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## ISPT and Probuild Top Out at 271 Spring Street

ISPT and Probuild have reached the latest major milestone at 271 Spring Street, topping out the \$150 million mixed-use tower in Melbourne's CBD today.

The 271 Spring Street development incorporates the construction of a 16-level tower, inclusive of 15,600m<sup>2</sup> of commercial tenancy area, and integrates the heritage-façade and rich historical elements of the Little Lonsdale precinct into a new boutique office development. Upon completion, 271 Spring Street will be the new headquarters of financial services sector leader Australian Unity.

### Comments attributed to ISPT's CEO, Daryl Browning:

The addition of the tower at 271 Spring Street will bring ISPT's long-term vision for our Lonsdale precinct into reality. The site adjoins our office towers at Casselden at 2 Lonsdale Street and 50 Lonsdale Street and the Madame Brussels Lane, our café and retail laneway. The parliamentary end of Lonsdale Street is one of Melbourne's most historical areas and the onsite archaeological dig which unearthed 40,000 artefacts over a four month dig.

Designed by John Wardle Architects collaborating with heritage architect Bruce Trethowan to carefully consider the site context and develop a scheme which embraces and celebrates the heritage values of the site, while providing an elegant and sophisticated tower. The result is a careful integration of two historical buildings into an A Grade office for Australian Unity.

271 Spring Street is due for completion in mid-2019.

### Comments attributed to Probuild's Victorian Managing Director, Luke Stambolis:

It's been a fantastic construction period at 271 Spring Street to date. We've managed 10 weeks of archaeology works, built between two Citipower HV easements – we've also built over two live underground rail tunnels that form part of Melbourne's city loop.

There's not many buildings in Melbourne on top of an underground rail system. This location meant we needed to deliver a highly complex light-weight steel structure, consisting of raked feature elements and significant transfer structures to achieve the architectural vision for the project. It's a very robust structure but light enough to not disturb the city loop below.

Probuild will now be focusing on completing an intricate façade that features 7m x 3.7m fins, and the internal fitout works for anchor tenant Australian Unity.

ENDS



**PROBUILD**

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**About ISPT**

ISPT is committed to creating growth for people and places through property.

For over 20 years our properties have been meaningful places for the retailers, companies, government departments and communities that use them.

We generate returns for our Investors, which are some of Australia's largest industry superannuation funds, and ultimately the 50%+ of Australian workers who have their retirement savings invested through us.

ISPT's \$15.9 billion portfolio invests and develops commercial, retail, industrial and residential property in Australia.

**About Probuild**

Probuild is one of Australia's largest construction companies with a national pipeline of projects worth \$5 billion and an annual turnover of more than \$2 billion.

As a tier-one contractor, Probuild is currently delivering some of Australia's largest construction projects including The Towers and Ritz Carlton at Elizabeth Quay in Perth, Grand Central Shopping Centre in Qld's Toowoomba, Aurora Melbourne Central and The Greenland Centre in Sydney.