

NEWCASTLE EAST END

DEVELOPER : Iris Capital
MAIN CONSTRUCTION COMPANY : TQM Design and Construct
ARCHITECT : CKDS Architecture
CIVIL / STRUCTURAL ENGINEER : TQM Consulting Engineers
CONSTRUCTION VALUE : \$50 million



BREATHING NEW LIFE INTO NEWCASTLE'S EAST END

TQM Design & Construct's Newcastle East End project masterfully blends heritage preservation with modern design, and marks a significant step in Newcastle's transformation, merging legacy with innovation. The \$150 million development includes 116 apartments, heritage refurbishments, and adaptive reuse of historic buildings already on the site.

TQM Design & Construct's latest project at Newcastle East End is a stunning fusion of modern architecture and heritage restoration. This ambitious \$150 million development forms Stage 2 of the Newcastle East End precinct upgrade, an essential milestone in revitalising the city's iconic urban landscape.

"Our team was entrusted with a project that merges engineering excellence with historical preservation," stated Project Manager Joe Taouk "This project required precision in both design and construction to ensure that the new elements seamlessly complemented the heritage façades."

The Newcastle East End development is definitive part of the city's legacy, with the Lyric Theatre, Soul Pattinson Building, and King Street Terraces, thoughtfully preserved and integrated into the precinct. "This level of heritage integration is rare in modern construction," Joe shared. "It presented a unique opportunity to respect Newcastle's architectural history while elevating it with a contemporary approach."

TQM's work stands out for its innovative precast concrete system, thoughtfully crafted to complement heritage façades. This system incorporates floating concrete balustrades that enhance the existing architecture, with each element carefully designed to preserve Newcastle's historic character while seamlessly integrating with new structures.

The project had a high degree of complexity due to the heritage elements and the multiple frontages. To meet these challenges, TQM conducted precise millimetre surveys on each heritage interface, ensuring a flawless connection between the precast panels and the historical façades.

The project began with extensive demolition and careful façade retention in September 2019, laying the groundwork for the subsequent construction stages, including the first basement slab, which was poured in January 2022.

Like many in the industry, TQM encountered delays caused by COVID-19 lockdowns and inflation-driven cost increases. The



Image: Newcastle East End's King Street Terraces

construction process was also complicated by 2022, one of the wettest years on record.

"Managing water was critical on this site as the basement sits well below the water table. We used state-of-the-art pumping technology to remove water during excavation and then treated it to meet environmental standards," said Joe.

In addition, TQM engaged archaeologists to inspect and preserve any Indigenous artifacts discovered during excavation. "Excavation work included hand-sifting large soil stockpiles, an arduous process but essential in ensuring respect for the land's historical significance," Joe explained.

The commitment to sustainability was also evident in TQM's choice of materials. In an environmentally conscious move, bricks from demolished heritage walls were repurposed to create planter boxes and other internal structures. A specialised HDPE Bentonite blanket was installed under the basement slab to waterproof the foundation and protect it from groundwater ingress.

"Each step we took was driven by a commitment to preserving Newcastle's architectural heritage and enhancing it with sustainable building practices," Joe noted.

The Newcastle East End project has already positively impacted the community, created hundreds of jobs and revitalising one of the city's most treasured districts. At peak, the site saw a workforce of approximately 190 employees, a blend of TQM's own team and subcontractors.

"This is more than just a construction project," Joe reflected. "It's a way to honour Newcastle's past while paving the way for its future."

Founded in 1999, TQM blends family values with industry expertise. Their hands-on approach and focus on quality, innovation, and loyalty have built lasting client relationships, enabling TQM to deliver high-quality projects on time and budget as a trusted market leader.

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