

BUILDING FOR A LIFE AT THE HEIGHT OF STYLE

The \$55M Panorama redevelopment has converted existing commercial and hotel buildings into a 17-storey high-rise, premium apartment development comprising 213 premium quality apartments offering magnificent Sydney harbour views.

MAIN CONSTRUCTION COMPANY : Probuild
PROJECT END VALUE : \$55 million
COMPLETION : September 2013
ARCHITECTS : JPR Architects



By redeveloping of the 1970s Spectrum Buildings into the beautiful Panorama Tower project, Probuild (NSW) have created light-filled homes in a community-focused setting featuring a skygarden which offers the best views in Crows Nest.

There were three existing buildings on the site, a two storey commercial building fronting the Pacific Highway, a seven storey commercial building on the southern boundary, and a sixteen storey building on the west consisting of ten levels of commercial building with six upper levels of hotel.

Probuild's work commenced in September 2011, with the first stage involving demolition of the two storey building, which was then replaced with Panorama Apartments, a five storey building with mixed retail on the ground floor, and four storeys of residential above.

The seven storey building was completely stripped out and reconfigured to become Panorama House, with new concrete balcony extensions added to the east and west, and the roof converted to a new penthouse.

The 17 storey building which is now Panorama Residences had the top 6 levels demolished, along with areas of the lower floor structure. Probuild constructed new extensions to the north and south up to level 10, new complete floors up to roof level. The new structure also required new footings, column strengthening and post-tensioned slabs. Panorama Residences is now the tallest residential building in Crows Nest.

In all, 213 new 1, 2 and 3 bedroom units have been constructed over the three buildings, which are linked by a laneway featuring community facilities such as comfortable seating and adjacent landscaping. It also provides easy pedestrian access to the retail offering, which includes a fitness centre and coffee shop.

The facade design gives the buildings a sense of cohesion with each building featuring a combination of windows and rendered brickwork up to level 5, with the upper levels predominately glazed and featuring metal clad fins to all elevations. Sun louvres on the western elevation highlight the main 17 storey building.

The rooves are concrete, with plant rooms and rooftop landscaped areas. The roof top

gardens, which are accessed via a residents-only lift, provide landscaped areas for residents to enjoy the 360 degree views, and spaces for them to grow their own herbs, vegetables and fruit. Recycled water will be used for the irrigation of both the rooftop landscaping, and the ground level landscaping.

"Noteworthy construction aspects of the Panorama project include the extensive use of temporary structural support frames for demolished floors; the strengthening of the existing structure utilising carbon fibre to lift shafts; and the use of Dintel for the new lift shaft, fire stair walls and five-level boundary wall," said Probuild Senior Project Manager, Peter Pearce.

"The challenges included undertaking construction over a live substation, and limited clearway access hours on the Pacific Highway. The site is also in a high wind area, which did at times affect the crane."

Probuild had a team of 18 staff on site ranging from project managers, engineering and site supervisors through to construction workers. There were 54 separate subcontractors and a peak daily workforce of 290 persons. An excellent safety record was maintained and appropriate systems put in place for managing all risks including traffic, heights and general construction hazards. The project was completed without any major incidents.

Probuild have a solid reputation for adding value, and resolving complex construction issues through applying in-house design and engineering initiatives to arrive at a buildable solution which delivers on the design intent effectively, safely and sustainably. Other current major projects in Sydney include the \$50 million Dominion Apartments on the historic Caritas House site in Darlinghurst, for Cbus property, and the NSW Netball Headquarters.

PROBUILD

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DESIGNING FOR REBIRTH

ZERO HARM SOLUTIONS FOR CONCRETE WASTE

Any construction project using a concrete pump faces the issue of what to do with the waste and water when the pump is washed out at the end of the pour. PumperDump has the solution, with a service which improves safety and efficiency of the process, while also eliminating all waste water and concrete. For a forward-looking company like Probuild, this combination of clean, green and time-saving was an asset for the Panorama Apartments project.

PumperDump delivered their patented tray-like bins to collect all the water and slurry from the washout process, which was then collected by the company's patented purpose-built trucks and taken to the company yard. There, 100% of the concrete waste and water is recycled.

The solids are taken to the Boral plant at St Peters, where they are crushed and reused. The water is processed through PumperDump's own on-site water purification plant, which removes all sediment (also recycled with the concrete solids). The recycled water is stored onsite and then delivered to a concrete batching plant for reuse.

In all, PumperDump provided up to 60 bins for the Panorama project, liaising with the project's site managers on the best location for the bins and best times for delivery and pickup, factoring in the 3pm curfew on truck movements due to the sites location on a busy stretch of the Pacific Highway in North Crowsnest. Environmentally, this service is impeccably sound. There are no plastic liners used, instead a water-based concrete release agent is sprayed on the bins, and there is no waste concrete or water spilled on the construction

site. All the bins and the trucks are made in Sydney, minimising the carbon footprint even further.

Other projects PumperDump have worked on include The Ark and Royal North Shore Hospital for Thiess; Grocon's Five Star Green Star 1 Bligh Street; Sydney Harbour Bridge for Baulderstone; Waverly Substation for Energised Alliance; and 2 Market Street for Lipman. They have recently been keeping the scene clean at the Richard Crookes site at Ultimo; Southern Cross' mixed-use project at Mosman; ANZAC Bridge; and the West City Rail Link, among others.

"PumperDump's methodology is endorsed by the CFMEU as a safe work practice," said PumperDump Director and Founder, Richard Amadio.

"What we do also saves crane time, by eliminating crane use for concrete pump cleaning - the pump is simply reversed over the bin at ground level. Probuild have recognised that the small cost of my service saves time and effort, making it more cost-effective than any other way of dealing with the waste from pump washouts.

"We are flexible, adaptable to client work programs and have the capacity to service multiple major projects simultaneously. This is the greenest, safest and most efficient solution available to the industry."

For more information contact PumperDump, phone 1300 366 668, mobile 0419 439 092, email info@pumperdump.com.au, website www.pumperdump.com.au

It was a case of three is the magic number for JPR Architects and a hilltop Crows Nest site, with the 'Panorama' Development the third incarnation of plans for the lofty spot. Their first design and DA in 2004-05 was for a mixed-use residential project, however the owner on-sold the site before commencement. The second design and DA was for a Seniors Living and assisted living facility, however the GFC intervened and the owner sold the site to the Barana Group, the developers of 'Panorama'.

JPRA's design for Panorama of a 17-storey residential tower, an 8-storey mid-rise residential building, and a mixed use component of street-level retail and Serviced and Residential Apartments in the 5-Storey low-rise street front building, showcases how well-considered design enables successful adaptive reuse of existing building structures. "It is very much a landmark location. It is the only building in Crows Nest above 8 storeys in height, and we had to creatively deal with the issue of having a very tall building in a generally restricted height zone" explained JPRA Director, Brad Sharpe.

"After discussions with the Joint Regional Planning Committee in the course of the Development Approval process, the existing 2-storey street front building was raised to five levels to accord with the urban form of the existing street. We retained the existing tower which sits back from the street frontage, however the 'awkward' tapered form was removed by remodelling the building envelope through extending the existing floor slabs in all directions. This both simplified the building form and increased its GFA."

"By creating outdoor Balcony/Terrace spaces where formerly the building had blank facades (on the southern and northern elevations), modulation was created in the building appearance," added JPRA Director Roland

Martinez. "The construction challenge involved the demolition of the upper 6 floors of the existing tower building, which were previously used as a Hotel and had unacceptably low floor-to-floor heights."

Composite aluminium cladding has been used on the facade to create vertical fin and integrated canopy elements which balance the horizontal lines of the balconies, and provide simple articulation within the facades. In keeping with the project's sustainability aims, the extensive glazing which gives residents 'panoramic' views is a high performance, thermally efficient glazing system, and natural cross-ventilation is provided to most Apartments. Internal 'single-aspect' Apartments are ventilated using an innovative system which utilises the common corridor ceiling zone.

BIM is used by JPRA to create 3D models of most of their building designs and produce construction documentation, which assists in resolving constructability issues such as those posed at Panorama.

JPRA have been providing Architecture, Interior Design and Masterplanning services since 1990, across multi-unit and luxury residential, industrial and commercial projects. Another of their recent adaptive re-use projects, the 'Powerhouse' project at Roseberry, which comprised 135 apartments and incorporated a Heritage facade and retained Heritage-listed industrial building structure, won the 2013 UDIA Award for Adaptive Reuse. JPRA also worked on the Mariner's Cove Project at Homebush Bay and prepared the Masterplan for the adjoining 'Waterfront' development for PAYCE Properties, and are currently designing the ongoing refurbishment and redevelopment of Manly Wharf.

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