

DEVELOPER: PSR Crown Investment Pty Ltd  
BUILDER: Oxford Construction Pty Ltd  
ARCHITECT: Urban Link Pty Ltd  
SURVEYOR: SDG  
PROJECT VALUE: \$40 million

# SETTING THE STANDARD

Comprised of two 48 metre high towers, 135 modern apartments, 4,000m<sup>2</sup> of retail and office spaces, and rising majestically on the South Pacific coastline in Wollongong, Oxford on Crown's \$40 million development has been meticulously designed to ensure maximum natural light and views.

**Oxford on Crown has set the standard in the rejuvenation of the Wollongong CBD.** Taking the landmark position of the derelict Oxford Tavern, mixed-use Oxford on Crown introduces high quality residential apartments plus prime commercial frontages to a previously neglected city corner.

Oxford Construction, part of the Oxford Crown Group, undertook an end-to-end approach to bringing this new jewel on the Crown to life. "As Builder/Developer, we manage the whole project from start to finish," explains Anthony Moran, Construction Manager, Oxford Construction/Oxford Crown Group.

What Oxford Construction has achieved is an iconic development that opens a new chapter on residential apartment living in Wollongong City. Comprising 135 apartments across two 14-storey towers, Oxford on Crown has been designed with the needs of its residents firmly in mind. "The apartments are extremely good value, very high spec, very reasonably priced," says Anthony.

The range of apartment sizes available in Oxford on Crown cater to a diversity of lifestyles. Offering the choice of 2 bedrooms and 2 bathrooms with or without a study, 3 bedrooms and 2 or 3 bathrooms, 4 bedrooms and 3 or 4 bathrooms, the spacious apartments have been designed to capture abundant natural light and the natural beauty of the surrounding area including ocean, city and mountain views. Fitted with high quality kitchen appliances and bathroom accessories, the apartments

of Oxford on Crown have another added advantage – they are "smart". "We made the apartments intelligent with NBN and intelligent electrical and communications systems," explains Anthony. "Residents have the option to take advantage of the intelligent systems we have incorporated into the building. You could open the garage door or lift, turn on or off the air conditioning, lights or music, close or open the blinds, even open the entrance door from anywhere anytime."

Completing the package for residents of Oxford on Crown is an artist-designed "Air Garden" located on Level 1. A beautiful landscaped courtyard, the "Air Garden" enriches the complex with a living work of contemporary art.

Benefiting the wider city community, the commercial portion of the development comprises approximately 4,000m<sup>2</sup> retail and office space with frontages on the bustling Corrimal and Crown Streets. Perfectly positioned in Wollongong's Eastern CBD, the commercial space of Oxford on Crown has been designed to accommodate a childcare centre, medical centre, retail bank, pharmacy, newsagency, café, gourmet restaurants and convenience store.

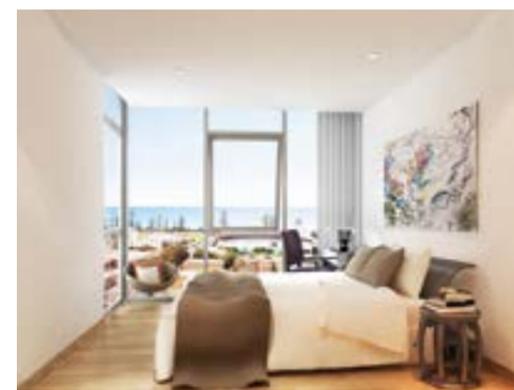
Oxford on Crown has been acknowledged as an important contribution to the evolving character of the South Coast city. "This is the most significant development in this corner of the CBD in Wollongong for a long time," Brett Daintry, planner and spokesperson for the project, has said. "It will set the standard

and desired character of future high-density residential developments that will activate the city and bring it back to life." The restoration of a landmark position with a contemporary development could have faced significant challenges. Oxford Construction, however, delivered the project without major trouble. "It was certainly not an easy job as we have archaeological, environmental, sewer diversion and many other issues to address," says Anthony, "managing it in a professional and timely fashion has proved a challenge."

Oxford Construction specialises in high-rise residential and mixed-use developments. Operating for three years, Managing Director Robert Huang has over 20 years experience in residential apartment development and construction. Oxford Construction is part of the Oxford Crown Group, a Sydney based integrated property development and investment company.

Oxford Construction is currently completing two other major developments. Mixed-use residential Crownview, also in Wollongong, comprises two towers of 20 and 10-stories. The Pearl, located in Southport, QLD, boasts two towers of 46 and 45-stories of mixed commercial and residential space.

*For more information contact Oxford Constructions Pty Ltd, Shop 6, 122 Corrimal Street, Wollongong NSW 2500, phone 02 4229 8898, fax 02 4229 8886, email sales@oxfordcrown.com.au, website www.oxfordcrown.com.au*





## GOING THE EXTRA MILE

Civil construction company Cadifern Civil Pty Ltd prides itself on successfully overcoming the toughest of challenges. Civil construction company Cadifern Civil prides itself on successfully overcoming the toughest of challenges. Specialising in difficult jobs in built-up areas, Cadifern Civil knew just how to manage the Oxford on Crown project's complex location.

"We completed a 3.3 metre deep sewer under-bore from a jacking pit on Burelli Street to the sewer manhole on Corrimal Street," explains Helen Reilly, Operations Manager, Cadifern Civil. "We also open trenched a sewer main up to Town Hall Lane where we then built a maintenance hole over an existing sewer line on Town Hall Lane." Cadifern Civils' Sydney Water accreditation enabled them to carry out this work.

Working in the middle of two of Wollongong's busiest roads presented the high level of difficulty Cadifern Civil welcomes in projects. Overcoming the immediate challenge of high traffic volume on Burelli and Corrimal Streets, Cadifern Civil drew on its extensive practical experience to develop traffic management plans. "Cadifern Civil designs and implements our own traffic management plans, and as we do the work we know it – that helps when we know the design plan." Another critical concern at Oxford on Crown was the vast network of underground services at the site. Cadifern Civil undertook an extensive service location to negate the risk of striking one of these services.

Cadifern Civil is able to perform this task because "Cadifern Civil owns its own vacuum truck and performs all its own non-destructive service location," Helen explains. Cadifern Civil is, in Helen's words, always "prepared to go the extra mile – to work weekends, nights, whatever it takes – to get the work done." For the Oxford on Crown project, Cadifern Civil completed most of its work at night, as needed by the central city location. Unfazed by long hours or tight deadlines, the team from Cadifern Civil believes in going that extra mile to deliver the best results for its clients.

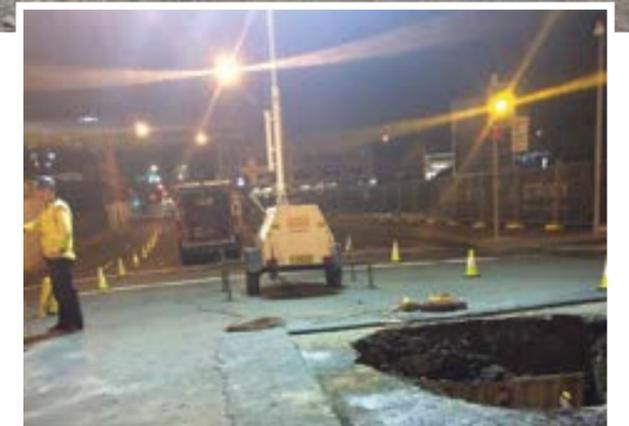
Cadifern Civil was established in 1990 by Managing Director Peter Reilly, and has built its reputation on honesty and hard work, to become a leading civil construction company in the areas of Wollongong, Illawarra, South Coast and Sydney. Encompassing all aspects of civil construction, a selection of Cadifern Civil's services include bulk and detailed earthworks, sewer and water mains and connections, roads and bridge construction, culvert and stormwater works, formwork and concreting, as well as general civil and building works.

In addition to embracing the most technically difficult projects, Cadifern Civil stands apart by self-performing most tasks that, in many companies, are subcontracted out. Cadifern Civil operates as a project management team that includes in-house engineering, a fully manned workforce able to successfully tackle complex jobs as well as owning a dedicated fleet of plant and equipment. This inclusive

construction experience offered by Cadifern Civil is completed by on site management and third party quality assurance. With full accreditation in Quality Management, Environmental Management and Occupational Health and Safety, Cadifern Civil is committed to delivering the best for both its clients and staff. "We value our staff and want to provide a good environment where they can reach their own goals," explains Helen. In turn, clients benefit from the passion and productivity of a well-supported workforce.

Cadifern Civil is currently engaged in a variety of major projects around NSW. As part of Shellharbour's new Shellcove Marina project, Cadifern is completing all stormwater infrastructure. For the Corrimal Medical Centre, Cadifern is delivering all civil works including pipe works, footings and pierings, plus all roads, carparks and footpaths. At Slade Park, Austinmer, Cadifern Civil has been engaged by Wollongong City Council to complete coastal remediation and a retaining wall. For Wingecarribee Shire Council, Cadifern Civil is undertaking road widening, stormwater and pavement work at Bong Bong Road, Mittagong, while at O'Riordan Street, Mascot, the company is constructing a slip lane and all associated civil works.

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## THE QUIET ACHIEVER

Noise is an everyday occurrence we don't usually notice until it becomes a problem. To ensure noise doesn't adversely affect our home or work environments, local, state and federal legislation stipulates how noise must be managed. Sydney-based acoustic consultancy firm Rodney Stevens Acoustics provides comprehensive noise assessments and solutions to assist clients in achieving compliance with noise regulations.

For Oxford on Crown, Rodney Stevens Acoustics assessed how external noise would impact occupants inside the building, as well as the nearby neighbours, due to noise and vibration generated by the construction of the building itself. "We did the environmental assessment of the building – for example, the effect of surrounding traffic noise – with the goal to planning the internal noise levels that have to be achieved and maintained," explains Rodney Stevens, Managing Director, Rodney Stevens Acoustics. "We also did the Construction Noise Management Plan."

A Construction Noise Management Plan sets out how to meet the noise guidelines of The Environment Protection Authority (EPA). It advises hours of operation for construction works plus types of equipment that can be used. The plan also addresses minimising the impact of potentially damaging vibration to adjoining buildings, and recommends mitigation measures to minimise noise and vibration

intrusion to nearby sensitive receivers. As Rodney says, Rodney Stevens Acoustics was involved with the Oxford on Crown project "from the very beginning – from the Development Application." At a project's commencement, Rodney Stevens Acoustics can determine how the design will impact a building's internal noise levels. For Oxford on Crown, one key consideration was the future "impact of the commercial development in the building on the residential development," Rodney explains.

Since 1989, Rodney Stevens Acoustics has provided Transportation, Occupational and Residential Environmental Noise Assessments and noise reduction services throughout NSW. The highly experienced and specialised team prides itself on working closely with clients to provide practical solutions that meet their needs. Rodney Stevens Acoustics is currently completing approximately 30 different projects including residential and mixed use developments, service stations, licensed premises, childcare centres, places of worship, schools, fitness centres, office fit outs, road, rail and aircraft noise assessments.

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