

# WATERS EDGE

## PRADELLA – GIVING WATERS EDGE THE ‘EDGE’

MAIN CONSTRUCTION COMPANY : Pradella Constructions  
COMPLETION : December 2010  
SURVEYOR : Nation Surveys  
STRUCTURAL ENGINEER : Hyder Consulting  
ARCHITECTS : ML Design  
PROJECT END VALUE : \$240 Million



Apartment internal

Infinity Edge  
Lap Pool

With over 50 years of experience and know-how in development and construction, Pradella, a Queensland-based company, continues to enjoy an outstanding reputation for quality, innovation and financial stability within the building and construction industry.

An advantage to being both a developer and a builder, is that it gives Pradella complete control over every aspect of a particular project, with every development designed to enhance its' location and the lifestyle of its' residents.

With a wealth of experience and a prolific project portfolio, including multi-award winning Parklands at Roma Street, Flow at West End and 154 Melbourne Street at South Brisbane, Pradella continues to deliver optimum results to their clients, as well as establishing long-term industry relationships.

With such an impressive record of designing and developing specialised residential and commercial property, it is no surprise that Pradella has continued to push the boundaries with the latest project, Waters Edge residential development in Brisbane's West End.

Comprising of two towers, with a mixture of one, two and three bedroom apartment configurations, the Waters Edge Riverfront Precinct, valued at \$240 million will revitalise a key site within Brisbane's latest urban renewal area.

With a unique cutting-edge design approach, incorporating a resort-style configuration, with 4,000sqm of 'waterscaped' grounds, which includes a lagoon wading pool, 'Summer House', with outdoor kitchen and barbeque shelters and an infinity edge lap pool, Waters Edge will deliver a quality lifestyle option for residents.

Commencing in June 2009 with Earthworks and demolition, Pradella Constructions have been responsible for the construction of Stage 1 Waters Edge, an eight level residential tower of 122 apartments, built over a two-level basement car park.

Arturo Masci, Project Manager of Waters Edge, said given their professional team of industry experts and skilled tradesmen, they had successfully completed the first stage of the development in December 2010, with the construction of the second tower, Drift, expected to be finished mid 2011.

"We are currently constructing the second stage of Waters Edge, which consists of another eight level building, with 112 apartments," Mr Masci said.

"Given our experience, in both residential and industrial construction throughout Brisbane, the Waters Edge development has not only been seamless, but has also been adhering to the tight time and budget constraints," he said.

Whilst constructing the innovative styled towers, Pradella used new products including composite timber for all of the external decking, as well as perforated metal screens and LED lighting in the recreational areas.

"Basically, we adopted both an environmentally friendly and innovative approach to the design and construction of Waters Edge, utilising the ideal water frontage locality to ensure an outstanding end result," Mr Masci said.

Although Pradella has faced a number of obstacles and challenges throughout the Waters Edge development, some of which include the deep trunk sewer relocation, substantial ground water which necessitated

the construction of a working platform for piling rigs and managing construction traffic, the team worked closely with other contractors onsite to minimise and avoid any major construction disruptions.

"Through liaising closely with other contractors and consultants on the Waters Edge site, Pradella have been able to overcome any major issues, ensuring minimal disruption to both nearby residents and those involved on such a large development," Mr Masci said.

"As a result, the Waters Edge development has been a fantastic project to work on and we are absolutely committed to delivering a quality residential development in this key urban renewal precinct 2km from the Brisbane CBD," he said.

**PRADELLA DEVELOPMENTS PTY LTD**  
PO Box 3301  
South Brisbane QLD 4101  
t. 07 3115 0300  
f. 07 3115 0399  
e. [developments@pradella.com.au](mailto:developments@pradella.com.au)

# A WEALTH OF EXPERTISE IN BLIND DESIGN



Specialising in the measure, manufacture and installation of a diverse variety of internal roller blinds for residential, commercial or high-rise buildings, Queensland-based company, Blind Brothers, use cutting-edge products and wealth of industry expertise, to ensure ultimate customer satisfaction.

Given their experience within the blinds industry and their team of dedicated professionals, Blind Brothers have also recently been involved on the Waters Edge development in Brisbane's West End.

When complete, this \$260 million West End apartment complex will incorporate the construction of 122 luxury apartments featuring 4,000 square metres of 'waterscaped' resort style grounds, including an outdoor kitchen, barbecue shelters and an infinity lap pool.

Becoming involved at an early stage of the Waters Edge development, Blind Brothers were responsible for submitting quotes for the window coverings for each apartment type within the complex.

In addition, they advised the main contractor about the electrical wiring of the overall building to ensure an effective motorisation of the blinds was achieved.

At the commencement of the building stage, Blind Brothers were then responsible for the measurement, manufacture and installation of the internal roller blinds to the apartments.

During their involvement on the Waters Edge development, Manager of Blind Brothers, Russell Powerlett, said his experienced team used a new pelmet system to ensure an outstanding installation and product.

"This pelmet system, which we offered as an extra to the roller blinds, is a new system only released by Acmeda in 2010," Mr Powerlett said.

"Basically, it is a white powder coated aluminum pelmet which has multiple fixing options and can also be covered using the same fabric as the roller blinds. Either way, this product makes for an elegant finish to any apartment," he said.

Although the team at Blind Brothers met a number of challenges throughout their involvement on the Waters Edge Project, such as time management and scheduling with other trades working onsite, they were able to overcome these and deliver cost effective and aesthetically pleasing results.

"As a result of the formation of a good working relationship with site foremen, different tradesmen and office staff who co-ordinate the site, we were able to avoid any disruption or delay on this Project," Mr Powerlett said.

"We at Blind Brothers have been proud to have worked on such a prolific project and look forward to working towards the completion of the Waters Edge development," he said.

**BLIND BROTHERS (AUSTRALIA) PTY LTD**  
 2/178 Wecker Road  
 Mansfield QLD 4122  
 t. 1300 880 626  
 f. 1300 880 262  
 e. sales@blindbrothers.com.au  
 www.blindbrothers.com.au

# GIVING BRISBANE THE EDGE



Hyder Consulting is an independent specialist firm, dating back over 150 years that encompasses a team of engineering, environment and management consultants.

With over 4,000 staff worldwide, Hyder excels in providing engineering design services and has built a reputation for working with clients across a variety of projects to achieve sustainable outcomes.

Currently working on the Royal North Shore Hospital re-development (NSW) and the 'Building the Education Revolution' Project in NSW and Victoria, Hyder have also been involved on the prestigious Waters Edge Project in Brisbane.

Positioned on the tree-lined riverfront in West End, with direct frontage to the extensive views of the Brisbane River and Taylors Ranges, this \$260 million iconic riverfront precinct development will encompass 122 luxury apartments and 'water-scaped' grounds.

Throughout their involvement, Hyder have been responsible for providing the structural and civil engineer design of the double storey basement and two, seven storey residential apartment towers.

When they initially received the previously concept structural plans, Hyder saw an opportunity to improve the original design by decreasing the overall structural thickness of the complex by adjusting the size of the podium slab.

Sherard Northey, Manager of Hyder's Brisbane Structures, said the reduction from a 2,000mm deep beam arrangement, to an 800mm thick flat plate, with 1,200mm deep isolated cantilevered beams, was achieved using post-tensioned reinforcement.

"This method produced flow-on savings, as both column lengths and pre-cast wall heights were reduced," Mr Northey said.

"It also allowed for the overall depth of the basement excavation to be raised," he said.

As Hyder became further involved on the design stage of the project, their engineers were required to 'hit the ground running' as piling was programmed to commence almost immediately.

"To overcome this obstacle we utilised two of our design teams and held extensive meetings with other contractors to achieve the deliverable deadline and avoid any further construction delays," Mr Northey said.

"The fact Hyder were able to meet these development milestones for the Waters Edge Project is a testament to the efforts, dedication and capabilities of our design team, particularly when faced with seemingly impossible tasks," he said.

Given Hyder's strong track record and high quality and reliable consulting services, it goes without saying that they will continue to be the established leaders in the infrastructure, engineering and project consultancy industry.

**HYDER CONSULTING**  
 contact: Sherard Northey  
 Manager – Brisbane Structures  
 Level 7, 199 Grey Street  
 South Brisbane QLD 4101  
 t. 07 3337 0064  
 f. 07 3337 0050  
 m. 04 3483 1021

