

THE ULTIMATE ADDRESS

DEVELOPER : Greateon Development
MAIN CONSTRUCTION COMPANY : Ceerose
ARCHITECT : Marchese Partners International
STRUCTURAL ENGINEER : Bonacci Group
CONSTRUCTION VALUE : \$260 million



Oxford Central is a \$260M masterpiece consisting of 252 apartments across two 16-storey towers showcasing impeccable craftsmanship and includes luxurious interiors, Miele appliances, Parisi fittings, imported tiles, rooftop garden, public plaza, and 625m² of retail.

The Oxford Central residential development is part of Epping's exciting transformation. Constructed by Ceerose, the building will be an icon that celebrates Epping's rich heritage enhanced by a cutting edge contemporary design. The project includes 252-units and four retail spaces housed within two 16-storey towers on top of a landscaped podium with three basement levels.

"We started construction in November 2017 with excavation and piling," said Trevor Chiha, Site Manager.

The original structural system of the building was changed prior to construction. "The build was redesigned to be a precast building," said Trevor. "2,000 precast panels went into the project. Precast helped with quality and speed. We wanted to build the job more quickly with a more reliable and longer lasting product. The precast panels are more structurally sound and have a finer finish."

There were a few challenges over the course of the project which required careful planning in order to keep on the target programme. "The government commenced the rail upgrade from Epping to Chatswood," Trevor explained. "We needed to keep the road clear for buses which meant that we lost a lot of road access and couldn't close the roads. The end date but it was a big challenge."

Some innovative approaches were taken to deliver the project as efficiently as possible. "We used screen edge protection which meant that we had no scaffold on the job," said Trevor. "This helped with speed and workability. It meant that we didn't need to wait for the scaffold to be dismantled before undertaking podium works."

Without scaffolding an alternative solution had to be found to apply the finishes to

the precast panels. "We used swinging stage platforms off the façade," Trevor said. "The platforms hang off the edge of the building. We had up to 10 platforms at any one time with a total of 52 movements."

One important aspect of the new development is the heritage building that has been retained on the site. "There is a heritage listed shopfront dating back to the early 20th Century in the front part of the development," said Trevor. "It is being reinstated and refurbished and will be transformed into a new café. Some of the new finishes and balustrading we used in the development were actually selected to match the heritage building to enabling it to meld in with the new development aesthetically, and will explain the history of Epping and the site."

"It was a great build with a challenging timescale but we managed our resources and committed to the completion date," said Trevor. "Now we're actually ahead of schedule and the job is running really well. The site and management crew have formed a great team. Everyone understands what needs to be done."

Ceerose is a leading property group with a reputation for delivering innovative and dynamic developments across Sydney. Founded in 1998, the company has a proven track record in exceeding benchmarks with their design and construction approach. Dedication to exceeding the expectations of their clients enables them to provide cost effective solutions with a high degree of professionalism regardless of the size and type of project.

For more information contact Ceerose, 447 Parramatta Road, Leichhardt NSW 2040, phone 02 9571 9999, fax 02 9571 9900, email info@ceerose.com.au, website www.ceerose.com.au



Below Haneco Lighting supplied a range of lighting products for the specialised lighting design for the project.

When lighting a domestic dwelling one looks to lighting to enhance the room, to make the home feel bigger, brighter and friendlier, allowing people feel more welcomed in the space.

To arrive at a warm and inviting home, especially in the winter months, with tailored lighting, is like walking into the best cocktail lounge you have ever been to.

This is achieved by utilising quality light fittings that are efficient, with longevity, as people are looking for 10, 15, 20 years of residing in their homes

The primary functional requirement of a lighting system is that people are able to use the lit space safely, with enough light to achieve this requirement.

The amount of light needed is actually quite low compared with that needed for the performance of most visual tasks. If safe movement and orientation are also seen as ‘tasks’, then lighting design requirements can be examined under three categories; the visual task, visual comfort, appearance and atmosphere.

The internal recessed downlights selected from Haneco Lighting for Oxford Central are ultra-thin, have an IP44 rating that provides protection from splashing of water, IC-4 rating which means they are safe to be covered with insulation in the ceiling cavity, dimmable with a recessed diffuser for visual comfort.

Something lit directly from overhead looks radically different to the same thing lit from

below or at an angle and when similarly, the same object is seen lit by different light sources it will appear with very different colour balances and even rendering of detail. That is why hidden LED strips from Haneco Lighting were utilised above the cooking range in the kitchen and under the vanity cupboard in the bathroom.

To reflect the open and inviting atmosphere of the Oxford Central development, the exterior lighting system was a combination of warm white, medium-beam, ground-mount and inground LED fixtures.

Lucesco Lighting luminaires with their excellent representation of elegant, simplistic design provided a lighting solution with minimal glare that naturally complemented the building and its landscape.

Established in 2011, Haneco Lighting is based in Adelaide, with offices in Sydney, Perth, Melbourne, Brisbane and far North Queensland.

Not only does the company make and distribute lights, their inhouse experts provide advice and lighting designs for a whole range of clients. Haneco’s team creates designs for everything from luxury hotels and shopping centres to carparks and country bowling clubs. Haneco Lighting constantly explore smarter and more innovative ways to light different spaces.

For more information contact Haneco Lighting, 262 Marion Road, Netley SA 5037, phone 1300 001 LED (1300 001 533), fax 08 8297 6769, email info@haneco.com.au, website www.haneco.com.au



Below The Steelfixing Group installed the reinforced steel for Oxford Central's two residential towers.



Below One Seal Waterproofing applied the waterproofing for the bathrooms, balconies, retaining walls and roof areas.

The Steelfixing Group (TSG) specialise in providing steelfixing services across Sydney and New South Wales. The company has over 30 years of steelfixing experience on residential and commercial projects. They were contracted to do the steelfixing works for Oxford Central.

“We installed the reinforced steel that holds the structure together,” said Spiros Mamary, Managing Director. “We had around 15-20 operatives onsite at any time. We started around October 2017 and finished in early 2019.”

The Steelfixing Group were able to complete their works very efficiently, moving between the two residential towers in tandem with the other trades. “There were two buildings onsite so we just kept jumping from side to side,” said Spiros.

The relationship between the different trades onsite was very positive and collaborative. “Most of the trades are consistently working together but this was our first job with Ceerose,” said Spiros. “We already knew the structural trades from many other projects. It was a well structured project and we had a positive relationship with Ceerose who were a great main contractor to work with.”

Since their conception, The Steelfixing Group have grown rapidly to meet demand. “We are a family business,” said Spiros. “My old man set up the company and my brother and I joined in 2017. We rebranded the business as The Steelfixing Group and have grown from 5-8 steelfixers to around 80-90 operatives.”

The Steelfixing Group’s vision is to produce quality work with the utmost integrity and highest expertise. They were well placed to successfully deliver the Oxford Central project. “We are experienced with large buildings having done that type of work before,” Spiros said. “Now we are working on a range of other projects for Ceerose and others. Our aim is to become one of the biggest and best steelfixers in New South Wales.”



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One Seal Waterproofing are waterproofing specialist with a reputation for high quality, they provided their services for the Oxford Central development to redefine luxury apartment living.

“We applied the waterproofing for bathrooms, balconies, planter boxes, retaining walls and roof areas,” said Robert Brazzo, Director. “We also installed a green roof build up including drainage and pebbles to some roof areas.”

Some aspects of the project required creative solutions. “One challenge was that there were no set downs along the sliding doors on the balconies so we installed 70mm powdercoated aluminium angles to serve as finished hobs for the windows and sliding doors,” said Robert. “It was something we hadn’t done before.”

“We have worked with the main contractor, Ceerose, for several years and find them very good to work with,” said Robert. “The team onsite was very helpful with everything we asked for.”

The team at One Seal Waterproofing have an unbeatable reputation with over 20 years experience in waterproofing and joint sealing. They provide a range of waterproofing solutions for internal and

external applications including liquid membrane, sheet membranes, joint sealing, epoxy coatings and remedial works. Established in 2010, they serve the Sydney metropolitan area.

In addition to Oxford Central, One Seal Waterproofing have been delivering other projects including 95 units in Liverpool and 27 units in Cronulla. They have achieved the highest quality results on these projects in line with their focus on complete customer satisfaction.

“This has been the biggest project we’ve done to date and it is a successful project for us,” said Robert.



For more information contact One Seal Waterproofing, PO Box 924, Five Dock NSW 2046, phone 0426 811 893, website www.oneseal.com.au