

## THE ROYAL TREATMENT

DEVELOPER : PAYCE Consolidated and Sekisui House Australia

MAIN CONSTRUCTION COMPANY : Dasco Australia Pty Ltd

ARCHITECT : HDR Rice Daubney Group

PROJECT VALUE : \$200 million



The \$200M Royal Shores Ermington will become one of the most unique and recognisable waterfront communities on the shores of Sydney Harbour. It will comprise over 600 apartments across nine residential buildings all featuring luxurious open living spaces, stainless steel Smeg appliances, beautifully landscaped gardens and all season living rooms.

**Destined to be a highly sought-after and distinctive location, Royal Shores Ermington by PAYCE pays homage to the area's naval history while providing luxurious waterfront living.** Undertaking the Design and Construct contract for the Royal Shores project was Dasco Australia Pty Ltd, which has worked on several developments for PAYCE.

The scope for the entire Royal Shores involved the design and construction of four projects – split between two project managers. Project Manager, Charbel Chelala, managed the construction of the low rise units along the river front (a total of 303 units) and Carmelo Emmi managing the construction of the 329 units along the Silverwater road frontage.

“This involved nine separate buildings – five along the Parramatta River shore line and four along the Silverwater Road frontage,” Carmelo explains. “There are a total number of 632 units with a total construction value of approximately \$200 million.”

Dasco commenced work on Royal Shores in November 2014, with the initial building, Lot 305, consisting of 62 units and was completed in April 2016. Work on 121 units for Lots 301 and 302 started in January 2015 and was finished in August 2016. Works on Lots 303 and 304 started in August 2015 and construction of the 120 units will be completed in November 2016.

Also due for completion in November 2016 is Lot 306 – the final stage of the project – consisting of 329 units, construction of which began in March 2015.

This exclusive development has certainly generated plenty of buzz – all of Royal Shores' apartments were sold well before final completion.

Inside, the apartments feature generous open-plan living, stainless steel Smeg appliances and are surrounded by immaculately landscaped gardens. The development's all season living rooms provide extra living space.

Public transport is nearby while the project includes access to new park and playground facilities, as well as to the Parramatta River boardwalk and cycleway.

The architecture of the building itself celebrates Ermington's naval history, inspired by Sydney's Halvorsen boats. “The architectural design concentrated on the industrial nature of the area and is reflected in the saw tooth roof design and painted brick/weatherboard external façade features,” says Carmelo. “This emphasises the past history of the area.”

Carmelo adds that the project has seen the involvement of an extensive work force. “There have been approximately 75 Dasco employees and approximately 750 subcontractors and trades employees throughout the total of the projects,” he says.

Carmelo says that while there were some challenges during the construction phase, there weren't any specific major hurdles that impeded project delivery. “One of the issues with having a development beside the water is that there are always going to be excavation hurdles to overcome. As former industrial waterside sites undergo rezoning and conversion to residential uses, these types of issues are more commonplace. We have undertaken a number of similar projects previously and are well aware of the potential pitfalls.

We took particular care with the shoring design and the waterproof tanking detail and this has resulted in a quality building outcome.

“All locations have their peculiarities. We have always tried to eliminate or minimise any potential problem at the design phase rather than try to deal with it while construction is in full swing. It was obvious that proximity to the Parramatta River would present some specific design issues, but appropriate planning and design methodology minimised any downside impact.”

Royal Shores has proven to be another successful collaboration between joint venture partners PAYCE, Sekisui House Australia and construction company Dasco Australia. “I believe the quality of our finishes is extremely high and that the company's strengths lay in good design and construct practices. This allows for simplification of build to deliver a high quality long-term product that will deliver years of trouble free living for the end users,” says Carmelo.

**For more information contact Dasco Australia Pty Ltd**, Unit 19, 6-20 Braidwood Street, Strathfield South NSW 2136, phone 02 9758 7100, fax 02 9758 7255, email [info@dasco.net.au](mailto:info@dasco.net.au), website [www.dasco.net.au](http://www.dasco.net.au)

**Below** Apollo Kitchens supplied and installed the joinery for Royal Shores Ermington.

Providing kitchen joinery and complementary joinery at Royal Shores Ermington, with more than 600 apartments, Apollo Kitchens' objective on the project was to deliver a high quality kitchen with a unique theme and materials. There is no doubt the company achieved this objective seamlessly.

Celebrating Ermington's rich naval history, Royal Shores brings to life Sydney's newest waterfront living experience. Throughout the architecture, the navel theme is upheld with the use of unique materials, including thermos-laminated wall cabinet doors with v-grooved panels and framed panels.

A diamond mesh on cabinet doors also married in with the sea-shanty feel. The intranet exposed rivet screws, with full detail, for a clear and authentic finish.

"The specialised materials were not an issue for Apollo Kitchens," says Peter Bader, Managing Director of Apollo Kitchens. "Our staff are experienced and disciplined in delivering projects with a high level of detail."

Large floor plates also required multiple Apollo teams to complete works on the development's levels at a rapid pace.

"Our project management team worked closely with other tradespeople to deliver the project on time and in full based on client schedules and to specifications," adds Peter. "We have the capability to create unique pieces that bring more character into kitchens. We enjoyed working on this project as it gave the team a platform to showcase their talent."

Founded in 1968, the family-owned and operated Apollo Kitchens are experts in the design, manufacture and installation of kitchens as well as vanity and laundry joinery. The company has a passion and a strong commitment to delivering Australia's best kitchens and vanities.

This dedication is evident in Apollo Kitchens' outstanding results, including designs that are aesthetically pleasing while also being practical. This has seen Apollo gain a well deserved reputation for quality craftsmanship, innovation and flexible design, and become the company of choice for builders and commercial developers, interior designers and home owners.

Additionally, as one of the nation's leading kitchen design and manufacture businesses, Apollo Kitchens' advanced, modern facilities enables them to produce quality products and keep up with a project's program.

Capacity is not an issue for Apollo Kitchens as they plan to launch a new state-of-the-art, high-tech factory in early 2017.

"The facility will increase our capacity by an additional 400 kitchens per week when required," explains Peter. "It will be an Australian first and will set a new benchmark for the manufacturing industry, and will handle large volume projects with a high level of detail and quality."

"The new head office and automated factory will complement our stone, paint and cabinet manufacturing plants in New South Wales," he adds. "Our new system will be able to create real time communication between our clients and the factory floor."

"This is a new chapter for Apollo Kitchens and the industry will benefit immensely from this project and we invite our valued customers to join us on this journey."

As well as an extensive portfolio of work on substantial developments such as Royal Shores, Apollo has several projects earmarked for the future.

These projects include a number of developments for Ceerose – Urban Apartments in Camperdown, The Mint (Willoughby), and Lumina (Ashfield). Apollo Kitchens is also scheduled to undertake works on 'Jewel' at the Ferry Terminal (Wentworth Point) for Dasco PAYCE and 'Tiaga' (also at Wentworth Point) for Sekesui to name but a few.



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**Below** JRL Aluminium supplied and installed doors and windows across Royal Shores Ermingtons 600 residential apartments.



**As specialists in the manufacture and installation of aluminium doors, windows and shopfronts, JRL Aluminium's expertise and professionalism made it the easy choice to work on an extensive development such as Royal Shores Ermington.**

Completing the manufacture, supply and installation of all aluminium doors and windows on the project, JRL Aluminium's work shows why it has gained an enviable reputation in the industry.

The company installed doors and windows across more than 631 residential apartments (including the apartments' balconies) as well as the Royal Shores Ermington's lobby shop front.

Having been involved in the manufacture and supply of quality aluminium doors, windows, louvres, awnings and shop fronts for more than 20 years, JRL Aluminium continues to provide a superior service to its customers. Supplying and installing its products to both commercial and residential clients, the company works throughout the Sydney metropolitan area.

Its modern factory is well-equipped, ensuring JRL Aluminium has the ability to manufacture products to its customers' precise specifications. The company's fully trained and skilled tradesmen install the products onsite in line with JRL Aluminium's high standards, ensuring their customers are completely satisfied.

JRL Aluminium controls the entire product process from manufacture and supply to installation, to ensure nothing is left to chance on a project.



Making JRL Aluminium stand out from the pack is its range of commercial aluminium products – whether for a multi-storey office building, factory or a single storey building, such as a shop fronts or internal fitouts.

JRL Aluminium mainly uses Alspec products, which is considered to be a front runner in the market when it comes to designing and providing ground breaking aluminium systems.

JRL Aluminium is part of the Australian Window Association (AWA), a national body, consisting of almost 600 window manufacturers and industry suppliers, with members having their products tested to Australian Standard AS2047. According to the AWA, this testing ensures that products are made to endure Australian conditions, giving a customer confidence that products provided by an AWA member will withstand these conditions.

As well as catering to the commercial industry and large projects within this industry, JRL Aluminium provides a range of products for the residential market. This includes sliding doors and windows, double hung windows, double glazed sliding windows, awning and casement windows, and multi-track sliding doors.

In addition to Royal Shores Ermington, JRL Aluminium has worked on a number of projects for Dasco, including the Platinum development (buildings A, B, C, D and E) and the East Village development (buildings A and B) in Zetland.

The Platinum development included 322 apartments within a five building complex (with a 15-level tower), while East Village comprised of 206 residential apartments, as well as an integrated commercial and retail space.

JRL Aluminium also worked on the Como development in Riverwood, which consisted of 197 apartments and the 192 apartment Fairmount development (also in Riverwood).

JRL Aluminium will soon start work on two new projects for Dasco, both of which are also located at Riverwood.

**For more information contact JRL Aluminium Pty Ltd**, 48 Alfred Road, Chipping Norton NSW 2170, phone 02 9728 9402, fax 02 9728 9401, email maria@jraluminium.com.au, website www.jraluminium.com.au



In successfully completing the hydraulic services design and documentation for Royal Shores Ermington's 630 residential units, consulting engineering firm LP Consulting Australia Pty Ltd worked closely with PAYCE Communities, Robertson + Marks architects and Dasco Australia.

The company produced high quality hydraulic and fire services documentation. The hydraulic services incorporated sanitary plumbing and drainage system, grease waste drainage, storm water, down pipe and detention systems, potable cold, hot and warm water and a natural gas system.

"The hydraulic systems comply with the Australian Standards, Council and ESD requirements," explains Principal Engineer Louis Panagopoulos. "The project was fully coordinated with all architectural/structural elements of the building including mechanical, fire and electrical services."

In addition to hydraulic and fire services documentation, LP Consulting was commissioned to act as Sydney Water Services coordinator, providing project management and design services for water supply agent and sewer asset construction.

LP Consulting's third commission saw the company undertake civil engineering consultancy for the construction of Royal Shores Ermington's communal car park. This was following a voluntary agreement by clients Sekisui and PAYCE with Parramatta City Council to construct the car park. Located on Broadoaks Street, the public communal car park includes the provision of 78 parking spaces. LP Consulting undertook the civil engineering design for the car park's storm water, water sensitive urban design and filtration systems, and pavement detailing works design.

Additionally, LP Consulting worked with PAYCE and Dasco to design the civil engineering and storm water works for Royal Shores Ermington's communal parks, which are located between the site's buildings. The company liaised with PAYCE and Parramatta City Council to obtain the necessary statutory approvals. "LP Consulting is proud to have worked closely with all stakeholders to produce a fully designed and documented project," Louis adds.

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Architectural firm Robertson + Marks Pty Ltd has seen the transformation of Sydney first-hand during the company's 120+ years of continuous practice. Offering quality architectural and related services covering a broad consultancy spectrum, the firm specialises in architecture from concept to completion.

Its extensive history and knowledge of working on projects across Sydney meant the company was a natural fit to provide design and construct services for Royal Shores Ermington's 631 units. Robertson + Marks committed a four staff member team to work on the project, which included the use of textured Weathertex Panels and Timberlock paint on the building's cladding to give it a timber-like texture.

"The site is surrounded by industrial buildings so the roof proposed followed the industrial buildings' style with saw-toothed concrete roofing together with skylights being introduced to this project," says the firm's directors. "We at Robertson + Marks are pleased with how well it merged/blended in with the existing buildings, being sympathetic with its surroundings."

With around 25 staff (including three directors, an associate director, architects and support staff), Robertson + Marks prides itself

on selecting the best team tailored for each project. Its directors emphasise that the company's focus is on excellence in design and delivery through talent and vision.

"We have a commitment to sustainable work practices and a collaborative work environment that is designed to build relationships and foster creativity. Our work environment aims to cultivate the sharing of ideas and combined with dynamic research, is essential to the completion of the design process."

"Active communication among work colleagues, partners and clients is essential to achieving consistent and incredible outcomes. For over 120 years, a culture of open and shared innovation is what sets Robertson + Marks apart to consistently bring great designs to reality."

The firm is currently also working on Shepherds Bay and Harts Landing in Penrith.

*For more information contact Robertson + Marks Pty Ltd, Level 3, 36 Carrington Street Sydney NSW 2000, phone 02 8396 1805, fax 02 9319 7338, email mail@marks.net.au, website www.marks.net.au*

**Below** Ghossayn Group provided the bulk excavation works for Royal Shores Ermington.

**Below** J&J Metro Air Conditioning installed a Daikin split system air conditioning unit with the outdoor unit on the balcony of each apartment.



As one of the largest demolition and excavation companies in Sydney, Ghossayn Group's workmanship and performance is considered the benchmark for the industry. Completing bulk earthworks on Royal Shores Ermington, Ghossayn Group worked on four project sites for Dasco along River Road.

Materials taken away from the site included VENM (virgin excavated natural material), clay, shale, sandstone, sand and PASS (potential acid sulphate soils, which when disturbed can pose a considerable environmental risk). Following clearance of the grounds by a Supervisor, Machine Operator, Bobcat Operator and Labourer, the site was excavated in a staged sequence to remove materials in their separate composition.

"When the VENM was taken to the reduced level consisting of sand, the specified material was placed as a blinding layer to separate and contain the PASS," says Ghossayn Group's George Ghossayn. "The sand was excavated in sections, allowing the continuation of our works to remove the PASS in a manner that would allow access for the plants/machinery to dig to the bulk excavation level (BEL) without constant movement of PASS materials that when exposed could pose a threat of becoming acidic.

"Once the BEL was achieved, the detail works were conducted by smaller excavators using shoring plates, placed as bridging. The correct procedure to implement and conduct the removal of this toxic material is minimal handling of movement – dig once, load once," he adds. "Competent operators would move into a position once and excavate detail works once and pull back the material, continuing this process in an orderly manner placing the material in an area to be loaded and carted away."

"There were many challenges, issues and obstacles faced whilst conducting these works but extreme care was exercised with minimal disturbance," adds George. "The operators were briefed with tool meetings of the risks and mitigations controls to complete the job successfully."

Ghossayn Group is currently undertaking bulk earthworks and shoring works at 566 Princes Highway, Kirrawee.

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A focus on innovation, versatility and customer service continues to see J&J Metro Air Conditioning successfully work on a range of projects valued from \$200,000 to \$17 million.

J&J Metro Air Conditioning, one of Daikin's largest dealers, offers complete turn-key solutions for HVAC needs. Catering for small residential to large commercial/industrial projects, it specialises in in-house heating, ventilation and air conditioning design and engineering, installation, service and maintenance and Tri-Generation Systems. J&J Metro Air Conditioning has recently received ISO 9001:2015 accreditation, from initial concept engineering design all the way through to 24/7 emergency breakdown call-outs, one of the first in the industry to further their quality commitment to their customers.

Their work on Royal Shores Ermington is a prime example of the company's exceptional track record. It fitted more than 600 residential apartments with a Daikin split system air conditioning unit with the outdoor unit on the balcony, ensuring all fire rating of penetrations complied with code.

Innovation plays a vital role in the success of J&J Metro Air Conditioning, allowing the company to stay ahead of the competition and ensure

clients' needs and requirements are met. "Customer satisfaction is our ultimate goal in any project we undertake. Another objective is to hand over the project on time and on budget," explains Managing Director, John Megalli. "Commitments made to our customers play a vital role in the business as the end result for any job is the client's satisfaction."

J&J Metro Air Conditioning recently completed a new corporate building, Astra Zeneca in Macquarie Park, as well as, a refurbishment project at Rydges Parramatta. It's also working on multi-residential developments in Asquith, Campbelltown, Homebush, Meadowbank, Mount Colah, Thornton, Waitara, and Wentworth Point to name a few.

"Our company prides itself on not only providing air conditioning services to commercial, industrial and domestic clients that is second to none, but also on creating a great family environment that flows through every facet of the business," adds John. "Furthermore, we have a great client base with mutual loyalty between our company and our clients."

For more information contact J&J Metro Air Conditioning, 229 Victoria Road, Rydalmere NSW 2116, phone 1300 883 153, website www.jjmetroairconditioning.com.au



**Below** Design Confidence provided access consultancy services across the entire Royal Shores Development.

**Below** Plumb & Level Masonry worked on the Royal Shore Ermington completing the development's brick and block work.



**Design Confidence's expertise continues to be utilised on projects both within Australia and the Middle East to assist in ensuring that buildings and landscapes are accessible for all users, thereby maximising independence for persons with a disability.** The access team continues to work with clients and relevant stakeholders to incorporate universal design philosophies into design schemes by providing practical and compliant solutions.

Design Confidence is a multi-disciplined building regulatory firm which provides expert and comprehensive consultancy services pertaining to the following disciplines: Accessibility; Fire Safety Engineering, Building Code/Regulatory; Acoustic Engineering; and Sustainability.

Luke Sheehy of Design Confidence stated, "Our offices have an eclectic team consisting of accredited fire safety engineers, building surveyors, registered architects, acoustic engineers and ESD consultants who provide consulting services. Our point of difference is we have an in-depth understanding and knowledge of Building Codes both Australia's and other countries and therefore we are able to adapt to suit a particular design – be it via a prescriptive or performance-based approach. This ultimately provides value to clients, allows maximum architectural flexibility, and ensures that appropriate levels

of safety and compliance with the relevant parts of the Building Code of Australia are met."

As the accessibility consultants for Royal Shores Ermington, the company ensured it provided input to the design team from the concept stage to ensure accessibility was considered from the outset.

"The provision of accessible fixtures and fittings is typically an afterthought," says Luke. "Hence for this project Design Confidence worked collectively with all members of the design team from concept through to the completion of the design documentation. This ensured that the access features such as lifts and ramps were given the same thought, consideration and creativity given to other areas of the building design, preventing it from detracting from the overall design."

The company is currently working on Majors Bay development, Aspire Tower (UAE), Lucent North Sydney, EXPO 2020 (UAE) and Cardinal Freeman Village.

**For more information contact Design Confidence**, Shop 2, 35 Buckingham Street, Surry Hills NSW 2010, phone 02 8399 3707, email [sydney@designconfidence.com](mailto:sydney@designconfidence.com), website [www.designconfidence.com](http://www.designconfidence.com)

**Having been founded on a family history of excellence, Plumb & Level Masonry Pty Ltd's origins can be traced back to Cyprus, where founder John Meitanis learnt the masonry trade, before moving to Australia in 1975.** John's vast knowledge, hard work and ethics were passed to his son Costa, who started Plumb & Level Masonry – successfully combining old-world masonry methods and innovative, modern technology.

Boasting some of the best bricklayers, labourers and operators in the industry, Plumb & Level's expertise and professionalism was called upon for the Royal Shores Ermington project, completing the development's brick and block work.

"All four buildings are constructed in painted face brickwork," says Plumb & Level Masonry's, Costa Meitanis. "We used a concrete brick by Adri Masonry, which is highly recommended."

Costa adds that the project required a lot of brick and sand pallet handling per floor.

"We had to dedicate specific time slots with the crane drivers in order to keep our men moving."

Plumb & Level has established a strong record of performance within the industry that it continues to build upon to this very day. It prides itself on its team of professional staff, including its skillful tradesmen.

The skills of this masonry company continue to be in demand. Plumb & Level is currently working on 55 units for SH Group (a division of Zhinar Architects), Lane Cove Council building for Trinity Constructions and 143 units and 10 levels of commercial facilities in Burwood for Urban Apartments.

**For more information contact Plumb & Level Masonry Pty Ltd**, 210/43 Majors Bay Road, Concord NSW 2137, phone 1300 487 687, email [info@pandlmasonry.com.au](mailto:info@pandlmasonry.com.au), website [www.pandlmasonry.com.au](http://www.pandlmasonry.com.au)

Below Stoneworx provided the stone and tiling for Royal Shores Ermington.

Below Avopiling provided design and construct foundation piles and installed sheet piles on Royal Shores Ermington.



The family owned and operated Stoneworx Marble & Granite has been providing its quality services and workmanship now for two decades.

As major fabricators of natural stone and quartz stone as well as tile supply, the company has worked on its fair share of major construction projects. This includes the Royal Shores Ermington, where it supplied the tiling and stone for the complex.

The company supplies and installs natural stone and engineered stone (such as Silestone, Caesarstone, Quantum Quartz and Smartstone) for kitchen benchtops, vanity tops, fireplaces, wall panels, staircases and flooring. Natural stone options include granite, marble, limestone and onyx.

As specialists in sourcing, crafting, cutting and installing a variety of natural stones including granite, marble, limestone, travertine and more, Stoneworx Marble & Granite ensures its materials are of only the finest quality, sourcing them from quarries across Australia and around the world. Its expert workmanship is reflected in the company's attention to detail, resulting in a superior finished product.

Adding to the Stoneworx Marble & Granite excellence is its staff. The company employs around 18 people, including expert stonemasons and tilers, who specialise in custom made products, such as benchtops and vanity tops.

Given all this, it's not surprising that Stoneworx Marble & Granite has a well-regarded reputation for its reliable and efficient service – from quotation through to the final stages of installation. Additionally, with its proud history of excellence and expertise, the company continues to ensure it strives to meet its clients' needs – for any size job.

Stoneworx Marble & Granite also supplies pool coping and floor pavers in a range of finishes including sandstone, limestone, granite and marble. It provides tiles for large and small commercial projects in marble, granite, ceramic and porcelain tiles, while its external wall cladding includes stackstone, limestone and external decorative stone features.

For more information contact Stoneworx Marble & Granite Pty Ltd, 96 Victoria Road, Parramatta NSW 2150, phone 02 9630 4311, fax 02 9630 4322, email admin@stoneworx.com.au, joe@stoneworx.com.au, website www.stoneworx.com.au

As a company specialising in ground engineering and foundation works, Avopiling has proven its excellence time and time again, working on projects across Australia. Awarded the contract by Dasco Australia to design and construct foundation piles and install sheet piles on Royal Shores Ermington, Avopiling installed AZ20-700 sheetpiles. These ranged from 12m to 25m with a total area of 15,000m<sup>2</sup>. They also constructed foundation piles, drilled displacement piles ranging from 450mm to 600mm in diameter to 25m deep and CFA piles 750mm and 900mm to 21m deep.

Delivering wide equipment to a work area with narrow access, ground conditions near the Parramatta River and noise and vibration control near a residential area were all challenges on the project. Avopiling used new upgraded drilling tools for drilled displacement piles and CFA piles. Given the ground conditions, the displacement piles proven to be a suitable foundation system for the multi-storey buildings. "We also conducted pile dynamic testing on drilled displacement piles and results were above expectation," adds Avopiling's Dennis Ecarma.

Established in 1989 by current Owner and Managing Director, Avo Tevanian, Avopiling has grown to become a market leader in the piling industry. Employing over 120 employees, they have undertaken various

challenging ground engineering projects for major infrastructure works for roads, railways and bridges nationally in Australia. Delivering a high quality product with engineering excellence, Avopiling's team of engineers and site operatives are highly qualified in piling and ground engineering. "We have successfully delivered a wide range of projects including civil works, sheet piling, CFA piling, bored piers, retaining walls and abutments, foundations for multi-storey buildings and bridge foundations for roads and rail," says Dennis.

In addition, Avopiling recently made significant capital expenses to expand their diaphragm wall capacity. They currently possess state-of-the-art equipment and plant for diaphragm wall construction including two trench cutters which can excavate rocks in strength over 300 MPa for deep basements and shafts. "Avopiling will be very pleased to be part of your team in providing services for economical and best engineering solutions for foundation works in any type of challenging ground," adds Dennis.

For more information contact Avopiling Australia Pty Ltd, Unit 3, 72-74 Lower Gibbes Street, Chatswood NSW 2067, PO Box 426, Forestville NSW 2087, phone 02 8467 1300, mobile 0419 019 170, website www.avopiling.com.au