

# A WALK IN THE PARK

Promenade No. 2 Parramatta comprises 496 beautifully appointed resort style apartments with generous balconies designed for seamless inside out living, panoramic views, generous landscaping along the river foreshore, campus gym, retail spaces for neighborhood shops and local cafés, and includes three new roads to serve the precinct.

**PDS Group managed and supervised the new Promenade No. 2 Parramatta development.**

The large project creates a retail and residential precinct beside the river's foreshore. Featuring resort style living with panoramic views and extensive landscaped surrounds Promenade Parramatta comprises 496-apartments with balconies.

Promenade's Voluntary Planning Agreement was one of the first for the City of Parramatta. A Voluntary Planning Agreement (VPA) is a planning tool that allows planning authorities and developers to work together to deliver innovative infrastructure

outcomes alongside development proposals. VPAs allow flexibility in the delivery of public infrastructure so that the whole community can benefit from development.

PDS Group worked closely with the City of Parramatta to provide expert advice through the projects planning stages, and ongoing management communication as the project developed. VPA agreements are dependent upon transparency in negotiations and a thorough assessment of local needs, their success at Promenade Parramatta reaffirms the collaborative success led by Starryland and the broad skill base of PDS Group's expertise.

Promenade Parramatta is very close to PDS Group's heart as it was the first project commissioned after establishing the Sydney office in 2015. Over the last three years a strong relationship has been forged with Starryland, PDS Group, Probuild Constructions and the consultant team comprising Turner Architects, Scape Design Landscapes, Meinhardt Group, Core Engineering and McKenzie Group Consulting.

Acting as a Superintendent of the construction contact as well as providing close and detailed project management services, Promenade Parramatta was carried through to successful completion.

"We are proud of the sophisticated end product and our continued relationship shared with the Developer Starryland," said Associate Director, Jessica Tan.

PDS Group has a breadth of experience covering a range of projects both large and small scale. Their team is made up of strong individuals that together make an exceptional resource. PDS Group provides development and project solutions, managing one or all of the stages of the development process from concept to completion.

Flexibility and ingenuity enable PDS Group to provide the most appropriate development solution for any client. Their services run inclusive of development management, project management, corporate relocation and advisory, procurement management, insolvency and corporate recovery, specialist programming and project funding specialists.

Trading for over 15 years with a current staff quota of 65, PDS Group are already one of the most respected providers of property advice and project solutions in Australasia and South East Asia. With a relentless client focus and a history of delivering successful outcomes, they promise long lasting relationships, integrity and sustainable practices.

PDS Group provides high quality, high performance, cost effective and innovative project and development solutions. PDS Group has a breadth of project experience covering all sectors of the property industry with particular strength in medium to high density residential, commercial, industrial, aged care and seniors living, retail, hotel and hospitality, education and subdivision. PDS Group's client base includes a number of listed corporations, government, private developers and corporations and offshore Asian based developers.

For PDS Group, a large proportion of their business is generated via repeat business or through client referral. This is because their model of operation is entirely focused on the client's need and investment objectives. The PDS Group client focus brings with it higher profitability, improved programming efficiency and long lasting business relationships built on respect and understanding.

Carrying a portfolio that streams extensive projects across all construction sectors, some current projects by PDS Group include The Langston, Epping by Cbus Property

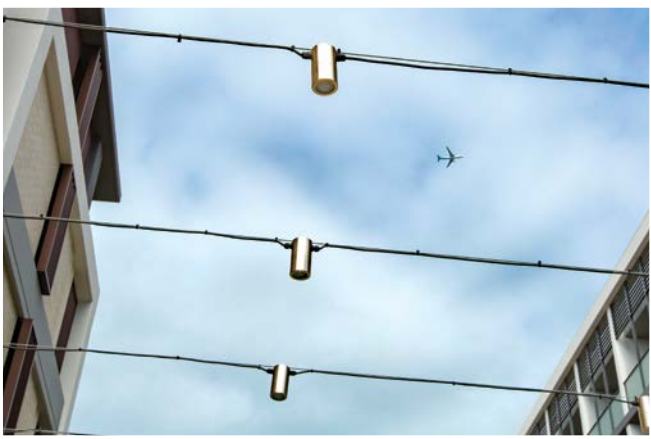
*For more information contact PDS Group, Level 1, 63 York Street, Sydney NSW 2000, phone 02 8279 2600, website [www.pdsgroup.com.au](http://www.pdsgroup.com.au)*

DEVELOPER : Starryland Australia  
PROJECT MANAGERS : PDS Group (Property Development Solutions (Aust) Pty Ltd)  
MAIN CONSTRUCTION COMPANY : Probuild Constructions  
ARCHITECT : Turner Architects  
ENGINEER : Meinhardt Group  
DEVELOPMENT VALUE : \$343 million



**Below** Nos Group supplied and installed a range of services to the project, including switchboards and service rises.

**Below** Scape Design created a tranquil and unique environment for the apartments spacious surrounds.



**South Sydney based Nos Group, supplied extensive electrical services throughout all three stages of construction, including all power and lighting services to be supplied and installed.**

Nos Group also supplied five new switchboards, which included the intergeneration of a site wide embedded network, aiding in cost savings for the end user, 15 separate service risers incorporating all communications security, access control and an NBN network, as well as the electrical installation to 1km<sup>2</sup> of car parking and three podium/public areas. The main switchboards economically and efficiently service the entire development, from residential integration, to outdoor and civic zones, to the gym and retail areas.

“Promenade’s large footprint meant coordination of all services was problematic. We found the best way to overcome this was to upgrade our company coordination strategies, administration and leadership team development. We found these small changes turned the challenge into a success with regard to delivering services on schedule,” said General Manager, David Cowan.

Nos Group was founded 24 years ago by Bill Lianos and Jim Katsakis. Their 50 staff specialise in multi-dwelling residential

buildings incorporating large retail and commercial complexes. Nos Group pride themselves on delivering all projects on time and within budget whilst maintaining high standards. They strive to develop their team and procedures to be ahead of the ever changing construction industry.

Other projects by Nos Group include Quartet Lane Cove, Woollooware Shores, Stage 3 and Park 1, Macquarie Park and many others.

*For more information contact Nos Group, 11/22 Northumberland Road, Carringbah NSW 2229, phone 02 9531 1232, fax 02 9531 2604, email [info@nosgroup.com.au](mailto:info@nosgroup.com.au), website [www.nosgroup.com.au](http://www.nosgroup.com.au)*

**The 496 apartments sit within a generous landscaped precinct with breathtaking river views across a simple, geometrically framed estate, which was entrusted to Scape Design to execute.**

The commission comprised of all communal spaces, private terrace gardens and the public domain interface to local streets, parklands and river. “Our architectural vision was to utilise geological and botanical heritage of the site in order to create a tranquil and unique environment for it’s residents. Spaces were designed to encourage relaxation and communal interaction,” explained Director, Chris Houghton.

With consideration of the many young families drawn to the site, Scape’s design also created play facilities for a range of age groups. This included a dedicated play facility to Level 6, an informal play area to Level 3 and water play area at ground level, which also allows public access. Scape also designed all communal courtyards to include self catered picnic facilities.

Scape Design have been trading since 2013 and currently operates out of Manly, New South Wales. They specialise in delivering imaginative, high end landscape architecture and urban design projects such as multi-level residential, local government public domain, infrastructure

and private gardens. They believe in creating functional and sustainable spaces that connect people with their natural environment.

“Our philosophy is to design spaces that integrate user experience with the intrinsic qualities of the site,” reflected Chris, a landscape architect with nearly 20 years of experience.

Scape Design are currently undertaking a number of projects which include the multi-residential projects, No.1 Lachlan Street, Waterloo and Waterside Esplanade, Norwest; as well as a range of open space and infrastructure related projects for local and state government agencies.

*For more information contact Scape Design, Suite 8, 37-38 East Esplanade, Manly NSW 2006, phone 02 9976 0756, email [office@scapedesign.com.au](mailto:office@scapedesign.com.au), website [www.scapedesign.com.au](http://www.scapedesign.com.au)*





Promenade No. 2 Parramatta, New South Wales