pointing at the John Gorton building in Canberra. They were also contracted to work at Kincoppal School, Rose Bay, restoring metal gates and a convict built sandstone tunnel.

For more information contact RJC Stonemasons, Unit 17, 108 Dunning Avenue, Roseberry NSW 2018, phone 02 8322 1832, email info@rjcgroup.com.au, website www.rjcgroup.com.au

In the picturesque semi-rural township of Camden New South Wales, Southwell Lifts & Hoists have been manufacturing since 1945. Since 2000 they have designed, built and installed over 1,000 hoists across Australia, New Zealand and Papua New Guinea. Southwell have a proud history of crafting a wide range of lifts and hoist solutions for commercial and retail businesses as well as for substantial industrial applications throughout the decades.

In 2010, Southwell were approached by consulting engineers ARUP to provide a truck hoist solution for the York & George project. The company were awarded the truck hoist subcontract by Watpac Limited in mid-2015 after some minor design alterations to fit the project requirements.

The work involved the design, manufacture, delivery and installation of a triple scissor lift to give high vertical travel to two basement levels and a York Street level. Southwell constructed a hoist with a whopping 10m long x 3.5m wide platform. The mechanism has a massive 15m vertical travel and a remarkable lifting capacity of 15 tonne. The unit was installed in components from street level utilising Southwell's vast experience in these specialised tasks. Southwell organised delivery on a week night to negate any delays

due to the city traffic while complying with all manufacturing and site work health and safety requirements.

Southwell provide 12 months warranty and are so confident in the robust strength of their design they provide a 10 year structural warranty for all weld fabricated components. A preventative maintenance programme is available to ensure optimum operation and life of the equipment. The Southwell product range of vehicle hoists also provides solutions for smaller sites as a space saving alternative to unsuitable old fashioned concrete ramps. These hoists are ideal for apartment fitouts and car show rooms, Southwell vehicle hoists are reliable and cost effective.

Southwell have been designing, manufacturing, installing and servicing quality custom industrial scissor lifts for over 35 years with many of their older scissor lift units still in service. Goods lifts are Southwell's specialty with standard units supplied to shopping centre's as well as industries and commercial outlets.

For more information contact Southwell Lifts & Hoists, phone 1800 244 787, mobile 0418 966 282, email sales@southwell.com.au, website www.southwell.com.au