

# THE ORACLE

**MAIN CONSTRUCTION COMPANY :** Grocon  
**DEVELOPER / CLIENT :** Niecon Group  
**PROJECT END VALUE :** \$850 Million  
**HEIGHT :** two towers, 51 and 41 levels  
**COMPLETION :** October 2010  
**ARCHITECTS :** DBI Design  
**ENGINEER STRUCTURAL :** Robert Bird & Partners  
**SURVEYOR :** Bennett & Bennett

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## GROCON INNOVATION FOR THE ORACLE

Sleek lines, clear and distinct classic curves and impressive structural design are the cutting edge and innovative performance of Grocons latest Queensland project, “The Oracle”.

Australian’s construction giant Grocon, originated from humble beginnings as a small family concreting business established by Luigi Grollo in the 1950’s. In the 1980s Luigi’s son Bruno propelled the business into a major building company. Today Bruno’s son Daniel continues to provide excellence, specialising in construction, property and funds management. Grocon is the largest privately owned development and construction group in Australia. The decades of hard work, dedication, commitment and intuitive strategic planning has propelled this family owned business into a massive and remarkable development and construction giant. Their latest achievement of workmanship has been “The Oracle”.

The Oracle is an iconic presence on the Gold Coast, comprising of over five hundred residential luxury apartments between two magnificent towers. Grocon provided project, construction and design management, including site supervision, co-ordination, plant equipment and traffic control. Utilizing their own innovative Lubeca

Jumpform system which provides a self climbing formwork system specially constructed to build concrete walls and columns in high-rise buildings. Grocon undertook significant value engineering of the structure, which allowed them to take their Lubeca Jumpform system from the basement to the roof with minimal changes.

This also meant reforming the tower foundations from its original large diameter bored piles to rock, modifying to shallow grout injected CFA piles and raft. Also redesigning the distinct building shape to add uniformity between the two towers presented a unique challenge. Using perimeter precast moulds and their inhouse jumpform system, Grocon were more than able to overcome this challenge with style. Other obstacles included redesigning of the tower air conditioning system which in its original design became problematic, due to floor to floor height constraints within the apartments. Grocon redesigned the entire system from a condenser water system to a chilled water system in order to accomplish maximum ceiling height. Establishing a building and development construction presence as newcomers to Queensland was also a daunting task. By rapidly assembling their professional team Grocon were able to compile their strategy quickly and efficiently with very little lead time before build.

Grocon partnered two main players for safety initiatives on the Oracle project. DuPont supported the cultural change of safety within the building industry, and, Prosafe provided technical safety training to all Grocon supervisors and foremen. Amalgamating these two key players has enforced Grocon’s core values of commitment to safety. Grocon’s constant evaluation and implementation of safety initiatives, a team approach and progressively increased overall onsite safety for workers has continued to build site morale.

Another Grocon initiative is their receptiveness and support of environmental sustainability and strengthening connections with the local community. This meant the implementation of recycling of water for all concrete pump washout and a strong awareness of recycling of waste materials with recycling levels of above 82%. Grocon also initiated a local community based employment programme, employing local disadvantaged youth and using a combination of local companies and subcontractors. This also extended to supporting local charities like Northcliffe Surf Club, Teenage Adventure Camps Queensland (TAC-Q), Family Services Group (FSG), Gold Coast Drug Council programmes and numerous on-site fund raising initiatives, assisting fellow workers or family members facing life threatening illness.

- Other Grocon projects include;
- QUEENSLAND**  
Soul, Surfers Paradise  
Common Ground, Brisbane
- VICTORIA**  
Carlton Brewery, Swanston Street, Melbourne  
Puckapunyal, Army Base, Victoria  
Common Ground, Elizabeth, Melbourne  
Watsonia Army Barracks – Defence Force School of Signals  
VicUrban Building, Dandenong  
Biosciences Research Centre, Latrobe University, Bundoora
- NEW SOUTH WALES**  
157 Liverpool Street, Sydney  
1 Bligh Street, Sydney  
161 Castlereagh Street, Sydney  
Common Ground, Sydney
- SOUTH AUSTRALIA**  
Edinburgh Defence Base.



## MAILSAFE MAILBOXES FOR POSTAL SOLUTIONS

Established since 1968 Help Enterprises operates from several sites around the greater Brisbane region and employ a fully integrated labour force of over 200 people, in a range of businesses.

Mailsafe Mailboxes, is a division of Help Enterprises, providing mailbox units which are developed to meet the needs of residential developments and commercial premises. Manufactured from fully extruded high quality aluminium, Mailsafe Mailboxes are utilized in many exceptional projects. Most recent of these is the Oracle Apartments in Broadbeach, QLD, servicing this colossal development, Mailsafe Mailboxes supplied high end storage solutions for the postal requirements of 540 apartments.

Decades of experience providing highly skilled jobs for people with disabilities in fabrication and engineering, this not for profit business, has supplied a first class product and a quality service to the competitive commercial sector.

Help Enterprises has a range of superior custom Mailsafe designs that provide a variety of choices Australia wide.

Recently completed Mailsafe Mailbox projects across the whole of Australia are;  
New Acton Apartments Canberra ACT,  
Hutchinson, Little Beach, Paradise Point QLD

Dalgety Apartments, Townsville, QLD  
Westfield Carousel Shopping Centre, Cannington, WA.

Help Enterprises are expanding their product range with the introduction of Help Safe Storage Solutions, including over bonnet storage units, an aluminium product that is designed to provide additional storage capacity for commercial and residential units utilising car parks and garages without infringing on car space.

Another new product, Help Safe Bin Enclosures, provides an attractive storage unit for wheelie bins, used to disguise unsightly waste disposal containers. Made from a choice of products including aluminium, stainless steel and Ewood (a recycled product made from old printing and toner cartridges), the client has a choice of designs, colours and sizes, a truly inspirational alternative.

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## MANAGING COST & RISK

Renowned for their expertise in Property Development and Infrastructure Consultancy, Napier & Blakeley, an independent project certifier, delivered exceptional service while on the Oracle project, Queensland.

This project required highly skilled technical knowledge and a team of 4-5 professionals working collectively to provide well rounded solutions in all facets of quantity surveying, property depreciation services, property insurance reinstatement cost assessment and syncing of fund budgets and financiers reporting.

Ready results to overcome obstacles, was dealt swiftly by the team of Napier & Blakeley. Reporting to a syndicate of multiple financiers and stake holders and monitoring all aspects of cost on a project of this size and nature may be daunting to some but to Napier & Blakeley this was dealt with finesse, professionalism and efficiency. Maintaining their independence and working relationships with the three major key stake holders Grocon, Niecon and financiers required exceptional communication and complex relationship skills; Napier & Blakeley were able to skilfully furnish these abilities effortlessly.

A wholly Australian owned company; established since 1985 Napier & Blakeley have a significant and loyal client base worldwide with a comprehensive network of concurring companies providing international services with a passion for client satisfaction and service innovation. An unwavering track record of industry leadership and expansion propels their



business to continually increase their service offerings, market coverage and geographical mark on the industry.

Napier & Blakeley understand the risks involved in undertaking construction projects and can assist in identifying and monitoring those risks through to completion. They offer financial control and risk management with a major focus on property development and infrastructure cost; directly impacting the return of assets expansion or investment. Their ability to productively satisfy the needs of financiers on demanding projects are second to none and the basis of their success as a thriving and quality business.

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## HYDRAULICS FOR THE NEW ORACLE

Specialising in commercial and residential high-rise building solutions, Christopher Contracting has again excelled by providing high quality hydraulic services installation for the coveted "Oracle" in Queensland.

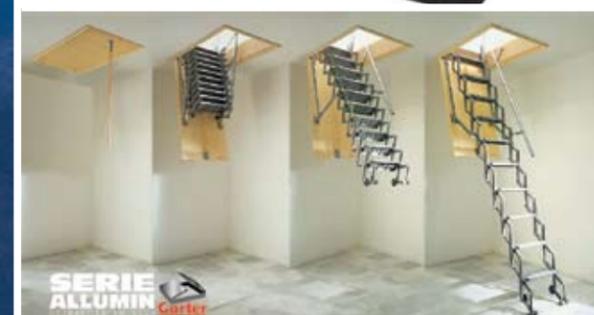
Through a dedicated and highly skilled team, extensive work including the full design and construction of hydraulic services, sewer water and stormwater drainage was completed. Close proximity to the sea presented several initial ground water complications, but these were proficiently overcome to warrant an outstanding performance. This exceptional workmanship originates from an established reputation spanning 20 years of experience.

Christopher Contracting offers a highly successful apprentice training program which ensures that their standard of quality is continually maintained, guaranteeing their continued future success.

Christopher Contracting's current high profile accomplishments include;

- Gold Coast Skilled Park Stadium and hospital
- Mater hospital
- Robina hospital and northern side of town shopping centre
- Boggo road redevelopment
- Hamilton Harbour.

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## Simpler, Better Performing Site Safety Signage



## Custom Construction Mesh Sign

Display multiple mandatory site safety requirement signs professionally with Brady's Custom Construction Mesh Sign.

Customise signage with your choice of safety signs and your company logo

Constructed from PVC durable, wind and rain proof whilst also being semi transparent for construction visibility.

## SAFE ACCESS THROUGH ROOF, FLOOR, WALL AND CEILING FOR THE ORACLE

Gorter Hatches supplies top quality, maintenance free access products for access to roof, floor, wall and ceiling spaces. The Gorter trademark is recognized throughout the world as a sign of quality, and as such Gorter access products were specified for The Oracle project on the Gold Coast. These products were to be used over 30 stories high in an environment prone to wind, corrosive sea water spray and high sun exposure; and as such stringent demands were put on the durability, strength, fire rating and anti corrosive properties of the access hatches; all of which were met with ease by Gorter Hatches.

Both fire rated roof access hatches and fire rate floor access hatches were specified on the project to comply with an EI120 (120min) fire rating as per Australian Standards. Gorter fire rated access hatches are tested and certified for safety, fire rating and quality by NATA approved Australian and international institutions. Gorter access hatches, as standard, are manufactured from only the highest quality, strongest materials and are pre-treated and powdercoated to ensure strength, durability and extreme resistance to any corrosive environments. Therefore, even with the stringent quality and durability demands of The Oracle project, all products supplied were to standard specifications and are expected to easily last the service life of the building.

Safety is another important factor for access products, and as such the entire range of roof, floor, wall, ceiling hatches and stairs are designed and manufactured with unique safety features and provide an easy, safe and convenient to use access solution. Safety features include hold open arms, counterbalanced lids, safety handrails, security locks and slip-proof surfaces amongst many others. Gorter hatches can design and manufacture a safe, high quality access solution for any situation.

For the above reasons, on most government, hospitality and commercial projects, Gorter Hatches Pty Ltd are specified as the preferred (or exclusive) supplier of access products. The Gorter name is recognized throughout the world and associated with top quality, safe and easy to use access products.

At Gorter hatches, top quality isn't our goal; it is our starting point.

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