

ECLIPSE BROADBEACH

Eclipse Broadbeach is a 20 storey beachfront development comprising 56 high-end apartments, located across from the beach and minutes walk north of the Broadbeach Retail, Restaurant, Entertainment and Leisure hub.

BROADBEACH, QUEENSLAND / MORRIS PROPERTY GROUP



Established in Canberra in 1978, Morris Property Group has expanded from its hospitality and retail roots to acquire a significant property investment portfolio, delivering high-profile property developments in the ACT, NSW and Queensland. Morris Property Group employs approximately thirty staff and has become a leader in the property and construction industry. Greenday Construction Corporation is the Queensland arm of the company and is the main contractor on the Eclipse Broadbeach project.

Eclipse is an exemplary piece of contemporary architecture incorporating a range of unit configurations. The building features basement parking, gymnasium, sauna, spa and lap pool. Positioned at the gateway to the Broadbeach shopping, dining and entertainment precinct and with immediate beach access, Eclipse offers over-sized living, dining and family rooms in a stylish open-plan design.

The design and construction of the \$30 million Eclipse Broadbeach is on track for completion in mid 2012. Given that the development stands 40 metres from the ocean, shoring and dewatering the site to allow construction of a basement that is up

to seven metres below sea level was one of the biggest challenges faced by Greenday Construction Corporation.

The structure for the Eclipse project was completed in December 2011; it took 97 working days to complete the twenty-one levels above ground. The internal fitout is progressing well, and a sales display unit is now operating on site.

The construction of Eclipse Broadbeach has contributed to a period of growth for the Morris Property Group. This is due to the quality of the final product, which is more “boutique” and caters to the owner-occupier market.

Other projects that MPG is currently working on include the Axis Apartments in Lyneham, ACT, which consists of 350 units housed in three separate towers of 10 and 11 levels, and Kingston Place in Kingston, ACT, a four-storey low-rise residence with architectural elements resembling the Old Canberra houses that surround it.

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Below Australian Sheet Piling offer a specialised range of services from all types of piling and revetment walls to site dewatering and groundwater treatment.

Below Planit Consulting provided a range of landscape architectural services, from initial conceptual designs through to construction documentation.



Australian Sheet Piling (ASP) was established 31 years ago as a precast and tilt concrete company, and has since diversified into in-ground work. Employing 50 staff, it specialises in in-ground services for construction projects ranging from all types of piling and revetment walls to site dewatering and groundwater treatment.

The company introduced deep well dewatering in the early 1990s, spearpoint dewatering in the mid 1990s, patented watering filtration systems in the early 2000s and custom-built portable aerated settlement tanks as part of its dewatering program in 2010.

For Broadbeach high-rise development Eclipse, ASP employed several of its major in-ground services on the one site – sheet piling, continuous flight auger (CFA), piles and site dewatering services.

ASP has pioneered the use of portable aerated settlement tanks. The tanks hold up to 16,000 litres of ground water and can process 270 litres a minute.

Using an aerator and baffle system, the tanks progressively drop solids out of solution, resulting in cleaner water being passed into the dewatering filtration system.

ASP has recently welcomed an impressive new piece of machinery to its fleet. The Soilmec SR30 hydraulic drilling rig has been specially designed to create cased bore piles, deep uncased bored piles and CFA piles. It can create piles of more than 40 metres in depth.

The machine is currently being used in the ground works preparation for the Waterloo Parkview construction project in Sydney. “The SR30 is an exciting new piece of machinery for us. It allows us to drill deeper piles than ever before and do it much faster,” says general manager Patrick Buckley.

Other current projects for ASP include the Gasworks Apartments project at Newstead Riverpark, Brisbane, for which it has responsibility for all the in-ground works, and the \$446.3 million redevelopment of the Cairns Base Hospital in far north Queensland.

For more information contact Australian Sheet Piling, PO Box 110 Ashmore City QLD 4214, phone 07 5594 9607 fax 07 5594 9048, email info@ausheet.com.au, website www.ausheet.com.au

Founded in 2000 by town planner Boyd Sargeant, Planit Consulting now has offices on the Gold Coast and in Kingscliff and Darwin. The company specializes in landscape architecture town planning, environmental planning, and urban design. Planit also offers a wide range of marketing solutions for the development industry, including website design, graphic design and 3D presentation material.

On the Eclipse Broadbeach project, Planit Consulting provided a range of landscape architectural services, from initial conceptual designs through to construction documentation. Planit Consulting managed the council approval process, and project managed all landscape works. At a town planning level, Planit Consulting was responsible for government liaison, site investigation and town planning reports.

The landscape treatment applied to the ground level of Eclipse provided a functional and aesthetically pleasing environment with clear pedestrian thoroughfares and passive surveillance opportunities, while also protecting the amenity of the surrounding land uses.

The landscape treatment incorporates planting materials that complement the architectural form and introduce colour and textures for a richer experience. It builds upon the modern styling of the

architectural form and creates a sympathetic design in keeping with the modern theme. This allows a natural and seamless transition from the architectural built form to the hardstand, water features and landscape planting elements that dominate the ground floor.

The landscape design draws the eye to the various elements, resulting in a development that has a more human scale at ground level.

Planit Consulting is currently working on significant state commercial and industrial projects in Queensland, including a major marine industry development on the Gold Coast. The company is also providing a suite of services to project-manage large residential estates and high-density developments, and is providing detailed environmental investigations and advice to local and state authorities.

For more information contact Planit Consulting, Queensland, PO Box 206 Nobby Beach QLD 4218, Level 1 2247 Gold Coast Hwy Nobby Beach, phone 07 5526 1500, fax 07 5526 1502, email: admin@planitconsulting.com.au, New South Wales, PO Box 1623 Kingscliff NSW 2487, Level 2 11–13 Pearl Street Kingscliff, phone 02 6674 5001, fax 02 6674 5003, email: info@planitconsulting.com.au, website www.planitconsulting.com.au

Below Cool-it provided mechanical exhaust systems for the basement, apartments and lobby. Also VRV air-conditioning systems for the rest of the building.



Below Structural Design Solutions conducted the structural and civil engineering design for Eclipse Broadbeach.

pouring the basement slabs from the top to the bottom rather than in the conventional sequence. The top slab was poured first, then the sands excavated down to the next slab and so on. The slabs acted as props for the shoring walls during excavation.

The small size of the site meant piling rig access would be limited for foundation piles installation, so a stiffened raft slab was incorporated. A complex and detailed finite element analysis was carried out with carefully modelled geotechnical parameters to assess the settlement profile of the raft and the twenty-five levels of concrete structure above. A 1200mm deep transfer slab was eliminated from the building by Structural Design Solutions innovation in replanning the carpark to suit the tower layout over. Careful positioning of the vertical structure resulted in the elimination of transfer slabs.

As part of the move of the construction to a more sustainable future, Structural Design Solutions specified concrete with high ratios of recycled materials (fly ash). A balance between the speed of concrete strength gain versus recycled materials had to be maintained to ensure Precast and Post Tensioning cycle rater were not compromised.

Structural Design Solutions is currently working on a range of projects, notably the Carrington Tower in Brisbane, a 340-unit development in Sydney, the 300 apartment Sentinel project in Canberra and the 185-room Peppers Naisoso Island Resort in Fiji.

For more information contact Structural Design Solutions, NSW Suite 11, 50 Great North Rd, Five Dock, NSW 2046 PO Box 245 Five Dock, NSW 2046, phone 02 9712 4700, fax 02 9712 4733, Structural Design Solutions Qld, 10/106 The Esplanade Burleigh Beach, QLD 4220 PO Box 1145 Broadbeach, QLD 4218 Technical enquiries: engineers@structuraldesignsolutions.com.au General enquiries: info@structuraldesignsolutions.com.au

Cool-it are specialists in air-conditioning and refrigeration, providing units to the design and construction industries in the residential and light commercial sectors.

The company has been in operation for thirty-one years, and for the past two years it has been part of the Hastie Group. It employs forty-five staff.

On the Eclipse Broadbeach project, Cool-it was responsible for providing mechanical exhaust systems for the basement, apartments and lobby. It also provided VRV air-conditioning systems for the apartments, and air-conditioning for the lobby and gym.

Cool-it has its own service and installation divisions and holds a range of qualifications; it is compliant with all government and registered bodies in the air-conditioning and refrigeration industry. It is registered with Building Services Authority (BSA) Queensland, the Office of Fair Trading Contractors NSW, and has an electrical contractor licence for both Queensland and NSW. It is a member of the Australian Institute of Refrigeration, Air Conditioning & Heating; the NSW Sub Contractors Alliance; and RACCA-IRASE Queensland Inc.

Other projects Cool-it is currently working on include the Kingston Place Apartments in Kingston, ACT; Axis Apartments in Lynham, ACT; Lakefront Apartments in Kingston, ACT; Pinnacle Apartments in Gladstone, Queensland; and the East Street Commercial project in Rockhampton, Queensland.



For more information contact Cool-It Air-Conditioning & Refrigeration, 1/25 Industry Drive (Cnr Amber Rd) Tweed Heads South NSW 2486, phone 07 5524 4439, fax 07 5524 5424, website www.hastiegroupp.com.au/coolit/

Founded by Dr Robert Facioni in 2005, Structural Design Solutions is a boutique structural engineering consulting firm serving a range of clients and sectors. It currently is working and delivering projects in Sydney, Gold Coast, Brisbane and Canberra.

Structural Design Solutions was responsible for structural and civil engineering design on Eclipse Broadbeach. The project posed many engineering challenges. The structure has a three-level-deep basement excavation at the edge of the Pacific Ocean, so the basement had to be of a watertight design and tanked to hold out some eight metres of hydrostatic pressure acting on the basement walls and slab.

To minimize ground disturbance and the potential impact on adjoining buildings new low displacement piling techniques were adopted for the shoring walls. Soil mix walls, which mix a grout with the natural sands in the ground, were used as temporary shoring walls along one boundary adjoining buildings. Steel soldiers were then inserted into the soil mix to stiffen the shoring wall.

Due to restrictions in anchoring approvals the shoring walls could not be tied back during excavation. To overcome this restriction an area of the site had to be excavated using a top-down construction. This involved





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