



TOP RYDE CITY SHOPPING CENTRE

MAIN PROJECT MANAGEMENT, DESIGN AND CONSTRUCTION COMPANY : Bovis Lend Lease
COMMERCIAL/RETAIL SIZE : 80 000 m²
CLIENT : Bevillesta Pty Limited
CONTRACT VALUE : \$470 Million
PARKING : 3050 spaces
COMPLETION : Stage 1 November 2009 Stage 2 March 2010 Stage 3 August 2010
STRUCTURAL ENGINEER : ARUP
SURVEYOR : Power Survey

BOVIS LEND LEASE

Bovis Lend Lease oversaw the redevelopment of the Top Ryde City shopping centre. As one of the world's leading project management, design and construction companies, Bovis Lend Lease operates in more than 30 countries worldwide, and has over 7,500 employees. In Australia it employs nearly 1,600 people, with headquarters in Sydney and offices in Melbourne, Brisbane, Canberra, Adelaide and Perth.

Bovis Lend Lease offer a variety of services covering the design and construction delivery process, while having a specialist focus on the commercial, retail, healthcare, education, water and infrastructure sectors, as well as multi-site capital works programs. The company also provides consulting services for government and infrastructure clients on project management and program delivery.



The development contract for the Top Ryde City project, the country's largest retail development, involved the complete demolition of the existing 20,000 square metre centre which is being replaced by a brand new 78,000 square metre regional centre. The sheer scale and location of the project meant that an innovative approach with meticulous planning had to be taken. Occupying a 3.5 hectare site, Top Ryde City incorporates significant infrastructure upgrades and public domain works, including the construction of three vehicle tunnels to provide uninterrupted access to and from the centre's carpark, and two pedestrian bridges.

One of the challenges to the development was the need to introduce an integrated traffic solution to ensure the infrastructure upgrades were completed without any disruption to pedestrian or traffic movements. Bovis Lend Lease commenced tunnel works in July 2008 and completed them in February 2009. These works were undertaken to provide safer and more efficient access for pedestrians and to facilitate smoother traffic flow along Devlin Street, an adjacent arterial road. In addition, bus routes and bus stops had to be reconfigured to improve access to public transport.

The project featured the implementation of a number of sustainability initiatives, both during construction and post completion. Top Ryde City incorporates the use of environmentally friendly products and renewable resources, natural ventilation, energy efficient fixtures and fittings for both water and energy, high quality cyclist facilities, improved public transport and a 240,000 litre water tank to maximise recovery and re-use of water throughout the site, including landscaped areas.

The new Top Ryde City shopping centre will create a vibrant new social centre for Ryde, rejuvenating the area and drawing Sydneysiders from far and wide, offering shoppers an outstanding retail experience and a level of convenience almost unheard of for a centre of its size. Bovis Lend Lease Australia's Chief Executive Officer, Mr Tony Costantino, adds "it represents an important addition to our impressive track record in the retail sector and we are proud to deliver a project of such importance to the local community. The size and complexity of the Top Ryde City project draws on Bovis Lend Lease's significant retail and project management experience and this landmark development is a prime example of our capability in delivering major retail projects."

Bovis Lend Lease has established a reputation over the last 40 years for delivering some of Australia's premier retail destinations. Recent projects include Macarthur Square in NSW, as well as Robina Town Centre and Sunshine Plaza in Queensland. Along with other current projects such as the MidCity retail development in Sydney's CBD and the redevelopment and expansion of the Charlestown Square Shopping Centre near Newcastle, NSW, the Top Ryde City project continues to build Bovis Lend Lease's position as a market leader in the retail sector.

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MCKANNA FABRICATIONS

For the Top Ryde City project, Mckanna Fabrications was responsible for the supply and installation of the balustrading for the entire development. These consisted of a design comprising glass, steel, stainless steel and timber. Established in 1981, the company specialises in the supplying and installation of steelworks for commercial projects across a broad spectrum from smaller developments to large-scale operations.

One of the more challenging issues with the installation was the fact that some of the areas where the balustrades had to be installed were difficult to access. This was solved by using different types of equipment, such as a machine called a 'Spider' to assist with the accessibility. Additionally, through planning and collaboration with the other trades and developers, the overall project schedules were kept on track.

Mckanna Fabrications have been on-site since June 2009, and to achieve an efficient result within the confines of the project brief, both day and night work has been undertaken. The company has provided extensive OH&S training and monitoring throughout their involvement to ensure the safety of their workforce and on-site personnel.

McKanna Fabrications prides itself on their glaziers, carpenters and metalworkers working around the clock to meet demands of the fast turnaround project. Their work on Top Ryde City showcases the company's adaptability and ingenuity to efficiently quality projects, as well as highlighting their already established reputation for taking on projects that others may see as too complex.

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A SPACE FOR YOU

TMA was established in 1982, to provide car parking solutions for a range of market segments including shopping centres, airports, hospitals, hotels, CBD parking, commercial operators and event parking. They are also the leading manufacturer in Australia of tickets for the parking industry.

The company has grown to more than 300 employees across the group, which now comprises the head office in Sydney, as well as offices in Melbourne, Brisbane, Perth, Auckland, Shanghai, Hong Kong, Manila and Bangkok.

TMA's involvement on the Top Ryde Shopping Centre Redevelopment was the supply, installation, commissioning and on-going service and maintenance of the Scheidt & Bachmann Access Control equipment and the Indect Parking Guidance system. Additionally, TMA is responsible for the supply of the accredited car park tickets. There were eight TMA employees and up to 40 sub-contractors through Downer EDI and Team Electrical, employed on the project.

As the Australian partner of Scheidt & Bachmann Parking Access Control Equipment and Indect Parking Guidance Systems, TMA is constantly introducing new technology to the market. Some of the new products used in the Top Ryde project include a new multi coloured LED Indicator developed by Indect that can be altered at the management system. This product provides flexibility to alter the parking bay mix to suit the car park requirements.

One of the challenges on the Top Ryde redevelopment was due to the size of the project, collaboration between the different parties became a major necessity. This required regular coordination with site engineers, construction supervisors, specialist engineers and department authorities to ensure that all customer requirements were met. Some of the other projects that TMA is currently involved in include Melbourne's Golden Eagle Shopping Centre, QV Shopping Centre, Olsen Hotel, Southern Health Dandenong and Monash, Southbank Brisbane and Warringah Mall in Sydney.

Top Ryde has invested in a parking solution that provides benefits to all visitors to the centre. Parking is easy with customers being guided to vacant spaces, meaning less time looking for a space and less petrol used, decreasing the amount of gases emitted and making the car park more environmentally friendly.



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ANOTHER SUPERB TERRAZZO PROJECT BY PEBBLECRETE INSITU PTY LTD

Pebblecrete Insitu are in the business of manufacturing and laying terrazzo flooring and precast concrete pavers for major projects. Terrazzo is the kind of flooring material that will endure the wear and tear of time to keep a good-looking appearance.

Their work on the Top Ryde Shopping Centre involved laying the terrazzo for the lower ground floor and floors above, as well as the lobby area of the centre. The product used was 12,000m² of 400x400 flooring tiles featuring Australian stone chips from Pebblecrete Insitu's own quarry.

Pebblecrete Insitu first started operating in 1963, founded by Frank and Giuseppe Piperata. They began by manufacturing architectural precast panels and exposed aggregate. The terrazzo part of the business expanded in 1974 when the company began making terrazzo at the MLC site, along with supplying and fixing precast floor panels, cappings and exposed aggregate. The company currently has 28 employees, and can therefore manage a range of projects simultaneously. Recently completed projects include the Robina Town Centre in Queensland, Rhodes for Mirvac Constructions.

Pebblecrete Insitu have completed over 167 major jobs including, Westpoint developments in Blacktown, Tuggerah, Kotara, and Buwrood, Castle Towers, Penrith Plaza, Macquarie Square, Eastgarden and Jurong Point in Singapore. Many councils have also used them to supply precast concrete pavers.

In addition to manufacturing, installing and polishing Terrazzo in a diverse range of colours and sizes, Pebblecrete Insitu also manufacture and supply steps, cappings, skirtings, covings, bathroom partitions and various intricate works. The professionalism and artistry of the principals and staff of Pebblecrete Insitu has greatly contributed to the growth of the company and the array of projects performed over the past



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TOP SCAFFOLDING

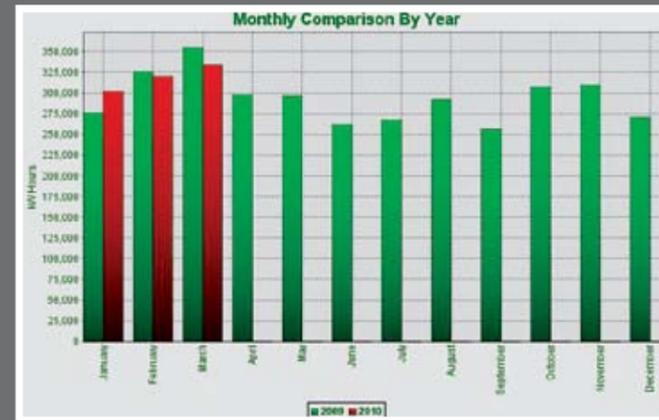
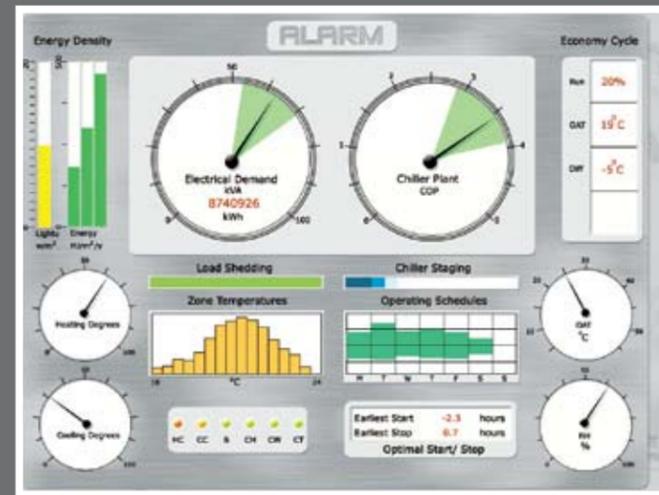
The scaffolding for the Top Ryde Shopping Centre project was supplied and installed to current Australian Standards by Erect Safe Scaffolding. Established in 1983 the company specialises in scaffold design and installation for major projects in and around Sydney. With around 100 employees, the company has a combined total of 100 years of design excellence.

One of the major challenges on the Top Ryde project was the requirement to work at night due to the fast turnaround for the project, as well as the position of the site, being situated on major roads.

In addition to Top Ryde Shopping Centre, the company is also working on the upgrades to both Liverpool and Macquarie Hospitals. Erect Safe Scaffolding is proud of their ability to meet the high demand for quality services and workers that they are required to provide for high-end construction projects.

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LEADING THE WAY IN ENERGY MANAGEMENT

Alerton Australia was selected as the specialist subcontractor to provide the integrated Building Management and Control System (BMCS) at Top Ryde Shopping Centre. Alerton have been in the Australian market for over 18 years and installing open protocol BACnet systems for the past 14, making them one of the most experienced system providers in Australia. Having installed over 900 systems nationally, Alerton have repeatedly proven to have the capability to deliver complex integrated systems and solutions.

Several years ago Alerton recognised that typical BMCS's were not capable of managing many forms of energy and consumption data effectively. It was recognised that over time the database becomes too large and errors start to creep in or in some cases the system ceases to function properly. To manage this Alerton released Optergy, an advanced energy management module with ATO compliant billing and remote connectivity.

The system installed at Top Ryde not only controls the lighting and HVAC plant but also extends to measuring, managing and controlling energy consumption throughout the building. In total close to 70 electrical energy meters are being monitored with this information being logged and stored locally on the Top Ryde BMCS server. Through Optergy this data can be used to provide real time energy reporting and forecasting. This not only enables fine tuning and optimisation, but energy forecasting that alerts the customer should the energy consumption deviate from the actual forecasted energy targets.

Some of the largest shopping centres in the country use Alerton for HVAC and lighting control as well as energy monitoring. Other key markets that Alerton support include defence, Education, Health and mission critical facilities such as Data Centres and Pharmaceuticals production facilities. One such site that Alerton have recently been awarded is the Cochlear Global Headquarters redevelopment, this will manufacture an important high tech pharmaceutical export for Australia.

In addition to providing systems for many individual data centre operators throughout the world Alerton have been selected by some large search engine and software companies to provide systems for their respective data and information services expansions globally. Alerton have a range of products purpose built for these types of facility.

Alerton report that green buildings, mandatory disclosure and the need to optimise energy use in facilities is creating growing opportunities for smarter integrated systems and that they are continuing to release new products in anticipation of these needs. Alerton will be exhibiting at the forthcoming ARBS Expo (Air-conditioning, Refrigeration and Building Services) and welcome all visitors who have an interest in Building Automation and Energy Management.

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