

CAMMERAY SQUARE

SOUTHERN CROSS
CONSTRUCTIONS
CAMMERAY NSW



A NEW DIMENSION

Part of the Southern Cross Project Group, Southern Cross Constructions is one of the most progressive and dominant integrated builders in NSW. Since its inception in 1986, Southern Cross has been creating an impact on the skylines of NSW, recently broadening its reach into Queensland and Western Australia. The group's expertise includes project management, construction in all sectors, finance, project analysis and value-added engineering and costing planning.

Managing Director Andrew Box says, "Under the Southern Cross banner, our businesses operate in residential, commercial, retail, industrial and aged care design and construction, interior fit-outs, refurbishments and property maintenance. While maintaining a high degree of autonomy, each of our specialist businesses shares a common aim – to always attain the highest quality results, for our clients and ourselves. Our dedication to the building industry is unquestionable, both at an administrative and trade level. The combination of a solid financial base, sound business practices and a strong culture of integrity represent the cornerstones of our group."

Southern Cross is distinguished from its competitors by a unique approach which continually refines its business. Andrew Box says, "What

is distinctive about our group is our ability to deliver integrated solutions reliably and with a minimum of fuss – regardless of the size and type of the project."

Southern Cross built Cammeray Square for its client Hamptons and Namsuah, in a \$31 million mixed-use project, redeveloping the old Clarke & Walker/Mitre 10 site – known unofficially as the Gateway to Cammeray. Cammeray Square has been heralded as a major addition to the Cammeray community with its focus on contemporary lifestyle and convenience. Designed by award-winning architectural firm Marchese + Partners, Cammeray Square features 39 spacious two and three bedroom apartments and penthouses, each with its own large private alfresco area.

There are four levels of retail space and retail parking levels that have been purchased by Stockland (SGP); the retail centre will be branded Stockland Cammeray. Stockland Retail CEO John Schroder said, "Cammeray Square provides a unique retail opportunity in a sought-after, high-traffic location in a strong demographic area. We look forward to creating a convenient high quality retail offering for the local community."

Cammeray Square consists of four boutique buildings set around a central, granite-paved piazza landscaped by Eckersley Stafford Design. Set in its heart is a landscaped podium, featuring a large, custom-made metal sculpture by Adelaide-based artist Greg Johns. Other features of note include a myriad of façade finishes such as render, timber cladding, louvres and aluminium cladding. A rainwater collection tank is in place for use within the commercial areas and for a central water feature.

From modest beginnings, Southern Cross Project Group has grown to a revered group with over 200 employees and a construction portfolio of more than 2000 residential, commercial and industrial buildings equalling \$700 million in combined costs.

The company is steeped in building history. Its three founding directors, Lewis Yazbek, Rick Yazbek and Craig Irwin, all come from families of builders, as does Andrew Box, who joined the group in 1998. On average, each of the group's management team has more than 20 years' experience across residential, commercial, aged care, retail and industrial property sectors. In addition, many of its highly experienced employees have been with the company since inception.

At Southern Cross Project Group business is structured for the long term. Its vision is clear: to become the industry-leading builder on the eastern seaboard within five years. By continuing to take a progressive approach and applying well-honed business principles, the group is confident of achieving this and building further on its considerable successes.



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AIR SUPPORT

How many companies can truly claim to be advanced in the modern marketplace? So many strive for distinction but the result is no more advanced than their competitor. Unique to this phenomenon is Advanced Air Conditioning. They are notably distinguished by their custom design capabilities; exploiting the latest CAD and heat-loading software, they can produce reliable and effective solutions for almost any heating or ventilation situation. Advanced's in-house design services enable production of mechanical ventilation systems for the home, office, factory, or commercial applications such as car parks, cold rooms, evaporative cooling and dehumidifiers.

Under the guidance of Managing Director Andrew Souvaliotis, the company has 20 staff ranging from project managers and HVAC design engineers through to installers, mechanics and technicians. Operating throughout the entire Sydney metropolitan area and some NSW regional areas, Advanced can guarantee an experienced and innovative service for all customers, from the smallest personal job to the largest commercial or retail project. They believe customer service does not end with the installation of their products; Advanced have a committed management team, sales staff and technical crew to answer any questions relating to the ongoing operation of their systems.

A respect for their team and the individual within the company is an ethos that has served Advanced well in their business and this respect is also extended to the client. "It's critical to our success," Souvaliotis explains. "Respect creates the atmosphere of excellence we strive to achieve; its respect for the client, the job, your work mates, and the company."

Advanced Air Conditioning value their well-earned reputation for quality in workmanship and their high standards of service and therefore represent only the highest quality manufacturers including Mitsubishi Heavy Industries, Daikin, Actron, Panasonic and Tecu. Their exacting



standards and culture of respect are evident in their team who are dedicated ambassadors for the company. On a construction site all crew are fully trained in every aspect of OH&S requirements and have green cards and other necessary tickets and licenses to perform the varied tasks required of them. In residential work, installation technicians are well presented in company uniforms and follow a strict protocol to ensure they offer a professional service every time, finishing a careful job with a complete clean up after the work is complete.

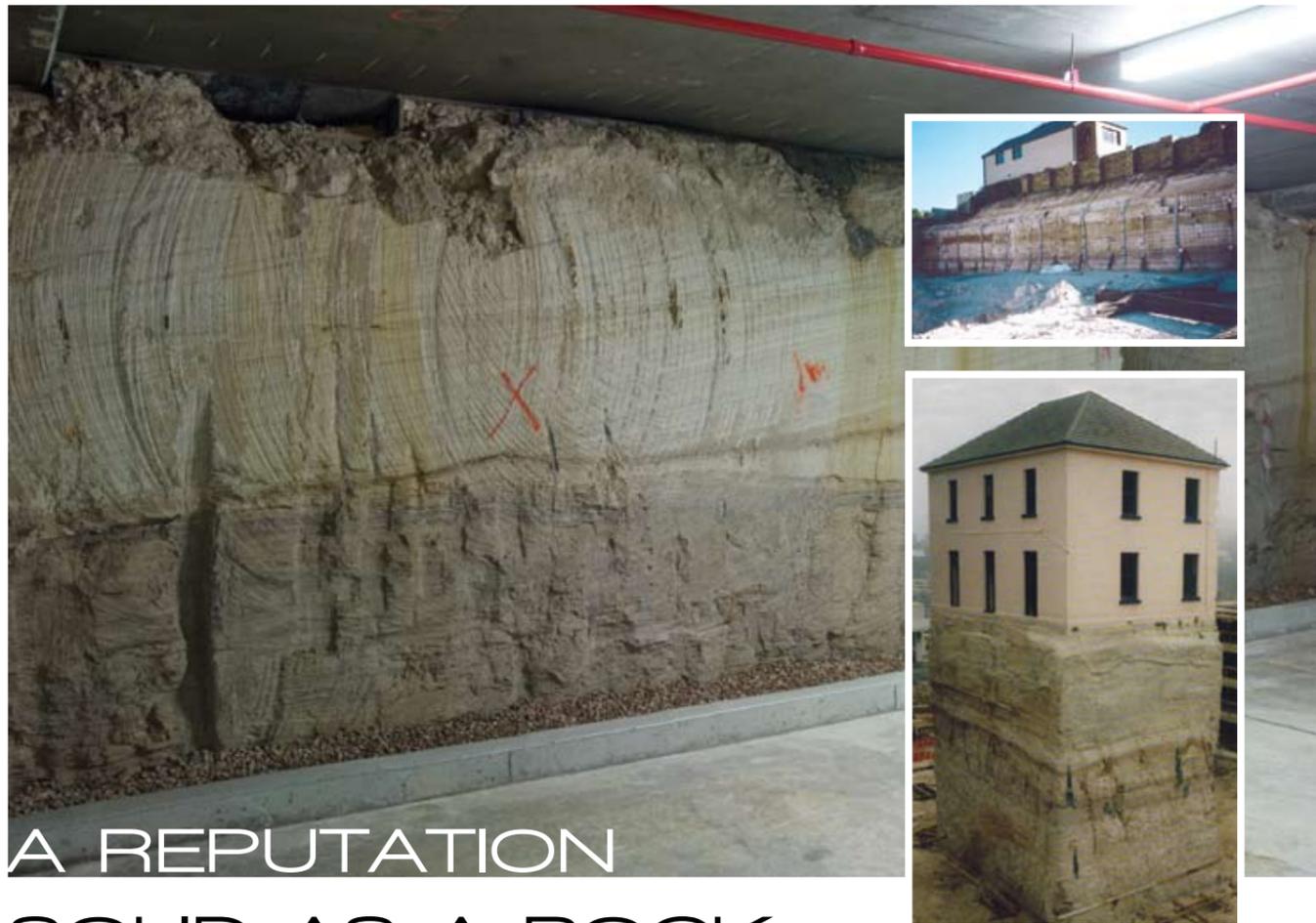
Advanced Air Conditioning set their own very high standards with regards to safety, social responsibility, and excellence in service and product. "Although we operate a wide range of services, from private and domestic right through to large scale projects such as Cammeray Square," Andrew Souvaliotis says, "The principles are still the same: dedication to quality and excellence, without detracting from cost effective and reliable operation."

After undergoing a thorough and comprehensive tender process, Cammeray Square was a design and construct contract. Advanced designed the mechanical ventilation and air conditioning systems for both the residential and commercial aspects of the development. Making experienced and informed choices, the equipment selected for the residential component was Mitsubishi Heavy Industries VRV and for the commercial it was a new range from Temperzone Australia, the HWP & CC series equipment, recently released to meet the MEPS requirement for new refrigerant R410A.

"With projects of this scale," Souvaliotis says, "Clear communication is essential. We need to understand what our client's requirements are and then fulfill those requirements without impacting on the overall works. As always our installation was on time and within budget and we liaised closely with the other trades to ensure the minimum of disruption to all parties."



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A REPUTATION SOLID AS A ROCK

Jeffery and Katauskas Pty Ltd are a highly respected company of Geotechnical and Environmental Engineers. Based in Sydney they provide expertise worldwide in areas including geomechanical, subsoil mapping, construction, site investigations and foundation evaluation. In recent years, Jeffrey and Katauskas have completed more than 900 geotechnical investigations annually in all states of Australia.

Involved from the initial concept through to the detailed design and construction phase at Cammeray Square, preliminary work saw subsurface geotechnical (borehole) investigations carried out in stages by Jeffery and Katauskas. They provided detailed descriptions of the site, subsurface conditions and recommendations on the excavation methodology, excavation support, rock face treatment, retaining wall and footing design. Jeffery and Katauskas subsequently drilled boreholes along the Amherst Street boundary in May 2007 to provide geotechnical design parameters for reconstruction of the road pavement.

The Structural Engineer, Robert Bird Group, prepared and supplied engineering drawings for the new building, primarily concerned with the stepped bulk excavation, shotcrete basement walls and building footings. Jeffery and Katauskas reviewed the drawings and deemed them to have adopted the recommendations given in their geotechnical reports.

During the design development stage, the design team (Jeffery and Katauskas, Robert Bird and Southern Cross) were involved in negotiations with the Roads and Traffic Authority, who were concerned about the impact of excavations on footings supporting the nearby Miller Street road bridge over the Gore Hill Freeway and the road-cutting adjacent to the southern boundary of the Cammeray Square site.

Visiting the site on numerous occasions during the construction, Jeffery and Katauskas inspected and mapped the vertical cut faces around the perimeter of the excavation and along the steps in the excavation for the various building platforms. They provided advice on support and stabilisation requirements using measures that varied from cleaning debris off the face to large areas of rock-bolt, mesh and shotcrete support.

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NO JOB REFUSED

Fullers Mobile Cranes have a simple but persuasive motto: Nothing's a problem! No job, big or small, has ever been refused in the company's 19 year history.

It is this kind of attitude that has seen Fullers awarded some of Sydney's highest profile jobs recently. They provided the cranes and riggers for the placement of the NZ digger on the Anzac Bridge, ensuring that the launch of the WWI symbol proceeded smoothly and honoured the occasion.

In keeping with this historical theme, Fullers are currently hard at work for the City of Sydney's Walter Read Reserve Revitalisation project. Walter Read Reserve is significant as its reservoir formed a part of NSW's early water supply systems. The Reserve, in inner city Paddington, is undergoing sympathetic remediation involving work of an extremely delicate nature. Archaeologists are onsite and Fullers have worked around sensitive excavations and stabilisations. In their collection of cranes, Fullers have one of only two Demag AC55 cranes in NSW; the AC55 is the only crane able to fit on a worksite such as this.

The AC55, along with a 30t. Tadano and 20t. Franna, was also used on the Cammeray Square development, a large-scale job for Fullers. Over a 12 month period they provided cranes for hoisting of building and pre-cast materials along with the structural formwork. Fullers specialise in customising the cranes they use to their clients needs and providing a start to finish consultative process.

Under Managing Director Larry Fuller, Fullers Mobile Cranes have serviced NSW since 1989. A mobile crane hire and materials handling company that started with 1 crane has now grown to 20 employees and 13 cranes in constant demand. Past jobs have included the Cross City and Lane Cove tunnels, the M7 and the North Head Sewage treatment plant - with their challenging motto, who knows what the future will bring?



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FAÇADE FINISHED

Sydney Plaster's work on the Cammeray Square development encompassed the installation of all the features of note including a myriad of façade finishes such as the aluminium and timber cladding for both internal and external areas. The superior quality finishes helped to ensure an enduring, elegant appeal. This project by the Southern Cross Group and designed by the award-winning architectural firm Marchese + Partners, comprises 39 residential apartments, in addition to retail space and commercial offices.

Sydney Plaster has been operating for over 6 years, currently employing around 30 employees. Their main work involves a wide range of features for both residential and commercial fitouts including walls, partitions, as well as the carpentry for timber floors and ceilings.

The Cammeray Square was a challenging project for Sydney Plaster due to the tight scheduling for turnaround on the quality finishes carried out by them. This situation was able to be met and completed on time, with the final result being that the superior finishes on the construction are one of the outstanding features of a genuinely five star development.

After their successful involvement with this exciting project, Willis Woo and the team at Sydney Plaster are well prepared for developments requiring their particular brand of craftsmanship.

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A LANDMARK PROJECT

Render Design has been operating in NSW since 2004. They are a leading construction group, delivering innovative and cost effective solutions to their clients in residential, commercial, industrial and retail building. Regardless of the size of the project, their approach is focused on implementing leading industry practices and technologies whilst maintaining the highest levels of customer satisfaction, safety and environmental consciousness.

Render employs approximately 20 staff including labourers and plasterers. At Render Design all staff are qualified, professional, committed and experienced, ensuring the best outcome for all stakeholders. A culture of compliance and continual improvement is an integral part of their staff training. They consistently employ experienced, professional crews and supervisors who share their commitment to building excellence.

For the Cammeray Square project, Render Design provided the supply and installation of cement render and acrylic render finishes to all internal and external areas. Their work was an integral part of one of the notable design features of this contemporary, mixed-use space - a myriad of façade finishes such as render, timber cladding, louvres and aluminium cladding. Genna Raber, manager for Render Design on the project, says, "We think this is a landmark project for Render Design and are thrilled with our results. Despite the intricate details required on

the externally rendered walls we were able to guarantee all 4 buildings matched aesthetically".

Render Design also specialises in heritage plaster repair works and a current project for this busy company is the Perpetual Trustee Building at 39 Hunter Street, Sydney. This project involves restoring and reinstating the existing lime plaster works from the early 1900's back to its original condition. This is in harmony with the plan to reinstate integral elements of the building's original internal spaces whilst allowing for the incorporation of contemporary additions to optimise the building's service and usability.

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THE GREEN CONNECTION

Contemporary research from a UTS team led by Margaret Birchett has shown the tremendous value of live plants in the indoor environment. Volatile Organic Compounds (VOCs) produced by furnishings, carpets, paints, and other emissions can be “eaten” by the plant’s microbe rich soil to reduce toxin levels by up to 70%.

Sponsoring Birchett’s work through the NIPA (National Interior Plantscape Association), The Container Connection proudly service their largest customer group - indoor plant hire companies - with commercial grade plant containers characterised by their strength and lightweight feel. Their use of resilient materials such as fibreglass, polyethylene and stainless steel ensure they are transportable and hardy, whilst remaining aesthetically pleasing. The Container Connection use planters with a reservoir sub-irrigation system for plants to wick water as needed. These systems use less water, have no drainage loss and extend service time as they allow longer time periods without watering. The Green Building Council, tirelessly working to design greener buildings, gives Green Star rating points to developments with live plants and planter sub-irrigation systems.

For Cammeray Square, The Container Connection custom-designed standalone fibreglass planters, 1.5m long by 870mm high and 450 wide. These aesthetically captivating containers have a black satin finish with a wedge shape and smooth, tapering lines. The benefits of these

standalone planters becomes obvious when you consider that sowing plants into concrete or masonry that is on the slab causes damage to construction through active roots, moist soil and rupture of the waterproof membranes. The Container Connection provide a guarantee to construction work as their planters are always separate; they can also retrofit liners to concrete or masonry boxes.

Other notable projects for The Container Connection include the immense sub irrigated troughs on roof of Newcastle Boys Grammar (2007) which give credence to the establishing trend of roofs as a greening option area, and the new Sydney Virgin Blue Business Lounge.

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