

PRECAST EXCELLENCE IN DESIGN AND URBAN LIVING

DEVELOPER : TQM Group
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : DWA
ENGINEERING : TQM Consulting Engineers
CONSTRUCTION VALUE : \$38 million

Boasting 63 residential units, 1,000m² of commercial space, and three levels of basement parking, Novello stands as an epitome of sophisticated design and construction expertise utilising precast construction methodologies. Featuring one, two and three-bedroom apartments, the project utilises space with open-plan living and dining areas. The project has been designed to capture a harmonious blend of comfort, luxury, and contemporary aesthetics.

Standing proud at 55m high, the Novello features 18 floors and three basement levels constructed using precast concrete.

The building comprises 62 apartments, including four penthouses, six commercial spaces, seven communal spaces and features a rooftop infinity edge pool and cantilevered balconies.

“The distinctive form, unconventional angles, and trigonometric perimeter of this building sets it apart from the Wollongong skyline. These distinctive features contribute to the building’s charm and has the potential to establish the structure as a notable landmark,” said Emmanuel Youssef, TQM Site Manager. “The project has proven immensely successful, with the building nearly fully inhabited, and owner feedback has been overwhelmingly positive. More than just a residential space, Novello is designed to enhance various aspects of the Wollongong lifestyle.”

Defined by its striking, sharp angles and corners around the façade, the Novello invites natural light throughout the building with full-height glass lobbies, sliding doors and maximum window openings.

The project commenced in August 2021, with the initial concrete slab poured in early December 2021. Under the supervision of the full-time TQM staff, the project reached completion in early November 2023. The daily manpower on-site ranged from 50 to 95 during peak periods.

“The coordination between the architect, structural engineers, precast panel drafters, service engineers, and interior architects was crucial for success. It ensured that all aspects of the building, from design to construction to interior elements, were seamlessly integrated,” said Emmanuel.

The project encountered COVID-related challenges, such as restricted work hours, the implementation of new on-site methodologies for health and safety compliance, and disruptions in skilled labor availability, affecting construction progress. Additionally, inflation and higher construction costs impacted budgets and timelines, with supply chain disruptions delaying the delivery of materials and equipment.

“TQM retains many services in-house, including internal design, engineering, and precast design. This approach ensures maximum efficiency and eliminates any confusion arising from poor coordination and inefficiencies combining diverse objectives. All teams work together seamlessly, ensuring the final result is visually appealing and a building that possesses structural strength and efficiency and is conducive to comfortable living,” said Emmanuel.

This project embraced full precast construction, which considers more than just structural integrity and performance, it extends into considering environmentally sustainable, waste reduction, and logistical efficiencies.

By employing a precast methodology at Novello, TQM were able to ensure that

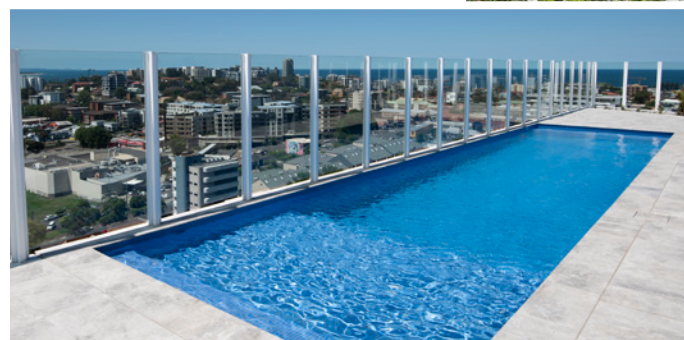
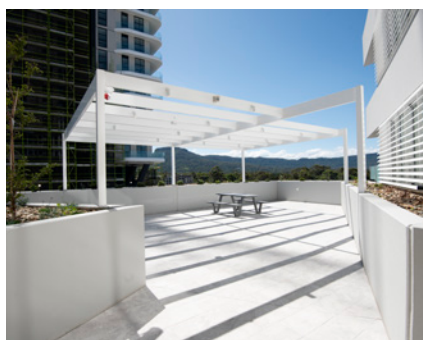
considerations such as architectural design, consultant services, waterproofing, and weatherproofing, critical and non-critical consideration were managed from the earliest revisions of the design.

“What sets TQM apart is our commitment and unwavering dedication. Our personal involvement surpasses industry standards, from settlements and handovers to crucial after-sales care. Our 4-star iCIRT rating is a testament to our dedication and excellence,” said Emmanuel.

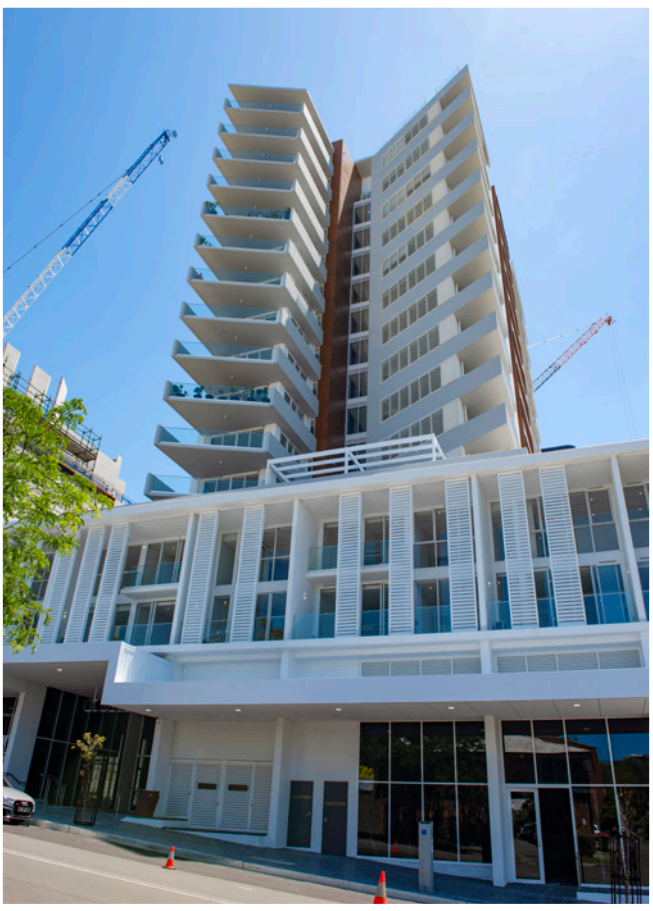
Projects currently under construction include East End Newcastle, which includes the construction of 116 residential apartments with 2-levels of basement parking, refurbishment of five heritage-listed terrace buildings, seven retail/commercial spaces and adaptive re-use of the Lyrique Theatre/Masonic Hall.

Additionally, the Bianco Balgowlah project that includes the design and construction of 12 boutique apartments, two levels of basement parking and three retail spaces.

For more information contact TQM Group, Level 10, 6 Mount Olympus Boulevard, Wollie Creek NSW 2205, number 02 9556 1046, email info@tqmdc.com.au, website www.tqmdc.com.au



Below Rose Aktins Rimmer (RAR) amplified an existing 150mm main to a larger 200mm main to meet the precise requirements of the site wide development plan.



Below Birch Masonry installed over 30,000 blocks to the Novello in the lower basement areas and cages, service and retail areas.

New South Wales based Rose Aktins Rimmer (RAR) are the water-related infrastructure, design and management specialists trusted to design and develop the required water infrastructure for Wollongong’s newest residential project, the Novello.

RAR collaborated with developers on the significant development project of designing and coordinating a water main amplification for the Novello site. The core water-related challenge of the project was the need to amplify an existing 150mm main to a larger 200mm main tailored to meet the precise requirements, set out by the developer and Sydney Water.

RAR’s dedicated design and project management teams worked closely with both the developer and their hydraulic consultant to ensure the seamless integration of the upsized main into the broader sitewide project plan. RAR managed design challenges while offering suitable alternatives to achieve the most effective and efficient solution.

In operating the QA process, RAR conducted numerous on-site inspections, including those outside regular working hours, working closely with Sydney Water, key stakeholders, local businesses and residents. Their primary objective was to ensure that the project

delivered a superior product to Sydney Water, meeting all the specified criteria outlined in the Sydney Water standards.

RAR is a licensed water servicing coordinator accredited by Sydney Water for over 30 years, specialising in sewer and water infrastructure from small developments to greenfield subdivisions to large road and rail infrastructure upgrades. Their comprehensive services include section 73 certificate applications, infrastructure design, project coordination, and building plan approvals. RAR’s dedicated team includes over 30 highly skilled and experienced project managers, designers, engineers, project coordinators, and QA site assessors, all dedicated to ensuring project success.

Current projects include Sydney Metro, M12 and the Warringah Freeway Upgrade.

For more information contact Rose Atkins Rimmer, Shop 7/8, M Centre, 40 Sterling Road, Minchinbury NSW 2770, phone 02 9853 0200, email rar@rari.com.au, website www.rari.com.au

Birch Masonry, were contracted to meet all the Novello’s block and brickwork needs.

“This was a fantastic large-scale project to work on and an incredible addition to Wollongong’s architectural scene,” said Phillip Birch, owner-operator of Birch Masonry. “Throughout the build, our team installed over 30,000 blocks. This includes lower basement areas and cages, service areas and shop dividers on the ground floor.”

“A key highlight of this installation for us was the shop dividers. Not only were they 8m high, the dividers needed to achieve a 3-hour fire rating. To achieve this required fire rating, we had to install 2-hour rated blocks, then core-fill each block to add an additional layer of strength and protection.”

Traditionally shop dividers and walls are approximately 4m in height but the grand scale of the Novello project saw ceiling heights on the ground floor reach 8m. The doubled height of the walls, not only required additional manpower but specialised scaffoldings needed to be erected to support the weight of the blocks at height.

“We began work on site in October 2022 and completed works in

February 2023. Being a larger project with a tight turnaround time, it required us to have an average of six brick layers and two labourers on-site daily working across the various elements and sections of the project,” said Phillip.

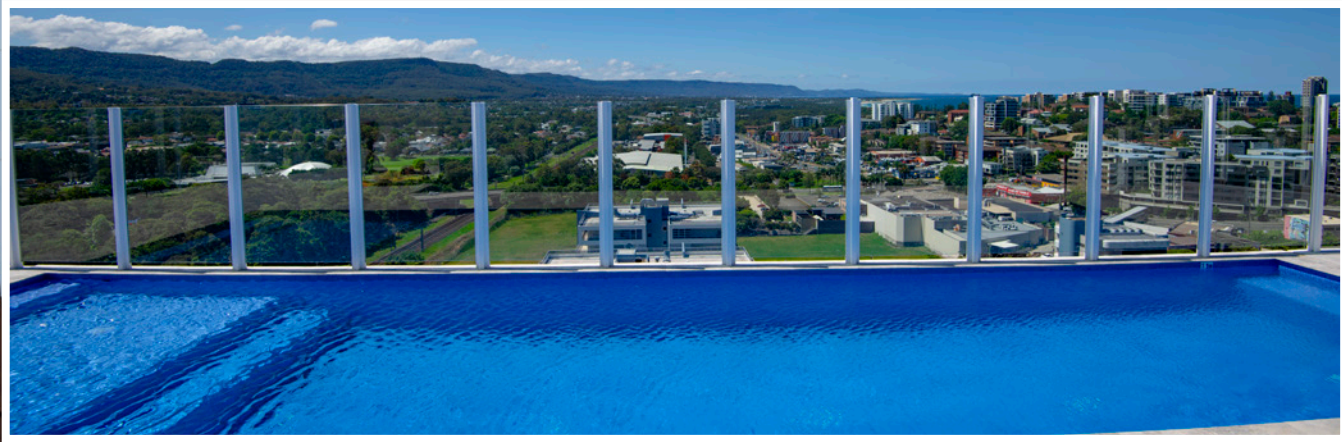
Birch Masonry is a family-owned and operated business founded five years ago in Illawarra, New South Wales. With over 25 years of experience, specialising in all aspects of brickwork and blockwork, Birch Masonry predominantly service the Illawarra, South Sydney and Sydney areas.

Recently completed projects include the Blaq Serviced Apartments, Asea Kenny Street Wollongong project and Manhattan on Belmore.

For more information contact Birch Masonry, phone 0416 757 354, email birchmasonry@yahoo.com

Below RMK Precast manufactured and supplied 651 precast products, which equates to 7,400m² or 3,600 tonnes of precast concrete to the project.

Below Runze Interior and Exterior Decoration fabricated and installed glass balcony balustrade, louvres, and handrails across Novello.



Based in New South Wales, family-owned and operated, RMK Precast specialise in manufacturing and delivering precast concrete walls, balustrades and columns.

For Novello, RMK Precast were tasked with the manufacture and supply of precast panels to exacting standards.

Led by brothers and Managing Directors Alexander and Daniel Arias, RMK Precast manufactured and supplied 651 precast products, which equates to 7,400m² or 3,600 tonnes of precast concrete to the project.

“What makes the project unique are the architectural patterns and monolithic shapes which combined several products into single units,” said Alexander Arias, Managing Director.

The team began precast work off-site in January 2022.

“The greatest advantage of off-site manufacturing is the ability to control quality and minimise the impacts of external factors that prevent productivity and quality control. Our minimal footprint of resources and equipment on site during construction while simultaneously manufacturing is key to our constant success,” said Alexander.

RMK Precast has extensive experience in the manufacture, supply and installation of all facets of Precast Concrete. “As the focus to all projects is driven on quality and performance, our expertise drives our ability to deliver through all phases of the system seamlessly” said Daniel Arias, Managing Director.

Current notable projects include;

- Industrial and commercial units at 125 and 135 Kurrajong Road, Prestons NSW
- High-rise residential apartments at 71-77 Kembla Street, Wollongong NSW
- Medium-rise residential apartments at 10 Bong Bong Street, Kiama NSW
- Manildra Cogeneration Power Plant in Bomaderry, NSW.

For more information contact RMK Precast, 238 Berkeley Road, Unanderra NSW 2526, phone 02 4271 1232, email projects@rmkprecast.com.au, website www.rmkgroup.com.au
📍 [rmkprecast](http://rmkprecast.com.au)

Fabrication and Installation experts Runze Interior and Exterior Decorations were contracted to meet all the Novello’s fabrication needs.

“We were tasked with fabricating and installing 350m of glass balcony balustrade, roughly 800m² of louvres, 600m² of basement caging across 2-levels, 60m of handrail in the double story units, as well as privacy and fixed panel louvres,” said Charlie Han, director of Runze Interior and Exterior Decorations. “Additionally we installed the 1.6m high by 55m long toughened laminate glass roof glass screen.”

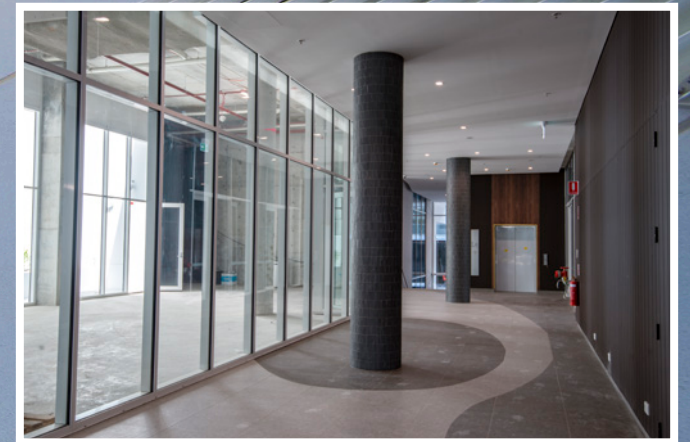
“This was a larger project being 15 stories tall for us and was a great project to be involved with. We began work in late 2022 and completed the project in late 2023 with a team of four specialist installers and two highly trained fabricators in our factory,” said Charlie.

“The largest challenge we faced with this project was the large louvres that span over 2-levels of the building. Fabricating, transporting and installing louvres that are 6m tall was no easy task due to their weight and size. Our team ensured that the louvres not only met the engineering specifications but satisfied the architectural needs at the same time.”

In 2016, Runze started fabricating custom fence, gates, balustrades and façades for commercial and residential projects, and have since grown to a six-person full-time team that fabricate and install custom designs made from steel, stainless steel and aluminium. The team services New South Wales and are specialists within the commercial and residential development spaces.

Current projects include fabricating and installing windows and balustrades for a three-building residential project and a 360-apartment building. As well as the balustrade, basement cage, pool fence and screening for the 35 – 37 Atchison Street, Woolongong project.

For more information contact Runze Interior and Exterior Decorations, phone 0401 203 942, email chy65815@hotmail.com



Luxury high-rises like the Novello project in Wollongong demand quality craftsmanship. To uphold the standard of excellence, RJS Aluminium were contracted to the project.

“RJS Aluminium previously worked on the Avante project in the Wollongong area and we were excited to take on Novello as our second high-rise project within Wollongong,” said Lara Sarkis, RJS Aluminium Project Manager.

“We were contracted to supply and install aluminium windows and doors, including glazing throughout the project across both residential and commercial levels. Our team installed sliding doors, hinged doors, awning windows, sliding windows and fixed windows throughout the building.”

On a project of this scale, RJS Aluminium deployed a team of 10 (six aluminium installers and four glazing installers), to ensure the project requirements were completed on schedule and to strict quality standards. Work on-site commenced mid-2022 and is projected to be completed in November 2023.

“This project was taken on before the COVID outbreak. Once

the project officially commenced, we had to combat many market challenges following the pandemic, including labour shortages, supplier price increases, supply chain delays and delays to commencement on-site,” said Lara. “These challenges have only made us stronger and more agile as we have focused our efforts to deliver this project to successful handover.”

RJS Aluminium manufactures to meet the unique specifications and aesthetic preferences of any project and guarantees quality workmanship across all products within their extensive range.

RJS Aluminium has a strong reputation as a leading fabricator & installer of aluminium doors and windows, with over 15 years experience within the construction industry."

Current projects include Lumia, The Orchards in Norwest development. The project will feature 330 luxury apartments up to 13 levels across four building blocks.

For more information contact RJS Aluminium, 5-7 Cottam Avenue, Bankstown NSW 2200, phone 02 9790 3445, email sales@rjsaluminium.com.au, website www.rjsaluminium.com.au