

# CLARA PALERMO TOWNHOUSES

MAIN CONSTRUCTION COMPANY : PDS Group  
DEVELOPER : R. Corporation  
PROJECT END VALUE : \$15 Million Approx.  
COMPLETION : July 2011  
ARCHITECTS : Jackson Clements Burrows  
STRUCTURAL ENGINEER : Robert Bird Group  
CIVIL ENGINEER : Reeds Consulting  
SURVEYOR : Gardner Group

## PDS GROUP EXCEEDS EXPECTATIONS

Clara South Yarra Palermo Townhouses is the latest blue ribbon residential building project undertaken by PDS Constructions (part of the PDS Group). Off the bluestone footpaths of Clara and Palermo Streets South Yarra, PDS Constructions built the 10 Palermo Street Townhouses designed by high end architects Jackson Clements Burrows. The 3-bedroom townhouses incorporating quality finishes and a choice of floor plans delivers a quality residential offering in South Yarra.

PDS Constructions built these exclusive three storey townhouses, ahead of schedule, delivering a contemporary aesthetic, soaring ceilings, large windows, a neutral palette and premium finishes. There are spectacular outlooks on the park and generous terraces making inside and out living zones. Purchasers have been delighted with the quality results, with many valuations indicating that the townhouses have appreciated in value since purchasers bought off the plan 2 years ago.

Andrew Suttle, Director of PDS Group said, "We have exceeded the developers expectations on time, cost and quality. Our feedback is

that purchasers are delighted with the overall quality of construction, look and feel of their townhouses. The quality of our management and the professionalism of our subcontractors has meant a great result for all involved with the Clara Palermo project". James Sutton, General Manager of PDS Constructions added, "Planning and good management are probably the greatest strengths of PDS Constructions, and we seem to be achieving some great results for our clients".

PDS Constructions was established in the mid 2000s by Andrew Suttle, Andrew Fortey and James Sutton following the success of the PDS Group from early 2003. All three directors have extensive experience in construction having worked in management positions for a range of Australia's largest builders & developers. "Despite the uncertain economic environment, we are forecasting solid growth over the next few years. We are winning projects regularly and I think our reputation is being enhanced as a solid performer in the construction industry". PDS Group also has a separate Project Management business that is amongst the largest project management firms in Australia, and

Suttle remarked, "Our backgrounds ensure we have discipline and are methodical with many efficient systems in place. We are at the forefront of quality building practice in Victoria."

PDS Group Constructions has a breadth of experience covering large and small scale projects in the residential, commercial and retail spheres. A high net worth client recently remarked, "We have worked with PDS Group on a number of projects in the past and look forward to doing so in the future. They have proven themselves to be reliable, organised and experienced over a variety of project types".

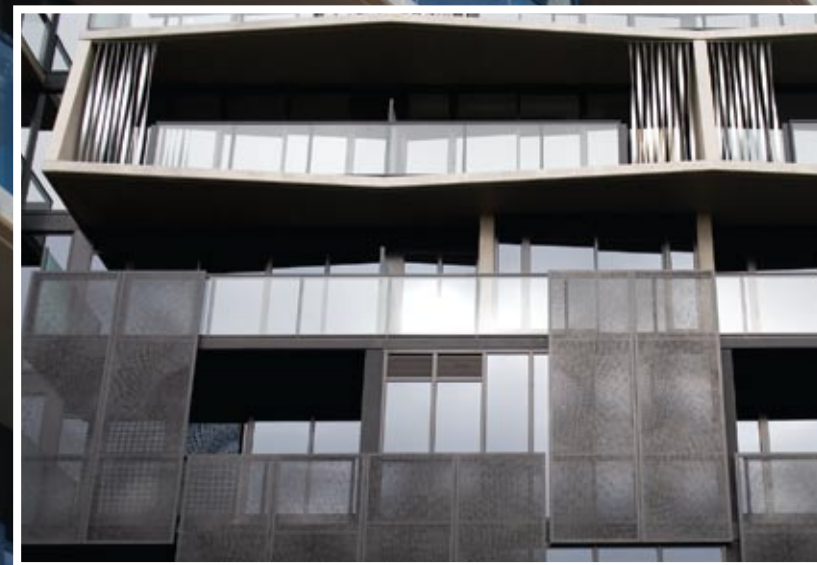
PDS Group aligns exceptional and experienced people to the specific needs of a project, they provide a culture and structure that attracts the best professionals, keeping them up to date with innovation and industry management methodologies. PDS Group also consistently delivers successful commercial outcomes for their clients through detailed knowledge of the construction & development process and meticulous management meaning the value added is maximised. All

this translates to the bottom line for the client and fosters long lasting business relationships and a high level of repeat business.

The group's client base includes a number of listed corporations, large private property developers, public corporations, and individual property investors. Among these are Computershare, Metier3, MAB Corporation, R Corporation, Investa Property Group, Pan Urban, Smorgoncorp, Charter Hall, Michael L. Yates & Co, Coles Supermarkets, Linfox, Ronstan, Stockland, Unibic Australia, Meyer Cookware, Sheridan Property Group, and the Victorian Government.

**PDS GROUP**  
3 Cubitt Street  
Richmond VIC 3121  
t. 03 9429 6211  
f. 03 9429 6122  
e. [andrew.suttle@pdsgroup.com.au](mailto:andrew.suttle@pdsgroup.com.au)  
[www.pdsgroup.com.au](http://www.pdsgroup.com.au)





## MASTERFUL METALWORK

Much of the gleam and distinctness promoted as a feature of the Clara apartments and townhouses is due to the work done by AM Metal Solutions.

Established in 1994, AM has quickly established a reputation for mastering complex projects of all types, including commercial spaces and cultural facilities. Residential spaces can be the most challenging. People will live and love in them. They must become homes, not merely successful technical achievements.

AM's competence begins with knowledge in design, manufacturing, and construction of high quality metal work. All of their initial work is done in-house. Then they collaborate closely with contractors and architects towards installation. Their quality assurance and commissioning process is overseen by their own technicians to ensure a perfect fit and finish.

AM also has extensive experience with customers whose applications may be subjected to highly corrosive conditions. Their products are made to stand the test of time.

For the Crown 3rd Hotel AM created a ribbon stairway which is the outstanding feature on the ground floor, along with all the cladding to

the columns. For the re-development of the Footscray train station AM is working on the cladding of the new pedestrian bridge and tunnels. For the Freshwater Place apartments in Southbank AM created architectural handrails, stairs, columns, and the impressive floating metal ceiling in the foyer.

AM uses all common carbon steels, stainless steel, aluminium, mild steel, and alloys to achieve these effects. They can offer all types of material finishes – galvanised, painted, powder-coated, polished, anodised, and many more. Their proven installation methods guarantee consistent quality and value for money for clients.

There is a comprehensive metalwork service which has earned praise from clients who keep coming back to them for new projects.

**AM METAL SOLUTIONS**  
6 Adina Court  
Tullamarine VIC 3043  
t. 03 9336 9300  
f. 03 9336 9311  
[www.appman.com.au](http://www.appman.com.au)

## brilliant chute solutions

Wouldn't it be brilliant to have an internal finish that features 80% less friction than steel - creating a quieter and smoother flow? Easy. Smoothtubes can be used for waste, linen and as a recycling chute. They offer a clever choice for anyone that prefers a greener and more hygienic alternative. Want to save on installation time and costs? The smart money is on Smoothtubes. Wastech's revolutionary Smoothtubes, helping you look brilliant.

PRODUCTS & SOLUTIONS  
FOR THE RECYCLING  
& WASTE INDUSTRIES.  
FREE CALL 1800 465 465  
[WASTECH.COM.AU](http://WASTECH.COM.AU)

**WASTECH**  
ENGINEERING

**smooth  
tubes™**

## THE ONLY GREEN ACCREDITED CHUTE

Wastech Engineering installed its Smoothtubes Garbage Chute system in the Clara Apartments, with an automatic bin changer in the bin room. Smoothtubes, designed and manufactured by Wastech Engineering, is the only chute available in Australia which is accredited by Ecospecifier for use in Green Star buildings. It is the only chute which is truly self-cleaning. Bacteria cannot grow in it. Odour is therefore minimised. There is no need to use water or harsh chemicals in cleaning. The smooth internal surface reduces friction by 80% compared to other systems. It will not block, which saves time on maintenance. Even large pizza boxes, for example, cannot gain a fixing point.

Smoothtubes can also be used for linen and general recycling purposes. Installation is fast and simple with no sharp or heavy sections to unload. One man can easily carry a chute section. No cranes are required. Maintenance is simple and the system carries a warranty of up to 20 years.

Chute doors have a brushed stainless steel finish with gas strut closing devices that make the doors quiet and easy to use and clean. The doors are designed for maximum use expected over the lifetime of a building. Information labels clearly guide residents in the use of the system.

If there is ever a problem, which would be unusual, Wastech is available seven days a week to make a service call.

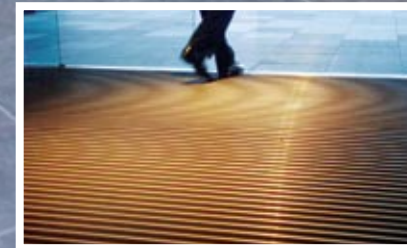
Wastech is a leading supplier of waste and recycling equipment with close to 20 years of experience. They can offer consultancy advice on all options for waste and recycling management. They can design, manufacture, and install.

The company now operates in all states of Australia and international markets.

**WASTECH ENGINEERING PTY LTD**  
33 Wedgewood Road  
Hallam VIC 3803  
contact: Valerie Collins  
t. 03 8787 1600  
f. 03 8787 1650  
e. [valerie@wastech.com.au](mailto:valerie@wastech.com.au)  
[www.wastech.com.au](http://www.wastech.com.au)



Clara Palermo Townhouses, Victoria



## THE BEST LOOKING MATS IN OZ

Australia's original architectural entrance mat just keeps getting better. The BIRRUS matting of today is produced in a palette of stunning colours and textures to complement all design criteria, from ultramodern to more traditional styles. Clients have the ability to create their individual style with insert layouts, alternate treads/colours or special shapes.

Investing in an effective recessed matting system goes a long way to preventing many of the slips and falls inherent at entrances, while also protecting and extending the life of interior floor surfaces.

Birrus' commitment to a greener environment was rewarded with our certification from Ecospecifier, and our long association with the Australian Made organisation ensures support for local business.

As a respected manufacturer of many years standing, we guarantee that our quality, expertise, and dedication to serving the building industry is second to none.



### BIRRUS MATTING SYSTEMS

12 Overseas Drive  
Noble Park VIC 3174

t. 03 9701 2544

f. 03 9701 2588

e. [sales@birrusmatting.com.au](mailto:sales@birrusmatting.com.au)

[www.birrusmatting.com.au](http://www.birrusmatting.com.au)



## LIFTING CLARA'S BINS

For thousands of years human ingenuity has found ways to move and lift heavy objects. Total Lifting Solutions knows them all and that is why they were approached to solve a particular problem in lifting refuse bins from one level to another during construction of the Clara Apartments.

The layout of the site offered limited space and depth for a standard pit and scissor platform. TLS devised a short loading ramp which was placed in front of the lower floor access point.

To ensure safety the scissor platform was fitted with hand rails and swing gates at either end. Electronically operated locking switches were fitted to the upper and lower gated areas so that gates could not be opened when the platform was in motion. Proximity switches

allowed the gates to be opened at each level. The unit also had operator controls for any potential emergency shutdown.

From forklifts to freight hoists, trolleys, cranes, ergonomic and customised handling systems, TLS are the experts with 30 years of experience.

### TOTAL LIFTING SOLUTIONS

(AUST.) P/L

P.O. Box 615

Somerville VIC 3912

t. 03 5977 7573

f. 03 5977 5589

m. 0434 373 049

e. [neil@totallifts.com.au](mailto:neil@totallifts.com.au)

[www.totallifts.com.au](http://www.totallifts.com.au)

