

MANIFESTING THE FUTURE

MAIN CONSTRUCTION COMPANY : Grocon
ARCHITECT : BVN
STRUCTURAL ENGINEERS : Aurecon
CONSTRUCTION VALUE : \$500 MILLION

Grocon's \$500 million 480 Queen Street development will set the benchmark for workplaces of the future. The office tower consists of 31 levels and will provide space for 4,000 office workers.

With experience spanning 60 years, it's not surprising that Grocon has grown to be Australia's largest private developer and constructor. Specialising in property development and tier one construction assignments, Grocon has been involved in some of Australia's most forward looking and award winning developments. 480 Queen Street is no exception, Grocon creating the ultimate business environment in the heart of Brisbane.

The \$500 million development is located at the apex of the Golden Triangle, Brisbane's thriving business district. The 31 level office tower will provide a home to around 4,000 office workers, with major clients coming on board at the prestigious new address.

Designed to draw people together to work, collaborate, create and connect in both its formal and informal open areas, 480 Queen Street is a flexible, activity based workplace, and one which will set the benchmark for workplaces of the future.

The Tower at 480 Queen Street incorporates Sky Rise (levels 24-31), and High Rise (levels 14-24). Designed with tenant flexibility in mind, the tower features interconnecting steps, variable fit out options, side core configuration and natural light to optimise productivity, communication and collaboration. Floor plates for these levels range from 1550m² to approximately 1700m² and tenants include prestigious companies such as BHP Billiton, Herbert Smith Freehills, The Executive Centre, Allens Linklaters and Grocon's Queensland headquarters.

Larger floor plates again are available on Park Rise, which incorporates levels 5-13. These range from 2,650m² to 2,800m² and offer operating efficiency and flexibility. Sitting below this is the Town Centre that incorporates Australia's first built in parkland. Sitting on level four, and equivalent to the size of six tennis courts (1,400m²), this subtropical space is open to the public and is a free flowing green space where people can work, interact and relax.

Accessible by dual street frontage via Queen and Adelaide Streets, 480 Queen Street has views across the Brisbane River, Story Bridge and the historic St John's Cathedral. The ground floor and mezzanine levels are home to a vibrant retail zone, and include cafes, food retailers and a fine dining facility.

The Forum, an amphitheater that caters for 100 people, provides the perfect space for meetings, presentations or informal gatherings. Commuters have also been catered for, with three levels of basement parking available.

Designed to deliver outstanding environmental credentials, sustainability is a priority at 480 Queen Street, the building achieving a 6 star Green star accreditation and 5 star NABERS rating. Significant energy saving mechanisms were incorporated into the building, and advanced technologies and energy efficient materials have been used in the construction phase.

Encouraging environmentally friendly travel, end of trip cycling facilities have been included with 600 bike stations, 500 personal lockers, 45 showers and separate air conditioned male and female facilities provided.

Grocon's core values of sustainability, innovation, community and safety have been included in the design of this prestigious premium office tower. The first steel framed building in Brisbane since 1970, 480 Queen Street also boasts a rooftop grove, providing a spectacular entertaining area for its many tenants.

Another spectacular feature of 480 Queen Street is The Ravine. This two level public space will entice visitors to experience a visual journey, with walls lined by 350m rainforest artwork by Australian artist Danie Mellor.

Grocon has created a prestigious workplace that is flexible, innovative and environmentally sustainable in 480 Queen Street. Currently working on the Parklands Project on the Gold Coast, which will be transformed into

the Commonwealth Games Village for the Gold Coast 2018 Commonwealth Games and the VCCC Hospital, a \$1 billion facility for cancer research in Melbourne, Grocon will continue to utilise collaboration and forward thinking to provide the best possible outcome for clients and the community.

For more information contact Grocon, L8, 340 Adelaide Street, Brisbane QLD 4000, phone 07 3020 0800, fax 07 3020 0899, email enquiries@grocon.com.au, website www.grocon.com





Polyseal Waterproofing QLD is well known for their expertise in waterproofing, and with 25 years' experience behind them, were the perfect choice when it came to providing services on 480 Queen Street, Brisbane.

Committed to their customers' needs and specialising in the application of waterproof membranes and associated products, Polyseal Waterproofing QLD provided a myriad of waterproofing services on the \$500 million 31 level development in Brisbane's Golden Triangle business district.

Working to strict project specifications and meeting their clients design requirements, Polyseal determined the membrane that was most suitable for the large project. As such, spray membrane technology was utilised on level four of the business complex, this area consisting of Australia's first in built parkland. To ensure maximum waterproofing efficiency for the planter beds and vertical gardens on level four, the Enviro HP-1200 trafficable waterproofing membrane was selected. This two component, solvent free and 100% solids polyurethane waterproofing membrane has been uniquely formulated to provide high elasticity, tensile and tear strengths whilst also providing excellent abrasion resistance.

With seamless and fast system application, the Enviro HP-1200 is Australian designed and manufactured for the harsh weather conditions, having a UV resistant membrane and low VOC as well as a rapid curing profile, ensuring time efficiency on the job.

Whilst this specialised product was utilised in the subtropical green space that makes up level four, Polyseal Waterproofing QLD also applied waterproofing services to other areas of the major development.

This work included providing waterproofing membrane to all amenities from the ground floor up to level 31, external tanking to the roof top areas, external tanking to roof top terrace, plant room waterproofing and membrane work to level three, and waterproofing on the Podium on level four.

Polyseal has built its reputation on providing excellence in waterproofing services with membrane types ranging from multi layer bitumen torch on systems, to liquid systems

applied with a roller and sprayed systems that can be touch dry in less than 30 seconds in addition to being applied at a daily productivity rate of up to 1000m².

Areas of application for Polyseal's waterproofing products include bridge decks, walkways, podium decks, balconies, retaining and basement walls, internal wet areas, roof decks, green roofs, car parks, tunnels and tanks including those for potable water, sprinklers and blackwater.

In addition to providing waterproofing services, the 200 employee strong Polyseal Waterproofing QLD also specialise in tiling, crack injection and building remedial works. Recent projects that have received specialised services from Polyseal Waterproofing QLD include The Green Apartments, The Rhapsody Surfers North, Newstead Towers and Skyring Apartments, and they are currently working on the Belise Apartments, The Yards and the Beach Hotel Apartments.

Polyseal offers services throughout Australia, with offices also located in New South Wales, Victoria, the Australian Capital Territory and Western Australia. From their strong background in waterproofing for both new and existing structures, Polyseal has grown to encompass a wide range of services that include concrete repair works, carbon fibre and other forms of structural strengthening, cathodic protection and prevention, jointing, epoxy flooring, fire service upgrades, coating application to steelwork and concrete structures, minor civil works and associated general construction.

Polyseal has the ability to work with all industry sectors including civil infrastructure, mining, commercial, retail, residential and residential remedial and have built and maintained global alliances with material supplies to source the most suitable products for their clients time after time.

Polyseal Waterproofing QLD is using its expertise and knowledge in the waterproofing industry to complete works on major developments in Queensland, with its State counterparts offering the same high level of service across the Country.

For more information contact Polyseal, Unit 3, 28 Burnside Road, Yatala QLD 4207, phone 07 3386 1171, fax 07 3386 1302, website www.polyseal.com.au

Below OneSteel provided advice and services for structural and reinforcing works on the 480 Queen Street development.

When work needed to be completed on the first high rise structural steel framed building in Brisbane since 1970, the experts at OneSteel were called in.

Having had a presence in the steel industry since 1915, and specialising in the manufacture and distribution of steel long products including structural, reinforcing, rail, sleepers, wire, fencing and strand products and solutions, OneSteel was involved with a myriad of tasks for 480 Queen Street, the prestigious business development in Brisbane's Golden Triangle Business district.

Multiple divisions of OneSteel were utilised for the major development, with the Market Development Group working with structural engineers Aurecon in the conceptual and design stages, assisting in the development of the structural steel schemes.

To ensure that a steel structure would be of optimal value to the project, OneSteel advised on the structural beam and decking design, efficient connection design, product selection and optimisation and fire engineering opportunities. Steel supply and availability, sustainability and the ability to utilise higher strength structural steels to achieve both an enhanced solution and also attain Green Star points for the project were also advised upon.

Attaining Green Star points was a key driver in the design. The final structural design selected utilised a portion of OneSteel Universal Beams in Grade 350 material to AS/NZS 3679.1. This not only allowed for the optimisation of the steel sections to minimise the depth of the steel beams but also provided the project with the opportunity to gain a Green Star point through the use of the required portion of higher strength structural steel. This was a major achievement for OneSteel and added extra value to the development.

To provide confidence to the project team that the steel would meet the design intent, OneSteel also provided product traceability information to the project and construction team, including OneSteel Test Certificates, which demonstrated that the structural steel met the Australian Standards called up in the project specifications.

When it came to the supply and manufacture of the steel for the project, the OneSteel Metalcentre team at Coopers Plains Brisbane,

stepped up to the plate. Supplying around 4,500 tonnes of structural steel, the OneSteel Metalcentre team also provided logistics, processing and supply chain support to the fabricator, Pacific Industrial Company.

The importance of the reinforcing steel was also critical to the success of the project, with the OneSteel Reinforcing team supplying around 2,900 tonnes of reinforcing products as well as being involved in scheduling, supply and logistics of the reinforcing bar and mesh for the project.

The structural steel framing selected by Project Developers Grocon delivered an economically viable solution as well as enhanced speed and safety during construction. With the steel frame delivered four months earlier than originally planned, the project was able to commence without delay. The steel trades also contributed to the project's impressive safety record, with zero MTI or LTIs recorded on the steel component of the project.

OneSteel, through its portfolio of structural steel, reinforcing products, design optimisation and fixing services, looks for opportunities to work across the construction industry to provide the most effective steel solutions that will contribute to construction projects being delivered safely, on-time and on-budget with the desired sustainability outcomes.

OneSteel continues to proudly prove the merits of steel framing to project teams on a wide range of multi-storey projects, including commercial, retail, parking, sporting, residential and public buildings.

OneSteel are currently involved with many substantial projects for major developers across the country including Perth Stadium for Brookfield Multiplex, 80 Arthur Street North Sydney for Meriton, Adelaide Convention Centre for Lendlease and Chadstone Shopping Centre in Melbourne for Probuild.

For more information contact OneSteel, David Bell, phone 0407 357 120, email david.bell@onesteel.com, website www.BuildWithStandards.com.au



Below Triple M Mechanical Services provided the mechanical services for the air conditioning, heating and ventilation systems on 480 Queen Street.

Established in 1994, Triple M Group specialises in all aspects of HVAC and Fire Systems across industrial and commercial buildings. Providing design, drafting, manufacturing, defects liability management, construction, commissioning, and ongoing maintenance services, Triple M Group has it covered.

With experience spanning over 20 years, Triple M Group has the size, strength and resources to provide optimal lifespan and energy performance on all manner of projects. Whether planning a new building or refurbishing an existing structure, Triple M's experienced team will ensure the best possible service is provided, working closely with their client from the planning and construction phases and beyond.

As one of Australia's largest building services specialists, it was only fitting that they were called upon to provide their services to 480 Queen Street, Brisbane. The building, located at the apex of the Golden Triangle, Brisbane's thriving business district, consists of Sky Rise (levels 24 – 31), and High Rise (levels 14 – 24) and has been designed to draw people together to work, collaborate, create and connect.

With around 4,000 office workers expected to utilise the prestigious 31-storey building, it was imperative that Triple M provided quality systems to ensure a comfortable work environment for occupants all year round.

Triple M's design of the air conditioning, heating and ventilation has achieved a design 6 Star Green Star rating and a 5 Star NABERS energy rating. To meet these high energy standards and to maximise efficiency, active chilled beam technology was chosen above other system types.

Utilising the latest equipment from our partners York and Johnson Controls, the designed and installed chilled water system incorporates low temperature chillers serving a low temperature AHU chilled water circuit and a high temperature chilled water loop serving active chilled beams. The high temperature chilled water loop water is blended from the low temperature chilled water loop by using three stage mixing valves, the most effective and energy efficient means of dual circuit control.

Triple M Mechanical Services have specialist expertise and abundant experience in



delivering mechanical systems for health, research and educational facilities, as well as retail and commercial developments. They are currently working on the retail expansion of the Pacific Fair Shopping centre at Broadbeach, Queensland.

Their air conditioning services include not only the design and engineering phase, but also ductwork manufacture, sheet metal and piping installation and the ongoing maintenance of air conditioning installation systems.

Triple M Mechanical Services and their associated companies, Allstaff and BSA are based in offices in Victoria, New South Wales, Australian Capital Territory, Queensland, South Australia and the Northern Territory as well as undertaking installations across the Eastern states.

Their strength lies in their capability to provide innovative mechanical services solutions for complex and sizeable projects. Triple M's expertise covers all elements of project delivery from design and installation to engineering and servicing.



For more information contact Triple M Mechanical Services Pty Ltd, 56 Overlord Place, Acacia Ridge QLD 4110, phone 07 3272 1177, fax 07 3272 2199, email TMQAdmin@triple-m.com.au, website www.triple-m.com.au



If it's fast and efficient fire and acoustic wall systems you're after, then Speedpanel definitely lives up to its name. Established in 1999, Speedpanel Australia Ltd is known for its cutting edge fire and acoustic rated wall systems, having provided their versatile product to a myriad of projects around the country.

A forerunner in the fire and acoustic wall system market, Speedpanel Australia were recently contracted to provide essential services to the prestigious 480 Queen Street, Brisbane, a 31 storey development in the Golden Triangle Business district. With a variety of products available, Speedpanel's fire and acoustic wall systems are constructed of lightweight materials, are easy to install and possess superior fire and acoustic properties that are sought after by major construction companies. It was for this reason that the versatile Speedpanel products were utilised in a variety of manners in the prestigious business hub. Available in three different thicknesses, 78mm, 64mm and 51mm, each with varying Fire Resistance Levels (FRL), the Speedpanel products are easy to build as well as being cost effective.

With wall systems to suit all applications and footprints, Speedpanel products were applied to the scissor stair separation walls, stair pressurisation walls, riser shafts and carpark and plenum walls at 480 Queen Street. Perfect for use in the stairwells, the 64mm product with its 90 minute FRL was utilised. Primarily used in inter-tenancy walls and corridor walls in between apartments and townhouses, a major advantage of using the 51mm (60 minute FRL) and 64mm Speedpanel wall systems is that it reduces the need for multiple layers of expensive fire rated

plasterboard therefore saving time and money. This system also eliminates the need for fire boxes behind General Power Outlets.

Speedpanel's versatile product was also used in the fire rated walls around the foyer area as well as being used as a substrate for the tiled finish. Although a non-loadbearing product, the advantage of Speedpanel is that it can be used as a substrate for façade systems that are relatively heavy. The team at Speedpanel also demonstrated the versatility of their product by fitting out plant rooms. The panels are so adaptable they are able to be cut to a 'swiss cheese' effect, large close clusters of penetrations all certified to contain fire dampers, cable trays, pipes and access hatches. The nature and fast installation of Speedpanel provide a huge advantage over their competitors as it allows for other trades to have quicker access to the workface, and can save weeks in overall building completion time. Dedicated to product development, Speedpanel are constantly improving their product, with all panels fully certified by NATA approved laboratories. With sustainability of utmost importance, all Speedpanel products are fully recyclable and composed of recycled materials and can even be re-used. Acoustic systems also range from Rw32 to Rw80 to suit various BCA requirements.

The lightweight features and the ability to be manufactured to size in any lengths up to 9m, makes Speedpanel a sought after product as it drastically reduces labour costs on site. In addition, the vertical span can be up to 6m between supports, and there is capacity for unlimited wall heights when installed horizontally up to 4.5m wide. Recent projects that have benefited from the exceptional Speedpanel product include VCCC (Victorian Comprehensive Cancer Centre) Adelaide Convention Centre, Barangaroo and upcoming Brisbane Skytower.

Speedpanel pride themselves on achieving quality outcomes on projects Australia wide, working with Architects and Contractors to provide solutions based on practical and simple construction methods. Their versatile product is making waves in the building industry offering not only sustainable outcomes, but economically viable ones. For faster, easier and stronger fire and acoustic wall systems, Speedpanel is your first port of call.

For more information contact Speedpanel, 421 Dorset Road, Bayswater VIC 3153, phone 03 9724 6888, fax 03 9724 6889, email enquiries@speedpanel.com.au, website speedpanel.com.au



Below Brisbane Pre-Cast manufactured, delivered and installed precast panels, columns and lids for 480 Queen Street.

Below Yuanda Australia manufactured and constructed the building façade systems for Queen Street's business hub.



Brisbane Pre-Cast Pty Ltd offer the perfect concrete precast solutions for projects across Queensland and New South Wales. With 32 years experience along with the quality and service they offer, makes them unrivalled in the industry.

Specialising in the offsite manufacture of precast panels and products, Brisbane Pre-Cast lent their skills and expertise to 480 Queen Street, the \$500 million office tower in Brisbane's Golden Triangle precinct. Working on the basement up to level four, Brisbane Pre-Cast manufactured, delivered and installed all the precast panels, columns and lids required for this part of the project.

Able to cater for a variety of needs and purposes, Brisbane Pre-Cast was able to manufacture the precast panels to the precise specifications that were needed for a building of this size. The manufacture of precast panels is a core part of their business, and Brisbane Pre-Cast worked with the main construction company to ensure that the most suitable design for the job was produced.

The precast produced by Brisbane Pre-Cast are known for their strength and durability and extensive quality control measures ensure they are of the highest quality. Providing a flexible solution to

projects and with no limit to design or application, the precast was manufactured to fit seamlessly with the project's needs, the expertise and knowledge of Brisbane Pre-Casts team coming to the fore.

Due to the size and duration of the project, a challenge arose regarding storage of the precast products. This was overcome by storing panels away from their factory, freeing up space for other jobs that were being undertaken.

Offering cutting edge design, manufacture, delivery and installation, Brisbane Pre-Cast continue to offer the perfect solution to projects that include Gardens – Riverside West End, Robina Shopping Centre, Alto Apartments in Toowong and Light & Co Apartments in West End.

For more information contact Brisbane Pre-Cast Pty Ltd, 2/94-98 Lipscombe Road, Deception Bay QLD 4509, phone 07 3204 7181, fax 07 3204 7182, email info@brisbaneprecast.com.au, website www.brisbaneprecast.com.au

Formed in 2007 as a subsidiary company of Shenyang Yuanda Aluminium Industry Engineering Co Ltd, Yuanda Australia specialises in the manufacture and construction of commercial and institutional building façade and curtain wall façade systems.

With significant resources and local infrastructure to accommodate large developments, Yuanda Australia was the ideal choice for 480 Queen Street in Brisbane, the latest of 20 projects completed in Queensland.

In addition to the design, Yuanda Australia also engineered in-house and installed the façade systems. Ensuring that the right façade was chosen for the project, Yuanda Australia's team undertook extensive analysis to assess the suitability of the base system for the local climate, as well as determining the performance and behaviour of the system.

The end result were 10 different façade systems selected for 480 Queen Street, with over 25,000m² of façade utilised. Whilst the façade consists mainly of double glazed curtain wall, both the Queen and Adelaide Street façades feature coloured backpans with a frit pattern on the glass to give texture and depth to the façade. In addition, these

elevations have an offset mullion design where the panels are stacked in a brick pattern to produce a striking and prominent exterior.

The Collection House and Trustee House elevations on 480 Queen Street feature aluminium recess panels that are incorporated into the curtain wall to enhance the unique look and feel of the building.

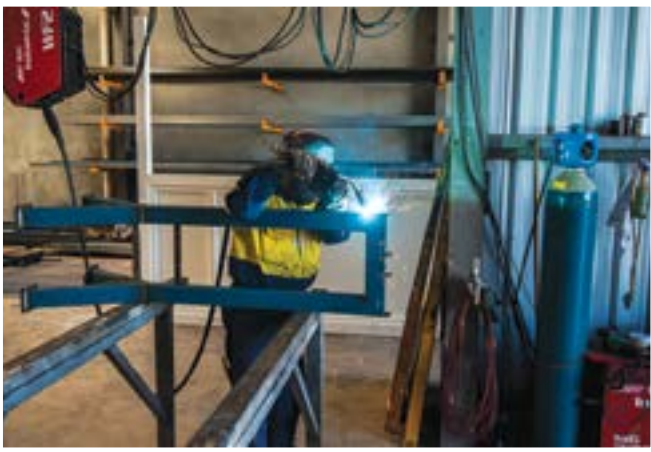
Due to the steel structure of 480 Queen Street, the cast-ins were bolted to the steel edge angles, allowing for the façade brackets to be fixed to them for the installation of the curtain wall.

The results of using multiple façades speak for themselves, Yuanda Australia demonstrates their versatility and experience in creating unique and environmentally sound façade solutions for projects across Australia, as well as ensuring they are successfully completed on time.

For more information contact Yuanda Australia, 3/40 Brookes Street, Bowen Hills QLD 4006, phone 07 3251 6100, fax 07 3251 6150

Below East Coast Steel Fabrication provided the steel framework for 480 Queen Street.

Below ASP Access Floors provided flooring solutions for 480 Queen Street.



Established in 2000, Queensland Company East Coast Steel Fabrication has made a name for itself specialising in architectural metalwork.

With work recently completed on 480 Queen Street Brisbane, East Coast Steel Fabrication's skilled team used their expertise to provide steel framework on the \$500 million project.

Work completed included providing the steel support structure on The Ravine raking gardens, a wall of lush greenery that will stretch from level two to level five. Members of the public will travel between these levels on one of the longest elevators in the country, the journey possible due to East Coast Steel Fabrications fitout of the escalator support steel. This in itself created major challenges due to the scale of the escalator and it was necessary to connect twin V-strut braces to the core wall with Hilti HDA-T mechanical anchors. This was critical to the construction program as multiple trades needed to access the same narrow area.

Other work completed included steel frames for the light voids on level three, and the viewing platform on level four, constructed to enable the community to take in the views stretching over the Brisbane River,

Story Bridge and St John's Cathedral. A specialist outdoor terrace structure on level 14 for BHP Billiton was also made possible by East Coast Steel Fabrication.

The work performed extended to Adelaide Street where steel frames for stone work were constructed along with an awning marking the Adelaide Street entrance.

The most impressive steel feature is the Queen Street awning. The awning, which weighs in at around 30 tonne, consists of an 8mm steel plate canopy, this aspect alone weighing in at 15 tonne.

With projects currently being undertaken at Westfield Pacific Fair and Northlakes, East Coast Steel Fabrication continues to support the building industry with their architectural steel work expertise.

For more information contact East Coast Steel Fabrication, 9 Cameron Street, Clontarf QLD 4019, phone 07 3885 2300, email ecsf@optusnet.com.au

Australian owned Company ASP Access Floors Pty Ltd provides flooring solutions to projects across the globe. Specialising in the manufacture, distribution and installation of raised access floors, ASP is known for delivering some of the most effective flooring solutions on the market.

Recently completing work on 480 Queen Street in Brisbane, ASP installed a total of 50,000m² of product on the \$500 million development, including their specialised Steel Cementitious Medium and Heavy Grade Ultrafix systems.

The Steel Cementitious Ultrafix panel is ASP Access Floors most specified panel and is regarded as the standard system for general office environment applications. The stringer less system is used widely for power and data cable management as well as applications where there is need for an under floor baffle/plenum or air highway. The patented product also provides a noise free flooring solution as well as quick installation methods.

Other fit out work that ASP Access Floors provided for 480 Queen Street included integrated slab to slab walls, set downs for various floor finishes and cutouts for workstation grommets. Their new Calcium

Sulphate Interlock system was utilised in some areas where tiles or stone were specified thereby reducing costs as the need for a substrate under the stone and tile finish was eliminated.

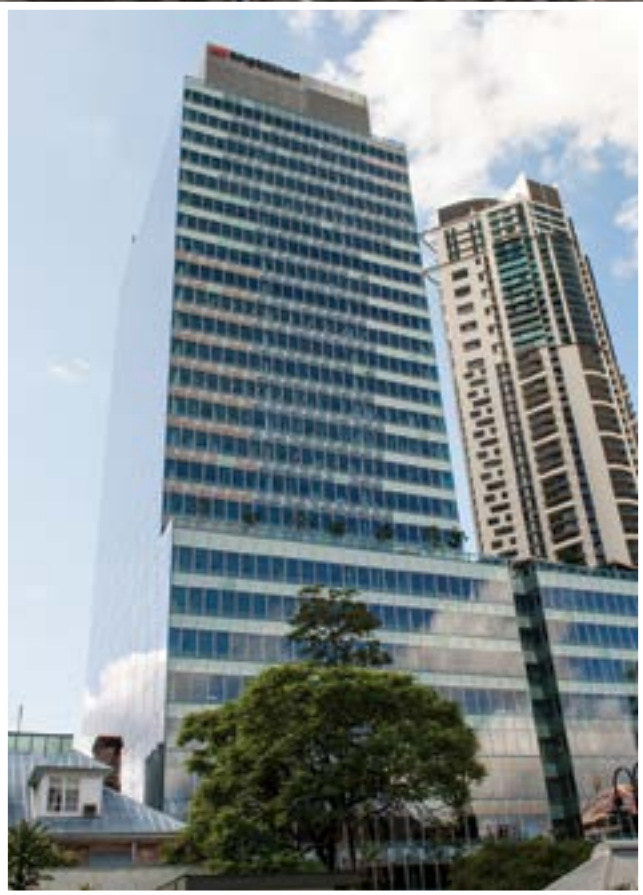
The Calcium Sulphate Interlock System provides a safety factor of three times the concentrated (design) load and has a specially designed interlock edge profile to ensure the panels remain locked together with minimal movement.

Currently working on the largest access floor project to date in Australia, ASP are proud to be installing 300,000m² of access flooring at Barangaroo International Towers in Sydney.

ASP Access Floors are continually researching and developing their products to ensure that they remain the leaders in their market, their products revolutionising the access floor industry worldwide.

For more information contact ASP Access Floors Pty Ltd, 32 Prime Drive, Seven Hills NSW 2147 Australia, phone 02 9620 9915, fax 02 9620 9918, email sales@aspfloors.com.au, website www.aspfloors.com.au

Below A Sign Design developed, supplied and installed the sky signage for 480 Queen Street.



Below KWA Blinds installed and supplied blinds to minimise direct sunlight penetration to align with green energy practices.

When it comes to signage that stands out from the crowd, A Sign Design has it covered. Established in 1982, they are focused on providing a quality service, building and maintaining mutually rewarding relationships with their customers. Experts in their field, A Sign Design develop, design, fabricate, manufacture and install their product, working with leading companies in Australia and across the world.

Using their in house design team, A Sign Design worked to create sky signs for BHP Billiton on the prestigious 480 Queen Street, Brisbane. In addition to creating the design, A Sign Design supplied and installed the sky signs to the roof level façade on two elevations. It was here that challenges arose, as the signage had to be installed on the glass curtain wall prior to it being placed on the building.

Following precise placement of the signage this was accomplished, yet further complications arose surrounding the electronic connection of the sign. To overcome this, a specialised wiring system was devised with a special conduit on the glass utilised to enable safe connection from the inside of the building. The result is spectacular, and the skilled team at A Sign Design overcame the challenge with fantastic end results. Wayfinding and ID signage within 480 Queen Street

was also completed by A Sign Design, with work on the set out of signage and graphics for BHP Billiton also completed.

Recently moving into new premises, A Sign Design has increased their capacity and capability. They have upgraded their digital manufacturing equipment which has assisted in streamlining their operations significantly.

A Sign Design continue to use their expertise to provide signage for a myriad of projects and are currently providing signage for Papua New Guinea National Football Stadium as well as providing their services to the Commonwealth Bank of Australia.

For more information contact A Sign Design, 12 Birubi Street, Coorparoo QLD 4171, phone 07 3847 5305, email info@asigndesign.com.au, website www.asigndesign.com.au

Established in 1994, KWA Blinds is the leading supplier of quality custom made blinds and curtains in the commercial marketplace.

Committed solely to the commercial market, KWA Blinds used their expertise in the industry to determine the most suitable product for 480 Queen Street, a \$500 million development in Brisbane's Golden Triangle financial district.

Collaborative relationships are such an important part of modern business, and the supply and installation of the blinds for the major project is a great example of the combined efforts of KWA Blinds, Vertilux Corporation - the blind manufacturer, Grocon and BVN Architects.

The 31-level 480 Queen Street is a six star Green Star rated office tower like no other, with a public park positioned on the fourth floor of the tower. In line with this green star rating, it was important to minimise any direct sunlight penetration into the office space. This required a close working relationship between all four parties (KWA Blinds, Vertilux, Grocon and BVN) to design and develop a double overlap bracket configuration to minimise this sunlight penetration in corner situations.

The final selection for the 4,000 + roller blinds was the Vertilux BGS roller system, with Euroscreen fabric (a Trevira CS fabric which is inherently fire retardant and PVC free), and EuroBloc Blockout fabric (also a Trevira CS fabric).

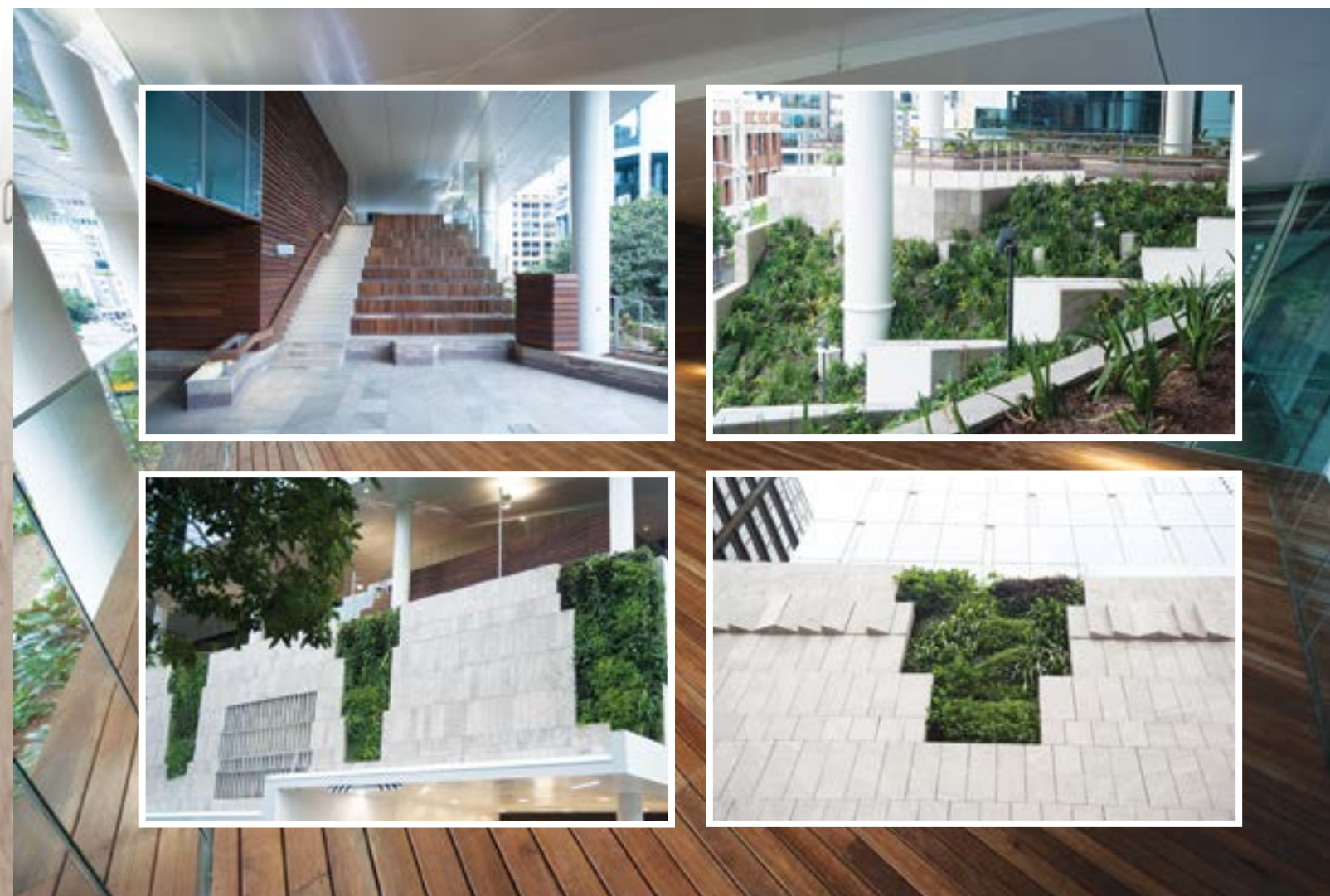
KWA Blinds in combination with Vertilux Corporation have worked with Grocon on previous projects including Australian Taxation Office at 140 Elizabeth Street Brisbane and the accommodation complex Brisbane Common Ground.

KWA Blinds and Vertilux Corporation are also working on other current projects such as 1 William Street and the Sunshine Coast University Hospital.

From providing a single blind to thousands of blinds in multi-storey buildings, KWA Blinds can provide the most suitable product based on quality, budget and product performance.

For more information contact KWA Blinds, Unit 8/26 Weippin Street, Cleveland QLD 4163, phone 07 3821 2555, fax 07 3821 2422, email info@kwa.com.au, website www.kwa.com.au

Below Bland 2 Brilliant Landscapes provided all of the landscaping services for the 480 Queen Street development.



Specialising in all aspects of landscaping, Bland 2 Brilliant Landscapes were the obvious choice when it came to the prestigious 480 Queen Street, Brisbane.

Using materials that complement the natural beauty of the Queensland surrounds, Bland 2 Brilliant Landscapes provided a full complement of landscaping services for the \$500 million development.

On the external walls, cladding in the form of Stonespec Juperana Granite resembles a sandstone cliff face and is further enhanced by the engineered stone clip system used to seamlessly secure the granite to the building.

Plants cascade from pockets of the granite, giving the appearance of a vegetated cliff environment, and green walls throughout the building create a rainforest ambiance that promote an atmosphere of calm.

One of the most exceptional features of this building is the open air park on level four. The first high rise park in Brisbane, the space is 1400m² of subtropical beauty, and Bland 2 Brilliant Landscapes ensured they generated a place where office workers and the public can interact and relax. Paving work was also covered by Bland 2 Brilliant Landscapes,

the versatile Stonespec Juperana Granite being utilised throughout the building. This product with its contrasting red granite features brings an earthy feel to this architecturally advanced development.

Experts in timber decking and platforms, Bland 2 Brilliant Landscapes completed specialised work for BHP Billiton on level 14, creating a unique viewing platform as well as a private outdoor garden for their staff and clients to enjoy.

All ground floor works, street scaping, including footpaths, trees and Street Spec Furniture seats, were provided by these authorities in landscaping, as well as a rooftop garden complete with a tree grove to provide much needed shade.

The results speak for themselves, and Bland 2 Brilliant Landscapes has certainly lived up to their name, creating a unique and visually appealing environment for this extraordinary workplace.

For more information contact Bland 2 Brilliant Landscapes, 29 Hutchinson Street, Burleigh Heads QLD 4220, phone 07 5536 8007, fax 07 5599 3007, website www.bland2brilliant.com.au