

RISING ABOVE THE CROWD

MAIN CONSTRUCTION COMPANY : WZW Construction
ARCHITECTS : N.Lyenko Architects and PSEC
CONSTRUCTION VALUE : \$18 million

The Forest Hurstville is a premium mixed use development of two residential towers of 4-storey and 13-stories, with 57 contemporary studios and 1-2 bedroom apartments with ground floor retail and 4-levels of underground parking.

The development is situated within the Hurstville city centre and located just off the prominent gateway of Forest Road from King Georges Road. The site is only 15m wide, and prior to development was the only undeveloped block in the row, nestled between two highrise residential towers, Highpoint Hurstville and Meriton Apartments of 16 and 18-storeys respectively.

The Forest's two towers have uninterrupted views over the southern suburbs of Sydney and the Sydney CBD. The taller tower has landscaped gardens at street level and the 4-storey building, at the rear of the site, has a roof garden with BBQ area and seating set amongst plantings.

The Forest marks WZW Construction's first step into the construction market. The construction company took on the D&C contract for project in mid-2018, with onsite work started with excavation for 4-levels of basement car parking. The in situ concrete structures have Hebel infill walls, a material that is lightweight, a quick to build as well as being compliant of fire regulations for party walls.

"The challenge of The Forest build started with the busy site. We were on the main road

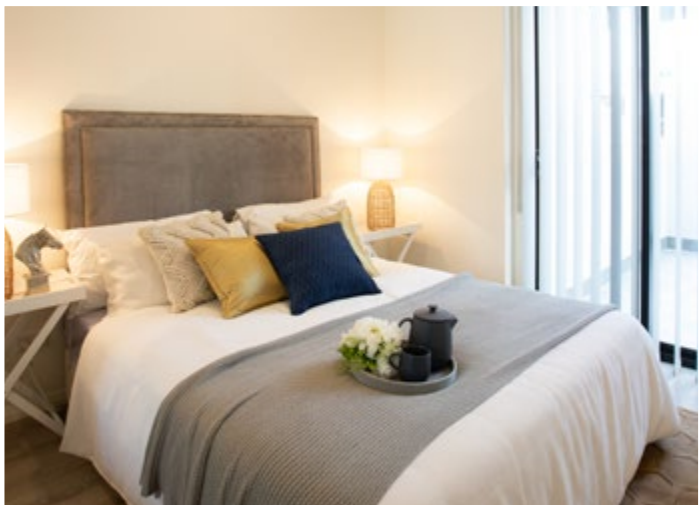
of Hurstville and couldn't start work till 10am," said Contract Administrator, Crystal He. "This affected deliveries as well as onsite work. It was a small site too, only 15m wide by 60m long and we had to enter the site from the back."

"COVID-19 affected the work as well, we had to go through lots of protection procedures onsite, and obeying social distancing rules was very hard. We continued working, at a slower pace, with a minimum number of people. There was up to 17 working onsite during peak periods and we completed the towers within 12 months."

Established in 2017, WZW Construction specialises in the high rise residential market and is involved in a range of opportunities for delivering high quality large scale building projects.

Current projects for WZW Construction include four townhouses at Ashfield and a 9-level apartment building in Bankstown.

For more information contact WZW Construction, Suite 503, 377-383 Sussex Street, Sydney NSW 2000, phone 02 9599 8984



Below Stronghold Engineers worked on the structural engineering documentation and basement excavation for The Forest.

Below PSEC supplied early design development and documentation as well as CC drawings to WZW Construction.



Stronghold Engineers are professional, highly efficient and enthusiastic about producing quality structural engineering for residential developments as well as civil engineering for infrastructure solutions. Stronghold Engineers started on The Forest in mid-2018 with five staff working on the structural engineering documentation for four months. Onsite work started from December 2018 with excavation of the 4-level basement carpark.

“It was a very tight in space site with only 60m by 15m with only one access point from Forest Road, directing traffic was a challenge. We had many approvals to seek from Transport for NSW because of the Forest Road frontage and we found a heritage listed water main that we had to protect,” as General Manager, Eric Wu explained.

“We needed a tower crane to deliver materials to the basement and we engineered temporary works, building a platform and using a 300 tonne mobile crane to assemble the tower crane.” Eric carried out regular site inspections for the project until the project was complete.

Stronghold Engineers established in 2018, with Eric being in the industry for over 10 years, providing professional services across

the residential and commercial sectors in New South Wales and Queensland as an engineering and building partners.

“We have a crew of eight, five structural engineers and three involved in civil work,” said Eric. “80% of our work is in Sydney, some in Melbourne and on the Gold Coast. Currently we are acting as the structural engineers for an Asian supermarket in Cairns, furthermore also working on the documentation for two new mediums rise residential developments in Hurstville.”

The Stronghold Engineers’ team looks after structural matters of commercial fitouts, which includes the lobby of Sheraton on the Park, the UTS Design Studio and an interior with feature lighting for the VIP room of the Star Hotel in Sydney.

For more information contact Stronghold Engineers, Suite 79, 89-97 Jones Street, Ultimo NSW 2007, phone 02 6100 1148, email gm@shens.com.au, website www.shens.com.au

PSEC specialise in complete architectural services, assessing a clients’ individual needs and providing strategic solutions to maximise site and design opportunities.

Working from the approved DA, PSEC supplied early design development and documentation as well as CC drawings to WZW Construction, completing site inspections, finishing in October 2020.

“The challenge involved the constraints of the long narrow site 15m wide and no easy access. However, WZW managed the site professionally, they are very well organised,” explained Principal Architect, Patrick Sim.

PSEC offer Project Management services that include knowledge of the complex property and planning environment from site acquisition to delivery. “We specialise in working through the full design and construction cycle,” said Patrick. “We have the expertise for any scale project and the skillset to deliver a complete service in residential developments.”

Along with architectural services that include client consultation, a site investigation and analysis, PSEC create designs and construction

documentation, coordinate with consultants, and provide contract administration.

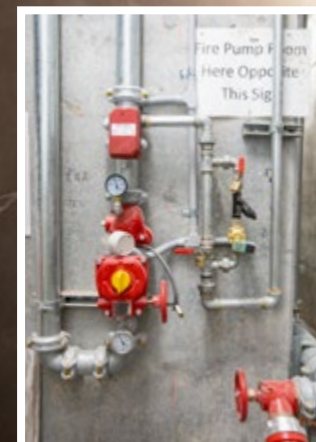
With 20 years experience in residential property PSEC covers the Sydney metropolitan region. They have recently finished work on a 120-unit development in Carlingford. Also a number of apartments in Kiama coming soon.

PSEC has also designed some luxury homes, including the Oatley Residence, as well as at Vacluse where they did a contemporary alternation and addition. They have also been contracted as project architects and project managers for a string of elegant large apartment buildings including Evolv, The Alex and Leppington Central.

For more information contact PSEC, 1903/100 William Street, Woolloomooloo NSW 2011, phone 02 8076 5399, email info@psecprojects.com.au, website www.psecprojects.com.au



Artist impression The Forest, New South Wales



Premium Fire Services were awarded the D&C contract for the design and installation of a fire prevention and alarm systems for The Forest in January 2019.

They installed the wet fire system, sprinklers in the basement and two fire hydrants per floor; and the dry fire system comprising smoke detection units, speakers and emergency intercom.

“We worked with the architect during the DA and were able to advise on the spatial requirements for our equipment,” said Director, Herbert Xia. “It’s critical to have involvement early in the design process. We have eight inhouse designers and we work well with architects, builders and developers.”

The onsite installation started in October 2019 with four wet fire technicians and three dry fire technicians at work for 12 months, finishing on time. “It was a challenge working in busy Hurstville,” said Herbert. “It was a very small site and we had to be organised, timetabling use of the crane and ensuring delivery on the spot.”

Premium Fire Services specialises in wet fire and dry fire design and installation with over 10 years experience in designing and selecting fire

safety systems. The company work on major commercial projects all over Sydney as well as high and medium rise residential developments, industrial, commercial and special use buildings.

The company also provide documentation that includes an inventory of all equipment and hardware as well as plans showing the location of mains supply and stored water. Premium Fire Services design and manufacture hydrant systems as well as providing certification, testing and maintenance.

Premium Fire Services currently have a number of maintenance contracts, and are also able complete large scale design and install jobs which includes wet and dry systems at TQM’s Deane Street apartment building in Burwood and their 150 unit development in Cross Street, Bankstown.

For more information contact Premium Fire Services, Suite 67, 89 Jones Street, Ultimo NSW 2007, phone 02 8880 9930, email info@premiumfire.com.au, website www.premiumfire.com.au