

STUNNING SISTERS

DEVELOPER : Kilcor Property Group
BUILDER : Hutchinson Builders
ARCHITECT : ML Design
STRUCTURAL ENGINEER : ADG Engineers
CONSTRUCTION VALUE : \$133.5 million

The \$133.5M Ivy & Eve project is an impressive dual tower development comprising 476 one, two, and three bedroom apartments with modern interiors across two residential towers and includes an expansive recreation deck with lap pool, spa, outdoor cinema, teppanyaki dining area, dining and seating pods, pizza oven, yoga room, gymnasium and play room.

The demand for high quality apartments in Brisbane's inner city suburbs has seen a surge in building activity in the Queensland capital. Among the new developments is Ivy & Eve, a dual tower luxury apartment complex in South Brisbane that proved so popular among buyers the first building sold out before completion.

Main contractor Hutchinson Builders constructed the \$133.5 million Ivy & Eve complex, boasting spectacular views of the city, river and mountains.

The 30-storey buildings are in a prime inner city location on Merivale Street, just a short walk to the city's CBD and the cultural and entertainment hub of South Bank. One of the most impressive areas of the complex is the expansive recreation deck on Level 5, which joins the two residential towers and creates a resort style space for residents to relax while taking in the impressive city views.

Hutchinson Builders managed the construction of the buildings, commencing the works in 2015. They completed Ivy in December 2017 and sister building Eve in early 2018.

Project Manager, Nathan Burden said although the buildings were constructed at the same time they were treated as separate projects, each with a dedicated crew to ensure they were completed on time. The logistics of constructing two 30-storey buildings on Merivale Street, one of the main thoroughfares in the area, involved a number of initiatives to minimise impact on traffic as well as neighbouring residents and businesses.

The company liaised closely with Council to organise lane closures and access to utilities such as water mains, making sure the works remained on schedule while minimising disruptions. "The first challenge was demolishing the existing commercial

buildings on the site then excavating for the 5-level underground carpark," Nathan said.

Before starting the excavation works they constructed a 500m² load out slab that was used to take machinery and equipment off the road. "The piles were drilled from above before the load out slab was poured," Nathan said. "It was one of the deepest excavations the piling contractor had ever worked on."

Each tower had a steel grillage structure in the lift shafts, so the cranes moved up the building as each floor was completed. Removing the two cranes proved another challenge. "We used one of the biggest mobile cranes to remove the two cranes from the top of the buildings once we had reached the top," Nathan said. "It was a massive undertaking."

They also installed temporary crash floors in each lift shaft to create safe working environments. While both buildings were constructed concurrently, Ivy was due for completion first and therefore the level five recreation area connecting the two buildings had to be finished in time for the opening. "It was important to meet the scheduled completion dates while still maintaining

the high quality throughout the buildings," explained Nathan.

The impressive recreation deck includes a lap pool, outdoor cinema, IT pods, teppanyaki bar and gymnasiums. The Scandinavian and Japanese-influenced design is evident in the wood, steel and stone building materials used to create the functional and attractive recreational spaces. The buildings' façades feature a vertical green wall spanning three floors and cantilevered planter beds filled with greenery creating an elegant, contemporary look.

At the peak of construction there were 320 workers onsite, including up to 30 Hutchinson Builders staff such as crane and hoist crews, supervisors, apprentices, labourers and a project manager.

Hutchinson Builders has been involved in some of Australia's most iconic construction projects during its 105 plus year history.

For more information contact Hutchinson Builders, 584 Milton Road, Toowong QLD 4066, phone 07 3859 6362, email info@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au



Below The Pool Tile Company supplied the dark grey tiling and granite stone for the pool for the Ivy & Eve project.

Below Sarri Painters completed the internal and external painting for Ivy & Eve.



A key feature of the Ivy & Eve towers is the recreation deck on Level 5 where residents can relax in a resort style space complete with outdoor dining, cinema and chill out zones. The centrepiece of the area is the glass edge swimming pool that affords spectacular views of Brisbane's CBD.

The Pool Tile Company supplied the dark grey ceramic mosaic tiles for the pool's interior as well as the granite stone that surrounds the edge, creating a contemporary look in keeping with the design of the space. Commercial Business Manager, Diane Walsh said the natural granite stone not only looks beautiful, it is also extremely functional.

"What's fantastic about granite is that it's a natural stone that's hard wearing, versatile, low maintenance and is not slippery," Diane said. "It ticks all the boxes and is very popular especially for commercial developments as it meets durability and slip resistance requirements."

Due to the popularity of the granite stone The Pool Tile Company has many colours, sizes and finishes in stock and can also customise to size if required. They also supplied the dark grey ceramic mosaic tiles used inside the pool. "Darker coloured tiles are a very modern and stylish choice, providing a nice contrast to the blue tone of the water," Diane said.

The Pool Tile Company keeps abreast of the latest styles in architecture and design to ensure they meet their clients' requirements. "We have regular international trips to see what's the latest and greatest in mosaic tiles, natural stone and outdoor porcelain," Diane said. "We also listen to our customers to ensure we keep up with the latest trends."

The Pool Tile Company, established in 2003, supplies to commercial and retail clients throughout Australia and overseas. As well as importing tiles from around the world they have their own factory where they can custom make ceramic and glass tiles patterns and motifs.

For more information contact The Pool Tile Company, 3/75 Longland Street, Newstead QLD 4006, phone 07 3854 0462, fax 07 3852 6585, email info@pooltile.com.au, website www.pooltile.com.au

Enjoying spectacular views of Brisbane city and inner suburbs, Sarri Painters completed the exterior painting of the 30-storey Ivy & Eve buildings. They also painted the balconies, podium area and internals of all the apartments.

Working on the project for 14 months with a peak workforce of 40 painters, Owner, Aaron Sarri said a team of up to 10 painters used a harness system to abseil from the top of the buildings to do all the concrete preparation and external painting. This specialist team are licenced rope access technicians with working at heights qualifications.

"The sheer height of the buildings made it difficult," Aaron said. "It can be high risk because of weather conditions, particularly high winds, so we needed the specialist painting crews for this part of the job. It was not your standard paint job but the view was great."

Sarri Painters employs their own workforce allowing them to draw on the expertise within the team to complete the works to the high standard required for such a prestigious development.

A key to securing the works was Sarri Painters' long standing relationship with main contractor Hutchinson Builders, who they

have worked with for the past 20 years on projects including the Calile Hotel and Aurizon Building both in Fortitude Valley. "We have a really good relationship with them and they know we'll deliver a high quality finish within the tight timeframe required," Aaron said.

Sarri Painters has been in business for 36 years and recent projects include the Sunshine Plaza Upgrade at Maroochydore for Lendlease and the Newstead Series Apartments for Watpac Constructions.

Other high profile buildings Sarri Painters have worked on include the Brisbane Supreme Court, Brisbane International Airport and Queensland's Gallery of Modern Art (GOMA).



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