

A STELLAR OPPORTUNITY

Stellar Ryde is a premium residential development comprising 96 beautifully designed spacious apartments with chic modern kitchens, elegant bathrooms, floor-to-ceiling windows, and open plan layouts. The project spans two buildings with a central landscaped courtyard, rooftop terrace with a BBQ and picnic area, and includes ground floor retail.

The builder responsible for bringing this developer's dream to life is Alliance Project Group (APG); an innovative company specialising in the quality construction of residential apartments and commercial properties in the Sydney area. The company provides expert design, construction and cost planning services across a diverse range of projects.

This project commenced in July 2018 under a Design & Construct contract. The design team commenced with the detailed design to facilitate a seamless commencement of the project.

"Demolition work was carried out by the developer prior to APG commencing works onsite. Our first task was to secure the existing retaining walls," said Hassan. "During this period, we were required to monitor and report on the shoring wall, which runs parallel with Victoria road. As this road is an Transport for NSW asset, a stringent approval process was required to ensure structural adequacy across the building frontage. The busy intersection of Victoria Road and Devlin Street made site access difficult and hence we were then required to rent the council public carpark to enable our construction vehicles to service the

development. This proved to be a lengthy process with council, however was necessary for the successful delivery of the project."

Stellar Ryde stands as an L-shaped building fronting both Victoria Road and Devlin Street. The second tower which faces Belmore Lane is strategically hidden behind the main building. Both buildings are

adjoined around a central courtyard. Below the five and 8-storey tower are 3-levels of basement carpark and two ground level retail tenancies. The gold powder coated façade along with thin vertical blades creates the neat arrangement of the different buildings.

The 96 spacious apartments have open plan layouts featuring modern kitchens and elegant bathrooms, with each apartment facing either north or north-west, with floor-to-ceiling windows giving sweeping views across the Parramatta River and the Sydney skyline. A rooftop terrace boasts a stylish BBQ area with decks and awnings for comfortable seating and entertaining areas. Ground floor common space includes three separate landscaped areas with plantings and shaded walkways.

The building façade artwork and public domain landscaping were both a fundamental condition of the Development Approval. Both elements were to be detailed designed and approved by Ryde council prior to the works commencing. The artwork is a laser cut mural pin fixed to the building façade, which depicts Ryde's native flora.

Alliance Project Group provides a comprehensive variety of services from initial design through to handover. They offer a range of contracts, including D&C, ECI and Turnkey Solutions with a smooth handover. They also offer expert feasibility studies, which incorporates tools and techniques that help outline project yields

and assists in the assessment of profitability for builders and developers – especially within the high rise residential sector.

"Alliance focuses heavily on their staff. We invest in the long term by training and developing our people," said Hassan. With over 65 years combined executive experience APG has completed projects surpassing \$450 million, collecting 13 awards along the way, the most recent being due to the construction of the Imperial Hurstville – a 15-storey complex of 239-units that was shortlisted for the 2019 Australian Construction Awards for Australian Build Excellence and was awarded the NSW Architectural Award 2019.

APG carries a chain of successful high-rise residential apartment developments including the nine-storey Pinnacle at Westmead, Elan; a modern 90-unit complex at Epping and Skypoint Towers in Lidcombe; 141-apartments completed in 2017. One of their major high-density developments consisted of five blocks and 273-units, named the Bay Pavilions, based at Lane Cove and was completed in 2015.

In October 2019, APG successfully completed Lighthouse at Burwood; an eighteen-storey residential block of 74-units. The spacious complex has five luxurious apartments on each floor.

They are pitched to begin work on Stage 1 of stunning new apartment complexes in early 2020 at Rouse Hill.

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DEVELOPER : CWG Development
MAIN CONTRACTOR: Alliance Project Group
ARCHITECT : SJB





EFFICIENT AND EFFORTLESS

Alliance Group has mounted one of their most distinctive projects to date, Stellar Ryde at the crossing of Victoria Road and Devlin Street, also the home of Top Ryde Shopping Centre. The well coordinated project which reached completion 12 weeks ahead of schedule, was a combined effort of hand picked accountable and well equipped contractors that left no room for error.

Joinery Depot specialises in the design, manufacture and installation of timber elements for kitchens, bathrooms, living and other areas. For Stellar Ryde, Joinery Depot was commissioned to design, manufacture and install all the timber elements for the kitchens; cupboards, drawers and infill panels. High Moisture Resistant (HMR) timber was used for the kitchen carcasses and the doors and panels were finished with a high gloss MDF for a clean polished look.

The company's contract for Stellar Ryde started in March 2019 with a team of inhouse designers. These designers worked from the architect's specifications to merge shop drawings with Joinery Depot's manufacturing format with no deviation.

"To get a job of any size done right, we have a process in place" says Martin Mansoor, General Manager of Joinery Depot. "By the time a contract has been signed, we already have a file with complete cost and an item breakdown matrix. This keeps us from deviating from our promise and price."

The team constructed a prototype of the kitchen for Alliance Group prior to the start of manufacturing. This allowed measurements to be checked for each design.

"The design team then worked from that matrix to compile a detailed shop drawing that integrates with our machinery," says Martin. The process is seamless and efficient.

Deliveries started onsite in July, with Joinery Depot using an innovative precast delivery method to ensure that schedule was tightly adhered to. Each apartment's kitchen was assembled into a single complete module and delivered to site on its own pallet. The whole unit was then able to be lifted as one piece and put into place with top efficiency.

"We were able to install the kitchens to all units within the very short time of only five weeks" said Martin. "We had two teams, which included four installers working on the job with a full-time site supervisor liaising with the builder. The entire job was seamless."

Joinery Depot works out of their 1,200m² factory in Wetherill Park, Sydney. The facility has modern woodworking machinery including two CNC machines and a Holtzer edging machine. "Anything you can think of made of wood with a corner – we can make it" says Martin, "And we make it backed with 50 years of joinery experience between our three directors that have constant eyes on operations."

Prior, Joinery Depot was responsible for the delivery of 176 kitchen and bathroom vanities for The Greens, a residential complex at Strathfield. The job was completed in August 2019 successfully.

"For every mishap, our dedicated Maintenance Team is dispatched to site," says Martin. "For larger or ongoing projects, the site manager assesses the extent of concern and deals with each issue individually. At no stage does work come to a standstill." As a contractor, Joinery Depot is well-run and efficient.

Joinery Depot works across the domestic, commercial and aged care sectors, and are able to supply and install most joinery. The company are looking to get involved in more education-based projects, building workspaces or commercial offices. The team is also able to produce and install kitchenettes to staff areas, and for hospitality training.

For more information contact Joinery Depot, phone 02 9725 3584, email admin@joinerydepot.com.au, website www.joinerydepot.com.au

