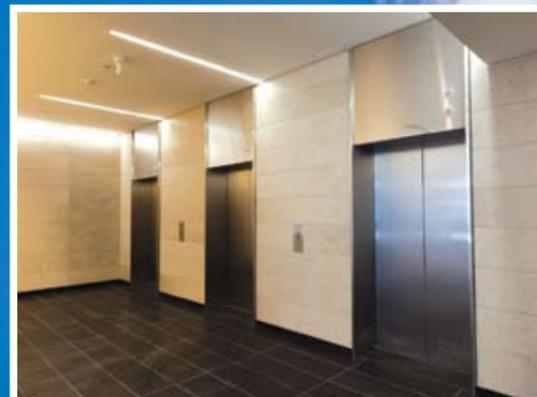
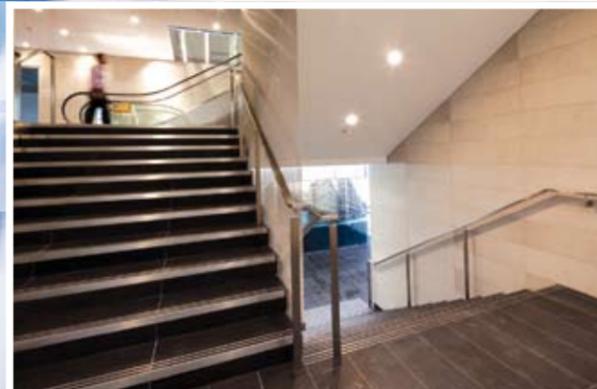
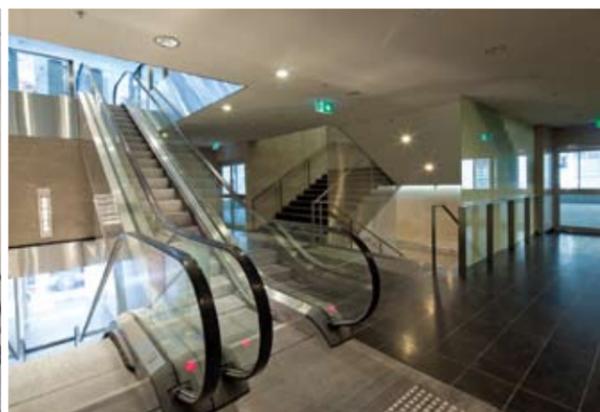
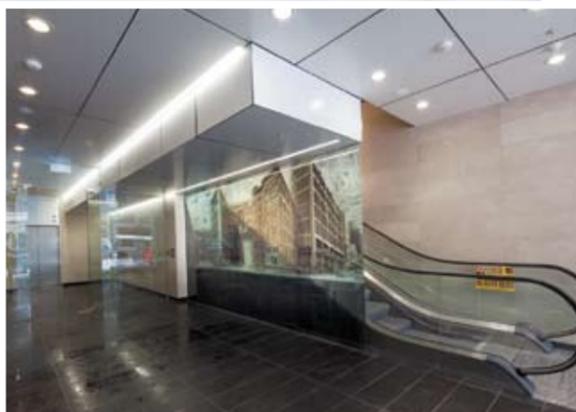


# CHINATOWN CENTRE

GEOTECHNICAL ENGINEER : Jeffery & Katauskas  
ARCHITECTS : Crone Partners Pty Ltd  
PROJECT END VALUE : \$28 Million  
PROJECT MANAGER : Built Pty Ltd  
COMPLETION : September 2010  
SURVEYOR : Page Kirkland Group  
CLIENT : Fasako Pty Ltd





## SETTING A NEW BENCHMARK IN CHINATOWN

The new Chinatown Centre promotes an understated scale, proportion adding quality to the character of the Haymarket Area. Designed by Crone Partners, the new development makes a significant contribution to the city of Sydney with an understanding and appreciation of the sensitivity for the character of this historical precinct.

Public comments are also claiming that with its mix of day and evening uses this building has set a new benchmark in the Haymarket area for retail/commercial developments.

Formerly known as the Sussex Hay Centre, the new Chinatown Centre is located on the corner of Sussex Street, Little Hay Street and Dixon Street in the Chinatown precinct of Sydney and includes approximately 12,000m<sup>2</sup> GFA office development comprising retail spaces, a large restaurants and a below ground supermarket.

Crone Partners provided architectural services for a traditional type contract for the project including design, documentation and site services, coordination of all other disciplines and integration in the architectural design as well as the interior design of the Lobby incorporating artwork story board depicting the history of the site.

The project, however, was not without challenges. Planning commenced in 2003 with council rejecting the initial development application and following the ruling of the Land and Environment Court, Crone Partners amended the design and the new application was approved.

In terms of design and construction, Crone faced additional challenges in dealing with an underground creek which crosses the site and the discovery of faults in the base rock. Creative and innovative engineering was required to keep the work area dry and to prevent adjacent building and streets from collapsing. Structural engineers Waterman AHW and main contractor Built (NSW) Pty Ltd collaborated well with Crone Partners to find the most effective solution to these issues.

The Chinatown Centre will unlock the potential for the expansion of the local pedestrian precinct with almost the entire ground floor dedicated to retail uses activating frontage on Little Hay Street and improving public amenity linking Sussex Street with Dixon Street restaurant precinct.

The design features individual entries into the building from each street. Sussex Street is the main office building address with an elegant lobby space shared by two large restaurants on levels 1 and 2. Both restaurants are entered from Sussex Street while a third, two storey restaurant on the ground and lower ground floors is entered from Dixon Street. The lower ground supermarket is accessed from Little Hay Street.

The building structure is expressed as a stained off form concrete frame, with infill panels of full height solar controlled glass, complete with fixed louvered screens covering 100% of the level 1 elevation. This creates a greater sense of solidity, appropriate to this particular part of the city with its history of masonry warehouse buildings and relates to the height and form of the neighbouring building to the north.

The building fills the site to the boundaries reinforcing the well defined street wall. The uppermost level is a distinctive glass pavilion set back from the main volume below. There is a generous 3m deep roof terrace on the Sussex Street side and a nominal setback along Little Hay Street.

The result is a building which uses natural materials in a design that receives large amounts of natural light and ventilation but can be environmentally conditioned. The 1,200m<sup>2</sup> floor plates provide for a wide range of occupancies and surround an offset core at the heart of the building.

All floors are serviced by central roof top plant allowing for great environmental control whilst making substantial energy savings. The building design exceeds the official 4.5 star NABERS rating and with careful commissioning and operation, has the potential to achieve a 5 star NABERS rating.

Crone Partners adopt a team-based process with the Chinatown Centre team including Architect: Greg Crone – managing director, Stuart Harman – director, Davor Mackic – team leader and design team - Nick Sissons, Mohammed Abbas, John Poole and Jose Alonso

The architectural studio is extremely proud of this impressive addition to their portfolio and credit extremely good collaboration with their client FASAKO Pty Ltd and their representative Coffey Projects in achieving the quality end result.

### CRONE PARTNERS ARCHITECTURE STUDIOS

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# KNOX MAKE IT HAPPEN

**K**nox Advanced Engineering (KAE) make the difficult, simple. So when presented with the significant challenges of the Chinatown Centre project, they did just that.

KAE specialises in design consultancy for building services and were commissioned to provide the design of the Mechanical and Electrical Services for the 25m high, 7 storey Crone-designed building.

Located in Sydney's Chinatown region, the Chinatown Centre has an unusual mixed-use design with 2 levels of major restaurants and 5 levels of commercial office space, to be constructed to a 4.5 Star ABGR.

The project provided significant challenges to KAE involving the provision of risers through the building and in providing a spatial, efficient core to serve commercial, retail and restaurant tenants for the large amounts of general exhaust and kitchen make up air. At roof level detailed coordination allowed for code compliant discharge of dirty exhaust along side cooling towers and outside air intakes.

KAE undertook the base building design for the project for mechanical services including HVAC and BMCS and electrical services including the CBD type basement substation chamber and switchboard, ABGR metering and lighting, access control and associated services.

Established in 1999, KAE has established itself as an experienced leader in the industry, offering a complete consultancy range of services with a highly dynamic approach to even the most complex projects.

Led by the company's founder, Jorgen Knox, the highly experienced KAE team has an impressive depth of expertise which covers the full range of services through concept, detailed design and commissioning phases of major projects.

A team that is renowned for bringing enthusiasm and commitment to each project and constantly seeking to utilise new technologies in the delivery of their services.

From offices in both Sydney and Melbourne, KAE has accrued a significant portfolio of projects which includes the C25 at the University of NSW PC2 Laboratories, AHM Office Development, Penrith Plaza Shopping Centre, Kent Street Data Centre, API warehouse and offices and the Sydney CBD Darling Park Tower 1 refurbishment.

## **KNOX ADVANCED ENGINEERING**

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