

NSW PROJECT FEATURE 32 MANN STREET

St Hilliers / Central Coast



MANN, WHAT A VIEW

The \$50M 32 Mann Street is an A-grade 7,270m² commercial building to accommodate more than 300 NSW Department of Finance, Services and Innovation employees. This project is part of a precinct that will ultimately include restaurants, hotel, car parking, and boutique residential apartments with generous open spaces to form an important connection between the waterfront, stadium precinct, public parks and the CBD of Gosford.

St Hilliers is one of Australia's leading integrated property and construction groups specialising in providing total solutions for property development. St Hilliers develop, design and construct and provide property management services across the defence, infrastructure, commercial and education sectors.

In May 2017, St Hilliers was contracted to construct a 6-storey office building of 7,270m² for NSW Department of Finance, Services and Innovation (DFSI) and purchased the surrounding 1.1ha site from Property NSW.

This Gosford 'Waterfront Precinct' transformation is designed to activate the southern end of Mann Street and strengthen the connection between the waterfront and Gosford CBD. Development objectives for the project included the delivery of an A-Grade commercial building with an active street front and an environmentally sustainable design with a flexible open plan and views from the upper levels.

Construction of the DSFI offices started in mid-2017 with 110 tradesmen onsite during peak periods. The glass fronted building has 3-storeys of sandstone panels with aluminium feature blades and two upper storeys of glass wall behind an architectural laser cut metal screen. "It was a quick build due to the panellised system for the façade," said Project Manager, Ben Taylor.

"The 32 Mann Street development is offering more than just increased options for people to live and work on the Central Coast. This building and the surrounding site are part of a broader plan to connect communities and encourage visitation to Gosford, that is ideally located just over one hour

from Sydney's central business hubs," said Tim Casey, Executive Chairman for St Hilliers.

St Hilliers has delivered successful large scale residential developments such as Thornton Precinct in Penrith with three stages of apartment blocks, the \$110 million Sheffield with 204-units; Thornton Maiden Place with 7-levels of 151-apartments; and Thornton Centurion, an urban village style precinct, finished in August 2017.

Another large scale project for St Hilliers was Greenbank in Brisbane, a \$110 million construct only contract with the Department of Defence. 61 buildings and 10km of roads were built across the 4,600ha site and the project was completed within 16 months.

St Hilliers is a private company with over 20 years experience in the construction of a diverse range of building types. For the defence industry St Hilliers has built the HIET Training Facilities, on sites in Queensland, New South Wales, South Australia and the Northern

Territory. In November 2016 St Hilliers completed a \$12 million contract for the construction of infrastructure for the REDFIN Phase 1B at Holsworthy Barracks Special Operations Vehicle Facilities. St Hilliers also built several aviation rescue and firefighting (ARFF) fire stations including Hamilton Island and Gladstone in Queensland and in Newman, Western Australia.

St Hilliers has also successfully completed renovations of heritage buildings including the conversion of the Red Cross building in 2010. At the busy Sydney CBD address St Hilliers added 2-floors to the art deco structure and converted the 12,000m² interior to offices. The \$140 million development achieved the 5 Star Green Star

Design and As Built ratings, together with a 4.5 star NABERS Energy rating.

As Managing Contractor, St Hilliers carried out the refurbishment of the heritage listed Edmund Barton building in Canberra, for the Australian Federal Police. The \$100 million project involved adding over 45,000m² office space over 5-floors as well as basement, infrastructure and facilities. During the renovation the building remained operational and this required some careful planning due to highly sensitive nature of the work.

For more information contact St Hilliers, 8 Windmill Street, Millers Point NSW 2000, PO Box 5370 Sydney, NSW 2001, phone 02 9259 5200, website www.sthilliers.com.au

VENDOR : Property NSW
DEVELOPER : St Hilliers Property
BUILDER : St Hilliers
ARCHITECT : Group GSA
PROJECT VALUE : \$50 million



Below comprehensive electrical works including items of Automation Design with Lighting and Energy Management Systems, Communications, Data and much more.

TJD Electrical specialises in the design and installation of comprehensive electrical, communications and security systems, including fire prevention, and the automation required for state of the art monitoring and control. TJD Electrical is a turn-key solution electrical contractor with years of experience across the residential and commercial sectors.

TJD Electrical spent six months on the design work for 32 Mann Street, working to a brief supplied by St Hilliers' consultants S4B. Onsite work began in October 2017 with temporary power connection for construction work and early ground works. TJD Electrical installed the complete electrical, communications and security systems across three basement levels, 5-floors of offices and plant on the roof. The job, completed by February 2019 included the base build as well as the internal fitout of the upper floors and a ground floor retail tenancy.

The electrical service works completed by TJD Electrical comprised the supply and installation of switchboards and distribution boards for offices and tenancies, meter panels, UPS, consumer and submains. Work included all internal and external luminaries as well as data infrastructure cabling, optical fibre, MATV and PATV.

TJD Electrical also designed and installed the complete security intercom and access control system, the Distribution Antennae System (DAS), the generator and diesel fuel lines system and a lighting control system of CBUS for automation. TJD Electrical also assisted in the energy efficiency of the building with lighting control and power management systems in place to ensure energy consumption is lowered.

"With JHA Consulting Engineers, we designed an automation system that would combine lighting control and energy management within the building management system," said Trent Dopfer, Owner and Director of TJD Electrical.

"TJD Electrical is a part of the Schneider ECO Expert Group and we used the Schneider NAC Automation Controller, a new product within the industry, to bring all these systems together," said Trent. "We also fitted electric vehicle battery bays

for the growing need for battery operated cars in the future."

"There was a really big push within the project to focus and use Australian made or Australian companies within the project and this was achieved. We had to investigate what products would work and see if we could get them in Australia, and see if we could get companies to manufacture goods in Australia. We had to ensure the goods were Green Star approved and able to meet the scope of works. The sign off was a very streamlined process," said Trent.

In 2015, TJD Electrical successfully completed a similar electrical design and fitout at the Parramatta City Council Operations Centre at Rydalmere. The centre is a fully automated office and warehouse facility and also a Green Star Base Building.

Established 2002 TJD Electrical provide a range of electrical contracting services across greater Sydney including office and retail fitouts, services for educational facilities, health and hospitality as well as aged care and residential sectors. TJD Electrical provides home and business automation, push notification, thermal scanning and fitouts for residential and commercial properties. They also install VESDA and other fire prevention systems including dry fire services, alarms, smoke detection as well as exit, emergency and evacuation lighting.

TJD Electrical have been working with St Hilliers since 2016. Trent says he feels proud and honoured to have been awarded this project and to work with St Hilliers and the local community. Trent would personally like to thank his staff, wholesalers and all companies that provided services and materials to TJD Electrical for the duration of the project, as this project is dynamic, built for the future and the growing HUB for services and business on the Central Coast and for New South Wales.



For more information contact TJD Electrical, 35 Bolwarra Road, North Narrabeen NSW 2101, phone 02 9913 8096, email estimating@tjdelectrical.com.au, website www.tjdelectrical.com.au



Below Pluim Joinery manufactured and fitted all the joinery and cabinetry throughout the offices, reception and kitchenettes.

Below TEC Concreting Systems provided both a 40m and 47m boom pump to complete 4,552m³ of concrete for 32 Mann Street.



Pluim Joinery has over 50 years experience in the manufacture and installation of cabinetry and detailed joinery and specialises in quality interior fitouts for commercial and high end residential projects.

Pluim Joinery has a CAD team of six that started producing shop drawings for 32 Mann Street in August 2018. Joinery and cabinetry items were specified by the architect for 32 Mann Street and manufactured in Pluim Joinery's 2,500m² facility at Lisarow. The production took only four weeks and a team of four installers were ready to start onsite in September. Pluim Joinery fitted detailed joinery to the reception area on Level 2 and from Level 2 to 5 the team fitted out the offices, kitchenettes, and reception areas.

"The whole project, from initial CAD drawings to final installation ran very smoothly," said Julie Ragen, PA to Director Andrew Sohler. "St Hilliers were especially good to work with, everything ran according to the programme."

Pluim Joinery employs 20 in their factory working within stringent time schedules. Their products include architectural joinery, timber veneers and wall panelling as well as items such as reception counters,

boardroom tables and display units and feature wall panelling. Pluim Joinery supply and fit their quality items to offices, aged care facilities, shops, medical buildings and club refurbishments.

In 2017, Pluim Joinery finished a large job for the University of Newcastle, a joinery package for the remarkable new building, Newspace. Pluim Joinery fitout 8-levels including lecture theatres and upholstered seating areas.

"We fit a large amount of well designed detailed curved solid timber joinery at Newspace," said Julie. "The job took eight months from CAD drawings to finishing the installation."

Before 32 Mann Street, Pluim Joinery finished the interior fitout of the ATO building in Gosford, supplying and installing detailed joinery to the offices, café and kitchenettes.

For more information contact Pluim Joinery, 900 Pacific Highway Lisarow NSW 2250, phone 02 4328 0500, email info@pluimjoinery.com.au, website www.pluimjoinery.com.au

TEC Concreting Systems specialise in concrete services including constructing formwork, steel fixing and concrete pumping with expertise in large scale high rise buildings for the industrial and commercial sectors as well as for residential projects.

In September 2017, TEC Concreting Systems started onsite at 32 Mann Street using both a 40m and 47m boom pumps with a static line pump to place and finish 4,552m³ of concrete for three basement slabs and floor slabs for all 6-storeys, the rooftop and numerous flights of stairs throughout the building. With 26 tradesmen onsite they completed their work by June 2018.

"We provided concreting services for the ATO building next door to the Mann Street development," said Director, Trent Collins. "There we supplied 3,648m³ of concrete for the basement slab and ramp, the lower ground level and mezzanine, 3-levels and stairways as well as decorative concrete finishes."

"Also in Mann Street we have recently completed work on the 13-storey residential development, Bonython Towers, working with other contractors to pump, place and finish 4,300m³ of concrete."

"We are also completing high rise buildings in Newcastle including the two towers of Verve High Rise. We placed and finished 11,438m³ of concrete for 19-storeys including a basement, balconies, the roof, stairs and ramps," said Trent.

TEC Concreting Systems employs 24 full time staff and has many subcontractors available for peak periods. The company was established July 2015 as a Central Coast based company, building a solid reputation that has enabled them to branch out to cover the Sydney and Newcastle areas. Through their efficiency, quality work and excellent service the company have successfully completed concrete works for some major government developments.

In 2015, TEC Concreting completed a full supply and install of residential slabs, decorative driveways and footpaths at the highly successful subdivision, The Ponds, at Kellyville for the development partnership of Landcom and Australand.

For more information contact TEC Concreting Systems, 3 McPherson Road, Tuggerah NSW 2259, phone 02 4380 0470, mobile (Trent) 0437 704 695, email admin@teconcrete.com.au, website www.teconcreting.com.au

Below Solis Products provided and installed the European manufactured Tecweave Alu roller blinds to all 6-levels of 32 Mann Street.

Below Chevalier (Aluminium Engineering) Australia completed the window wall to Levels 2, 3 and 4, panellised sandstone system and curtain wall.



Solis Products specialises in the supply and installation of contemporary window furnishings to the interiors of commercial buildings and residences. At 32 Mann Street, Solis Products supplied and installed roller blinds along the perimeter glazing of all 6-levels of the building. An initial 'check measure' was carried out for the job in early October 2018 to supply European manufacturers with specifications for Tecweave Alu blinds. These roller blinds were made from Trevira CS a new polyester fabric that is PVC free with sound absorbing and fire retardant properties as well as an aluminium film backing for thermal reflection.

"The feature that distinguishes Solis from our competitors is our range of manufacturers and suppliers within Australia and overseas," said General Manager, Malcolm Young. "This means a wider choice of fabrics and styles of window furnishings as well as a range of operating systems. The modern hardware available to us from Japan, for example, enables us to install some easy to use, lightweight systems that are especially suitable for retirement homes."

Solis Products' services include consultation, quote, design, supply and installation as well as servicing and maintenance of their products. The company also provides cost estimation and project management

and has a large showroom displaying their roller blinds, curtains, shutters, roman blinds, motorised solutions and outdoor awnings.

Solis Products provide individually tailored solutions for many requirements including the supply and installation of a motorised roller blind to the tiger cage at Taronga Zoo. "It was a unique product," said Project Manager, Scott Johnston, an especially large black blind 3m high and 8m wide that we imported from Europe."

Solis Products has completed large commercial projects including the Suncorp Insurance building at Barangaroo where they supplied and installed over 3,000 roller blinds. In 2016, Solis Products installed 800 EnviroWeave roller blinds at Parliament House and 1,000 roller blinds for the UTS Feit, Broadway.

Solis Products aims to excel in the commercial and residential building industry by initiating new standards with innovative products through leadership, customer service and technical excellence.

For more information contact Solis Products, 190 Willoughby Road, Crows Nest NSW 2065, phone 02 9439 9020, email info@solisproducts.com, website www.solisproducts.com

Chevalier (Aluminium Engineering) Australia is a team of professional designers and engineers providing structural engineering solutions for façade systems. Chevalier provide shop drawings, fabrication drawings, testing, manufacture and installation of curtain walls and window walls as well as aluminium doors and windows.

At 32 Mann Street, Chevalier designed, manufactured and installed the panellised sandstone system, integrating curtain walls to Levels 1, 2, and 3. Curtain walls with operable perforated aluminium panels were installed on the top two levels and window walls and glass doors at the ground level.

"Thanks to the diligence of our inhouse design and production teams, we were able to complete our job in a short period of time," said General Manager, Vivian Leung. "We started the design in November 2017 and began installation onsite six months later and the whole job was completed by October 2018."

"The panellised sandstone system is complicated," said Vivian. "The weight of the panels required a lot of work at the engineering and design stages. As you know sandstone is a natural product

and matching the colour of each panel requires some time and patience, unlike manufactured materials where we can just apply colour artificially."

Chevalier conducted mock ups and performance tests prior to the fabrication of panels for 32 Mann Street and offers an assessment of development feasibility, mock up, performance testing, and maintenance services for all their clients. Their wide range of products include curtain walls, metal claddings, glass walls, louvres, skylights, canopies, aluminium windows and granite cladding.

All fabrication is done in Chevalier's own factory where continuous efforts have been made to equip the factory with the latest developments in curtain wall technology.

Previous projects for Chevalier include the \$150 million Z.E.N Apartments at Wentworth Point for Bilbergia where Chevalier designed and installed the unitised curtain wall for three separate towers.

For more information Chevalier (Aluminium Engineering) Australia, Suite 1603, 109 Pitt Street, Sydney NSW 2000, phone 02 9232 3189, email info@chevalier.com, website www.chevalier.com