

# LEADING EDGE

**MAIN CONSTRUCTION COMPANY : Novati Constructions**  
**ARCHITECT : Mayoh Architects**  
**STRUCTURAL ENGINEER : ACOR Consultants**  
**CONSTRUCTION VALUE : \$21 million**

The 12-storey mixed use Edge 28 in the heart of St Leonards has 3-levels of basement car parking, a 4-storey podium with commercial and retail tenancies and an 8-storey residential tower comprising 48 apartments.

**Novati Constructions was awarded the \$21 million construct only contract for Edge 28 in early September 2016 and work started onsite 19 days later.**

Inside the units have large balconies, stylish finishes and sweeping unobstructed views to the east. The rooftop terrace comprises tiled flooring, luxurious seating and eating areas. Architectural plantings, with further plantings are featured on Levels 7 and 8 and bring a touch of nature into the development.

“The structure is of in situ concrete core, walls and floors with columns and blade walls of Ritek. The façade is clad with Equiton fibre cement panels and Diversaclad as well as a Corten feature on the top 6-storeys of the residential tower,” said Project Manager, Anthony Melia.

The Albany Street site is within a busy area of residential, commercial and retail activities and, with up to 145 workers onsite during peak periods, much planning was required for the movement of labour and materials over the three year build. “The site was only 730m<sup>2</sup>. It was challenging to build in such a tight site with bulk services,” said Anthony.

Embracing new technology, Edge 28 is the first lettable building in the area to be marketed using state-of-the-art VR tours. Computer generated images and drone photography have been used to give potential buyers a virtual look at the apartments before they were constructed.

Since 1971, Novati Constructions has been delivering projects in new construction, refurbishment and heritage restoration within the Sydney basin. Novati Constructions provides design management, value engineering and cost planning as well as quality construction services specialising as head building contractor.

Novati Constructions recently completed the Harris Park project for the client Catholic Diocese of Parramatta; and the Mirabell

Turramurra project is an innovative boutique residential development comprising of 75 incredibly designed one, two, and three bedroom open plan apartments. The project includes a private central courtyard, a lush communal greenspace as well as BBQ and entertaining pavilions.

As well as successful residential and mixed use developments Novati Constructions has earned a solid reputation for delivering quality buildings across a range of sectors including commercial, industrial, aged care, education, accommodation and community.

They also build institutional and student accommodation and is prequalified to undertake D&C works for New South Wales Government schools and facilities. Novati Constructions focuses on building long term relationships with their clients as well as consultants and subcontractors with most of their projects from repeat clients.

Novati Constructions has been the recipient of many awards. In 2013, Novati Constructions won the NSW MBA Excellence in Housing Adaptive Re-use for the Sugarmill at Camperdown, an old brick factory built in 1900, transformed into a stylish medium density residential development.

In 2015, Novati Constructions won the same award for Henry Apartments in Lilyfield, a boutique residential development involving the conversion of an existing warehouse building into 17 residential dwellings.



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## PANEL PERFECTION

**D&L International are experts in the supply and installation of internal plasterboard walls and ceilings, and external cladding.** For Edge 28, D&L International's team of 20, installed gyprock partition walls and ceilings across all the units and common internal areas, in addition to fitting 500m<sup>2</sup> of Equiton panels to the façades.

The company were responsible for installing the unique architectural feature made of 12 silver coloured metal panels designed to rust over a few weeks. They also installed 150m<sup>2</sup> of Diversaclad – a new product for D&L International, specified by the architect due to its aesthetic and lightweight composition.



"Diversaclad is a designed system of interlocking panels with mechanical fixings to battens," said Owner, Nick Dong. "The installation required proper planning to build a sub frame and battens onto concrete walls."

"The job went well, it was scheduled properly, and the trades worked well together," said Nick. "This is our second job for Novati. Previously we worked on No 1 Wharf Road, installing walls and ceilings across all 62 apartments and common areas. Last year we completed a two year long job on a \$30 million luxury residence in Cremorne. The house is huge with 4-storeys that were 600m<sup>2</sup>, we fitted all the walls and ceilings there."

Established in 2010, D&L International employs 15 trades and subcontracts labour for larger projects. Nick has over 20 years personal experience in the industry, mostly working on high end residential jobs. The company supply and install partition walls, fire rated walls, plasterboard and Hebel panel walls. They also provide plasterboard ceilings as well as ceiling tiles for acoustic and thermal insulation.

D&L International is primarily a plastering contractor for commercial projects including Westfield Shopping Centres and the enormous Bing Lee shop in Mount Druitt where they installed plasterboard walls and partitions, ceiling panels and tiles and fire rated walls.

*For more information contact D&L International, Level 2, 46-48 Pemberton Street, Parramatta NSW 2150, phone 02 8810 5016*



## THE DINCEL WAY

**The Dincel Construction System is a permanent polymer formwork for structural walls.** An Australian invented and tested system with superior waterproofing and fire rated properties, Dincel's lightweight panels clip together for a speedy installation with no crane required.

In March 2018, Dincel started the supply of 1,500m<sup>2</sup> of their panels and accessories to the Edge 28 site.

"I worked with the estimators to determine quantities and we supplied Dincel formwork for the basement, the lift shaft and stairwells as well as for the gardens at roof level," said Account Manager, Ben McMillan. "Edge 28 was our first job for Novati and we are now up to our 5<sup>th</sup> residential apartment development with them. Novati has been a fantastic company to work with on every project, everyone is very well organised."

Dincel structural wall systems are ideal for both above and below ground applications. In basements and retaining walls, they require minimal clearance for installation, are waterproof and quick to install. Dincel can also be used for columns, load bearing walls, façades walls and are a fire compliant cladding system, having been classed as a deemed-to-satisfy solution to ISO 9705 and deemed suitable as a performance based solution to AS 5113/BS 8414. Other applications



for Dincel also include swimming pools, planter boxes, fences, as well as tanks, cable pits, culverts, sea walls and erosion control.

Dincel manufacturing and warehousing facilities are located in Erskine Park and Kemps Creek New South Wales, and the company also have offices and warehouses in Victoria and Queensland. Products can be manufactured to custom or stock lengths, to suit a range of wall designs including curved designs.

Projects for Novati include the delivery of Dincel formwork for lift shafts, fire stairs, load bearing walls and basement walls to Harris Park RACF and for 18 at Chatswood. Currently Dincel are at the 6-storey mixed-use development Wharfside Residences, in Manly.

*For more information contact Dincel Construction System, 101 Quarry Road, Erskine Park NSW 2759, phone 02 9670 1633, website [www.dincel.com.au](http://www.dincel.com.au)*





Edge 28, New South Wales



## INLINE FLOORS

**Inline Floors provides comprehensive flooring services with a specialisation in the supply and installation of carpets and resilient flooring.** At Edge 28, Inline Floors supplied and installed carpet in the common areas and bedrooms of 48 apartments within a two week programme. Similar high rise residential development projects by Inline Floors for Novati Constructions includes Mirabell Turramurra, The Metropolitan and 18 at Chatswood.

“Inline Floors have worked with Novati Constructions for nearly three years. We consider them a key client and our synergy with their team is proven in our continuous engagement over the years,” said Founding Director, Isaac Lennon. “We look forward to supplying and installing over 3,000m<sup>2</sup> of vinyl and carpet at St Augustine’s College towards the end of this year.”

Established in 2016, Inline Floors has steadily experienced growth and now provides flooring services to a number of sectors including high rise residential, office fitouts, hotels, education and aged care.

With an emphasis on transparent communication and efficiency, Inline Floors thrives on cementing robust relationships with suppliers,

architects, designers, and contractors to consistently deliver high quality results.

Recent successful projects completed by Inline Floors include The Octagon, Parramatta, where 9,000m<sup>2</sup> of carpet, rubber and vinyl were supplied and installed for the NSW Transport offices within a 12 week programme; Crown Plaza Hotel, Coogee, where 8,000m<sup>2</sup> of Axminster carpet was installed over two stages; Anglicare Woollooware Shores, where 8,500m<sup>2</sup> of carpet and vinyl were supplied and installed to the aged care development.

In 2019, Inline Floors opened premises in ACT with Adam Williams as Managing Director. Getting off to a great start, Inline Floors ACT is commencing their 20,000m<sup>2</sup> supply and install contract for Grand Central Towers, a high rise residential development in Woden, Canberra.

**For more information contact Inline Floors**, Unit 6C, 415-443 West Botany Street, Rockdale NSW 2216, phone 1300 707 035, email [estimating@inlinefloors.com.au](mailto:estimating@inlinefloors.com.au), website [www.inlinefloors.com.au](http://www.inlinefloors.com.au)