

GARDEN OF LIFE

DEVELOPER : Pradella Developments Pty Ltd
MAIN CONSTRUCTION COMPANY : Pradstruct Pty Ltd
ARCHITECT : Nettletontribe Partnership Pty Ltd
STRUCTURAL ENGINEER : Hyder Consulting
CONSTRUCTION VALUE : \$65 million



The first stage of the Gardens Riverside development encompasses two buildings both of 12 levels with a total of 232 “parkland” style apartments. Gardens features a lifestyle precinct of retail and dining facilities set amongst leafy streets, laneways and parks overlooking the Brisbane River.

Gardens Riverside West End is a superb riverfront lifestyle development, in an exclusive pocket of Brisbane, less than 3km from the CBD.

The Gardens Riverside release has been designed as a complete lifestyle precinct. Here, the facilities are an extension of the apartments. Residents can chill out, work out or just take time out in their own specially designed backyard.

Backed by more than 55 years industry experience, Pradella is one of Queensland’s most awarded property groups and has earned a reputation for quality, innovation and service. “Being both a developer and a builder means seamless control over every aspect and the

application of only the highest standards of quality,” informs Pradella’s Brett Lentz. “Each development is rigorously researched and designed to enhance its location and the lifestyle of its residents.”

Pradella’s record of designing and developing specialised residential and commercial property ahead of market demands is reflected in a variety of outstanding developments and awards from industry bodies such as UDIA, QMBA and HIA.

Since inception, the company has developed more than 100 hectares of industrial land and built over 5,000 homes, including major residential apartment projects throughout South East Queensland, earning them the reputation of one of the regions leading development and construction companies.

“Gardens Riverside is taking shape with View and Rise now complete,” said Brett. “It is a vibrant community, centred around 5,500m² of lush tropical landscaping and modern resort style amenities. The next exciting chapter in the Riverside West End story is Arbor, followed by the final release, Parc.”

These four unique buildings will offer a stunning collection of stylish one, two and three bedroom apartments with a choice of river, city and garden views.

Facilities include 300m² of private resort pools including 25m lap pool with adjoining Palm Lagoon, Health Oasis gymnasium, The Belvedere recreation/private function room includes theatre, lounge, meeting room and outdoor dining room and active lawn spaces with several BBQs. A formal Porte cochère entry allows for drop off and pick up and direct access to street-front retail facilities on corner of Duncan and Rogers Streets.

The precinct occupies part of the largest remaining parcel of riverfront land within inner Brisbane. It’s also one of the city’s largest mixed-use developments. “Gardens is just 3km from Brisbane’s CBD and within walking distance of more than 300,000m² of commercial office space that provides an average of 2,200 new white-collar jobs per annum,” Brett said. “West End offers an extensive public transport network including buses, trains and the CityGlider to connect you with virtually every part of the city and beyond.”

“As developer, builder and property manager, Pradella oversees a project from inception to delivery and beyond to ensure our exceptionally high standards of quality are continually surpassed,” Brett said.

For more information contact Pradella Developments and Constructions Pty Ltd, PO Box 3301, South Brisbane QLD 4101, phone 07 3115 0300, fax 07 3115 0399, email constructions@pradella.com.au, website www.pradella.com.au

Below Brisbane Pre-Cast provided extensive pre-cast concrete solutions to the Gardens Riverside project.

Below Cogent Scaffolding provided the scaffolding and specially designed, branded and printed mesh on the project.



Brisbane Pre-Cast are able to create a precast concrete solutions from design right through to installation. Renowned for their offsite manufacture of precast concrete products, Brisbane Pre-Cast was a perfect choice for this stunning development.

“Unlike some others, we don’t create a mess on site,” said Arthur. “We don’t have casting beds or building panels on site. Our clients can do their pre-slab preparations such as footings, drainage and storm water, while we’re manufacturing the panels off site.”

Brisbane Pre-Cast specialise in precast panels, walls and columns for commercial, industrial and residential projects including offices, apartments, factories, shops, shopping centres, mines, houses, elevator shafts, basements and retainer walls. Brisbane Pre-Cast also utilise tilt up construction and the fabrication of tilt up concrete panels and precast concrete products.

“We manufacture and deliver the precast panels, on time and on budget, so the client can focus on their projects progress on site,” said Arthur. “We offer the complete package — cutting edge design, manufacture, prompt delivery and installation. We have consulting engineers and a design engineering team that will help manage any project.”

Brisbane Pre-Cast also assists in the delivery, site erection and any post erection works. They understand the time constraints on construction projects and do everything they can to help the project run smoothly.

Whether you need panels for architectural, structural, retaining, dividing or noise reduction purposes, Brisbane Pre-Cast will work with you to find the most suitable design for your project.

Originally established in 1988 by Arthur Taborsky in Victoria, the company moved to Brisbane and in 2007 to create Brisbane Pre-Cast Pty Ltd, servicing all of Queensland and northern New South Wales.

BRISBANE PRECAST

For more information contact Brisbane Pre-Cast, Factory 2, 94 Lipscombe Road, Deception Bay QLD 4508, phone 07 3204 7181, fax 07 3204 7182, email info@brisbaneprecast.com.au, website www.brisbaneprecast.com.au

Both the Pradella Group and Cogent Scaffolding have outstanding reputations for quality, innovation and service. On the Gardens Riverside project Cogent met with Pradella and determined the requirements. The design team drew up plans and timelines, ensuring the project ran smoothly and seamlessly.

“We built the perimeter scaffolding from the ground up, along with some specialised stretcher stairs, handrails and cantilevering,” said Erryn. “As a developer and builder Pradella are proud of their achievements and conscious of their brand. So on this project we also supplied specially designed, branded and printed mesh that was applied to the scaffold during construction.”

“Erecting scaffold is an integral part of any construction project,” said Erryn Glew. “The scaffolder is very much an ‘advanced party’ on any site. If there are hold ups there, everything else falls behind, so we have to be on time, every time.”

From design specifications through to safety management, Cogent Scaffolding will deliver a professional service. If you have a project that requires safe, quality and cost-effective height work, contact Cogent Scaffolding and get your project off the ground, on time and on budget.

Cogent Scaffolding is the creation of Directors Steven and Daniel O’Brien. In 12 years their projects have included high-rise towers, hospitals, Government projects, apartment buildings, silos, tunnels, bridges and shopping centres across Queensland and New South Wales, each strengthening their reputation.

Cogent is now one of Queensland’s largest 100% Australian, privately owned scaffolding companies, providing specialist scaffolding for the commercial, industrial, civil and resource sectors. Working with some of the biggest names in the construction industry, Cogent are known for their incomparable knowledge and technical skills even on the most challenging projects.

Cogent Scaffolding adorns many other projects including the Belise Apartment Building in Bowen Hills, Jade Apartments in Albion, Broadway on the Mall, 155 Queen Street, plus another with Pradella —the Liberte Apartments.

For more information contact Cogent Scaffolding, Unit 3, Building 302, 6-12 Boronia Road, Brisbane Airport QLD 4008, phone 1300 550 149, email info@cogentscaffolding.com.au, website cogentscaffolding.com.au

Below Sarri Painters completed the exterior and interior paintworks on the Gardens Riverside project.



Gardens Riverside, QLD



Since 1951 the Sarri name has been synonymous with painting excellence, quality and workmanship. Working on Pradella Groups avant garde Gardens Riverside development in Brisbane's West End, it was the company's creativity and colour that Sarri Painters delivered.

Sarri Painters has proudly developed a reputation for quality workmanship, professionalism, outstanding outcomes and on-time delivery. By using their own fully qualified applicators and only the best materials and equipment, it has always ensured client satisfaction.

"On each project we strive to achieve close working relationships with our clients, employers and employees so that it becomes a successful partnership with an outstanding outcome," said Aaron Sarri. "Our team has over 50 years experience. By using our own workforce it means everyone has a genuine interest in the success and growth of the company. Our clients expect the best, we demand it."

Over the decades Sarri Painters have worked with major construction companies, government, and large commercial and corporate organizations. Their name has earned them an enviable reputation of providing a level of professionalism that impresses their clients and leaves a mark on the world in a highly visible way.

"We are particularly proud of our work in the public sector including on high profile projects such as the Brisbane International Airport, Gallery of Modern Art, State Library and the Southbank Cultural Centre Precinct," Aaron commented. "And now we've left our mark on Gardens Riverside."

The exterior coloured triangular art pieces certainly fit with the trendy surrounds and will make a visual statement for years to come.

Sarri Painters services include painting on major construction projects, texture and decorative coatings, spray painting, new work, repainting, specialist coatings, 2-pack, floor coatings, concrete sealers, wall papering, wall talker, vinyl wall coverings, high pressure water blasting, decorative finishes and artwork preservation.



For more information contact Sarri Painters, Unit 12, Windsor Business Park, 104 Newmarket Road, Windsor QLD 4030, phone 07 3861 1166, fax 07 3357 3155, website sarripainters.com.au