

STATION 16

CONSTRUCTION COMPANY : Blackwatch Projects
DEVELOPER : Aria Property Group
COMPLETION : May 2012
ARCHITECT : Willis Greenhalgh Architects
BUILDING CERTIFIER : Brisbane Certification Consultants
CIVIL/STRUCTURAL ENGINEERS : Robert Bird Group
PROJECT END VALUE : \$35 Million

SPECIALIST TEAMS

Station 16 is a contemporary 10 storey mixed use residential apartment building located in the cultural and entertainment district of South Brisbane. The project is a design and construct delivery method for Aria Property Group.

Responding to the desirable location, Station 16 provides a podium level of retail and commercial tenancies. Spread over ten floors, the complex features a choice of modern 1 and 2 bedroom apartments.

The functional interiors offer high quality finishes including stone benchtops, laminate joinery, ceramic tile and carpet flooring, and European appliances.

The challenging small site resulted in an efficient 3 level underground basement and central core design, podium to 4 levels with a 6 storey tower above. Reflective floor plates repeat throughout the tower design. A gym and pool feature for use by the tenants.

The building's design incorporates a suspended concrete slab, loadbearing blockwork, glazing, and shading elements to be both functional from a building efficiency perspective as well as adding value to the building design.

Blackwatch Projects is one of Brisbane's leading medium sized construction and property development companies. Blackwatch Projects is privately owned and specialises in construction, project management and property development.

With a focus on innovative and quality commercial and residential projects, Blackwatch Projects list of clients includes state and local governments, property developers, community organisations and commercial developers.

Blackwatch Projects' success is built on its mission statement which is to provide a higher level of customer satisfaction through timely construction of the highest standard.

The team has a history of delivering projects on time and on budget and the company is supported by a large network of subcontractors, suppliers and consultants enabling Blackwatch Projects to provide innovative and appropriate solutions to their clients.

Blackwatch Projects creates unique and specialised teams for every project from leading architects who are leaders in their field, to interior designers, consultants, planners and construction crews.

Working closely with their clients, Blackwatch Projects will tailor a package that suits the versatility and viability of each project. Their services include;

- Conceptual design
- Town Planning
- Architectural Design
- Construction documentation
- Construction
- Project delivery

Past projects range in size from \$1 million to \$40 million and cover several key sectors. Their experience covers new construction, as well as extension, refurbishment and fitout works. The teams are especially skilled at working within operating or trading environments, ensuring that construction works cause minimum disruption to their clients ongoing activities.

All construction activities are carried out under Blackwatch Projects third party certified Quality Management System which ensures projects are delivered at industry Best Practice levels for quality and safety management.

The construction teams at Blackwatch Projects are supported by an extensive network of subcontractors and suppliers ensuring they can produce the latest construction techniques and materials for all projects. These effective relationships also make it possible to source the best trade and material prices available in the market. This cost efficiency is passed on to their clients in the form of competitive tender prices.

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PERFECT PRECAST



TOTAL CO-ORDINATION

Brisbane Pre-Cast Pty Ltd supplied and erected precast panels for the Station 16 project in South Brisbane. With 14 highly efficient staff working on site, the precast panels provided the perfect solution for Station 16 proving to be both cost effective and time efficient. Brisbane Pre-Cast Pty Ltd supplied all the precast panels for this project.

Station 16 offers mixed use residential apartments which are situated in the ideally located Merivale Street, South Brisbane.

With operations commencing in 1988, Brisbane Pre-Cast Pty Ltd is run by Arthur Taborsky and his two sons Luke and Callan and offer a highly qualified and professional service in supply with the team of professional design engineers and drafting services. Brisbane Pre-Cast is a supplier of offsite precast panels for apartments, factories, homes, elevator shafts, basements, retainer walls and all other types of construction.

Brisbane Pre-Cast Pty Ltd offers their clients expertise with their specially qualified staff and consulting engineers. Their in-house design engineering service can help with designing even the most complex project.

By building panels off site, Brisbane Pre-Cast Pty Ltd help to make building sites more efficient as contractors are able to move ahead

with their footings, drainage and stormwater on site while the panels are being made.

Services provided by Brisbane Pre-Cast include:

- Manufacture of Precast Panels
- Shop Detailing
- Transport to site
- Site Erection of Precast Panels
- Panel to Panel connection
- Cast in plates for Structural Steel connections
- Cast in ferrules for steel work
- Caulking of Precast panels
- Set out of Precast Panel Layout
- Grouting of dowel pins and panels as required
- Compliance Certificate

Brisbane Pre-Cast Pty Ltd offers services for various industries including industrial, commercial, retail shopping centres and residential townhouses.

A residential project Brisbane Pre-Cast Pty Ltd have been working on is the Hamilton Harbour Apartments in Brisbane.



Willis Greenhalgh Architects worked closely with the builder and the client to achieve a very positive outcome for the Station 16 development in Queensland. The successful relationship helped produce a fantastic building for residents in the South of Brisbane.

On the Station 16 project, the team at Willis Greenhalgh Architects along with Blackwatch projects were responsible for the co-ordination of building DA concept through to WD and construction stage. They co-ordinated consultants documentation and construction detailing to meet design and construct contract requirements. Willis Greenhalgh Architects also made the required changes to the DA concept in order to align with the BCA code requirements and DA conditions.

Station 16 is a contemporary residential apartment block offering more than 60 apartments. This significant development is central to all amenities and offers a chic yet comfortable design. Station 16 boasts different elements including gently curved balconies, glazed balustrades and contemporary glass, metal and stone features throughout the complex.

Established in 2002 by Architects Peter Willis and Simon Greenhalgh, Willis Greenhalgh Architects have created a multi faceted and progressive architectural practice. The company is based around skilled team leaders who have specialised knowledge and expertise and are supported by a highly committed team of Architects, Designers and Technicians.

Willis Greenhalgh Architects is an integrated Design practice offering Architectural, Interior Design and Masterplanning services. They strive to maintain a creative edge and are committed to exceeding client expectations. Their extensive experience enhances their capacity to design and manage a wide range of projects to the highest quality, whilst meeting client's time frames and budgets.

Other projects which Willis Greenhalgh Architects have been involved with include Eastwood Apartments, Aquavista, Dwell Apartments at Barga and Alfred St Commercial in Fortitude Valley.

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