

A PLACE TO CONNECT

Gasworks is set to light the way for Brisbane again

MAIN CONSTRUCTION COMPANY : FKP Construction
PROJECT END VALUE : \$102 Million
COMPLETION : August 2013
ARCHITECTS : Cox Architecture Pty Ltd
STRUCTURAL ENGINEER : Robert Bird Group
SURVEYOR : Landpartners Limited

With more than 30 years' experience in the Australian property industry, it is only fitting that one of Australia's leading diversified property and investment groups is bringing one of Brisbane's most historic sights back to life.

FKP Property Group is bringing the highly anticipated urban master planned community Gasworks to fruition, a community that will change the face of modern Brisbane.

FKP Property Group Director of Development, Mark Jewell said this community was perfectly located 1.7km from Brisbane's CBD and within the prestigious 17 hectare Newstead Riverpark Precinct. "Gasworks will become a vibrant and desirable urban village," he said.

"Like the urban transformations of Darling Harbour in Sydney and Docklands in Melbourne, Gasworks is set to become a thriving cosmopolitan hub of integrated retail, commercial, residential and civic spaces surrounding the iconic Gasometer Frame.

"Gasworks will unite Brisbane's most prestigious inner northern suburbs of Fortitude Valley, New Farm, Teneriffe and Hamilton."

'Gasworks' is a name that dates back to the 1860's, a time when the site was in fact Brisbane's primary energy supplier generating light for thousands

of streets, homes and businesses. It facilitated the growth of the city's population, prosperity and confidence then and this new development will help it do that again.

The new Gasworks will showcase a commercial sector with ultra modern office suites, a retail precinct with the vibrant collection of retail stores, eateries and meeting places, and a residential offering with designer apartments, community spaces and contemporary amenities.

The latest stage in this development known as Gasometer 1 which is due for completion in mid 2013 will feature 7,800m² of A grade office accommodation across four levels, a two level commercial annex measuring 1,300m² and an 8,000m² retail precinct boasting a full-line Woolworths supermarket, fresh food market, dining, services and specialty shops.

"We are proud to say that construction of Gasometer 1 is on track with a ground floor slab, which boasts measurements of 2.25 rugby fields, now completed. "This design of this rare boutique commercial building allows tenants a range of leasing configurations and it is one of the only buildings to offer large contiguous floor plates that will be completed in the city's northern fringe in 2013." "With direct frontage to Skyring Terrace, Gasometer 1 provides panoramic views of the Brisbane River, Hamilton Hill, Bulimba and Newstead Waterfront Park. "It truly is framing a vibrant lifestyle from every floor."

The final work on this building will be nothing short of momentous for Brisbane residents following the project as 26,500 cubic metres of concrete will be used which is equivalent to water in 10.5 Olympic pools, while the 2300 tonnes of reinforced steel utilised will be equal to over 1.5 times the reinforcing steel used in the Storey Bridge.

It will also include a 3000m² public plaza surrounding the iconic Gasometer frame, activating the precinct fronting Skyring Terrace and Longland Street in the heart of the Newstead Riverpark precinct.

The next stage of the Gasworks Precinct Gasometer 2, which will feature a further 1000m² of retail and 23,400m² of commercial space and become the new headquarters of Bank of Queensland upon its completion in 2014.

Gasometer 1 designers Cox Rayner Architects director Richard Coulson said the Gasometer Plaza had been a major architectural consideration for the surrounding buildings.

"A double-height roof canopy located over the Gasometer 1 Retail Plaza and measuring 126 metres in length will become the main pedestrian spin connecting the retail and commercial precincts to the Gasometer frame," he said. "We wanted to move away from the model of internalised

air-conditioned spaces and create an open and airy breezeway that is more comfortable in the Queensland climate.

"As well as connecting the precinct, it will ensure the retail section features natural light and is pedestrian friendly. "It will also connect to the new public transport and infrastructure, right through to the Brisbane River so there is both a retail and recreational benefit."

As a listed developer and major player in the Australian property and investment market, FKP's strategy of diversification and integration has enabled the group to build a comprehensive property portfolio that capitalises on its proven expertise in development, construction, land subdivision, retirement village ownership and management, property investment and asset management.

"It's a dedication to developing nothing but first-class properties that defines FKP and sets us apart from the rest," Mark said.

For more information contact FKP Property Group, Level 5, 99 Macquarie Street Sydney, NSW 2000, phone 02 9270 6168, email nina.lesnanska@fkp.com.au, website www.fkp.com.au



THE SPECIALISTS IN TRAFFIC, ACOUSTICS, DATA AND PARKING

With a rich history built on carrying out extensive projects in the inner urban parts of Brisbane it is only fitting that in its 30th year TTM is involved in a development as substantial as the Gasometer Project.

TTM was founded in 1982 and grew rapidly throughout the 1980's to become one of Victoria's leading traffic engineering consultancies providing professional services to the public and private sectors.

The company then went on to establish a data collection division in 1987, where it began developing highly advanced traffic survey and data collection equipment technology.

A Queensland office was established in Brisbane in 1988, which was then followed by a Sydney base in 1997.

Principal Director Brian Camilleri said in the mid 1990's the company adopted a unique business plan that positioned it firmly within the urban development sector, from which it continues to provide the majority of services.

"Early into 2000 we introduced acoustic engineering as a new capability to meet the growing demand of environmental noise impact assessment requirements of development applications," he said.

"Acoustic consulting services have since grown to contribute to a significant part of the company's revenue.

"From relatively small beginnings TTM now boasts offices on the Sunshine and Gold Coasts in an effort to service the growing demand of regional centres."

TTM is a unique company that has grown to become one of the largest specialist traffic and transport consulting firm in Australasia.

The company provides an integrated range of services tailored to the development and infrastructure sectors covering:

- Traffic Engineering
- Transport Planning
- Traffic Modelling
- Transport Data Collection

- Acoustical Engineering
- Parking Advisory Services.

TTM's enthusiastic and proactive board of directors and its key people embody the group's foundation and provide the leadership and direction needed in such exceptional projects as the Gasometer, RNA redevelopment, Indooroopilly Shopping Centre expansion and Sunshine Coast University Hospital.

"These are significant developments in each of these areas and the need for total control in access, car parking and traffic management is paramount," Brian said.

"It was exciting and challenging to work on the Gasometer project as it allowed me to draw on my specialist skills in development planning and design. "Having the backing of a team of 40 highly qualified staff meant that if necessary I was confident I could draw on their individual knowledge and expertise to achieve the best possible result for our clients.

"Second best on this project was not an option because it is providing not just a structure but a lifestyle option for Brisbane residents.

"That is why TTM were involved right from the original master planning through to preparation of the development applications assessing access intersections, car parking, pedestrian links and service vehicles."

Despite being a leader in their field, even going so far as to develop transport policies, the TTM team are not resting on their laurels and are heavily promoting their experienced acoustic consulting division Soundmatters, servicing all aspects of building, environmental and industrial noise.

"As a progressive leader in the acoustics field, TTM promotes the importance of acoustic design for all development planning and building applications.

"A thorough understanding of the basic physical principles of acoustics and vibration, coupled with expertise in advanced measurement, analysis and modelling techniques, enables us to guarantee the best solution possible."

For more information contact TTM Consulting Pty Ltd, 129 Logan Road, Woolloongabba QLD 4102, phone 07 3327 9500, email ttmbris@ttmgroup.com.au, website www.ttmgroup.com.au



CIVIL ENGINEERING EXPERTISE

“We value long term relationships with each individual client; relationships based on loyalty and success,” said Civil Unlimited Pty Ltd Director Richard Scomazzon.

The fact that Civil Unlimited is clearly focused on professionalism, pride, performance is testament to the commitment of its directors and the dedication of its employees to deliver excellence every time. This has been showcased in a variety of projects including the Enoggera Army Barracks, Trade Coast Bus Depot and in one of Brisbane’s most anticipated developments – Gasworks.



Here Civil Unlimited’s team were able to showcase a variety of their skills in earthworks, roadworks, drainage and traffic signal intersection works.

“This is a master planned community designed to be a blend of residential and business precincts and it was vital that we overcame any challenges easily and provided a proactive project management service. We have carefully developed innovative management systems that place Civil Unlimited at the forefront of industry standards in order to meet the expectations of all project stakeholders. This project involved the detailed management of critical stakeholders and project design co-ordination to ensure our client’s expectations in regards to quality, budget and time were achieved”

Since beginning operation in 2008, Civil Unlimited has grown to provide quality civil engineering construction services to both public and private enterprise with the ability to undertake varying sized development and infrastructure projects.

“We are proud to have an experienced team of skilled and dynamic professionals who are committed to providing the highest level of service and ensuring all aspects of any project are managed effectively and efficiently from start to finish every time.”

For more information contact Civil Unlimited Pty Ltd, Unit 1/84 Newmarket Road Windsor, QLD 4030, phone 07 3357 4934, website www.civilunlimited.com.au



ESD, MECHANICAL & ELECTRICAL CONSULTANTS

Commencement Date : January 2010
Completion Date : Mid 2013
Client : FKP Limited
Developer : FKP Property Group
Architect : Cox Rayner
Builder : FKP Constructions
Capital Value : \$130 million (Gasometer 1)

The Gasworks is a significant urban renewal project located at Newstead Riverpark in inner city Brisbane. The master planned community will provide residential, retail, leisure and commercial facilities, and a vibrant plaza space. From the 1860s, the site was home to Brisbane’s Gasworks, a main source of power for the growing city’s street lighting, public buildings, factories and homes for the next 100 years. The centrepiece of the Newstead Gasworks was the Gasometer frame which will be carefully restored to provide a distinctive landmark in the new community.

Floth was appointed by developers FKP to provide expertise in Ecologically Sustainable Design (ESD), Mechanical and Electrical services for Gasometer 1: a retail ground floor precinct, 4 level commercial tower and 2 level commercial annex, spanning over one hectare between Skyring Terrace and Longlands Street. Some of the project’s challenges related to the sheer size of the overall development. The Gasworks is a significantly sized urban renewal project providing a range of apartments, office, retail and leisure space to a broad variety of users across the 10 hectare development.

The commercial development on Skyring Terrace provides 4 levels of office space and ground floor retail. The ground floor retail area is almost fully tenanted already, with a mix of convenience retail and boutique dining.

The 2 level commercial annex located on Longlands Street, will incorporate 2 levels of commercial office and ground floor retail, consisting of a full line Woolworths, fresh food market, Terry White Chemist, Medical Centre and smaller retail tenancies, providing fashion, food, bars and entertainment. Future provision has been allowed for a residential tower to be built above.

A pedestrian link will run through the spine of the development, lined with alfresco dining restaurants and cafes. Floth also worked on services access for the Gasometer itself, to prepare it for future uses. It is expected that the feature will be opened up as a public space in the longer term.

A number of sustainability measures have been incorporated into the development. In the commercial development on Skyring Terrace, the indoor air quality will be improved by requiring 50 per cent more outside air within the indoor office environment than is normally required in a building of this type. This improvement to indoor air quality will be maintained via automatic carbon dioxide monitoring of office spaces, which will increase the level of outside air supplied into the indoor environment as required.

A large rainwater storage tank and collection system has been incorporated into the design, which will supply non-potable water for toilet flushing for the commercial and retail components of the development, as well as landscape irrigation. The environmentally sustainable targets set for Floth include GBCA 5 Star Green Star Office Design (Version 3) rating, GBCA 5 Star Green Star As Built (Version 3) rating, and 4.5 Star NABERS rating. Gasometer 1 is due for completion in mid 2013.

For more information contact Floth, phone 07 3252 0977, fax 07 3252 2499, website www.floth.com.au

