

MAIN CONSTRUCTION COMPANY: Devine Constructions
PROJECT VALUE: \$45 million
COMPLETION DATE: Mid 2014

LIFE IN THE FAST LANE – DELIVERY OF BRISBANE'S APARTMENT LIVING

The Double One 3 Apartments Project offers the ultimate inner-Brisbane lifestyle and comprises 111 one and two-bedroom apartments over 8 levels, with floor-to-ceiling windows, a rooftop terrace with BBQ area, ground floor retail shops, secure carpark, and CBD and river views from select apartments.

Contributing to the bustling energy of Brisbane's apartment living developments is a project brought forth by Devine Constructions, namely DoubleOne 3, for their parent company Devine Limited and joint venture partner Investec.

The design and construct contract locates the multi-level tower on Commercial Road, in Fortitude Valley, and adds to the impressive portfolio of quality residences from this company and its subsidiaries.

A \$29 million dollar project, is comprised of 111 residential apartments over 7 levels, 5 retail spaces, 3 basement levels for 112 car parks, and a sky terrace on the eighth level.

Construction started in March 2013 and was handed over in June 2014, with the entire design, construction and completion achieved within the Devine Group of companies. As a Demonstration of Devine Constructions competency is that even though the project experienced unforeseen delays due to latent conditions and inclement weather, the project was delivered within the programmed time frame.

Site planning and logistics were a key element to the project; with two existing buildings built right up to the site boundary and an extremely busy road frontage to contend. There were also additional difficulties when a latent condition was discovered during the earthworks phase, this and led to the site being remediated prior to the main works commencing.

"It was a very challenging site, we were building up to all four boundaries, with no areas for any material lay-down. We also had overhead power lines across the main frontage of the site, this restricted the type of machinery we could use, and affected site activities" commented Andrew Blore, Contracts Administrator.

"With the constringe of the site we elected to use a diaphragm wall retention system and to eliminate the requirement for ground anchors we constructed part of the basement 1 slabs and with structural plunge columns to retain the diaphragm wall and ensure there would be no movement in the during the semi top down bulk excavation process.

It was a very tight 15 month programme for the construction. We had circa 25 working days lost due to inclement weather and a further month was lost due to latent conditions. However the project was completed on time.", said Andrew Blore.

To achieve this and to manage the site constraints, precast concrete panels were introduced to all vertical structural elements, which saved time and assisted with the lack of lay down areas on the site.

Movement of trades and sequencing of materials through the site is crucial on a tight project; this was managed by the installation of a twin car hoist and the effective management of crane movement. The use of offsite offices and gantry amenities assisted in keeping the site clear for construction activities.

Devine Constructions had a team of 8 direct employees on the project, ranging from Project Manager, Design Manager, Contracts Administrator, Project Engineer, Structures Foreman and Finishing Foreman, and safety advisors. Overall, There were



just over 30 subcontractors numbered just over 30 separate companies, and there were over 1000 people inducted on to the project.

Devine Constructions is a division of the Devine Group, and is a recognized for its strong track record in the delivery of multi-level, high density apartment and commercial projects across south east Queensland.

Other residential tower projects the company are currently working on in Brisbane include 'Alex Perry', a 12 level tower on Ann St, and 'Vida' at West End, two 12 levels towers.

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CONNECTING THE MASSES TO THE GRID

Powering up new apartment developments sometimes means dealing with site constraints that require an investigative logic for best location and selection of device. A Brisbane-based company that strives to provide best practice in their electrical design consultancy, is Electrical Reticulation Design Services (ERDS). The company's work on Devine Construction's Double One Three Apartment Development is one example of the alternative idea generating process that is part of the company's service.

Taking on what is termed a large customer connection policy for the apartment complex, ERDS deduced that alternative ideas could actually provide a better solution and work best within the available space.

"When we looked at the job it appeared as though it had been over-specified by the authority, so we were able to negotiate a change of required layout for the substation. Energex had requested that they put a chamber sub-station in the building and that it would have relay switchgear. When we saw where it was going to be located, we were able to negotiate that out, and get a pad-mount transformer installed instead", commented Merv Roseler, owner and Managing Director of ERDS.

"The beauty of the pad-mount transformer was that it could be built above the carpark basement. It was also going to save on the building space because it could be mounted outside the building. It also saved significant funds to the tune of about \$100,000 for the developer because Energex's policy is to supply and install the pad-mount transformer, whereas if we had gone with the chamber substation, the developer would have had to pay for all costs."

ERDS's investigation further alleviated an aesthetic problem as well as accessibility issues for what was an extremely tight site, as Merv Roseler explains;

"The substation was originally going to be put out the back of the building, which is against a laneway.

Unfortunately we couldn't get any electrical supply through that laneway, because it was very narrow, with lots of other underground services already laid. So the decision was made that we were going to come from the frontage of the development, which is on Commercial Rd, allowing Energex access at all times'.

In resolving new location logistics, a pit was required to be re-engineered to allow room for the electrical service in an area already containing services. Space saving ideas from ERDS meant that the existing foundation wall of the building could be utilised as the fourth wall of the new pit, thus saving around 150mm, and allowing enough room to safely locate all services.

"The other thing was that we then had to run the cables through the basement at ceiling level, to the back, and into the pad-mount site. Whilst that's not unusual, it had to be fire rated over that distance, and had to be put under a volumetric easement," Merv Roseler commented.

ERDS have been in operation since 1997 in Brisbane, and offer a number of service lines that deal with the industry as a whole across QLD, NT and NSW. Services range from designing for the distribution company themselves, traffic signal design using ITS- Intelligent Transport Systems, and road lighting for councils, the TMR and for developers. Their commitment is demonstrated in services such as construction auditing and offering training in various areas for people in the industry.

Current other works include consulting on the reticulation and road lighting for the upcoming Commonwealth Games Village and work on the Logan Motorway upgrade.

For more information contact Electrical Reticulation Design Services, phone 07 3899 6299, mobile 0403 048 668, email mr@erds.com.au





THE PAINTED VIEW FROM UP HIGH

Painting the skyline is an artform well handled by Amalgamated Painting Services, with decades of experience in painted finishes for high-rise developments on the Gold Coast and in Brisbane.

Their newest work is for DoubleOne 3 Apartments in Brisbane's Teneriffe, an exciting 8 storey high-rise development with a range of interior and exterior colour finishes providing a fresh contemporary look.

A key aspect to this company's long-standing success is their interest in involving all parties in a discussion about product and desirable outcomes, resulting in the most suitable selection from the suppliers on-trend range.

"We do develop a very close relationship with our supplier, they get involved with us on site, making sure that Q&A's are being done properly, and we like their input," commented Project Supervisor Mick Jolly.

"We put the samples to the builder who then puts them to the architect for approval. Then we discuss with them what's the best sort of specification and through this kind of conversation we came up with the product."

For DoubleOne 3, these discussions led to an alternative paint with a sand finish for exterior, namely Sedona from Dulux, which has been revealed as more suited to its location and is less formal in style. Internally all water-based paints have been used, including water-based enamel for doors and frames. This is sprayed on to get the best finish, while the ceilings have a stipple finish.

Established on the Gold Coast in 1978 under the ownership of John Poletto, the company owns their own light scaffolding equipment, along with light electric beams, scissor lifts and in house abseilers, offering a complete painting and rendering package.

Other current projects include Indooroopilly Shopping Refurbishment and Mt Gravatt Shopping Centre Extension.

For more information contact Amalgamated Painting Services, phone 07 5597 6667, mobile 0418 759 899, email john@amalgamatedpainting.com, website www.amalgamatedpainting.com.au



CRANKING UP THE HEIGHT VALUE

Mobilizing heavy equipment and placing building components at heights is all in a days work for the South East Queensland crane hire company, Lindores Construction Logistics.

Their expertise is in demand and was one of the awarded subcontractors for Devine Constructions DoubleOne 3 apartment development in Brisbane's Teneriffe.

The contract awarded was for the supply of a tower crane, a selection of mobile cranes, along with supply of their specialised crew.

With space at a premium for this development, a number of factors went into resolving the placement of the crane on site. As the project was using a number of precast panels for the building components, there was a selection of crane-types from LCLs range to suit the pre-cast components weights. The choice and location of crane took into account both the size of the pre-cast panels and the mobility on site.

Furthermore, the placement of the crane was intricate to not obstructing any access or finishes to complete the building, specifically the external façade.

"The crane was placed out the back of the structure so it didn't impede on any of the works to finish the building - it wasn't in the middle or at the front where they couldn't finish any external part of the building, so it was strategically placed out the back", Chris Lindores, LCLs owner explains,

LCL is a family owned business with industry experience over two generations and employs over 90 staff. Working on projects from all over the east coast of Queensland, LCL caters to small and medium developments through to multi-story buildings at heights up to 90 floors and beyond.

Current projects underway in Brisbane and on the Gold Coast include Westfield at Garden City, Indooroopilly Shopping Centre, BMPX. H.B Australia in Surfers Paradise, EastView at Coolangatta, and Glenzeil Plaza and Pure apartments.

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