



THE COASTAL BUZZ

DEVELOPER : The Heaton Group & The Peterson Group
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : PBD Architects
STRUCTURAL ENGINEER : TQM Consulting Engineers
CONSTRUCTION VALUE : \$30 million

Balgowlah Residences is a boutique residential development with 17 spacious residences, a sub-penthouse and a whole floor penthouse. The project features opulent interiors including oak flooring, calacatta marble inspired stone benchtops, premium Miele appliances, designer bathrooms, entertainment terraces, 3-levels of parking and two retail spaces.

TQM Design & Construct's newest residential development, Balgowlah Residences, comprises 17 premium boutique apartments over 4-levels with, two retail spaces and 3-levels basement parking. The apartments are of exceptional quality consisting of one, two and three bedroom units, a sub-penthouse and a whole floor penthouse. High quality finishes include oak flooring, stone benchtops, designer bathrooms and entertainment terraces.

Sydney developers, The Heaton Group have joined with The Peterson Group to create a quality development with the \$30 million Balgowlah Residences.

"Balgowlah Residences is TQM's fourth project with The Heaton Group," said Managing Director, Maroun Taouk.

The D&C contract for Balgowlah Residences started in August 2019. TQM engaged PBD Architects to produce construction documentation.

Onsite work started with demolition of an existing commercial building then the excavation of a 3-level basement began in September 2019.

"We were surprised with the geotechnical report that stated that the foundations were stronger than we thought but we were able to deal with that immediately due to our inhouse engineering team. This is an important distinction for TQM," said Maroun. "We provide a complete service. We finished the excavation in December and poured the basement slab in January 2020."

TQM used the CSR wall system for the party walls to provide a column free space to create a building with smooth clean lines. The flat roof is of concrete with a steel awning perimeter and feature lighting underneath.

The project was due to finish in February 2021, but TQM managed to reach completion earlier than expected with an average number of 45



tradespeople onsite. "When the scaffold came down in October it looked good. It's on a corner block, a gateway site to Manly," said Maroun.

"We had to deal with two existing communications towers, Vodafone had a 12 month contract for their use so we built hoardings on Sydney Road and transferred the towers onto them. They were attached to structural steel masts and worked around them to complete the job."

"There was the issue of traffic management on busy Sydney Road, so we used the access point on Woodland Street but once we got the tower crane installed things went more easily."

In 2018, TQM won the MBA NSW Housing Award, the UDIA NSW Award for Excellence and the Urban Taskforce Australia award for their modern apartment development 88 Kensington on Anzac Parade. The \$145 million Kensington comprises 126 luxury units and four retail tenancies, pool, sauna and gym over 9-levels.

Established in 1999, TQM is the most prominent design, engineering, and construction partner in the Australian residential market. With expertise and years of experience in residential development, TQM provide surveying, design and engineering, certification, and regulatory advice as well as professional construction services. As a company TQM is continually assessing and improving their communication and delivery.

Recently TQM acquired ISO Certification (for quality, safety, and environment) allowing them to take on contracts for government and health care projects.

For more information contact TQM Design & Construct, Level 10, 6 Mount Olympus Boulevard, Wollie Creek NSW 2205, phone 02 9556 1046, email info@tqm.com.au, website www.tqm.com.au

Below Fine Steel provided over 250 tonnes of reinforcement to Balgowlah Residences.

Below Soldier Tower Cranes & Labour Services supplied a highly skilled crane driver and rigger to the project.



Established in 2014, Fine Steel is a leading manufacturer and supplier of high quality reinforcing steel and accessories. Working from the supplied structural reinforcing steel specifications Fine Steel manufactured and delivered over 250 tonnes of reinforcement to Balgowlah Residences. Manufacturing started in September 2019 with deliveries to June 2020.

“The only challenge of the job was about delivery. From our manufacturing facility to the Northern Beach’s site is a fair distance and we chose to pre-load the truck the night before so we can set off as early as possible to beat the traffic and have our product onsite first thing before any other materials, ready for steel fixers and installation,” said General Manager, Ouyang Lan.

Fine Steel’s experienced inhouse team of schedulers and advanced customised software allow any queries responded in a timely manner. “We have a short lead time of 3-5 days for even the largest project – not to mention the guaranteed 24 hour turn around for any urgent or less than 2 tonne orders,” said Ouyang.

Fine Steel possess over 7,000m² workshop at Condell Park and successfully certified this exciting facility with both ISO-9001 Quality

Management and the Australian Committee of Reinforcing Steel (ACRS) 2019 standard. Fine Steel has a fleet including utes, flat tray trucks, vehicles with fixed cranes, as well as semi-trailers able to deliver up to 12m lengths and 24 tonnes. A copy of the schedule and tag plans will always come with deliveries.

Fine Steel manufacture prefabricated reinforced cages, footings, beams and columns as well as offering estimates, quotations and tag plans for efficient steel placement. “We offer the most competitive prices with premium service,” said Ouyang.

“We have a good working relationship with TQM and first supplied reinforcing to them in 2017 for their job at Waterloo. Fine Steel has continued to supply TQM for their multi-level residential developments including 1,000 tonnes of reinforcing to Stage 1 of Glen Street, Eastwood and a further 500 tonnes for the second stage in 2018,” said Ouyang.

For more information contact Fine Steel, 271 Edgar Street, Condell Park NSW 2200, phone 1300 894 692, phone 02 9754 1621, email Sydney@finesteel.com.au, website www.finesteel.com.au

Soldier Tower Cranes & Soldier Labour Services (Soldier) is a highly efficient tower crane and labour hire company. Starting in early 2020, Soldier had a crane driver and a rigger working at Balgowlah Residences using a supplied crane.

“The job went very smoothly,” said Director, Paymaan Shahrokhey. “It was a testament to the skills of our operator and rigger. TQM Design & Construct were very well organised and with a highly professional site manager.”

Soldier is Sydney based, working across the CBD as well as projects in Gosford, Newcastle and Wollongong. Established in 2015, Paymaan and his business partner have over 30 years combined experience in the crane and labour hire industry. With over 50 employees Soldier specialises in the hire of cranes and general skilled labour including crane operators and riggers. With a fleet of 35 cranes including hammer heads, flat tops, luffing cranes and franna cranes Soldier can meet the needs of any building project.

“We provide the right crane and crew for any job, including large scale projects,” said Paymaan. “We also provide skilled labour, RTA certified traffic controllers, traffic management services and machine operators.”

In 2019, Soldier supplied a tower crane for the construction of a Bunnings at Gladesville and will be further contracted for the supply of a crane and crew for Bunnings next development.

Soldier have been working with TQM on many of their high and medium rise residential developments and are currently at work on the \$65 million, 32-storey Deane Street apartments in Burwood, providing the Crane Crew and Franna Crane for all spin off precast panels.

In January 2020, Soldier were at the 9-storey Clarence Apartments in Burwood where they installed TQM’s tower crane and supplied the operator and two riggers along with their Franna Crane for the installation and lifting of precast panels. Soldier also provided the Tower Cranes for both Stage 1 and 2 of TQM’s Eastwood Central and also provided the Labour for their Wollongong Project Avante. “It’s a real pleasure to work with TQM on all these projects,” said Paymaan.

For more information contact Soldier Tower Cranes & Soldier Labour Services, PO Box 197, Sydney Markets NSW 2129, phone 1300 SOLDIER, email info@soldiertowercranes.com.au, website www.soldiertowercranes.com.au