

COLOUR AND DAYLIGHTING HIGHLIGHT APARTMENT'S LIVEABILITY

MAIN CONSTRUCTION COMPANY: Glenzeil
CONSTRUCTION VALUE: \$40 million
COMPLETION DATE: Mid 2014
ARCHITECT: Deicke Richards
ENGINEERS: ADG



The Plaza Apartments comprises 168 luxurious metro-style apartments over 12 levels, commercial tenancies, gym, reading room, pool, garden terrace, and includes high quality finishes and fittings.

The Plaza South Brisbane is a new apartment development that settles well in its context, and offers South Brisbane an exciting contemporary architectural addition to its already vibrant scene.

Awarded the design and construct contract from David Devine's Metro Property Development was Queensland based construction company Glenzeil Pty Ltd.

The tower project is comprised of mixed residential and commercial, totaling 12 levels above ground and 3 basement levels. There are 168 residential apartments, 162 car parks, with 3 commercial tenancies at ground level. Tower facilities include gymnasium and a reading room, with Level 4 containing both a swimming pool and garden terrace. The contemporary design is carried through from the external to the internal finishes, while the buildings structure is comprised of both insitu and precast concrete elements, and post-tensioned concrete slabs.

The project design development commenced in July 2012, with Project Construction commencing in November 2012 and an expected completion date of late August 2014.

'A particularly successful aspect to this project is the external façade. There is a return that steps into the building that provides a natural light source into the units and corridors. This works really well from a design and liveability aspect', commented Joel Martin, Contracts Manager.

'At the same time, the external façade brought up some challenges as well. The design added a great deal of complexity to the project. The light well returns, and solid precast balustrade spandrel elements created sequencing issues and added time onto the standard Deck Cycles.'

In alignment with Glenzeil's company commitment to sustainable and green star practice, a Sustainable Management Plan was commissioned and completed by ESD consultant "Certis Energy". Including this stage in the development strategy ensured building

compliance with the ESD measures prescribed under the BCC Development Application Approval.

Getting in tune with Brisbane's lively design scene is part of this projects aim and appeal. Various elements to the development contribute to this culture while also ensuring a dynamic internal life through considered penetrations in the buildings envelope for daylighting.

Joel Martin explains, 'Recesses in the structure provide natural lighting into internal bedrooms and corridors giving inhabitants a constant connection to external environments. There are also operable sun screen louvers that run on tracks, so the tenant can adjust their location to customise their privacy or sun protection'.

Glenzeil had a team of approximately 12 Design Consultants, 40 Subcontractors, and a handful of other suppliers.

Current other projects being completed by Glenzeil include Serene on Tweed, and Pure Kirra residential towers.

Established in 1990, Glenzeil Pty Ltd has established a solid reputation through projects built in both New South Wales and in Queensland. Glenzeil's extensive experience in building construction, project management and cost planning enables them to offer services for any type of development, including retail, commercial, residential, institutional, medical, industrial and tourism projects.

Glenzeil strives to ensure that their clients receive complete satisfaction on all matters throughout the construction process, and their commitment to providing a professional approach to building ensures excellence in quality and value are achieved. Their track record demonstrates clearly that projects are built safely, deadlines are efficiently met and budgets are stringently controlled.

For more information contact Glenzeil, The Point @ Varsity Level 2, 47 Watts Drive, Varsity Lakes QLD 4227, phone 07 5555 3333, website www.glenzeil.com.au

LACK GROUP - FIRST IN SAFETY

Management of public movement around a construction site in any city is challenging and standardised by methods of precaution.

Lack Group based on the Gold Coast are a labour hire, recruitment, traffic management and training company that has established itself as an expert in managing such responsibility, and remain committed to their vision of not necessarily being the biggest, but rather the best at what they do. For The Plaza South Brisbane apartment development, such statements remain a truth.

Whilst the site itself contained no through public roads, its location in the CBD arts precinct of South Brisbane meant high numbers of pedestrians moving adjacent to the site and a high volume of motor traffic on the surrounding roads. For Deik Lack Group Operations Manager the focus for this project was to develop solutions that were relevant, practical and effective for both the project and the public. This included traffic management planning, design and construction of temporary pedestrian walkways, and a schedule of traffic control that evolves daily as the construction development progresses.

‘Whether it be work zones, footpath permits, temporary lane closures, contraflow, temporary walkways or whether we have to make special arrangements for disabled access, we are there to provide the appropriate arrangements for all precautions. We have to ensure everyone is safe – the motorists, the public, the bike riders and there are no major changes in their day to day route before any major construction begins’.



Another feature of the Lack Group service is their specialisation in labour hire. On this project, they were able to supply professional and competent construction staff in the likes of site foremen, carpenters and trade labourers in addition to any relief workers required, supplied under day labour arrangements.

Established in 2004 as a 100% Australian owned and operated company, Lack Groups presence is based on their customers’ needs allowing for the provision of effective solutions from the Sunshine Coast in Queensland through to Bega on the NSW South Coast. Simply put “they are there when you need them”!

With employees numbering over 400, Lack Group can cater for all scales of work in the construction and civil sectors. Recent projects include providing their services to Hutchinson Builders, Matrix, Mirvac, Lend Lease, Thiess and Adco Constructions just to name a few.

For more information contact Lack Group Head Office: phone 07 5568 0708 or visit their website www.lackgroup.com.au



LOOKING TO NEW HEIGHTS

Reaching heights swiftly and safely remain the objectives for Lindores Construction Logistics and their fleet of tower cranes, mobile cranes and hoists. Specialising in tower crane equipment and labour crews, Lindores have established much kudos for their involvement in projects in Brisbane and on the Gold Coast in residential, commercial and infrastructure developments.

Working to a 60-week construction programme for their role, Lindores were contracted by Glenzeil to install pre-cast panels for the new apartment construction ‘The Plaza Project’ in South Brisbane. Lindores supplied the tower cranes, mobile cranes, man material, hoists and around 7 specialist labour crews. Working to a height of twelve floors for this apartment complex, the specialist crew showed their expertise by successfully wrangling the project’s larger- sized panels, coming in at weights between eight and eleven tonne each.

Site to building ratio meant that there was limited space on the ground to locate the cranes and hoists, and allow a sufficient angle of movement for lifting the panels to the required heights. A credit to their experience in solving problems such as these, Lindores were able to negotiate space to place and then manoeuvre their equipment safely within the site boundaries. Such challenges are met efficiently by the Lindores team and ensure maximum utilization of both time and machinery.

Lindores Construction Logistics’ success comes from experience in the industry that expands over two generations. Currently employing over 90 staff, their expertise and equipment can be tailored to suit any project in all sectors. While Glenzeil is a returning client, Lindores having previously worked on Code Apartments, other current contracts include BMPX William St, BMPX Indooroopilly Shopping Centre, Westfields Garden City Extension and McConnell Dowel Light Rail Rapid Transit Project.

For more information contact Chris Lindores, phone 07 5593 8440, email info@lcllogistics.com.au, website www.lcllogistics.com.au