

# 8 CENTRAL AVENUE

DEVELOPER / CLIENT : ATP Partnership Pty Ltd  
MAIN CONSTRUCTION COMPANY : Watpac Construction (NSW) Pty Ltd  
PROJECT MANAGER / SUPERINTENDENT : SDH + Associates  
AREA : Redfern, NSW  
PROJECT VALUE \$ 120 Million  
COMMERCIAL SIZE : 40 000m<sup>2</sup>  
ARCHITECTS : PTW  
LANDSCAPE ARCHITECTS : Context Landscape Design  
CIVIL / STRUCTURAL ENGINEER : Taylor Thomson Whitting

## DELIVERING GREEN STARS FOR MEDIA STARS

Making sure the extremely specific needs of the client and the tenants were driving the 8 Central Avenue project was the job of SDH and Associates Pty Ltd. As project manager and superintendent in connection with the design, securing authority approvals and the construction contract, in addition to acting as the Developer's Representative in respect of commercial agreements with tenants and landowner (the Redfern-Waterloo Authority), there were a lot of balls to keep airborne.

"We had to juggle all the requirements of the different parties involved. Being situated in Redfern, where it has been very important to get the Redfern-Waterloo area up and running, there were a lot of issues to be conscious of," said SDHA Director, Savvas Hadjimichael.

"Part of the complexity was the number of stakeholders: the corporate interests, the tenants' interests (Channel Seven, Pacific Magazines and Global Television), the State Government, the Redfern-Waterloo Authority, Department of Planning and Sydney City Council.

"There were community issues to consider: the project had a requirement (set by the Redfern-Waterloo Authority) to employ at least 60 Indigenous people, it actually employed more than 60.

"The project is located within a state owned land precinct of state significance, including high significance in respect of its archaeological and historical aspects. The site was also contaminated. As it was an ex locomotive workshop and foundry there were a number of contaminants in the soil, and that has now been cleaned up.

"During the demolition and excavation, any materials that could be recycled such as concrete from the foundry and footings of old buildings were recycled.

"It was an exciting, challenging, landmark project, and a substantial job for us, not only for its size, but also it exposed us to TV studios, which was a new experience for us."

SDHA was founded by Savvas Hadjimichael in 2002, utilising his extensive prior experience in the building trade, including project managing projects both on the client side such as the QVB, the Strand Arcade, The Galleries Victoria and IBIS Hotel in Pitt Street and working for a major construction company on (among other) Sydney Central and the Prince of Wales of Children's Hospital at Randwick. The company has grown rapidly, and has worked on a wide variety of capital works projects, enhancing the value of projects in the \$500K to \$140 million range from inception to handover in the areas of aged

care, health care, retail, religious, Heritage, commercial (both new and refurbishment), residential and industrial.

Other projects currently under the care of SDHA include a monastery at Lower Mangrove, a Catholic Church at Fairfield, Aged Care facilities at Yennora and Berry, high end residential projects at Bondi, a Medical Centre at Bankstown and a Retail centre at Holsworthy.

Under a design and construct contract, Watpac Constructions (NSW) built 8 Central Avenue's 12 level office and studio precinct, in addition to constructing car parking and carrying out external works.

The building and four television production studios have been designed and built to achieve a Four Green Star rating for both Design and As Built, and a 4.5 Star NABERS Rating. The high performance, distinctive facade uses performance glazing and shading to reduce the need for mechanical internal climate control systems. The building will also be able to utilise recycled water, when available, for flushing amenities.

8 Central Avenue was one of the Watpac Constructions (NSW) sites audited by National Certification Systems International as part of the company gaining ISO 14001-2004 certification for their Environmental

Management System. They also have third party accreditation for Quality and Occupational Health and Safety, and hold Best Practice Accreditation under the NSW Department of Commerce 2008-2010 Contractor Prequalification and Best Practice Accreditation Scheme.

Watpac Constructions (NSW) is a division of Watpac Limited, a member of the Green Building Council of Australia. They won three awards at this year's National Australian Institute of Building Awards: High Commendation for the Australian Film Television and Radio School and Airgate 4 projects in Sydney, and a Professional Excellence Award for their part in the \$216 million Single LEAP Stage 1 Project, which involved constructing accommodation for Defence personnel at Amberley and Enoggerah in Brisbane and Holsworthy in Sydney.

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## MASTERS OF TIME-TESTED CONSTRUCTION ART

Conrina Constructions are masters at one of the oldest building techniques known to man.

“Masonry has been around for thousands of years, it is the foundation of civilisation,” said Conrina’s Construction Manager and co-founder Con Zarafetas. “It has been under pressure from new technologies, but these new technologies have not been tested over time like masonry. Many of the faults of these new technologies won’t become known for many years, nor whether they are as low maintenance as masonry. Conrina Constructions are professional, providing an all-encompassing service which includes a clean, tidy and low maintenance skilled workforce. The qualities of the masonry product are the best and that hasn’t changed over the years.”

Conrina installed all the masonry for 8 Central Avenue. This major project involved the supply and installation of light weight concrete blocks, including concrete and reinforcement, for each floor of the thirteen storey tower, a task which was completed in just 14 weeks. To achieve this program, the workforce peaked at an efficient team of fifty men.

“The design changed almost every day,” said Con Zarafetas. “Daily, updated drawings were sent to our office, which required close coordination with our Site Supervisor Liam McCormack. To our credit, not one wall had to be knocked down or redone despite these frequent, sudden design changes.”

The company has a commitment to passing on skills, with all their indentured apprentices encouraged to pursue the goal of eventually becoming site supervisors.

Conrina have won numerous awards in their fifteen years of operation. Their project at Jacaranda Square at Homebush Olympic Precinct showcased rarer, ‘old skills’ in bricklaying, and won an award in 2008 from the Masonry Contractors Association for Excellence in Brickwork. To top that off, it was awarded the Horbury Hunt Award in 2009. Other award-winning projects include Building E Sydney Institute of Technology Ultimo, NSW.

Their services cover major residential, civil, commercial and industrial projects, for most of Australia’s leading builders such as Watpac. Recent major projects include the Hyundai Office and Showroom at North Ryde, City West Housing at Pymont, and just recently was given the Blacktown Region BER project for Brookfield Multiplex.

They offer a full masonry service including design, construct, project management and estimation for concrete, steel fixing, brickwork, stonework and Hebel products. Conrina has also commenced a window fabrication business, Distinct Aluminium Solutions, and has moved into property development and principal contracting, which all points to the rapid strides Conrina is making in the construction industry

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## INTRODUCING A+PLUS CLEAN TEAM



**A Plus Clean Team** excels at making places fit for doing business in. Director Melissa Fang began as a sole trader in 2004, but the high volume of work available inspired her to begin the company, now employing a professional, discreet and efficient cleaning team equipped with the full kit of cleaning technology.

“We know that the cleanliness of an office reflects company image and reputation,” said Melissa. “We clean strata, offices, factories, medical centres, construction site sheds, fitness centres, retail outlets, schools, child care centres and restaurants. For 8 Central Avenue, we provided site shed cleaning. Our range of cleaning services includes after built clean, pre-sale clean, starta clean, regular maintenance, one off jobs, Move In / Move Out cleaning and carpet steam cleaning.”

**A Plus Clean Team** have received glowing feedback from clients such as Armstrong Miller and McLaren Pty Ltd. Sue Grinrod writes: “Melissa and her team are without doubt, the best cleaners I have come across in my 30 years of office work.”

Chris Janz Managing Director of Allure Media said, “The company has proven not only to be reliable and trustworthy, but also highly competent, efficient and professional. No task is ever a hassle.”

Zenith’s Office Manager Tracy Duggan said, “They do their job whether large or small, with the utmost professionalism and courtesy, with only the aim to complete the job to the best standard. We have used **A Plus**

**Clean Team** during our renovations and they have been more than happy to adapt to the varying tasks and schedules.”

“Our commitment to clients,” said Director Melissa, “we use the latest cleaning technologies to meet any commercial and cleaning challenge, and pay attention to the smallest detail to make a difference with every job. Our expertise in providing consistently high quality cleaning to all commercial and residential environments is what makes the **A Plus Clean Team** the best choice for your cleaning needs. At A Plus we achieve a standard that exceeds our competitors in cleanliness and efficiency. We have extensive experience in a wide range of environments which require highly detailed and labour intensive work.

Please email us or ring on 9797 0971 to find out our current special deals.”



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# CLEARLY CUSTOM-MADE

As befits the HQ of some of Australia's leading media organisations, 8 Central Avenue makes extensive use of glazing in the facade, both to allow in the light, and allow the occupants to gaze out and be inspired. Specialised Windows designed, manufactured and installed the entire facade, adding to the aesthetics of the facade with the inclusion of six colours. They also provided some of the other essential architectural elements.

Their contribution included shopfronts, the curtain wall incorporating vertical and horizontal sunshades, horizontal channel feature trims, composite, internal extruded aluminium sills, louvres, frameless auto entry, frameless spider fitting glass assembly and necessary support steelwork, and a Frameless 'Triangular glass system to the Southern Façade. Up to fifteen of Specialised Windows' staff worked on the project from concept through to production and installation onsite.

Specialist skills and state of the art workshop equipment played a part in successfully realising the design of the extruded sunshades and large shopfront system, due to their size. Another challenge was the design of the expansion joint system for the curtain wall, which allows for 20mm movement in all directions, and the winter gardens 2400 wide awning sash system incorporated into the curtain wall system.

Windows potentially contribute to Green Star points and NABERS ratings, glazing at 8 Central Avenue has U-value 2.7, in keeping with the building's Green Star credentials.

Offering a one stop service from blueprint to site when it comes to custom-designed and manufactured glazing has won Specialised Windows an ongoing and ever-building client list. They were originally founded as Fast Fix windows in 1984, evolving into Specialised Windows in the early nineties. With full manufacturing facilities at their South Windsor location, they have the capacity to extrude sections to suit the architectural intent, and incorporate challenging designs and specifications into their production systems. These abilities have been applied to projects across NSW.

For the Pinnacle Office Park, Specialised Windows provided glazing for the Curtainwall, sunshades and shopfront to Buildings A & B – in total approximately 12,500m<sup>2</sup> of custom-manufactured product. Another showcase of their talents is the vast skylight and the composite blades which form an eye-catching part of the new Sydney International Airport Departure Lounge. Burbank Corporate Centre Stage Two for Norwest, 25 Smith Street Parramatta, the Rouse Hill Town Centre and new student accommodation for ANU in Canberra also feature their work, an indication of the variety of construction projects and architectural styles they are able to undertake.

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**SPECIALISED WINDOWS**





## LEADING EDGE TECHNOLOGY MEANS ENERGY EFFICIENCY

Ensuring 8 Central Avenue achieved the 4.5 NABERS rating and Four Star Green Star Office Design rating meant Stowe Australia got involved in the building's front end design. Their brief was to create the most energy-efficient systems possible, while also meeting the hi-tech communications needs of major media producers.

Stowe designed, constructed and installed the electrical and communications systems for the car park, public domain area, studios and tenancy towers for the base building contract, then was awarded the Seven Network Fitout comprising light, power and a Systemax Cat 6A communications system for levels 1 to 7. Up to 45 staff were involved in the project from July 2008 through to January 2010, comprising design engineers, electricians, TAs and apprentices.

The lighting design features ultra-high performance, low energy consumption light fittings, and extensive natural light metering throughout the building, monitored by a lighting control system which adjusts lighting levels accordingly. Sustainable construction methods and materials were used, such as employing a cable support system within the tenancy areas which utilised stainless wire rope supports, greatly reducing the quantity of metal required as compared to a standard system and increasing labour efficiency.

A challenge of the project was the high levels of acoustic integrity required in the TV studios. This was tackled through close liaison with the acoustic consultant and Watpac to develop methods of treating the penetrations required to the studio structure for services entry.

“Due to the fast track nature of the construction programme, partnerships needed to be formed by the Stowe design team with the consultant (Aecom), Watpac and other major subcontractors in order

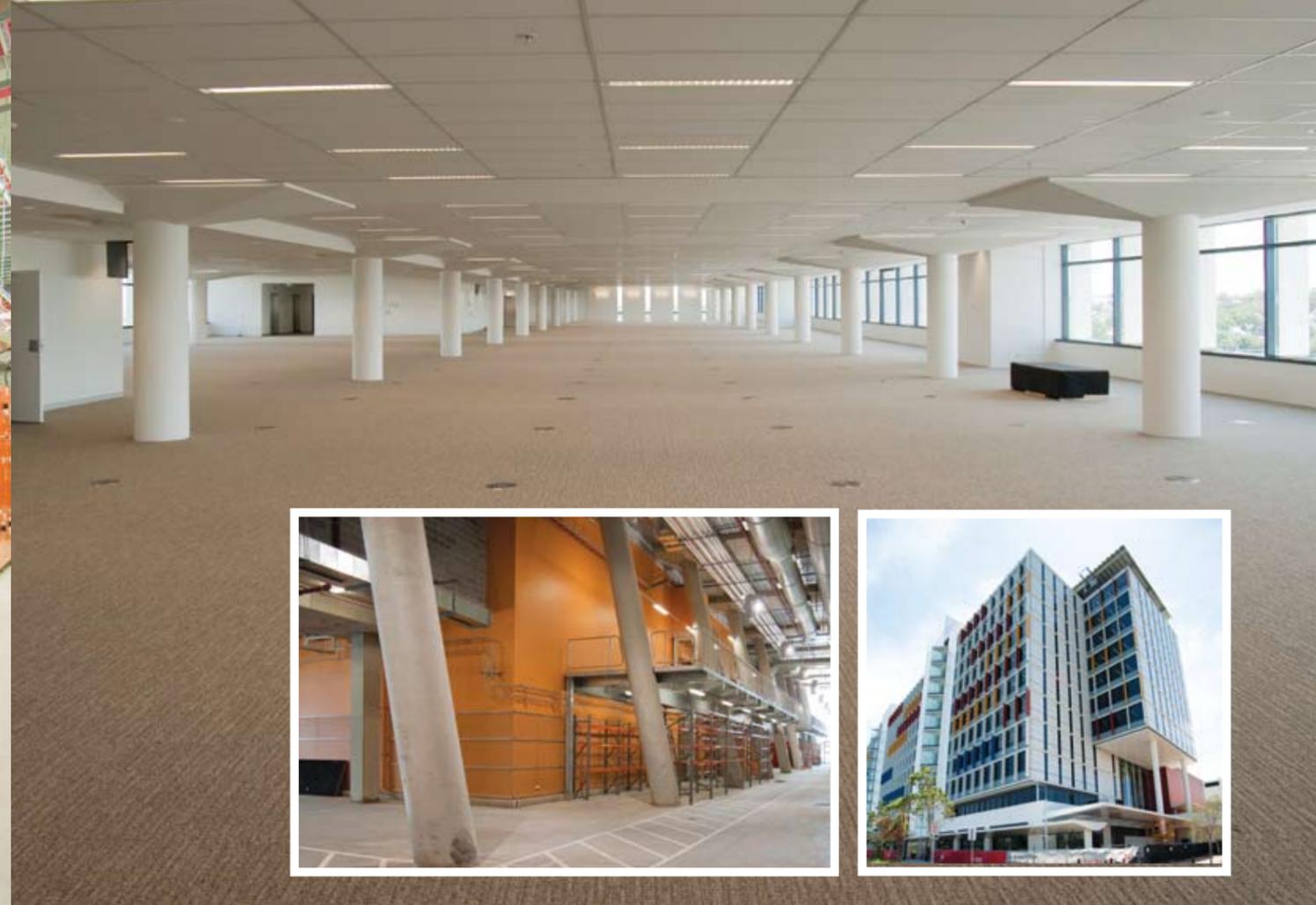
to deliver the base building on time, and in the later stages whilst handing over the base building, documenting and preparing the fitout project requirements with Seven Network,” said Project Manager Phil Hooper.

“Our goal is to get it right, and make it efficient, while saving dollars for the client both in the short and long term. Electrical technology has been refined, and energy-saving technology has become much more prolific due to Green Star. Where the industry is going is the push to greener power.”

2010 will mark a century of operation for the company, who are Australia's leading privately owned electrical and communications contracting organisation, with annual revenues in excess of \$300m and 1400 direct employees working out of 16 locations on the Eastern seaboard.

The company capabilities include design and engineering, installation, construction projects, maintenance, 24 hour service and national rollouts for electrical and communications systems (both voice and data) across the public and private building, defence, urban infrastructure, mining and industrial sectors. As an ASP Level 1, 2 & 3 Stowe Australia also provide design and construction of high voltage services.

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## WHISPER QUIET IN CENTRAL SYDNEY

Cubic Interiors have put another blue chip Green Star project on their CV with the completion of fit out at 8 Central Avenue, the new home of Channel 7, Global Television and Pacific Magazines. Located in the heart of the Australian Technology Park Precinct, the building has a four Green Star Office Design rating from the Green Building Council.

The two television production companies who are the anchor tenants (and in the case of Seven Group, joint venture partners in the development) had very precise needs for their facilities, which is where Cubic's expertise in design and custom-manufacturing interior materials came to the fore.

For the production studios, Cubic procured and installed acoustic panelling. TV studios need impeccable soundproofing from the outside world, even the sound of someone walking softly down the corridor outside can potentially ruin a scene in progress. The outside world, equally, does not need to hear what's happening behind the studio door, especially when acoustic impacts on neighbours are one of the issues considered for a development like 8 Central Avenue. Global Television will be producing Australian Idol at the site – generating many decibels of sound to keep under wraps - Cubic have the expertise to craft and install sound proofing that will mute rockers and frenzied fans.

Cubic also procured and installed suspended ceilings and linings throughout the rest of the base building, which totals 11 floors of premium office space in addition to the four production studios, meeting rooms and reception spaces for the three media tenants.

Overall, the challenge posed by this project came in meeting both structural designs and acoustic needs. Cubic's experience in complex and demanding Green Star fit outs such as One Shelley Street, Innovation Place, Sydney Water HQ and Westpac HQ allow them to solve these kinds of challenges creatively, on time and within budget. This skill is currently being applied to another landmark Sydney Green Star project, the C25 Lowy Cancer Research Centre at the University of New South Wales.



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## COOL, GREEN AND ONE OF A KIND

**A**ustral Air Conditioning Services supplied and installed a world first cooling system for Global Television and Channel 7 Studios at 8 Central Avenue, Everleigh. The system had to be very quiet and able to cool extremely high temperatures created by studio production lighting.

“The most challenging mechanical design element of the project was the extraordinary 800 watts per m<sup>2</sup> design lighting load for each of the studio,” said Austral Air Conditioning Director, Remy Logel.

“To put this number in perspective, the heat generated by the sun on a skylight is 820 watts per m<sup>2</sup>. Television studios in Germany are designed up to 550 Watt per m<sup>2</sup>. The studios had a 10 metres height constraint with all the mechanical services needing to fit above 7 metres. The technical solution was to combine low noise air distribution system and chilled beams in a V shape. The V shape chilled beams is the world first application. Conclusive cooling capacity and air distribution tests were carried in Krantz laboratory Köln, Germany. It was demonstrated that the two systems combined together will satisfy the lighting heat load.”

The office building is conditioned by under floor air distribution system.

Austral have been in the trade for fourteen years, supplying and installing electric and gas heating systems, cooling and ventilation systems, mechanical plumbing and pipework systems across Sydney’s commercial and residential development spectrum in addition to a nation-wide project for Optus with Leighton.

The company has the ability to field many teams of technicians and trades people simultaneously. In house expertise includes mechanical engineers, project managers, plumbers and service technicians. Their project portfolio includes other Green Star jobs, such as the award-winning RAAF Richmond project, the first Five Star Green Star Defence facility in New South Wales. They are completing a D&C installation for Chatswood Civic Place, three large University projects. Their installation for the new Australian Film Television Radio School has extended into an ongoing maintenance contract, as many past projects are being serviced by Austral Air Conditioning.

“All our systems come with a one year warranty for defects, and we offer ongoing maintenance. We can design and procure for any kind of system, in any type of building,” said Remy. “We are in the people business, and our business is built on our reputation.”



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