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Office Block Will To Form Streets

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Pitt Street near historic Circular Quay is to have its first multi-storey office block which conforms to the newly formed State Planning Authority's latest redevelopment code.

A LOOK
AT THREE
INTERESTING
STRUCTURES

WHEN built it will help form two new streets, 66ft and 40ft wide respectively, which will run parallel to Alfred Street. They will take the place of the present narrow Bulletin Lane and Reiby Place.

The structure is the £900,000 10-storey block being built by Sabemo Pty. Ltd. for the Flotta Lauro shipping company.

It will have a frontage of 114ft and its main entrance will be to Pitt Street.

The managing director of Sabemo, Mr V. H. Moratelli, said last week: "The project was originally 20 storeys high, but the question of approval by the City Council and the town planners held us up for 18 months. Finally the authorities, after much planning and ministerial consultation, decided to alter completely the building code as far as the relationship of coverage of site to height of building was concerned, and our potential was reduced considerably."

Excavation on the site has begun. It was necessary for the builders to go down 30ft with steel caissons before hitting rock.

The diameter of the caissons varies from 3ft to 4ft 6in. They form the base on which the upper structure will rest.

This method of foundation was necessary because under the site water is running up constantly from nearby Circular Quay. The rise and fall of the tide regulates its depth.

The central core of the building will rise on a slip-form basis.

About 4,500 yds. of reinforced concrete will be used on the job.

Nine patterned wing-styled columns of structural steel and concrete will support the structure.

A practical feature is the cantilevering 12ft 6in of the project on the Pitt Street frontage, and the recessing of the columns forms a portico. This treatment not only gives the pedestrian good weather protection, it also enhances the simple but

effective design of the block.

The building becomes a complete glass area on the main facade.

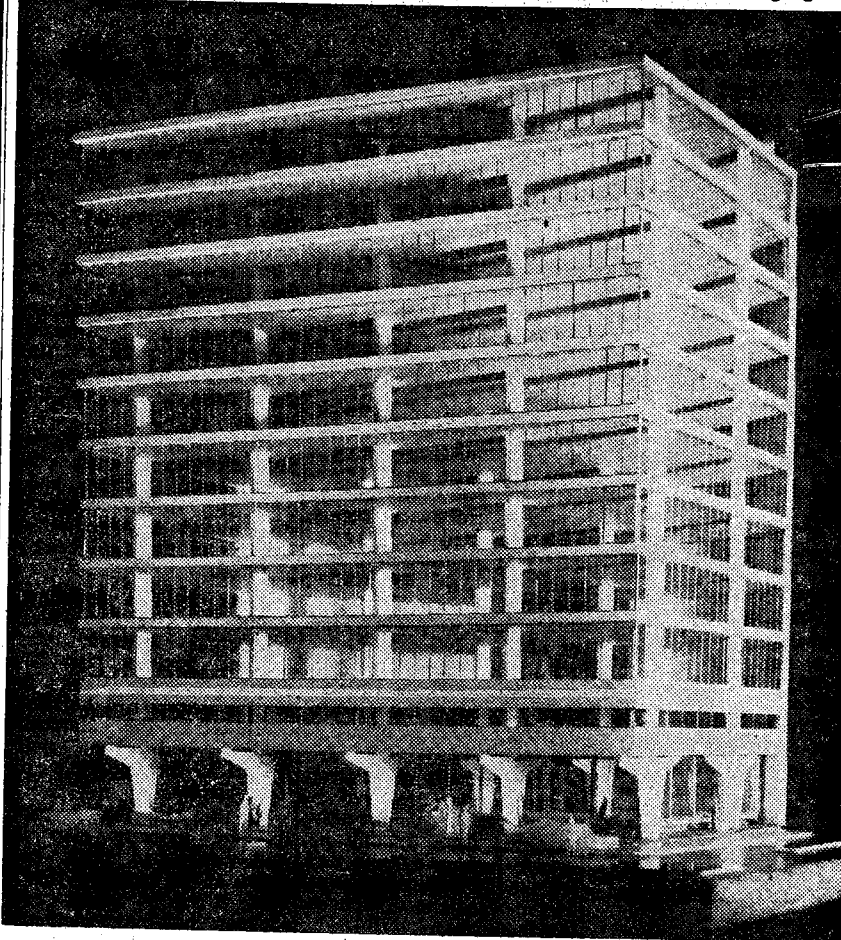
The installation of special plastic-lined steel windows will lessen greatly the usual costly external maintenance, and time will be saved in construction.

The air conditioning and light fittings will be installed as one unit. By using this method, time will be saved during construction and a pleasing effect, coupled with greater flexibility, achieved when the building is finished.

Scheduled for occupancy by the end of April next year, it will contain 70,000 sq. ft. of office space. Part of this will be occupied by Flotta Lauro; the remainder will be for letting.

The entire project was designed and is being constructed by Sabemo Pty. Ltd.

Jones Lang Wootton and Sons are the letting agents.



A model of the new Flotta Lauro £900,000 office building now under construction in Pitt Street, near Circular Quay.