

Sky Waterfront Stage 2 - Isle Apartments

Brisbane, Queensland

Keller delivered integrated earth retention and foundation solutions for a complex waterfront development, overcoming significant site constraints through innovative engineering.



The project

Keller was engaged by Mirvac to deliver Stage 2 of the Waterfront Sky development in Brisbane. The project comprised a three-level basement and a 25-storey residential tower constructed in close proximity to the Brisbane River. Keller designed and delivered the basement retention system and foundation piling, integrating with the previously completed stage one works.

The challenge

The new retention structure needed to be accurately connected to the existing stage one basement, requiring careful interface management. Existing ground anchors from stage one conflicted with the new pile layout, creating physical obstructions at critical foundation locations.

The solution

Keller worked closely with Mirvac and the project designers to optimise the propping system, eliminating the need for temporary ground anchors and avoiding interface conflicts for subsequent works. A targeted pre-drilling method using segmental casing was developed to remove existing ground anchors at pile locations, enabling accurate installation of the new foundations. Careful planning and controlled execution ensured successful integration with the existing basement structure.

Project facts

Owner(s)

Mirvac

Keller business unit(s)

Keller Australia

Main contractor(s)

Mirvac

Solutions

Excavation support
Heavy foundations

Markets

Commercial
Residential

Techniques

Diaphragm walls / barrettes
Bored piles