

SMARTER, BRIGHTER, BETTER

DEVELOPER : Scape Australia Management Pty Ltd
MAIN CONSTRUCTION COMPANY : Hindmarsh Construction
ARCHITECT : Plus Architecture
CONSTRUCTION VALUE : \$79 million

Designed for more than 700 students, Scape Toowong is situated just 4km from Brisbane CBD and 2.5km from the University of Queensland St Lucia campus. The project includes eight room types, private study areas, a large rooftop recreation deck with outdoor kitchen, BBQ area, gym and 350 bicycle spaces.

United Kingdom originated Developer, Scape is a leading provider of student accommodation with developments in Britain, Ireland and across Sydney, Brisbane and Melbourne. The \$79 million Scape Toowong represents a collaboration between Scape and construction company Hindmarsh, supporting Brisbane City Council's determination to make Brisbane an international education and student accommodation centre.

Scape commenced work on Scape Toowong, a purpose built student accommodation building in August 2017. The 18-storey tower provides 750-beds within a mix of room types. There are private study areas and large communal spaces that include shared kitchen and dining room, gym, laundry and outdoor cinema. A large rooftop recreation deck is available with outdoor kitchen and BBQ areas, with landscaping at the Coronation Drive enhances the entrance and large reception area.

Scape Development Director, Gary Eckersall explained, "We had Development Manager, Mark Surtees, and me, in the development team, as well as members of the investment management, operations and finance teams working on the project. At mobilisation of the project we had around 10 full time Scape staff, supported by a team of consultants, working on planning, project management and operational start up."

"The biggest challenge we encountered was building on Coronation Drive, a main road to Brisbane's city centre," said Gary. "We were restricted by council on road closures, so the construction management plan had to allow for deliveries and craneage to occur on site. To overcome this we designed the construction process to ensure that we had minimal impact on Coronation Drive. This plan manifested a further challenge – a constrained construction site."

As well as close neighbours, there was also a large car park to the rear, along one side of the building. Deliveries and crane work had to be managed meticulously so as to avoid over sailing the adjacent site. These challenges determined the 'no scaffold' construction methodology that Scape used for the development.

"It is common for especially large or tall buildings to be delivered as separable portions, allowing access to completed areas while the builders still operate on other floors. It was not the original intention for the Scape Toowong building to be delivered in separable portions, however, the early completion of the communal areas on the ground and 1st floors, and residential Levels 2 through to 8, meant we had the opportunity to open the building to residents in time for the start of the academic year," said Gary.

Scape provides modern, well designed student accommodation, creating security and freedom in their buildings for student life. They also provide monthly talks, workshops and events to support the student lifestyle.

In 2012, Scape opened their first building in London's Mile End. Today they have over 4,200 beds in operation or development in the United Kingdom. Scape are ready to launch over 20,000 beds in the United

States over the next five years, starting in Boston which will become Scape's American headquarters. Plans are to invest \$1 billion for five buildings, the first to house 600 students.

Currently, Scape is involved in the largest development they have undertaken, the tallest student accommodation building in the world at 99 Franklin Street, Melbourne. The \$300 million project will comprise a 60-storey tower of 740 student beds, 146 city living units, retail space and more than 10,500m² of commercial space to encourage student/business interaction. A block away is the recently completed \$106 million Scape at Swanston Street, a 46-levels and roof plant (48-levels above ground in total) with 753 beds. Scape currently houses over 2,300 students in Australia, with a pipeline for another 6,000 beds to be delivered in the next five years.

"Scape is also currently delivering two projects near Redfern and Darlington in Sydney as well as another five in planning near the University of New South Wales. In the pipeline are a further three developments in and around the Melbourne CBD," said Gary.

For more information contact Scape, 611 Coronation Drive, Toowong QLD 4066, phone 03 9977 8088, email bookings.au@scape.com, website www.scape.com





PARTNERS IN EXCELLENCE

For over 50 years, Donald Cant Watts Corke has been providing cost management, project management and advisory services on projects across Australia. Their teams focus on providing surety and delivery of projects within budget and agreed timelines.

In July 2017, Donald Cant Watts Corke was contracted to provide project management and superintendent services for the construction of the student accommodation tower, Scape Toowong.

“Donald Cant Watts Corke were our go-to construction Superintendents for Scape Swanston and Scape South Bank as well as Scape Toowong,” said Scape’s Development Director, Gary Eckersall.

Providing 743 beds, Scape Toowong is an 18-storey concrete structure finished with glazing and exposed off-form concrete panels. Parts of the project were completed before full practical completion which allowed for early occupation of a portion of the building.

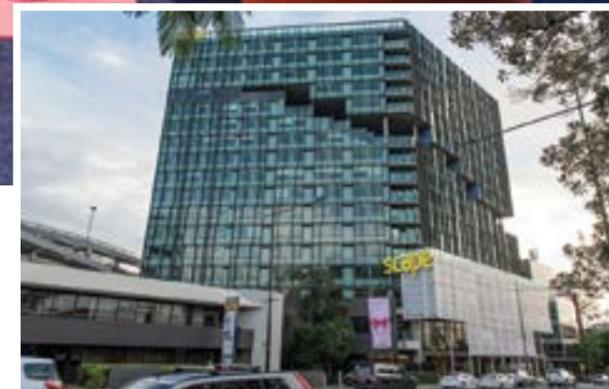
Bill Douglas, Managing Director for the Queensland office, acted as Superintendent, with Adrian Fisher in the role of Project Manager and Superintendent’s Representative.

“In our role, we ensured that all parties carried out their contractual responsibilities,” said Bill. “We certified monthly progress claims, variations and extensions of time, and ensured that completion and handover was achieved through an orderly process with minimal defects.”

“We had a tight programme resulting from a protracted tender period and an immovable completion date,” said Bill. “Managing early occupancy, with specific areas handed over up to Level 12 enabled the building to operate whilst the remaining areas were finalised. Early occupation allowed Scape to honour their confirmed guest bookings.”

“Meeting the programme was the greatest challenge,” said Adrian. “We had to monitor the building progress strictly to meet the specified end date and had regular meetings to oversee the project. We certified Separable Portions to enable Scape to commission and commence operations whilst the remaining construction work was completed.”

“We’re a national organisation with offices in all major cities,” said Marketing Team Manager, Robert Amenta. “This allows us to pool our resources and share our knowledge, insights and



construction experience across all offices for the benefit of all our national clients.”

Donald Cant Watts Corke is a multi-disciplinary firm with staff that provide specialist knowledge, with qualifications in a spectrum of disciplines including engineering, architecture, health planning, quantity surveying and project management. Their professional team is able to advise and assist with technical issues and construction and contractual challenges to enable clients to better understand and manage their risks.

Leveraging the experience gained on Scape Toowong, and Brisbane’s requirement for more student accommodation, Donald Cant Watts Corke are currently working on the Student Accommodation project at Archer Street, Toowong. With its proximity to the city, transport links and access to local education facilities, Toowong is in an ideal position to provide student accommodation.

Donald Cant Watts Corke’s Brisbane office has provided cost management services to QUT on the recently completed \$62 million Education Precinct building. The Precinct provides contemporary, flexible, technology equipped teaching spaces, and a large LED globe sphere centrepiece suspended over two floors which is complemented by a 4.8m wide interactive digital wall screen.

With offices across the country Donald Cant Watts Corke have assisted clients with similar student accommodation and tertiary sector projects including the University of Melbourne’s \$100 million Western Edge Biosciences (WEBS) building, Journal Uni Place (VIC) and The Boulevard Student Accommodation (WA)

For more information contact Donald Cant Watts Corke, Level 11, 340 Adelaide Street, Brisbane QLD 4000, phone 07 3049 7000, email dcwc.qld@dcwc.com.au, website www.dcwc.com.au



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