

# THE SKY'S THE LIMIT

**DEVELOPER :** Silverstone Developments Pty Ltd  
**MAIN CONSTRUCTION COMPANY :** Blackwatch Projects  
**ARCHITECT :** Rothelowman Architects  
**PROJECT VALUE :** \$43.5 million

The \$43.5M Alto Apartments project is one of the highest residential buildings in the sought after suburb of Toowong. It features 154 spacious luxury one and two bedroom apartments with high quality design fittings and finishes.

**The \$43.5 million Alto Apartments have justly secured themselves the title of Brisbane's newest iconic building.** Blackwatch Projects Pty Ltd, one of Brisbane's leading mid-tier construction companies, ensured this stately addition to the urban landscape was delivered to the highest standards.

Situated in Toowong, on the western shores of the Brisbane River, the 20-level Alto Apartments are distinguished as one of the highest buildings in Brisbane. Renowned national architectural firm Rothelowman Architects took into consideration the development's elevated position at High Street to produce a design that incorporates the benefits of this position while remaining in harmony with the greater landscape.

Following analysis of the site locale and its surrounding areas, particularly its connection with Mt Coot-Tha National Park and the Taylor Range – Rothelowman Architects sought a singular approach to managing the Alto Apartments' high visibility. Each of the tower elements are designed to be read as elegant slender structures when viewed from a distance and so take their place gracefully in the Toowong landscape.

Comprising 154 spacious one and two bedroom residences, the Alto Apartments capitalise on their landmark position by offering residents an enviable rooftop pool deck and barbeque area on Level 19. The apartments themselves are enhanced by abundant natural light and ventilation while showcasing the highest quality design fittings and finishes. Completing the complex is 308m<sup>2</sup> of ground floor retail and restaurant tenancy.

Founded by Managing Director Darren Lucey, privately owned Blackwatch Projects prides itself on delivering innovative and high quality mid-sized commercial and

residential projects. Counting state and local governments, property developers, community organisations and commercial developers amongst its clients, Blackwatch Projects has built its success on a commitment to customer satisfaction.

Blackwatch Projects focuses on maintaining an optimal level of client satisfaction through what it describes as "timely construction of the highest standard." Completing all projects on time and in budget, Blackwatch Projects has access to a large network of subcontractors, suppliers and consultants to guarantee the realisation of innovative and appropriate solutions to all of its clients.

Whatever the project's size or its location, Blackwatch Projects applies a Quality Assurance System to ensure consistent professionalism throughout its works and procedures. From the highest to the lowest level of complexity, every project and every client can expect the same attention to detail that produces exceptional results.

Blackwatch Projects specialises in a range of delivery methods including design and construct, fixed price construction and construction management. Undertaking a large volume of design and construct projects, the Blackwatch team has the experience to negotiate town planning, building regulations and authority requirements and achieve the most efficient delivery. Crafting specialist teams for every design and construct project, Blackwatch Projects ensures leading architects are matched with only the best interior designers, consultants, planners and construction crews.

To suit the versatility and viability of its projects, Blackwatch Projects tailor packages of comprehensive services that encompass innovative building design through to construction. Blackwatch Project's design and construct services include conceptual

design, town planning, architectural design, construction documentation, construction and project delivery.

Also experts in fixed price construction, Blackwatch Projects has successfully delivered a variety of construction projects for both the private and Government sectors. Its experience encompasses new builds on greenfield sites through to extensions, refurbishments and fit-out works. On these types of projects, Blackwatch Projects ensure minimal disruption to a client's ongoing activities by providing teams that are especially adept at working within operating or trading environments.

Blackwatch Projects is currently completing a number of residential developments around Brisbane. They include Sorrento Apartments in West End as well as Verona Apartments and Vinci Apartments, both in Kangaroo Point.

**For more information contact Blackwatch Projects,** 18 Maud Street, Newstead QLD 4006, phone 07 3216 0533, fax 07 3216 0558, website [www.blackwatchprojects.com.au](http://www.blackwatchprojects.com.au)





Below Napier & Blakeley provided risk assessment, advice and property tax reports for the Alto Apartments.

**BRISBANE  
PRECAST**

Below Brisbane Pre-Cast provided and installed the precast panels, columns and lids for the Alto Apartments.



**Napier & Blakeley are independent property, development and sustainability consultants, who provided expert development risk assessment and property tax advice to the Alto Apartments project.**

“On this project we acted predominantly as the financier’s quantity surveyor,” explains Chris Page of Napier & Blakeley. “Our services generally are geared from project inception, whether that be a development or an acquisition, and follow a property’s lifecycle throughout ownership to disposal.”

Napier & Blakeley’s Paul Cosker lead the team on the Alto Apartments project, providing a complete risk assessment of the project and also a cost assessment of the planned development for the project financier.

“We carried out a full assessment of the development based on the project documentation and presented our findings to the financiers for consideration,” Chris explains. “One of the major construction challenges identified from our risk assessment related to the site’s tight location which created excavation issues, potential noise and vibration problems from the site’s proximity to a railway line. We discussed these specific issues with the design team and provided advice to the financier on what we considered the best options to take”.

Napier & Blakeley provided other services to the developer and the future Owners’ Corporation including a Sinking Fund and Reinstatement Cost Assessment. “We also provided property tax depreciation estimates at the beginning of the project to assist potential investors with their investment decision and depreciation reports at the end of the project,” Chris says.

Napier & Blakeley has provided clients with pragmatic and commercially oriented advice for over 30 years and are one of Australia’s independent advisors associated with all major financiers, operating across the Asia Pacific region.

Current projects include the Colombo City Centre, a 50-storey mixed-use development in Sri Lanka, Newstead Central in Brisbane and New Quay Promenade in Melbourne, as well as many other high profile developments across the country.

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**Brisbane Pre-Cast Pty Ltd boasts over 33 years experience in the off site manufacture of precast concrete panels and products.** Experts in all aspects of precast concrete, from design to installation, Brisbane Pre-Cast deliver high quality solutions for even the most challenging projects.

Brisbane Pre-Cast manufactured, delivered and installed precast panels, columns and lids for the Alto Apartments. The shape and architectural features of the panels added a level of complexity to the manufacturing and installation processes. “Due to their irregular shape it was a challenge to install,” explains Percy Dacruz, Brisbane Pre-Cast. Equipped with “years of experience and a great install crew,” as Percy describes, this challenge is just the kind Brisbane Pre-Cast can be relied upon to overcome.

Servicing Queensland and northern New South Wales, Brisbane Pre-Cast specialises in manufacturing and supplying precast panels, walls, columns and footings to the commercial, industrial, high-rise and residential construction industries. The company also manufactures concrete retaining walls, lift shafts and lids, beams, signage panels and anything you want out of concrete. Typical applications include apartments, house, offices, factories, mines, basements, shops and shopping centres.

“We use the same products and services providers since we set up in Brisbane,” says Percy. The long-term, quality alliance partnerships established by Brisbane Pre-Cast guarantees an unbeatable product every time.

Matched with Brisbane Pre-Cast’s high quality products is a focus on providing outstanding service to all clients. No matter the size of a project, Brisbane Pre-Cast works to find the best solutions to deliver on time and on budget. “We have economies of scale, we are a one stop shop and we handle the whole process from start to end, including shop drawings, engineering, build, delivery, erection and post erection works,” Percy explains.

Brisbane Pre-Cast is currently completing the Gardens Rivers West End and Light+Co Apartments for Pradella, Robina Shopping Centre for ADCO Constructions, Nile Street for CKP Constructions including other projects.

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From Coffs Harbour to Brisbane, Project Lighting & Electrical Pty Ltd (PLEQLD) specialises in delivering a full range of electrical and data services to multi-residential and commercial developments.

Most recently, PLEQLD was responsible for installing all the electrical, lighting, MATV (Master Antenna Television), CCTV, communications, access controls and security services to the Alto Apartments. “There was some speciality lighting,” reports Trent Ridings, Director of PLEQLD. “The sensor battens throughout the car park used custom LED strips.”

PLEQLD experienced no particular challenges during the project’s duration and benefitted from a strong, ongoing working relationship with Blackwatch Projects. “Stephen O’Connor from Blackwatch Projects did such a great job project managing the job that it was all very smooth,” says Trent.

Providing high quality electrical works across the multi-residential, commercial, retail and industrial markets, PLEQLD has the experience and capabilities to deliver every project on time and within budget. No matter the size of the job, PLEQLD is committed

to ensuring its clients remain the focus throughout the process. “We put the project together so it’s trouble-free for the builder,” Trent explains. “And we put together solutions that work in their budget. We try to make their life as easy as possible.” To guarantee a smooth delivery, a principal member of the firm supervises and maintains a hands-on approach on each project. PLEQLD also operates to strict OHS&E standards to ensure a safe workplace is maintained for all involved.

PLEQLD’s dedication to client satisfaction is matched with a pride in providing only the finest quality workmanship. This includes supplying the best products available on the market to ensure the ongoing reliability of amenities and services.

PLEQLD’s current projects include the multi-residential developments Oxley & Stirling for Icon Constructions, Eden Lane Stages 3 and 4 for CMF Projects as well as 15 Duncan Street for Silverstone and Blackwatch Projects.

*For more information contact Project Lighting & Electrical Pty Ltd, Level 18, 333 Ann Street, Brisbane QLD 4000, mobile 0430 103 107, email trent@pleql.com, website www.pleql.com*

**ASI JD MacDonald’s exciting new rubbish compactor, the RotoBin 4400, has been installed in the Alto Apartments.** Designed to automate the bin collection process and to compact rubbish to save bin allocation space requirements in high to medium density residential situations, the RotoBin 4400 boasts low maintenance and serviceability, reduced ongoing operational costs and ease of use.

Waste management experts ASI JD MacDonald supplied and installed the Envirotube garbage chute, made from fully recyclable linear low-density polyethylene, to transport residents’ rubbish for compacting in the RotoBin 4400. Deposited directly into four standard four-wheel ‘wheelie bins’, the fully automated unit features high compaction to maximise the amount of rubbish held in each bin. As each bin is filled, the automatically rotating compactor base positions an empty bin underneath the chute.

“It was developed in 2015, and this is one of the first projects we’ve put it into,” explains Jessica Watkins, ASI JD MacDonald’s National Business Development Manager.

Designed and manufactured in Australia, the RotoBin was re-engineered in 2015 to be faster and more compact and is available

with or without compaction and to suit four bin sizes; 240L, 360L, 660L or 1,100L. The RotoBin 4400 has a low overall unit height that fits through standard doorways and, for efficient incorporation into tight waste rooms, a compactor arm that can be positioned in seven varying positions in relation to the Control Pod, plus retrofit ability. The control system for the RotoBin 4400 is conveniently operated by touch screen. In addition to displaying operating instructions, machine diagnostics are easily performed via the user interface. The unit complies with Australian and New Zealand safety requirements for general and low voltage electrical equipment.

The RotoBin is fully engineered for the Australian market, ensuring product quality and consistency. Service and parts are readily available through local suppliers in addition to unsurpassed sales support offered by ASI JD MacDonald.

*For more information contact ASI JD MacDonald, 48 Smith Road, Springvale VIC 3171, phone 1800 023 441, fax 03 9548 1141, email enquiry@asijdmacdonald.com.au, website www.asijdmacdonald.com.au*