

757 Ann Street is a striking commercial tower with an ultra-modern design. Built to meet 5 Star Greenstar under the new version 3 criteria, comprising of an 11 storey building, and is constructed virtually column free with a side central core.

OPD Developers (OPD) is the property developer behind the 757 Ann Street development. OPD was responsible for refining the building's design, securing tenants for the building and coordinating the design and construction of the building with Hutchinson Builders and various consultants on behalf of the owners of the land.

OPD specialises in designing, constructing, leasing and selling 'turnkey' commercial developments. All of OPD developments are completed to the highest standards, to a fixed price and on time. OPD has developed in excess of 100,000 m² of commercial office space in South East Queensland. They are one of Queensland's leading office park developers, offering commercial buildings for lease and sale in Brisbane and the Gold Coast. Their commercial buildings and office parks are strategically located in sought after hubs, allowing easy access

to the major road networks and are designed to incorporate extensive landscaping, which allows for a peaceful and natural setting.

The construction of the 757 Ann Street building was fast-tracked to align with the expiry of Ventyx's current lease, in the CBD. This required the project team to meticulously plan all elements of the construction program.

The Ann Street building is a classic combination of pre-cast concrete and glazed façade systems. Aluminium sunshading elements reinforced the strong horizontal lines of the façade, and are suspended from stainless steel rods. Nearly 2 weeks was lost in the early stages of the job, when during the excavation of the double-storey basement, the ground was found to be firmer than the geotechnical reports

initially indicated. Fortunately the project team made up this lost time through the structure and fit out stages.

The location of the lift core within the tower needed to promote an efficient tower floor plate, and be delicately located so as to work with the constrained basement carparking and circulation. OPD used their skilled staff to ensure all elements of the project went ahead without any setbacks and all work was undertaken to the highest standard. The development team and design team were passionate about maintaining the integrity of the design of the façade through the construction phase. The façade has subtle changes of angle along its length to represent movement along Ann St.

There are also subtle changes between certain floors to highlight the top, middle and base of the building. These changes of geometry both in plan, and in elevation, meant careful attention had to be paid by the site team and the design team, to ensure that correct alignments were maintained, and slab edges remained free from beam protrusions.

This leading office development features the following attributes:

- 10 levels of office space
- Active ground floor retail space and double height entrance lobby
- High quality finishes
- 45 secure basement parking bays, plus 2 motorbike bays
- 72 employee bicycle parking spaces
- 72 lockers and 4 showers
- 5 minutes walk from Brunswick street station
- 17 minutes to Brisbane Airport via Air-Train Services
- Close proximity to Brunswick & James Street which offers many cafes, restaurants and retail options
- Close proximity to arterial roads connecting the Brisbane CBD to the Brisbane Airport, 12km drive to Brisbane Airport
- Adjacent to McWhirters carpark

For more information contact OPD Developers, Building 6, Garden City Office Park, 2404 Logan Road, Eight Mile Plains QLD 4113, phone 07 3340 5100, fax 07 3340 5119, email info@opd.com.au, website www.opd.com.au

A PERFECT FAÇADE

Hitec Glazing Pty Ltd are leading manufacturers of contemporary architectural window and door systems. The team have recently been working on the 757 Ann Street development in Fortitude Valley. Hitec Glazing supplied and installed the Glass Façade to the project.

757 Ann Street offers a premium address for business owners in the heart of Brisbane's popular commercial precinct. The building is perfectly located to allow staff to live, work and play in one of Australia's most sought after suburbs.

Spread over ten levels, the commercial development offers 7,800m² of premium office space along with secure basement parking, bicycle bays, lockers and showers.

The glass used for this project was sourced from China, which was a first for Hitec Glazing. The Company went to China in early 2013 to view different glass factories and decide which factory was most suited to their needs.

With innovation in mind, Hitec Glazing are constantly improving and sourcing the highest quality products available. High performing IGUs were used for the 757 Ann Street development along with some new aluminium profiles which were designed specifically for this project.

The team at Hitec Glazing can provide you with technical advice, design expertise and quality workmanship to ensure the highest quality products for your project.

As manufacturers of Aluminium Windows and Doors, they are proud to be associated with Vantage and AWS Commercial products, which are leading brands within the Australian Window Industry.

The Vantage range of residential windows and doors have become the favourite choice of Architects and Building Designers with innovative performance and design features delivering outstanding outcomes in residential and architectural residential construction.

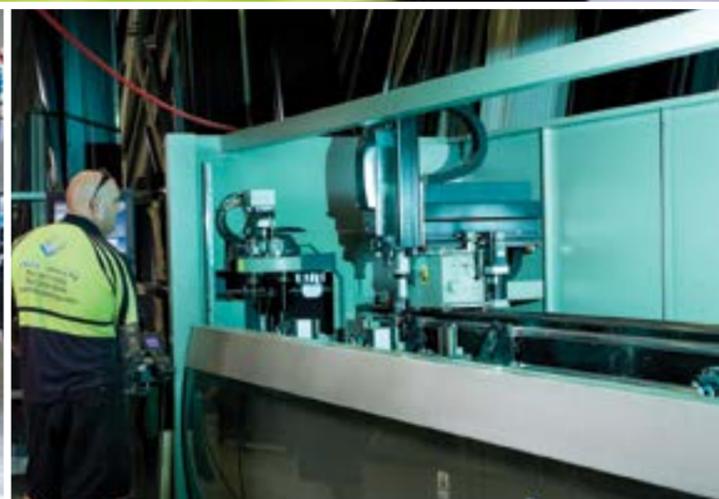
The AWS Commercial range offers competitive and high performance architectural suites ideal for commercial, shop fitting or architectural residential applications.

Architects and builders recommend aluminium windows and doors for their strength, durability and lasting value. They offer versatility in design and function and can be uniquely configured into large combinations for maximizing views and enhancing lifestyles.

Let Hitec Glazing work with you to select the ideal product for your next project and maximise the function, aesthetic energy and performance outcomes. The team can assist with both commercial and high-end housing developments.

Head over to the website to view a great gallery of completed projects.

For more information contact Hitec Glazing Pty Ltd, PO Box 1087, North Lakes QLD 4509, phone 07 3817 9300, fax 07 3204 9044, website www.hitecglazing.com



PERFECT ALIGNMENT



Designed by Nettleton Tribe Architects, 757 Ann St is a remarkable commercial tower that is set to become a significant addition to Brisbane's Fortitude Valley. Justin Morgan successfully led the design team from Nettleton Tribe.

Positioned on a corner site along Ann Street, and in the heart of Fortitude Valley, this 8,150sqm NLA commercial development is set to enhance the unique characteristics of the area. The building has been designed to meet 5 Star Greenstar rating under the new Version 3 criteria, along with a NABERS rating of 4.5 stars. Nettleton Tribe paid particular attention to the design of the base of the building along the proposed subtropical boulevard.

The commercial development features a striking and highly visible façade, sustainable design elements, 2 levels of basement parking and end of trip facilities. The building offers ample ground floor retail along with a high quality lobby and entrance which is set to activate this inviting and enviable street frontage. The use of both raw and textured materials plus smooth and refined contemporary resources makes reference to the industrial heritage of the Valley and the new vibrant Valley.

The aspiration of 757 Ann Street is to contribute one of the Valley's significant and distinctive office projects that provides an innovative response with ESD initiatives in the fringe CBD market. The Valley has no one distinct style, size or scale but rather is an eclectic mix that has created a particular sense of place over time. An important aspect of the building's design was to reflect this diversity of its precinct in its articulation.

To this end, the building's faceted form is vertically structured into base-middle-top sections relating to surrounding heights and horizontally angled to its street facades to capture city views in different directions while maximising the building's exposure to the oncoming traffic as seen from the corner of Ann and Morgan Street. At street level, the building's

base has been manipulated to create implied two and three storey volumes defining the proportions of a streetscape that is to become a 'Subtropical Boulevard' in the Valley. Various projections and awnings address the human scale, the scale of neighbouring buildings and relate to the fine grain aspect of the Valley's urban fabric.

Throughout the design development due consideration was given to the vibrant pedestrian nature of the Valley. Therefore a retail presence wraps around both street frontages to activate the ground plane and is highlighted by the linking of retail opportunities with the main lobby.

At the office levels the building core is recessed into the envelope with the resultant floor plate opening up towards the city and Newstead views whereby the structural column layout provides flexibility for various fit-out solutions.

The team at Nettleton Tribe live and breathe architecture. They love applying ideas that will positively impact the way people live and work. They believe it is their role, as architects, to promote excellence in design and the creation of beautiful spaces and buildings that align with the urban environment.

Nettleton Tribe has won countless awards during their 40 years of operation. A few recent awards include:

- Lifestyle Working Collins Street - BPN Award
- 53 Albert St: Queensland Architectural Awards
- Brisbane Common Ground: Queensland Architectural Awards
- APVC: Queensland Architectural Awards

For more information contact Nettleton Tribe (Partnership) Pty Ltd, Level 5, 344 Queen Street, Brisbane QLD 4000, phone 07 3239 2444, email brisbane@nettletontribe.com.au, website www.nettletontribe.com.au



KEEPING IT CLEAN

Established in 2003, Waste 2 Resources Group is a Queensland owned business offering total waste management solutions to Construction, Demolition, Commercial and Industrial clients. The company is based in Queensland and prides itself on quality service and reliability. They specialise in providing a total waste and recycling solution through dedicated service, sound industry knowledge and innovative solutions.

Waste 2 Resources Group are large enough to cater for any service requirement your business may need, yet small enough to provide exceptional customer service at a competitive rate.

The benefits of dealing with Waste 2 Resources Group include:

- Focus on recycling options and reducing landfill
- Resource recovery services to reduce waste and costs long term. It's better for the environment.
- Modern fleet providing high level services and reliability
- Permanent on site call centre staff that can handle all requirements
- One call, one contact and one invoice for all service requirements
- Full fleet of company drivers and operators

Waste 2 Resources has over 45 employees and 30 direct service vehicles and plant supplying services across the Greater Brisbane area. They have

partnered with a series of other preferred service providers to enable them to service all sites nationally, whilst managing the project through one point of contact.

Specialising in the supply of superior services and equipment, Waste 2 Resources are able to provide clients with improved recycling options and lower environmental impacts. Their array of services include resource recovery skips and hook bins through to commercial recycling bins for Cardboard, Plastic and Timber along with Frontlift Resource recovery bins. Waste 2 Resources manage all site services from liquid waste and vacuum excavations through to hazardous waste, sanitary and washroom services and office recycling programs.

Just recently, the team at Waste 2 Resources provided waste management and waste removal services for the 757 Ann Street project in Brisbane's Fortitude Valley. Waste 2 Resources provided over 350+ bin deliveries and pick ups with bin sizes ranging from 3 to 25 in tight and restrictive sites with no issues and on time service.

For more information contact Waste 2 Resources, phone 1300 656 634, email sales@w2r.com.au, website www.waste2resources.com.au, www.greenbins.com.au





A PREFERRED PROVIDER

757 Ann Street is a newly developed commercial tower designed with an ultra-modern style in mind. The towers floorplan allows for considerable flexibility and caters for both small and large business through the planned interconnectivity between floors. This was made possible by the virtually column free design with a side central core.

Allpro Earthworks were responsible for the sewer, storm water and water connections for this large building project. Located in Mount Cotton, Queensland, Allpro Earthworks have formed a reputation as a leading service provider on difficult and challenging developments.

For the 757 Ann Street project, all work was carried out at night and the development was treated with great delicacy. As always, Allpro Earthworks handled the development with respect and worked closely with all other utilities including optic fiber, electrical, water mains and other infrastructure.

Allpro Earthworks has been established since 2003 and take pride in delivering a personal and professional service. Director, Dave Webb,

has more than 25 years experience in the industry and most of his work comes from client referrals. Some of the services offered by Allpro Earthworks include

- Earthworks
- Earthmoving
- Dam Sinking
- Road Construction
- Site Levelling
- Land Clearing
- Subdivision
- Car Parks
- Complete Civil Construction
- Drainage Works
- Retaining Walls
- Pipelaying

For more information contact Allpro Earthworks, 1 Karingal Road, Mount Cotton QLD 4165, mobile 0409 607 329, email allproearthworksaccounts@hotmail.com

NEXT-LEVEL ENERGY EFFICIENCY

For the recent 757 Ann Street project in Queensland, KONE, a global leader in the elevator and escalator industry, supplied 3 KONE MonoSpace™ elevators to serve the 11 floors of premium office space and 2 basement car park levels.

There are significant benefits to using KONE MonoSpace which include increased building space, lower construction costs and a wide range of high-quality, award winning interior finishes. With an increased focus on energy efficiency across the construction industry, KONE have demonstrated that their people flow solutions can lower a building's carbon footprint and cut energy costs.

In addition to supporting green outcomes in products, installation and maintenance services, KONE also pays close attention to the way services are produced and delivered to ensure that they create as little environmental impact as possible. To this end, KONE has succeeded in decreasing the carbon footprint of its operations relative to net sales by 3.5% compared to 2012.

To further support this, it was recently announced that KONE has been ranked the world's 12th greenest company by Newsweek. The 2014 Newsweek Green Ranking evaluates the world's largest publicly

traded companies using eight metrics that collectively provide a transparent measurement of overall corporate environmental performance. In the list, KONE is the only company representing the elevator and escalator industry in the top 50.

It is these collective credentials that made KONE the ideal choice for the 757 Ann Street project, which has been built to meet a 4 star Green Star rating and has targeted a NABERS rating of 4.5 stars.

KONE provides industry-leading elevators, escalators, automatic building doors and integrated solutions to enhance the People Flow in and between buildings. KONE's services cover the entire lifetime of a building, from the design phase to maintenance, repairs and modernisation solutions.

For more information contact KONE Elevators:

Call 1300 362 022

Email: customerservice.au@kone.com.au

Website: www.kone.com.au

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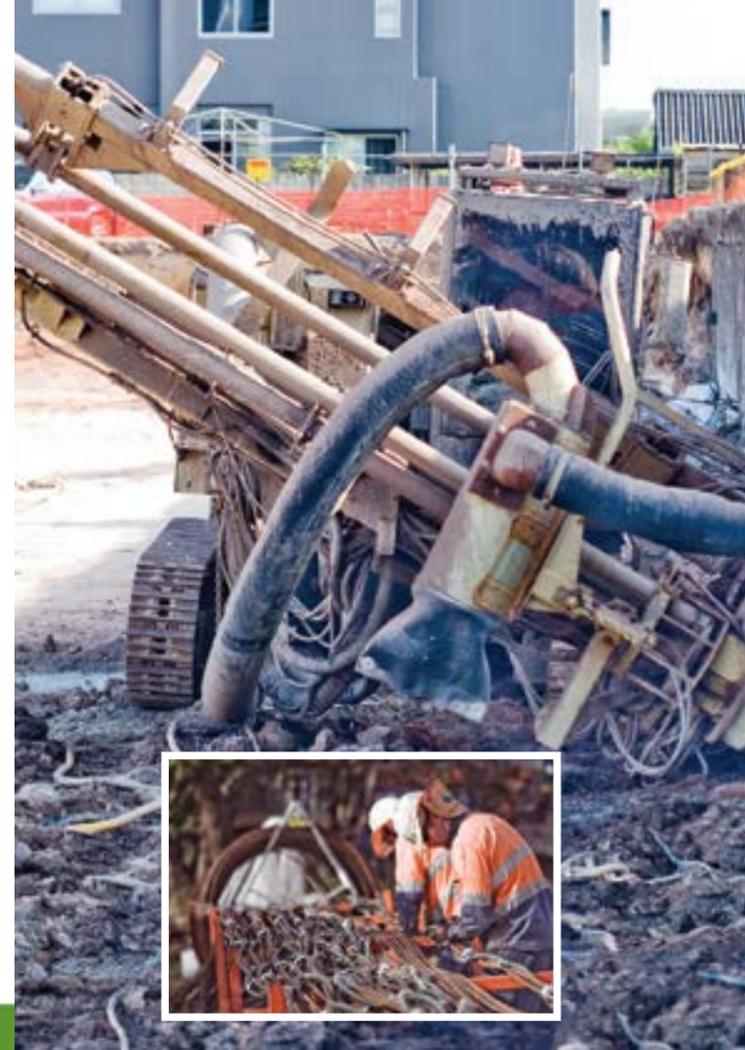
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STRONG HISTORY

Team Rock Anchors carried out the temporary anchor drilling & installation for the 757 Ann Street project, along with the construction and spraying of the shotcrete walls. These works formed part of the overall basement retention system. The team installed 150 tensioned anchors and sprayed 836m² of 32MPa shotcrete.

While the project progressed smoothly, working on a relatively small construction site saw tight access arrangements.

With a commitment to high quality service and a focus on providing a stress free experience for their clients on every project, Team Rock Anchors specialise in the following areas:

- ground anchoring and drilling & casing techniques
- sprayed concrete and retention system design & construction
- heavy-lifting and stressing
- curtain and injection grouting
- plant and equipment hire.

Team Rock Anchors have worked with many notable builders and developers and are proud of their ongoing working relationship with Hutchinson Builders.

For more information contact Team Rock Anchors Pty Ltd, 8 Andrew Campbell Drive, Narangba QLD 4504, phone 07 3888 6775, fax 07 3888 6114, email tenders@teamra.com.au

