

SIMPLY IN-SPIRED

DEVELOPER : Consolidated Properties Group Pty Ltd
MAIN CONSTRUCTION COMPANY : Hutchinson Builders Pty Ltd
ARCHITECTS : John Wardle Architects Pty Ltd
STRUCTURAL ENGINEER : ADG Engineers (AUST) Pty Ltd
PROJECT VALUE : \$190 million

The \$190M Spire Apartments are a 40-storey residential tower comprising 340 luxury apartments, a unique veil-like façade, a stunning vertical garden, a rooftop leisure deck with infinity pool, state-of-the-art gym, sun lounges, outdoor alfresco barbecues and private dining areas.

Undertaking the design and construct of the Spire Apartments for Consolidated Properties Group was Hutchinson Builders. With a construction cost of \$90 million, Hutchinson Builders started work at the 550 Queen Street site in March 2015, with the building scheduled for completion in late 2017.

The development, which is bordered by Queen Street, Ann Street and Clark Lane (with rear access from Ann Street), is the first major residential building located at the entrance to Brisbane's central business district from Fortitude Valley and Spring Hill.

The 40-storey mixed residential and commercial building is destined to bring a work of art to Brisbane's CBD and will offer a new element in urban living.

From its stunning 360-degree views of Brisbane city to an inspiring location providing effortless access to the very best of Brisbane, the luxury development has sparked great interest, with its units completely selling out.

Spire's veil-like façade around the tower will also act as both a privacy and sun shield. This façade expands around balconies and living areas, opening up views, and contracts around bedrooms for privacy. Inside, the building's grand and luxurious main lobby will not only provide an elegant and welcoming space, but will house cafés, library and casual meeting areas. Stylish gold tubes provide a graceful separation of these spaces, while a grand polished concrete staircase completes the lobby's deluxe surroundings.

"The development provides three basement levels and two ground levels spilt over Queen Street and Ann Street," adds Hutchinson Builders', Patrick Kortum. "The Queen Street entry consists of the main lobby, atrium and one retail space [while] the Ann Street entry

provides for a secondary lobby and two large retail spaces."

In addition to continuing its theme of promoting openness and a seamless flow, the Spire's apartments themselves provide a modern and deluxe setting. This continues to the kitchen, with elegant benches and leading appliances.

"There are 4-levels of car parking above the Ann Street lobby, with the first level of units located on Level 6," adds Patrick. "The typical floor plate replicates from Level 7 to Level 39, providing for five single bedroom units, and five double bedroom units, on each level."

Level 40 of Spire features a rooftop leisure deck, providing a stunning infinity pool, state-of-the-art gym, sun lounges and outdoor alfresco barbecues. The area also encompasses private dining areas which have been designed by the award-winning Urbane restaurant. Expansive views from Spire also ensure the very best vistas of Brisbane including Saint John's Cathedral, the Brisbane River, Story Bridge and further afar.

"Spire also includes a podium level," says Patrick. "[This is] designed to embrace the surrounding heritage by incorporating folded brickwork to unite the heritage values of the neighbouring Saint John's Cathedral and ensure the view of the steeple remains uninterrupted." Billed as "part home, part residential playground," Spire has already become one of the most sought-after addresses in Brisbane.

The building's Queen Street location ensures residents will revel in the very best of city living and take advantage of Brisbane's weather to enjoy all the favourite spots of the area. This includes its riverside arts and culture precinct, parks and gardens and Eagle Street Pier.

For those with a taste for the finer things in life, Spire's proximity to several major CBD shopping precincts is sure to please. A range of global luxury labels are located just minutes away, as is the Queen Street Mall.

For more information contact Hutchinson Builders, 584 Milton Road, Toowong QLD 4066, phone 1300 HUTCHIES (4882 4437), email info@hutchinsonbuilders.com.au, website www.hutchies.com.au





Below Auzmet Architectural designed, engineered, fabricated and installed the metal façade on The Spire Apartments.

Courtesy of Auzmet Architectural, the façade of The Spire Apartments presents an attention-grabbing yet relaxed narrative to the city with its staggered design of columns varying from level to level throughout the building. This feature softens the visual aesthetic allowing Brisbane's tallest tower to sit artistically in the inner city sky-space between Queen and Adelaide Streets.

The fabrication of the face that a building presents to the world is essentially the specialised art of Auzmet Architectural, providing custom design, fabrication and installation of building façades and working on a wide range of major projects in Australia and in the United States. "The Spire was a design and construct project for us. We were engaged by Hutchinson Builders very early on in the project to work with the architect and the builder to bring the design intent for the secondary metal façade – which sits in front of the glazing, bringing it to life," said Auzmet's, Shane Tucker.

Auzmet Architectural constructed the façade in sequence with the formwork, working 2-storeys below the lead construction works. They seamlessly worked the design, engineering, fabrication, and installation of the metal façade columns and metal fascia plate – that conceals the concrete slab edge and creates a seamless finish with the columns, with the structural building elements. "The contoured slab edge on each level, needed to be concealed. So we designed the unique metal face cover to follow the curvature of the building, creating a seamless finish, integrating the façade columns and the slab edge with a sleek concealed fixing solution," explains Shane.



Auzmet Architectural specialises in glass and metal façades, from ACM panel through to unitised curtain wall products. Auzmet Architectural have the ability to design and supply U.S. manufactured façade products from their Dallas TX facility, exporting them for the Australian commercial construction market and offering a turn-key design/supply/install package all inhouse.

Engaged as a façade partner on a wide range of projects, Auzmet Architectural has been involved in several projects in Brisbane, including the unique and colourful parking garage façade on The Milton. Auzmet Architectural are currently working on another 'design and construct' brief in Buranda for student accommodation. The project is situated right next to the south-east bus-way and Cleveland railway line, which requires specialised acoustic specifications, that are above those normally seen.

"The façade was required to reach extremely high acoustic ratings of Rw60 for cladding panels and Rw50 for glazing panels. We managed to achieve this by designing a window wall and curtain wall façade system that is fully non-combustible, whilst far exceeding the acoustic ratings required," explains Shane. The system is also structurally adequate to perform as part of a building façade under ultimate wind load pressures of well over 8kpa, as well as having the ability to install from the inside of the structure.

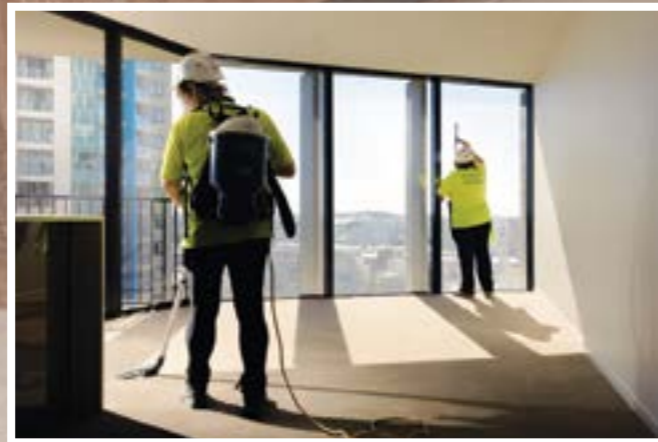
As contemporary architecture pushes the expectations of high rise design, innovative façade design and construction continues to reach new engineering achievements. Auzmet Architectural brings 30 years of experience in façade fabrication and installation to match the challenge of any project. "We are extremely proud of the metal façade on Spire Apartments. We have an excellent team that worked on the project and continue to have a fantastic working relationship with Hutchinson Builders," Said Shane. "We look forward to many more design and construct projects with them in the near future."



For more information contact Auzmet Architectural, 2/8 Freight Street, Yatala QLD 4207, phone 07 3801 8911, email admin@auzmet.com, website www.auzmet.com

Below Corporate Construction Cleaning's experienced team provided quality cleaning services to all 340 luxury apartments.

Below T.A.T Tiling installed all of the floor and wall ceramic tiling throughout The Spire's bathrooms, ensuites, entries and foyers.



Corporate Construction Cleaning has a solid reputation for getting the job done. An experienced, hardworking team meant cleaning the 40-storey Spire Apartments after the construction crews finished, was completed on a tight schedule and to a high standard.

"We have quality cleaners and we work as a team. We don't over think things; we just get in there and get the job done. We have a strong reputation in the industry," said Corporate Construction Cleaning Manager, Adam Lumsden.

Corporate Construction Cleaning serviced all 340 luxury apartments as well as cleaning outside louvres and glass. "We followed the builders as they finished their job. We've had between 8-15 staff on the job. I guess our strong reputation is down to the fact that we know the best way to clean on a newly finished construction project."

The company began in 2008 cleaning offices and branched out into construction. Adam is a former project manager who worked on the fitout of interior units and brought his knowledge of the construction industry to Corporate Construction Cleaning. They now specialise in commercial construction cleaning on large, multi-storey buildings.

"We solely clean brand new buildings. Being in the construction industry has helped because I know the programmes and schedules that the crews have got to keep."

Corporate Construction Cleaning is located in Meadowbrook, Queensland and currently services Brisbane and the Gold Coast. "We can go anywhere the builders want us to go. Australia-wide if there is the demand."

Corporate Construction Cleaning are working on a number of multi-storey apartments across Brisbane and the Gold Coast including the Abian Apartments in Brisbane for the Sunland Group, Newstead Central in Fortitude Valley for the Capri Group and the Ibis and Pullman at Brisbane's Airport for the Accor Hotels. Adam puts it down to the hard work and dedication of their team that has them winning tenders on these multi-level developments.

For more information contact Corporate Construction Cleaning, 8 Lohr Court, Meadowbrook QLD 4131, mobile 0434 394 894, email a.lumsden@corpclean.com.au

Although Queensland company T.A.T Tiling is a relatively young business, the company has already proven its commercial capabilities, undertaking tiling on a number of big projects.

Its work on the 340-unit Spire Apartments is yet another example of T.A.T Tiling's commercial construction abilities. The company is installing all the floor and wall ceramic tiling throughout the building's bathrooms, ensuites, entries and foyers.

The project has been going pretty smoothly and is further enhancing T.A.T Tiling's reputation for quality of work, knowledge, reliability and overall customer experience.

"We are a young, fast-growing company in Queensland," explains T.A.T Tiling's, Tim Trollope. "T.A.T was founded in November 2015, but we've had a sister company in Victoria since 2007. We base our company on the big residential builds and shopping centres."

Specialising in all forms of tiling, including ceramic, porcelain, vitrified and stone, T.A.T Tiling's staff of around 55 employees ranges from tilers to waterproofers to admin support. As can be seen by its staff's skills, the company also specialises in waterproofing. In most cases, the

waterproofing aspect of the company comes as a complete package with its tiling installation.

"We are very experienced," adds Tim. "All our tilers are qualified tilers and all our waterproofers are certified waterproofers. We are a licensed QBCC floor and wall tiling company."

As well as holding a Certificate III in Construction Waterproofing, T.A.T Tiling offers an extended warranty on all tiling and waterproofing completed by the company.

With four projects currently on the go, T.A.T Tiling's strong reputation in commercial construction is definitely taking hold. This includes the Ivy Apartments development in South Brisbane and Grand Central Toowoomba shopping centre. T.A.T Tiling is also about to finish work on Mode Apartments in Newstead. T.A.T Tiling works right across Queensland and the east coast of Australia, including Victoria.

For more information contact T.A.T Tiling, 6 Cedar Place, Broadbeach QLD 4218, mobile 0438 087 028, email timqld@tattiling.com.au, website www.tattiling.com.au

Below Damtec® Australasia Pty Ltd supplied the superior acoustic underlay, which was installed by T.A.T Tiling.



The Spire Apartments, Queensland



Providing a combination of convenience and quality, Damtec® Australasia Pty Ltd offers the best in German-manufactured engineered solutions against impact sound.

It was this world-recognised, quality product that Hutchinson Builders decided to install in the Spire Apartments to combat impact sound. Complying with the builder's requirements, Damtec® Australasia supplied the superior acoustic underlay, which was installed by T.A.T. Tiling.

"As a supplier it was our responsibility to communicate and educate the personnel relating to the installation of our product and also to make sure stock would arrive onsite on time," explains Damtec® Australasia's, Bill Galanis. "These steps enable the installing team to complete their works without complication." Bill praised the decision from Hutchinson Builders to use the product and the "terrific work T.A.T. Tiling did with the install."

"Patrons of the Spire Apartments can rest easy that the construction of this building is of a highest quality and workmanship," he adds. In fact, Damtec® Australasia is renowned for its specialised one-on-one services that simplifies the whole experience. "Together

with the joint warranties of quality adhesives companies, it provides a 'total warranty system' that assures the construction and installation of the recommended system eliminating any ambiguities," says Bill.

"With warehouses throughout Australia and New Zealand including Melbourne and locally on the Gold Coast, you have a good chance of finding us wherever you see a crane and on most major quality high rise constructions." He adds that having open lines of communication with Hutchinson Builders as the purchaser and T.A.T. Tiling as the installer, meant the project ran smoothly.

"We were able to take the necessary steps in the early stages of the project to counter any possible complications or challenges that may have arisen. It was a pleasure to work with Hutchinson Builders and T.A.T. Tiling on Spire Apartments and we look forward to more projects to come."

For more information contact Damtec Australasia Pty Ltd, Unit 1, 32 Harrington Street, Arundel QLD 4214, phone 07 3117 0999, 1800damtec (1800 326 832), email enquiries@damtec.com.au, website www.damtec.com.au