

PIER AT WATERFRONT, NEWSTEAD

DEVELOPER : Mirvac
PROJECT END VALUE : \$380 Million
COMPLETION : April 2011
LANDSCAPE ARCHITECTS : Gamble Mckinnon Green
CIVIL ENGINEER : Born Horst & Ward

MIRVAC BUILDS A BEAUTIFUL LIFESTYLE ON THE BRISBANE RIVER

Brisbane's billion-dollar plus Waterfront, Newstead development is urban renewal at the five star luxury level. National Publicly Listed property group, Mirvac, has undertaken the ten year project, which is one of the largest development projects underway in south-east Queensland. Waterfront, Newstead will virtually become a new 'mini-suburb' within 1.8 kilometres of the Brisbane CBD, providing a perfect riverside residential living environment and a level of public facilities well above any other development undertaken in Brisbane.

The project's \$350 million first stage, Pier North and Pier South, comprising 99 state-of-the-art apartments and penthouses is nearing completion, with the first residents due to take up residence in May. The Pier development also includes extensive lifestyle amenities including recreation and lap pools, two private gymnasiums, residents function rooms, cycling and walk ways, the 5.5 hectare Waterfront Park and the massive 8000 square perched lake, which features a significant piece of public art.

There are three penthouses in Pier North and six in Pier South including a Riverhome that is located over two levels. Mirvac Design, the company's architecture and design subsidiary, created the penthouses with the aim of bringing a whole new level of luxury and style to the Brisbane penthouse market sector.

"Our aim with the Pier penthouses was to bring a design of international standard to Brisbane which relates to our climate and lifestyle and would rival anything one might find in the great cities of the world," says Mirvac QLD CEO, Matthew Wallace.

The penthouses encapsulate sheer indulgence, livability and exclusivity and are designed with the utmost attention paid to craftsmanship and quality. They offer absolute river frontage in a prestigious location with exceptional design.

"The designs are classic and timeless with strong, simple lines, rich, natural materials and a bespoke touch throughout. They are exceptional in every way.

"All have a combination of floor finishes including natural stone tiles, timber and plush carpet. Stunning feature stones have been selected which appear in the ensuites, most powder rooms and lobbies."

The fit out includes two pac joinery and wall panels, timber veneer, stainless steel scullery, customised Corian vanity tops and basins, feature stone vanities to the main ensuite and stone benchtops in kitchens.

It is not only the constructed parts of the project which make Pier special. Mirvac have added the final touch with the addition of a highly



qualified and accredited onsite concierge team that will offer residents an unparalleled level of service.

"The dedicated team will provide a luxury service to the residents of Pier, enabling them to have more time to enjoy the lifestyle and facilities they have chosen by moving to Waterfront, Newstead."

Designed to enhance the high-end lifestyle experience for residents of Pier, the onsite service will be managed by Blair Lifestyle Management.

"There will be a total of three dedicated specialists who are thoroughly trained in the operations and service delivery for the residents of Waterfront, Newstead," says director of Blair Lifestyle Management, Adele Blair.

"The residents will have access to a range of services which are complimentary such as 'personal services' that include floral deliveries, daily newspaper deliveries, dry-cleaning drop-off and collection services, as well as 'travel and transport services' that includes things such as private transport arrangements, 'sport and leisure services' which can be anything from day spa bookings to sporting facility reservations, concert bookings to restaurant bookings, and 'services and trades' that includes activities such as sourcing trades persons and internet research.

"We have been working closely with Mirvac for over two years and have a thorough knowledge of the development and an appreciation for its superior stature. We will add a level of service otherwise reserved for luxury hotel guests and it is outstanding to see Mirvac being prepared to add that value to its residents," said Adele.

Mirvac is a leading integrated real estate group, with more than 38 years of experience in the real estate industry and an in house team of architects, planners, designers and builders who are committed to delivering quality, sustainable project outcomes.

Mirvac's Development Division in Queensland is responsible for some of Australia's best residential projects including Cutters Landing at New Farm, Waterline at Bulimba, Mossvale on Manly and Ephraim Island on the Gold Coast. Mirvac currently has approximately 21,500 lots under its control across Australia that will be progressively developed.

Construction of stage two of the Waterfront, Newstead project is now underway. The 'Park' project is also high-end residential, and will comprise one, two and three bedroom apartments and luxury pavilions.



BEAUTIFULLY INNOVATIVE BALUSTRADES

In their most prestigious project to date, Aluminium Balustrades designed, fabricated and installed eleven different individual styles of aluminium/stainless and glazed profiles in the balcony profiles and pool fence of Mirvac's magnificent Pier at Waterfront Newstead project.

Aluminium Balustrades has had a solid working relationship with Mirvac Design and Construction for over 20 years, contributing their specialist talents to projects including The Mooring, Beaches, Liberty, SouthBank, Mariners Reach, Waterline, Cutters Landing, Tennyson, Mariners Peninsula, Townsville and Ephraim Island. For Pier, the company's team worked closely with Mirvac Design – Architects to develop the specifically designed exclusive balustrades to suit this particular project.

One of Mirvac Design's requirements entailed the design of a balustrade stanchion which would enable the glass to cantilever in the corners to maintain a full glass effect, while still meeting BCA requirements. Aluminium Balustrades achieved this by developing special extrusions to obtain a split corner post, which allows the glass to cantilever securely and safely, while maintaining the design aesthetic.

"We would like to thank Mirvac for their long-standing support and loyalty to our company, and congratulate them on the success of the Waterfront Pier project," said Aluminium Balustrades Director, Brian Clifford.

Aluminium Balustrades have been creating innovative aluminium/stainless steel and glazed balustrades for 37 years, and with a skilled workforce of 22, can meet the needs of concurrent major projects for high quality workmanship and timely delivery and installation. Recently, they also completed the 36 storey Macrossan Building for Parkview Construction in Brisbane CBD, installing stainless steel glazed balustrades to private balconies.

Aluminium balustrades have also developed their own range of louvers and privacy screens, and are currently supplying and installing privacy screens and glazed/aluminium balustrades on Quartz Apartments for Jade Corp Constructions. The company's products also include fencing, pergolas, gates, awnings and staircase rails, all engineer-certified and constructed to meet relevant Australian standards for safety and materials. Aluminium Balustrades is certified with QBSA in both Structural Metal Fabrication & Erection and Glazing & Aluminium, assuring clients of quality workmanship.

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PLANNING AND GUIDING URBAN RENEWAL

Many years of planning have gone into the Waterfront Newstead project, and John Gaskell Planning Consultants (JGPC) have undertaken a key role in ensuring the development delivers maximum benefits to stakeholders and enhances local communities.

This project, originally covering 16 hectares, is the largest urban renewal site in Brisbane. As the planning consultants for the project, JGPC assisted Mirvac in negotiating the site's complex mix of heritage issues, traffic management, remediation works and stormwater management.

JGPC provided strategic and development application advice on the project for preliminary approvals and development permit applications, and has remained involved through subsequent stages, providing ongoing advice to Mirvac and working with Brisbane City Council on the outcomes for the Waterfront's numerous precincts.

"The key was getting the right built form outcomes and maximizing open space opportunities for the development and the wider Newstead and Teneriffe communities," said JGPC Director, John Gaskell.

"The site provides a unique mix of open space, public plazas, retail and commercial and residential precincts, to be a unique urban village so close to

the Brisbane CBD. The scale and complexity of the project has been unique, and each site has a role to perform in the wider Waterfront precinct. This is a flagship project for Mirvac which we are very proud to be a part of."

JGPC offers clients a high quality service delivered by experienced consultants who manage projects on time, on budget and at competitive rates. Company services include preparing and lodging development applications for a range of development applications from smaller 'RiskSmart' projects through to large residential, commercial, school, aged care, industry and extractive industry projects. JGPC have extensive project management experience in managing the more complex development application projects which require a range of technical inputs.

JGPC also provides strategic planning advice, policy formulation and planning scheme drafting, including undertaken strategic planning policy and research project services for State and Local Government clients. JGPC has a strong reputation in policy review projects and planning scheme drafting for regional, rural and major SEQ Local Governments.

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DECADES OF FINISHING EXCELLENCE

From the careful restoration of Heritage buildings to immaculate finishes for high-end projects, Battaglia Industries are award-winning experts in all aspects of the solid plastering trade. Recently, their skilled tradesmen completed the cement render finish of Mirvac's Pier at Waterfront Newstead project, spending over a year on the job.

"Mirvac command one of the highest standards in cement render presentation. Having worked on a variety of their projects over the last 8 years we feel we have achieved a good working relationship meeting expectations project after project," said Battaglia Industries spokesperson Adam Battaglia.

"Our primary company goal is to deliver quality projects which are aesthetically superior, within programme and budget, with skilled tradesman in a safe and efficient environment. Being the largest and most reputable solid plastering company in Queensland our personal goals for the delivery of projects is what establishes our large, consistent repeat clientele."

Battaglia Industries have been in business since the 1970s, and have been a member of the Master Builders Association for over 25 years. With BSA licenses in solid plastering and painting and decorating, the company's capabilities include cement render; whitieset; aggregate and granular marble finishes; Granolithic floor toppings; Monolithic Fire rated Spray (Vermiculite) repair; Specialty render finishes including oxide, limewash and stucco; Re-pointing of brickworks; application of architectural feature mouldings; heritage works and repairs; recasting of mouldings & architectural features; Restoration of all coatings; Painting including acrylic; texture and applied coatings, finishes and stipple.

The company undertakes projects throughout New South Wales and Queensland, and has a large skilled workforce capable of servicing projects of any size across residential, commercial and government sectors. Protection of workers and the environment is a high priority.

There is ongoing education of the workplace and a commitment to ensuring the highest safety standards are met. Specific systems have been developed to manage cement and paint waste.

Previous Mirvac projects have included Tennyson Stages 1 and 2 & Tennis Centre, Townsville Mariners Peninsula and Ephraim Island - for which Battaglia won the Q MBA Trade Contractor Award for Solid Plastering in 2007 for their cement render and crushed shell applied finishes on the four stages of this project.

Other recent projects include Grocon's Soul project cement rendering and formwork patching to class 2 and re-alignment work; Vantage and FKG Government Apartment housing works render and panning at Beenleigh and Carseldine; and Hutchinson's Little Beach – Salacia Waters project render and external painting.

Currently Battaglia Industries are carrying out cement render and new granular marble works to match existing 30 year old finishes for Hutchinsons Royal Pines project on the Gold Coast. Restoration and revival of old finishes is another service of the company. Heritage projects such as The Queensland Museum restoration and the Mater Hospital Staircases for ABI Contractors in Brisbane are other such jobs where specialty skilled tradesmanship has been proudly accomplished.

Battaglia envisage another busy year delivering quality projects with the skill and expertise they are reknown for.

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