

PROJECT A CUT ABOVE TUNNEL

THE sophisticated building innovation at a Lutwyche development is leading the way for future construction above Brisbane's growing underground transport network.

The \$12.7 million apartment complex, developed by affordable housing provider BHC, required cutting-edge engineering and construction to ensure there was no impact to the structures below.

Vibration monitoring in the busy Airport Link and Northern Busway and special restrictions, equipment and materials have been incorporated to meet the project's unique challenges.

BHC chief executive officer David Cant said the project, which has provided up to 100 new jobs, required extensive consultation with the Department of Main Roads.

"Public protection, traffic

management and plant and material movement has remained a high priority throughout the build," Mr Cant said.

"The tunnel is inspected constantly but the vibration monitor has been flat-lining which, in this case, is excellent.

"It has required an extra layer of detail and design, extra trades and materials and extra checking but the end result will be an attractive building that sits softly on top of the tunnel."

The building will feature 60 studio, one-bedroom and two-bedroom apartments and five commercial tenancies in the mixed-use development when it is finished later this year.

Lightweight construction materials have been used for the top floors while post-tension concrete used in bridges and high rises has maximised the column-free space on the ground floor.



BIG CHALLENGES: BHC's apartment project in Lutwyche, due for completion in August, is using cutting-edge engineering to minimise impact on major transport infrastructure below.

"The methods we have devised to meet the challenges of this construction will undoubtedly be used for future developments that need to make the best use of these types of sites," Mr Cant said.

Of the 60 apartments, four will be held by MS Queensland to provide affordable accommodation for clients living with multiple sclerosis and other progressive neurological conditions.

BHC is also working with community service partners to ensure that urgent housing

needs are addressed through this development.

MS Queensland will also retain on-site commercial spaces.

The apartment complex will provide affordable inner city housing for people working close to the city and who are being priced out of the rental market.

"These apartments will ensure more people can live closer to their jobs, family and friends," Mr Cant said.

The development is due for completion in mid-August.

