

Wooden high-rise to bring cheers to old brewery site

By **MARIKA DOBBIN**

THE Grollo family plans to build Australia's first high-rise building from timber, at the old Carlton & United Breweries site in Swanston Street.

The \$100 million building will be made from soft-wood panels imported from Europe and fitted together in weeks to make 50 apartments over 10 storeys.

The Grocon building, including its lift shafts, will be all timber, and will use similar technology to the nine-storey residential Stadthaus at Hackney, East London. The building, to be known as Delta, will be carbon neutral and have its own gas-fired electrical generator powered by waste woodchips, and a rainwater and a grey-water recycling system.

"Buyers would pay a premium of 10-15 per cent on the costs of an average apartment but because of these systems, they won't be paying water or electricity bills and will be quarantined from things like a carbon tax forever," the building's manager, David Waldren, said.

Delta, to be built on top of the old brewery's bluestone fire station, will use shredded newspaper as insulation and spruce softwood. All materials will be made fire resistant.

"This stuff would char on the outside but would stand and maintain its strength in a fire," he said.

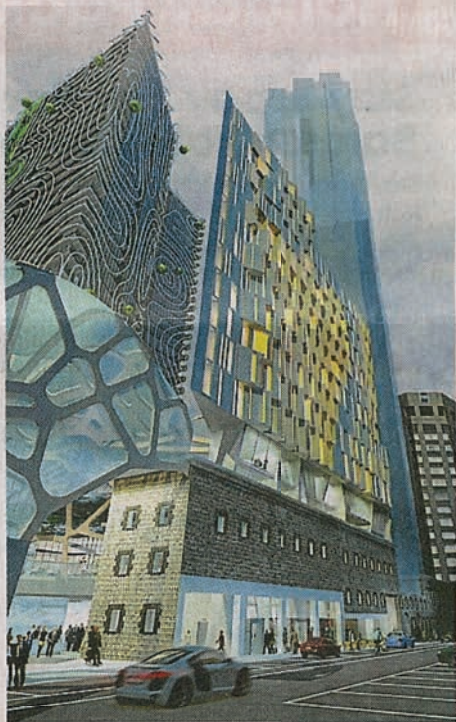
Architect Dylan Brady, of Studio 505, said the building would have a high-quality, modern architectural exterior.

Mr Waldren said apartments would be sold off the plan this year. Most would be three-bedroomed and would cost about \$1 million.

The building is part of Grocon's \$1.2 billion redevelopment of the brewery site that is expected to be finished by 2014.

The site already lays claim to having the greenest building in Australia, according to the Green Council of Australia's criteria — the carbon-neutral Pixel office tower in Carlton.

A Green Cities conference will be held in Melbourne this week at the Melbourne Convention and Exhibition Centre.



A new look for the Swanston Street CUB site.