

COLLINS ON BOURKE GUIDING STAR

MAIN CONSTRUCTION COMPANY : Southern Cross Projects

CLIENT : HSF Property Development Pty Ltd
& Grant Samuel Capital Pty Ltd

COMPLETION : November 2011

ARCHITECT : Turner Associates Architects

STRUCTURAL ENGINEER : VDM Consulting

PROJECT END VALUE : \$35 Million

When it came to choosing a construction company that would deliver the best results for the Collins on Bourke project, Southern Cross Projects won the starring role.

A landmark development sitting in the heart of South Sydney's newest creative hub, Alexandria, Collins on Bourke offers tenants a contemporary business space where work and life combine. The developed is designed to accommodate an eclectic mix of retail, light industrial and commercial office users.

Collins on Bourke is a four-storey, mixed use commercial and warehouse space development with a single-storey basement car park. The area for the development covers around 15000m².

Main contractors for the Collins on Bourke project, Southern Cross Projects, a one-stop-shop that provides a total design and construct solution. From overseeing the initial design to assessing feasibility and managing approvals, the company helps clients hone their projects to meet market needs.

“Southern Cross were engaged in a design and construct capacity in connection with the Collins on Bourke project,” says Project Manager Adam Sutherland.

“We have been working closely with the client for a number of years to bring to life a feasible development, which met the various tenant requirements.”

Other key project team members included Site Manager Darren Mackie, Foreman Tim Creecy and Scott Murphy, Coordinator Domenic Pagano, Cadet Daniel Ristevski and Contract Administrator John Hatzis.

Challenges incurred by the team on the Project have included working to accommodate the considerable impact of inclement weather, ongoing amendments to uses and layouts to adapt to sales and leasing requirements, and the materials handling issues involved in building a multi storey development across the 15,000 square metre site.

“We had in excess of 61 inclement weather delay days on the project within the first 12-month period,” Adam says.

Southern Cross and the design team have needed to make modifications throughout the duration of the development to accommodate

the sales and leasing opportunities – often at a late stage. The nature of the development requires Southern Cross to be highly adaptive and flexible in this regard.

“The development has an interesting mix of uses and space, each with their own unique requirements”.

Wherever possible, the Southern Cross project team looked for opportunities to prefabricate materials and components or rationalise materials.

“We used Dintel walls within the basement while precast concrete panels were used extensively throughout,” Adam says.

The majority of the Southern Cross Project team was previously involved in the successful completion and handover of the Dee Why Grand Project, an iconic project on Sydney's beautiful Northern Beaches.

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ON FORM FOR SUCCESS

With a respected reputation forged by 30 years of experience in the industry, Calcono Pty Ltd specialises in formwork for commercial, industrial, residential, educational and recreational projects. Calcono Pty Ltd has grown from a company of five staff, to one that now employs between 70-100 personnel. Calcono's construction manager and founder Vincenzo Calautti has achieved over 35 years of experience in all aspects of the formwork industry. Together with a highly skilled and motivated workforce Calcono has proved to be one of the leading formworkers in NSW.

For the Collins on Bourke project, Calcono delivered all formworks involved with erecting the structure.

"Our site team consisted of a site manager who coordinated material and organised labour, attending site coordination and safety meetings and handling all appropriate paperwork on site," says Calcono's Director, Stefano Calautti.

"The site manager also liaised with the three foremen we had on site who ran their own teams of carpenters and labourers. All foremen were responsible for different aspects of the work throughout the project."

"We completed the project by using several different systems. Slab soffits were formed using our Faresin Alufort decking system. Beam soffit & sides and columns were conventional formwork. Lift and stair core walls were formed with our PERI Trio wall system. Stairs were formed using steel stairs supplied by Stairform Pty Ltd in Victoria," Stefano explains.

"Basement walls were completed using the Dintel wall construction system, which we purchased and installed.

"We are a company that continually strives for the highest productivity. This is why we are always researching and purchasing the latest formwork systems from around the world in order to keep our projects flowing in a safer, more productive and economical way," he says.

"Calcono works on many different sized projects ranging from \$50k to \$10million. One of our largest projects at the moment is 157 Redfern Street, Redfern for DeiCorp Constructions (NSW) Pty Ltd, which is close to completion. "We also won the Boheme Bondi located at 61-79 Hall Street, Bondi for TOGA Constructions Pty Ltd. This project has not commenced yet," Stefano says.

Setting the industry standard, Calcono prides itself on its ability to get the job done, with attention to the highest level of craftsmanship on every project.

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ONE WITH THE LOT

If Collins on Bourke was a pizza, it would be a supreme. The project comprises industrial, commercial, health care, hospitality and child care all contained within one development. Dynamite Electrical displayed the diversity of their skills undertaking all the electrical installations for this multi-faceted job. Their scope of works included the supply and installation of lighting and power points; supply and connection of all switchboards including the main switchboard; commissioning of a new substation; and arranging the connection and commissioning of power.

The first task for Dynamite was the supply and installation of temporary power for the construction effort. They then designed and installed the conduit work for the new power supply, followed by installation of conduits and cables for the various levels as the building progressed. The final stage was the fit out and commissioning of electrical hardware including lights, power points, various power boards, communications, security and access control.

Taking a labour-efficient and flexible approach to logistics, Dynamite maintained a basic project team of project manager and foreman with the number of their qualified electricians on site varying with the workload at hand. At least one apprentice was also on the job each day in order to gain valuable experience on such a diverse spread of electrical fit out.

Materials Dynamite sourced and supplied for the job also included the lighting, which ranged from basic fluorescent and down lights to the new energy efficient LED lighting.

"Every project has its challenges, but we are geared to cope with changes as they surface. The main challenge with this project was the need to design and fit out a variety of areas such as a Health, Childcare and Medical Centre," said Dynamite Electrical Spokesman, Andrew Zacharia.

"We have a good relationship with the builders, Southern Cross Construction, which allowed us to complete it in good order. We generally concentrate on the residential sector such as high rise apartments and commercial developments. We are cost efficient for builders and have a long track record of successful on time, quality completions."

Dynamite has been in business for over a decade, and has a staff of skilled and experienced tradesmen, some of whom have been with the company for ten years or more. Having twenty trade staff allows the company to manage the demands of multiple jobs effectively without compromising milestones or outcomes. Currently Dynamite is working on three residential projects with a combined 600 units and an extension to the Penrith Hospital.

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