

# AN URBAN REVIVAL

The BTP Northshore Hamilton precinct is part of Brisbane's largest urban renewal project. The mixed use development features a world class business environment utilising innovative design and cutting edge technologies to achieve a 4.5 star NABERS rating and optimise energy costs.

**An area formerly used for vehicle storage is being transformed into a quality commercial district, destined to become the centre of a vibrant and thriving business and technology precinct.**

BTP Northshore Hamilton is situated in the heart of the new Northshore Hamilton mixed use area, a 304 hectare development which upon completion, will become a workplace to 10,000 people and home to 15,000 residents.

The project is being spearheaded by the Queensland Government, with Brisbane development company Alceon, appointed alongside the Graystone Group, as joint development managers to deliver the business and technology precinct.

"The commercial development is the first offering of its kind within the prestigious

Hamilton suburb," explains Bruce Loxton, Graystone Group Director.

"The local business community is extremely positive about the development as it complements the existing amenity offered by the Portside Wharf precinct and Racecourse Road, and promises to substantially increase the catchment of potential patrons for the retail and hospitality outlets."

By all accounts, BTP Northshore Hamilton is being well received, with 21 companies already operating out of the area, including Puma Energy, Fujitsu, Sandhills and Murray Goulburn.

Located just a 10 minute drive from Brisbane's CBD and in close proximity to the Gateway Motorway, BTP Northshore Hamilton offers direct access to the Sunshine Coast and Gold Coast.

The area is serviced by a mix of transport options, including a new Citycat terminal, a bus stop outside Portside Wharf and a terminal planned on Kingsford Smith Drive. A shuttle bus service looping BTP Northshore Hamilton during peak business hours is also planned.

Graystone Group's construction division has built all of the buildings within BTP Northshore to date. So far three office buildings and a childcare centre have been completed offering a combined floor area of 13,500m<sup>2</sup>.

Work commenced on BTP Northshore Hamilton in August 2013 on the area's first 2,500m<sup>2</sup> commercial building, 371 Macarthur Avenue, which was finished in July 2014. The overall first stage of the commercial precinct is anticipated to be completed by mid 2022.

Undoubtedly, the centrepiece of the precinct is the 4-storey 6,500m<sup>2</sup> Puma building. The building, which was officially opened in November last year, is headquarters to Puma Energy and a prime example of Graystone Group's construction expertise and the proficiency of its contractors.

"During construction, the main challenge was the area's ground conditions. The commercial precinct is located atop marine mud requiring foundations to an average of 30m," explains Bruce. "The slabs sit on piles not directly on the ground." However, given Graystone Group's 30 year history in delivering quality industrial and commercial facilities across Brisbane, the company was easily able to manage this challenge.

"Graystone Group is proud to be partnering with Alceon to deliver a precinct which will create a focal point of economic activity in the region and provide work opportunities for people close to home, capitalising on the increasing numbers of companies seeking a business address outside the CBD," adds Bruce.

Graystone Group has gained industry recognition for its role as the development manager of Brisbane Technology Park in Eight Mile Plains Queensland's largest business and technology precinct. Brisbane Technology Park has been such a success it is the template for precincts such as BTP

Northshore Hamilton and BTP Westlink Green in Darra.

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Below Steve Bartley & Associates provided compliance advice for the projects performance solution design.

Below During the construction of BTP Northshore Hamilton, Whybird provided the structural engineering services.



**Building Certifiers SBA Consulting's work on BTP Northshore Hamilton has again demonstrated why it has gained an exemplary reputation within the continually-evolving building industry.**

The company was initially engaged to provide compliance advice to the BTP Northshore Hamilton's design team, particularly the fire engineer preparing the project's performance solution design. SBA Consulting then followed up the initial compliance advice to assess the construction's documentation through to building approval.

"After approval was issued we conducted several inspections to monitor the compliance of the construction and ultimately issued the certificate of classification allowing the building to be occupied," SBA Consulting's, Steve Bartley explains. The building's glass atrium required additional fire and smoke control systems. "Most aspects of this building are the same as any other large office or high rise building, including the highest level of fire rating in the construction type – Type A as defined by the National Construction Code (NCC) Volume One."

The feature that sets this building apart is the glass atrium that connects the 4-storeys in the centre of each floor. For this connected atrium design, the NCC calls up a number of additional fire and

smoke control systems that are not normally found in a typical office building of this size.

"As the Building Certifier we assessed the fire-engineered design in consultation with the Queensland Fire and Emergency Services who provided comment and formal acceptance of the design. Given the installation of some of the additional fire safety systems and the rationalisation of several others, the assessment of the design and the process of commissioning the installed systems at completion were carefully detailed," says Steve.

This project was delivered by a knowledgeable and experienced team with an understanding not simply limited to the legislative requirements, but extending to a practical understanding of the construction process and the relevant parties involved. SBA Consulting continues to provide its services on apartments, hotels, office buildings, shopping centres, aged care, retail/department stores, warehouses/factories, childcare centres and schools.

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**Following on from the success of Brisbane Technology Park, Eight Mile Plains, Whybird Structural & Civil were the consultants of choice for Graystone's developments at MacArthur Avenue Northshore Hamilton, a part of the Queensland Government's \$5 billion Northshore Hamilton project.**

Whybird Structural & Civil, an award winning consultancy, designed BTP Northshore Hamilton to facilitate the operations of technically innovative local organisations and global enterprises requiring high quality accessible facilities.

According to the Honourable Curtis Pitt (BTP), "It's state-of-the-art in both design and construction, and will help grow innovation and attract investment to build a better future for Queensland."

Northshore Hamilton, part of the Brisbane River bank, offered challenges to find economical solutions for the foundations. This combined with the sleek architectural lines of BTP Hamilton Northshore, caused Whybird Structural & Civil to draw on years of experience, knowledge and practical application to provide innovative structural solutions for the visionary project. The post tensioned flat plate floors combined with the slender structural steel design of the

roof line and awnings were used to facilitate the architectural vision of one of Australia's most impressive office block developments.

As with Whybird Structural & Civil's other award winning projects, Jim Whybird and Mark Shephard ensured the client's needs were met by working closely with Graystone's design managers to guarantee challenges were overcome in a judicious and cost effective manner.

Over the past 30 years Jim Whybird's structural design experience, across the residential, commercial, industrial and infrastructure sectors of the construction industry, has enable Whybird Structural & Civil to create strong client relationships that deliver exceptional results and award winning projects.

Today Whybird Structural & Civil continues to provide client focused professional services, ensuring each project receives the attention of a director or senior engineer, building the reputation as a highly respected leader in the Queensland structural engineering field.

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Below Trimform completed the formwork on the BTP Hamilton project using conventional and Ischebeck formwork.



BTP Northshore Hamilton, Brisbane



When it came to completing the formwork for the suspended slabs for BTP Northshore Hamilton, Trimform Pty Ltd used a combination of conventional formwork and Ischebeck formwork.

Trimform's Anthony Price explains that Ischebeck formwork is a German designed system which provides a number of benefits. "The Ischebeck system gives us the advantage of quick building and stripping times, and increased safety because of its building method," he says.

Anthony adds that the most challenging aspect of their work on BTP Northshore Hamilton was the building's floor heights.

"The hardest part of the job was the height of the floors, which we used our number four props and titan props. This allowed us to still build high floors in good time to meet program parameters," said Anthony.

While the Trimform name has been around since 2011, Anthony, who has a degree in Construction Management, has almost 30 years experience in running formwork companies.

Trimform was established following the retirement of Anthony's business partner after they worked together in their previous company since 1989.

Trimform, which is registered as a medium rise builder, has around 40-50 employees. What's more, the company has continued to showcase the skills, experience and initiative required in the formwork business. This is demonstrated by the number of major projects that Trimform continues to work on across Brisbane.

This includes working on another project for Graystone, the 90 room Quest Hotel and multi-deck car park at Eight Mile Plains in the Brisbane Technology Park. This is a project that is valued at around \$1.3 million for Trimform.

"We also have numerous other sites we are on in Brisbane from large houses, unit complexes and other car park and office complexes," Anthony adds.

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