



# 199 GREY STREET

STOCKWELL  
SOUTH BANK QLD

# A DAZZLING SHADE OF GREY

Like a consummate juggler keeping a multitude of balls in the air, Stockwell delivered the design, construction, leasing and overall project management for 199 Grey Street in the Southbank parklands precinct. The landmark development, presented with pride by Stockwell Managing Director Mark Stockwell, offers 14 floors of Property Council 'A-Grade' rated office space alongside 200 car spaces in a 4 ½ AGRB and 4 Star Green rated building.

Stockwell were able to achieve 100% commercial leasing success long before the development's completion and this is undoubtedly due to the numerous tenant-friendly features the building boasts. Unique inclusions consist of flexible floor plates with internal stairs linking each floor, an elevator core located on the side of the building and tenant-controlled amenities such as air conditioning and communications. On the eastern façade overlooking South Bank and the CBD, a variety of operable window concepts were selected by tenants to control the indoor/outdoor environmental factors into each tenancy. Tenants had the choice of folding glass, sliding shutters and open verandah-type areas to include in their tenancy design. 199 Grey St provides the CBD with much needed commercial office space and aligns the Southbank area even closer to the expanding CBD region. The Stockwell team are proud of this flagship development, for its superior design and functionality and its sleek contribution to the Brisbane skyline. Working with award-winning architects and consultants they ensured quality, flexible decisions were continually made for the development. To achieve its premium environmental rating the structure features 'light harvesting', a dimming technique responsive to outside light input which ensures its environmental sensitivity and car stackers in the basement to maximise space usage.

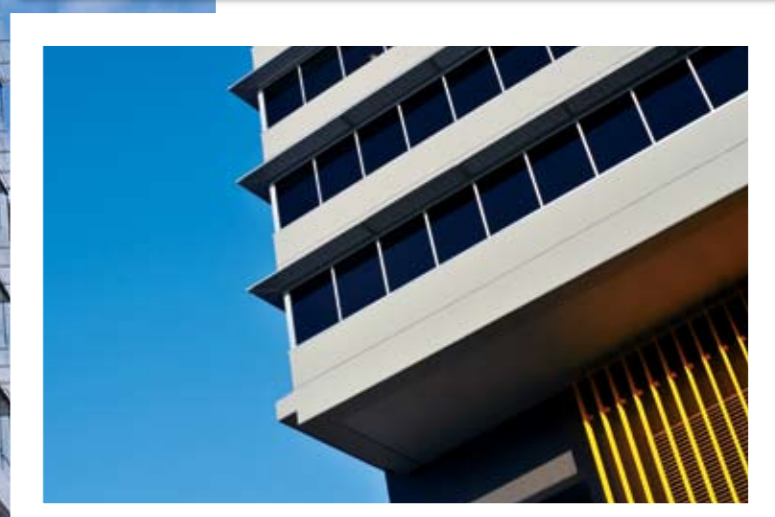
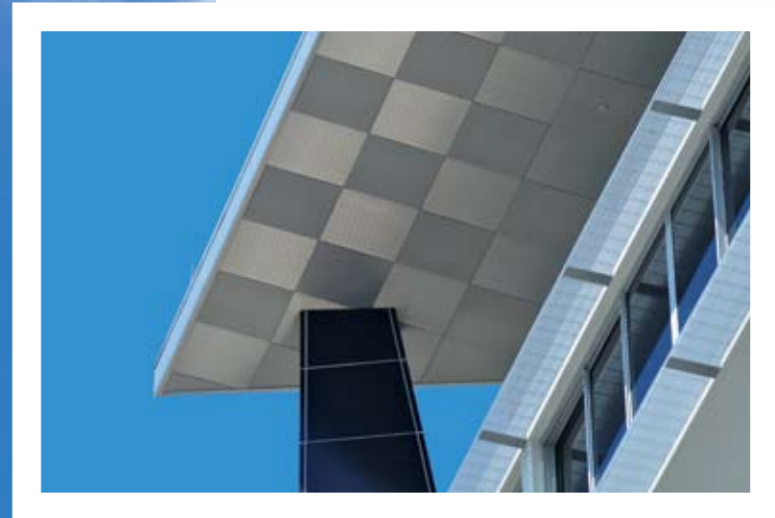
The site of the development presented some challenges for this ambitious company, says Stockwell Development Manager Sharon Waddell. Using consultation and lateral thought, the Stockwell team overcame such obstacles as a rear border with a Queensland Rail corridor which required post-tensioned cantilever walls, site contamination and the complicated process required to build the feature glass stairwell on the building's exterior corner. Despite these challenges, Stockwell delivered the completed product in February 2008, a mere 22 months after construction began.

Stockwell has over 50 years industry experience and a portfolio of successful residential, commercial, retail, industrial and leisure projects.

Stockwell's success is achieved through extensive experience in statutory planning and delivering intelligent designs, quality development methods and strategic management, to ensure maximum value is achieved from each development.

Stockwell takes pride in their "aggravation-solving" capabilities for clients, providing a complete integrated service approach through their core businesses: Stockwell Development, Stockwell Design and Construction and Stockwell Property Management. With Mark Stockwell (Managing Director) and Mike Kelso (Director) at the helm, the company is now focusing on future stages of master planned key land holdings on the Sunshine Coast (Noosa Civic), Mackay (Northern Beaches Central and Brisbane's West End (Riverpoint Apartments). With strong belief in responsible development and sustainable community growth, Stockwell makes a concerted effort to support economic expansion and diversification in the areas surrounding all their developments. In Southbank, 199 Grey St will broaden the area's employee and business base whilst making a vital contribution to the retail precinct growing in the area. Further areas in which Stockwell have fostered community growth include Noosa Civic, Northern Beaches Central in Mackay and Bargara Central in Bargara. With a depth of in-house expertise, encompassing all elements of property development, design, construction and property management, Stockwell is certain to deliver successful projects on time, with creativity, flair and peace of mind for their ever-growing client base. Following projects from initial concept through design and development and finally to property management, Stockwell are a vibrant achiever in the Queensland development and construction market.

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## A SPECTACULAR DESIGN

Design Aluminium is only 18 months old but between its two principals, Michael Wynne and Mark Powell, there is over 40 years of practical experience in the aluminium and stainless steel fabrication industry. These two experts created this fresh and exciting company to “value add” to the design process, adding back often neglected services in the construction business.

Proof of this valuable service comes in Design Aluminium’s timely contribution to the 199 Grey St development. Inhabiting the heart of the lively Southbank commercial and residential district, 199 Grey St has over 10,000m<sup>2</sup> of A-grade commercial office space over 14 floors of unique and functional design. Design Aluminium’s involvement in this sleek building included fabrication and installation of the stainless steel balcony handrails with

patch fitted glass and stainless steel stairwells of the same design.

Schedule constraints are always an issue in business, for any project or job. During construction, Design Aluminium couldn’t wait for an overseas order of rails; they needed the bosses, caps and all other materials for the posts as quickly as possible to keep to the busy construction schedule. To meet their customer’s needs promptly and effectively, Mark Powell and his team fabricated each and every material they needed in their own factory. Design Aluminium demonstrated that as well as one-off feature designs, they are dedicated to fabricating products that are tailor-made to meet their client’s tastes and requirements, all within strict timeframes.

Design Aluminium has a dedicated team of 12

employees, all involved in the fabrication and installation process. The business specialises in aluminium and stainless steel projects for the commercial and private sector, including balustrading, patch fitted glass railing, frameless and semi-frameless glass rails, electric sliding gates, privacy screens and stairs - the perfect choice for any development project.

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## GOING WITH THE FLOW



1997 saw the creation of Lamb Plumbing, meeting demand in the Melbourne and Queensland markets. Since 2001, Lamb have focused their efforts in Queensland, servicing medium to large industry from Coolangatta to Hervey Bay and the business is growing steadily day-by-day.

Managing Director Peter Lamb identifies the company’s specialties as commercial and industrial development, heavy industrial and

government projects. They are currently working on industrial units at Wacol for Matrix and the refurbishment of the Caloundra RSL.

Completing the office tenancy fitouts for every floor of 199 Grey St, Lamb Plumbing used ensign cast iron stacks over the usual PVC for the drainage system due to its superior acoustic properties. Meeting with a few challenges during the development - including a pump system that had to be changed from a single

system to a dual sprinkler/fire hydrant system midway through the project and access issues for equipment loading in the basement – Lamb proved their versatility and reliability in all facets of their work.

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## SPECIAL FOCUS



## DETECTION TO PROTECTION

With over 70 years of combined experience, Wests Fire Protection Services, established in 2002, is a company of qualified fire protection professionals.

Our core staff are experienced in all types of fire systems installations including

tunnels, powers stations, hospitals, high-rise residentials and offices. Working extensively in Australia, yet also internationally, they have developed a sound reputation in knowledgeable consultation, personalised service and competitive pricing in:

- Fire sprinkler systems
- Deluge and water mist systems
- Foam sprinkler systems
- Fixed Fire pump sets and water supply
- Fire detection and alarm systems
- VESDA
- Gaseous Fire protection
- Emergency Warning and intercommunication systems
- Hydrants and hose reels
- Portable Extinguishers

Whilst working recently on the cogeneration plants at Condong and Broadwater Sugar Mills, Wests Fire Protection Services liaised with the fire engineer, fire consultants, building certifier and head contractor, Downer Energy Systems, to ensure the most suitable and efficient design was adopted, within a strict time frame.

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