

# NATURE INSPIRED LIVING

DEVELOPER : Aoyuan International  
MAIN CONSTRUCTION COMPANY : Novati Constructions  
ARCHITECT : PBD Architects  
CONSTRUCTION VALUE : \$30 million



The \$30M Mirabell Turramurra project is an innovative boutique residential development comprising of 75 incredibly designed one, two, and three bedroom open plan apartments. The project includes a private central courtyard, a lush communal greenspace as well as BBQ and entertaining pavilions.

**Mirabell Turramurra is a boutique residential development offering contemporary suburban living inspired by the North Shore's lush woodlands.** Designed and constructed by Novati Constructions, Mirabell Turramurra's neutral tones and raw materials reflects the surrounding beauty.

The residential development comprises of two separate buildings partitioned by a central communal greenspace which features BBQ entertaining pavilions and seating. There are 75-apartments throughout the two buildings with 2-levels of basement parking for 116 vehicles.

Each of the apartments boasts luxurious open plan living spaces which accentuates the views, nourishing the soul and mind. The layout and orientation of the one, two and three bedroom apartments also makes the most of natural light throughout the day, which is in keeping with other award-winning projects completed by Novati.

"It's all thanks to our team of professionals and our state-of-the-art systems such as Hammertech that we introduced on this project," said Novati Constructions Operations Manager, Lenny Pugliese.

"Hammertech is an online safety management system that has multiple key features allowing personnel to be inducted faster without compromising our high quality standards. It's wonderful that our team embraced this and some other new technologies for the future of onsite building."

The Hammertech features include Safe Work Method Statements (SWMS), management, injury and incident management, and inspections. Functions within the programme also allow both site management and subcontractors to use it for their inspection reports.

"Everything is documented within the system from Inspection Test Plans (ITP) to weekly site safety walks," said Lenny. "Site diary is a great feature which helps to keep everyone in the loop. It provides daily activities and the current status onsite. Photos can also be added." Novati also used drones onsite at Mirabell Turramurra.

"The footage provided a visual update for our client and a record of progress throughout the job," continued Lenny. "It was perfect for external inspections and quality defect checks. Once we'd educated

and trained the various people and trades to these new procedures, it ensured successful results all around." Novati began work on Mirabell Turramurra in March 2017 and completed the project in October 2018.

Novati have operated under the same builders license for over 47 years. A family owned business, they specialise in delivering superior building projects in residential, commercial, aged care, education, community, and student accommodation, as well as refurbishment and heritage restoration within the Sydney basin. Novati have won multiple MBA Excellence in Construction and MBA Excellence in Housing Awards over the years. The latest MBA Excellence in Construction Award was presented to the company in 2017.

Other projects Novati Constructions are currently working on include:

- The 5-storey, 21-unit residential development, Harris Park;
- The Wharfside mixed use development set in the centre of Manly;
- The 12-storey, Edge mixed use development in the heart of St Leonards;
- The Clyde, a residential development at Cronulla;
- 18 at Chatswood, a residential development comprising of 32 boutique one and two bedroom apartments.

"We are proud of our heritage, and we focus on building long term relationships with clients, consultants and subcontractors. Most of



our projects come from repeat clients," said Lenny. "Our professional team provide building solutions before issues arise, thereby ensuring that we find an innovative and proactive solution throughout all stages of a project. This is reflected in our delivery, our team and how we conduct business."



**For more information, contact Novati Constructions,** Level 1/99 Alexander Street, Crows Nest NSW 2065, phone 02 8436 9000 email [info@novati.com.au](mailto:info@novati.com.au), website [www.novati.com.au](http://www.novati.com.au)

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# F.B MASONRY PTY LTD BUILDING STRENGTH

FB Masonry Pty Ltd has been owned and operated for over 18 years by the Barbalace family. Frank, Rosa and their three sons, Anthony, Mark and Robert have been providing professional brick and blockwork for a variety of projects around Sydney.

“It was exciting for our team working on the Mirabell Turramurra residential development,” said Robert. “The unique design of the 77

one, two and three apartments showcases our high quality block and brickwork wonderfully.”

The success of the strong team at FB Masonry is based on their expertise, adhering to quality craftsmanship and work processes.

“Over the years we’ve gained the vital insights and knowledge needed for the specific requirements of building around Sydney,” Anthony added. “Clients enjoy working with us on their projects, as they know our work will be tightly controlled and coordinated to minimise time onsite, with milestones achieved and communication between all parties maintained.”

FB Masonry offers a comprehensive range of masonry works and superior customer service. Some of the projects their teams is also working on include Burwood Grand, One the Waterfront at Wentworth Point, The Diocese of Parramatta Stage 3 at Harris Park and Bankstown RSL.



For more information contact FB Masonry, 54 Orchard Road, Brookvale NSW 2100, phone 02 9939 0467, fax 02 9939 2641, email [admin@fbmasonry.com.au](mailto:admin@fbmasonry.com.au)



## BUILT ON REPUTATION

The fact that Moits are one of New South Wales largest demolition, excavation, remediation and civil works organisations with an excellent safety record, it's no wonder their services were used on the unique Mirabell Turramurra project. Moits are still owned and operated today by the founding brothers Michael, George and Tony Moit, who began in 1983 with one bobcat and a truck.

“Fifteen members of our expert team worked on the Mirabell Turramurra site for three months completing the demolition, shoring, excavation, traffic management and remediation for Novati Construction on the Mirabell Turramurra development,” said Joe Vinci, Moits CEO.

“It was a tight residential site, with demolition and remediation works occurring between existing dwellings with heritage status was challenging and required specific skills our people are renowned for,” continued Joe. “The team also had to manage pedestrian and vehicle access around the site as it bordered both Womerah Street and the Pacific Highway.”

Moits have an outstanding reputation for ‘getting the job done effectively and safely’ which makes their services highly sort after. The Moits construction, civil and build teams are currently working on a range of large projects, such as SHOR Hospital (St Leonards) with Multiplex, Edmondson Park Town Centre with Frasers, O’Dea

Avenue (Waterloo) for Crown, Christie Street (St Leonards) for JQZ and Rhodes Central for Billbergia, plus many more.

Moits are now New South Wales’ leading industry geotechnical specialists who employ over 300 staff throughout a wide range of roles. “We not only invest in people but also in equipment. We have over 250 of specialist machinery and equipment at our disposal to meet project requirements of any complexity and scale,” said Joe.

Moits core services include demolition, excavation, remediation, shoring and civil infrastructure.

Moits have the experience, equipment and expertise to deliver outstanding results on your next project.

For more information contact Moits, 142 Wicks Road, Macquarie Park NSW 2113, phone 02 8026 1700, email [joe.vinci@moits.com.au](mailto:joe.vinci@moits.com.au), website [www.moits.com.au](http://www.moits.com.au)



## INNOVATIVE DOOR SOLUTIONS

When the unique and innovative Mirabell Turramurra residential development required a cavity door specialist, they used Australia's premier manufacturer, CS Cavity Sliders.

Specialists in the design and manufacturer of innovative door solutions, CS Cavity Sliders produces Australasia's premier cavity sliding systems. "Our cavity sliding systems run smoother, are easier to install and are longer lasting," said General Manager, Timothy Allen. Their outstanding quality now has them ranked as Australia's number one cavity slider manufacturers.

"At Mirabell Turramurra, we supplied an innovative solution to meet the requirements of the architects and builder," added Tim.

"Like all our projects, we customise solutions to meet the needs of the design specifications. Because our doors are often hidden out of sight in cavities within walls, you may not be aware of quite how many places they are used."

The small family owned business was founded in Auckland, New Zealand in 1986. In 2008 they opened their Australian operation and factory. The Australian operation employs 30 people in all facets, from design and estimation through to manufacture and delivery.

CS Cavity Sliders have a vast range of cavity sliders and related door systems to choose from, which are suitable for both residential and commercial applications. Their product range includes unique systems for disabled access and healthcare, featuring automatic or self closing cavity sliders. CS Cavity Sliders' doors are found in a wide range of markets including education, aged care, shopping centres as well as commercial and premium residential developments.

Over the years their range has grown to include aluminium doors and handles that suit their cavity sliders. The company has also developed track systems that can allow a door to seamlessly slide alongside walls and even hinged aluminium door jambs.

*For more information contact CS Cavity Sliders, 7/11 Rodborough Road, Frenchs Forest NSW 2086, phone 02 9935 9601, email [info@cavitysliders.com.au](mailto:info@cavitysliders.com.au), website [www.cavitysliders.com.au](http://www.cavitysliders.com.au)*

