

BEYOND ALL LIMITS

St Bartholomews House Lime Street aims to be an exemplar of green building in the community.

ST BARTHOLOMEWS HOUSE LIME STREET / NORTHERLY GROUP



Below Northerly Group were successful in delivering the St Bartholomews House Lime Street.

Northerly Group carried out a successful tender and negotiation process for the construction of it in East Perth in 2010. The project supports innovation and experimentation in the area of social housing by providing a state of the art accommodation facility which will be the first of its kind in Western Australia.

The innovative building aims to be an exemplar of green building in the community, minimising its environmental impact and energy consumption by utilising the latest technology in this field. Given Northerly's commitment to the development of Perth's social and natural environment they were proud to have been selected to realise this iconic project for St Bartholomews House.

Founded in 2002, Northerly Group operates as a diversified project management, construction and interiors company providing services to its clients throughout Western Australia. Based in Subiaco, Northerly Group operates in the commercial, industrial, public and aged care sectors of the Western Australian property market.

The company has seen significant growth in recent years. Northerly Group believe in moving beyond the limitations of the traditional project relationship in providing a service that does not present any major surprises. Their collaborative approach gives clients flexibility and choice through the design phase, whilst providing confidence that the constraints of costs and programming are being managed.

The company was originally structured in 4 divisions namely, Construction, Interiors, Living and Developments. In 2010 Northerly Group was complimented by Northerly Property Services, which offers a cost efficient service undertaking minor building, and service related work.

Northerly Living was engaged as the builder for the Lime Street project with Philip Helberg, General Manager of Northerly Living, responsible for the successful delivery of this project.

Access to the Lime St site for concrete trucks and concrete pumps presented

some difficulties due to the fact that the building footprint extended to all boundaries. Although the building looks like one complete building it is actually made up of independent tower structures designed to meet earthquake loading standards. Northerly Group used their skill and extensive experience to overcome challenges for carrying out the concreting given the two tower building included four sets of core stairs and three lift shafts. This meant that much of the earthworks had to be carried out at the same time as the concrete works to allow access to the next part of the site.

Traffic management also presented a significant issue with the CAT bus route operating alongside the eastern boundary of the site. Special safety precautions were implemented throughout the entire project.

“A state of the art accommodation facility which will be the first of its kind in Western Australia.”

Northerly Living's achievements in the project management and construction of apartment buildings, retirement villages, aged care facilities and individual houses are testimony of their emphasis on quality at every stage of the building process.

With a thorough understanding of the various challenges faced by their clients, Northerly Living takes pride in partnering with clients to realise their goals. The company offers extensive experience in the aged care and retirement sector, specifically in the upgrading and development of its infrastructure in operating environments. Northerly Living also appreciates the competition faced by property developers in the marketplace and work with them to provide quality leading edge outcomes.

For more information contact Northerly Group Philip Helberg: Manager, Northerly Living, phone 08 9442 3888, email: philip.helberg@northerly.com.au

Below Delta Group provided their Demolition and civil expertise to the Lime Street project.

Below Haden Engineering provided the engineering and construction of mechanical services on the Lime Street project.



Delta Group were commissioned by Northerly Group to supply and place over 2000m³ of clean fill including compaction, detailed excavation for the installation of concrete pads and footings, bulk excavation for the installation of the main elevator shaft, footings, excavation and removal of contaminated soils from the site of the Lime Street project.

Established in 1974, Delta Group has become an industry leader in the construction, infrastructure and resource industries. Delta Group has grown to be one of Australia's largest demolition and civil companies with offices in Western Australia, Victoria, Queensland, New South Wales and the ACT, incorporating a wide range of services to their industry.

On the Lime Street project, one challenge that appeared was the size and location of the site. The work area was small and located in the heart of the very busy East Perth precinct. Delta Group worked well to overcome the limited access to the Lime Street site. At times, Delta Group had up to 38 semi trailer truckloads per day entering and exiting the site via the narrow bus lane. It was essential that the bus lane remained operational at all times, with a focus on ensuring it was kept clean and clear.

The site was also in close proximity to an operational rail line meaning the suppression of dust was of utmost importance.

Delta Group coordinated up to 9 pieces of machinery to work simultaneously on the site. Some of the machinery included a 20 tonne excavator, 9 tonne Roller a 320 loader, amongst others.

Delta Group worked closely with subcontractors, including piling contractors and concreters, to ensure a smooth production of project works.

Delta Group is committed to providing a safe working environment. The Lime Street project was completed with a 100% incident and accident free record. Delta Group is AS 4801+ federally accredited in Occupational Health & Safety ensuring exceptional OH&S management systems are implemented on all projects.

For more information contact Delta Group (WA) Unit 1/32 Ledger Road Balcatta WA 6021 Contact: Andrew Farrell phone 08 9240 6200, fax 08 9240 1340, mobile 0413 201 451 email: deltawa@deltagroup.com.au, andrewf@deltagroup.com.au Head Office 577 Plummer Street Port Melbourne VIC 3207, email deltagroup@deltagroup.com.au, phone 03 9646 8277

Haden Engineering Pty Ltd were contracted to provide the engineering and construction of mechanical services on the Lime Street project. These mechanical services included heating, ventilation and air conditioning.

Under the direction of Northerly Group, Haden Engineering provided the following features:

- the construction design review to ensure that the design was in compliance with the Building Code of Australia and relevant standards
- mechanical service switchboards
- split systems
- ddc controlled building management system
- mechanical system interface with BMS
- condenser units to plant rooms
- kitchen exhaust
- ventilation and conditioned air to lift shafts
- operating and maintenance manuals
- testing and commissioning.

Haden Engineering is one of the few mechanical engineering companies in the industry to have the in-house capability to provide a

total design, construction, retrofit and maintenance service to clients throughout Australia.

Haden Engineering is a market leader in the design, installation and servicing of heating, ventilation, air conditioning and refrigeration (HVAC&R) systems. With international experience dating back to 1816, Haden Engineering commenced its operations in Australia with the installation of the mechanical systems for the Sydney Opera House in 1969.

Now an Australian-owned company, with more than 1,500 employees operating in over 70 branches across Australia, New Zealand, India and Vietnam, Haden Engineering has the local capacity and the experience to deliver complex projects and maintenance programs to precise standards in the telecommunications, commercial, government, resources, industrial, health and retail sectors.

For more information contact Haden Engineering Pty Ltd, David Andrews, General Manager Business Development and Marketing, mobile 0438 147 135, phone 02 9947 7672, website www.haden.com.au

Below Roseworx Engineering was responsible for steel detailing, structural steel fabrication, surface treatment of steel work and steel erection.

Below National Foodservice Equipment provided the kitchen equipment for the Lime Street project.



The Lime Street project in Perth will provide accommodation for 148 socially and financially disadvantaged people. The construction has a focus on green building and aims to set a benchmark in Australia for the provision of crisis, transitional and long term care for disadvantaged people.

Roseworx Engineering was responsible for steel detailing, structural steel fabrication, surface treatment of steel work and steel erection in accordance with AS4100 standards.

The Lime Street project received funding from both State and Federal Governments along with other sources. The project also received incentives for energy saving initiatives such as solar panels, wind pods, storm water collections and water saving devices.

Operating since 2007, Roseworx Engineering specialises in commercial and mining steelwork.

Understanding that each organisation and project has individual needs. Roseworx Engineering takes pride in exceeding client expectations on projects of all sizes.

Roseworx Engineering has had the opportunity of working with major clients such as Northerly Group, Kerman Contracting, Ausclad Group of Companies and McConnell Dowell.

Committed to providing an innovative service, Roseworx Engineering employs state of the art technologies to keep abreast of the developing changes within their industry.

They are a full service agency providing site measurements through to engineering, fabrications and installation. They also offer ongoing, after project support for their valued clients.

For more information contact Roseworx Engineering, Director- Brad Rose Email- Roseworx@iinet.net.au, phone 08 9418 6711, fax 08 9418 6911, mobile 0422 313 300

National Foodservice Equipment Pty Ltd (NFE) is an Australian owned and operated family business. With their Head Office based in Perth, the Company has also expanded to include a branch office in Busselton, Western Australia. NFE is recognised as a leading supplier and distributor of quality world renowned products to the Hospitality Sector, specialising in design and fit-out of commercial kitchens.

The Company's philosophy is to establish partnerships with their clients in order to fully comprehend their needs. By utilising a team of in-house professionals and comprehensive network of suppliers and contractors, NFE deliver custom, innovative and practical solutions for each project. Whether it is a complete commercial kitchen fit-out, renovation or simply delivering replacement equipment the team at NFE is equipped to handle projects of all calibres.

NFE provided specially selected equipment for the St Bartholomew's Lime Street project in East Perth which includes a Mareno Cantilevered Cooking Suite, Rational Self Cooking Center's® and Winterhalter Energy Series dishwashing systems. This significant development has been planned over many years and features 148 high quality units, which provide accommodation

for people in need. St Bartholomew's will offer ongoing support to help the tenants residing in the Lime Street development to access the services they need in order to get back on their feet and return to mainstream society.

After sales support is an integral part of the business structure at NFE and has always been an essential element to their ongoing growth. A network of qualified engineering personnel and authorised service agents enables the company to organise fast and efficient product support for clients regardless of the issue. In addition NFE have on-staff chefs to assist with training and ensuring that their clients get maximum benefits from using quality equipment.



For more information contact National Foodservice Equipment P/L, 2/147 Belmont Avenue Belmont WA 6104, phone 08 6279 9000, website www.nationalfoodservice.com

Below For the Lime Street project, Northline Ceilings designed and constructed specialised wall systems to suit the building.

Below TES Electrical carried out the electrical installation works and a new HV Substation at the Lime Street project - East Perth (below).



Northline Ceilings have been established for over 35 years and has grown to employ 45 experienced staff members. Specialising in wall and ceiling installations, Northline Ceilings go above and beyond the usual service you would come to expect. They offer specialised solutions for their clients and the finished results speak for themselves.

On the Lime Street project, Northline Ceilings designed and constructed specialised wall systems to suit the building. Northline Ceilings used Sound Rated Impact Plasterboard walls in several areas. The building also features curved bulkheads and stepped bulkheads.

All products used on the project were supplied by Westgyp Plasterboard Trade Centres. Westgyp are an independent supplier of ceiling and wall solutions to the Western Australian building and construction industry.

The Lime Street project features several 'green initiatives' and provides unique accommodation for homeless and disadvantaged people in East Perth. Construction of the new development commenced in early 2011 and received funding from the State and Federal Governments and the St Bartholomew's House Foundation.

Northline Ceilings have worked on numerous Northerly Group projects in the past and are certain to continue an ongoing relationship due to their expertise within their industry.



For more information contact Northline Ceilings, Unit 5, 136 Balcatta Road Balcatta WA 6021, phone 08 9240 6466, website northlineceilings.com.au

For the Lime Street project in East Perth, TES Electrical carried out the electrical installation works and liaised with Western Power to co-ordinate the completion of the new HV Substation. The individual features installed include the electrical systems and communications systems. Fibre Optic installation, Fire Detection system, Nurse Call system, MATV system, Access Control system, Security system and CCTV.

The electrical services within the dwellings are controlled via smart technology energy saving devices which only operate if the occupant is home. The nurse call and CCTV systems are IP based products to enable access over the internet. TES Electrical ensured that the coordination of deliveries and subsequent storage was precise due to the difficult location of the site and limited space available.

As a market leader in the electrical industry, TES Electrical continues to thrive, learning and embracing modern technology and new business practices. TES Electrical is a trusted supplier of choice and electrical contractor to many of Western Australia's leading industrial groups and project developers. With large and highly functional headquarters at Cockburn Central, TES Electrical's modern facilities allow for the stocking of a large inventory of parts and fittings.

TES Electrical has an integrated management system which places a strong emphasis on managing health, safety and environmental risks. This system has been developed to comply with Best Practice and numerous Australian and International Standards.

TES Electrical optimises client budgets, expectations, network capabilities, installations and timelines, while complying with Government regulations and procedures including Occupational Safety and Health, environmental and quality control requirements.

TES Electrical provides a wide range of electrical installations and services including high voltage, underground utilities for residential subdivisions, complete electrical installations encompassing lighting, power, MATV and SMATV, Data, Communication, Fire, Emergency warning systems, Security, Access Control, Intercom, Public Address Systems, Duress & Patient Call Systems, and on completion an ongoing Building Maintenance Program.

For more information contact TES Electrical, website www.teselectrical.com.au

Below For the Lime Street Centre project, the team at Hinds Sand Supplies provided sand supplies consisting mainly of prefilled bulk bags of quality building sands.

Below Euroa Clay Products supplied approximately 25,000 specially selected bricks to the Lime Street project.



With a team of 60 staff, Hind's Sand Supplies is a family business offering extensive services to the construction, landscaping and turf industries including transport logistics, sand supplies and earthmoving.

Working on the Lime Street Centre project, the team provided sand supplies consisting mainly of prefilled bulk bags (multi lift 1 tonne bags) of quality building sands. These bags proved to be a very successful choice of product given the site conditions and restrictive ground access. This product provided for the ability to position the required product in each section of the building via an onsite crane.

Hind's Sand Supplies specialises in offering a large range of quarried and blended products including sand, limestone, blue metal, gravel, mulch and soils. They also offer local and intrastate truck hire along with various earthmoving equipment such as bobcats, loaders, rollers and water trucks.

The Lime Street project commenced in January 2011 and is located in Perth. The project is set to display a contemporary expression of St Bart's value in the community and signifies an innovative direction

for addressing the homeless issues faced in the region. The project caters for 148 financially and socially disadvantaged people. The new building provides management and administration facilities for both St Bartholomew's staff and their specialist consultants.

The Lime Street project incorporates energy saving initiatives including solar panels, wind pods, storm water collection, window treatments and water saving devices.

Operating for over 16 years, Hinds Sand Supplies have grown to a fleet of more than 40 vehicles providing quality products and exceptional service to the Perth metro and surrounding areas.

For more information contact Hind's Sand Supplies, 12 Blackburn Drive, Port Kennedy, phone 08 9524 0000, fax 08 9524 0099, email sandsupplier@bigpond.com

Euroa Clay Products Pty Ltd is a family owned company and the team have been supplying Australian premium glazed bricks for more than 50 years.

With 12 staff working on the Lime Street project, Euroa Clay Products supplied approximately 25,000 specially selected bricks. The colours chosen by Formworks included Lime, Woodfern, Wattle and Golden Crown.

Ease of communication was a highlight of the project with Northerly Group keeping the contractors well informed on the progress of the project.

The Lime Street initiative is a multi-level development in East Perth which caters for 148 financially and socially disadvantaged people. The facility has given St Bartholomew's House the opportunity to move away from a welfare based accommodation model to a proactive model of assistance and support in order to encourage and attain independence. The project has set a benchmark for crisis, transitional, long term and aged care for disadvantaged people.

Euroa Clay Products have supplied glazed materials to many other major projects including hospitals, schools, airports and shopping

centres throughout Australia. They also supply products for private works including renovations and new homes.

For more information on these outstanding products, you can view the website at www.glazedbricks.com



For more information contact Euroa Clay Products Pty Ltd, 74-94 Tarcombe Street Euroa VIC 3666, phone 03 5795 3078, email info@glazedbricks.com, website www.glazedbricks.com