

# AN URBAN SANCTUARY

DEVELOPER : SJD Property  
BUILDER : Kane Constructions  
ARCHITECT : Mijollo International  
STRUCTURAL ENGINEER : ADG  
CONSTRUCTION VALUE : \$35 million



Set amongst a magnolia tree landscape the \$35M Magnolia Lane Cove apartments features flowing, open plan and sophisticated layouts, quality appliances, with contemporary amenities. Residents can enjoy a tranquil community village lifestyle within 15 minutes from Sydney CBD.

**Magnolia Lane Cove development is located in the picturesque northern Sydney suburb of Lane Cove.** Comprising 93 apartments over three multi-storey residential buildings, the development offers a selection of one, two and three bedroom open plan apartments.

Each apartment is characterised by a free-flowing open layout which provides space through integrated living and dining areas. The interior fitout is modern and sophisticated, featuring engineered timber flooring and contemporary finishes that further enhances the efficient design. Multi award winning East Coast builder, Kane Constructions, utilised a detailed project management system, which was instrumental in the successful construction of the high end development.

“We use an internally developed program procedure which focuses on efficient contract management processes so that the teams (subcontractors and suppliers) are ready to go on schedule,” said Matthew McPhee, New South Wales’ Business Development Manager, for Kane Constructions. “It is very detailed ensuring that subcontracting crews, machines and materials, and safety inductions

are set up before construction teams come onsite.” Multiple trades were on the site at once, including large construction crews. The Kane Constructions’ systems effectively managed these challenges and also safety accreditation. “At peak construction times and with up to 130 staff onsite, safety was a high priority for us,” explained Matthew.

Kane Constructions instigates a number of innovative systems within their construction approach, that aids in enhancing the efficiency of the building schedule. “We used the Dincel Construction System on this project which meant we could finish construction in less time,” Matthew said. This system uses a lightweight, patented hollow form which ‘snaps together’ and can be utilised for walls of any length. This system helped to counteract challenges from the tight construction area. “It was a tight, narrow site on the side of a hill, and a large development with three buildings over two carparks,” Matthew said.

The privately owned Kane Constructions is one of the leading construction companies on the East Coast of Australia, turning over more than \$600 million per annum. This 2016 Master Builder of the Year

employs 330 fulltime staff and has offices in Melbourne (head office), Sydney, Brisbane and Canberra.

“We are involved in a variety of public works and private commercial projects. This includes developments for State Health and education departments and for Local Government. We have also completed overseas projects for the defence department,” Matthew said.

In May 2017, Kane Constructions was awarded the Best Public Building at the national Property Council of Australia Innovation and Excellence Awards for the Geelong Library and Heritage Centre project. The motto at Kane Constructions is, “Our success is recognised in the way we achieve, as much as what we achieve.”

“We have a flat management structure at Kane. The company’s directors are allocated to a project which means there is a direct link between them and the client,” Matthew said. “The Kane approach is about efficient processes, and safety is a priority. We are accredited by the Office of the Federal Safety Commission and have a strong reputation for robust risk management.”

The company is completing a \$38 million development of Wenona Girls School in Sydney and a \$47.5 million social housing project for the



NSW Government. The company is also constructing a new ambulance station for the Sunshine Coast University Hospital in Queensland and has recently delivered the \$24 million design and construction of the Trinity College ‘Gateway Building’ for Melbourne University.

**For more information contact Kane Constructions, 2 John Street, Waterloo NSW 2017, phone 02 9930 5555, fax 02 9930 5566, email nswcontact@kane.com.au, website www.kane.com.au**

# HIGH SKILL MANOEUVERS

Active Crane Hire's involvement in all stages of the Magnolia Lane Cove apartments' development allowed its team to position two cranes on a tight, residential building site – a challenge the Sydney based company is well set up to meet.

"The access to this project was difficult and meant manoeuvring our trucks to reach a tight residential site but this is our speciality and because we take a hands on role in the whole planning to implementation process of a development, we were able to address any problems before they occurred," Active Crane Hire Managing Director, Hermann Buchberger said.

"We also do not use any subcontractors, so we retain complete control of our projects." A minimum of six to eight of Active Crane Hire's

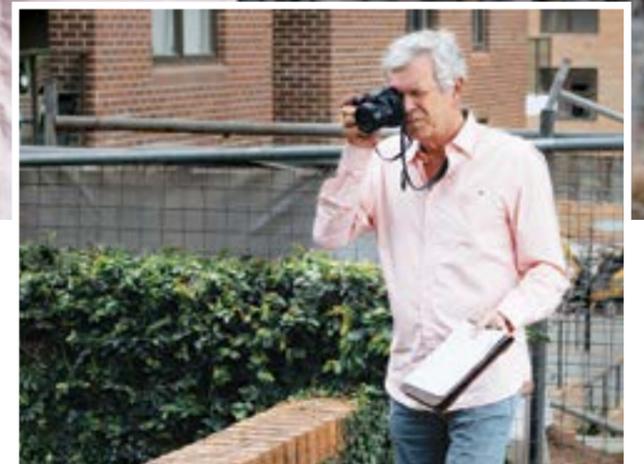
crew were onsite at the Magnolia Lane Cove apartments development, and the company employs 25 staff. "Five are administration and 20 of the staff comprise technicians, riggers and yard personnel. We are a hands on company," Hermann said.

Active Crane Hire works across New South Wales and also has projects in Queensland. It has 140 cranes; 120 of which are currently on construction sites. "I go wherever clients want me to, as I have my own trucks," Hermann says. "We have cranes in Armidale, Wollongong, Newcastle and Central Coast at the moment and we are currently working on a job for the NSW Department of Housing in Glebe, Sydney."

Active Crane Hire was established in 2001 and has delivered on its vision to introduce innovative material handling solutions to the Australian construction industry. It is a leader in the supply of remote controlled electric POTAIN Self Erecting Tower Cranes and POTAIN City Cranes.

As a result of its speciality, Active Crane Hire is one of the top suppliers of cranes in Australia, and has been listed in the latest Crane Index as having 30% of the cranes erected in New South Wales.

For more information contact Active Crane Hire, 8 Ainslie Close, Somersby NSW 2250, phone 1300 730 403, fax 02 4372 1780, email [hermann@activecranehire.com.au](mailto:hermann@activecranehire.com.au), website [www.activecranehire.com.au](http://www.activecranehire.com.au)



## EYE FOR THE DETAILS

As Owner of Acumen Engineers, Anthony Fowler's 30 years plus experience as a civil and structural engineer provided the necessary expertise to complete complex dilapidation surveying on the Magnolia Lane Cove project.

"There were external façades, garden areas and internal units that required surveying," Anthony said. "This included a nursing home with around 40 units and nine strata plan sites with around 70 units all up, next door to the construction site."

The dilapidation surveying required Anthony to establish the pre-existing condition of the surrounding buildings before construction and then to compare conditions post construction. This is a requirement of local council development applications to make sure construction doesn't damage surrounding structures. "It prevents vexatious claims and really does lessen the chance of litigation dramatically," Anthony said.

As part of the surveying, Anthony inspected the buildings, compiling photographic and written records. "The challenge on this project was to establish a 'zone of influence' which is the area the construction might affect. This 'zone' is required as part of council approval. Once this process was finished, I then had to contact the strata managers," Anthony said.

"With so many different strata plans involved, we almost had to stake out the buildings to make contact with the strata manager to

organise site access. We spent about 40 hours onsite inspecting and photographing the buildings common property and units."

Acumen Engineers is one of only a handful of civil and structural engineering consultancies that specialises in dilapidation surveys. Anthony is known for his expertise, having undertaken 4,000 engineering inspections following the 1989 Newcastle earthquake. "We have a good reputation and are recognised for our concise and accurate reporting of building conditions. I regularly appear before the courts as an expert in particular cases," Anthony said.

Acumen Engineers has recently completed surveys on the Darling Square precinct and the Four Seasons Hotel in Sussex Street, Sydney. "I also do considerable consulting work for strata plans, identifying building defects and maintenance problems. Two of the adjacent sites to Magnolia apartments have asked me to undertake additional work for them," Anthony said.

For more information contact Acumen Engineers, 398 Wilson Street, Darlington NSW 2008, mobile 0412 102 016, email [anthony@acumenengineers.com.au](mailto:anthony@acumenengineers.com.au), website [www.acumenengineers.com.au](http://www.acumenengineers.com.au)

# ENGINEERED FOR SAFETY

Safety is a high priority for TFP Co Scaffold, a Sydney based company that specialises in scaffolding for medium to large commercial construction projects.

With more than 80% repeat business and no major safety incident, it's a goal the company gets right.

"We operate in a high risk trade and we strive to maintain our good record," TFP Co Scaffold Owner, Thomas Pickering said.



The company was formed 5 years ago and has grown quickly based on its solid reputation within the industry. "With 15 years in the Sydney construction industry, beginning as an apprentice bricklayer and working my way up to project manager, we are known for meeting deadlines and providing dynamic access solutions."

The company's growth and success is due to the high value it places on its client relationships and the strong teamwork of its experienced scaffolders. "We know how to get the job done without compromising safety," Thomas said. "Our aim is to give our client good value on every job we do and that is why we have such a high percentage of repeat business."

TFP Co Scaffold is currently working on a number of infrastructure and apartment projects in Balmain, Glebe and the Northern Beaches. Based in Smithfield, the company services the Sydney region.

For more information contact TFP Co Scaffold, 11 Jumal Place, Smithfield NSW 2164, phone 02 9635 1592, email [tom@tfpconstruction.com.au](mailto:tom@tfpconstruction.com.au)



## EXPLORING CONCEPTS

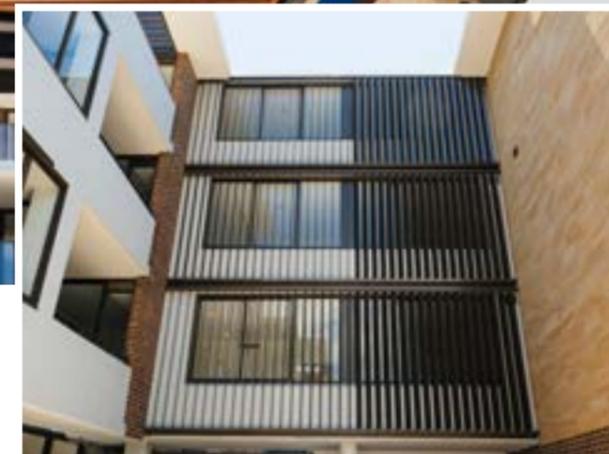
QS Industries brought almost 40 years of experience to the Magnolia Lane Cove development to get the job completed on schedule and to a high standard. Responsible for the aluminium sun and privacy louvres on the apartments, QS Industries specialises in design, manufacture and supply of quality sheet and extrusions products for the architectural, building and urban design industries.

The Orange based company services New South Wales and the Australian Capital Territory, and also maintains a Sydney office (by appointment only) for its Sydney clients and projects.

"The bulk of our work is in Sydney and we also work in Newcastle, Wollongong, Penrith and Canberra, however we are working on the Battlefield Airlifter project at the RAAF Base in Amberley, Queensland," QS Industries' Business Development Manager, Stephen White said.

During peak construction periods, QS Industries had around four of their 20 staff working onsite. One of the challenges the company met was the need to work with the sustainable building's sliding panels. "We had to consider what we would fix the louvres to and this meant working closely with the project's builder," Stephen said.

"Our company is known for its experience and reliability. Our reputation is a good one within the construction industry. On all our projects we work collaboratively with contractors and subcontractors. We have a good team at QS Industries who bring significant industry experience to the job."



QS Industries began 39 years ago and the company has built its reputation over the years. A wealth of experience in interior and exterior façade work is brought to the company's projects.

QS Industries services the public and private sectors, working on commercial, residential and industrial projects. Aside from the Magnolia Apartments project, QS Industries is also working on the Lotus Apartments development in Lane Cove and the Aluma Apartments project in Burwood, Sydney.

For more information contact QS Industries, 25 Leeward Drive, Orange NSW 2800, phone 02 6330 1300, free call 1800 687 688, email [stephenw@qsindustries.com.au](mailto:stephenw@qsindustries.com.au), website [www.qsindustries.com.au](http://www.qsindustries.com.au)



## SHORE FOOTING

Leading civil engineering and construction company Chalouhi literally laid the groundwork for the Magnolia Lane Cove project.

With a motto of 'Building Australia's future...from the ground up', the company designed and constructed the shoring system and foundation piers for this high end residential development in Lane Cove.

As well as providing solid foundations for future residents, Chalouhi was also responsible for demolition and remediation of the construction site which included asbestos removal and detailed excavation.

Over the past 10 years Chalouhi has gone from strength to strength, growing from a small business to an industry leader in demolition, excavation and civil construction. With more than 50 employees, the company is currently involved in several commercial projects across Sydney including the recent Knox Grammar Performing Arts Centre at Wahroonga for Taylor Constructions and the Pinnacle Apartments at Miranda for the Decode Group.

For more information contact Chalouhi, phone 02 9790 3799, email [admin@chalouhi.com.au](mailto:admin@chalouhi.com.au), website [www.chalouhi.com.au](http://www.chalouhi.com.au)



**Main image** Head Office, North Rocks  
**Below left** Project Warehouse, Botany  
**Below right** Truck Loading



## A STAINLESS PERFORMANCE

As the strongest independent supplier in New South Wales and Queensland, Cook's Plumbing Supplies puts customer relationships at the centre of its business model, and it's paying off in strong company growth.

"We were established in 1969 with just one store and are now up to eight. There has been significant expansion in the last five years, with two new stores opening in Brisbane," Project Manager, Brian Carver said. "We have excellent customer relationships and can work on the specifications to help find suitable products."

Cook's Plumbing Supplies provided the products used on the Magnolia apartments development, in Lane Cove. Tapware and sanitary ware products manufactured to specifications were sourced and supplied to project builders, Kane Constructions.

"It was a delight to work with Kane Constructions and we began the project in February 2017, with final supply in August," Brian said. "Our company supplies products to the high rise residential, commercial markets and the home building market. We supply

a diverse range of clients from plumbers, home builders and commercial builders."

Cook's Plumbing Supplies employs 170 people in its New South Wales and Queensland stores. Experienced and long term staff are key strengths of the company. It's this experience and capacity to get the job right that gives our customers the confidence they need to choose Cook's Plumbing Supplies for large scale commercial, civil and residential projects.

"We've worked on Sydney's St Vincent's Hospital project, Blacktown Hospital, Pittwater Private Hospital, Liverpool Hospital, Sydney International Convention Center, ICC Sofitel and many more," Brian said. "Our contract administration is thorough and comprehensive and we are active in making sure the project is delivered within budget and on time."

For more information contact Cook's Plumbing Supplies, 27 Loyalty Road, North Rocks NSW 2151, phone 02 9630 5250, email [headoffice@cooksplumbing.com.au](mailto:headoffice@cooksplumbing.com.au), website [www.cooksplumbing.com.au](http://www.cooksplumbing.com.au)



Magnolia Lane Cove,  
New South Wales



## A BREATH OF FRESH AIR

Directed by Andrew Souvaliotis, **Advanced Aircon Design & Construct**, offers the design and installation of HVAC systems to both small and large scale residential or commercial projects. Promising quality and maintenance, specialist dealership and solid communications, the company working out of Sydney have built their reputation even further, servicing areas in New South Wales and surrounds. With their team led by General Manager, Daniel Wade, and Senior Design Engineer, Nick Spiliotopoulos, Advanced Aircon clients are assured of clean air and efficiency when it comes to both the smooth and long lasting operations of their air conditioning systems.

With a commitment to energy efficient systems, Advanced Aircon's work on the Magnolia Lane Cove apartments was vast, including 93 one, two and three-bedroom apartments built across three multi-storey residential buildings, with shared garden surrounds. The tranquil, village style environment, demanded noise control and significant consumer health and safety expectations.

With 35 years experience serving the residential and commercial sectors of industry, Advanced Aircon skillfully developed the design of

air conditioning systems to Magnolia Lane Cove and ensured their safe installation and trouble-free maintenance. Offering a range of systems up to 4.5 star rating, the clients at Magnolia were not without choice and adaptability. Showing discretion when it comes to design, the Advanced Aircon systems at Magnolia have proved them a sensitive company when it comes to accompanying a sophisticated, modern environment aimed at offering its residents a sanctuary away from the busy world.

With design features including engineered timber flooring, spacious, high-ceiling and open-plan living areas and comfort, Advanced Aircon's systems moulded perfectly to the challenges of the project.



*For more information contact Advanced Aircon Design & Construct, Unit 20, 7-9 Percy Street, Auburn NSW 2144, phone 02 9749 7400, fax 02 9749 7900, email [andrew@advancedaircon.com.au](mailto:andrew@advancedaircon.com.au), website [www.advancedaircon.com.au](http://www.advancedaircon.com.au)*