

NORTH RESIDENCES

ST HILLIERS
SYDNEY NSW

ST HILLIERS MAGNETIC NORTH

From every direction, North Residences is the new focal point for the continuing transformation of Sydney's Milsons Point from a commercial hub to a luxury apartment precinct.

Located on the high profile site at the corner of Alfred and Lavender Streets, North Residences is a joint venture development between Australand Residential and the Rebel Property Group. The redevelopment involved conversion of an existing 15 level commercial building, to a new 17 storey residential block, comprising 76 luxury apartments, three level basement car parking and ground floor retail tenancies.

The striking PTW 'glass envelope' design of North Residences maximises the magnetism of living near Sydney Harbour with floor to ceiling feature glass and high quality Archer and Wright interiors framing the dramatic views in all directions.

As the main design and construct contractor, St Hilliers Contracting has delivered what is being described as a modern masterpiece, successfully completing the challenge of interfacing an existing building with a new structure.

The major challenge of the design and construct project was adapting the existing structure of a former commercial building to the requirements of a residential complex. The building had to be stripped back to the concrete shell before new works commenced on the construction of the additional two new floors and numerous extensions to each floor slab. Each floor required strengthening to support the increased loading and improved egress and fire rating requirements to meet current BCA requirements.

The building was temporarily braced by a network of structural steel which was gradually removed as the new lift core and support walls progressed upwards.

Other challenges included achieving the high standard of thermal and acoustic properties required of the external glass. St Hilliers contracted extensive testing and development in conjunction with leading supplier Micos to ensure the heavy duty glass met the strict design requirements of the project.

The completed development includes 32 one bedroom and studio apartments, 40 two and three bedroom apartments, and four luxury sky home penthouses, covering half a floor each.

The North Residences feature floor to ceiling glass, with curved feature glass elements, wide open living and dining areas, large terraces, high quality fixtures and fittings including imported stone and the extremely effective use of internal feature walls and mirrors to further enhance the captivating outlook. Amenities include some car stackers in the basement to maximise space and highly sought after car parking.

At a value of approximately \$30m, North Residences is but a small part of St Hilliers \$825m project portfolio currently under construction across the industrial, commercial, retail and residential sectors of the industry.

A leading Australian, privately owned property group, St Hilliers provides services through its two operating companies, St Hilliers Contracting Pty Limited and St Hilliers Property Pty Limited.

St Hilliers Contracting has a broad geographic reach through its operations in Sydney, Melbourne, Canberra and Brisbane, and has completed major projects for corporate, institutional and government clients and business partners.

The company's project portfolio includes The Stamford Residences & Reynell Terraces, The Rocks NSW; Vinos, Little Bay NSW; Pullman Hotel Sydney Olympic Park, NSW; Rouse Hill High School, NSW; and The CarriageWorks Performing Arts Centre, Eveleigh NSW.

In 2008, St Hilliers was awarded several Excellence in Construction Awards by the Master Builders Association of NSW for 341 George Street Sydney, Kelso High School, the Joy Yeo Performing Arts Centre at Roseville College and the Hills Homemaker Centre – Stage 3 at Castle Hill.

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MICOS SHAPE NORTH

The Micos Group not only dominates development in the aluminium and glass building facade industry, but its recent completion of the North Residences project is proof that they are also playing an integral role in shaping and developing the boundaries of building design.

Glass is the key distinctive element of the North Residences project. It wraps and defines the building with a striking external façade and internally, this glass envelope opens to reveal the captivating harbour vistas. But not visible are the acoustic and thermal properties of the glass, which enhance the living experience.

Micos Aluminium Systems are continually developing new techniques and products to meet the stringent specifications of leading architects and builders and on the 15 level North project, the company designed, manufactured and installed all the aluminium windows, doors and entries. The project involved the conversion of an existing office building to luxury apartments designed by PTW and features both the extensive use of glass as a major design and environmental feature.

Floor to ceiling glass features throughout the apartments with curved sections on the terraces with both acoustic and thermal treatment incorporated into the heavy duty glass.

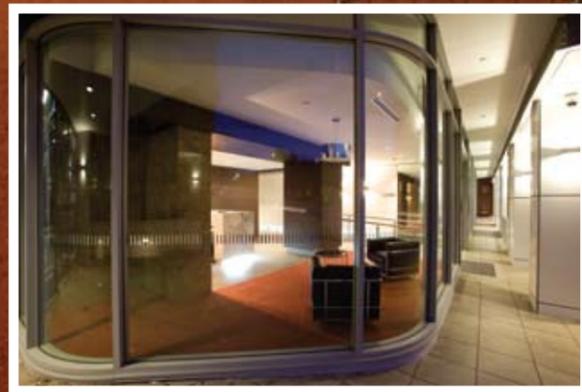
Micos used their new Viridian Comfort Plus Clear and Hush Glass products throughout the project. They worked closely with St Hilliers in testing and development to ensure the special treatments met the specified thermal and acoustic performance requirements. Through the CSIRO and National Acoustic Laboratories, Micos products have been tested and lead the field in Acoustic Treatment, allowing the window or door to be integrated into the total performance of the building.

The company's 50 years experience was invaluable in achieving the spectacular curved effect of both the frames and the glass on the terrace features.

Micos Group have four specialist division which include High-Rise Unitised Curtain Wall, Architectural and Frameless Glass Entries, Aluminium Windows and Doors and the Public Works Division.

Through these divisions, Micos specialises in the design and manufacture of a comprehensive range of products and services including: Curtain Wall Unitised: Single Glazed, Double Glazed, IGU Units, Awning Sashes, Louvres and Composite Cladding; Aluminium Windows: Single Sliding, Double Sliding, Double Hung, Awning, Casement and Pivot; Aluminium Doors: Single Sliding, Multiple Sliding, Hinged, Pivot and Bi-Folding; Shopfronts: Aluminium Framed, Centre Glazed, Flush Glazed, Frameless Glass and Auto Entries; as well as Acoustic Treatment.

They have become leaders in Water Penetration, Deflection, Air Infiltration, Operating Force and Proof Testing with their products tested through NATA approved laboratories.



The company has an enviable portfolio of projects, which mirrors the development of the building industry in Australia. Their current projects include Mirvac Newcastle, Bondi Hotel, Hamilton Island and the new Acton in Canberra.

All projects are serviced from the company's modern complex in Milperra, Sydney, which houses a 13,300m² office and manufacturing facility and allows Micos to manage an entire project from design solutions, through detail solutions, procurement of quality materials and components, quality local manufacture, project management, testing and development and installation. Micos also offers a prototype service where project specific prototypes are erected for inspection and sign off by architects and façade consultants prior to final manufacture and site installation.

But beyond the façade, at the core of the Group's ethos is the Micos creed of following old world values or pride, integrity and honesty with all clients.



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NORTHERLY DIRECTION FOR JANTOM

Titled several times already for Mansion Decoration Awards, more accolades are sure to come for the Jantom Group following completion of work on the North Residences project at Milsons Point in Sydney. A St Hilliers project designed by PTW with interiors by Archer and Wright, North Residences involved creating 76 luxury apartments from an existing, circa 1970's, 15 storey office building.

The impressive glass envelope style exterior of the building reflects the equally impressive interiors, which have been cleverly designed to utilise space and maximise airflow without compromising the structure.

The scope of works for the Jantom Group included the supply and installation of the Hebel panels and plasterboard, manufacture and installation of the carpentry skirting for the interiors as well as supplying and installing the Alpolc cladding to the exterior of the building.

As a redevelopment project, Jantom faced numerous challenges associated with marrying the new elements with the existing structures, allowing for variations from floor to ceiling, as well as adapting product and procedures to the required design changes throughout construction

as well as catering for new technologies such as the latest air conditioning system within the new interiors.

The stringent wind-load requirements of the project also required the Hebel panels to be custom-made at CSR's manufacturing facility. The large scale of the scope of works involved required up to 40 Jantom employees working on the project over a 9 month construction period. Customer satisfaction is not only a top priority for Jantom, but a signature of their entire operation, which provides clients with an extremely attractive 'value-add' package option for both commercial and residential projects.

Jantom works closely with clients from the point of concept and design right through manufacture and construction and then provides after sales service, offering a 5-10 year warranty on completed projects.

Sydney-based, the Jantom Group is a comprehensive interior construction and decoration company, which has been involved in the interior fit out business for over 15 years during which time they have continually evolved the scope of their capabilities, product design

and range of services. In addition to their established fit out and joinery divisions, Jantom has grown to include commercial furniture manufacture, kitchen manufacture and installation as well as the manufacture, importing and supply of 'A' class building products.

Jantom support their products with the full scope of technical services including technical organisation, on-site technical specialists and service technicians. The quality of their workmanship is recognised in their high profile project portfolio and the industry awards they have received. In 1998-2000, Jantom was awarded AAA technical quality recognition for their Olympic Park project and in 2006 the company was entered into the Australian Wall and Ceiling Industry Awards by Boral and received overall winner in the residential projects over \$750k category. The winning project, Fernleigh Gardens for Pimas Gale highlights Jantom's initiative, integrity and innovation.

The Group's recent signature projects also include the 6 star green rated Workplace 6 building at Pyrmont for Buildcorp and the fitout for the Google headquarters at Workplace 6 for Built.



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SMITH OSBORNE CUT NORTH

Transforming an existing commercial building into a luxury residential tower requires extensive reconfiguring of concrete to allow for the new and in many cases, far more technically advanced services. On the North Residences project, Smith and Osborne NSW were contracted to provide the critical concrete sawing and drilling services to main contractor St Hilliers.

The project involved redeveloping a 1970's 15 level office building to a modern luxury apartment building of 76 apartments, retail space and car parking and Smith and Osborne NSW had the right equipment required for the work. The scope of the works for Smith and Osborne NSW involved creating the core holes for the plumbing, electrical and air conditioning ducts, drilling starter bar holes for the dowels to be tied in for new floors and coring in confined spaces.

The work involved a range of Smith and Osborne's services including road sawing, ring sawing, wall sawing, hand sawing, hydraulic sawing, core drilling, inverted drilling as well as confined space work utilising equipment such as core drills, road saws, hand saws, ring saws and wall saws. The company utilised the new diamond technology, ARIX, which allowed for drilling holes up to three to four times faster than any other current method available.

Smith & Osborne NSW is one of the largest concrete cutting companies in NSW and part of the Smith & Osborne Group, which is one of the largest Concrete Sawing and Core Drilling companies in the Southern Hemisphere and the oldest company of its type in Australia.

The company provides a full range of services with a fleet of fully equipped vehicles to handle jobs from control joints to large scale slab demolition. Their selection of road saws have a cutting depth of 300mm to 600mm and for the early cutting of green concrete, they have a selection of soff cut saws available. Their range of hand saws can be used for floor or wall cutting at a nominal depth of 150mm and the hydraulically powered petrol or electric options allow the power pack to be placed in a well ventilated area or right at the wall face.

To provide even greater cutting capabilities, the hydraulic ring saws are used as they have the advantage of being driven by hydraulics. In the case of brickwork and sandstone when over-cutting is definitely not an option, Smith and Osborne NSW use a hydraulic chain saw and for sites such as bank vaults and lift shafts, they have the track mounted wall saw and wire saws

They also have a range of equipment for special applications such as where the concrete is greater than a metre thick the wire saw is utilised, core drilling, which can be mounted horizontally or vertically so the drill stand can be set at various angles as well as hand-held core drilling, wet diamond floor grinding, crack repairs and joint sealing. Concrete bursting machines for those silent demolitions of thick concrete walls/floors. Smith & Osborne NSW is an accredited applicator for polished concrete called superfloor

Smith and Osborne NSW cover all aspects of the concrete sawing & drilling industry including, building refurbishments, roadways, and demolition. Smith & Osborne is a member of the Concrete Sawing and Drilling Association Australia CSDAA.



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Bath with a view: North Residences, Milsons Point



GET CONNECTED

The installation of the 800kVA kiosk substation as part of the St Hilliers refurbishment of 118 Alfred St Milsons Point was undertaken in concept, design and construction by Connect Infrastructure.

Site conditions required extensive coordination with the builder and St Hilliers provided a cohesive and cooperative platform from which to work. The tight location of the substation easement bounded by construction hoarding and roadway meant restricted access for plant and equipment. Connect and St Hilliers worked to ensure public safety and timely completion of the works to Energy Australia network standards. Connect Infrastructure have undertaken a large number of inner city substation and low voltage distributor infrastructure projects. Connect Infrastructure has been engaged by an ever increasing list of construction and electrical contracting companies efficiently completing the projects within timeframes and to the satisfaction under close scrutiny of local councils, RTA, residents and the electricity supply authorities.

Connect Infrastructure comprises a group of specialist multidiscipline companies engaged in Electrical Infrastructure Design and Construction.

Established in 1987, the Group now has operations strategically located in Newcastle, Sydney & Wollongong with an annual turnover of more than \$25M.

Connect Infrastructure companies have both Level 3 (Design) and Level 1 (Construction) accreditation with the NSW Department of Fair Trade and are Authorised to undertake contestable work on NSW Power Generation and Distribution Systems up to 132kV with Integral Energy, Country Energy, Energy Australia and Private Networks.

Connect Infrastructure are engaged in Commercial, Residential and Industrial Developments, Road & Rail Infrastructure, Telecommunication Infrastructure, Government Utility & Local Government Amenities Infrastructure, Mining and Industrial Infrastructure.

Connect Infrastructure's specialist expertise coupled with robust Quality Management, Occupational Health & Safety and Project Management systems applied with structured planning provides customers with unsurpassed levels of competence, experience, ingenuity and flexibility to consistently deliver well planned and executed results.



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