

BEST OF BOTH WORLDS

Deco - 155 Clarence Street is a distinct and decorative art-deco building which has been revived while protecting its heritage features. The foyer is accentuated by contemporary features with heritage references throughout the above floors including the 3 new storeys.

DEVELOPER : St Hilliers
END VALUE : \$140 million
ARCHITECT : Bates Smart

Formerly the Red Cross Blood Bank building this historic 1930's commercial property was purchased in 2011 by St Hilliers Hybrid Fund.

The building has undergone a complete refurbishment, including the addition of 3 floors, bringing the total NLA commercial space to 12,488sqm located in the heart of Sydney's CBD.

The transformation included the refurbishment of the heritage façade, 3 new outdoor terraces, and new changerooms with shower facilities. All services have been upgraded and the building is set to achieve 5 star Greenstar and 4.5 star NABERS energy ratings.

The entry to the building is now defined by the reinstated black granite cladding and awning at the street front. A procession of the original internal columns is a feature of the lobby with the full 4.2m height exposing the distinctive mushroom capitals.

Interior finishes include terrazzo flooring, European designed furniture, rugs designed by costume & production designer, Catherine Martin, and a selection of artworks that provide a contemporary interpretation of the Art-Deco period.

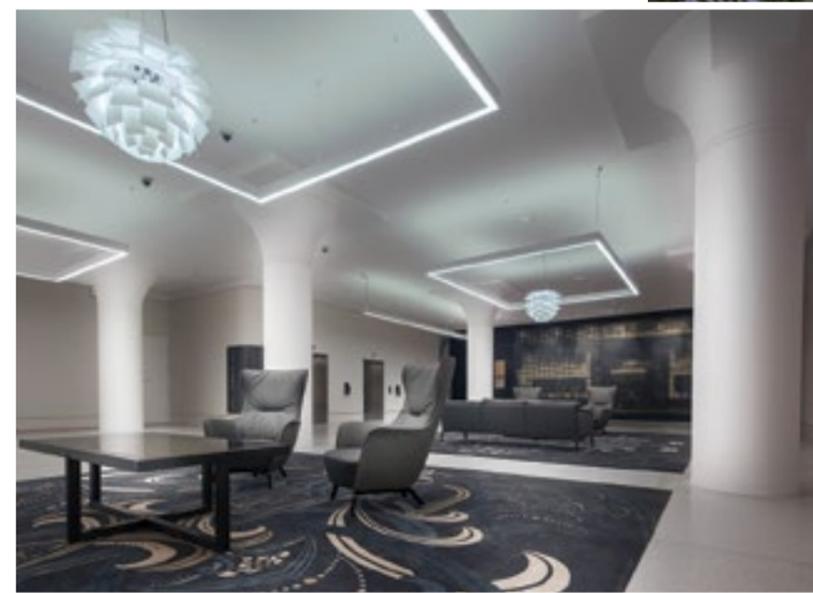
The building has been transformed into an A-grade office building which blends modern design elements and all new services and facilities, within a classical façade.

These features have attracted a high level of interest from prospective tenants who have shown an appreciation for the boutique, character-filled spaces available for lease. 60% of available tenancies have now been leased. Committed tenants are:

- Tyro Payments (3,778m²)
- Havas Worldwide (2,216m²)
- Cox Architecture (1,263m²)
- Cross Eatery (100m² lobby café area)

The remaining 4,500m² of space is spread over 4.5 floors. Interest in the spaces has picked up since building works were completed and the façade scaffolding was dismantled, allowing the character and internal refurbishment to be better appreciated. Tom Mott and Alex Wong of JLL are managing all leasing enquiries for the sought after remaining office space.

St Hilliers has a broad geographic reach with operations in Sydney, Brisbane and Canberra which serve the Eastern Seaboard and Northern Territory, including all regional areas within.



The company's strength lies in the collaborative nature and knowledge of our highly experienced and professional personnel, providing clients with the certainty their objectives will be met and any project issues will be resolved promptly.

For more information contact St Hilliers 88 Cumberland Street, The Rocks NSW 2000, phone 02 9259 5200, fax 02 9259 5201, website www.sthilliers.com.au





When it came to contracting out the installation of air conditioning and ventilation for the Deco – 155 Clarence Street project, Baratech Air Conditioning was the natural choice. Having been around for almost 40 years, Baratech Air Conditioning specialises in the design and construction of mechanical ventilation and air conditioning systems for the commercial, industrial and residential industries.

The company installed all the air conditioning, ventilation and the controls throughout the Deco – 155 Clarence Street building, with up to 25 staff working on site for the project.

“The air conditioning at Deco — 155 Clarence Street is underfloor displacement. It’s a different type of system. One that’s certainly not common,” Baratech Air Conditioning Director Matthew Eaton said, adding that the project went well.

Having set the highest standard in the heating, ventilation and air conditioning (HVAC) field, Baratech is a leader in the mechanical service industry within New South Wales.

Remaining at the forefront of its industry, Baratech continues to be ahead of its competitors. The bulk of Baratech’s work comes from its repeat clients, who are also leaders in their fields. However, this does not mean the company is resting on its laurels — Baratech continually welcomes opportunities to collaborate with new clients and achieve the best possible outcomes.

As well as the Deco — 155 Clarence Street development, Baratech Air Conditioning is busy working on other projects around Sydney.

“We’re currently working on the new hospital block at Campbelltown, as well as a separate job refurbishing the existing Campbelltown Hospital,” Matthew said.

“We’re also doing the School of Mechanical Engineering at the University of New South Wales, and the Metro Residences in Chatswood, doing the air conditioning and the ventilation.”

Among Baratech’s significant list of past projects are the domestic terminal extension at Sydney Airport, Star City Casino, Baxter Healthcare, Concord Hospital, Fisher Library at Sydney University and the Balmain Shores residences.

In making sure it provides only the best service to its clients, Baratech has three specialist business areas — commercial air conditioning projects, home air conditioning projects and an air conditioning service.

Coupled with a staff of highly trained experts (including technicians) and the greatest resources, Baratech ensures each project receives only the best in tailored expertise and attention.

As a member of the Green Building Council, Baratech collaborates with builders to achieve best-practice design as well as efficiency and sustainability on a project, including its Greenstar rating. This is of particular importance to the Deco – 155 Clarence Street project, which aimed to achieve a 5-star Greenstar and As-Built ratings as well as a 4.5-star NABERS rating.

Whether large or small projects, Baratech’s commercial air conditioning service provides a complete solution, be it the design and construction of a system or just construction. The company’s aim is to ensure it provides its clients with comfortable and functional work environments that are also sustainable and efficient. Its commercial services include mechanical, ventilation, air conditioning, cleanrooms, stairwell, car parks, ventilation, process cooling and more.

As well as the design and construction of ventilation and air conditioning systems, Baratech also provides an air conditioning service across Sydney. Sourced by a fleet of air conditioning service vehicles, Baratech is also available 24 hours a day, seven days a week for any air conditioning breakdowns that happen out of hours.

For more information contact Baratech Air Conditioning, 9 Sefton Road, Thornleigh NSW 2120, phone 02 9875 3088, fax 02 9875 4300, website www.baratech.com.au

Below Smith & Osborne completed extensive cutting and drilling services on the DECO - 155 Clarence Street project.



Smith & Osborne NSW are the cutting and drilling professionals.

As one of the largest concrete sawing and core drilling companies in NSW and one of Australia's oldest established companies in its field their experience and expertise that was required on the Deco – 155 Clarence Street project.

Refurbishing an old building takes precision and planning with unique solutions to intricate problems from a range of areas. The DECO project required the new commercial space to maintain its heritage elements while adhering to new building code standards to support the new commercial use.

The Smith & Osborne NSW team completed the extensive cutting portfolio across the multiple leveled DECO - 155 Clarence Street project without any issues, for a number of different services to be installed. Smith & Osborne NSW's Peter King explains.

“We completed a lot of dowel holes and inserted the dowel. We also cut and enlarged penetrations and core holes and used a ring saw, road saws and large diameter core drills. We also drilled holes for the electrical work over the building's different floors.”

Smith & Osborne NSW are working with Probuild on other building revitalisation project including the Tank Stream Hotel in Sydney's Hunter Street. “We're doing the same sort of work there, including refurbishments of the building, adding existing services and cutting in doors from walls,” Peter added.

Smith & Osborne NSW's large fleet is fully equipped enabling them to tackle any job from control joints to large-scale slab demolition, quickly and efficiently. Services include road saw (petrol, electric, diesel and hydraulic), rapid cut, hand saw, hydraulic hand saw and ring saw which feature the latest in concrete cutting technology. It also offers chain saw, wall saw, wire saw, core drill, hand drill, floor grinding, grooving/texturing and joint sealing services.

The team set up to work in all kinds of environments, including difficult spaces such as confined areas or overhead work, priding itself on responding quickly to its clients' needs. The company offers a fast and reliable service that is unrivalled within the industry and ensures their staff and equipment are on site, on time. Smith & Osborne NSW is available 24 hours a day, seven days a week. In some cases, it can even offer a same day service.

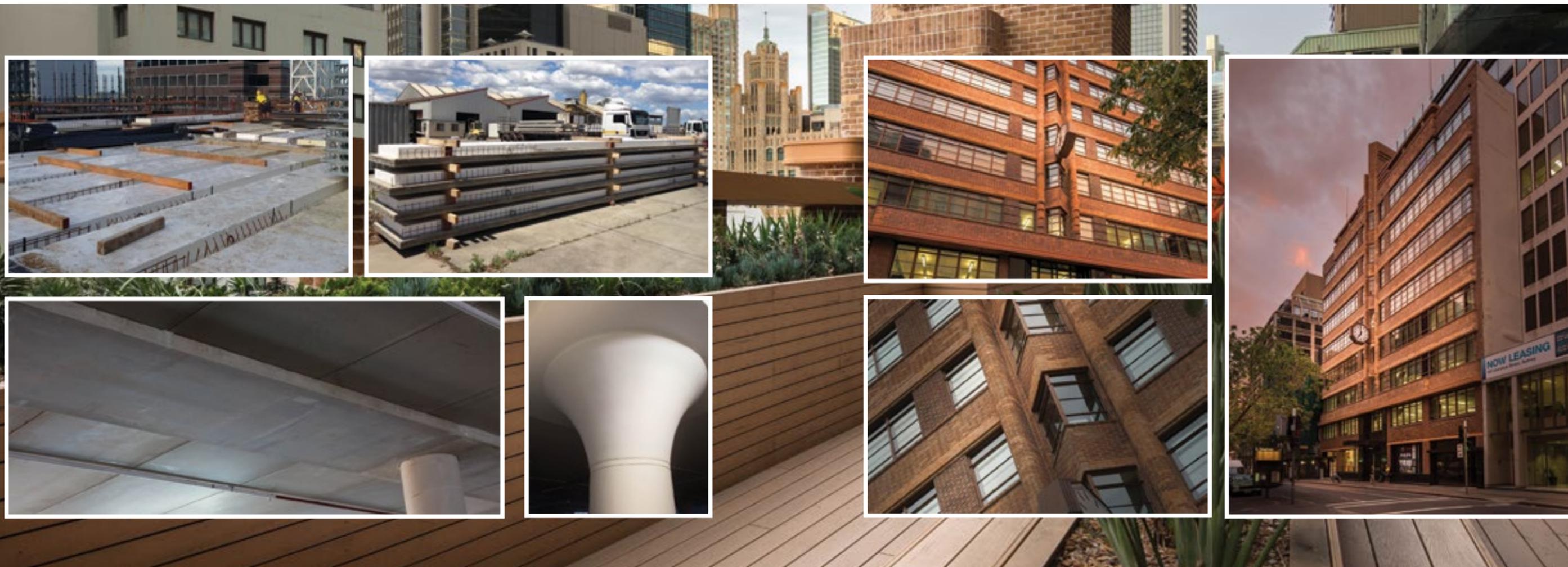
The expert team at Smith & Osborne NSW are happy to discuss your project and help plan all your concrete cutting and core drilling requirements. Smith & Osborne NSW work with their clients to understand the whole project in detail to help remove the guesswork when estimating the cost of projects and provide a firm cost of work that needs to be completed. They also provide on-site inspections and obligation-free quotes which ensure their clients receive the most cost-effective cutting and drilling solutions.

Safety is a priority for the company, with every project undergoing a job safety analysis and risk management process. Smith & Osborne NSW staff work to the highest Work Health and Safety standards, with all staff trained to make sure work is done in the safest possible way.

Every Smith & Osborne NSW operator has attended a Workcover Accredited Safety Induction training course and carries a White Card. The entire staff has been trained in all facets of concrete cutting and drilling, from the safe operation of equipment right through to Safety and Risk Management.

For more information contact Smith & Osborne NSW Pty Ltd, 1/17 Tarlington Place, Smithfield NSW 2164, phone 02 9725 3299, fax 02 9725 4552, email sales@smithosbornensw.com.au, website www.smithosborne.com.au





The DECO - 155 Clarence Street redevelopment presented a unique opportunity for Ultrafloor to demonstrate why they are a flooring solutions provider and not just the manufacturer of the nationally acclaimed prestressed Ultrafloor beams. As well as installing the precast flooring, Ultrafloor was responsible for pre-pour inspections and engineering certification of the finished slabs. Their early involvement in the project by Probuild, ensured maximum benefits from Ultrafloor's in-house engineering team and the contract was structured such that Ultrafloor became the sole contractor for all design aspects of the suspended precast floor slabs.

Ultrafloor's challenge was to find structural concrete flooring to complement the modern precast interpretation of the original art deco look from the original plastered ceilings and grand, mushroom-inspired column capitals. To achieve this, Ultrafloor engineered and manufactured lightweight flat soffit flooring slabs, produced at their Rutherford manufacturing site. All Ultrafloor slab designs aim to reduce the amount of concrete and reinforcing steel. For 155 Clarence Street it saved 280m³ of concrete and around 30 per cent of the reinforcing, while achieving spans of up to 9.7m.

Longitudinal band beams, with projecting stirrups to tie into the insitu concrete topping were formed with 100mm thick prestressed flatslab

units between the columns. Slabs spanning onto these beams were formed with similar prestressed units providing a continuous soffit with a high quality finish. Polystyrene void formers, 900w X 150d, were fixed to the top surface, providing greater structural effectiveness and sustainability.

Logistics were important, with delivery times restricted to off-peak hours, with each semi-trailer carrying 100m² slabs, needing to be off-loaded in 45 minutes with just three Ultrafloor installers. Ultrafloor's system allowed earlier programming of the fitout trades. Most of Ultrafloor's temporary supports are able to be stripped out much earlier than non-precast systems.

DECO is a great example of Ultrafloor tailoring a flooring solution to the specific project needs. Significant direct cost savings were delivered through the concrete and reo de-materialisation. Indirect cost savings resulted from the faster build and the provision of a comprehensive design service. Other buildability advantages flowed and enhanced environmental outcomes were achieved.

For more information contact Ultrafloor, 74 Kyle Street, Rutherford NSW 2320, phone 1800 858 723, fax 02 9868 4548, website www.ultrafloor.com

DECO - 155 Clarence Street posed an interesting challenge for specialist conservation architects Design 5. The façade's remediation works proved a particular challenge. "Early in the building's history, some face bricks to the Clarence Street façade began to delaminate resulting in the need to restrain parts of the façade with wire mesh. This occurred sometime between the late 1960s and early 1970s," Design 5 – Architects Associate Robert Gasparini explains.

"The wire mesh was still in place at the start of the project and part of our challenge was to understand the cause of the brick failure and rectify it so the wire mesh could be removed. Our role was to also identify and advise on replacement custom-made bricks which matched the colour and texture of the failed bricks but with the necessary durability."

Design 5 sought the advice of masonry expert David Young and brick specialist Tony Waights. The team put a system in place to identify defective bricks and prevent further decay of the existing brickwork.

"We were on site daily during this period, measuring brick sizes and looking for any defect that would require it to be replaced. The success of this project relied on a team effort with each trade and discipline bringing their particular knowledge and skill to help resolve problems

that could not always be found using conventional solutions. I think we ended up with a great outcome and one that retains and respects the buildings significant values and its fabric so it will be around for a long time to come," explains Robert.

The company also revised the project's Conservation Management Plan (CMP) which identifies and describes the building's cultural significance and how to maintain it into the future.

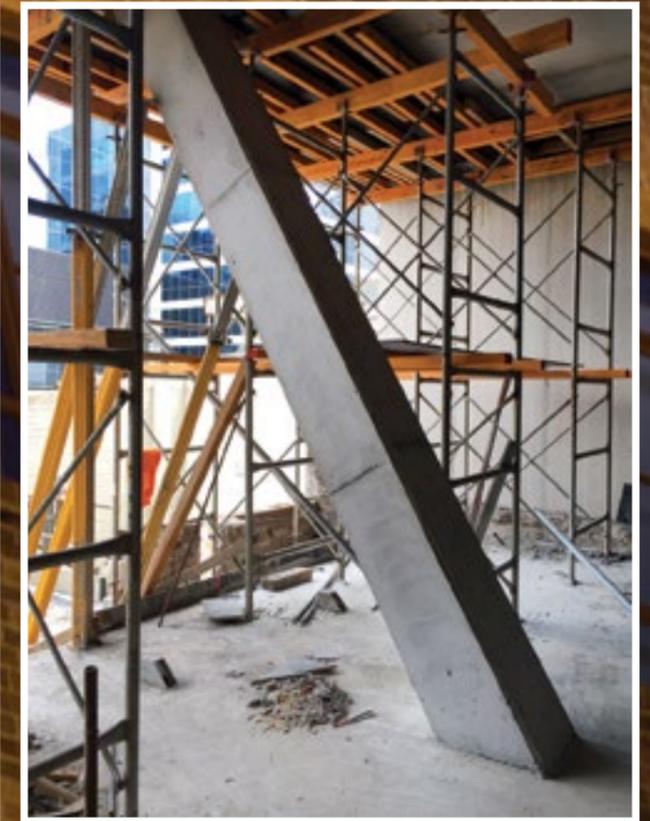
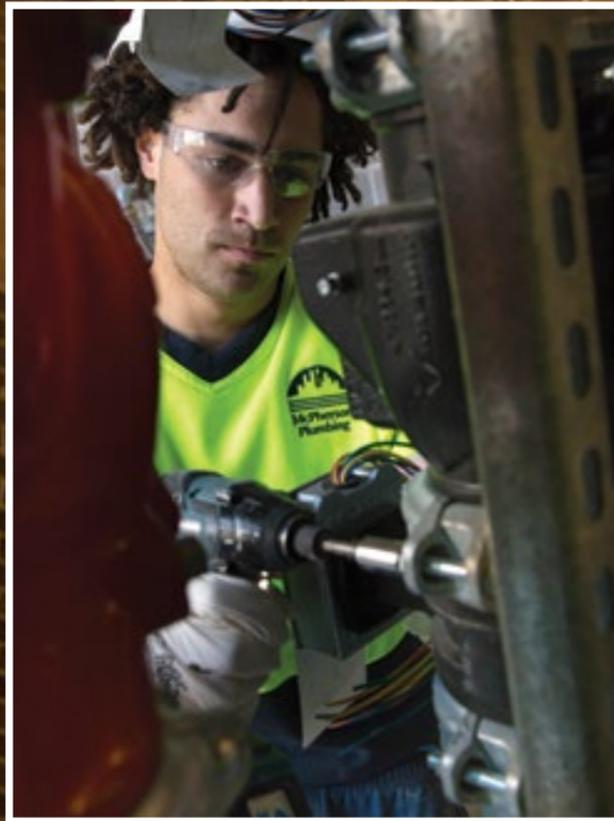
"Design 5 were engaged at the pre-design phase to assist the design team in finding appropriate responses to the brief that met the client's needs while maintaining and respecting the cultural significance of the building," Robert said.

Design 5 is currently involved in a range of other projects, including prominent and high profile public buildings, most of them with some level of heritage significance, in Sydney and Hobart.

For more information contact Design 5 Architects, 5 Queen Street, Chippendale NSW 2008, phone 02 9319 1855, fax 02 9319 0836, email design5@design5.com.au, website www.design5.com.au

Below McPhersons Plumbing undertook the plumbing and gas fitting on the DECO - 155 Clarence Street project.

Below Calcono provided custom formwork solutions for the complex build.



After more than 40 years in operation, McPherson Plumbing (NSW) Pty Ltd has extensive experience and expertise when it comes to hydraulic services for all types of construction. McPherson Plumbing continues to be involved in construction projects across the commercial, residential and industrial sectors. The company also specialises in research and scientific industries, health and aged care, hotels and resorts, education and high-rise residential.

Undertaking all the plumbing and gas fitting for Deco – 155 Clarence Street, McPherson Plumbing's Construction Manager Paul Anderson said the project had gone quite smoothly. "The only small issue has been access and material handling, which is expected with a city location such as this," he said. "However, this was just a matter of site co-ordination and easily overcome."

Up to sixteen employees have been working on the project from the company's staff of 80.

McPherson Plumbing's decades of experience in the successful delivery of projects includes design, design review and development, cost planning, tendering and construction. A skilled Project Management Team further supports the company, with each member having at

least 20 years' experience in the construction industry. McPherson Plumbing also prides itself on its high standards of workmanship and outstanding customer service and satisfaction.

A lengthy list of projects highlights McPherson Plumbing's exceptional capabilities across many sectors. These include projects as diverse as the Macquarie University Specialist Clinic and Private Hospital, Centrepont Tower Commercial (Westfield), Dee Why Grand redevelopment (residential/retail) and the redevelopment/refurbishment of 65 schools (under the Building the Education Revolution program).

The company also worked on the Gosford Hospital redevelopment, Broadway Shopping Centre refurbishment, Rhodes Waterside Retail Centre and numerous residential developments, including Eastside Gardens, Waters Edge, Elinya and Garland 77.

For more information contact McPherson Plumbing, PO Box 3019, Erina NSW 2250, phone 02 4365 3940, fax 02 4365 3928, email admin@mcplumbing.com.au, website www.mcplumbing.com.au

Specialising in formwork services for projects in all sectors of the construction industry, Calcono's reputation for reliability and efficiency has seen it become one of New South Wales' leading formworkers. This reputation has extended to Deco – 155 Clarence Street, where 10 to 20 Calcono staff worked on the project.

"We provided all the formwork services to complete infill slabs, stairs, columns and lift/stair core walls for alteration works to the existing building from levels basement 2 to level 8," Calcono Director Stefano Calautti explained.

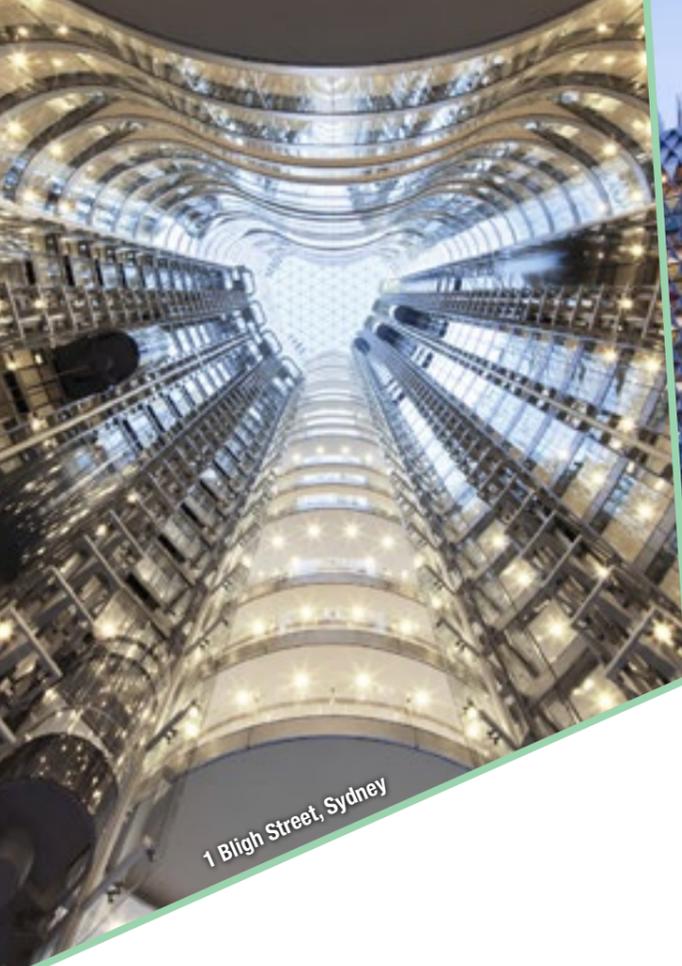
"Furthermore, we also provided our formwork services to complete the addition of four new commercial floors from levels 9 to 12, which consisted of isolated beams connected to ultrafloor slabs, columns, stairs and lift/stair core walls.

"Due to the size and area of the project minimal space was an issue. The site team was carefully selected as a large site crew would not be productive and material delivery was meticulously organised with Probuild site management — not only because of space restrictions but also due to the particular delivery times enforced by Sydney City Council."

Founded 25 years ago, Calcono has grown from a staff of five to a company that now complete projects valued up to \$10 million. "My father Vincenzo Calautti founded the business in 1989," Stefano said. "He is currently still involved in the business as general manager, together with myself and my two brothers."

Along with Vincenzo (who has more than 35 years' experience in all aspects of the formwork industry) and his sons, a highly skilled and motivated workforce of up to 90 staff supports Calcono. The company is continually striving for the highest in productivity and constantly researches and purchases the latest formwork systems from around the world. This enables Calcono projects to progress in a safe, productive and economical manner. Calcono is busy working on a number of other projects, including The Little Saigon Plaza in Bankstown and URBA Apartments in Redfern, The Jameson in Sans Souci, as well as the Southbank Apartments complex in Wolli Creek.

For more information contact Calcono Pty Ltd, 1600 Canterbury Road, Punchbowl NSW 2196, phone 02 9793 9233, fax 02 9793 9544, email admin@calcono.com.au, website www.calcono.com.au



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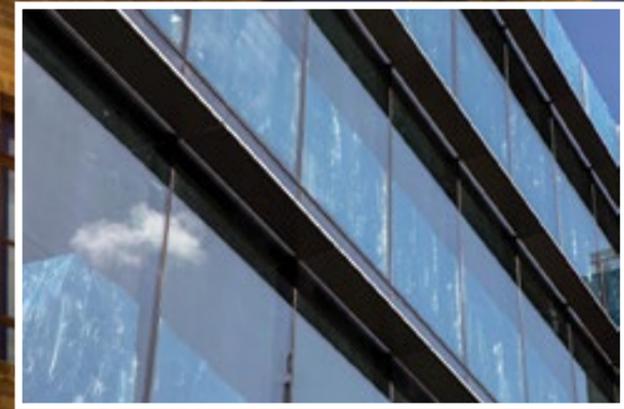
QUT 50m Pool, Brisbane

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Engaged by Probuild to review the facade design for the 155 Clarence Street refurbishment, Surface Design's aim was to ensure the new facade would adapt and complement the existing system.

As well as reviewing proposed facade systems, Surface Design also provided suggestions around other, adaptable facades as well as a new facade system. Surface Design's advice has resulted in a facade system that performs highly for thermal comfort, facade management and sustainability.

The new floors of the building include a structurally glazed curtain wall suite in a wide module (2000mm) with floor-to-ceiling vision areas. High performance double glazing also provides a high visible light transmission while meeting energy requirements.

At almost 80 years old, the performance of the existing building facade was highly variable and unknown. Surface Design completed a number of studies on the treatment of the existing window system to ensure the resulting facade not only met strict energy requirements, architectural intent, budget and maintenance, but was sympathetic to the existing facade design.

The unique nature of 155 Clarence Street also saw a number of Surface Design specialists work on the project. This included a

material scientist who assessed the degradation of materials and the curing methodology of the brick mortar and a facade consultant who developed the facade solutions.

Surface Design is currently involved with a number of residential, commercial, hospital and education buildings throughout Australia. These developments include the Victorian Comprehensive Cancer Centre, 200 George St, 50 Martin Place, 20 Martin Place and the Frasers Broadway development.

The company prides itself on its experience in material analysis, sustainability and facade design. Surface Design lives for the future, a sustainable future, where its actions today will actually make a difference. It is supported by a team of engineers, designers and scientists who are committed to environmental sustainable design, delivering projects through collaboration and a combination of sustainable design, facade engineering and materials science.

For more information contact Surface Design, Suite 11.03, 68 York Street, Sydney NSW 2000, phone 02 9249 1400, fax 02 9299 0107, email info@surfacedesign.com.au, website www.surfacedesign.com.au.