



ANOTHER SUCCESSFUL COMBINATION

The \$30M St Leonards Mixed Use Development is a mix of 95 residential and 19 commercial tenancies over 15 floors with sweeping views of the harbour and city,

MAIN CONSTRUCTION COMPANY : Steve Nolan Constructions
DEVELOPER : The Ralan Group
PROJECT END VALUE : \$30 million
COMPLETION : October 2013
ARCHITECTS : SD Masterplan

One of Sydney's most sought after suburbs; St Leonards is well positioned on the lower North Shore. Being located only five kilometres North West of Sydney's central business district, St Leonards was the ideal location for the construction of the most recent apartments.

Renowned property developers, The Ralan Group once again successfully combined with Steve Nolan Constructions Pty Ltd to provide a winning mixture of residential and commercial development for a quality lifestyle for residents.

The St Leonards site was chosen based on the fact that it would blend well with the surrounding apartments and St Leonards truly did offer an exceptional lifestyle opportunity.

This \$30 million project is a mix of 95 residential and commercial tenancies over 15 floors. While all apartments boast outstanding finishes including stone bench tops and European appliances, what has been most commented on is the stunning sweeping views of the harbour and city.

Specialising in construction management, building design and construction, as a design and build construction company, Steve Nolan Constructions have a wide range of experience developed throughout Australia.

The company manages all phases of new construction or remodelling including finding or procuring suitable land, architecture and design making it that much easier for developers to make projects a reality. Steve Nolan Constructions' excellent reputation and long list of satisfied clients attest to its superior craftsmanship, attention to detail, honesty and integrity.

On this apartment development in St Leonards, the company's team worked exceptionally well with The Ralan Group who specialise in the development, marketing and management of residential real estate.

The Ralan Group aim to break the barriers associated with residential investment and in doing so make it accessible to everyone including average income earners.

Located only five kilometres North West of Sydney's central business district, St Leonards was the ideal location.

Its success in achieving client's objectives and needs is demonstrated in the number of clients that continue to invest in Ralan Real estate and realise their own goals of financial security and increased wealth for the future. Despite its eventual stand out location for residents, the St Leonards project's site proved difficult for construction workers who had to overcome the challenges of its proximity to the Pacific Highway as well as limited access from the laneway.

During the development it was also necessary to lodge specialist forms with the North Sydney Council for an additional 39 units highlighting that it was necessary to ensure

the quality of the apartments and also the assurance of views now and into the future.

Steve Nolan Constructions were thankful the council approved its application understanding that this development aimed to locate new housing within the walking catchments of existing and planned centres and suits future needs, as well as creating new employment through the inclusion of cafes, retail and office space in the proposal.

Throughout New South Wales investors can view the work of Steve Nolan Constructions and The Ralan Group who have utilised a variety of locations and spaces to produce memorable residential developments.

This can be seen in Burwood with the construction of three residential towers of 20 storeys that is well situated close to Burwood Station. It boasts almost 300 residential units, three commercial floors and parking for 300 cars over four levels making it ideal for those who enjoy inner city living but need immediate access to services.

The company's other developments in areas such as Rhodes, Gordon and Killara enable us to continue to showcase why we are residential design specialists. They not only boast some of the best locations, but also superior design and exceptional facilities – it really is about making an outstanding lifestyle choice available to its clients.

For more information contact Steve Nolan Constructions Pty Ltd, PO Box 435, South Hurstville, NSW 2221, mobile 0400 671 388

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CONCRETE BUSINESS PROVIDES STABILITY FOR DEVELOPMENTS

Specialising in concrete pumping and concreting services, D&C Concrete Pumping is well positioned in Roselands in New South Wales.

D&C Concrete Pumping is well led by directors Dominic Corbelli and Chris Luisa who bring with them nearly 20 years of experience.

Throughout its six year history this company has become one of the most well known concrete businesses and developed a reputation for providing quality products and advice and all within an efficient time frame.

Director Dominic Corbelli said when working on projects such as the St Leonard's Project, it is vital that your work is completed exceptionally well and on time.

"There is a reason that we are taking several bookings a day for both boom and line pump work, it is because we know our industry well," he said.

"When dealing with large building companies such as Steve Nolan Constructions, it is vital to understand that you are a part of a bigger picture. Especially when it comes to concrete pumping as it is often an integral part of the initial stages of construction, a company such as ours needs to ensure we fit in with the other sub-contractors time frames and specifications.

"We were very involved on this exceptional project which covered a mix of 95 residential and commercial tenancies over 15 floors and thankfully based on the experience of Steve Nolan Constructions we did not encounter any complications on this job."

This is not the first major project for this NSW based business, D&C has also recently worked on:

- The Shoreline Drive, Rhodes residential development again in conjunction with Steve Nolan Constructions. This project again highlights the range of work that D&C Concrete Pumping can be involved with as it comprises of 203 units within three buildings that range in height and include a basement.
- Commercial development in the previously historic area of Gordon in New South Wales.

• The stunning Lorne Killara boutique development which boasts an outstanding lifestyle choice from the bottom right through to the penthouse.

"Concrete pumping is such an integral part of the initial stages of construction whether building a residential development, tunnel or even bridge because we are laying the structure or the foundations. Having both the boom and line concrete pumping systems available to us allows us to provide flexibility to our clients which are very important considering the range of work we provide throughout New South Wales.

"Our focus is always on exceeding our client's expectations through the standard of work that we are able to provide and by continuing to get the work done within the expected timeline."

An integral part of concrete pumping both for the operator and those around them is always safety.

It is for this reason that Dominic and his team are well trained in this specialised service and are regularly checking their machinery to ensure its optimum operating ability.

"We pride ourselves on always remaining abreast of any industry changes or upgrades to the machinery available so we are at the forefront of our business.

"Safety is always a consideration for every person involved in our industry therefore it is vital that at all times whether the concrete pump operator, to the ready mix driver or the man at the end of the hose that it is our top priority.

"Many things may change or develop in our industry, our jobs might get larger and more complex, but safety is always going to be something that we remain on top of."

Looking to the future, Dominic and the team are excited to be a part of the development of a variety of New South Wales areas and continuing to make their work not just about how many floors but pure quality.

For more information contact D & C Concrete Pumping Pty Ltd, PO Box 356, Croydon Park, NSW 2133, phone 0412 548 080



RIISING TO THE CHALLENGE

Having worked on a number of substantial projects throughout Australia, Crane Contractors Pty Ltd are specialists in their trade. Owner David Crane said it wasn't just his name that stood out in the business; it was the knowledge for construction companies that they were dealing with and staff who know their business.

"When it comes to supplying tower cranes on building sites there is no room for error, he said. Constantly working at heights and loading out of narrow laneways like this site is dangerous, safety is paramount, the crews are well trained to perform the activities required and experience is essential as most days are very busy servicing the subcontractors constant needs."

"I personally have over 40 years experience, I know what a builder requires when using tower cranes for materials handling, this site had challenges, the installation and removal of the tower crane was difficult due to the narrow laneway, two mobile cranes were required to duel lift the boom during the installation and recovery of the tower crane."

Crane Contractors currently employees 40 personnel, three were assigned to work the crane during the construction of the 11 storey residential tower and commercial development at St Leonards.

Other considerable projects that Crane Contractors have supplied tower cranes and site crews for include the lifestyle residential development Australia Towers stage 2 which is a larger project requiring two cranes and six site crew personnel.

The Company also supplied the tower crane and crew for the refurbishment of Queens Square Law Courts Macquarie Street Sydney, this was a very sensitive project and a logistics nightmare for removal of the demolished waste and loading in the new building materials.

The first challenge was to position a flat top Comedil CTT 331 Tower crane on top of the Court building which is 40 storeys high and this was completed without disrupting the functioning of the Courts. The CTT 331 is a very large tower crane, it was out of reach for the largest mobile crane in Sydney for the purpose of installation and recovery of the tower crane.

Therefore it was necessary to use a 60R recovery crane to lift the Comedil into position on top of the building, the recovery crane was hoisted up onto the roof using a 3 tonne stiff leg crane which was man carried up stairs from the plant room. All three cranes needed grillages to support them over the building columns, the main crane grillage weighed around 30 tonne, the three grillages were manufactured in house by Crane Contractors workshop.

"I am proud to say that not only does the company have an excellent safety record but also specialises in providing solutions for difficult tower crane applications something which is invaluable in our industry."

For more information contact Crane Contractors Pty Ltd, 7 Park Road, Seven Hills, NSW 2147, phone 02 9620 9133