



### Project Overview

This high profile office development on the corner of Brooke Street and Wickham Street in the Valley precinct of Brisbane is passed by thousands of people every day. The brief from The Anthony John Group was therefore to provide a building that was aesthetically pleasing from the outside but ultimately practical and functional inside.

The building comprises of four levels of offices, one level of retail area over four levels of car parking.

### Challenges

The site was confined on all sides by busy roads and adjacent occupied buildings and this restricted construction work practices from demolition right through to practical completion. The basement car parks are linked to the adjacent Emporium development and only minimal disruption could be tolerated by the existing retail and residential residence.

A major sewer line also bisected the site which required temporary diversion and reinstatement part way through the project.

The use of coloured concrete to large sections of the façade always is of concern to builders due to the difficulty of achieving.

### Success Factors

The building was awarded a 4 star rating by the Green Star Council of Australia.

The building achieved its aims in providing and interesting and pleasing external façade while also providing efficient, well designed and functional office and retail space.

### Value Added

In association with the client we reviewed the vertical services riser requirements through out the building. As a result of this we were able to maximise the NLA of the building by reducing excessive redundancy space in the services areas.

Additionally by commencing the demolition works very early we were able to salvage as many existing building components as possible for re-use elsewhere thus reducing demolition costs and reducing the environmental impact of the building.

