

NSW PROJECT FEATURE SOUTH EVELEIGH

Mirvac / Sydney



HELLO SOUTH EVELEIGH

The \$1B South Eveleigh Precinct has an area of 13.2 hectares made up of three new buildings. Building 1 is a 9-storey commercial office with ground level retail and childcare. Building 2, currently under construction, will be a 7-storey commercial office building with ground level retail stores. Lastly, Building 3 is multi-purpose; it is 4-storeys with a commercial office, community space, childcare, retail and gym.

Delivering a pre-eminent state-of-the-art work, innovation and lifestyle destination for both workers and the local community was central to the revitalisation of South Eveleigh by Mirvac.

Led by Mirvac, who is the developer, co-owner and builder as well as the long term manager at the precinct, a consortium including AMP Capital, Sunsuper and Centuria Property Funds, own South Eveleigh. With a proven track record in urban transformation and successful collaborations with public and private sector partners, Mirvac have delivered some of Australia's largest and most complex mixed use precincts.

In an industry first, Mirvac partnered with Commonwealth Bank of Australia to develop the original tender for the site, seeing the companies collaborate on each step of the development planning, leading to a powerful shared vision that both organisations are working towards together. The bank will occupy over 93,000m² across the three buildings, to house their technology and digital teams, and Innovation Labs of the Future. By mid-2020, the precinct will become home to many of Commonwealth Bank's employees. South Eveleigh has been designed as a place where people can connect and co-exist, bringing together the community, innovators and educators.

Three new buildings are being constructed on the site at South Eveleigh, ranging from 9, 7 and 4-storeys. The architect for Building 1 was FJMT. The building has a 44,600m² NLA of top quality commercial space boasting large 5,500m² floor plates. The interior

design of Building 1 was completed by Woods Bagot to create a state-of-the-art workplace.

A key construction challenge at Building 1 was the large, 1,200m² internal atrium construction. It included prefabrication and installation of steel framed and glazed skylights, a bespoke Building Maintenance System, and projections which included atrium lifts, meeting rooms and staircases. This impacted all tenant fitout floors and was on the project's critical path, until innovative construction methods were implemented by the team, allowing for exceptionally high quality finishes, a safe working environment and the programme to be achieved.

When installing the 24 atrium roof modules at Building 2 the Mirvac Construction team utilised DfMLA and Digital Engineering to manage the design, manufacture, logistics, onsite pre-assembly and installation. Two 60-tonne Triple Bay Skylights which span over the central atrium were also installed. Due to the size and weight of the skylight, a dual crane lift was required to complete the installation successfully. Building 2 will complete in 2020.

Public areas at the precinct include Innovation Plaza, a people focused Village Square, as well as Eveleigh Green and sports courts. Locomotive Street will be an activated thoroughfare celebrating the rich history of the Locomotive Workshops. The retail offering at the precinct will include al fresco cafés, dining, a gym, pop up events and a supermarket creating a village hub.

Since 2015 Mirvac's constant community engagement has also resulted in a local art program curated by Carriageworks with a series of sculptural and botanical installations, landmarks and meeting places inspired by Eveleigh's great history and future. One of the artworks, Eveleigh Tree House, will consist of a series of interconnected pods made out of hundreds of individually forged steel gum leaves created by artist Nell and South Eveleigh's resident blacksmith. The tree house pods will be nestled amongst the existing gum trees at Eveleigh Green.

The Eveleigh Railway Workshops were the birthplace of Australia's national rail network and the country's successful industrialisation, and Mirvac is committed to preserving and celebrating this fascinating history. Also an important Indigenous site, Mirvac is working with local Indigenous community groups to ensure their legacy is acknowledged and celebrated onsite.

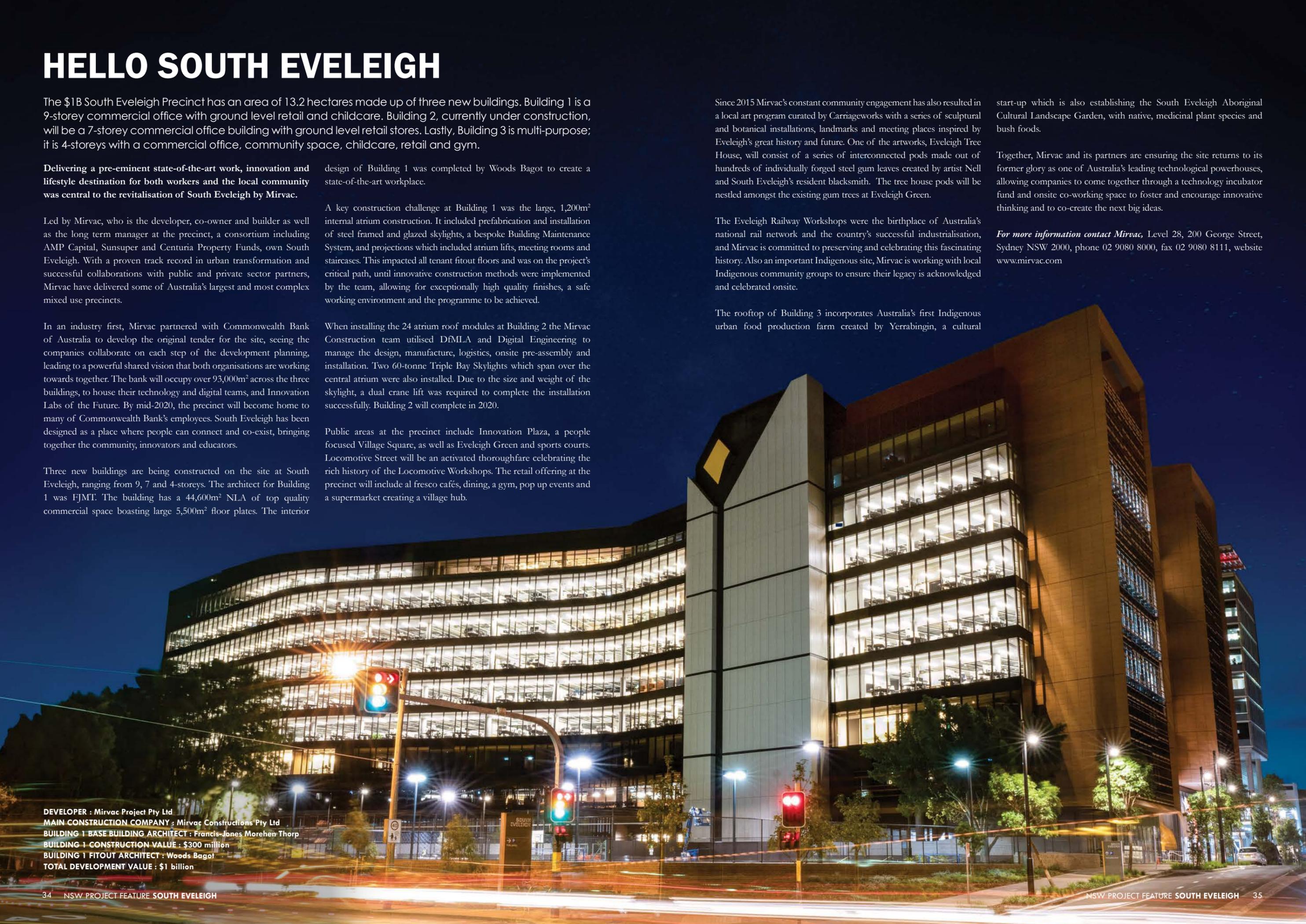
The rooftop of Building 3 incorporates Australia's first Indigenous urban food production farm created by Yerrabingin, a cultural

start-up which is also establishing the South Eveleigh Aboriginal Cultural Landscape Garden, with native, medicinal plant species and bush foods.

Together, Mirvac and its partners are ensuring the site returns to its former glory as one of Australia's leading technological powerhouses, allowing companies to come together through a technology incubator fund and onsite co-working space to foster and encourage innovative thinking and to co-create the next big ideas.

For more information contact Mirvac, Level 28, 200 George Street, Sydney NSW 2000, phone 02 9080 8000, fax 02 9080 8111, website www.mirvac.com

DEVELOPER : Mirvac Project Pty Ltd
MAIN CONSTRUCTION COMPANY : Mirvac Constructions Pty Ltd
BUILDING 1 BASE BUILDING ARCHITECT : Francis-Jones Morehen Thorp
BUILDING 1 CONSTRUCTION VALUE : \$300 million
BUILDING 1 FITOUT ARCHITECT : Woods Bagot
TOTAL DEVELOPMENT VALUE : \$1 billion



Below Cubic completed the integrated fitout of the joinery, ceiling, glazing, doors, frames, office pods and atrium timber panelling.

Celebrating 25 years in 2019, Cubic is the market leader in the design and construction of customised complex and beautiful commercial fitouts for iconic buildings and landmarks throughout the country. From humble beginnings in an artisan workshop in Italy producing handmade furniture, Cubic has grown to family homes, offices, commercial spaces, universities and stadiums.

Three generations and seven decades later, Cubic is still a privately owned Migliorino family business, managed by a close-knit team. Every project Cubic undertakes is designed and built with artisan passion and attention to detail, defining them and their place in the industry. Taking pride in their workmanship, the Cubic team demonstrates integrity in all matters of the business and relationships are fundamental to the success of the company.

“Our expert trades and dedicated inhouse interior design team ensure our reputation and quality is still as strong as it was 20 years ago,” said Operations Manager, Steve Moura. “Cubic is proud to be involved in delivering the integrated fitout for one of our major clients at South Eveleigh. Around half of our 280 interior team worked on the three innovative buildings between February 2018 and March 2019. We provided all the internal design and fitout for Buildings 1 and 2, while in Building 3 we completed Mirvac’s office relocation from the old locomotive shed to Level 1.”

Cubic’s professional interior team completed all the atrium timber panelling, ceilings, glazing, doors, frames, hardware and joinery, for the collaborative workspaces, raised access floors, office pods, and cantilevered pop out work areas for Commonwealth Bank Australia on Building 1 at South Eveleigh, transforming the extensive spaces into unique living environments.

“The scope for Building 2 was virtually a mirror of Building 1 but designed with a completely different look and feel. It also has feature timber ceilings,” said Steve. “This project is one of largest floor plates currently being built in Australia, and our

fantastic team has completed it not only within budget, but earlier than anticipated.”

By maintaining robust, transparent and structured agreements with their partners, Cubic consistently adds value throughout all stages of a project, saving clients time and money. Solution oriented, Cubic applies innovative and proactive thinking to everyday building and construction challenges.

“Innovation inspires us to scour the globe for leading edge materials, designs and building techniques that will allow us to bring architectural visions to life. We procure directly from the origin of the material, manufacturer or fabricator nationally and internationally, and utilise both our direct and indirect labour to manage, install and deliver a project, ensuring it meets our high standards and expectations,” said Steve. “We have advanced project management systems, document control and reporting processes to guarantee both quality and risk mitigation throughout the life of a project.”

Cubic Joinery supplements their unique workmanship with local architects, designers and builders to optimise office, reception and kitchen layout designs and to ensure the best is available to fit solutions that maximise available floor space.

The redevelopment of Wynyard Station and Arthur Phillip, the first vertical school in Parramatta, are amongst the many projects Cubic are currently working on, while they have also recently completed the UNSW Science and Engineering building fitouts.

Cubic’s expertise is in the delivery of new and refurbished projects in the workspace, commercial, residential, government and education sectors. Their passion and purpose of the business is to continue creating beautiful, unique pieces and spaces with a reputation for quality, innovation, integrity and reliability.

For more information contact Cubic Group, Unit 4, 4 Avenue of the Americas, Newington NSW 2127, phone 1300 028 242, email info@cubic.com.au, website www.cubic.com.au



Below VAE Group provided the Integrated Building Platform (IBP) including the common user interface and diagnostic tool.

Being built in the old railway yards in Redfern Sydney, Mirvac's South Eveleigh is being established to become one of the country's first smart neighbourhoods. The railway sheds have been restored providing functional offices and meeting rooms.

Construction of the next phases of the project is now well underway, with three new multi-functional buildings for commercial, retail and community purposes. VAE Group have been awarded the contract to provide an Integrated Building Platform (IBP) for the entire development, to provide a common user interface and diagnostic tool for all buildings and ensure optimal energy efficiency, as well as a common interface for maintenance, and building operations.

As Building Data Architects, VAE recognised Mirvac's intent and delivered on their expectations with innovative technology solutions. VAE joined the journey during the design phase, and consulted from conception through to project delivery, focusing on building the best long term solutions for South Eveleigh.

Combining information from a multitude of dissimilar building systems, the IBP allows users to see real time data through any web interface, including mobile devices. Using Tridium's Niagara IoT software platform, VAE retrieve data from multiple sources which provide complete building performance analysis. As Niagara 4 is product agnostic, Mirvac are able to take advantage of the latest technology, regardless of the supplier.

The Integrated Building Platform provides;

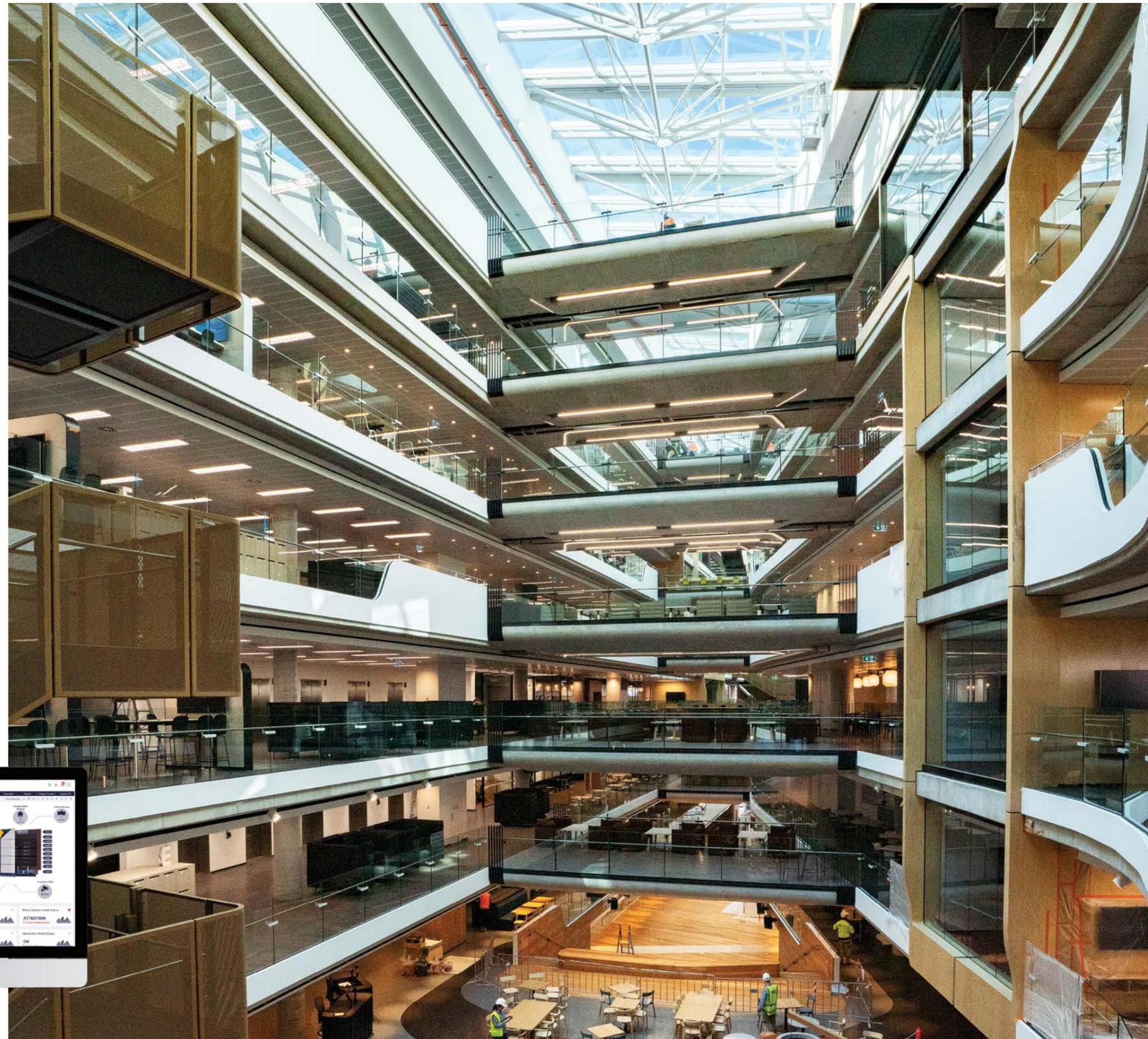
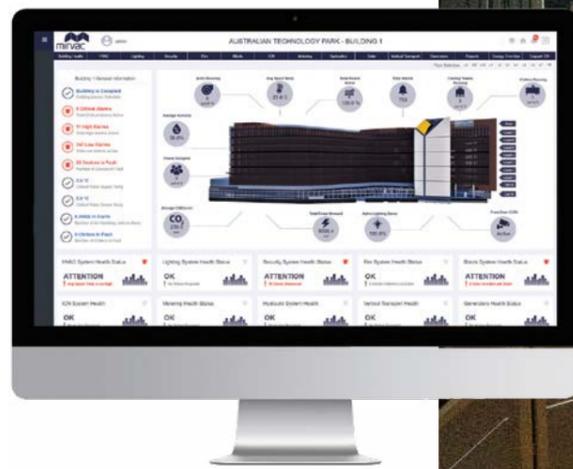
- One fully customised consistent interface for all building systems
- Live reports are used to track building performance
- Instant identification of the cause of faults
- A user-friendly interface to generate custom reports
- Logical analysis that identifies areas of sub-optimal performance

- Reduced energy costs and improved NABERS rating
- Reduced operator training and performance
- Improved tenant comfort
- Reduced maintenance costs
- Freedom of choice of a building services maintenance provider

From an operational perspective, building operators only require training on one system to manage services across all buildings in the precinct. System performance, and analytical reports can be generated from any web device in any location

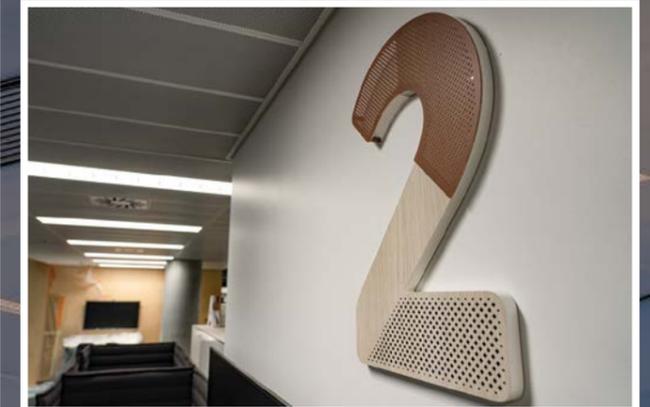
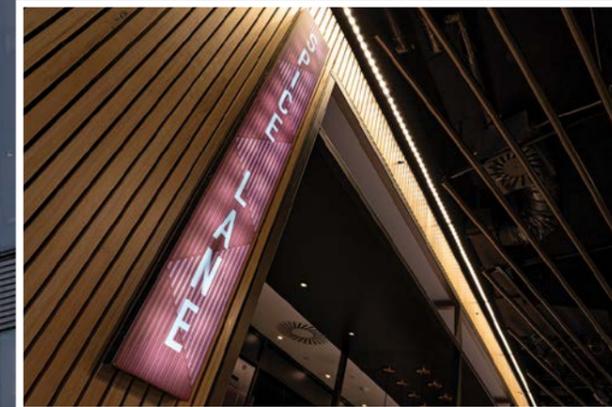
VAE Group have delivered a complex Integrated Building Platform for Mirvac at South Eveleigh. Our specialised team of software developers, UX Designers and Integration Specialists researched smarter ways to engineer, construct and manage all building services with cutting edge technology and equipment. Resulting in a product that will not only save the client time and money in maintenance, provide energy efficiency and improve equipment life cycle management.

For more information contact VAE Group, 29 Sudbury Street, Darra QLD 4076, phone 1300 823 823, email dblanch@vaegroup.com.au, website www.vaegroup.com.au



Below Santana Studwelding supplied and installed the stud installation and bondek installation for South Eveleigh.

Below Opalescent designed and created all of the internal signage for the project, including the locker numbers, tea house and specialty items.



Located in the heart of Sydney, the \$180 million South Eveleigh spans 13.2 hectares and is made up of three impressive buildings. Building 1 is a 9-storey commercial office space with ground level retail and childcare. The second building is a 7-storey commercial office space with ground level retail stores. Lastly, Building 3 is a 4-storey multi-purpose structure with a commercial office, community office, childcare, retail space and gym.

South Eveleigh is set to become one of Australia's leading smart neighbourhoods. The vibrant and renewed precinct will be a popular destination, not just for workers but for the wider community.

With a team of 20 skilled staff working on the South Eveleigh transformation, the scope of works for Santana Studwelding included shear stud installation and bondek installation for all three buildings. As always, Santana Studwelding ensured a safe working environment for everyone involved by installing safety netting in certain areas to allow for fall protection. Through essential teamwork and collaboration, Mirvac and their contractors saw Building 1 and Building 3 come together rapidly after going from concrete slab to roof in just 10 weeks.

Santana Studwelding are equipped with the latest tools and technologies and their expert team delivers exceptional products and services that are flexible and proactive in order to meet customer specifications.

Following on from their work on South Eveleigh, Santana Studwelding are currently working on The Ribbon which is a breathtaking new development set to transform Sydney's skyline and form an extraordinary new gateway to the western side of the city's CBD along with the Crown Casino and North Connex project.

Established in 1991, Santana Studwelding boasts a team of 25 employees and they're always ready to provide services on projects of all sizes.

For more information contact *Santana Studwelding*, 17 Waynote Place, Unanderra NSW 2526, phone 02 4271 3794, fax 02 4271 4794, email santanastudwelding@bigpond.com, website www.santanastudwelding.com

Large and multi-faceted projects like the South Eveleigh redevelopment require specialist branding and prominent illuminated signage, something Opalescent Group has been doing with award-winning results for over 60 years.

"Our 30 strong inhouse team of creative designers, project managers, manufacturers and installers are dedicated to delivering unique, high quality signage solutions to bring brands to life," said Managing Director, Phillip Baker. "From October 2018 to March 2019, up to eight staff worked on South Eveleigh alongside the design and Mirvac teams. While we faced some unique challenges within creating the base build signage and fitout signage it was nothing our people couldn't resolve efficiently and effectively."

Opalescent created all the internal signage items graphics, locker numbers, tea house, specialty items and bollards in the foyer. "New products used on this job included dome letters and numbers, blow moulded signs, and the custom designed and built bollards in the foyer area," said Phillip.

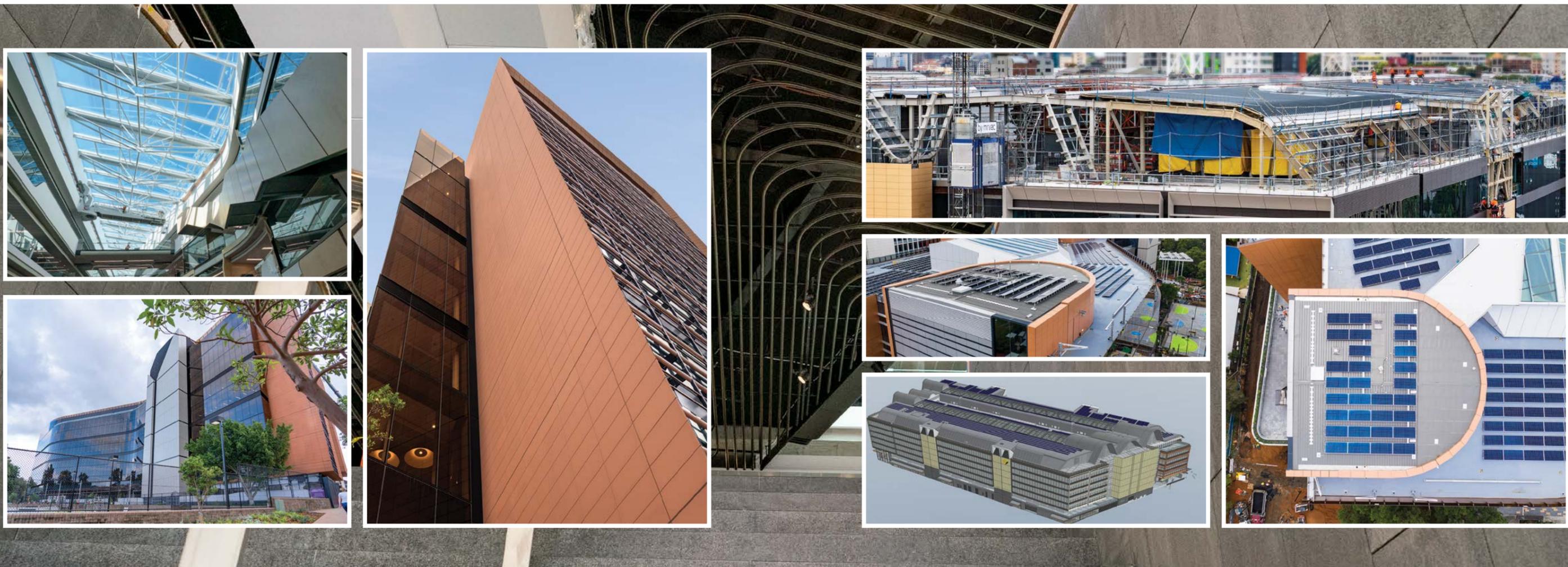
Based in Newcastle New South Wales, Opalescent regularly collaborate with leading brands across Australia and the Asia Pacific, also winning

them Big W supplier of the year after completing a national rollout for their stores. Other Opalescent notable projects include the ANZ shard in Martin Place Sydney and the Lendlease sky signage at Barangaroo.

"We're currently working on Stockland Logistics and Business Parks providing the pylon rollout and signage for Woolworths at Prestons," said Phillip. "We have recently been awarded a training grant from the AI NSW State Government to develop the first stages of investing in training within the signage industry to help the industry advance and move forward."

From concept development, graphic design, brand developments, permits and approvals, to shop drawings, visuals, structural engineering certification, components and fixings, manufacturing and installation of internal and external signage, small or large pylons, illuminated building ID and sky signage, large format printing and finishing, site survey and photography, Opalescent are known for delivering only the best results for their clients.

For more information contact *Opalescent*, 82 Chinchin Street, Islington NSW 2296, phone 1300 216 658, fax 02 4962 2835, email office@opalescent.com.au, website www.opalescentgroup.com.au



Leading contractor of curtain walls, window walls, skylights, terracotta curtain walls, cladding, doors, and aluminium features, Chevalier (Aluminium Engineering) Australia provided the design, supply and installation of the distinguished curtain wall for all three buildings at South Eveleigh.

The façade of the three buildings fuses window walls and terracotta curtain walls together to give South Eveleigh a distinctive look, blending into the neighbourhood and yet at the same time standing out.

“South Eveleigh is a vibrant area where heritage meets new infrastructure. We worked on the façade design with Mirvac closely to ensure the buildings will fit in to the close by atmosphere,” said General Manager, Vivian Leung. “The façades are constituted by window walls and terracotta curtain walls with a golden bronze colour scheme – it is a delicate and complex system.”

“Terracotta curtain wall panels are much heavier and more complicated than normal glass/aluminium panels and they are more difficult to fabricate and assemble, but with years of experience our expert team knows just what is required,” said Vivian.

One of the highlights of the façade system at Building 1 is the skylight. The skylight system is semi-panelised to avoid structural glazing onsite, so as to achieve better quality control of the installation workmanship as well as a shorter construction time.

Established in 1983 in Hong Kong and set up in 2001 in Australia, Chevalier has successfully completed over 600 projects in Australia, Hong Kong, China, Macau, Japan and South East Asia. Chevalier offers design, manufacturing, installation, testing, and maintenance services for clients. Their manufacturing plant in Dongguan, China has been operating since 1988. Automated fabrication equipment meet the quality requirements and delivery schedules. Close supervision and strict quality control ensure that the products comply with the highest standards required by the industry.

A seasoned expert in the industry, Chevalier is dedicated to providing quality, efficient and high valued products and services to meet the needs and interests of their clients.

For more information Chevalier (Aluminium Engineering) Australia, Suite 1603, 109 Pitt Street, Sydney NSW 2000, phone 02 9232 3189, email info@chevalier.com, website www.chevalier.com

Priding themselves on innovation, it seems only fitting that Red 8 Roofing were chosen to design and install all the roofing systems at the newly redeveloped South Eveleigh.

Since 2001, Red 8 Roofing have sourced materials and techniques from all over the world, applying them locally and winning multiple awards including Excellence in Roofing Awards Australia for 12 consecutive years.

“Beginning in February 2018 our professional team designed and installed all three building roofing systems using Kliplok, Curved Kingspan Kingklip and a thermoplastic TPO roof membrane imported from Europe,” said Director, Jason Cavanagh. “We’re known for our ingenuity in design, innovation and detailed excellence. Just look at the amazing TPO curved roof feature!”

As the largest and most highly regarded commercial and industrial metal roofing company in Australia, Red 8 Roofing can provide options that speed up the installation process without compromising quality, producing a defect free outcome. “We have over 30 years of extensive experience in the industry and specialise in supplying and fitting a wide range of metal roofing in the latest trends, styles and

colours for commercial and industrial projects,” said Jason. “Our individually selected and trained team members from the first year apprentice, to fully licensed tradespeople, pride themselves on always providing superior workmanship and exceptional customer service. They are dynamic professionals constantly seeking new challenges.”

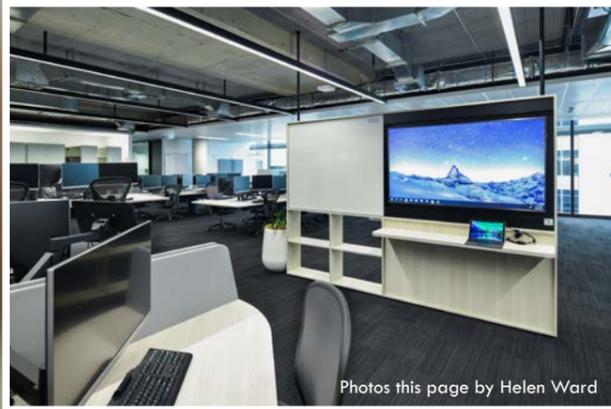
“We’ve proudly established partnerships with the most qualified specialist manufacturers in the business, and these partnerships enable us to offer the highest quality products at very competitive prices,” said Jason. “We supply and fit a wide range of metal roofing in the latest trends, styles and colours of roofing, guttering, downpipes, flashing, skylights, wall cladding and facades. We are leaders in PIR sandwich panels and TPO membrane roofing systems.”

Red 8 Roofing are also working on the New Grafton Correctional Facility and The Northwest Rail Link Project for John Holland, the UNSW Bioscience for Multiplex and the ANU in Canberra for Lendlease.

For more information contact Red 8 Roofing, Head Office 5/16 Mangrove Lane, Taren Point NSW 2229, phone 02 9531 1880, email office@red8roofing.com.au, website www.red8roofing.com.au

Below Pro AV Solutions delivered the largest AV project in Australia with a 31m high video wall, 607 AV rooms and 220 inch projection screen.

Below TurnerArc Shading Systems supplied and installed the motorised blinds systems for the South Eveleigh project.



Photos this page by Helen Ward



The Commonwealth Bank's (CBA) new offices at South Eveleigh will occupy 94,000m² across the three new buildings for their 10,000 employees. As part of the brief, Pro AV Solutions was commissioned to introduce new age workspace technologies that allowed for simple operation resulting in an exceptional user experience. The solutions had to not only be designed to fit within the agile working culture of the Commonwealth Bank, they also needed to be scalable enough to meet the standards of the bank's future expansion plans.

Pro AV Solutions worked with the design specification provided by CBA's trusted AV design consultants Innova-Tech, under the leadership of Jodie Tardelli (Innova-Tech lead consultant), to deliver a functional, agile, user friendly work environment.

"We have delivered the largest AV project to date in Australia," said Chief Executive Officer, Anthony Jeffcoat. "Consuming over 10,000 manhours and 10 months to install. Over the 8-level building, there are 607 AV rooms and 55 various AV types, including a 31m high video wall in the Atrium of Building 1, and a 220 inch motorised projection screen mounted at a height of 10m in the concrete bridge. An even larger project for CBA will be delivered by us in Building 2."

The aim of the bank was to create an intuitive and pleasant user experience, while reaching new levels of innovation. Focusing on this end goal, the project revolved around the user experience and the role technology would play in this new work environment. The innovative and agile workplaces delivered are ideal for the collaborative and connective environment the Commonwealth Bank was striving for.

"We power digital transformation with smart, integrated systems," said Anthony. "As a national Tier 1 audiovisual solutions provider to government, education and corporate customer, and with more than 30 years of audiovisual experience, a team of over 220 professionals, and eight offices around the country, our expertise and size provide an unparalleled set of skills that are matched with the worlds most advanced technology, enabling us to deliver some of the biggest and most prestigious audiovisual projects both in Australia and internationally."

For more information contact Pro AV Solutions, phone 1300 AV SALES (1300 287 253), email sales@proavsolutions-nsw.com.au, website www.proavsolutions.com.au

In December 2017 when TurnerArc Shading Systems was contracted to supply and install all the 1,900+ internal automated roller blinds at South Eveleigh Building 1, incorporating smart automated technology, and energy efficiency were paramount.

"Our professional team worked seamlessly with the architects, Mirvac, engineers and contractors to deliver premium, innovative automated roller blinds for the entire 7-floor building façade," said TurnerArc Director, Jason Turner. "We are passionate about delivering excellence through product innovation, streamlined service and price efficiency. By drawing on our partnered product collection and focusing on quality, genuine customer service, and attention to detail, we delivered innovative and superior outcomes for all as well as 'hitting the mark' environmentally as the overall masterplan vision is targeted to be a zero-carbon development."

At South Eveleigh Building 1, TurnerArc collaborated with Hunter Douglas, using their Quantum Roller Blind Systems and Ecoplanet fabric and Somfy whom supplied all the motors and installed the Animeo KNX blind control systems throughout. "Ecoplanet is manufactured from recycled plastic bottles into a PVC, Halogen, Lead and Formaldehyde free sunscreen fabric and meets all the Green Star

requirements for the project," said Jason. "Somfy provided an integrated control system fully automated into the buildings BCS to maximise the natural light and shading into the workspace via solar tracking, external sun sensors and 3D modelling of adjacent buildings. The blinds are also able to be manually operated via grouped wall mount switches located on the columns around the perimeter of the façade."

TurnerArc Shading Systems is a premium window furnishing specialist in the commercial, hospitality, residential, government, healthcare and education markets Australia-wide. They offer consultation, project management, design, supply and installation of innovative and architecturally designed internal and external shading systems, solar control systems and automated building control systems. What makes TurnerArc so unique is their experience, design and technical expertise as well as an understanding of the distinct requirements of their customers combined with their range of modern seamless systems to match any aesthetic while providing solar control both internally and externally.

For more information contact TurnerArc Shading Systems, 7/2 Hawker Street, Currumbin Waters QLD 4223, phone 07 5534 9825, email info@turnerarc.com.au, website www.turnerarc.com.au