

# PROMINENCE

SOUTHERN CROSS CONSTRUCTIONS  
ZETLAND NSW



# RISING TO PROMINENCE

As its latest project rises to completion, Southern Cross Constructions (NSW) Pty Ltd is rising to even greater prominence on the Australian construction scene.

At nearly 25,000 square metres and with a 94-week completion time, Prominence, in the Sydney suburb of Zetland, is another significant addition to the company's extremely impressive portfolio of luxury residential projects.

The 3-stage project covers a 7,000 square metre footprint in the Victoria Park site and includes four 7-9 level towers and three buildings.

Designed by LFA Architects, with construction documentation by Fitzgerald Bennett Architects Pty Ltd, Prominence complements the surrounding developments, while maintaining its own distinctive image with a striking façade

created with the effective use of colour, face brickwork, precast concrete, louvres and an interesting window layout.

Prominence, built by Southern Cross for client Austcorp, includes 202 outstanding, penthouse-quality apartments including large single-level and two-storey crossover designs and garden apartments as well as a small retail space and the largest basement in Victoria Park, extending two levels below the ground water table.

The towers are arranged in a horseshoe configuration with linking corridors at levels 1, 4 and 7 to allow access to the central landscaped podium and rooftop with each tower maintaining its own independent street level security entrance.

But the raising of Prominence was not without its challenges for Southern Cross.

Prominence is a precast concrete structure with almost every structural element above the ground floor being pre-fabricated in a factory and erected on site.

Consideration also had to be given to the neighbouring housing development and a heritage-listed building across the road.

But one of the greatest challenges involved the high ground water table for the basement construction.

In conjunction with contractor, Civil Foundations, Southern Cross investigated a number of alternatives before deciding on a steel sheet pile system driven through sand and socketed into rock.

The superstructure also presented a challenge

with the solution of a transfloor/hollowcore flooring and precast wall scheme incorporated.

The results are spectacular

This premium, residential development is a showcase of some of Australia's finest design, construction and craftsmanship with contemporary style and high quality interior features and inclusions.

Southern Cross Project Group provides an integrated range of construction services across a vast range of building types. It has built an enviable reputation for its continued, proven ability to deliver complex, large scale developments of the highest quality and on schedule, and its achievements have led to significant expansion over the past months. In 2007, Southern Cross opened its first



Photography: Product K

Queensland office in Broadbeach with plans to open a state head office in Brisbane this year. It means the group now has four wholly-owned businesses: Southern Cross Constructions (NSW), Southern Cross Constructions (QLD), SX Projects and Southern Cross Refurbishment. In addition, Southern Cross last year launched a strategic joint venture company in Perth, Southern Cross Rescom, which will focus on commercial building.

But while Southern Cross continues its rise in prominence, it remains committed to the crucial core values of maintaining the highest levels of OH&S, Quality Assurance for all participants in all projects, increasing its environmental performance, improving the sustainability of its projects and continuing its support for the construction and building industry.

Adding to its already significant portfolio of projects, in 2007 Southern Cross was awarded the tender for the \$110m redevelopment of the Dee Why Hotel site on Sydney's northern beaches and has assembled its largest construction team for what is the largest project so far awarded to the company.

Southern Cross's achievements were formally recognised at the 2007 MBA Excellence Awards with the company taking out the highly coveted Excellence in Construction Award for 'The Kilns' while their associate company, SX Projects, took out the Excellence in Housing Award.

The company was also a major winner at the prestigious 2007 Australian Institute of Building (AIB) Professional Excellence in Building Awards (NSW Chapter), receiving two High Commendations as well as several finalist and runner-up awards.

In 2007, the Southern Cross Project Group once again sponsored the NAWIC Awards for Excellence, presenting the Award for Sustainability, which honours significant achievements in sustainable practices in construction. An Award the company hopes it will win, one day in the future.



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## ENGINEERING A SOLUTION

With an extremely high calibre of expertise, nearly 50 years experience in providing quality consulting engineering services and the combined strength of a network of offices worldwide, Waterman AHW was well equipped to tackle the unique challenges faced in the development of Prominence, in Victoria Park at Zetland in Sydney.

Addicoat Hogarth Wilson (AHW) was formed in 1971 from an earlier partnership and has maintained a continuity of premium services since 1959.

In July 2002, AHW joined forces with Waterman Group PLC, a large UK based consulting engineering company and specialised in Structural, Electrical, Mechanical and Hydraulic Engineering, ESD and Facilities Management.

Graeme Deaker and Steve Marshall, from the company's Asia Pacific regional headquarters in Sydney, headed the Waterman AHW team working on the Structural Engineering for Prominence.

Prominence, a Southern Cross Constructions project, is a 3 stage development of four towers and three buildings, which includes the largest basement in Victoria Park, extending two levels below the water table.

The biggest challenge faced by Waterman AHW, was to build an economical water tight basement, while staying away from tension piles, thick raft slabs and diaphragm walls to the perimeter.

In delivering the solution, Waterman AHW incorporated a number of new techniques, which included permanent steel sheet piling to the basement perimeter wall in water charged sands.

The company also used a combination of load bearing precast walls and fully precast upper floors above a post tensioned podium transfer slab.

Waterman AHW is distinguished by the depth of expertise of its people which includes over 70 employees in the Sydney office, over 50 in

Melbourne, a growing Brisbane operation and over 140 people in Dubai and Abu Dhabi.

Worldwide, the Waterman Group has over 2000 staff in offices in the UK, Europe, China, the Middle East and Australia.

The company's strong and distinguished reputation has been built on an impressive portfolio which includes, in Sydney alone, Interciti Arncliffe, Regency at Chatswood, Harrington Street Apartments, The Horizon, The Peak Market City and Pyrmont Apartments.

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## STRIKING FACIAL FEATURES

Brick and Block Laying Contractors, FB Building Pty Ltd, have worked on a number of luxury residential projects in recent years but their recent work on Prominence at Zetland, is attracting major attention.

The distinctive facework and feature walls are a key external design feature of Prominence and create a striking point of difference for this premium development in Victoria Park.

Contracted direct by Southern Cross Constructions, FB Building completed the brick work, block work and core fill for the four towers and three buildings in the project, which involved approximately 100,000 bricks. As a major feature of the building, a high quality finish on the facework was essential. Austral Bricks Gertrudes Brown and Boral

Escura Red were used to create the special architecturally designed effect.

A family owned and operated business, FB Building has been in operation for over 8 years but its principals have over 30 years experience in the industry.

FB set high standards for their employees and pride themselves on the high quality of their workmanship. A quality which is reflected in their impressive list of completed projects.

FB Building has worked on a number of landmark projects with Southern Cross Constructions including McIntyre Street Gordon, Dungowan Manly, Arena Apartments at Rockdale, Rex Apartments at Potts Point, Bellagio and The Avenue at Collaroy and Ocean Street Bondi.

In 2006, FB was nominated for a Masonry Contractors Association NSW Award for their work on Trinity Apartments, a premium residential development in Albany Street St, St Leonards.

With their profile continuing to rise with every new project, FB Building is sure to be appearing on the awards list in the future.

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## CIVIL TABLES SOLUTION

The Prominence project at Sydney's Zetland, presented a number of unique challenges especially in regard to the groundworks and construction of the basement, which is the largest in Victoria Park, extending two levels below the water table.

With its reputation for delivering under difficult conditions, Civil Foundations was contracted by Southern Cross Constructions to provide a design and construct solution for the basement shoring and piling works.

Civil's extensive problem solving experience and its ability to access unique machinery were

key factors in the successful delivery of this project. In particular, they had to contend with the high water table in developing the most suitable system. A number of options were investigated including secant walls, diaphragm walls and contiguous piling.

In conjunction with Southern Cross Constructions, Civil Foundations developed the solution of a steel sheet pile system driven through sand and socketed into rock.

Civil Foundations has been operating for a relatively brief three years, however, their depth of expertise and experience is far greater

and more extensive than the mere age of the business.

Managing Director, Tony Derham has over 15 years industry experience and has put together a highly dedicated and experienced team of nearly 30 employees.

Civil Foundations specialises in the design and construction of foundations using Sheet Piling, Cutter Soil Mix (CSM), Mini Piles, Screw Piles, Bored Piles and driven Timber Piles and is renowned for its ability to deliver, even on short notice and on difficult sites.

As evidence of its commitment to mechanical excellence, the company has invested significantly in acquiring the latest technology and machinery to enable it to carry out even the most difficult projects under sometimes unique and challenging conditions throughout Australia. This investment includes the recent purchases of one Liebherr Crane and two Liebherr piling rigs, the largest of their kind in Australia, which have recently completed installing 32 metre sheet piles for Southern Cross Constructions Dee Why Hotel Redevelopment. The Liebherrs are significant additions to the company's impressive range of machinery which also includes the Bauer

RTG 19 capable of installing 19 metre sheet piles and the ABI TM 12/15, of which there are only two in Australia.

Civil Foundations recently developed a Triple Soil Mix system to the depth of 16 metres and a Cutter Soil Mix system to 30 metre depths.

With access to this impressive range of equipment and more importantly the commitment to put it into action quickly and efficiently, Civil Foundations has developed an enviable reputation for delivering timely and cost effective solutions for major developments throughout the country.

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# RELATIONSHIP STRONG AS STEEL

The relationship between Dunsteel and Southern Cross Constructions has been further strengthened with Dunsteel contracted for the fabrication and installation of structural steel works on Prominence.

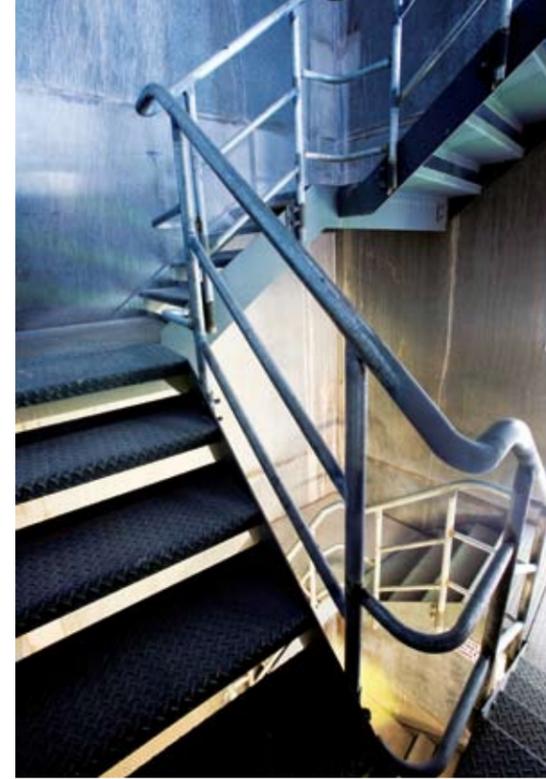
The project involved 70 tons of material for the fire stairs, steel lintels, structural steel to metal roof, canopies and awnings, architecturally finished pergolas and internal stairs (steel).

The fire stairs were made using the Dunsteel design which they developed to provide a cost effective solution that is modular, practical to install and quickens the overall construction time. The stairs were installed using ferrules, cast-in into the concrete wall panels.

The steel lintels were done in close coordination with the other trades involved, including the concrete floor fabricator and the project engineer.

Dunsteel specializes in providing fabricated steel to projects using this type of construction and is a preferred subcontractor for this application throughout NSW.

The structural steel to metal roof involved irregularly shaped buildings that utilised the precise skills of Dunsteel's draftsmen, manufacturers and installers.



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# MAKE FIRST BASE



Base Fire Protection designed, constructed and installed fire protection services for Prominence, supplying and installing the automatic sprinkler systems to the basement car parks.

Base Fire Protection offers a range of services including System Design, Installation, Commissioning Servicing, Certification and maintenance of: Sprinkler and Drenching Systems, Brigade Booster Connections, Fire Booster Pumps, Hydrant and Hose Reel Systems, Gaseous Flooding Systems, Alarm Systems, VESDA Systems, Detectors, Smoke Extraction Systems, Warning Systems and Form 15a Fire safety Certification.

Many of their personnel have over 35 years experience and this was a key factor in meeting

the stringent requirements of the project.

Base Fire Protection also work on areas of special risk fire protection including CO2 flooding systems, deluge and foam sprinkler systems and utilise the latest technology.

Their hands on approach has led to repeat business and an impressive list of projects including health, retail, education, residential,

recreation, industrial and special risk areas.

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## UNIQUE NORSKA TOUCH

The distinctive exterior design features of the Southern Cross Constructions project, Prominence, follow through to the interiors with unique finishes created by the Norska Group.

The Norska Group specialise in the design, manufacture and installation of custom-designed cabinetry, glass and mirror products of the highest quality.

Their designers are continually developing new products and cutting edge techniques to ensure that their projects feature unique and distinctive finishes, which create a luxurious ambience to enhance and complement the interior design.

In Prominence, this unique Norska touch was created with a timber paneling feature in the foyer, special fabric panels in the master bedrooms and design and installation of the bathroom mirrors and frameless shower screens.

Fine quality fabric, especially selected for both design and quality features was imported from the US and each panel custom made in the Norska workshop before being installed on site.

The effect is quite spectacular, ensuring residents of this premium residential development will enjoy the luxury of their own unique and exclusive interior finishes.

Norska pride themselves on their high standard of service and quality in the manufacture of their innovative and functional furniture, entertainment units, cabinetry, wardrobes, shower screens and customised interior features.

Their area of operations covers all aspects of Project Control, Interior Construction, Customer Fittings, Manufacture of Production Furniture, Detailed Joinery and Carpentry (Architrave, Skirting and Door Hanging), Manufacture and Installation of built in Wardrobes, Shower Screens and Detailed Mirrors.

Norska is considered a leader in the industry and this is reflected in their enviable client and project list which includes Southern Cross Constructions, Abigroup, Baulderstone Hornibrook, Leightons, Multiplex, Walker Corporation, Australand, St Hilliers and Lipmans.

Most recently Norska completed work on Pacific Square for Abigroup and is working on a large residential development at Breakfast Point for Baulderstone Hornibrook and a large hotel at Eastern Creek in Sydney's west.

Norska has been serving the domestic and commercial market since 1974 and they continue to impress both developers and end-users with the unique Norska touch.

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## LUXURY CLIMATE CONTROL

Residents in the penthouse apartments in Prominence can enjoy true luxury with a custom designed air conditioning system installed by Advanced Air Conditioning Australia Pty Ltd.

Maintaining standards even higher than those of their clients, Advanced Air Conditioning offers a comprehensive and extensive range of services for commercial air conditioning systems, mechanical ventilation systems and domestic air conditioning systems.

The service starts with an initial consultation and a full assessment of all the clients' requirements and application specifications.

Advanced Air Conditioning then proceed with the design, installation and commissioning stages of the project as well as providing ongoing services for air conditioning and mechanical ventilation systems.

Their in-house facilities allow Advanced to design customised mechanical ventilation systems to suit the specific requirements of a wide range of applications including

residential, commercial and industrial sites as well as specialised applications such as cool rooms, car parks, evaporative cooling and dehumidifiers.

Utilising the latest CAD and heat-loading software, they have the capability to produce a reliable cost-effective package for almost any cooling, heating or ventilation situation.

For Advanced, the Prominence project, overseen by Southern Cross Constructions, involved the design, supply and installation of air conditioning and mechanical ventilation to many areas of the three stage, four tower development.

One of the challenges faced was designing the sophisticated system required for the luxury penthouse apartments.

Advanced designed a customised system including the installation of the latest equipment from Mitsubishi Heavy Industries. A KX inverter system was specified with individual controls for each room in the apartment.

Advanced Air Conditioning value their well-earned reputation for quality in workmanship and their high standards of service and therefore, represent only the highest quality manufacturers including Mitsubishi Heavy Industries, Daikin, Actron, Panasonic and Teco.



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## Alliance Relationship Facilitator

- Get involved at “The Forefront of the Infrastructure Industry”
- Strategic Thinker - Commercially Astute
- Construction/Engineering Experience

*“The search is on for that unique individual with Alliancing/Collaborative contract experience! Is that you?”*

Alchimie Pty Ltd is a leading edge company that provides strategic/commercial advice and high performance coaching at the highest level to organisations throughout Australia and New Zealand. We require a commercially astute and talented pivotal player to assist in the future success of our business during its growth phase.

Our client's are some of Australia's highest profile blue chip companies, as well as technical specialists and government bodies delivering to the major national – building infrastructure in Australia and New Zealand. Due to the on-going success and multiple future projects our strategy/procurement division has identified the need to search for an Alliance Relationship Facilitator.

“So the search begins for an experienced Alliance Facilitator to expand and work alongside our existing team.”

Your strong business relationship skills both internal and external, flexibility to travel interstate and possibly internationally will sit well with your exceptional people management skills. At this time the broad specification for the person we are seeking is: -

- ✓ Industry experience from a contractor, an engineering design consultant or owner organisation
- ✓ Ideally, experienced in working in an Alliance.
- ✓ Strategic thinker
- ✓ Self starter
- ✓ Ability to think on your feet
- ✓ Able to powerfully lead from the front of the room
- ✓ Behaviours and values consistent with our company
- ✓ Willing to learn
- ✓ At least intermediate Computer Skills
- ✓ Good organisational & time management skills
- ✓ Acceptable to industry clients
- ✓ Willing to have fun

To be considered you will have appropriate tertiary qualifications in Engineering, Project Management or Finance and have 10 years+ experience working in technical and project infrastructure environments. Excellent communication skills and presentation skills combined with a dynamic approach is also a must. Experience and or exposure in Infrastructure will be desirable but not essential.

Naturally we are looking for that unique person who meets all the above characteristics, who is Melbourne based or willing to relocate and looking for that golden position that will allow you to work within an empowering organisation providing challenges, enjoyment and a caring culture that nurtures creativity and initiative.

The opportunities are available for growth and development with the ability to enhance your career. An excellent remuneration package relevant to your experience is available. For a confidential discussion telephone Ann Cookson on 03 9728 6688 or apply by sending your resume quoting reference number ARF410 to [recruitment@alchimie.com.au](mailto:recruitment@alchimie.com.au)



## REVEALING EFFECT

The specialist skills and expertise of P & J Connolly Pty Ltd are showcased to great effect in the Southern Cross Constructions project, Prominence, at Victoria Park in Sydney's Zetland.

A major feature of the project's distinctive image is the striking façade created in part by the interesting use of windows and large glass sliding doors, which create a contemporary indoor-outdoor feel for the apartments and reveal city views from the upper levels.

As the glass component was such an important aspect of the overall design, glass installation specialists, P & J Connolly, were contracted for the installation of the aluminium windows and doors.

The company's role on the Prominence project included installation of Fitzroy sliding doors, 100mm commercial windows, three panel sliders that stack across to allow wide access to the apartment balconies and bi-fold sliding doors in the commercial/retail areas.



The 6,000 sq m glass installation features special silicon joint corners with unusual and varying angles, which contribute to the striking effect of the building design.

A design, which includes standard 90 degree angles as well as numerous 135 degree and 75 degree angled glass joints.

P & J Connolly faced numerous material handling issues created by the split level apartment configuration and the sheer size of the glass involved in the project.

The extremely large surface areas and heavy weight made it difficult to move the sections to the installation positions on site.

This was overcome with the use of a crane, which lowered the sections onto special platforms to facilitate the final move to the installation position in each apartment.

Based in western Sydney, P & J Connolly Pty Ltd has been operating for over 5 years

and through their commitment to quality workmanship, have continued to grow solidly and now employ over 25 people, working on many high profile and large scale projects.

P & J Connolly Pty Ltd recognise that successful delivery is a team effort and with close attention to project management methodologies, issue management and quality workmanship as a focus point, they take a proactive view to service delivery.

P & J Connolly Pty Ltd is an EBA company, registered with the CFMEU. They operate under a Joinery (Window Fixing) Contractors Licence and fully comply with OH&S Requirements.

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