

AN URBAN MASTERPIECE

DEVELOPER : JGL Properties

MAIN CONSTRUCTION COMPANY : Watpac Limited

ARCHITECT : bureau^proberts

STRUCTURAL ENGINEER : Projex Partners

CONSTRUCTION VALUE : \$90 million

The Newstead Series combines local history and art with high class luxury to create an inspired resort-style residence. Featuring 299 townhomes and apartments across four buildings, top shelf amenities including 25m pool, spa, sauna, gym, alfresco BBQ dining, outdoor cinema, exercise spaces and landscaped gardens which will create a new benchmark for Brisbane living.

The Newstead Series is a bespoke townhome and apartment development, located 2km north of the Brisbane CBD, and is the epitome of modern resort style residential lifestyle.

Designed by one of Queensland's leading architects bureau^proberts, the Newstead Series comprises 299 townhomes and apartments across four boutique buildings – Carlyle, Donaldson, Ajax and Koerstz, on an expansive 6,073m² site. With the luscious landscape design, completed by award winning practice Lat27.

“The buildings have been designed to be positioned in each corner of the site which creates a half acre of exclusive resident amenity at the ground plain,” explained JGL Properties Managing Director, John Livingstone. “Each residence and the common property has been designed with functionality and the future resident in mind.”

The Newstead Series' communal landscape offers subtropical gardens, lawns, 25m swimming pool, spa, sauna, fire pit and entertaining areas, alfresco BBQ dining areas, herb garden, outdoor cinema and a state-of-the-art gymnasium and exercise lawn.

“JGL Properties has brought together Australia's leading exponents of lifestyle design. These dynamic industry leaders have created a new benchmark for Brisbane living,” explained John. “Each Newstead Series tower within this iconic quartet features cutting edge façades courtesy of architects, bureau^proberts and dynamic internal designs.”

Art is prominent to the Newstead Series, both inside and out. A multi-storey artwork by renowned Graphic Artist, Adrian Clifford (whose work has been displayed in Paris's Louvre Museum) was commissioned for the building's Evelyn Street façade. “Each of Newstead Series' four foyers feature large scale customised artwork by awarded local Artist, Jason Fitzgerald,

while across the 299 townhomes and apartments, 121 different designs makes the project truly differentiated.

“Newstead Series creates a strong sense of identity and place through art and architecture that is strongly connected to its surroundings,” explained John.

Boarded by Newstead House, Waterfront Park and the Brisbane River, the development is careful not to overwhelm its immediate area. Instead, Newstead Series complements its surroundings, with boutique buildings blending seamlessly into the exclusive setting.

“The unique collection of buildings in Newstead Series draws on the strong character and history of the precinct as one of Brisbane's most important areas of urban renewal. Its history as a key zone in Brisbane's river life makes it an ideal location for Brisbane living,” said John.

Approximately 400 people worked on the Newstead Series at the peak of construction. Rehabilitating the original “brown fill” site during the build was carefully managed by the team, as it was listed on the Contaminated Land Register (CLR) and Environmental Management Register (EMR) due to

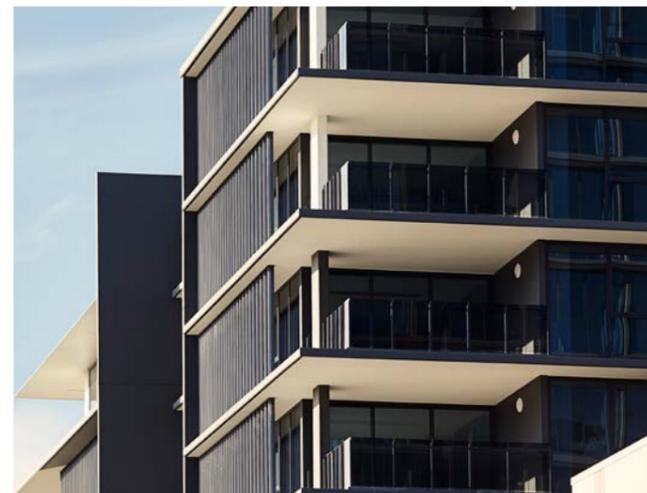
existence of petrochemicals and heavy acid sulphate soils.

Underlying ground conditions also presented a challenge, primarily marine clays with the water table just 1.5m below the surface (the Brisbane River). This required a unique strategy for both shoring and excavation which was ultimately overcome using a diaphragm retaining wall and hydrostatic ground slab. “The builder was able to achieve a high end watertight solution in the basement and the removal of the site from both the CLR and EMR registers,” explained John.

“The final design contributes and enhances the street pattern and local amenity, and at the same time has converted a contaminated industrial site into a thriving residential community including abundant private green space for its occupants.”

For more information contact JGL Properties, Level 1, 283 Elizabeth Street, Brisbane QLD 4000, website www.jglproperties.com.au

For more information contact Watpac Limited, Level 1, 12 Commercial Road, Newstead QLD 4006, phone 07 3251 6300, website www.watpac.com.au



SLABS OF INNOVATION

Zico Formwork was responsible for the falsework of all suspended slabs, columns, and walls of the Newstead Series Project which consisted of a total of approximately 56,000m² of formwork spread across two podium levels and four towers.

The project was a fixed lump sum Design and Construct contract that was entered six months prior to works commencing onsite. The nature of the contract relied on the Zico Formwork management team to identify alternative delivery methods and early construction methodology input to ensure the programme and agreed price was maintained.

Zico Formwork managed to provide an alternative that comprised of taking the stair and lift core floor to floor but maintained the construction programme schedule by pouring core walls 300mm higher than the suspended deck. By doing this, Zico was able to provide access to steel fixers from the formwork deck to tie steel and pour core walls, prior to the slab pour.

This resourceful approach provided savings to the project that was able to be redirected to the installation of two formwork hoists, as the additional

vertical precast components, limited the vertical movement a crane was able to achieve across the sites four towers. Zico identified this limitation prior to the start of construction and arranged for formwork hoists to be installed onsite to enable Zico to operate independent of the site cranes. As all formwork materials could be recycled between floors using the hoists, they were able to prevent delays as they could still equipment despite the crane being at maximum capacity.

Zico Formwork is currently completing the Bunnings Warehouse development at Newstead, where they have also been able to reduce labour and material costs by utilising Dokamatic tables for support in-lieu of traditional frames and hardwood bearers.

Zico is also working on the SCAPE student accommodation development at Toowong, utilising a number of systems to overcome constraints and improve programmes.

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



Newstead Series, Queensland



NEW BENCHMARK FOR BRISBANE LIVING

Central to the transformation of Brisbane's historic Newstead from a semi-industrial wool store precinct to a vibrant residential destination is Newstead Series apartments, designed by bureau^proberts architects. bureau^proberts has over 25 years experience designing award winning projects including multi-residential and mixed-use developments in Australian and international markets.

Newstead Series is built on a cross-shaped site with a range of desirable views and outlooks in all directions. Designed for stylish inner-city living, this unique collection of four buildings offers bespoke 2-level townhomes sitting at the base of an apartment tower.

"Newstead Series brings to apartment living the qualities and nuanced design you expect in a home," explained Liam Proberts, Managing and Creative Director of bureau^proberts. "Framing half an acre of internal landscaped space, Newstead Series celebrates the area's

rich industrial heritage and character. The buildings respond to the subtropical environment capturing a sense of identity and community."

Art meets Architecture – bureau^proberts has a long history of working with artists to elevate design and explore new forms of expression. Internationally renowned Artist, Adrian Clifford from the Australian artist collective Rinzen, was engaged to design a graphic, representing warehouse trusses, that is embedded in the glass handrails of Newstead Series and local artist Jason Fitzgerald's custom built woodwork installations form a three dimensional timber tapestry for the lobby areas.

For more information contact bureau^proberts, Ground Level, 232A Adelaide Street, Brisbane QLD 4000, phone 07 3221 0672, fax 07 3221 0683, email mail@bureauproberts.com.au, website www.bureauproberts.com.au