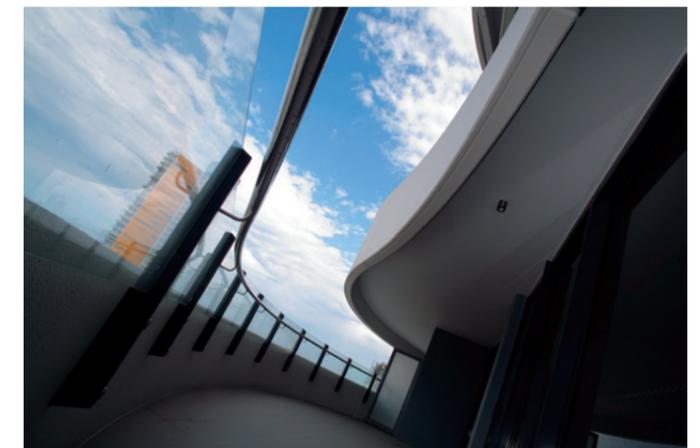




Mr Peter Bell, Project Manager – The Wave



Making a big splash

How Multiplex created a permanent Wave on the Gold Coast

The Wave is a singularly designed luxury residential apartment building located in the Gold Coast's popular Broadbeach. Rising to 34 levels, the \$150 million building is remarkable for its curved, wave-like form, with carefully designed ripples in the structure flowing around the building, creating the effect that gives the development its name. Not only is the external appearance of the building unique, the division and function of common internal space is also conceived differently, where many developments simply follow tradition and locate a penthouse on the top floor, The Wave features a unique residents' lounge that boasts outstanding views across the Gold Coast, taking in Surfers Paradise, the sandy beaches, the depths of the ocean and the magnificent Queensland countryside. In addition to this lounge the facilities include a pool, sauna and spa. Thanks to its unique appearance, amenities, and fashionable Queensland location every apartment was sold in the months before primary construction commenced in February 2005.

When asked about the development Multiplex spokesperson Ben Wright explains with evident pride that there is "simply nothing else like it in Australia today that I am aware of". Quite simply the building's wave-like structure is unique. But such a design does not come without a price, and Wright

confirms that the design ramifications necessitated a re-conceptualization of the available construction methods in order to best realise the wave-like flow while also maintaining the high construction and safety standards to which Multiplex are committed.

The wave shape of the building means that there are four different floor plates, each of which is repeated on every fourth storey. This necessitated six months of advance planning between designers, architects, engineers, consultants and builders. Indeed early in the construction processes meetings were held "almost daily" according to Wright, but, once construction commenced, the process moved forward with comparative ease. The construction process was a new experience for all the companies involved in building The Wave, and all the companies worked together to realise the development.

Of course, it was not just the waves that necessitated careful advanced planning, Multiplex's standards are high and planning meetings were also used in order to coordinate other aspects of the construction process and facilitate the projects progress. This guaranteed the development was completed according to schedule and budget.

The waves that define the exterior of the building are not matched inside, and all of the apartments interior walls are straight, creating a measured calm interior space, although once residents use the balconies the building's shape comes to the fore. Ben Wright observes that from the success of the project with both investors and homeowners the curved effect has been a key part in people's appreciation of the development's aesthetics.

Perhaps the wider effects of The Wave have yet to be discovered, Wright notes that the success of the development with residents and the contribution of its appearance on the Broadbeach skyline will have a longer lasting, more profound effect. "People will" Ben Wright says, "think twice about building a box building." The Wave is so successful that it has opened up architectural design on the Gold Coast, and, Wright believes, will make developers recognize that communities and residents want "something different".

The Wave may well be seen as the first building on the coast to really challenge local architectural conventions and will undoubtedly set the benchmark for future developments, starting a new trend in design and construction, effectively rewriting the standards for residential tower blocks.

Multiplex can be rightly proud of the impact of The Wave, inaugurating a shift to the traditionally designed residential tower blocks, and creating one of the signature buildings of the Gold Coast.

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Masters of design



Raith Anderson, Project Director and Barry Lee, Design Director

With head offices on the Gold Coast, branches in Cairns and Brisbane, and a satellite office in Malaysia designated for overseas developments, DBI Design are an Australian company with a global portfolio of acclaimed projects. Specialising in high rise residential and large scale international hotels and resorts, DBI Design have worked on projects in East Asia and the Middle East, as well as developments across Australia. Amongst other projects their work in Australia includes the Sea Temple resort hotel in Cairns, for which they won an interior design award, and Brisbane's South Bank, a development that contributed to the radical regeneration of the city and helped position it firmly onto the world stage. The company boasts more than eighty employees who are specialists in architecture, landscape architecture, interior design, master planning, and procurement. With such an experienced team it is unsurprising they worked on The Wave, one of the Gold Coast's most prestigious developments.

The company first became involved with The Wave in 2001 when project director Raith Anderson and design director Barry Lee, who is responsible

for the final concept, began conceiving and developing the initial ideas for what promises to become one of Southern Queensland's most important residential developments. As Anderson is careful to observe, Broadbeach is a unique location, popular with Southern Queensland residents rather than just tourists, it is, he comments, something of a "local hot spot on the Gold Coast". The Wave is a building designed for living in, working in, and shopping at, with great care paid to the residents and the local community in which it is located.

With its designation as a shopping centre, commercial space, and apartment building, The Wave presented a challenge to DBI Design, who had to design a multi-use building that would both be a part of the exciting and vibrant local shopping centres, as well as suitable for office space, and finally desirable for residential occupation. DBI Design created a building which related to its environs, yet also manages to break the mould of many Gold Coast developments, and appear as unique and individual, with its balconies flowing wave like around the building.

The cross streets of Surf Parade and Victoria Avenue at which the 34 storey tower is located form a shopping hub, and the ground floor of The Wave consists of retail that compliments other local shopping centres stylistically, adding to the ambience of the locale, but the building is also unique enough to become a signature for Broadbeach. Anderson explains that part of the design process was intended to emphasise this role for the development and DBI Design sought to create a distinct building with its own character, a building about which locals would say "lets meet at The Wave".

DBI Design's highly skilled employees are a close knit team who all work together, and the company pride themselves on being able to bring together ideas from different specialist backgrounds. These employees include architects and landscape architects as well as interior designers, who work closely together, their various skills letting them synergise and achieve unique results that allow projects to be realised as meticulously designed totalities. This gives DBI Design an unique advantage, enabling the company to work on the entire concept of a development, including designing buildings, land-

scaping and interiors. As Raith Anderson says, the company work "from the very beginning of a development to the day that somebody is moving in", this makes it possible for DBI Design to create properties that are constructed to a fully integrated plan. In maintaining such rigorous control the company are able to guarantee their properties meet international standards of class and elegance, and The Wave compliments their already extensive portfolio of successfully completed projects.

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Taking it to the top



A 34 storey residential development The Wave needed experienced hoist and crane riggers, not just because of the height of the project, but also as a result of its unique curved, wave shaped balconies. This distinctive design meant that the hoists would have to be installed with the radical and innovative style in mind, allowing access for construction workers and materials while also compensating for the flowing structure of the building.

On paper CTP Hoist and Crane Rigging are a young company, and they have only been supplying hoist and crane rigging and hire for two-and-a-half years, however as company director Clive Muscat proudly states the three founders of the company that employs eighteen have close to forty years experience between them in the industry. Indeed Clive Muscat can lay claim to having worked on “most of the Multiplex developments on the Gold Coast”.

This extensive experience became crucial in creating the hoists and walkways needed to allow construction of The Wave to proceed to schedule. As Clive Muscat observes this process was made considerably easier by the exceptional team on site, and by the Multiplex project manager Peter Bell who “ran the job really well, he coordinated it very well, and made sure everything ran smoothly”. Each week the development would proceed another storey, necessitating CTP Hoist and Crane Rigging’s team of four workers would raise the hoists another level, and the project proceeded well.

To allow for the flowing wave like structure of the building CTP Hoist and Crane Rigging drew on their extensive experience and devised a series of different length walkways and designed a number of long ties, subsequently creating a series of walkways running from the hoist to the building. These walkways were short at the apex of the wave structure, but at its deepest point were nearly two-metres long. These enabled a smooth flow of traffic, while responding to the curved shape of the high rise building. While

adjusting walkways for buildings is not unheard of, as Clive Muscat says, it is rare for these walkways to need to be so long, but CTP Hoist and Crane Rigging’s experience enabled them to respond to the demands of the project with ease.

CTP Hoist and Crane Rigging’s ability to respond to the challenges of a job and the length of time they have spent working in the Gold Coast construction industry, means that the company’s work is “99% driven by word-of-mouth” notes Clive Muscat.

Having completed The Wave, CTP Hoist and Crane Rigging are now working at the Tweed Ultima at Tweed Heads, in Northern New South Wales, and at the Circle on Cavill project at Surfers Paradise, where they are working on a two tower project, with one seventy storey block and one fifty storey block, as Clive Muscat says “the taller the better”.

With their extensive experience and satisfied customers, it is unsurprising that CTP Hoist and Crane Rigging are becoming one of the best known companies in the state, Clive Muscat observes the company are unique “because we do all of the difficult jobs and people know that we can do the difficult jobs.” As the Gold Coast continues to develop it looks like CTP Hoist and Crane Rigging will be providing cranes, hoists and equipment alongside their expert knowledge for a long time.

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Planting an idea

“Having a company like Scape Shapes who have a reputation for delivering quality landscapes on large projects was certainly a positive for the project,” ...Raith Anderson DBI Design Architects.



Internationally acclaimed for architectural and functional distinction, Gold Coast high-rise The Wave is the latest major commercial landscaping project undertaken by Scape Shapes. Architects DBI Design Project Director Raith Anderson said, “The landscape construction contributed to the overall impact of the design.”

“The landscape was intended to reflect and compliment the design concept of the (34 level) tower itself. That is why the majority of the landscape elements are free form.”

Mr Anderson said DBI “are particularly happy with the way the podium level landscape has turned out. When viewed from above you get the full impact of the large curved pool and spa with the surrounding free formed planters.” “Looks great,” Mr Anderson said.

“From a landscape perspective it (The Wave) was a challenging project, so having a company like Scape Shapes who have a reputation for delivering quality landscapes on large projects was certainly a positive for the project.”

Peter Bell, Multiplex’s Project Manager for The Wave, said, “A difficult job all round for the landscaper... Scape Shapes met the challenge of difficult access throughout their contract by introducing different methods that were out of the norm for us... we had never used them before, which very successfully solved the immediate problems. Towards the end of the job, Scape

Shapes met the challenge of paving the streetscape to the project under enormous pressure from other trades, pedestrians and the limited street access in Surf Parade. In all, a good job by Scape Shapes, where experience and skill proved their professionalism.

For The Wave development, Scape Shapes provided landscaping of mature palms and trees as well as plants into gardens and planter boxes with full irrigation systems for the pools and BBQ areas on levels 3 and 4 and the Penthouse.

Scape Shapes constructed large expanses of “free form” sandblasted coloured concrete footpaths with porphyry features and kerbing, including street signage, bollards, bins, benches, galvanised fencing, planters, pram and pedestrian crossings whilst a number of alfresco restaurants were opening for business. Scape Shapes managed to avoid getting dust in their client’s café lattes as well as keeping the traffic moving through what is a very busy thoroughfare.

Scape Shapes also put down coloured topping slabs to the pool and BBQ areas on the third and fourth floors and tiled stairways between the two levels.

Since 1986 Scape Shapes Landscaping has been adding award winning commercial landscaping projects to their portfolio ranging from small \$30,000

projects to multi-million dollar developments of high rise apartments, industrial complexes, residential subdivisions, parks and gardens including the award-winning Gold Coast Botanical Gardens, highway landscaping and regeneration of waterways, foreshores and wetlands.

The more recent Gold Coast projects at Broadbeach include Aria, Waterline, the Broadbeach Community Centre, The Boardwalk at the Gold Coast Convention Centre, Broadbeach on the Park, Federation Park and the new Oracle Sales Office. Throughout the Gold Coast alone, Scape Shapes has landscaped, Q1, Circle on Cavill, Jade, Apell Park, the Gold Coast Regional Botanical Gardens, Australand’s Cova at Hope Island, the new Whitewater World at Dreamworld and Coomera Springs residential estate.

Brisbane Square, multiple-stages of MIRVAC developments at Cutters Landing, Mossvale, Sanctuary on Moggill and Waterline at Bulimba, Westfield’s Chermide Shopping Centre extensions, Viridian and Settlers Cove on the Sunshine Coast and Domain in Townsville are indicative of the broad experience and professionalism of the Scape Shapes Team.

Scape Shapes has won the respect of Councils, developers, architects and landscape architects. The company’s website www.scapeshapes.com.au features many strong client endorsements and project details.



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Lifting spirits

Cranes for The Wave development were provided by LCR Lindores Group PTY LTD, who, with more than twenty years experience providing cranes, were the natural choice for the project. LCR Lindores Group are in a unique position, being the largest family owned company in their field within Australia, the company have a presence across Eastern Australia and overseas, with offices in Queensland and New South Wales, as well as an office in Victoria that also serves the ACT. Bidding on all manner of contracts, the company have worked on residential, commercial and infrastructure jobs, and their Queensland portfolio includes the acclaimed Aurora development in Brisbane. They pride themselves on being leaders in safety and innovation.

Spending eighteen months working on The Wave, where they lifted all the precasts, the contract to supply two cranes and crews for LCR Lindores Group was comparatively straightforward, except for the flowing wave like structure of the building which introduced some challenges. Normally cranes are attached to the structure on every fifth floor, and in order to maintain this standard the company's engineers found it necessary to devise and design new ties in order to fix the cranes accordingly. While this was a challenge for LCR Lindores Group it was met with comparative ease, as General Manager of Towers Gustavo Miller is careful to observe the company respond to the unique nature of any development quickly and notes there

is "always a solution". It is this can-do attitude that has helped the company achieve their high profile.

With The Wave completed, LCR Lindores Group PTY LTD are already looking forward, preparing to contract on "anything that is a challenge".

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Certifiably correct

Certis have become one of the Australian construction industry's most established building certifiers, with clients in Queensland, New South Wales, and the ACT. The company pride themselves on their reputation, and are able to boast that almost all of their work comes via personal recommendations from clients, with 80% of their work being repeat business.

The company provides concept and design consultation, performance based design solutions, fire engineered solutions, building certification, tenancy fit-out certification and compliance inspection, Certis primarily contracts on large commercial, retail, industrial and apartment development projects.

While the construction of The Wave development proceeded with relative ease, Certis had to ensure that the apartment floor plans met regulated standards of safety while simultaneously not exceeding the project's budget. Working alongside Firecheck Consultants, Certis was able to ensure that the appropriate standards were met, while also maintaining the budget and working to a rigorous schedule.

Peter Hofsttter the Principle Building Certifier for the project says the job was "an interesting one for us. By completely separating residential egress from commercial levels of the building, stair pressurisation could be omitted using open access balconies."

The nature of the construction programme of The Wave meant that some of the commercial tenants were in place while the residential tower was still under construction, this meant that Certis had to ensure the safety of the occupancy of the base building while sprinklers were decommissioned. The resultant performance based approach was achieved thanks to thorough advance planning with Multiplex, as well as DBI Design and Firecheck Consultants.

The Wave represents another benchmark for Certis and alongside the completion of many other similarly notable projects, ensures that the company continues to grow from strength to strength.

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