

# THE PINNACLE OF LUXURY

DEVELOPER: Zone Q Investments Pty Ltd  
ARCHITECTS: Hassell Architects  
STRUCTURAL ENGINEER: WSP  
CONSTRUCTION VALUE: \$100 million



The Pinnacle South Perth project is a \$70M luxury apartment tower of 102 stunning apartments with balconies, magnificent views and landscaped gardens and features a \$30M 7-level commercial building alongside, which is the second largest apartment and office project launched in South Perth.

**Offering resort style facilities and magnificent views of Perth city, Perth Zoo and Richardson Park, Pinnacle South Perth has seen Developer, Zone Q set yet another benchmark in design and innovation.**

Located on the corner of Charles Street and Labouchere Road, Pinnacle South Perth features 20-storeys of luxury apartment living and 3,602m<sup>2</sup> of boutique office space. The complex is the first completed development in South Perth since the removal of height restrictions.

“Where else in Perth can you look out of your apartment across the area of greenbelt that is Perth Zoo?” Says Vivian Zhang, Zone Q Sales Manager. “There’s parkland to the northeast and to the south, plus magnificent river and city views.”

“The design for Pinnacle has taken full advantage of these unique vistas, with large floor-to-ceiling walls of glass wherever possible, along with oversized balconies for use all year round. Pinnacle is within walking distance of every amenity, but in a quiet location,” adds Vivian.

Offering a lifestyle for those who revel in style and comfort, the development provides numerous amenities including an infinity pool, gym and lounge area. Within the apartments is a gourmet kitchen featuring European appliances and high quality fixtures and fittings, as well as durable timber floors in all main living areas. “Pinnacle has high standard finishes, but without the price tag that people can expect to pay for the South Perth area,” says Vivian.

Most apartments have access to the early morning sun in the east, providing passive warming in the mornings. Interiors have also been designed to minimise energy costs for residents through solar and thermal performance.

Car bays are available for almost all apartments, while security access is controlled by CCTV at the building’s main entries and intelligent lighting system in common areas.

As well as stunning views, Pinnacle South Perth is surrounded by the city’s prominent cafés, restaurants and bars. Situated on the doorstep of the Swan River, the Perth CBD is just 10 minutes away via ferry or a few minutes in a vehicle. Public transport is easily accessible from the Perth Zoo to Esplanade Station, while direct freeway access to the north and south is just 1km from Pinnacle’s door.

A smooth building process from start to finish, work began on Pinnacle South Perth in 2014. Pinnacle South Perth has shown very high interest with more than 80% of properties being sold. Properties within the development are currently in the settlement process. “This building is part of the South Perth community, and residents can now be part of a community within a popular and sought after area,” adds Vivian.

Zone Q has been operating in Perth since 2013, with an intention of serving society and the community with total dedication, commitment and focused purpose to ensure the highest standards of excellence. The company engages with communities in helping to deliver high quality property projects and will deliver a number of high density residential and commercial developments in and around the Perth CBD.

Priding itself on building good relationships within the market and setting the standard for design and innovation, Zone Q’s team of professionals work to ensure the company delivers practical, captivating and superior developments for residents and investors.

In addition to Pinnacle South Perth, Zone Q has two other sites in Perth, and is currently acquiring a new site in North Sydney. In addition to property development, Zone Q is involved in commercial investment.

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Below Elite Façade provided and designed the unique curtain wall windows doors and the fin façade cladding.

**Elite Façade designed and supplied the Curtain Wall, Window and Door systems for the Pinnacle South Perth apartments.**

The Perth Company, which has been operating since 1992, was contracted to work on two main elements of Pinnacle South Perth. Along with the design and supply of exterior windows and doors for the apartments, they also supplied the curtain wall façade for the development's office block.

"The units are custom designed for optimised performance for the residential apartment block," explains Elite Façade's, Eddy Chow.

"The glazed openings are a Double Glazed Unit (DGU) with benefits to minimise carbon emission, minimise heat gain and optimum transparency for natural light and spectacular views."

The window and door system in the apartments had an overall 100mm frame depth, with a system that uses double hollow aluminum sectional profiles. This significantly reduces noise penetration from outside, while improving acoustic performance.

"All units provide four sided sub-frames for weatherproof junctions between exterior wall elements, while the operable hung glass panel and fixed pane are uniquely set on the same plane in closed position," Eddy says.

Sliding doors to the apartments' balconies include insect screens, which are designed to open smoothly. "To ensure smooth operation of the slim screen, lead weight is added to the bottom rail. The insect screens from the stainless steel wire are black to reduce obstruction of the view to outside," Eddy adds.

The curtain wall system for the office block is a fully unitised panel system. It has a heavy duty profiled assembly to carry the 900mm protruded horizontal awning, levelled with the ceiling and multi cross sectional vertical features.

"Installed with DGU glazing similar to the apartment block, it has added Low E layer coating within the airspace. A feature of the awning is at the external corner unit, which is elegantly detailed, demonstrating our thoughtful design and technical expertise," Eddy says.

"To attain flatness of the glass façade, the outer glass pane is laminated and all layers are heat strengthened glass. The multi-glass layer of glass provides improved integrity and aesthetic of perfect flatness to the façade.

"The system has concealed connections and fixings, all bolts and riggers are made with stainless steel and titanium coated in black. In particular, riggers are cut with a CNC water jet for accuracy with sunken head fixings."

Eddy adds that the building's vertical sunshade feature is fabricated in multiple sizes and are made with solid aluminium sheet with honeycomb lamination.

"The fin structure allows for ridge fixing to the curtain wall with crates and cantilever off the lower half from the spandrel panel," he explains. "The window and door system for the high rise construction was tested and achieved AS-2047-2014 requirements."

Specialising in the design, supply and construction of building façades, cladding door and windows and architectural exterior metal works, Elite Façade has more than 40 years experience in façade engineering.

"Our window and door systems provide value and quality," says Eddy. "The system is manufactured in China under strict quality control via Australian lead quality control and management, and tested to Australian Standards under NATA (National Association of Testing Authorities) test agent."

Testament to Elite Façade's work can be seen throughout Perth, including the City of Perth Library, where the company designed and supplied the building's external claddings. It also provided the thermal break profile window and doors to the Queen 1 Apartments and 5.5m high panels for the Crown Perth's Meridian Room glass front.



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