

# MANN ON THE RISE

**DEVELOPER :** Bonython Property & Investments  
**MAIN CONSTRUCTION COMPANY :** Stevens Construction (NSW)  
**ARCHITECT :** CKDS Architecture  
**STRUCTURAL ENGINEER :** Northrop Consulting Engineers  
**CONSTRUCTION VALUE :** \$40 million

Bonython Tower is the first premier quality commercial development of its kind within Gosford CBD on the Central Coast (New South Wales), and offers a premium mix of commercial suites, luxury apartments, two ultimate penthouses, beautiful interiors, elegant bathrooms, ground floor restaurant and bar and a stunning central spiral staircase.

**Bonython Property & Investments, the development arm of The John Singleton Group, has built a reputation for creating luxury developments, lasting partnerships and local enrichment.**

Their latest project, Bonython Tower, is situated in an unrivaled location, in the heart of Gosford, with public transport at the door. The tower features a variety of residential apartments and penthouses, along with a luxurious restaurant and bar, and an array of commercial suites.

Inside residents and visitors are greeted with beautiful interiors. Stone benches and timber floors are softly layered together to produce a luxurious effect. The bathrooms offer class and elegance with travertine flooring, frameless shower screens and custom made vanities.

Another highlight of this project is the enormous helix-shaped staircase connecting the restaurant with the commercial level. Clad in spotted gum timber, the focal point of the lobby is over 5m tall and has a backdrop feature wall of custom oxidized panels, and brass inlays.

This development is crucial for the Central Coast and is the first of its kind in the area. Bonython Property & Investments succeeded in creating a strong community feel with the project, and they have certainly set a very high standard in what can be achieved not just in Gosford, but for inner city, mixed use developments in general.

There were a number of site constraints given the location and access, but the most difficult was having buses stop on Mann Street, right in front of the Bonython Tower job site. There is also a shared loading zone in Paul Lane, which made construction deliveries such as concrete a challenge.

With a significant level change between Paul Lane and Mann Street, the team spent several weeks leveling the site to a point where they were able to put piles in place.

John Singleton Group and Bonython Property & Investments are continuing to concentrate on making the Central Coast an even better place to live. They are confident the construction of Bonython Tower will help to kick start more developments and increase confidence in the area.

The Bonython Tower has received an unprecedented number of enquiries relating to the purchase of the residential apartments and commercial office spaces.

According to Paul Anderson, Executive Chairman for Bonython Property & Investments, they have Sydney purchasers looking to relocate, first homebuyers, empty nesters and commuters who love the idea of being a stone's throw away from Gosford's transport hub.

Paul Anderson has also said that several parties are interested in leasing the commercial levels, which offer luxury office/commercial space in the CBD. The ground

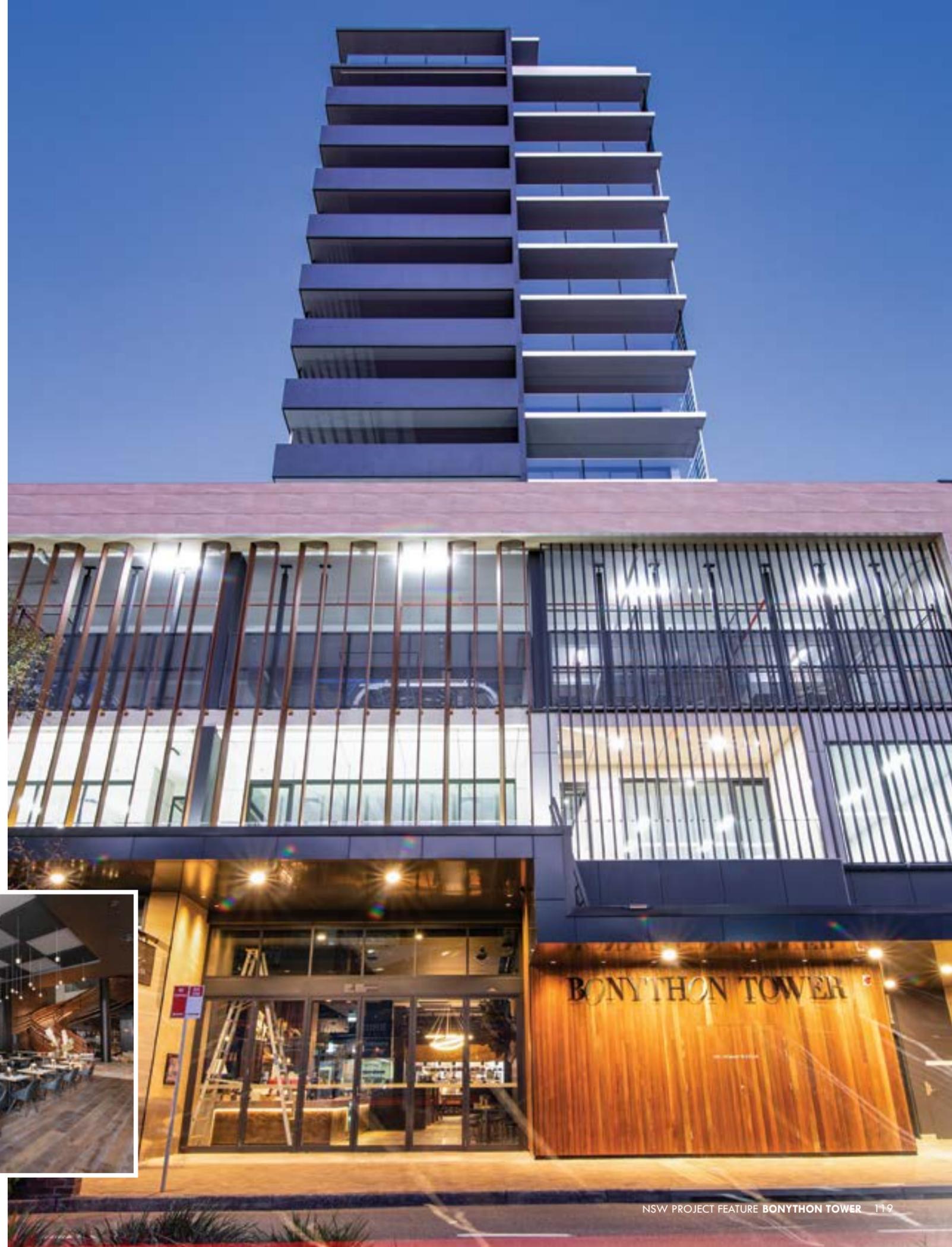
floor restaurant has also been sold, with The Bon Pavilion now opened.

The Bonython Tower development is certainly an outstanding step towards revitalising the Gosford CBD. It will be an area worth watching in the coming years.

Another notable project by Bonython Property & Investments is Saddles at Mount White. Located on 10 hectares, the name was inspired by the craftsmanship of Heath Harris, an artisan saddler who has worked with John Singleton in crafting saddles for his nearby Strawberry Hill Stud, and who has designed unique saddle chairs for the dining room's brass-scalloped bar.

The team are also preparing for a new development, Ravello. The project will feature a stunning collection of generously proportioned waterfront apartment residences unlike anything seen on the Central Coast.

*For more information contact Bonython Property & Investments, Suite 1.4, 69 Central Coast Highway, West Gosford NSW 2250, phone 02 4313 9002, email [sales@bonythonproperty.com.au](mailto:sales@bonythonproperty.com.au), website [www.bonythonproperty.com.au](http://www.bonythonproperty.com.au)*



Below McKanna Fabrications manufactured and installed a range of metal work products including the feature stairs on the ground floor.



Below Goal Interior extensive works installing timber lining, MDF pelmets and Equitone cladding throughout the development.



McKanna Fabrications specialises in the fabrication of architectural steelwork and structural steel. At Bonython Tower, McKanna Fabrications manufactured and installed the metal handrails, decks, plant rooms and bollards as well as the magnificent swooping staircase that leads from the ground floor restaurant to the first level.

The staircase is a 7m high construction of plate steel with spotted gum veneer, handrails and treads and highlighted with LED lighting. Engineer's specifications were used to create shop drawings for manufacture to start in June 2018. Onsite work, which included fitting the handrails and treads, started in September 2018 and finished with oiling the woodwork in March 2019.

"Over a thousand man hours went into the fabrication and installation of the staircase, which was a very detailed job. First we had to fabricate a large steel deck to work off and when we finished fabrication of the staircase, we had to cut it in two halves, to transport it to the painter where it was sandblasted and primed. Then we waited for the building to be ready for installation," said Owner, Jason Barnes.

"The challenge of our job was moving such large steel sections into precise locations," said Jason. "For Bonython we had to deliver the

staircase at night and that involved planning and coordinating with other trades and local councils. The job went very well, Stevens Construction is a really good company to work with."

Established in 1976, McKanna Fabrications is one of the leading companies in the fabrication of structural steel serving Newcastle, the Central Coast and Sydney commercial builders. They make steel and aluminium architectural balustrading and feature pieces including awnings and sunshades as well as unique pieces and sculptures.

McKanna Fabrications work across the commercial and medium to high density residential sectors, with previous projects including Westfield Shopping Centre, Kotara completed in 2015. "We put over a thousand tons of steel into that job," said Jason.

*For more information contact McKanna Fabrications Pty Ltd, Industrial Estate, Sweet Street, Warners Bay NSW 2282, phone 02 4947 3375, email Jason@mankannafabs.com.au, website www.mckannafabs.com.au*

The entire team at Goal Interior worked on the development of the Bonython Tower in Gosford CBD. The scope of works saw the team carry out plasterboard related works including the internal timber lining, MDF pelmets and Equitone cladding. With a life expectancy of more than 50 years, Equitone cladding is a natural composite material, is completely non-combustible and offers a naturally beautiful façade.

All the elements used for Bonython Tower came together to form a luxurious, modern offering, which enhances the towers aesthetics. The much anticipated development offers a mix of premium residential and commercial suites and features 56 state-of-the-art residential apartments, office suites, a restaurant, café and bar.

Operating since 2007, Goal Interior specialises in internal linings, ceilings and partitions including cladding and timberwork for high rise residential towers and commercial office developments.

Some of the notable services they provide include detailed ceiling and plastering works, innovative suspended ceilings, wall partition concepts, creative façade solutions, Powerfloor systems, CSR Hebel Powerpanels and much, much more.

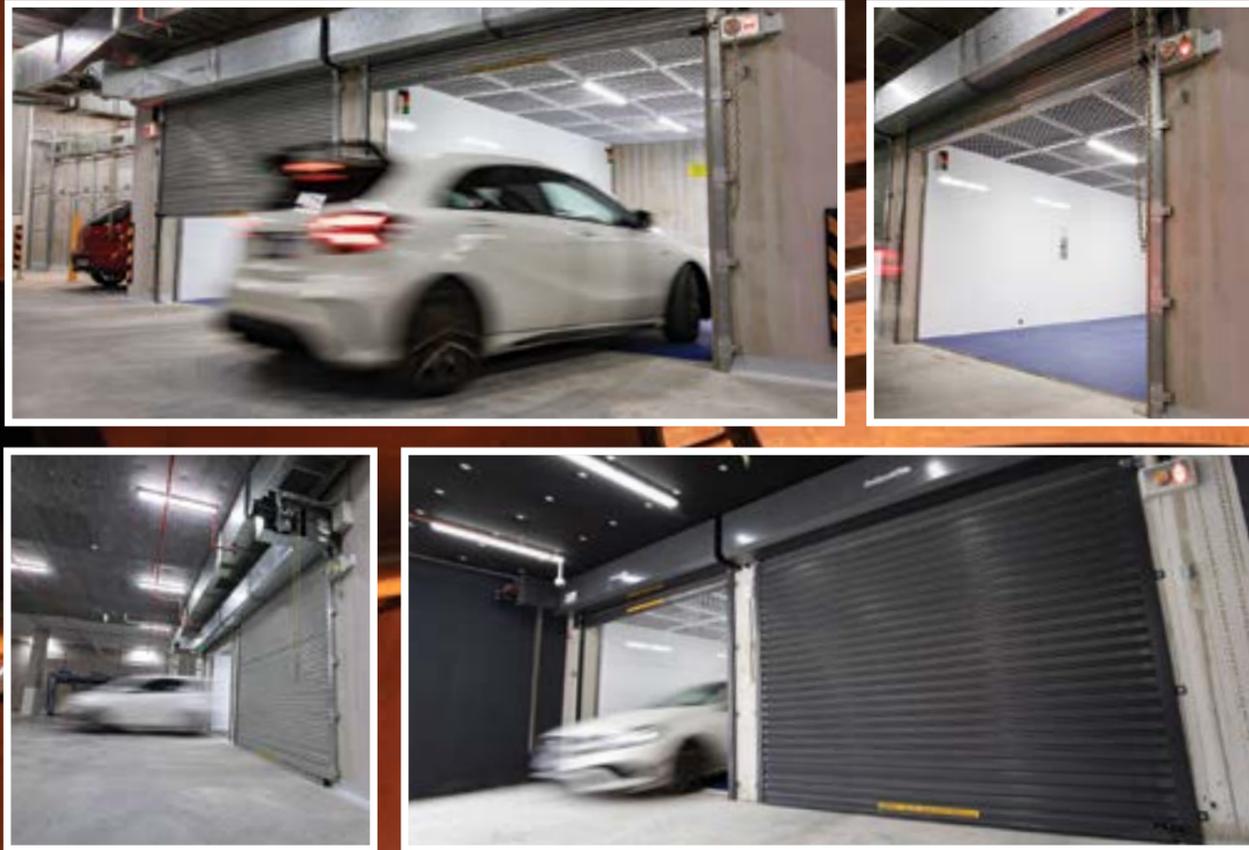
The team have worked on a diverse range of projects including residential apartment buildings, aged care developments, schools, shopping centres, warehouse, offices and luxury homes. Goal Interior deals with well known major suppliers such as USG Boral Plasterboard, CSR Hebel and James Hardie Australasia. With products from these renowned providers, quality is guaranteed.

Yubin Bing has led the company with a single vision and passion to provide unique, professional and contemporary interior finishes to projects throughout Australia.

Goal Interior has developed a steadfast work method and utilises leading edge technology to implement and deliver high quality, cost effective structures to specification, on schedule and safely every time.

*For more information contact Goal Interior, Unit 1, 364 Park Road, Regents Park NSW 2143, mobile (Yubin) 0449 183 868, email g@goalinterior.com.au, website www.goalinterior.com.au*

**Below** Southwell Lifts & Hoists manufactured and installed two car hoists to take residents to the car park on Level 3.



**Below** James Hardie supplied the Ritek® wall system for the lift shafts, stairwells and blade walls for Bonython Tower.



**Southwell Lifts & Hoists specialises in the design, manufacture and installation of lifts and hoists.**

Starting in April 2017, Southwell Lifts & Hoists consulted with clients, architects and engineers of Bonython Tower to finalise the design and create shop drawings for the manufacture and installation of two car hoists. The hoists were fabricated at Southwell's Camden facility over six weeks, ready for three installers who were onsite for four weeks.

The hoists carry residents' vehicles up from the ground floor to the parking level and are operated by each resident using a remote control device. Southwell also coordinated with the security contractors so that residents' electronic communications linked into the security system.

"The site was busy, right in the middle of the Gosford CBD and the space we had to work in was limited, otherwise it was an efficient installation. The exterior of the hoists and the surrounds look great, painted all black with custom styled doors with a powder coated finish," explained Owner, David Head. "These units are the first car hoists to be installed in Gosford, they are a great solution for sites with restricted access, eliminating the need for ramps and increasing available parking spaces."

Established in 1945, Southwell Lifts & Hoists work across Sydney, Brisbane and Melbourne supplying and installing standard equipment as well as bespoke units, consulting with designers and clients to create uniquely tailored solutions.

"We are expert at delivering solutions for large and complex jobs, manufacturing and supplying hoists with up to 40 tonnes lifting capacity," said David.

Southwell Lifts & Hoists Australian owned and operated and provides freestanding or in shaft goods hoists, vehicle and personnel hoists and scissor lifts. They also supply airport ground support equipment such as the enormous elevated work platform for Qantas, built in 2002, to provide access to the tail of a jumbo jet.

*For more information contact Southwell Lifts & Hoists, 36 Edward Street, Camden NSW 2570, phone 1800 244 787, email sales@southwell.com.au, website www.southwell.com.au*

**James Hardie Systems are pioneers in permanent formwork and used their Ritek® Wall System for the lift shafts, stairwells and blade walls on the Bonython Tower project in Gosford.** Ritek® wall systems have been manufactured and supplied locally for over 35 years, providing a value added alternative to conventional construction methods.

Using the patented wall systems and registered stud design, these systems can increase return on investment and reduce building costs by eliminating the need to batten and line internal walls. The overall system provides a durable permanent formwork system with minimal waste and reduced crane dependency.

Walls on ground level of the Bonython Tower were 4.3m-4.5m high and were made up onsite by joining two panels together then craning them into position. Top level panels were extended through the roof to incorporate the lift overrun thus eliminating the need to come back and install extra panels and do an additional concrete pour.

James Hardie Systems Pty Ltd, a James Hardie company, acquired the Ritek® Wall Systems business in 2017. James Hardie is a world leader in manufacturing fibre cement cladding, internal lining and flooring

products and accessories. The two top products offered by James Hardie are the Ritek® XL Wall® and Ritek® XL Thermal Wall®.

Ritek® XL Wall®s can be used for all internal and external walls. The sanded surface is ready for direct setting by finishing trades to a Level 4 finish. This removes the cost and time to batten out and plaster line internal walls speeding up project completion.

Ritek® XL Thermal Wall® System is delivered complete with a high performance thermal insulation layer bonded to the inside of the panel, saving valuable floor space.

For exterior walls, Ritek® XL Thermal Wall® is manufactured specifically to architect's drawings, with built in insulation allowing for a high thermal rating of up to R-value 4.8, achieving BCA thermal, fire and sound transfer specifications, without the need for other trades and products.

*For more information contact James Hardie Systems, 10 Colquhoun Street, Rosehill NSW 2142, phone 13 11 03, website www.jhsritek.com.au*

Below ARC supplied 560 tonnes of steel and building accessories to the Bonython Tower project.



Below Active Crane Hire utilised their experience to navigate the small site to help with the transportation of goods.



Over the last 99 years the Australian Reinforcing Company (ARC) has supplied steel for many of Australia's icons including the Sydney Harbour Bridge, Sydney Tunnel and Opera House, the MCG and Marvel Stadium in Melbourne, Sydney and Melbourne Airports, Victoria Bridge in Brisbane and Parliament House in Canberra.

ARC's vision is to be Australia's leading reinforcing solutions partner. Their steel is in the roads we drive on, the houses we live in, the buildings we work in, the schools our kids learn in and the iconic landmarks that our country is renowned for.

Adding to their impressive portfolio, ARC worked closely with John Singleton Group and Stevens Construction on Bonython Tower. The job had a number of challenges the team were required to troubleshoot in order to complete their work onsite on time, which included particularly tight access to the unloading point, strict delivery times and an industry wide steel shortage between November and December 2017.

ARC scheduler, Shane Grant, was applauded for his articulate attention to detail and forward planning on this project. Shaun Yeo, Account

Manager at ARC, was also acknowledged for his work on this project which saw an impressive 560 tonnes of ARC products supplied.

The Stevens Construction team were impressed with the prompt response time from ARC in resolving urgent site requirements. With this in mind, ARC has been chosen to work with Stevens Construction on their next project.

ARC steel products are 100% Australian made with international quality assurance and in compliance with Australian standards.

In 1920, ARC became the first business to produce steel fabricated mesh here in Australia at their Sunshine site in Melbourne. Almost 100 years later, the company now boasts approximately 700 employees and are currently working on numerous developments including the Verve Residences in Newcastle, Water's Edge in Warner's Bay and The Highpoint Charlestown Apartments in Newcastle.

For more information contact ARC Newcastle, (Regional branch) 31 Creek Road, Wallsend NSW 2287, phone 02 4902 1600, email arcnewcastlesales@arcneo.com.au, website www.arcneo.com.au

The team at Active Crane Hire were contracted to work on Bonython Tower, which required to utilisation their indepth industry experience, Active Crane Hire worked with challenging site restraints to position cranes onsite with ease.

Access to the Bonython Tower site was limited to a single entry way via a narrow laneway, with shared loading docks, and private car parks for surrounding buisnesses. Loading and unloading of materials needed to be done quickly and safely, and the cranes' reach enabled products to be transported efficiently across the small intercity block.

Employing 25 staff, Active Crane Hire boasts a diverse team which includes technicians, riggers and yard personnel. Working mainly across New South Wales and Queensland, the team are happy to work with customers no matter where they are located.

Active Crane Hire is able to service all types of construction projects and can provide cranes for a duration of only a few weeks through to longer projects which span multiple years. They feature a strong portfolio of remote controlled Potain Self-Erecting Cranes and Potain City Cranes.

Just recently the team introduced an exciting new addition with the purchase of the MCH125 Crane.

The MCH 125 is a Topless Electro Hydraulic Luffing Jib Tower Crane and is unlike any other crane on the market. It represents the very latest in tower crane innovation with so many benefits, which includes freeing up valuable space on congested job sites, unique hydraulic technology makes it easier to assemble and faster to operate, plus five jib configurations from 30m to 50m in 5m increments.



For more information contact Active Crane Hire, 8 Ainslie Close, Somersby NSW 2250, phone 1300 730 403, website www.activecranehire.com.au

Below FTI Group supplied their trademarked permanent formwork system for concrete stairs to Bonython Tower for the site's 592 risers.

Below TEC Concreting Systems placed and finished 4,300m<sup>3</sup> of concrete on the Bonython Tower development.



When it comes to providing a product that ultimately saves time and money on the job site, FTI Group have the solution. Working on Bonython Tower saw the team supply their trademarked permanent formwork system for concrete stairs with an impressive 592 risers required for the development.

Using the Fast Tread prefabricated system saves time by eliminating the need for contractors to form up themselves, then go on to strip away the formwork once the concrete is set. Fast Tread stairs are BCA compliant, shop drawn and custom manufactured to the engineer's and architect's specifications, eliminating the potential for error. They are perfect for use in multi-level builds.

All FTI Group products are manufactured in Australia and delivered to job sites across the country and internationally. The goal is to simplify planning, speed up the build and increase safety for workers onsite.

FTI Group is a specialist manufacturing company that promotes innovation in prefabricated formwork systems. The team utilise the latest technology and state-of-the-art machinery throughout every process which has seen the company experience sustainable growth.

Recently, FTI Group added the Safe-T-Tread and Fast Hob products to the market. These creative additions are set to become a sought after product throughout the construction industry.

The Safe-T-Tread offers safe access to upper levels while limiting damage to risers. When ready, the stairs are core filled and can be left as they are; or finished with tiles, carpet or paint. FTI Group also supply a range of handrail options, installed before or after core fill, all complying to safety regulations.



For more information contact FTI Group Pty Ltd, PO Box 1103, Goulburn NSW 2580, phone 1300 751 701, email sales@ftigroup.com.au, website www.ftigroup.com.au

Walking onto a jobsite which requires over 4,300m<sup>3</sup> of concrete, with minimal access for the large scale pours, may be daunting to some, but not for TEC Concreting Systems (TEC).

The contract for the 14-level build saw TEC Concreting Systems work across various platforms including the ground floor, Levels 1 through to 13, rooftop area, driveways, footpaths and numerous flights of stairs.

With a focus on continuous growth, and meeting the demands of the market, TEC recently invested in their fleet adding to their extensive equipment portfolio, a new 47m concrete boom pump, several new ride on concrete trowel machines, motorised vibrating screeds and remote control finishing machines.

TEC are equipped to provide high quality services to a variety of clientele. Working with renowned developers such as North Construction, St Hilliers and BLOC, the team at TEC offer expert services in areas such as high rise buildings, large industrial and commercial slabs, residential slabs, decorative driveways, stairs and footpaths.

The team at TEC have recently completed work on several notable projects at present, including the Verve residential apartments in

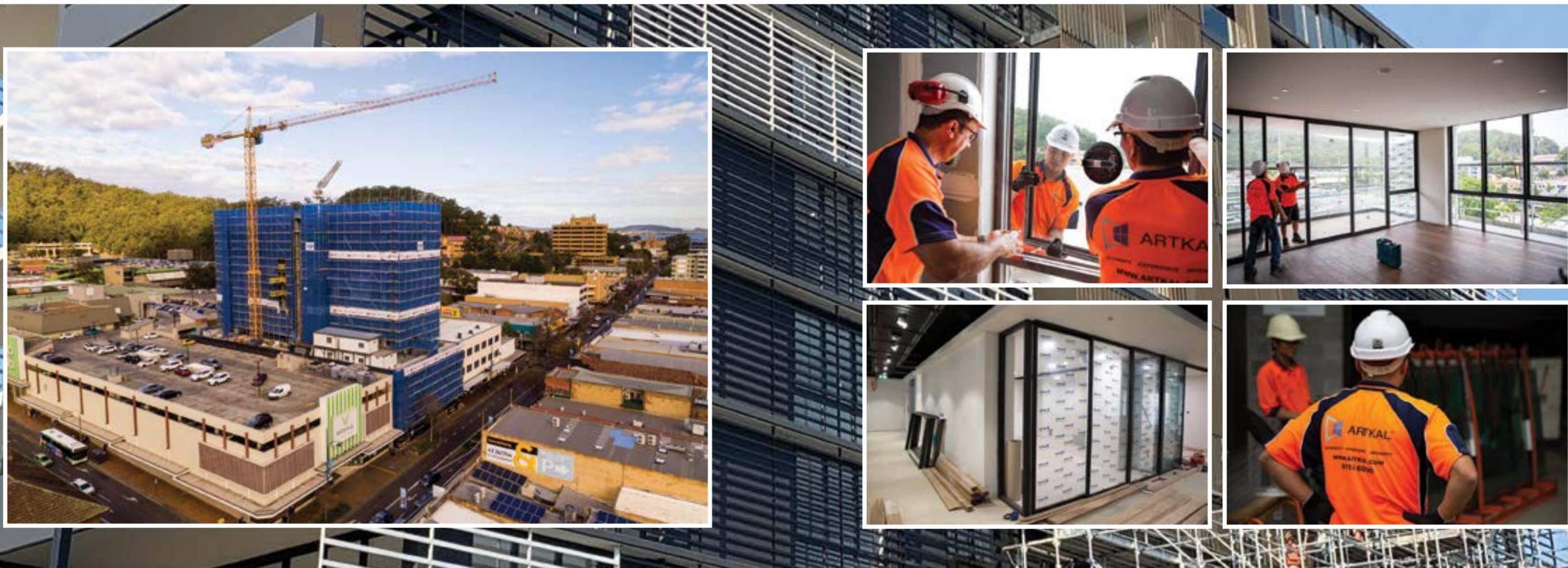
Newcastle, Border Express building at Tuggerah and Lakes Grammar School at Warnervale. TEC are also well underway at another Bloc project at Warners Bay.

With extensive experience in the construction and mining industry, Director, Trent Collins and his team are committed to providing quality workmanship and excellence in all works undertaken. TEC Concreting Systems is a Central Coast based company, providing services to Sydney and Newcastle areas where they have built their reputation of efficiency, high quality of work and excellent service.

For more information contact TEC Concreting Systems, 3 McPherson Road, Tuggerah NSW 2259, phone 02 4380 0470, mobile (Trent) 0437 704 695, email admin@teconcrete.com.au, website www.teconcreting.com

Below Anderson's Scaffolding was onsite through the entire process providing galvanized steel scaffolding and equipment for the project.

Below Artkal fabricated and installed the unique window system to both the exterior and interior of the building.



**Bonython Tower project in Gosford has been an exciting build for the area.** Anderson's Scaffolding were onsite for 16 months assisting with the demolition of the old Duttons Tavern to the completion of the Bonython Tower.

Anderson's Scaffolding provided galvanized steel scaffolding and equipment for the project. The team drew from their in-depth experience to negotiate the difficult logistics of getting equipment onsite and up to height.

Communication and crucial planning between Stevens Constructions and Anderson's Scaffolding meant they were able to overcome the short time frames and access constraints. The continued communication between Ben Isenhood, Adam Packer, Jason Sims and Michael Deguara enabled the project to run smoothly from the initial stages, with the team building the entire scaffold on paper prior to putting any equipment onsite.

As a family run business, Anderson's Scaffolding keep their focus on their employees along with their clients building great relationships. They understand that staff are the backbone to their business and as such they endeavor to do all they can to provide a workplace which resembles a close knit family.

The team at Anderson's Scaffolding have been entrusted to provide scaffold advice and expertise to support some of Newcastle, the Central Coast and the North Coast's biggest construction and engineering projects, including Kotara Event Cinemas, Greenhills Event Cinemas, Newcastle Council – Bathers Way Cliff Restoration, King Street Apartment Development, Twin 12-story Wickham Apartment towers and the Newcastle City Council – Library Upgrade just to name a few.

Anderson's Scaffolding are also excited to say that they've secured an exciting major building project in Charlestown. Highpoint is a 17-story residential/commercial building which is the largest project they have worked on to date.



For more information contact Anderson's Scaffolding, 21 Enterprise Drive, Tomago NSW 2322, phone 02 4964 9597, email info@andersonsscaffolding.com.au, website www.andersonsscaffolding.com.au

**Bonython Tower has been designed with luxury in mind, and Artkal was chosen to fabricate, supply and install the aluminium windows and doors.** The process started at Artkal's factory in Sydney where the team prepared the aluminium for fabrication of windows and doors that were then glazed ready for use in the retail, commercial and residential spaces of the tower.

The commercial flushed glazed, framing, system was specifically developed for use on the external façade of the tower, as well as internally. The windows continued inside to produce a beautiful view of the captivating spiral staircase.

The residential apartments spanning Level 4 to 13 have been fitted with architecturally designed 450mm door handles and specialised commercial lockware by Lockwood to give an added detail of luxury to the development. Casement windows were chosen to frame the view of the surrounding Gosford CBD, bushland and Brisbane Waters, and allow light to flood the apartments.

Artkal enjoyed working with the team from Stevens Construction, who showed extensive knowledge and care during the build in order to deliver a true iconic beauty.

Both Artkal and Stevens Construction's extensive experience enabled them to work hand in hand to deliver a magnificent project. Artkal works on a diverse range of developments, regardless of size. The team thrives on being part of challenging and innovative projects and are always embracing the latest trends. Each of the team members offer valuable skills and knowledge and are appreciated for their individual contribution.

Artkal is built on strong foundations of integrity, professionalism and Australian Made, quality aluminium windows and doors. With a track record of early delivery, long term working relationships and superior products, Artkal is constantly ahead of the game.

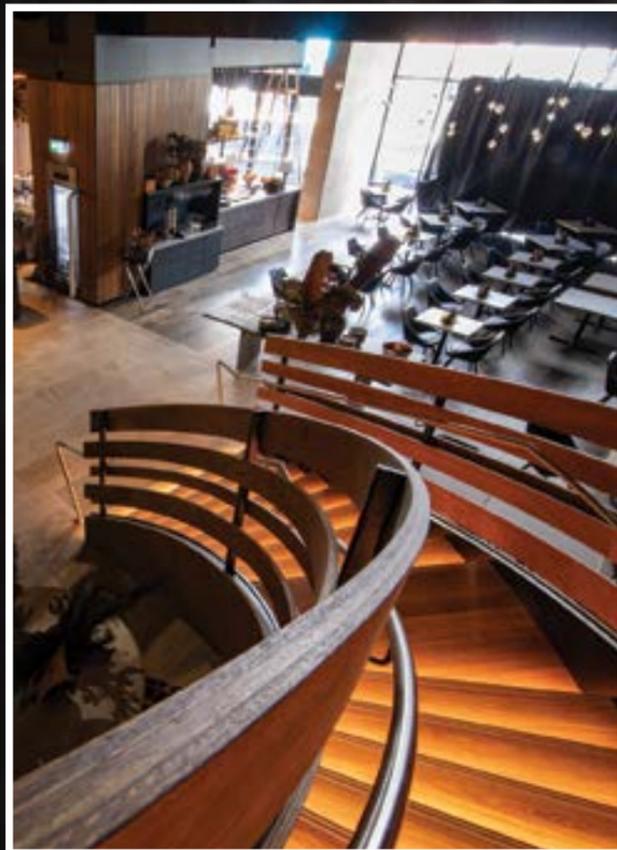


For more information contact Artkal, Unit 2, 46 Elizabeth Street, Campsie NSW 2194, phone 02 9718 6000, website www.artkal.com

**Below** Northrop Consulting Engineers carried out the structural and civil design for the 14-storey building, including the stunning spiral staircase.

**Below** Mudchucka completed cement rendering services for the exterior walls on the development.

**Below** KG Plumbing were required to undertake the extensive plumbing, drainage and fire solutions on the high rise.



Northrop Consulting Engineers (Northrop) specialises in providing tailored engineering solutions for structural, civil and building services, as well as offering water and environment engineering, a sustainability team and specialised façade engineering services. At Bonython Tower, Northrop carried out the structural and civil design and documentation as well as onsite construction supervision. They were also responsible for the structural design of the beautiful steel spiral staircase in the main lobby.

“As with any of our projects, we took a holistic approach to our involvement on Bonython Towers. This included developing solutions to problems which were not just engineering problems,” said Northrop Principal and Senior Structural Engineer, Trevor Clack. “An example was to reduce costs associated with the basement excavation in soft soil below the groundwater table by creating a new concept which moved the carparking to Level 2. Solving problems which enable our clients to realise the potential of their projects is why we love doing what we do.”

For more information contact Northrop Consulting Engineers, Suite 4, 257-259 Central Coast Highway, Erina NSW 2260, phone 02 4365 1668, email [centralcoast@northrop.com.au](mailto:centralcoast@northrop.com.au), website [www.northrop.com.au](http://www.northrop.com.au)

Over the past 20 years Mudchucka has grown from servicing small residential builds to large scale commercial projects and high end architectural builds. The team have recently been working on the Bonython Tower project in Gosford, where Mudchucka provided cement rendering to the external surfaces of this substantial development. This was the first project Mudchucka has completed with John Singleton Group and they provided another first class finish.

As a specialist luxury home and commercial plasterer, Mudchucka strive for perfection and have products and techniques that guarantee a point of difference in today’s challenging market and were nominated in the MBA Commercial Sub Contractor of the Year category. The nomination has gained them recognition for several projects, including the Pine Tree Apartments at Terrigal and the Element building at Erina.

The team embrace progression and new technologies and enjoy working with beautiful products and techniques such as Japanese clay and Venetian plaster.

For more information contact Mudchucka, phone (Jake) 0419 378 392, email [mudchucka@gmail.com](mailto:mudchucka@gmail.com)

KG Plumbing specialise in providing plumbing and fire services for commercial, high rise and domestic projects. The team enjoyed working on the Bonython Tower project, on the Central Coast, where they provided all plumbing and drainage services. KG Plumbing also worked closely with Dean Shaw of Dash Fire Services to provide the high rise towers fire solutions.

Bonython Tower is the latest residential and commercial development to be built in the heart of Gosford, which stands 13-storeys tall. The development has many different areas including ground floor dining precinct, 2-levels of commercial office space, a private car park, and 56 residential units. The scope of the project allowed the KG Plumbing team to draw on their expertise and create a high class finish.

Having been a part of the Central Coast for the past six years, KG Plumbing have now expanded to include their services on projects in Sydney and Newcastle. With a crew of 12 dedicated staff, KG Plumbing take pride in being a close knit, family run business dedicated to exceeding client expectations and completing jobs on schedule.

Owner Keith La Faber and his team have built a strong reputation of great service and quality workmanship. Whilst they love working

on commercial projects, they are also available to help with domestic services such as blocked pipes, hot water installs, renovations and more. Currently the team are working on an exciting project at the Eco Village at Narara, just North of Gosford. With a focus on minimal environmental impact, the Eco Village utilises energy efficiency and environmentally friendly materials, as well as eco-friendly water supply, power, drainage, garbage disposal and recycling.



For more information contact KG Plumbing, phone 1300 286 256, email [keithy@kgplumbing.com.au](mailto:keithy@kgplumbing.com.au), website [www.kgplumbing.com.au](http://www.kgplumbing.com.au)