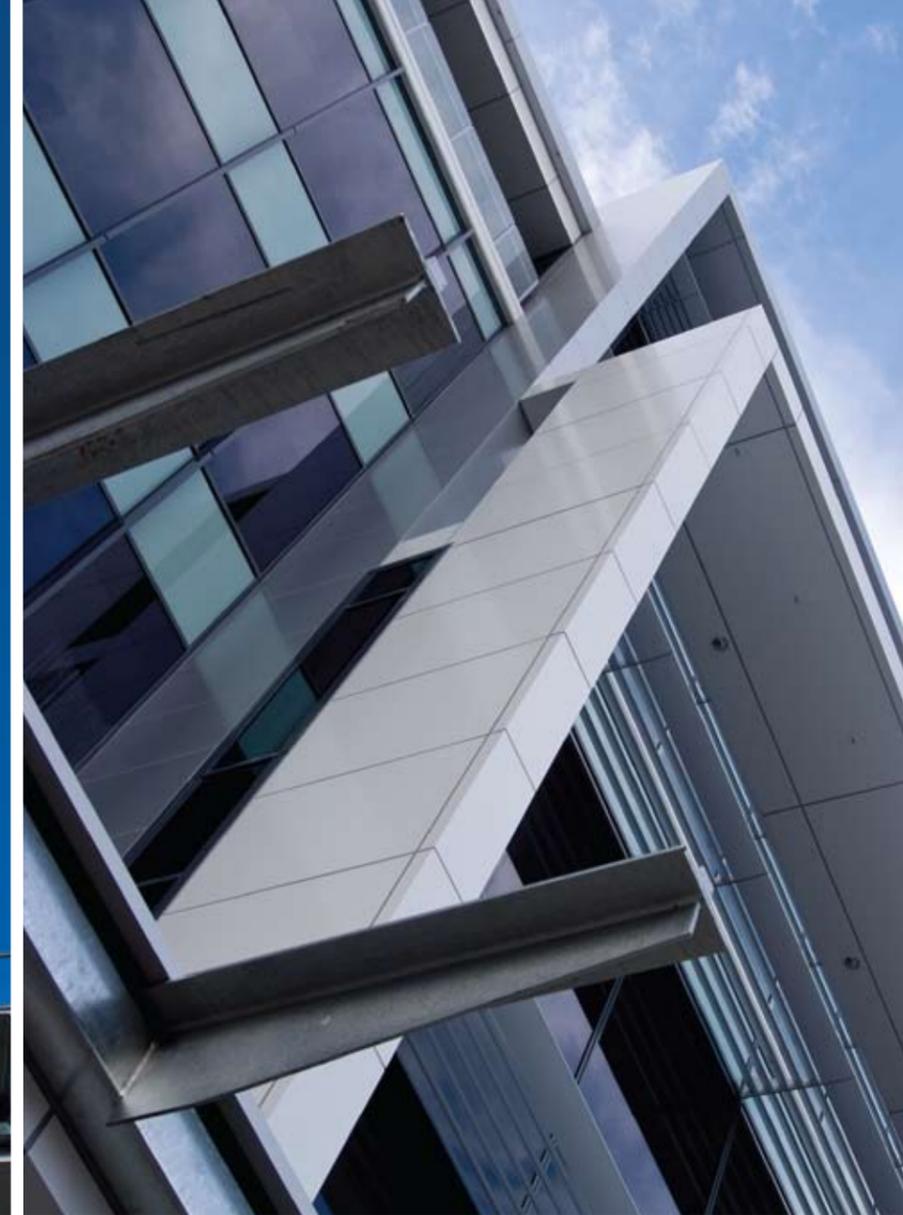


SYNERGY

LAING O'ROURKE

KELVIN GROVE QLD



LAING O'ROURKE ACHIEVE SYNERGY

With a corporate vision to create truly extraordinary buildings, Laing O'Rourke is in complete synergy with the Synergy project in Brisbane's Kelvin Grove Urban Village.

The recent influx of investment in the Kelvin Grove Urban Village has established this precinct as Brisbane's premier inner-city business, education and technology area. Synergy, one of the area's newest projects, fits the precinct's visionary approach by setting a new benchmark for innovative practicality and commercial architecture.

Laing O'Rourke was selected by developer Citimark for this \$48m design and construct project to continue the strong client-builder relationship between the two companies, which has resulted in a number of landmark projects over several years.

Working within the hectic construction zone at Kelvin Grove was a major challenge for the Laing O'Rourke team but with smart efficient planning and methodology analysis, the impact on the Village was minimised and the Synergy development achieved its maximum potential.

The Laing O'Rourke project team worked closely with the developer to maximise revenue and development return by providing certainty in cost planning and delivery of this landmark project which will achieve multiple Australian standards including a 4 Star Green Star, Green Building Council rating; a 4.5 Australian Greenhouse Building Rating (AGBR) and an A-Grade Property Council of Australia (PCA) standard.

Flexibility and useability were major considerations with the building offering nearly 15,000 square metres of premium net lettable area spanning six levels of commercial space plus ground floor retail areas and car parking for 280 cars. The building features floor plates of up to 2,470m², which are the largest of any new Brisbane commercial building.

The innovative dual-wing design and floor design allows maximum revenue generation for the building by creating the flexibility to accommodate a variety of tenancy layouts and allowing for complete open-floor fit outs or each can be divided into offices without compromising the amenities.

Throughout the construction process, the Laing O'Rourke team had to take into account the strict building guidelines of the Urban Village while working towards the desired Green Star and ABGR ratings.

These ratings were achieved by incorporating innovative features including a unique open-air 'light court' which maximises natural light and ventilation and reduces energy bills, high-frequency lighting on each floor to reduce flicker and eye strain, measures to preserve the water supply, low-toxic interior finishes and setting aside a number of car bays for small cars.

Key Laing O'Rourke people were selected to lead the refinement and cost planning team to ensure Synergy was delivered, within these guidelines, as a better product for the same feasibility price.

Private company ownership, a lean and hands-on management team and securing excellent talent from the UK, the Barclay Mowlem acquisition as well as local Australian recruits, places Laing O'Rourke in the ideal position to maximise these project opportunities.

Laing O'Rourke is renowned as one of the world's most dynamic and innovative, privately owned development, construction companies with an operating turnover in excess of A\$12 billion and more than 30,000 employees worldwide.

The company's operations include investment and development within the land subdivision, mixed use, commercial, retail, residential and industrial sectors; multi-disciplined design and construction across many sectors as well as a range of specialist services which are complimentary to its construction portfolio.

These Specialist services include Select Plant, a plant company to service the business; Austrak, a railway sleeper manufacturer; Redispan, an environmentally responsible conveyor manufacturer; and Expanded, an excavation and retention subcontracting business.

Laing O'Rourke have an extensive portfolio and a number of key recent projects include Pinnacle Office Park in North Ryde (Sydney), Central Plaza 3 in Brisbane's CBD and a commercial tower at 123 Albert Street Brisbane.

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EARTHMOVING BREAKS NEW GROUND

From the initial excavation through construction and final fit out, Synergy in the Kelvin Grove Urban Village near Brisbane's CBD, has broken new ground in industry innovation and Earthmoving Contractors played a significant role in the project.

Earthmoving Contractors specialise in basement excavation and retention systems and were contracted to the project by builders Laing O'Rourke.

Designed by award-winning architects Cotte Parker this project is aiming to achieve a 4.5 star Australian Building Greenhouse Rating energy standard which is assessed on the environmental design and achievements of commercial buildings. To meet the requirements of this rating as well as adhere to the Urban Village's strict building guidelines, Earthmoving Contractors incorporated an innovative approach to their work on the site.

Experience gained on a previous project in the precinct, the basement excavation for Adco's Creative Industries building, was invaluable in developing techniques for Synergy.

The Brisbane-based company was formed 3 years ago by Jim Dupuis and has already developed a reputation for delivering time efficient and cost effective solutions to meet individual client requirements through utilising innovative excavation techniques and specialised equipment which they have designed themselves.

The Synergy project involved a 60,000 cubic metre basement excavation and retention systems with a crucial time line.

Earthmoving Contractors developed a Project Plan specific to Laing O'Rourke's requirements which involved addressing traffic and pedestrian control throughout the works and provided a 12 week program, thus reducing the builder's estimate by 8 weeks. The efficiency of this plan proved critical in the overall construction process.

The Synergy project represents a true reflection of the Earthmoving Contractors' philosophy to provide the best solution for each job by thinking outside the square.

This philosophy, combined with the company's market affiliations, give them the resources to ensure not only the best price but also industry

leading quality earthmoving services. Services, which are managed on a daily basis by a highly experienced project management team.

Earthmoving Contractors provides a wide range of services in the earthmoving industry including bulk excavation, contract cartage and civil contracting.

The company's record of delivering solutions has resulted in many large project contracts including the civil construction and compaction on DFO Jindalee for Austexx Constructions; basement excavation of Evolution in Brisbane and Aspire in Ipswich for Hutchinson Builders; basement excavation for the Queensland Police site in Fortitude Valley for FK Gardner; basement excavation for the Grande Pacific Southport project for Glenzeil; basement excavation for the Wembley Road Units for Evans Harch and bulk excavation and compaction on the Hamilton Hillside site for McDonald Keen, completed in the past 12 months alone.

Each project has presented its own unique set of requirements and by approaching each on an individual basis, Earthmoving Contractors has successfully developed and implemented a time and cost effective solution.

As the company's enviable reputation grows, even more ground-breaking innovations are sure to result.

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PRADELLA CONSTRUCTIONS
QUEENSLAND



Onsite recreational facilities include a gymnasium, 20 metre lap pool, barbeque pavilions and a multi-purpose entertainment room. Stage 2 with an additional 54 apartments is due for completion later this year.

Parklands of Sherwood follows the Group's award-winning Roma Street Parklands and further strengthens Pradella as a leader in the Queensland building industry. Established in 1959 and now employing approximately 300 people, the Pradella Group has diversified business interests incorporating residential and industrial property design and development, construction, hotel and serviced apartments, project management and manufacturing.

The Pradella Constructions division has developed its own impressive reputation, having developed more than 100 hectares of industrial land and built in excess of 5000 homes which include some of South East Queensland's major apartments including Allegro, Pinnacle, Flow, Leftbank and Tempo.

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COTTEE PARKER SET NEW BENCHMARK

The Kelvin Grove Urban Village near Brisbane's CBD is a rare fusion of lifestyle and commerce and has become an industry showcase of what a visionary approach and innovative design can achieve.

One of the best examples is Synergy. Designed by award-winning architects Cottee Parker this project is setting a new benchmark for commercial architecture.

Since its inception in 1989, Cottee Parker Architects has been providing high quality architecture, interior design and urban planning services throughout Australia. The company's growing reputation is based not only its commitment to meeting and exceeding the expectations of its clients, but on its innovative design solutions.

Their attention to detail has manifested Synergy into an effective and innovative design that works harder both inside and out. The Green Building Council of Australia has awarded the project a 5 star Green Star rating (Office Design V2) with the project being classed as 'Australian Excellence'.

Lead Architect on the project, Adam Pope, said it was essential to design the building in a manner which reflected its environment. "The built form to the corner of Musk Avenue and Robinson Place becomes a distinguishing element of the building that will be identifiable throughout

the precinct, particularly from the Musk Avenue promenade. A series of vertical blades, active upper level terraces and strong subtropical overtones help to reinforce this focal corner of the Village. However we were equally conscious of the buildings environmental credentials, floor plates were designed with a central core to maximise access to natural light and amenities for tenants wishing to walk or cycle to work were also provided, he said.

Mr Pope said it was important for the design to respond to its surroundings and provide a good neighbourhood fit. "We have incorporated a 'green wall' to the north western façade, creating a softer more pleasant outlook for the adjoining residential and minimising solar heat gain".

The Cottee Parker Synergy design is a unique response to a commercial development and sets a new benchmark to which others will aspire.

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Queensland's Pradella Group has again delivered a first class development with the completion of Stage 1 of Parklands at Sherwood in Brisbane's western suburbs.

Built by Pradella Constructions for Pradella Developments and designed by Bligh Voller Nield, Parklands on Sherwood is a master planned residential community set on an 8.5 hectare site, offering a range of contemporary homes, town homes and apartments in a parkland living environment.

The architectural brief was to design an integrated community village positioned within a park, drawing upon the historical features of the suburb and with 3.7 hectares set aside for parkland, the brief has been achieved most effectively.

Stage 1 comprises 28 x 1, 2 and 3 bedroom apartments set in the low rise 2 level Jacaranda tower, 17 villas and 11 x 4 bedroom manor houses set in their own section of the site. The dwellings all incorporate indoor-outdoor living with large balconies, terraces or courtyards and innovative interior design with premium finishes including quality stone bench tops and spacious kitchens, secure lock up garages and the latest technology inclusions.