



BRISLAND
SYDNEY NSW

WALTER READ & JOHN THOMPSON RESERVE REFURBISHMENT

HISTORY REVISITED

Since 1989, Brisland Pty Ltd has made a large contribution to construction and development, including numerous projects in the specialised areas of Health, Education, Heritage and Civil. With a trademark combination of professionalism and co-operation, Brisland has achieved rapid success and played a key role in often groundbreaking developments.

Awards received by Brisland include ‘excellence in preservation and adaptation of heritage structures’, and the company was well qualified to undertake the major refurbishment works of historic Walter Read Reserve for The City of Sydney Council.

Located on Oxford Street, Paddington, the reserve forms part of the Paddington ‘Civic Precinct’. Beneath the grass reserve lies the State Heritage listed Paddington Reservoir. A fine example of early 19th

century public utility, it was a key part of Sydney’s early water supply system until decommissioned in 1899.

The site was acquired by council to provide much needed public open space, but in 1991 after a partial roof collapse, the reserve was closed to the public until such time that a Master plan for the site be developed and refurbishment could take place.

Project Architect Tonkin Zulaikha Greer worked closely with the Brisland project team to see this extremely complex project to fruition. The new works required careful planning in order to integrate seamlessly with existing structures. The team developed new specialised designs and techniques to carry out the refurbishment works.

Site remediation was undertaken before the partially collapsed historic brick vaulted roof could be reconstructed. The demolition works were done by hand in the majority of instances, allowing many of the materials, such as bricks, to be reused.

Brisland technicians designed a one off propping system using recyclable profiled structured polystyrene moulds and formwork framing to support

In a further example of the project team’s attention to detail, existing cast iron capitals and beams have been cleaned and treated, with a number of new cast iron elements moulded and manufactured to match the existing cast iron on site.

Pedestrian and disabled access to and within the reserve was a key requirement of the project. This was achieved through the creation of a sunken garden and boardwalk, and the integration of the Walter Read Reserve with the nearby upgraded John Thompson Reserve.

Public access from the street into the lower reservoir chamber is enabled via new structural steel which sits within the existing heritage structure. This includes lower and upper level boardwalk, a suspended 38m pedestrian ramp above the collapsed reservoir roof, stairs and a curved roof structure designed to mimic the existing brick vaulted roof.

The project also includes an extensive streetscape upgrade to the footpath along Oxford Street and Oatley Road including lighting, street trees, paving and sandstone works, seating and installations.

To sustain the reserve into the future, stormwater retention tanks have been installed to allow for water collected from the adjacent Paddington Town Hall to be re-used in the landscape irrigation system.

Working within a Heritage Structure that was in such poor condition provided Brisland a number of challenges with design detailing and unforeseen Latent Conditions. However, good communication and a hands-on approach from the Client and Lead Architect has enabled the project to run smoothly.

Brisland takes pride in maintaining the beauty of our past, and sees its work on the Walter Read reserve refurbishment project as a unique contribution to historic and community space in Central Sydney. The Company’s dedication to historical preservation and creative adaptation can be seen in the careful planning, innovative solutions and attention to detail evident throughout the refurbishment of the Walter Read Reserve.



the existing brickwork arched roof. New formwork was developed for the laying of new concrete roof slabs formed over the top.

Extreme care was required in the detailed finishing of all formwork joints and rebates in the walls, which mimic the existing curved lines of the brick arched roof. To assist in colour and leakage all joints in the exposed formwork have been sealed prior to pouring concrete.

The 66 original deteriorated timber columns are being replaced with new dressed ironbark timber columns. Each existing timber column was propped and removed by hand using a block and tackle system.

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SUPPORTIVE MEASURES

Predominantly a Formwork Contractor for the Building Industry, Calcono also engages in concrete packages. In over 25 years of operation, Calcono has finely tuned its abilities to offer its services to any sector, from residential and commercial to industrial or civil.

Calcono has grown from 5 staff to over 50 personnel. The company's Construction Manager has over 25 years experience, including site and manpower supervision. Together with a highly skilled workforce, Calcono has established a sound industrial base. Carrying extensive knowledge and expertise in the formwork Industry, Calcono have managed many projects, and is well regarded in the industry.

Calcono played an essential supportive role in the refurbishment of the historic Walter Read Reserve in Paddington, one of the most significant heritage, cultural and community projects undertaken recently in Sydney.

The reserve sits on top of the State Heritage listed Paddington Reservoir, which consists of two 1,023 square metre chambers, built in 1866 and 1878. Since 1991, the historic reservoir roofs were in a state of partial collapse. The roof of the western chamber was in a near complete state of collapse, while large sections of the eastern roof were still intact.

Using a combination of conventional and Peri propping, Calcono provided the back prop of the bricks and arches whilst all demolition and reconstructive works were carried out. As the western chamber was much more affected by roof collapse, the design outlined that it would

be interpreted as a ruin. The timber columns, reservoir wall and floor, brick aches and vaulted roofs were retained, stabilized and protected to achieve this aim.

With the demolition and reconstruction works done by hand in the majority of instances, keeping the structures supported was a lengthy and involved task. Another challenge of the project came from the height of the structure. By placing a catch platform, Calcono provided a solution which eliminated falls and enabled other trades to carry out works at a safe height.

A versatile service provider, Calcono enjoyed making its contribution to the refurbishment works of one of Sydney's original water supplies. In doing so, the company helped to re-establish valuable open space in inner Sydney, and a cultural and community facility for the city.

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SWITCHED ON

Hall & Hedderman provide a comprehensive range of electrical based services including electrical, communications, security, fire detection, audio visual and automation. Through ownership of an entire electrical package, Hall & Hedderman are able to provide a superior service for its commercial, industrial and residential clients. By avoiding the necessity of enlisting external contractors, Hall & Hedderman can ensure that all aspects of the work are completed on time, and to the company's high standards.

The company service all areas of the Sydney metropolitan area, Central Coast, Newcastle and Wollongong districts from the head office and workshop located in Rosebery.

Hall & Hedderman has a diverse portfolio, including installations in Australian suburban bank branches, multi-storey city high rises and international cruise liners in Europe, Asia and the USA. Recent work includes schools, colleges and taves (including administration buildings, gymnasiums and libraries) information centres, industrial estates and boutique bars. A service division caters for emergency call outs & domestic installations.

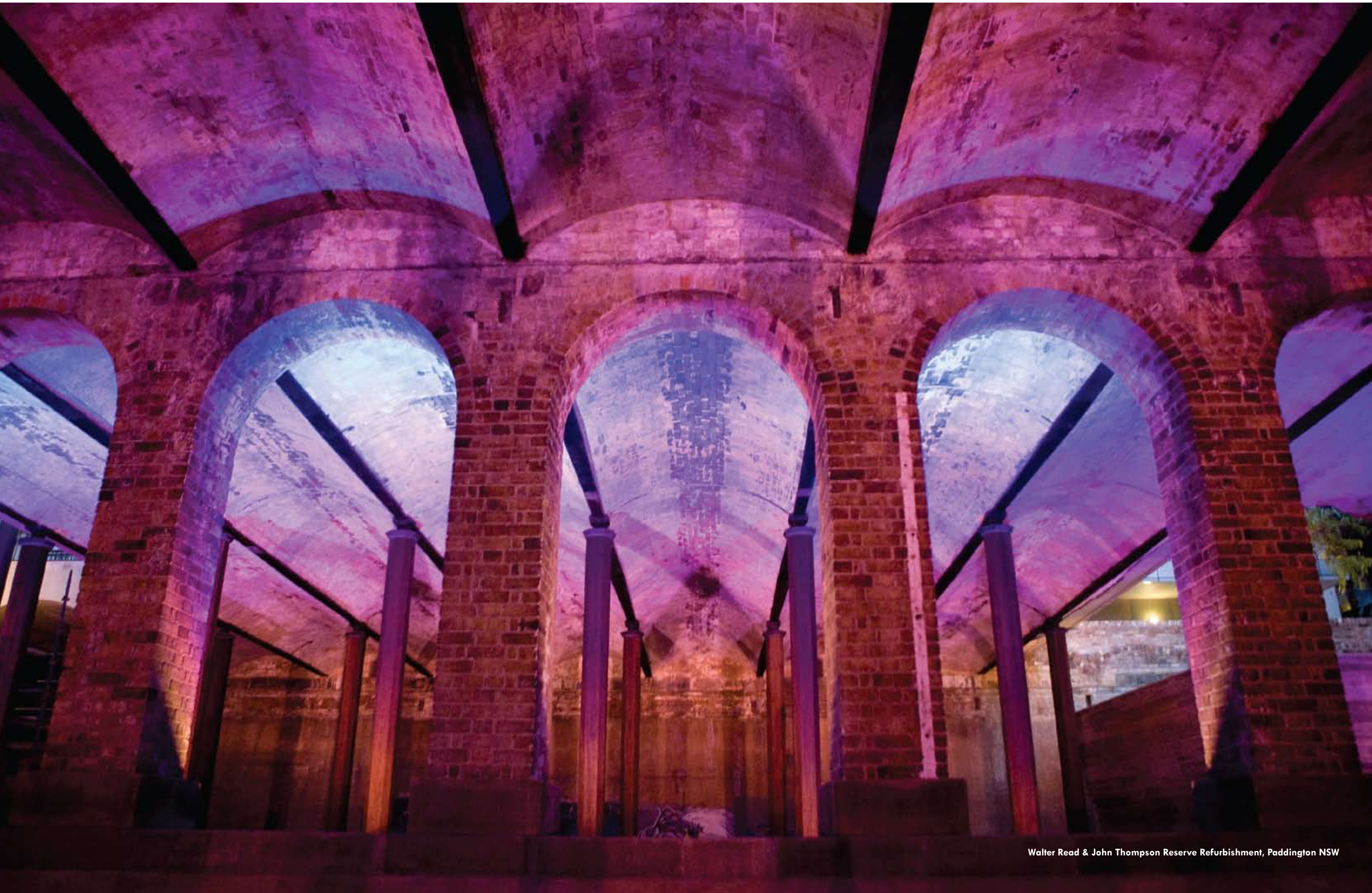
Hall & Hedderman have been working with Brisland Pty Ltd for the past 10 years, establishing a good working relationship with the highly respected company. Hall & Hedderman were approached by Ben Harrison, PM of Brisland, with the offer to work on the refurbishment of Walter Read Reserve, on Oxford St, Paddington. Attracted by the unique requirements of the heritage listed project, Hall & Hedderman have been involved in conducting electrical works to a value of \$400,000.

Lighting of the existing reserve and its modifications was a key aspect of the job. Other works include the installation of a new main switchboard, power outlets throughout the reserve, and power to the lift, hydraulic and mechanical services. New Smart Poles have been fitted on Oxford Street, and new pole lights in John Thompson Reserve.

The common method of installing electrical services is to conceal them in false ceilings or voids. Unable to make such alterations on the heritage site, Hall & Hedderman sought alternative means, applying materials and techniques to blend the services into the existing structures.

Hall & Hedderman enjoyed working with Brislands on the Walter Read Reserve refurbishment, and finding solutions to the project's challenges. By taking the time to listen to clients, Hall & Hedderman ensuring customer satisfaction remains at the highest level. The tailor made, cost effective solutions the company offers deems them suitable for all commercial, industrial and residential electrical installations.

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Walter Read & John Thompson Reserve Refurbishment, Paddington NSW



BREAKING THE MOULD

Sydney Precast blends functionality with aesthetics in its diverse contribution to architecture, landscaping and infrastructure projects around the city. If you have relaxed on the polished concrete street furniture on Clarence Street, admired the lamp posts along the waterfront Rose Bay Promenade or the elegant Ceiling Panels in City Recital Hall, then you will be familiar with some of what the company can do.

In the domain of Civil and Infrastructure, Sydney Precast has recently created a sea wall and boat ramp for Sydney Water Police in Balmain, and was responsible for capping units on the Lane Cove Tunnel.

A small company, Sydney Precast selects and schedules its work carefully, often taking on jobs that larger companies may find too challenging or finicky. However, with a 12.5 Tonne gantry crane this small company has the capacity to do substantial work.

Company Director Richard Maisonneuve bought the company in 1998 from Case Steenwyk, who created the company from a lifetime of experience in the precast concrete industry. In its early days, the business had a close association with Melocco Brothers, and was involved in key projects such as Sydney's MLC Centre.

Still associated with the company as technical advisor and mentor, Case Steenwyk drafted the design for the pieces supplied to the Walter Read Refurbishment Project.

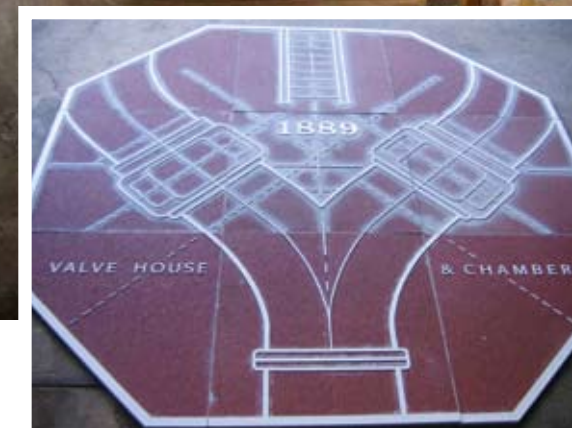
The boardwalk planks (100mm x 300mm and up to 1800mm in length) have been acid etched, making them slip resistant and enhancing the overall effect. The steps are triangular in shape, and all surfaces are visible

once installed. To achieve the high quality required on all surface finishes, the planks were cast so that the underside is formed off the steel mould, and the top is steel trowel finished. Once out of the mould, the steps were dressed by wet grinding the top edges to a radius, with the top of the step also wet ground to introduce slip resistance.

Sydney Precast have also fabricated five 4m long seating units. These off white concrete seats will add to the ambience and user-friendliness of the Oxford Street landscape when installed.

Sydney Precast has stringent quality control procedures, and Director Richard Maisonneuve works in the company's production yard almost everyday. "I take pride in what I do and if I don't like something I make; and I have high standards - I can't expect my customers to like it." Mr Maisonneuve explained.

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Wrought Artworks, established in 1986, is renowned for the preservation of the heritage trade skills of blacksmithing and casting of iron. The company specializes in heritage restoration and reproduction work, sympathetic addition and contemporary projects.

Working beneath the imposing Victorian trusses of the Historic Eveleigh Workshops (Redfern) in the original blacksmithing bays – now the Australian Technology Park, their projects exhibit a unique understanding of the engineering methods lost to history with respect to fastenings, assembly techniques, forging and castings, design and manufacture. The workshop also has a woodworking annex with hardwood timber machining capability.

Having restored specialized machinery and equipping the workshop Wrought Artworks has undertaken many of the city's civic conservation projects, including the QV11 gates near the Opera House; Sydney Harbour Foreshore balustrade – Dawes Point; new and restored gates, the spire and weathervane for Sydney University. Heritage reproduction projects include Centennial Park palisade fencing; lamp-posts in the Rocks; a replica gate and fencing for Centennial Park Reservoir – for which they won a Heritage Award from the National Trust.

As well as the project featured in this article other works completed last year included the restoration of a pair of 3.3 m high by 12 m wide lattice gates at the Rocks, recasting of new 'scrolls' for the fountain in Redfern

LIVING HERITAGE TRADE

Park, restoration of heritage trusses for the Meriton site at Green Square and new forged iron heritage fencing for the frontage of The Scots College. View these projects on www.wroughtartworks.com

For Walter Reid Reserve Wrought Artworks undertook restorative work on 66 column bases and capitals, and the iron beams supporting the reservoir roof. Working on scaffolding with air tools fitted with large needle guns, the ironwork was cleaned and surface treated. Damaged pieces were recast and installed. Applying specialized knowledge in metal coatings, the castings were finished to a rich deep brown patina.

At the entrance of the Park Wrought Artworks cast a 'Valve chamber lid' – a 2.5 ton octagonal decorative covering with raised text and graphics. They also made garden edging banding, and grates for around the column bases.

Wrought Artwork's skills in Victorian cast iron restoration and sympathetic addition greatly assisted with the aim of the refurbishment of the Oxford Street Park, which was to revitalize a heritage space through conservation and modern reinterpretation for the public to enjoy.

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