

THE IVY

LUCAS STUART
SYDNEY NSW

Hospitality, tourism and entertainment complexes, commercial, industrial and major public works projects, health and aged care facilities and residential developments – Lucas Stuart has built the full range, but their latest hospitality project, Ivy, stands as a landmark project in the company's impressive portfolio.

Described as 'unlike anything Sydney has ever seen', Ivy, on George Street in the heart of Sydney's CBD, is a unique lifestyle and entertainment hotel complex built by Lucas Stuart for principal Hemmes Hermitage Pty Ltd (Merivale Group).

Set over two buildings of five and seven levels separated by Palings Lane and incorporating the former NAB building, Ivy comprises 8 bars, 5 restaurants, 11 retail shops, ballroom and function spaces, 2 penthouses, corporate offices, lifestyle centre with 27 treatment suites and a swimming pool.

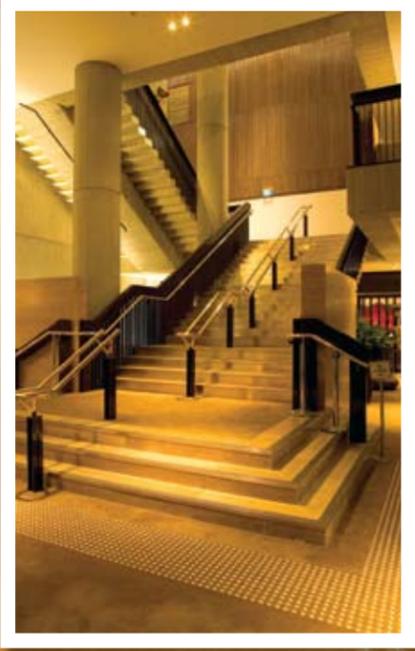
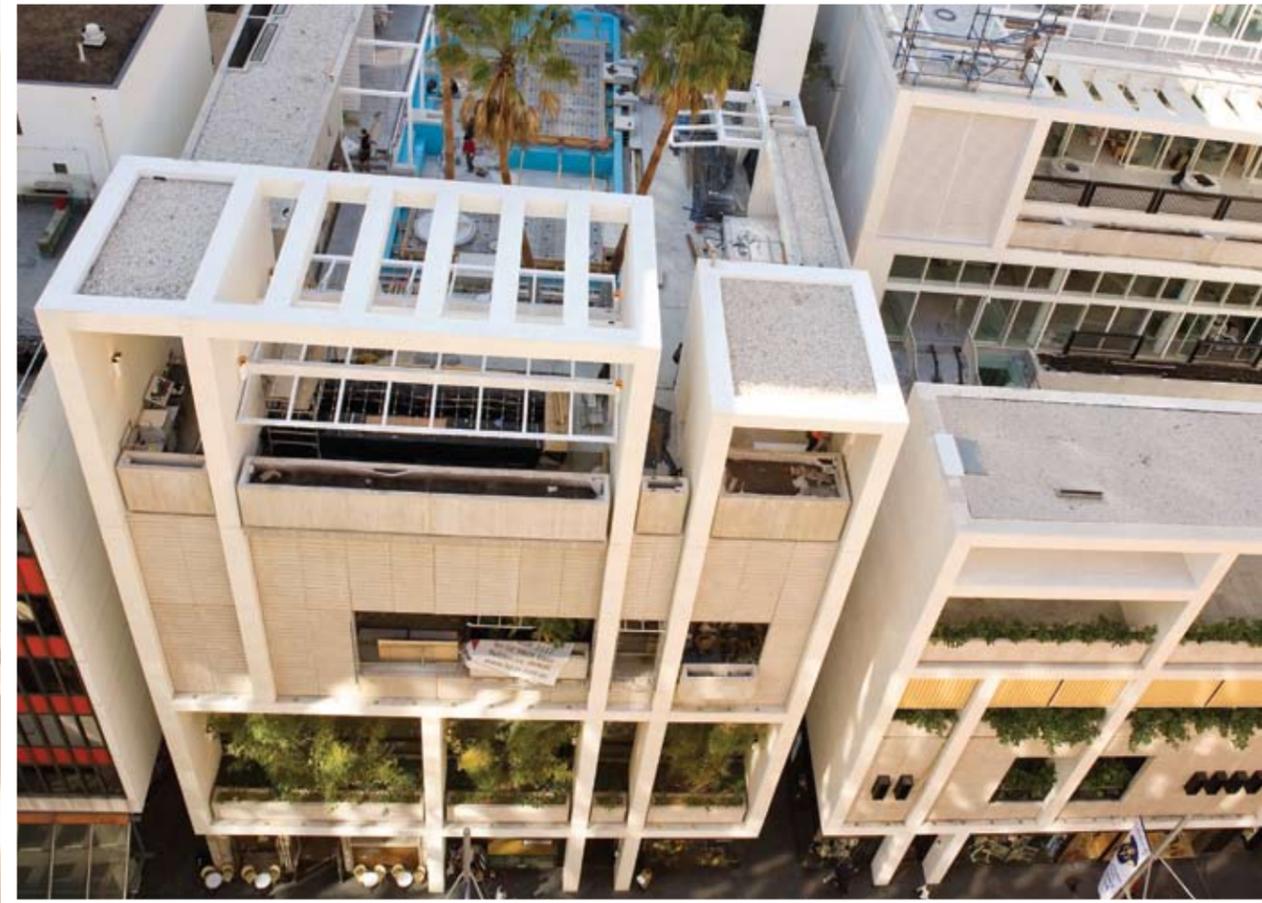
The site has a total 65m frontage to George Street with venue entrances via Ash Street.

Construction of this unique, purpose-built structure posed a number of logistical issues, which Lucas Stuart addressed and overcame successfully.

The location, right in the centre of one of the busiest areas of the city, meant site access, especially for large vehicles and materials deliveries was extremely difficult. This was further complicated by the lack of on-site storage with building covering the entire footprint and handover taking place in three stages, which meant storage was further reduced at each handover stage.

Externally, the project retains the heritage façade of the original NAB building alongside the new façade treatment of deep set concrete portals and windows.

The interiors feature the owner's trademark luxury with a range of different styles including retro, contemporary, sophisticated, chic and 60's with dominant architectural features of dramatic sizzings, oversized columns and beams, soaring ceilings, grand staircases, triple height windows, natural stone, tropical greenery, timber panelling, custom-designed fixtures and fittings and state of the art technology.



With a contract value of \$65m Ivy is by no means a large project for Lucas Stuart, however, the unique nature of the structure once again highlights the company's detailed understanding and approach to out-of-the-ordinary projects.

Lucas Stuart, the Construction Division of Lucas, was formed in 2003 when Australia's oldest builder, Stuart Bros., became part of the Lucas Group.

Over the past five years, Lucas Stuart has established a strong reputation as a leading managing contractor and has received a number Excellence in Construction Awards from the Master Builders Association.

The company has a proven performance record, especially being able to deliver on 'design and construct' projects which involve council liaison, budgeting, scheduling, all the detailed design work as well as its execution.

One of the most significant examples of this capability was the Sydney Wildlife World project, which also involved a number of the same contractors as Ivy and Willowood Nursing Home, which set new sustainability standards as well as the \$50m Hyundai building in Macquarie Park, which employed

the company's expertise from the pre DA stage right through the construction process.

Projects such as Wildlife World, Shangri La Hotel Cairns, Royal Sydney Golf Club, Doyles at Circular Quay, Sydney's Chinese Gardens and the Sydney Opera House highlight Lucas Stuart's ability to successfully handle the complex requirements of the hospitality sector in both 'front of house' and 'back of house' areas.

Whether it be the unique demands of the hospitality sector, the specific commercial objectives of the commercial, residential and industrial sectors, the legislative, statutory and budgetary constraints of the medical sector or the security and accountability demands of the government sector, Lucas Stuart is renowned for working successfully in close partnership with their clients to achieve and exceed their goals.

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When building projects with central Air Conditioning and Ventilation Systems need to be handed over in several stages, temporary solutions need to be developed.

Such a solution was no problem for Air Conditioning professionals, Whiffen and Andrews, on the Ivy project.

Whiffen and Andrews are specialists in providing Mechanical Services for industrial, commercial and retail projects and under the direction of owner and Managing Director, Brendon Gregg, the business has developed strong engineering skills and expertise in the Design and Construct market.

These skills include systemised yet innovative approaches to design, Project Resource Planning, co-ordination with other services and Project Supervision for quality control.

Whiffen and Andrews supplied a complete Design and Construct Mechanical Services package for the Ivy project, which included Mechanical Ventilation, central chilled water system, central heating hot water system and associated air handling units.

The installation featured the latest products and

DESIGN AND CONSTRUCTED ON TIME

equipment available including the Powerpax chiller with variable speed compressors and Edwards boiler with dual circuits to serve both heating hot water and domestic hot water supplies.

One of the problems solving issues faced during the installation was how to best deal with the handing-over in several stages. This situation meant that the central systems were incomplete at first stage handover and as such a temporary system was developed and installed. Such is the high level of expertise throughout Whiffen and Andrews.

Expertise which includes: Design and Installation of Air Conditioning and Mechanical Services systems; Engineering Project Management; turn key operation from design to handover; computer based control

systems (DDC); process cooling; industrial ventilation installation; and the service and maintenance of Air Conditioning, Mechanical and Refrigeration systems.

To ensure the proposed system is appropriate and feasible, Whiffen and Andrews also offer a special 'Concept Stage' service where their staff work with your clients to assess options, recommend the optimum solutions and most importantly, establish realistic budgets and schedules prior to start of construction.

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BRINGING IT ALL TOGETHER

Caverstock Group has been providing development and project management services to developers, financial institutions and building owners since 1992.

With head offices in Sydney and an additional office in Newcastle, to service clients with projects in the Hunter and North Coast regions, all Caverstock Group current projects are located in New South Wales.

The combined value of current projects being supervised under construction is approximately \$450m consisting of apartments, retail, commercial, hospitality, aged care and car parks. Building contracts currently being supervised vary from \$1m to \$160m in value. Of these the larger projects are The Links Seaside, Wollongong an \$85m over 55 residential aged care project completing October 2008; Stage 3 Lee Wharf a \$45m residential, commercial, retail, public domain and car park complex completing May 2009; and The Village, Balgowlah a \$160m residential, retail and car park development completing August 2009.

With its innovative concept Merrivale's Ivy presented an opportunity for Caverstock Group to draw on its extensive experience and niche project management skills.

Caverstock Group are providing services as Project Director from commencement to completion: Management of the many Development Applications, Construction Certificates and subsequent Section 96 modifications, the tendering process, the building contract, value engineering and administration of the contract through all staged occupation/practical completion and defects management to final completion. Caverstock Group was also involved in the engagement and management of consultants.

The project challenges: to obtain the correct builder to suit the type of project at the right contract value; manage the Client changes which occur with this type of high profile entertainment project; organising and obtaining excavation permits from the Heritage Office for three archaeological companies to investigate and "dig" in the building sites which fronted the old Tank Stream and balance this against contracted excavation works and demolition works; demolition of the old National Australia Bank and retention of the Heritage facade.

The delivery risk was reduced by an early works contract with Metropolitan Demolitions. Site access is the main challenge faced by both the early works contract and the main contractor, Lucas

Stuart. No deliveries were permitted off George Street. Access is limited to the laneway system.

The project is being occupied in progressive stages. The stages now trading are retail, bars, restaurants and function room. Interim Occupation Certificates including Place of Public Entertainment approvals are being managed progressively. Partial Occupation by customers whilst building of the later Stages continues requiring further coordination with stakeholders.

Mr Justin Hemmes, an experienced "hands on" developer with an intimate knowledge of his asset, is very involved with the detail of the delivery of the project. We are also assisting his team with the coordination of approx. \$10m of FF&E contracts.

The main "client contractors" are: Stoddards, Channons, Chubb, AV Sound and DJ Coalition are all professional companies assisting the delivery of this unique asset.

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De Martin & Gasparini (DMG), part of the Cement Division of Boral, is a specialist concrete placing business, which has been servicing Sydney's construction industry for over 50 years.

Through their quality delivery of services and high level of expertise, DMG has developed an enviable reputation and an impressive list of repeat clients, including leading hotel owner/developer Merivale Group.

Having provided services during construction of the Merivale Group's Establishment Hotel, DMG was keen to continue this successful relationship when contracted to work on the group's latest development, Ivy.

From both a construction and a usage point of view, Ivy is a unique, landmark structure, comprising an entire complex of bars, restaurants, accommodation, retail space and offices over two buildings on George Street in the heart of the Sydney CBD.

DMG was contracted for concrete supply, pump, place and finish on the project and carried out all the in-situ concrete structure work for the two multi-level buildings.

With Ivy very much a design and architecturally driven structure, meeting the owners' and designers' very specific requirements in all aspects was critical.

In regard to the concrete, the detailed project specifications required a unique 'off-white' cement and high quality white quartz aggregates for use in off form feature walls.

To ensure the required high standard of finish was achieved to the client's satisfaction, demanded a keen attention to detail and carefully controlled placing techniques. Both are some of the many skills for which DMG is renowned.

The project however, did pose significant logistical challenges in regard to the site access and location, which is in one of the busiest and constrained parts of the city with limited choice of road access except via the main CBD streets.

The tight site access via rear laneways required the efficient coordination of concrete supply trucks from remote staging locations outside the CBD and careful traffic control to ensure that supply of concrete to the pumps was maintained at efficient rates, while retaining the highest level of both site and public safety.

DMG take a great deal of pride in delivering



CEMENTED IN STYLE

a quality service to their clients, particularly when presented with these types of logistical and site challenges to overcome and it is this approach to each project which has led to the company's position as an industry leader in high quality CBD building projects.

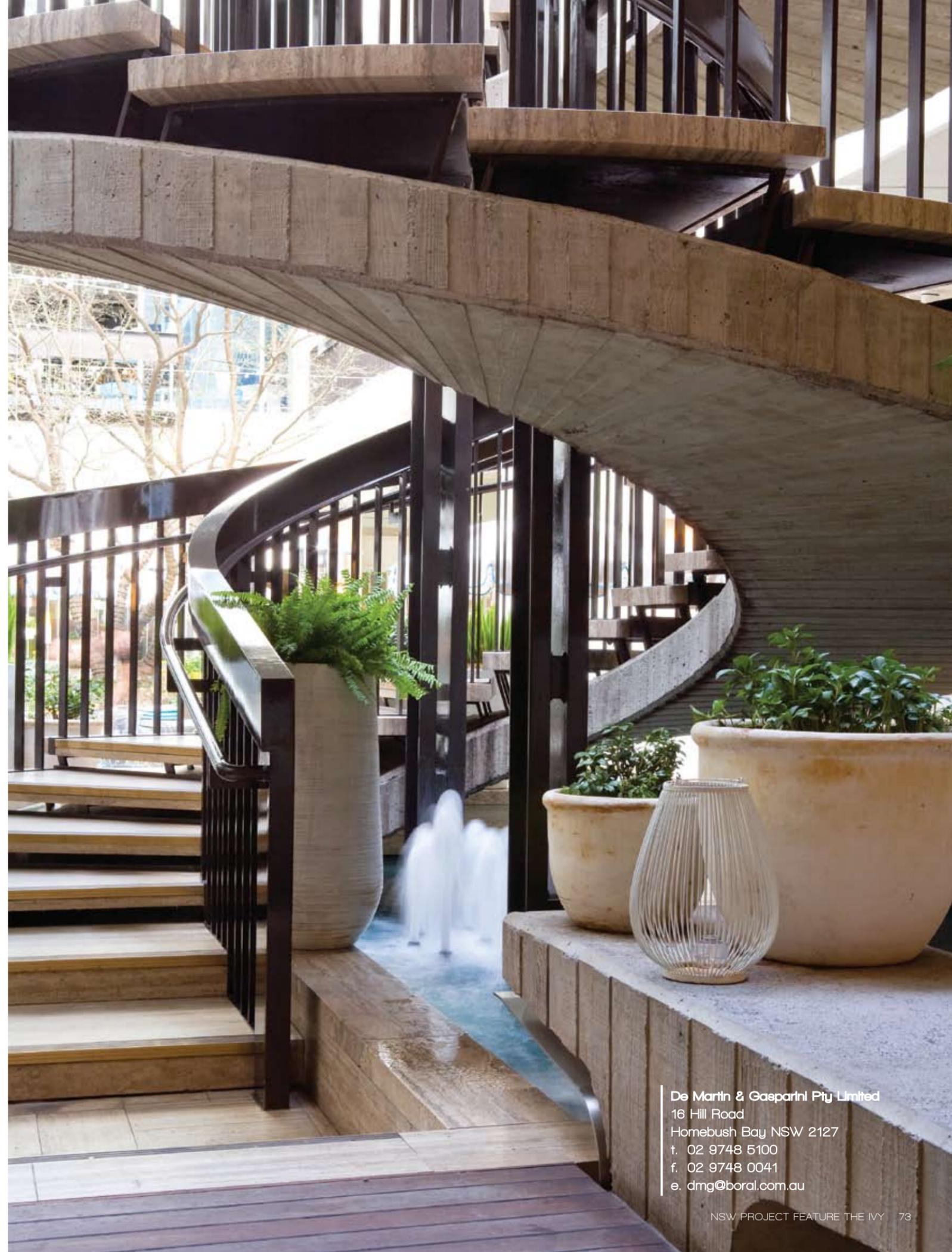
DMG has become the trusted choice of many builders for efficient and expert concrete placement because their expertise, size and infrastructure allow them the added flexibility to allocate crews and equipment as required.

They provide a range of services including: expert placing and finishing of standard, high performance and decorative concrete; highly skilled and trained crews; mobile concrete pumps, high rise pumping, stationary booms and pumps; high shrinkage, low slump placement; meeting exacting tolerances and special finish requirements; 'supply and lay' and 'total structures' packages including

formwork, reinforcement and concrete with specialist teams available for Superflat Floor projects.

DMG utilises the latest technology and equipment and has a proven track record for concrete placement based on successfully completing projects such as Westfield Shoppingtown Bondi Junction, Parramatta & Kotara, Citibank Tower, Stadium Australia, Parramatta Justice Precinct, Rouse Hill Shopping Centre & ANSTO Reactor, Lucas Heights to name just a few over its 50 years of operation.

It has built its expertise in large pours, detailed formwork design and high strength concrete and with the successful completion of Ivy, this expertise and reputation and client relationship is further enhanced.



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The Ivy, Sydney



TRADITION CONTINUES

When they established Traditional Stonemasonry in 1985, could two highly skilled European craftsmen, Kris Krawczyk and John Ayres, have realised that their dedication to the preservation of Australia's colonial heritage would charter the course for remedial works on many of Sydney's most prestigious and sensitive buildings including one, 'unlike anything Sydney has ever seen', Ivy.

With John Ayres' retirement, Kris is now joined by James Ginter who has for the past 12 years directed Traditional Stone's growth into full facade Restoration and Conservation services including, beyond their established core services, the provision of Project Management, Hoarding, Scaffold, Metalwork, Glazing, Painting, Joinery, Lead and Copper works - in fact full 'Facade Remediation' packages and consulting services to architectural and engineering firms on the probable causes and potential remediation solutions for deterioration to historic sandstone building facades.

For the Ivy project, Traditional Stonemasonry restored the original trachyte stone bank façade and re-used the salvaged trachyte to create entry statements along the new build sections of the George Street frontage and Ash Street entry.

The major challenge posed by the project was the site constraints in relation to access and lack of a crane, which presented issues for many of the contractors.

With a motto "To always be problem solvers, not problem makers" and with a proven track record for the completion of projects on time and on budget, the company implemented their plans accordingly.

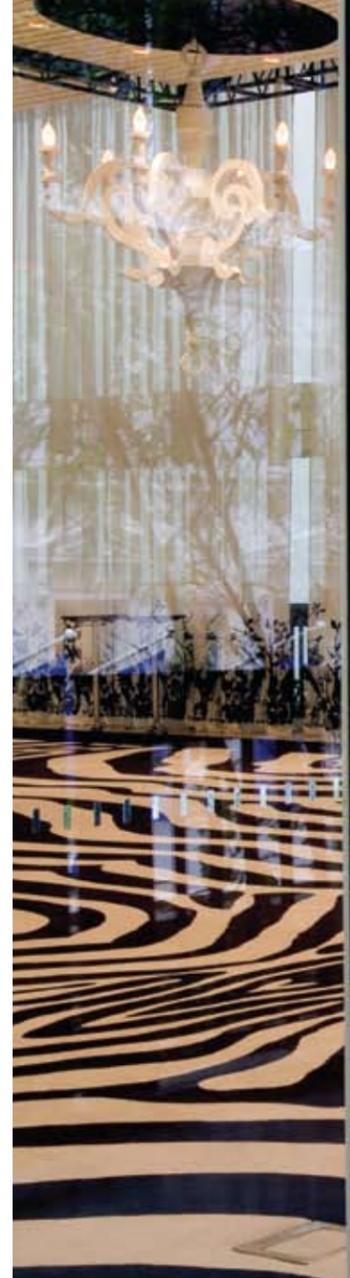
The constraints, in particular the lack of access to a crane, were overcome by installing the blocks, some of which weighed in excess of 3500kgs, by hand, utilising monorails and block and tackle equipment. Reminiscent of how the original building was built!

Through its own corporate heritage and with a breadth of experience, Traditional Stonemasonry has made a significant contribution to preserving Australia's architectural history with their work on buildings including Sydney GPO at Martin Place, Queen Victoria Building Sydney, the Sydney University Quadrangle and Anderson Stuart Buildings and Wales House in Hunter Street Sydney.

With Ivy, the tradition continues.

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THE SHARVAIN SOLUTION

With the capability to handle more than 18,000m² of curtain walls, complex specialised glazing, steel supported canopies, composite cladding and internal curtain walls on a number of projects per annum, Sharvain Projects have definitely established themselves as the 'solution' for complex glazing and cladding projects.

Established three years ago as the commercial projects division of the Sharvain Group, Sharvain Projects now contract direct to builders and developers, offering a totally integrated solution.

By integrating design, engineering, fabrication and installation services to one point of direct

contact, Sharvain greatly improves project efficiency to assist builders to meet tight deadlines.

Builders including Abi Group, BHPL, Leighton Contactors, Multiplex, Lorac, Buildcorp and Lucas Stuart have contracted Sharvain direct for a number of key projects including Pacific Square Development, Optus Centre Court, First Class Departure Lounge at Qantas Terminal 1 for the new A380 Aircrafts, Latitude East, Chatswood Transport Interchange and the Ivy proving the success of their new set-up to handle commercial glazing projects valued up to \$20,000,000.

The Sharvain Group provides a comprehensive range of design and

construct solutions for specialized glazing and façade projects across a wide range of market segments with the Sharvain Facades division of the group also manufacturing and distributing components and architectural hardware.

With a design and management team based at the head office in Alexandria (Sydney) and Hong Kong, and combined with workshops in Dee Why, Silverwater, Brookvale and a fabrication base in China, Sharvain provides innovative and creative design outcomes at highly competitive pricing.

The company's highly innovative approach was recognised with a short listing in the

Architectural and Engineering Innovation Awards for their work on Westpac Place Tennant Staircase. The steel and glass staircase links 27 floors of the Kent Street Tower and has been acclaimed as a bold and exciting undertaking.

This innovative approach was also clearly evident on the Ivy project with Sharvain Projects contracted by Lucas Stuart for detail design, fabrication and installation of specialized glazing and cladding packages including auto doors and structural steel supports.

A feature glass curtain wall to Ash Street, comprising yellow and white striped glass was made to order from specifically configured white interlayer with yellow colour back glass. Extremely large, approximately 6m, single span auto doors were installed to the bar area, bronze metal cladding to reveals and ribbed

cladding with concealed fixings to enhance the over all character of the building. Most of the external glass has low E coating to improve the energy efficiency of the premises.

Sharvain designed a unique way of supporting the shopfront cantilevered glass surrounded by custom designed ribbed metal cladding with concealed fixings.

While not large in terms of size, the Ivy represented a highly complex project for a number of reasons. Site access was difficult for the ground floor glazing where large glass panels were used to enhance the architectural appearance of the shopfronts and a sophisticated steel design of the large door spans had to be utilised to allow proper operation of the doors.

Under Design Director, Ms. Shangyun Zhao, the Sharvain talented design team continue

to build on their success in providing creative solutions and highly innovative outcomes.

Sharvain Projects are now completing the glazing for SACL's Car Park at Sydney International Terminal and are also currently working on the Sydney University Law Building, Macquarie Bank and Darling Island Stage 3 which will add to their significant reputation which started with their early successes with Imax Theatre, Stadium Australia and Sydney Harbour Casino.

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ICON CEILINGS SOAR

detailed conceptual skills in getting the set-outs right and fitting all the services including the state of the art technical inclusions, into the unique ceiling design.

The final result was considered highly successful and came together exceptionally well with the highly level of coordination of the various trades by the managing contractor, Lucas Stuart.

Ivy is the second consecutive project that Icon has completed with Lucas Stuart, having worked on the Sydney Wildlife World at Darling Harbour. For this project Icon Ceilings provided design and construct services for the highly innovative front entrance area.

Icon Ceilings work is not limited to ceilings. The company provides a wide range of external cladding and internal fitout services including specialised plasterboard work, suspended grid ceilings, timber work and steel with subframe structures.

With a workshop located in Sydney's southern suburbs and formed only three years ago, Icon Ceilings boasts a total of over 45 years trade experience with business partners Mathew Eames and Lou Fuda.

With Ivy representing a high profile addition to Sydney's lifestyle and hospitality sector, Icon Ceilings reputation is set to soar even further on the construction scene.

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STRENGTH, NOBILITY, BEAUTY

Karisma Joinery has created and transformed many of Sydney's most magnificent hotels, offices, cafés and restaurants with their trademark qualities of strength, nobility and beauty and now Ivy has also received the 'Karisma' finish.

Karisma was the major detail joinery contractor for the landmark Ivy project, responsible for the extremely detailed architectural design joinery work.

The project involved all the bars, tables, fixed and loose joinery, mirror to walls and bars and all stone work related to the joinery items.

The Ivy's owner-developers are renowned for the high quality finish on their properties and this was very evident in Karisma's work with all solid oak timber used throughout and stained or painted to the custom completed finish as specified by the design team. The timber was complemented with

the introduction a range of stone including Carrara mable, silver travertine and Noce.

With over 23 years experience, Karisma is highly respected throughout the industry and has developed an enviable reputation for providing a consistently high level of quality across a wide range of projects.

Projects which include a complete re-design for the Sydney Hilton to allow loads of natural light and space; the interior fit-out of Café Sydney with its magnificent banquette seating and polished oak dining tables; the rich and opulent Maple and silky oak panelling in the Executive Club and presidential suites of the Marriott Hotel; the Eurobitch panelling in Hannan Properties offices and in a completely different style, the colourful and exciting interior maple veneer walls of Henry Dean at Broadway.

Karisma Joinery offers a range of services

including Custom Joinery, Complete Refurbishments and Shop Fittings for Cafes, Restaurants, Ballrooms, Bars, Counters, Servery, Tables, Chairs and Benches with highly skilled tradesmen utilising their purpose-built joinery facilities.

From conceptualisation to completion, Karisma Joinery insists on the highest levels of quality to create a long lasting and unique effect for every client and every project.

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“COME AGAIN” ATMOSPHERE CREATED BY SUPAWOOD

The new lifestyle and entertainment hotel complex in George Street has rapidly become a landmark site in Sydney’s CBD since completion during early 2008. The sheer variety of architectural themes and range of facilities has made this building and its services a breakthrough in designed atmosphere.

The building’s unique ambience was enhanced with the use of diverse custom timber panels by architectural panelling specialist, Supawood Architectural Lining Systems.

One of the major reasons Supawood was selected for the panelling contract was because their pre-manufactured panelling system allows for a small onsite installation footprint.

Supawood’s pre-manufactured format also helped with the very tight completion date so that the opening of entertainment facilities went ahead as planned and promoted.

Special effect internal wall and ceiling panelling were used to outstanding effect in contributing to the visual and textural statement of the interior

design and different types of panel finishes were used throughout the project to create a unique and particular character for each area, whether restaurant, bar or poolside.

One of the special effects developed by Supawood for the contract for both walls and ceilings was timber slat panels made from a weathered timber finish. This intriguing tactile effect was achieved by etching away the softer parts of the timber and then applying a faded paint finish in black, white or caramel.

The weathered look of ‘driftwood from the beach’ gave an aged and mature appearance to the wall and ceiling areas and a warm welcome feeling of hospitality.

The welcoming and ‘come again’ atmosphere in lobby areas and one of the bars was created using flat and moulded timber wall panels in a satin black Japan lacquer finish creating an upmarket, distinguished ambience which is the trademark character of the building.

Visual themes connecting with this were achieved in the grill dining area using Supawood panels with a visually strong moulded ceiling profile in a high gloss black finish.

Throughout the project, a seamless installation

appearance of panelling was achieved using Supawood’s uniquely designed concealed fixing systems.

Supawood’s customer focused approach contributed to the completion of this project on time, involving sampling and prototyping of materials to achieve the aesthetic and practical effects intended, shop drawings for panelling production specifications, and progress monitoring through project managing every step.

In this way Supawood met the tight panelling deadline of this prestigious project, the visual effects the designers set out to achieve as well as creating that all important ‘come again’ atmosphere required for hospitality venues.

Supawood Architectural Lining Systems offers a range of pre-finished, custom made wall and ceiling panels for quick onsite installation and specified for a wide range of creative applications.

Supawood Architectural Lining Systems

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DYNAMIC SABA BROS

Saba Bros Tiling has proven they have the dynamic ability to continually diversify their operations to meet the constant evolution of the Australian construction industry. This ability has been the catalyst, which has seen the company develop to a leading position as one of the most professional and reputable tiling and stonework companies on the east coast of Australia. The company has completed a diverse range of multi-million dollar projects in NSW and Queensland and now adds the Ivy to that growing list.

For the Ivy project, Saba Bros was contracted to complete all tiling and stonework to the common areas, both internal and external, as well as the Sydney City Council paving and cladding. Quality finishes and unique design are trademarks of the Ivy and Saba Bros' experience and strong associations with boutique and specialists suppliers was invaluable in sourcing the new materials and creating the custom designs specified.

The company is proud of its dynamically young, professional and highly skilled team, which can respond successfully to any commercial challenge. For the Ivy the challenge involved using the latest trend and patterned mosaic design and installation techniques to create a spectacular feature in Silver Striato Travertine and Urbanstone Holiday pavers.

Saba Bros' success is clearly evident on many significant buildings including Australia Square and Wentworth Hotel refurbishments, Cove Apartments, Civic Tower, Jacksons Landing and Piccadilly Sydney.

Saba Bros provides builders with a complete service for both commercial and residential projects including Tiling Works, Joinery Stonework as well as both Internal and External Stonework including façade cladding and Terazzo Paving as well as ancillary services such as waterproofing membranes, acoustic underlays and membranes, on site grinding

and polishing for stone floors, stone sealer applications, sealant and movement joints.

By offering a 'complete package' with a strong team of Project Managers, Estimators, Supervisors and support staff, Saba Bros has proven they can successfully deliver even the most demanding projects.

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When an award-winning contractor teams up with an award-winning builder and an award-winning client, the outcome is destined to be something special.

Such was the case when award-winning Universal Landscapes were contracted by Lucas Stuart for the Merivale Group's Ivy project in Sydney.

Universal Landscapes is a highly awarded specialist in the design, construction and maintenance of commercial gardens and landscapes with an unwavering commitment to quality and rigorous best practices, which has resulted in the company being recognised as an industry leader and winning many significant commercial contracts in recent years.

Projects have included The Boiler House at Jacksons Landing in Pyrmont, The Forum Apartments in St Leonards, Resmed Campus Development Norwest Business Park at Baulkham Hills, Playgrounds at Queenwood School in Mosman and most recently the internal landscaping for Ivy.

The Ivy project involved the construction of internal landscaping on levels 1-6 and pool level and presented a unique and much

UNIVERSAL ACCLAIM

appreciated opportunity for the company to showcase its creativity and expertise in a high profile hospitality environment.

The project involved having to overcome extremely difficult site conditions to crane in mature sized trees and planter boxes to create the lush tropical environment specified by the owners, complete, of course, with ivy growing throughout.

"We greatly appreciated the opportunity of working with Lucas Stuart and the Merivale Group", said Rod Andrews of Universal Landscapes. "They are first class operators and their strong commitment to quality is completely in line with our approach."

Universal Landscapes is committed to delivering environmentally sustainable open-space environments and their approach centres on the fundamental belief that open-space urban environments can co-exist harmoniously with their inhabitants. While Universal Landscapes has been operating

for over 10 years, one of the companies principals Rod Andrews has been 'immersed' in the landscape and garden design industry for almost 25 years.

The companies expertise covers a formidable range of disciplines across garden design and construction through to maintenance and collectively they have an impressive list of qualifications.



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