



DEVELOPER : Pradella Developments and Constructions  
 MAIN CONSTRUCTION COMPANY : Pradella Developments and Constructions  
 ARCHITECT : Nettleton Tribe  
 PROJECT VALUE : \$132 million

## RIVERSIDE OASIS

The \$132M Arbor and Parc Apartments are the final stages of the prestigious Gardens Riverside West End Development. Featuring 111 and 126 apartments respectively, the development maximises views and are designed to capture natural light and gentle river breezes with access to waterscaped gardens and resort-style amenities.

Leading Queensland property company **The Pradella Group** has completed all stages of the outstanding West End Gardens development in Brisbane with the finalisation of the **Arbor and Parc Apartments**. This was the final chapter in the overall project, with the two earlier developments, View and Rise, finished in October 2015. The end value of Pradella's highly popular Gardens venture surpassed \$255 million.

Arbor and Parc proved to be as well received by owner-occupiers and investors as View and Rise were. Strong sales were concluded in the early days of the public release with only a few apartments remaining. Arbor is a 12-storey tower featuring 111 contemporary one and two bedroom apartments, while Parc boasts 126 apartments in a one, two or three bedroom configuration.

Lee-Anne Kiehar, Pradella's Sales and Marketing Director, said the Gardens development represented a significant milestone for the

area given its unique proposition for owners and investors alike. "Arbor and Parc residents will enjoy a meticulously master planned neighbourhood with around 5,500m<sup>2</sup> of private green space serving as an urban retreat only 3km from the city," Lee-Anne said.

Pradella's developments generally feature custom-designed landscaped areas to enhance lifestyle and liveability for residents. The waterscaped gardens and sub-tropical greenery at the heart of Gardens surrounds a stunning resort-style pool that adjoins a 25m lap pool to which residents will have exclusive access. A private function and recreation residents' lounge along with a state-of-the-art Health Oasis gymnasium and health zone also form part of this stunning development.

Lee-Anne said that the main challenge in designing the layout of the expansive Gardens precinct was to ensure that the four buildings, View, Rise, Arbor and Parc, all had view corridors to

take in the natural surroundings plus the landscaped green space. "The buildings were spread around the circumference of the site and the outcome speaks for itself, with local and interstate buyers being highly impressed by the views and sub-tropical setting of the buildings, with their accompanying lifestyle options. A number of previous Pradella investors secured second properties at Gardens, highlighting their popularity as premium yet attainable developments. With the completion of Arbor and Parc, there are a total of 469 apartments at Gardens with a selection of city, river and parkland views."

Gardens was the 12th West End venture for the Brisbane-based developer, which is one of Queensland's most awarded property groups. Pradella has an impressive record of designing and developing specialised residential, industrial and commercial property reflected in a variety of outstanding developments and awards from industry bodies such as HIA, QMBA and UDIA.

Lee-Anne said that Pradella has earned a reputation for quality, innovation and service, reflecting the valuable experience gained in over 55 years of operation. "Being both a developer and a builder means the company has seamless control over every aspect of a project and can ensure the application of only the highest standards of quality. Each development is rigorously researched and designed to enhance its location and the lifestyle of its residents, as exemplified in Arbor and Parc. Every team member is



dedicated to upholding Pradella's standards and reputation so the best possible outcome for our clients is always achieved."

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## A PANEL OF EXPERTS

After successfully completing the precast concrete construction at the View and Rise apartment blocks in the first phase of Pradella's outstanding Gardens Riverside project, Brisbane Pre-Cast Pty Ltd was contracted to the Arbor and Parc second phase development.

Both are 12-storey buildings and Brisbane Pre-Cast began the manufacture and installation of concrete wall panels in mid-2015. All panels were manufactured off site, then delivered, installed and jointed by the company, with an average of eight employees engaged on site as required. Percy Dacruz, General Manager of Brisbane Pre-Cast said that the big advantage of the precast method is that the clients can undertake other vital building preparation tasks without being hampered by casting beds and panels taking up room on site. "We can have the panels delivered and craned into position as required by the client with a minimum of disruption to other activities."

Established in 1988 as a family business in Victoria, Owner, Arthur Taborsky then established Brisbane Pre-Cast Pty Ltd in 2007 with his two sons Luke and Callan. In keeping with the hands on approach by the company, Luke Taborsky was one of the panel installers on the Arbor and Parc project along with Jordan Walker.

"With 28 years of experience in off site manufacture of precast concrete products, we have the capacity to provide precast panels for

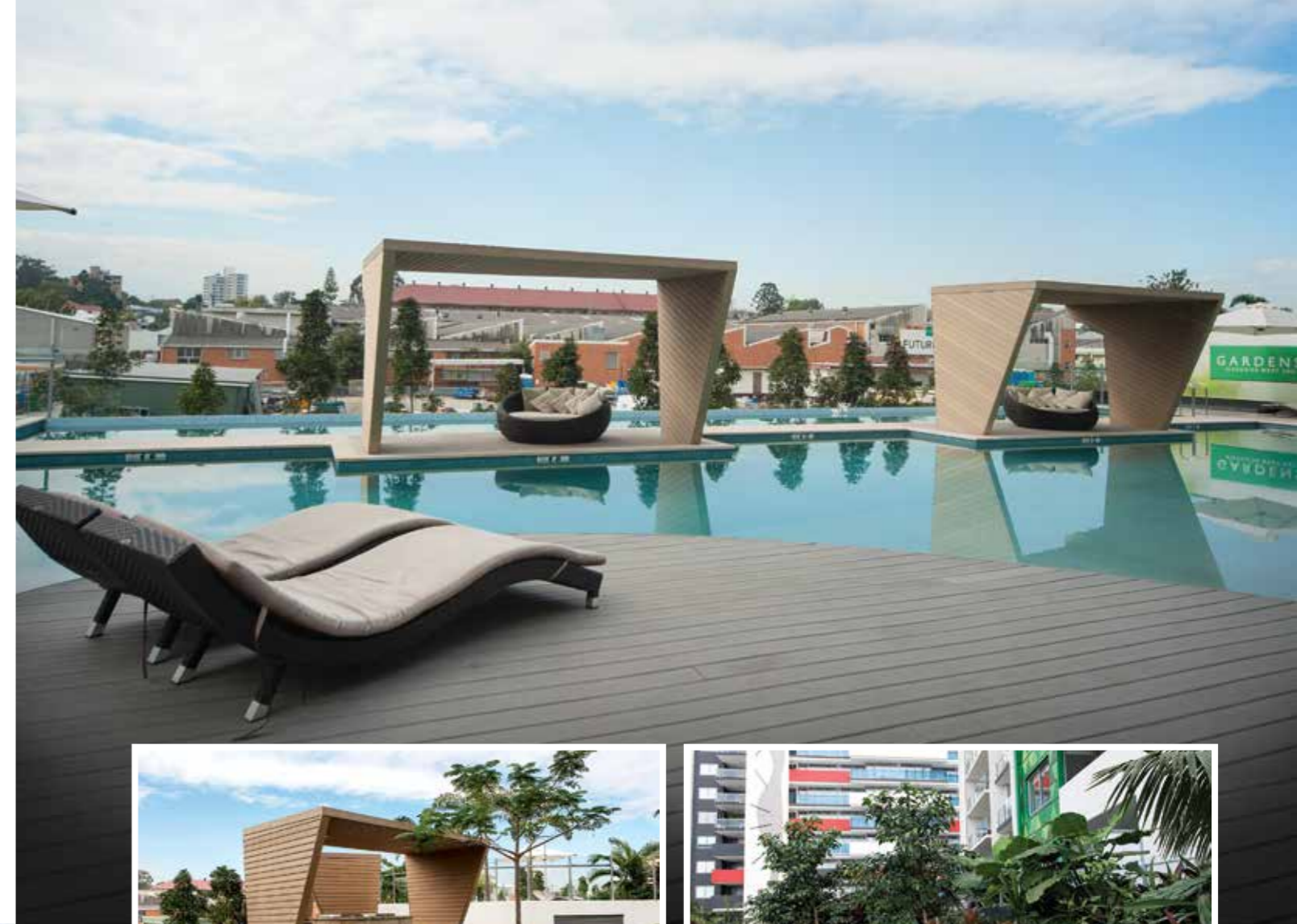
all commercial, industrial and residential projects including offices, apartments, factories, shops, shopping centres, mines, houses, elevator shafts, basements and retainer walls," Percy said. "We also have expertise in tilt-up construction and the fabrication of tilt-up concrete panels."

Brisbane Pre-Cast offers consulting engineers and a design engineering service to help with major projects. Based in Deception Bay, the company works on projects throughout Queensland and northern New South Wales, with the \$1 billion Jewel development on the Gold Coast being one of its largest current contracts.

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# BRISBANE PRECAST



## LANDSCAPING THE WAY

Delivering the vision of superb sub-tropical gardens amidst resort-style facilities at Pradella's latest apartment developments, Arbor and Parc at Riverside West End in Brisbane was the charter for The Landscape Construction Company (tlcc). Not only did tlcc meet that challenge, it did so within a tight time frame to meet the requirements of the client.

Andrew Bottomley, tlcc Director and master landscaper, said that around 25 employees were engaged on the project at any one time completing the hard and soft landscaping tasks. "We built shade structures around the pool and barbecue areas, constructed seating, laid pathways and fixed decorative stone cladding to the building façades. Gardens were laid out and planted with appropriate sub-tropical species."

Pradella chose composite timber for external structures including seating. Andrew said that this product has the advantage of minimal upkeep whilst maintaining an attractive overall appearance. He expects it will be used more widely in landscaping projects for external structures in the future.

One of the prime objectives on any of tlcc's projects is to ensure the environment is protected, reflected in the conservation

techniques used during construction and in the finished works. "We are committed to creating sustainable outdoor spaces that exceed the expectations of our clients," Andrew said.

tlcc is a project management specialist delivering high quality landscape services across Queensland and northern New South Wales. Based at Red Hill in Brisbane, the company is experienced at providing landscape solutions for public and private spaces for boutique development companies through to publicly listed international companies. Andrew commented that an important point of difference to competitors is tlcc's detailed knowledge and experience of the whole development process from project conception through design, approvals, construction and maintenance.

"We are very proud that Pradella has selected tlcc as its landscape contractor and value the relationship we have developed," Andrew said.

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