

HARBOURING DREAM

With the first stage of development transforming Darwin into an internationally recognised tropical harbour, the Toga Group anticipates Wharf Two will meet and exceed owner occupier and investors' expectations.

DEVELOPER: TOGA GROUP
CONSTRUCTION COMPANY: TOGA CONSTRUCTIONS NT Pty Ltd
CONSTRUCTION VALUE: \$60 million
COMPLETION DATE: September 2014
ARCHITECT: Bates Smart



With the first stage of the acclaimed Darwin City Waterfront development transforming Darwin into an internationally recognised tropical harbour, the Toga Group anticipates Wharf Two will continue to enhance this reputation.

The Darwin Waterfront Precinct combines a well-designed mix of waterfront residential apartments, commercial office suites, artisan restaurants and chic boutiques adjacent to generous promenades, boardwalks and lush parklands that provide an extremely desirable lifestyle option.

Toga Development & Construction's Chief Executive Officer, Mr Fabrizio Perilli said the Wharf Two development offered a unique proposition for both owner occupiers and investors in the Darwin property market.

The Darwin City Waterfront precinct was designed with the collaboration between premium urban living, a superb location and the natural environment in mind. Wharf 2 extends city living to a new level. Designed by Australia's leading residential architects, Bates Smart, Wharf 2 sets the standard in affordable quality waterfront living. The Wharf 2 development comprises three waterfront buildings, which include 137 residential apartments, 4050 sq m of commercial space and approximately 500sqm of waterfront retail space. "Not only do residents benefit from superb facilities, they also enjoy ergonomically-designed apartments which are both beautiful and functional to maximise the experience of the expansive harbour at the doorstep" said Mr Perilli.

This precinct combines world-class residential, leisure and business facilities to create a truly unique space. A recent addition to the precinct is Charles Darwin University, which will relocate their Business School faculties into the commercial building during the third quarter of 2014.

Between the Adina Vibe Hotel developed by Toga during the first stage of the project, the upcoming Charles Darwin University's School of Business, the great array of restaurants and retail offering, and the growing number of residential occupants, this destination is fast becoming the new heartbeat of Darwin and is recognised for its uniqueness, diversity and architectural quality. The Darwin Waterfront Precinct is just one

of the many stand out developments on the resume of The Toga Group.

Established in 1963 by Executive Chairman Mr Ervin Vidor AM, The Toga Group is an Australian owned and managed integrated property development, construction, investment and management entity with a long history of successful integrated property developments in Australia.

The Toga Group's property development and construction team - Toga Development & Construction - has an in-house team of development managers, project managers, design managers with architectural and interior design experience, fit-out and procurement specialists who work with construction staff to deliver successful residential, hotel, commercial and retail projects. In addition to this in-house experience, Toga Group's long term property ownership experience is core to understanding the need for a quality product.

Testimony to Toga's expertise in property development is its long list of award-winning projects including:

- Darwin City Waterfront (Stage 1), winner of the 2008 Urban Taskforce Development Excellence Awards for a Mixed Use Development
- Medina on Crown development (2001)
- Redevelopment of the Central Railway (Central), Sydney (2000)
- Adelaide Treasury Building (2000) – winner of the UNESCO Heritage Award
- Redevelopment of Jones Bay Wharf (Sydney), Winner, 2007 Property Council of Australia Award for Innovation & Excellence for Heritage & Adaptive Reuse.

Toga has a focus on constant improvement and innovation, and believes that the remaining stages of the Darwin City Waterfront provide more award winning developments.

Toga's Darwin City Waterfront development represents one of the few remaining opportunities in Australia to invest in unobstructed, unrivalled and pristine views of the Timor Sea while being a short walk from the dynamic Darwin CBD.

For more information contact TOGA Group, 19 Kitchener Drive, Darwin, NT 0800, phone 08 8942 0523, fax 08 8981 6688, email info@toga.com.au, website www.toga.com.au



FOUNDATIONS MAKE A DIFFERENCE TO APPEAL

When a developer is looking to transform 25 hectares of industrial wasteland into a place to stay, play, dine and do business, then the earthworks can't be done by an amateur.

The Darwin Waterfront Precinct has transformed this area and it took local business CBS Civil Contracting to get the job started the right way. Specialising in earthworks and civil construction this company has operated for seven years in the Northern Territory, using the team's local knowledge and industry experience to help make the waterfront precinct a true lifestyle destination.

Director David Lloyd brings to the industry over seven years of experience developed throughout the Northern Territory. David said it was gratifying to work on a project of this magnitude that would make such a difference to the inner city Darwin precinct.

"A development like Wharf Two which is the latest addition to the Waterfront development is transforming Darwin into an internationally

recognised tropical harbour city which is beneficial to so many residences and businesses," he said "This development is providing a complete experience for residents and visitors alike and it allowed us to really showcase the exceptional work that we are well known for.

"We can appreciate the importance of this early work being done remarkably well to ensure the strength and stability of the following construction."

On the new precinct, CBS Civil Contracting performed the:

- bulk earthworks;
- detailed footings;
- rock armour;
- wall construction;
- road works;
- storm water works;
- subsoil drainage;
- backfilling.

Given the focus on protecting the environment, the Toga Group's and CBS were able to implement the use of turbidity curtains, a relatively new process for them

Another new and welcome addition to the project was the inclusion of the ThyssenKrupp Pile Breaker, the only one of its kind in Darwin. "This piece of machinery dramatically increases productivity and safety than the conventional methods so is beneficial to the construction company as it enables us to decrease our time lines.

"For us to have this type of modern machinery available for our clients definitely adds a new dimension to the business and enables us to be a part of larger and more detailed projects than before.

"Another integral part of this project was our two apprentices studying their Certificate III in Civil Construction. "I am a big believer in sharing my experience and knowledge with the next generation and the best way to do that is through being hands on and allowing them to be a part of

major developments such as the Wharf 2 Project. "We all have to start somewhere and the apprentices worked well within our team, completing their certificates well before expected." This isn't the first major project for CBS Civil Contractors; as a local and committed business the team has worked on a number of sites in the Territory and teamed up with McMahon Services, Darwin Waterfront Corporation and the NT Government.

"Just like the Wharf 2 Project, the foundations of any project are what ultimately make a great deal of difference to its overall look and appeal.

"It is not just about making it look good though, we are focused on making it safe and livable for many years to come. "There is a lot to be considered even in our initial work such as the overall design, the local climate and the style of the structure that will be built on the site.

For more information contact CBS Civil Contracting, PO Box 1879, Howard Springs, NT 0835, phone 0412 601 958, email cbs_nt@bigpond.com



ACCESSING EXPERIENCE WHERE IT COUNTS

When it comes to access, NT Scaffolds Pty Ltd is focused on getting building companies where they need to be.

Directors Brendon Murdock and Deni Mitev said the business was 100% territory owned, so each fully qualified and experienced member of the NTS team had excellent knowledge of local building sites.

“This allows us to provide easy and effective yet safe scaffolding and access solutions for our clients in the commercial and industrial business,” Brendon said.

“NTS has become recognised as a one-stop-shop for all scaffolding and access needs, providing hire, labour and logistics for a variety of industries, including commercial, industrial, entertainment, offshore/onshore and oil and gas.”

The quality of work provided by NTS can be seen in the number of testimonials the company has received from businesses operating throughout Australia. These testimonials highlight the flexibility of the NTS team, quality workmanship, professionalism, the ability to work in difficult conditions and a clear can do attitude, something that proves beneficial on larger building sites time and again.

“We appreciate that all these businesses have a clear time line that they are working to and if we can gain them access quickly and effectively than our job has been done.” It is this experience and attention to detail that has seen the business experience continued growth throughout its 10 years of operation.”

This professionalism was definitely shown throughout the company’s time on the Wharf 2 Development and carried over to its other projects including the John Holland Group’s Robertson Barracks project because industrial and commercial work is its speciality.

“There is no job too big or too small for NTS as we conduct all operations with a prompt and quality service to our clients, with safety our guarantee.

“We deliver reliable access solutions to our clients maintaining our prime focus on standards, quality and safety.”

For more information contact NT Scaffolds Pty Ltd, 16 Sadgroves Cres, Winnellis, NT 0820, phone 08 8947 5592, fax 08 8947 5542, email info@ntscaffold.com.au, website www.ntscaffolds.com.au

REAL SOLUTIONS GET RESULTS FOR CLIENTS

When the company name is Cross Solutions, you know this is a business that gets results for its clients.

Director Graeme Cross said it wasn’t an empty promise but a definite reality when working with Cross Solutions. “We pride ourselves on being a strong and established consultancy that brings more than 20 years of experience to each project,” he said.

“Our depth of experience and expertise in a wide range of survey related fields allows us to provide specialised and professional services to a diverse range of customers.

“It is our mission to always perform professionally and ethically to satisfy the needs of our clients with successful innovation and continually improving our products and services.”

This could be seen through Cross Solutions involvement with the Darwin City Waterfront where six staff were involved in the boundary, hydrographic, topographic and construction set out.

From the initial excavation, Cross Solutions was an integral part right through to the Franki piles and multi-storey concrete and steel set out.

“This has been an exciting and dynamic project to be involved with as we have had the challenge of providing all survey services for the entire project. “A project like this is a perfect example of our philosophy which is simple and showcases how we will always strive for service excellence and embrace continuous improvement to achieve better outcomes for our clients.

“We are constantly working on our principles, standards, policies and constraints to guide the design, development, deployment, and operation of our services, with a view to offering a consistently good service experience to our client’s.

“We understand that our client’s needs have to be satisfied and their problems solved and this is how we assist them in delivering their projects.

“We are a "solutions" based business, so we know we need to be providing the right solutions to achieve customer satisfaction and build long term professional relationships.”

For more information contact Cross Survey & Development Consultants, P. O. Box 43131, Casuarina, NT 0811, phone 1300 427 677, email graeme@cross-solutions.com.au, website www.cross-solutions.com.au

REDUCING WASTE ONE BUILDING SITE AT A TIME

With the environment still a major focus throughout the world, a locally owned Darwin company is looking to make a difference.

Through forward thinking and tackling the ongoing issue of industrial waste, NT Recycling Solutions throughout its eight years of operation has grown to become the most comprehensive recycling waste and destruction business in the Northern Territory.

General Manager Dean Caton said the team at NTRS believes that all organisations could be environmentally conscious and save money.

“We are a recycling business who is in the waste business because we are focused on the environment and that makes good business sense,” he said. “We try to work with our clients to help minimise their costs and reduce waste to landfill.”

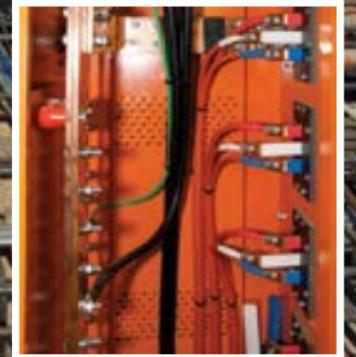


“The beauty of recycling compared to other methods of waste removal is it is picked up at a cost but there are no landfill costs, so businesses are saving money and saving the environment.” NT Recycling Solutions worked closely with the Toga Group on the Wharf 2 Residential Development on the Darwin Waterfront. “Just as with any project that we work on, our aim was to provide effective waste solutions for the client so that the amount of waste going to landfill was minimised.

“We provided the skip and hook lift bins for the removal of waste from the site and showed the building company how chutes and hoppers were a helpful way of removing waste from a multi-level building.”

NTRS have gone on to continue this proactive thinking on other major projects including the Ichthys Gas Plant and the Robertson Barracks Expansion. The construction industry in the NT often proves to be at the top end of the production of waste with approximately 102,300 tonnes produced each year. “We are committed to getting that figure down because we don’t want to see the percentage grow as our population does.”

For more information contact NT Recycling Solutions Pty Ltd, 19 Pruen Road, Berrimah, NT 0828, phone 08 8947 2721, fax 08 8947 2723, email sales@ntrs.com.au, website www.ntrs.com.au



BUSINESS CONTINUES TO GROW BASED ON QUALITY

Established in 1995, under the direction of Proprietors David Muller and Elias Yayakos, Cullen Bay Electrical has grown from a small unit to a 55 member team.

This team specialises in the electrical, security, communication and fire detection fields and through this covers a wide range of commercial and industry projects in Darwin and other remote areas of the Northern Territory.

Elias said Cullen Bay Electrical had a strong history of successful completion of multiple coinciding projects throughout the top end of Australia.

“Our exceptional customer relations and impeccable service history provides our clients a comfort level not often found in our field,” he said.

“Being a locally owned and operated company, clients know they are working with a team that has over 25 years experience in residential, commercial and industrial electrical contracting.”

This experience has proven successful on a number of projects including the Abattoir in Livingstone, the Charles Darwin Centre and of course Darwin’s Wharf 2 Project.

With a 20 person team Cullen Bay Electrical successfully covered the extensive electrical installations and supply on this stand out project.

“Having a large specialised team has provided numerous achievements for many major developments and also assisted many clients with their individual and specific needs.

“We are accredited by Contractor Accreditation Ltd and are members of the Master Builders Association Northern Territory giving our clients further piece of mind.”

Whether from project management to property management, Cullen Bay Electrical are available for:

- Installation of major electrical projects
- HV Works
- HV & LV Works
- Communications
- Security
- Electronic gate systems
- All electrical maintenance for Domestic, Commercial and Industrial
- Compliance test and tag services.

“Our qualified, trained and reliable electrical team is here to help you with all your electrical installation or maintenance needs because we believe in getting it right first time.”

For more information, please contact Cullen Bay Electrical, 116 Winnellie Road, Winnellie, NT 0820, phone 08 8942 2744, email admin@cullenbayelectrical.com, website www.cullenbayelectrical.com



LATEST EUROPEAN STYLE ADDS DIFFERENCE TO DESIGN

Offering the latest European designs, quality materials and hardware, 4Kitchens aims to provide a complete service for all new kitchens, bathrooms, wardrobes and offices.

From humble beginnings in 2009, 4Kitchens has grown due to a definite need for high quality kitchens with a respectable price tag.

General Manager Mario Tsirbas said the 4Kitchens teams' years of experience in the latest design trends from Italy and Europe allowed the company to identify the right technology to support the latest fashions in kitchens and bathrooms.

"Initially geared towards the commercial, multi-storey residential market, 4Kitchens developed a reputation for being able to deliver high quality with short lead times," he said.

"As the business grew we have branched into more residential service, supply and installation based on demand.

"Our only focus is providing a complete service as well as a dream kitchen or bathroom for our clients because we have everything a client could need from joinery, through to stone bench tops, glass splashbacks, European appliances, sinks, tap and accessories." This wealth of products was showcased through the Wharf 2 Project in Darwin where the 4Kitchens

team was involved with supply and installation of joinery and attractive glass splash backs. Just as with each one of its projects, 4Kitchens used the best quality raw materials from Australian manufacturers suited for the unique needs of the Tropics.

"We have continued to be involved in interesting and challenging projects like this throughout the region including The Avenue, Catalina and Vue Residences.

"It is just further proof of the versatility of our team to provide an end result that can only be described as amazing.

"For a company of experienced craftsmen, it is exciting for us to be able to constantly showcase a wealth of new products and effects to our clients showing them just how far you can push the envelope in design.

"In our five years in operation we have really made a difference in the local market creating designs that are both beautiful in form and practical in function."

For more information, please contact 4Kitchens, 39 Winnellie Road Winniella, Darwin, NT 0820, phone 1300 454 824, email info@4kitchens.com.au, website www.4kitchens.com.au



ENDURING COMMITMENT TO EXCELLENCE

"We would like to thank the Toga Group for giving JGA Concreting Pty Ltd the opportunity to be a part of this exciting new project," said company director George Alexopoulos.

JGA Concreting Pty Ltd used their extensive workforce to provide all concrete placing and finishing work for the whole Darwin Wharf 2 project with George highlighting how impressed he was with the result.

"Our business was initially begun in 1977 as JA Concreting with a name change to JGA Concreting 15 years ago and our whole team bring to each project a wealth of experience, knowledge and pride in their work," he said.

"We have been working on a number of substantial projects throughout the region including Inpox, extensions to the airport and hospital which continue to showcase work that we are exceptionally proud of.

"For us it is about only the best work every time which in our line of work is important."

For more information contact JGA Concreting Pty Ltd, 7 Willes Road, Berrimah, NT, 0828, phone 08 8894 75372, fax 08 8947 5246, email office@jgaconcreting.com.au

STEELY COMMITMENT TO INNOVATION

Boasting a waterfront lifestyle like no other, the redevelopment of the Darwin Waterfront has developed this impressive area into an internationally recognised precinct.

With Wharf 2 following a similar interconnecting building style as Wharf 1, it was only natural that Steelvision Pty Ltd was an integral part of making this stunning design a reality through providing structural and architectural steel to the four new buildings.

There were key cyclone factors considered in the design and installation of the steel along with design and construct component: which allowed Steelvision to utilize their design skills to the full.

Steelvision Pty Ltd was formed in September 2011 by David Gooley and John Chaponnel. As they have shown on significant projects throughout Australia including the Arthur Gorrie Prison and Mt Mercer Wind Farm better means quality, cost and delivery; recognising clients requirements and focusing on meeting their needs all of the time and exceeding them where possible.



For more information contact Steelvision Pty Ltd, Suite 32, Level 1, 93 Wells Road, Chelsea Heights, VIC, 319, phone 03 9772 9956, email david@steelvision.com.au, website www.steelvision.com.au

