

# TOWERING ABOVE

DEVELOPER : TQM Design & Construct Pty Ltd

MAIN CONSTRUCTION COMPANY : TQM Design & Construct Pty Ltd

ARCHITECTS : Rotheloman & DWA

CONSTRUCTION VALUE : \$40 million

St Luke's Square is a state-of-the-art multi-functional building of 112 serviced apartments and 42 luxury residences with top quality finishes, timber flooring, and open plan kitchens over 29-storeys with three retail tenancies, 5-levels of basement parking, and a beautiful garden area.

**TQM Design & Construct, recognised by their clients and members of Australia's construction industry for their capacity to deliver high quality residential projects, has successfully completed St Luke's Square, an impressive project in the sought after inner Sydney suburb of Burwood.**

St Luke's Square is currently the tallest tower in the area, spanning 29-floors with a total height of 91.35m. Located at 7 Deane Street, the development includes residential floors, serviced apartments, three retail outlets and three commercial levels. There are 5-levels of basement parking.

St Luke's Square offers a level of luxury not seen before in the thriving hub of Burwood, with luxury state-of-the-art internal finishes, European Oak timber flooring throughout, modern open plan kitchens with European stainless steel appliances and quality bathroom fittings. Many of the apartments capture views of the city and the Harbour Bridge.

A unique feature of the building is the concrete precast façade comprising 670 precast panels which have been finished with metallic paintwork. Due to the height of the tower, lifting the panels presented a challenge three ties were required on the crane for stability. "We also had to contend with high winds at times so special measures were put in place to ensure the safety of personnel on the site and in surrounding streets," said Project Manager, Tony Assaf. "These procedures ensured no accidents occurred during construction."

All hydraulic services were cast into the concrete slab on Level 1 to maintain maximum heights in the retail areas and main lobby. Post tension slabs were laid from basement Level 4 up to Level 5, which is the final of the two transfer slabs constructed to allow for the dead load exerted from the 29-storey building. One of the transfer slabs is 1,000mm thick. "The post tension slabs

enabled us to open up space and maximise the efficiency of construction," Tony said.

Beyond Level 10 of the building, TQM installed and climbed a 150mm static line to pump concrete up the tower for the remainder of the floors.

TQM began the construction of St Luke's Square in October 2018 with completion occurring in April 2021. "At various times, up to 18 of the TQM team were engaged on the project," said Tony. "We also had great support from experienced suppliers and subcontractors across all trades and services, with some complex issues being handled very professionally, like the relocation of the sewer main and the amplification of the water main supply to the building."

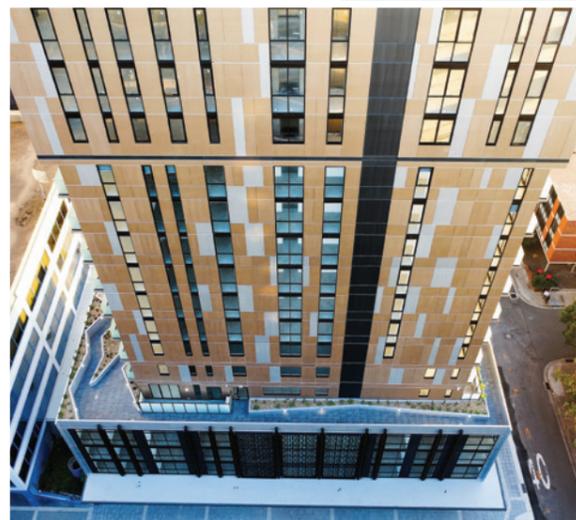
St Luke's Square is TQM's third high rise residential project in Burwood, the other two being located at 36-38 Victoria Road and 29 George Street. The company has many other similar projects dotted around Greater Sydney and Wollongong, including 35 Oxford Street Epping, 88 Anzac Parade, Kensington and 19-25 Everton Road, Strathfield. Currently, TQM has six other projects in progress in

Newcastle, Thirroul, Wollongong, Hurstville, Arncliffe and Auburn.

TQM remains a family owned business, established by brothers Maroun and Mark Taouk in 1999. Both directors remain heavily involved in all aspects of the TQM business. The entire management team at TQM have extensive industry experience with expertise in all facets of residential development from engineering, building and surveying through to certification and regulatory advice. All members of the team take professional pride in finding the best engineering solution to meet the functional and financial requirements of a project.

"Our speciality is high rise residential development and we constantly seek to implement the latest innovations in materials and methods," Tony said. "This approach has underpinned TQM's reputation as a market leader."

*For more information contact TQM Design & Construct, Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205, phone 02 9556 1046, email [info@tqmde.com.au](mailto:info@tqmde.com.au), website [www.tqmde.com.au](http://www.tqmde.com.au)*



Below Simplex Engineering designed the power distribution and completed the electrical substation.

Below Soldier Tower Cranes & Labour Services supplied highly experienced crane operators and riggers for the project.



Simplex Engineering provides sophisticated electrical infrastructure design for industrial, commercial and residential developments. As one of the first companies to be accredited at ASP Level 3, Simplex Engineering connects Ausgrid, Endeavour Energy and Essential Energy networks to their clients development projects, utilising their hands on engineering skills and 25 years experience.

Simplex Engineering provided the electrical substation and power distribution design for the St Luke's Square project. A chamber substation was integrated into the building at street level using ABB SafeLink high voltage switchgear which was connected to the Ausgrid network in Deane Street. This necessitated running a cable from Deane Street to Marmaduke Street where the substation was positioned.

The Marmaduke Street location required negotiating an easement for the cable with the Council as Marmaduke Street was not designated as a public road. "The easement was successfully negotiated," said Electrical Engineer, Mark Shakour. "We also had to relocate a street light to accommodate the cable work. This had to be carefully designed and positioned so light did not impact on residents neighbouring the project."

Other recent projects have included a hotel and residential development at 60 Bathurst Street Sydney and Shore School in the education sector. They are currently contracted by Richard Crookes Constructions for electrical engineering work for the additions to the Art Gallery of New South Wales.

Simplex Engineering always delivers projects to the highest standards for their clients through an innovative and flexible approach. "Our professional engineers do all of the design and drafting themselves to ensure none of the finer details in the design are missed," Mark said.

For more information contact Simplex Engineering, 503/107 Walker Street, North Sydney NSW 2060, phone 02 9460 3622, email info@simplexeng.com, website www.simplexeng.com

Soldier Tower Cranes & Labour Services (Soldier) is a highly experienced operator in the construction industry, providing a complete one-stop-shop service for builders and construction companies of any scale, offering a range of cranes, crane operators and riggers, labour, precast panel installation and traffic control.

Soldier have a well deserved reputation for supplying dependable, motivated and well trained personnel and this status won them the contract from TQM Design & Construct to provide crane operators and riggers for the 22-storey St Luke's Square residential development in Burwood in inner West Sydney.

The team operated cranes supplied through another company. "Our crane operators and riggers are renowned for their strict observance of all safety regulations and their experience in handling complex lifts in tight site conditions," said Director, Paymaan Shahrokhey. "They are also specialists in lifting and positioning of precast panels for installation, which was a significant part of the St Luke's project."

As well as being able to supply teams of trained crane operators and riggers, Soldier has the capacity to provide cranes to suit projects

of any size. Soldier has over 30 cranes in their fleet, ranging from self erectors to hammer heads and luffing cranes. All cranes are maintained and serviced to the highest manufacturer's requirements and Australian Safety Standards by Soldier's full time technicians.

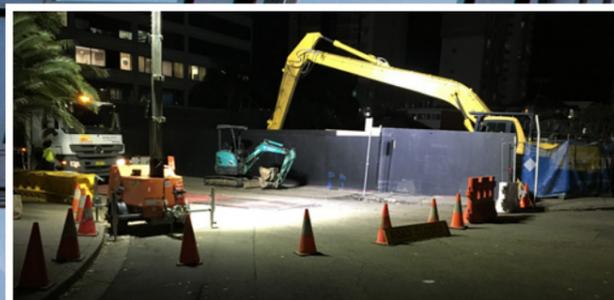
Soldier has worked with TQM on many of their projects around greater Sydney including at Balgowlah, Arncliffe and Thirroul. The company has worked on projects for Forte Group and supplied cranes to Piety Group. Cranes and crew have also been supplied to Quasar Constructions for Bunnings warehouses at Gladesville and Pymble.

With over 30 years combined experience in the crane and construction industry, the team at Soldier has an unwavering commitment to delivering excellent, reliable equipment, personnel and services which ensure cost savings are achieved and all client expectations are exceeded.

For more information contact Soldier Tower Cranes & Labour Services, PO Box 76 Kemps Creek 2178, phone 1300 SOLDIER, email info@soldiertowercranes.com.au, website www.soldiertowercranes.com.au

Below Opal Water Management completed the design and project management including connection of the significant water and sewerage main upgrades.

Below HMO Electromasters were responsible for installing all of the electrical and fire components for St Luke's Square.



Opal Water Management, an evolution of well known Sydney plumbing contractor, Greg Houston Plumbing, provides a complete water, wastewater and stormwater design, certification and project management service. The experienced Opal Water team ensures builders and developers can negotiate the sometimes complicated process of achieving certification and compliance for their projects from Sydney Water, Hunter Water and local councils throughout New South Wales.

St Luke's Square was a recent major exercise for Opal Water Management, contracted to design and project manage the mains water, sewerage and connections for the building, including all Sydney Water approvals and S73 Certification.

When the design work was completed, a tendering process was conducted to select a suitable contractor. "Opal Water's role was then to oversee construction and audit all works to ensure they conformed with the appropriate approvals," said James O'Donnell, Designer and Project Manager. "We had a team of four on the project to ensure there was always someone available around the clock to perform audits and document the testing of works to ensure Sydney Water's standards were met."

A new sewer main had to be constructed to run along neighbouring Marmaduke Street as the old main ran through the building site. "The water main had to be amplified to provide higher pressure and flow to meet the building code and fire fighting requirements. This was challenging as there was a need to preserve water connections to other buildings in the surrounding streets. We staged the process over two weeks, disconnecting the old main when we had the new main built so everyone could be transferred over without disruption," said James.

Opal Water Management's expertise and professionalism has also been utilised on a 10 stage master planned development for Holdmark in the Shepherds Bay Precinct on the Parramatta River. The Opal team are ISO certified in quality, safety and environmental management providing a sound foundation to proudly service many of New South Wales leading builders and developers with Building Plan Approvals, Service Protection Reports (pegouts), stormwater investigation, Section 73 applications, hydraulic design, water, wastewater and stormwater design and project management.

*For more information contact Opal Water Management, Ground Floor, 350 Victoria Street, Wetherill Park NSW 2164, phone 02 8320 2200, email S73@opalwm.com.au, website www.opalwm.com.au*

With 31 years experience in providing quality commercial, industrial and residential electrical contracting in the Sydney region, HMO Electromasters has completed more than 145 high profile assignments. HMO Electromasters was again contracted by TQM on the impressive residential development at St Luke's Square.

HMO Electromasters completed all electrical and fire components in the 22-storey building which has 154 apartments, four basements and three retail spaces.

In addition to the lighting, fire alarm and electrical wiring fitouts in each of the apartments, HMO also installed feature lighting in the penthouse, on balconies and in the lobbies. An added installation highlight was the provision of an automated and integrated lighting system for residents of the apartments. "We completed all the installation work with 12 of our qualified electricians to meet the builder's timeline. It was a great team effort," said Project Manager, Omar Harris.

HMO Electromasters prides themselves on the quality of their work, based on a blend of sound project management and technical skills. "We combine the best commercial electrical, data and communications

installation practices with first class service support once construction is complete, providing a complete all round package," Omar said. "Follow up works after a project is complete can be important for clients and we provide that as part of our service."

Services provided by HMO include main switchboard connection with consumer mains, connection of sub-boards including circuit breakers and residual current devices, laying conduit in concrete slabs, PayTV systems, NBN pre-provisioning, telephone cabling, audio and video intercom wiring and connection, CCTV, intercom and access control systems, and smart system wiring.

The commitment to excellence by every member of HMO's 35 strong team is the foundation for the company being the preferred electrical contractor for major installation works across residential developments, offices, industrial complexes, schools, hospitals, nursing homes and aged care projects.

*For more information contact HMO Electromasters, Unit 59, 8-10 Barry Road, Chipping Norton NSW 2170, phone 02 7226 0855, email accounts@hmo.com.au, website www.hmo.com.au*