



NATURALLY INTEGRATED

DEVELOPER : SHOKAI Ausbao
 MAIN CONSTRUCTION COMPANY : Growthbuilt
 ARCHITECT : Concept: Marchese Partners & Documentation: Team 2 Architects
 CONSTRUCTION VALUE : Approx. \$70 million

The \$70M (circa) One Avon development comprises 168 one, two, and three bedroom luxurious apartments across three unified buildings encircling nearly 2,000m² of landscaped central courtyard. Drawn from the rich natural surrounds, the exquisite interiors blend seamlessly with the outdoors creating a calming transition. The apartments display top of the range finishes including Miele appliances, caesarstone benchtops, timber floorboards and plush wool carpets, set in the center of the Sydney's prestigious North Shore school district.

One Avon is a high end residential development comprising of 168 apartments, each of one, two and three bedrooms, across three unified concrete towers of 5, 6 and 7-storeys with 4-levels of underground carpark, 1 hectare of native blue gum forest and a massive man made landscaping area.

Growthbuilt were awarded the Design and Construct contract for the \$70 million (circa) SHOKAI Ausbao development in December 2016. Working alongside key delivery partners Team 2 Architects, the pace of the project was set with the design phase fast tracked to commence onsite in January 2017.

Excavations had been completed when Growthbuilt commenced work. With an 11-day pouring cycle and up to 220 people onsite, a fast delivery programme was agreed and 820m² of concrete for the slabs was constructed every two to three days. Conventional floor slabs were built throughout with the exception of the podium and basement car

park slabs which were post tensioned. The extra strength gained by the post tensioning enabled the construction of thinner slabs with greater spans between columns to facilitate efficient parking design.

One of many innovations on the project was the use of AFS sandwich panels finished with an acrylic render and paint. Perimeter walls of AFS were positioned on the decks to act as edge boards, covering the slab edges and giving the building a clean and crisp aesthetic.

"The 20,000m² site was very steep, dropping about 30m from street level down to the back of the site – as a result we had to construct a tiered basement with multiple steep batters around the site," said Construction Manager, George Bitar. "Water issues were exacerbated by the steep site, a number of retaining walls were designed as wet walls and required separation from the basement apartments. In the space in between we inserted blue metal to aid drainage and paid meticulous attention to waterproofing of the apartment walls."

"A weir lined with gravel and Geofabric was constructed at the rear of the site, its purpose to collect overflow from the stormwater detention tank in the basement and the site, acting as a water collection and drainage area," added Project Manager, Christian Biscotto.

"Due to the shared boundary with Transport NSW, a hammerhead was not permitted onsite. Two luffing cranes were acquired for the project however they posed their own set of challenges to our team as they were in a shared zone with existing power lines," said George. "Another challenge was managing the existing heritage listed cottage onsite. We refurbished the cottage, installing an external glass lift that required intricate complex detailing."

Up to a third of the site (1.2 ha) was classified as a conservation area which required astute environmental management including tight sediment, erosion and weed control as well as the collection of seed samples for nursery cultivation and replanting as tube stock. Growthbuilt employed a landscape architect to oversee this intricate work who then spent six months planting and watering to prevent the loss of certain species.

Growthbuilt completed the One Avon development in September 2018 adding to their 14-year history as a successful Tier 2 Design and Construction company of quality residential and commercial projects. Growthbuilt focus on working collaboratively with developers and



architects on high end multi-storey residential, aged care and mixed use developments, the adaptive reuse and restoration of heritage buildings, and fitout and refurbishment for commercial, hospitality and education projects.

Growthbuilt employs over 140 construction professionals in project management, engineering, design and planning and has a strong senior management team with specialised expertise in design management, cost planning and construction services. The company are CBD specialists with over 20 projects completed within the Sydney CBD over the last five years.

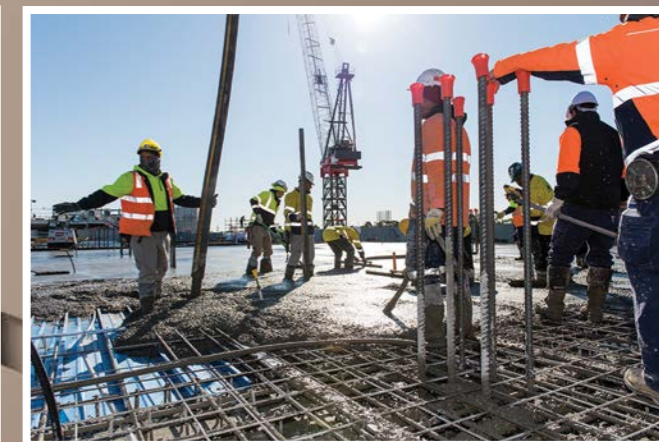
The professionalism and quality of Growthbuilt's work is recognised in the public domain with their award-winning projects, including the Juanita Nielsen Community Centre, Monarch Mosman Residential, The Griffiths Teas Building, Foveaux Street Student Accommodation and Windeyer Chambers in Sydney's CBD.

For more information contact Growthbuilt, L9, 100 William Street, Sydney NSW 2000, phone 02 9212 7811, email info@growthbuilt.com.au, website www.growthbuilt.com.au

Below H & C Technology supplied and installed over 5,000 light fittings for the project and optimised the luminaire schedule.



Below Active Steel provided 600 tonnes of steel reinforcing including mesh, reinforcing bars and accessories for One Avon.



H & C Technology specialise in planning, design, supply and installation for interior and exterior lighting projects across residential and commercial projects as well as for public spaces and infrastructure.

In September 2017, H & C Technology worked with designers to optimise the luminaire schedule and supply the light fittings for the One Avon development. Three of H & C Technology's lighting experts worked to supply and install over 5,000 light fittings.

"The most challenging part for us was the many different lengths of each strip light. There were 168-apartments each with between two and four strip lights required. We had to measure and record physical dimensions for each strip light and then fit each light based on these dimensions," said General Manager, Lisa He.

H & C Technology was established in 2012, with the goal to provide consultancy services and to achieve excellence in lighting design and supply by working closely with quality suppliers.

Located in the Sydney CBD, H & C Technology has a team of four supported by design and manufacturing teams in China.

They work with Australian based developers, architects and designers to optimise luminaire plans and produce custom made light fittings as well as producing their own comprehensive exterior and interior lighting series.

In 2014, H & C Technology optimised the luminaire schedule for the Quay Haymarket project and supplied over 6,000 light fittings for the residential and retail areas from November 2013 to October 2014. The development achieved a 4 Star Green Star rating, an achievement that H & C Technology contributed to.

"Our company is committed to supply quality lighting products, the latest technology and providing professional lighting related consulting services to customers," said Lisa.

For more information contact H & C Technology, Suite 606, 368 Sussex Street, Sydney NSW 2000, phone 02 9264 2894, email he@hctechology.com.au, website www.hctechology.com.au

Active Steel is a premier supplier and manufacturer of reinforcing steel to the construction industry. For One Avon, Active Steel supplied 600 tonnes of steel reinforcing, to engineer's specifications, including reinforcement bars, mesh and accessories manufactured at their facilities in St Marys and at Penrith.

Active Steel has developed a close working relationship with Growthbuilt and the One Avon development is their 6th project for the major contractors. The repeat business demonstrates the excellent service levels that Active Steel provides.

"Active Steel works closely with customers to ensure tight site lead times are met and this translates to meeting programme deadlines and cost savings," said General Manager, David Stokes.

"Our highly experienced, long term staff and inhouse schedulers contribute to our success. Our state-of-the-art cut and bent machinery produces high quality product and, with our modern fleet of purpose built trucks, we can deliver the right products on time," said David.

"We also offer competitive lead times on processed bar, fabricated cages and mesh," said David.

Active Steel is an Australian owned independent steel reinforcement manufacturing and supply company that has been operating for over 23 years. Active Steel provides quality scheduling and supply of steel reinforcement products to Tier 1 construction companies through to local trades for smaller residential projects.

Active Steel's products meet the Australian Standards and have third party accreditation from the Australian Certification Authority for Reinforcing Steel.

Active Steel is a major supplier to infrastructure, industry and medium to high rise residential developments throughout New South Wales and Queensland. Recent supply projects for Active Steel include the North West Rail Link for Salini Impregio, the Sydney Light Rail for ACCIONA and the Sydney Cricket Ground Stage 2 Redevelopment for AW Edwards. Active Steel also supplies product for health, education and government projects including Blacktown Hospital and the Nepean Hospital upgrade.

For more information contact Active Steel, 79 Forrester Road, St Marys NSW 2760, phone 02 9673 3422, website www.activesteel.com.au

Below All Lift Forklifts and Access Equipment provided lifting and access machinery, including elevated work platforms and three 2.5 tonne LPG forklifts.

Below Proglaze supplied and installed the frameless shower screens to all the apartments bathrooms for One Avon.



All Lift Forklifts and Access Equipment specialise in the hire, sale and service of onsite material handling and access machinery for all requirements of construction projects. From November 2017, All Lift Forklifts provided lifting and access machinery, including three 2.5 tonne LPG forklifts, a telehandler with a 6m reach and elevated work platforms at the One Avon site.

“Construction sites are hard on our equipment so we monitor performance and strive to improve our machinery,” said Account Manager, Nicholas Mobbs. “We found that the tyres of the telehandler were often punctured so we replaced the standard tyres with ones of a chunkier, deeper tread and filled them with gel. The gel worked to fill any holes and hardened to seal the tyres. We also installed a guard rail on the telehandler to increase the confidence of the drivers. During lifting and lowering the loads tip backwards and appear to be unsecured. The guardrail gave an added sense of protection.”

All Lift Forklifts and Access Equipment also provides a guaranteed onsite breakdown repair service and it is the company’s contribution to keeping a project to schedule that has led it to be a preferred supplier for Growthbuilt.

With branches in Sydney, Melbourne and Brisbane, All Lift Forklifts and Access Equipment has over 30 years experience supplying lifting machinery, from the smallest walk behind forklift to 16 tonne industrial models. Electric and LPG powered forklifts are available for sites where petrol and diesel exhausts could be hazardous. The company also has a range of access equipment including EWP’s, scissor lifts and boom lifts and a huge fleet of telehandlers.

All Lift Forklifts and Access Equipment provide training for driving their equipment either onsite or in their facility at Rydalmere and also offers comprehensive consultancy services, including site visits to assist their clients in choosing the right equipment.

All Lift Forklifts and Access Equipment offer a dedicated transport division that delivers equipment to site safely and efficiently to locations all over Australia.

For more information contact All Lift Forklifts and Access Equipment, 6-22 Antoine Street Rydalmere, phone 1300 729 700, email nick@alllift.com.au, website www.allliftforklifts.com.au

Proglaze are the toughened glass specialists. Working according to designer specifications, Proglaze supply and install decorative, coloured and screened glass across the residential, commercial and hospitality sectors. Proglaze also supplies and fits mirrors, shower screens and balustrades as well as splashbacks for kitchens, bathrooms and laundries.

After months of planning and organising supply, Proglaze started onsite at One Avon in April 2018 with a team of six installing frameless shower screens in the bathrooms of all 168-apartments, completing the job within two months.

“At Proglaze we pride ourselves in high quality workmanship, finishes and customer service. It really is all about the customer for us; we have no problem working with and moulding the finished product to be exactly as the customer had envisioned. To convert the customer’s idea into a tangible finished product is what we strive to achieve,” said Managing Director, Dean Michael.

Proglaze has 25 years experience supplying and installing standard and custom made toughened glass wall panels, toughened glass feature walls, splashbacks and screens. They also supply menu

boards with a large range of colours available and white boards for offices and schools.

“Working on different jobs with new customers and people involved always provides a learning aspect to all parties. This will always help gain more experience to even better serve our customers with the quality and functionality that they require,” added Dean.

Proglaze work across New South Wales and have completed highly successful projects for Growthbuilt including the Balmain Apartments development of six townhouses and 18 luxury apartments where they supplied and installed kitchen and laundry splashbacks, frameless shower screens and mirrors in February 2018.

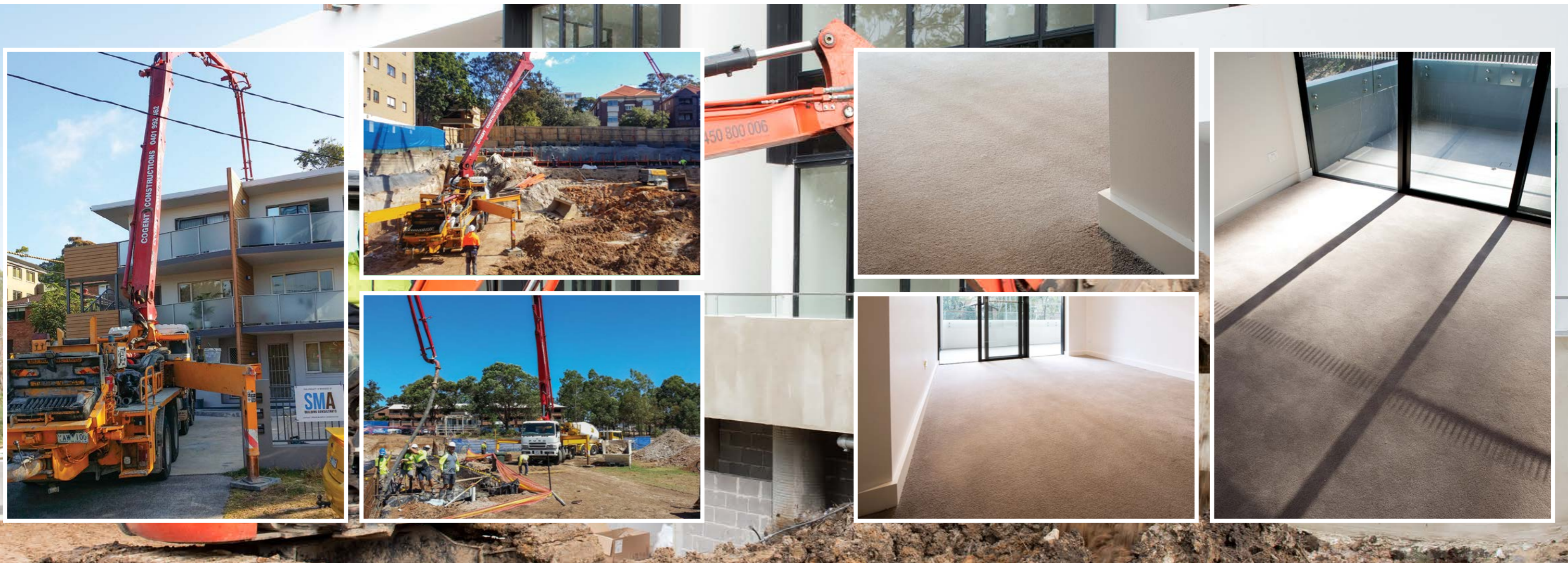
In late 2017 Proglaze supplied and installed frameless shower screens as well as high quality etched, bevelled and straight polished mirrors across 37 luxury apartments at the heritage listed Griffith Teas building in Surry Hills, a Growthbuilt refurbishment project.

For more information contact Proglaze, 121-123 Cowpasture Road, Wetherill Park NSW 2164, phone 1300 776 459, fax 02 9756 1030, email reception@proglaze.com.au, website www.proglaze.com.au

Below Cogent Constructions completed the concrete pumping for the pile footings using a 36m boom pump and 130m line pump.



Below Inline Floors provided subfloor preparation and laid 5,500m² of wool carpet for the apartments of One Avon.



Cogent Constructions are experts in formwork construction, steel reinforcing fixing as well as concrete pumping and pouring. At One Avon Cogent Constructions were contracted to pump concrete for the pile footings.

In January 2017 Cogent Constructions started onsite with two pump operators working over five days with a 36m boom pump and a 130m line pump.

“It was a steep site at the One Avon job,” said Michael Keating, Owner and Manager of Cogent Constructions. “We had to use a long line pump because the trucks couldn’t access the site. There was a lot of water on the site too, which was challenging.”

The One Avon project was a quick job for Cogent Constructions and the company has completed much larger projects such as at the Sydney Convention Centre in Darling Harbour for Lendlease. Cogent Constructions had six men working for 12 months pouring 4,500m² of topping to change the floor levels of the existing structure.

At Sydney’s Olympic Park Cogent Constructions supplied and constructed formwork and reinforcing and poured the concrete for

a wall with planter boxes over 1km long, a landscaping project for Icon Co.

Cogent Constructions recently completed structural work at the domestic terminal of Sydney Airport for Dalton and Dean. The company constructed formwork for footings, an on ground slab, a suspended slab and a driveway for the airport’s scanning facility.

Established in November 2012, Cogent Constructions is a family business employing 12 tradesmen. Cogent Constructions focus on commercial projects within the Sydney metropolitan area yet recently completed a job for a quarantine hatchery in Wagga Wagga, building the formwork and reinforcing as well as pumping and pouring concrete for a 3,000m² on ground slab and a 500m² suspended slab.

Cogent Constructions is also a Sutherland Shire authorised vehicle crossing contractor.

For more information contact Cogent Constructions, phone 0401 992 462, email michael.keating@cogentconstructions.com.au

Inline Floors specialises in the supply and installation of carpet and vinyl flooring solutions. In February 2018, Inline Floors started at One Avon providing subfloor preparation and laying 5,500m² of wool carpet, completing the job in just six months.

“We had to work to a tight programme,” said Managing Director, Isaac Lennon. “As the work progressed we followed close behind other trades and ended up working in two of the buildings at once. I had to call in more workers and we had 10 tradesmen on the job to finish on time. Creating a smooth transition between the different rooms was challenging. The floor levels were different between the carpeted areas and adjoining bathrooms and hallways. We used a self levelling topping to even out the differences.”

Inline Floors was established in 2011 to service the Sydney region and greater New South Wales. Inline Floors supply and install carpet and vinyl flooring including broadloom carpet tiles, sheet vinyl and vinyl tiles, rubber flooring, non-slip flooring and resilient flooring that flexes to accommodate heavy foot traffic.

Inline Floors provide professional consultancy services, working closely with designers and contractors across commercial, high rise

residential, aged care and educational facilities and have recently completed some large scale government projects. In December 2017 Inline Floors supplied and installed 21,500m² of carpet and vinyl at the ATO in Sydney and completed a similar job of 25,000m² at the Parramatta ATO in June 2018.

“The Parramatta job was challenging,” said Isaac. “We installed carpet around workstations and vinyl to the kitchens while the site was an operational live office.”

Inline Floors were previously contracted by Growthbuilt to supply and install carpet in the 37 luxury apartments at the Griffiths Teas building in Surry Hills. “We have a good working relationship with Growthbuilt and look forward to working with them in the future,” said Isaac.

Form more information contact Inline Floors, Unit 7, 54 Beach Street, Kogarah NSW 2217, phone 1300 707 035, email enquiries@inlinefloors.com.au, website www.inlinefloors.com.au

Below SPB Cleaning Services completed the internal and external cleaning to all three buildings of the One Avon development.

Below Joinery Group supplied and installed the joinery for the kitchens, bathrooms, wardrobes and laundries for the project.



SPB Cleaning Services are the leaders in supplying cleaning services that transform a completed construction site to a sparkling new building. At the One Avon site SPB Cleaning Services provided construction cleaning services internally and externally across all three buildings of the development.

Contracted in November 2017, SPB Cleaning Services had their construction cleaning team carry out exterior cleaning work on the façade including the windows, balcony floors and rails. Inside the buildings each apartment and the common areas including the halls, lobbies and lifts were cleaned and stains were treated and removed.

“The time frame allowed was the challenge of the job,” said Alice Lesar of SPB Cleaning Services. “We had to work quickly and efficiently to finish the three buildings in a short period of time.”

Due to the Sydney building boom, and repeat work for Growthbuilt, SPB Cleaning Services has become expert at producing a high quality results in a timely manner. “We’ve worked for Growthbuilt previously on many of their other projects and we have four current contracts on their jobs at the moment,” said Alice.

A family business established 20 years ago, SPB Cleaning Services provides construction cleaning services on residential and commercial developments across the Sydney metropolitan region. The company also offers cleaning of strata and commercial properties with a large team working out of hours cleaning offices and boardrooms as well as associated kitchen and bathroom areas.

SPB Cleaning Service’s construction cleaning is carried out using existing scaffolding and also includes the use of a gurney and abseiling services for external façades. The staff at SPB Cleaning Services is provided with the latest equipment and resources.

“We have training for all our staff so they know how to use chemicals correctly and follow WH&S principles,” said Alice.

For more information contact SPB Cleaning Services, 10C, 171 Gloucester Street, The Rocks NSW 2000, phone 0402 635 458, email admin@spbcleaningservices.com.au, website www.spbcleaningservices.com.au

Joinery Group specialises in the manufacture and installation of quality crafted joinery work for kitchens and bathrooms as well as for outdoor areas across the residential, commercial, hospitality and retail sectors.

All 25 of the Joinery Group team worked on the One Avon project with inhouse drafters working on shop drawings in September 2017. Fabrication of the cabinetry items was carried out by a team of 14 in Joinery Group’s 2,000m² facility at Regents Park.

“The challenge of the job was the sheer size of the installation,” said Joinery Group’s Project Manager. “Across all 168-apartments we supplied and installed cupboards for the kitchens and laundries as well as the bathroom vanities, shaving cabinets, wardrobes and storage units.”

“The timing of the project too was critical. We started onsite in November 2017 and had to work consistently to produce a quality finish within seven months.”

Joinery Group is a family company established in 2008 by Director, Abdul Alameddine, master joiner and cabinetmaker. With over 20 years

combined industry experience Joinery Group is expert at supplying and fitting high quality cabinetry for high rise residential developments and luxury homes. The company also offers consultancy services, assistance with concept planning and project management.

The Joinery Group team are highly skilled craftsmen, passionate about their work and dedicated to client satisfaction. The company provides quality detailed work at competitive prices and has completed a number of stylish retail fitouts including shopfitting for the fashionable Score Platinum clothing company and Ozhair Hairdressers.

A testament to the standard of Joinery Group’s work is numerous repeat contracts for Growthbuilt over the last six years including the recently completed Diamond Apartments at Bondi Junction where Joinery Group supplied and installed kitchen cabinetry and bathroom vanities across 65-units. Growthbuilt also contracted Joinery Group for the fitout of their own Sydney offices, in 2015.

For more information contact Joinery Group, Block N, Unit N3, 391 Park Road, Regents Park NSW, phone 02 8722 2900, email enquiries@joinerygroup.com.au, website www.joinerygroup.com.au