

PLETHORA OF POSSIBILITIES

The Eatons Hill Village development is a one-stop-shop for all, bringing inner city living space to the area, and features over 20 specialty stores, a Woolworths supermarket, 87 state-of-the-art hotel rooms and secure car spaces. It also boasts a 4.5 Star rating for its guests.

The \$35 million Eatons Hill Village project is a sophisticated and exclusive development on the slopes of Eatons Hill. The development has been designed to provide essential accommodation and retail to the area's rapidly expanding population.

Developed by the family-owned and operated Comiskey Group, the project is a mixed use development including a 4.5 Star, 87-room state-of-the-art hotel with 91 secure parking spaces, in addition to a 3,200m² Woolworths supermarket and 20+ retail tenancies.

Eatons Hill Village is also the location of the Comiskey Group's award-winning pub, Eatons Hill Hotel.

"The development will provide a much needed quality motel accommodation on the north side of Brisbane, servicing Brendale Business Park, one of Australia's largest business parks, and catering for the fast growth in the Moreton Bay region," says Comiskey Group's, Robert Comiskey.

Work commenced onsite at Eatons Hill Village in February 2016 and has created a venue to house many services and retail options not available unless local residents traveled into Brisbane.

"As well as providing jobs, both during construction and long term, the project is providing much needed retail services for the

fast growing residential population of the area," says Robert. "Apart from bringing jobs to the area and much needed accommodation for North Brisbane and the Moreton Bay area, it will also be an attraction for north-siders to get excited about."

Founded by Paul Comiskey, the Comiskey Group is a private family developing company that builds, owns and operates its own developments. The group is behind a number of landmark buildings in south-east Queensland, developing projects within the Moreton Bay region for more than 40 years.

The group first started to expand into the hotel and hospitality industry in the mid 90s, setting a new standard in Queensland leisure and entertainment. This included a focus on establishing upscale design standards, from the architecture and highend fittings to providing a warm, welcoming atmosphere and leading dining and gaming facilities. This has resulted in Comiskey Group's pubs and bars being recognised as some of Queensland's best.

While its strategic operations and specialisations are within hotels and retail centres, around 10 years ago, Comiskey Group started to expand into the child care sector. The company has continued to find success in this industry, and has since developed more than 35 child care centres.

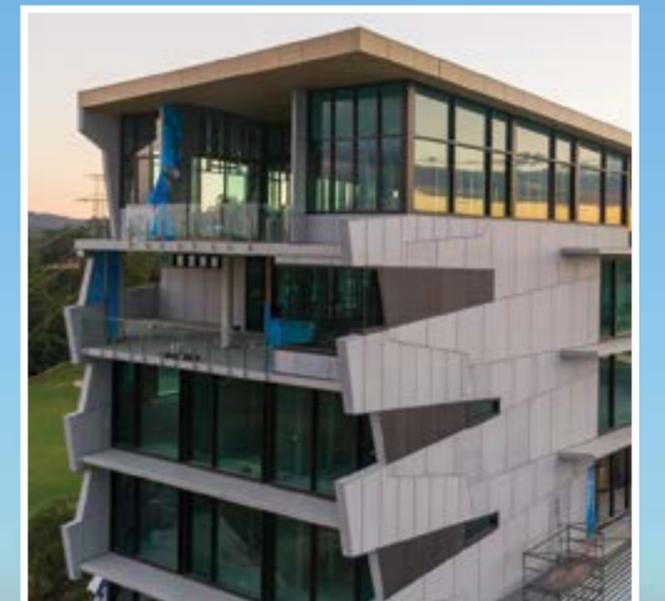
In further acknowledgement of Comiskey Group's innovation and respect, a number of its projects have received multiple awards for their design and construction. Comiskey Group is also currently involved in Sandstone Point Holiday Resort, Burpengary Shopping Centre and Licensed Club.

From identifying potential opportunities, overseeing design and construction, and running the resulting enterprise from the development, the Comiskey Group has gained wide respect in commerce and government.

With a philosophy of ensuring it controls projects from the ground up, by being so closely involved in their developments, Comiskey Group guarantees it creates only quality buildings. This philosophy also makes certain that a development will have a positive impact on the visual amenity of the area and will stand the test of time.

With an ambition to always build on its success, the Comiskey Group continues to be in prime position to explore the extensive opportunities within Australia's Sunshine state.

For more information contact Comiskey Group, 1 Parkside Lane, Bald Hills QLD 4036, phone 07 3261 7333, email info@comiskey.com.au, website www.comiskey.com.au.



DEVELOPER : Comiskey Group
MAIN CONSTRUCTION COMPANY : Comiskey Group
ARCHITECT : Cox Architects
STRUCTURAL ENGINEER : BG Group Engineers
CONSTRUCTION VALUE : \$35 million



Below Zico Formwork provided a total of 24,000m² of formwork, for the Eatons Hill project.



Below Australian Energy Solutions developed and installed a large-scale commercial grade solar solution for the project.



Zico Formwork's commitment to quality and the expertise that goes with providing solutions to challenging projects enabled the company to deliver within tight timelines on the Eatons Hill Village development.

Zico Formwork was established six years ago and now employs around 120 people at its Carole Park head office in Ipswich. Specialising in complex formwork, the company delivered the Eatons Hill Village project on schedule using market leading technology.

"We were responsible for the formwork on the project, in total 24,000m² of formwork consisting of feature columns, a carpark, retail slabs and a 5-level hotel," Zico Formwork's Quality Surveyor, Nathan Lehman said. "A significant contribution to the speed of construction was the use of the Dokamatic table system. This system provides formworkers with either a 2m x 4m or a 2m x 5m preassembled and sheeted deck, and it meant we were able to complete the 750-1,000m² carpark and podium decks in a seven day cycle."

Between 25-30 employees worked on Eatons Hill Village from May to December 2016. The project's design included complex shaped columns and changing lift and stair core combinations. To meet the

challenge, Zico Formwork used Doka Framax panels which could be quickly adjusted to various shapes onsite.

"We do take on complex formwork and there is generally some type of constraint we will work around on a project. We specialise in complex buildings and we get the job done. It comes down to the systems we use, such as the Doka engineering system," Nathan said.

Zico Formwork works across Queensland and has a sister company in Melbourne – Ardreagh Formwork, which services Victoria. Its three core values are Safety and Environment (zero harm), Quality (highest standard every time) and Schedule (on time and budget).

The company is currently subcontracted for large scale and complex construction projects at the Gold Coast and Surfers Paradise, including the Gold Coast Cultural Centre and Sunland Group's, The Marina Apartments (Stage 2).

For more information contact Zico Formwork, 200 Cobalt Street, Carole Park QLD 4300, phone 07 3271 1764

In what started out as electrical construction on the Eaton's Hill Village development, ended up being a much larger project for Australian Energy Solutions (AES).

The experienced electrical contractor has a talent for saving clients' money on their energy bills. It therefore comes as no surprise that AES's energy saving solutions are being sought after.

"We eventually developed and proposed a large-scale commercial grade solar project that allows Comiskey Construction to on sell the power to all tenants," explains AES Managing Director, Scott Graham. "The solar system is a 450kW system and feeds both the Novotel, common areas and tenancies with sustainable power. AES has also designed and installed Power Factor Correction Systems for the project."

Scott says the solar project will add great value to the Eaton's Hill Village development and Comiskey Construction. "The advanced Power Factor Correction systems will save money in electricity costs for all of the tenants," he adds.

As one of the most advanced electrical companies, AES is a rebrand of NBC Electrical, which has been in business for around 30 years.

The company's business model enables businesses to plan for energy cost increases, avoiding the impact on a business's bottom line.

"AES runs all energy saving calculations inhouse and develops a comprehensive phased approach to energy reduction initiatives," says Scott. "We specialise in turnkey maintenance and overall turnkey building efficiency project design and implementation."

Every maintenance client of the company has its own login to the AES proprietary maintenance portal. "Here they can electronically request maintenance on anything in their facility from air conditioning, refrigeration, electrical and lighting, solar, power factor correction, air compression systems, etc.," Scott explains.

While any products used on the Eaton's Hill Village project by AES remain "secret squirrel stuff," the company is currently working on several energy reduction projects across South East Queensland – mainly shopping centres, pubs, clubs, hotels and industrial facilities.

For more information contact Australian Energy Solutions Pty Ltd, 18 Matthew Crescent, Burpengary QLD 4505, phone 0401 901 810, website www.australianenergysolutions.com.au

Below Neilsen's Concrete supplied around 13,000m³ to the project of variable grade strength.



Eatons Hill Village, Queensland



From the opening of its first concrete plant in 1993 at its Brendale quarry site, Neilsen's Concrete has rapidly and successfully expanded, with a continuing demand for its quality products.

Working on the Eatons Hill Village project, the company supplied all the concrete to the development, this included structural concrete as well as decorative concrete.

"We supplied around 13,000m³ to the project with the strength grades comprising of 25MPa through to 50MPa concrete, including spray mix as well," says Neilsen's Concrete's, Arthur Walton. "It was a great job. It was located fairly close to our Brendale concrete plant, which is situated within our quarry, just 10 minutes from the site. So it was a great project for us."

The Brendale plant is one of Neilsen's Concrete's five concrete plants, along with Beaudesert, Carole Park, Windsor and Stapylton.

"Coinciding with the Eatons Hill Village project, our Brendale concrete plant was also supplying the Westfield Shopping Centre extension in Cherside, which is a very high profile project," adds Arthur. "Supply for the project predominantly came out of our

Brendale plant, supplemented by our Windsor plant. There's a lot of volume in both these projects."

"A lot of the time during the project we dealt directly with Paul Comiskey. We don't often deal with the principal of a builder – in fact dealing with the principal is very unusual," Arthur explains. "In this case Paul was ordering and supervising the placement of the concrete. Paul is very much a hands-on operator and we think the communication was very good. We also think we provided a reasonable service."

Arthur adds that Neilsen's Concrete had previously worked on the first stage of the Eatons Hill development – the construction of the Eatons Hill Hotel. "We were pleased to be considered for Stage 2," he says. "As far as we're concerned it has been a very successful project for us and a successful project for Paul Comiskey."

For more information contact Neilsen's Concrete Pty Ltd, PO Box 5319, Brendale QLD 4500, phone 1300 2662 7383, email sales@neilsens.com.au, website www.neilsens.com.au