

LIFE MEETS STYLE

Featuring exquisite views over Canada Bay and Storey Park, the \$62 million Bosco Apartments by EG Funds Management Group promises its future residents a vibrant and unique lifestyle.

Situated at 186 Great North Road in Five Dock Village, the development has been inspired by the characteristics of Mediterranean towns with its striking façade and comprises one, two and three bedroom apartments plus two-storey residences within four buildings. There will be a total of 152 dwellings over a two-level basement carpark and landscaped podium level.

Site works commenced in May 2015 and the development saw 230 people working onsite at its peak.

Five Dock in Sydney's inner west is an older Italian-style suburb with face brickwork prominent throughout the existing dwellings. Bosco's brick façade has been designed by Bates Smart to integrate into the surrounding area to complement its heritage.

Within the high-end apartments are timber floors, stone benches, recessed LED lighting, an abundance of storage, ducted air-conditioning, quality Smeg appliances and Parisi sanitary ware.

Other stand out features which further add to the luxurious surrounds include spotted gum timber to floors and ceilings on balconies, bi-fold window screens, mosaic tiled bathroom floors and glass reinforced concrete planter boxes.

Outside, the development includes a paved podium area with face brick planter boxes, manicured lawn area and lush magnolia trees, with private paths leading to the adjacent Storey Park.

Icon Co's NSW Director, Julian Doyle, says the development has rejuvenated the area, transforming the previously dormant site of the former Five Dock RSL Bowling Club.

"The Bosco Apartments have resurrected this neglected area and have become the talking point of the community," he says.

"Prior to being occupied by the Five Dock RSL Bowling Club, the site was originally part of the Five Dock Quarry in the early 1900s. Hawkesbury sandstone was quarried from the site and used to construct many of Sydney's now heritage listed signature sandstone buildings in the Rocks and CBD. Following closure of the quarry, the site was used as a dumping ground and then capped."

"The team has worked closely with EG Funds throughout the project and have maintained an excellent relationship. The product being provided to purchasers is exceptional and we are proud to have been involved in this development," Julian says.

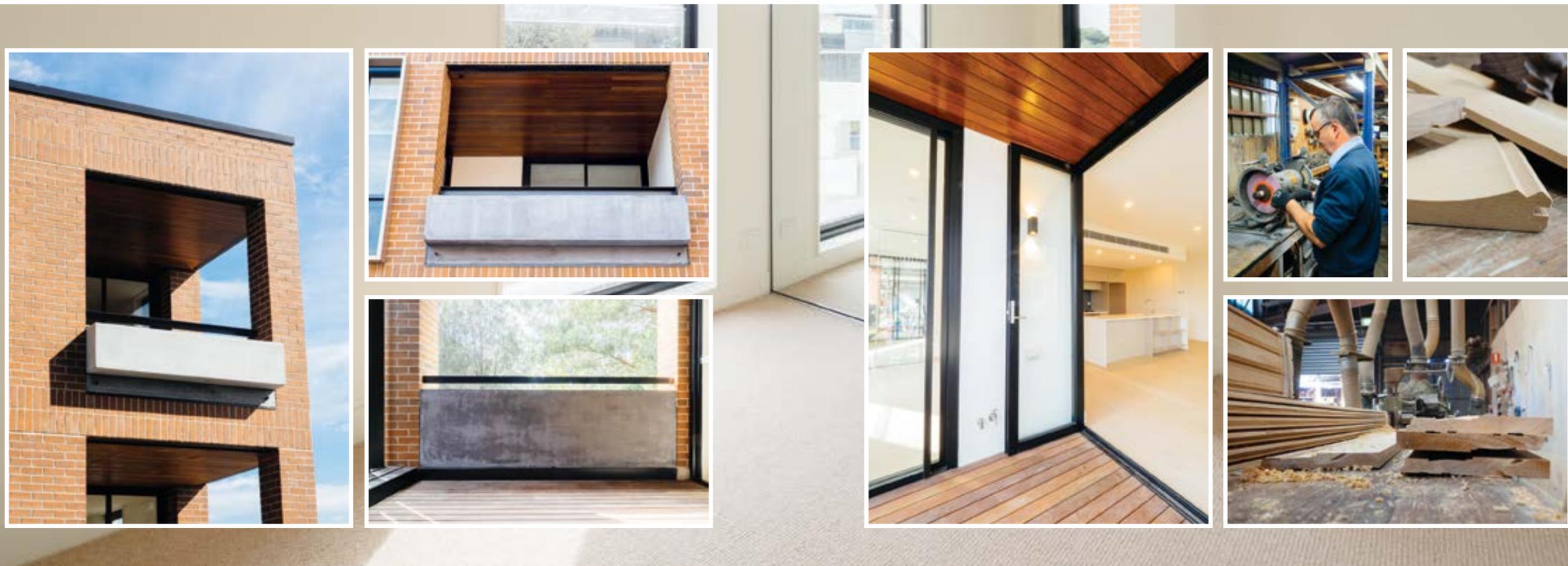
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DEVELOPER : EG Funds Management
BUILDER : Icon Co Pty Ltd
ARCHITECT : Bates Smart Pty Ltd
CONSTRUCTION VALUE : \$62 million

Below Toppco manufactured architecturally designed planter boxes using GRC for the Bosco Apartments.

Below Swadlings Timber & Hardware supplied bespoke milling using 'Accoya' timber for the Bosco Apartments.



Toppco manufacturers of GRC (Glass Fibre Reinforced Concrete) have been producing quality items for both the commercial and domestic market for over 31 years proudly manufacturing in South Australia.

Toppco won the chance to manufacture architecturally designed planter boxes for the state-of-the-art Bosco Apartments Five Dock.

"The planters were especially unique for this project with the bulk of the planter box sitting on the outside of the balconies creating a spectacular display from the street and also providing the individual apartment owner with a spacious balcony with the floor space not taken up by a huge planter box," Toppco's Ian Barden explains.

Over the last 30 years Toppco has changed direction from initially supplying statues to retail outlets, slowly growing the product lines. The introduction of dining, console and bar tables proved to be a very successful move for the company.

Today Toppco works alongside landscapers, garden designers and architects to create custom designs which now involves over 90% of their business.

This direction change has been very exciting, putting Toppco in a unique field creating diverse items which have unlimited possibilities.

This is the second time Toppco have worked alongside Icon Co, recently completing 'Garden House' in Waterloo providing 300 planters for the project.

Other significant projects completed in the last couple of years include the famed MONA Museum in Hobart (heated polished stone seats for the roof top seating area), V8 Supercar race kerbs, also the 'removable' Britannia roundabout (Adelaide) to name just a few.

Toppco is proud to be manufacturing in Australia delivering the job on time and within budget.

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Swadlings Timber & Hardware's reputation stretches back more than a century, with the Swadling name sharing a rich history in timber since 1863. As a major supplier of timber and timber-related products, today the family company continues to enjoy an enviable reputation in the building and construction industry. Be it bespoke milling for DIYs to heritage mass commercial exclusive fitouts, its products continue to be integrated within many landmark developments, including the Bosco Apartments.

With one of the largest milling operations in the Sydney metropolitan area and all of its work completed onsite, it's no wonder Swadlings Timber & Hardware is the tradies' choice. Priding itself on its custom wood machining and joinery services that draw quality timbers from Australian hardwoods and exotic species, and an extensive range of recycled and reclaimed timbers accessible through association with Ironwood Australia.

Adding to Swadlings Timber & Hardware's huge range of common and exotic timbers, is the company's newest product Accoya, one of the timbers used in the Bosco Apartments. Swadlings Timber & Hardware's, Mark Swadling explains that the timber product is making a big impact on the market, due to its unique characteristics and

range of applications. "Accoya outperforms and outlasts other timber species, and has some incredible properties," he says. "It has the Class 1 durability of a hardwood, is waterproof and extremely resistant to termites. This is due to the unique molecular structure of the timber that provides no food source. "Swadlings Timber & Hardware has become certified specialists in Accoya, so we have confidence in the product and its capabilities," Mark adds.

With 30 employees, Swadlings Timber & Hardware is continuing to expand, with a planned inner-city relocation in 2018 and an exciting launch of its new state-of-the-art milling service. Swadlings Timber & Hardware is currently working with major contractors at Barangaroo – Promena, AVA and Novell, and on a number of new, exclusive restaurants throughout Sydney.



For more information contact Swadlings Timber & Hardware, 92-94 Lilyfield Road, Rozelle NSW 2039, phone 02 9810 4177, email swadlings@swadlingstimberandhardware.com.au, website www.swadlingstimberandhardware.com.au