

A SHINING SUCCESS

The impressive \$160M+ Macquarie Central Project comprises 618 apartments over 5 apartment towers, and includes a semi in-ground pool, gym house, extensive landscaping, roadway and services infrastructure, plus car parking.

MAIN CONSTRUCTION COMPANY : Toga Group
STAGE 1 CONSTRUCTION VALUE : \$65 million
COMPLETION DATE : February 2014
ARCHITECT : Turner + Associates
STRUCTURAL ENGINEER : Taylor Thompson Whitting
SURVEYOR : Project Surveyors



“Toga aims to deliver a quality (apartment) development that satisfies the client’s expectations and is also a success for the Toga Development and Construction team,” says Simon Mak, Site Manager for Macquarie Central. The fact that all apartments have been sold is a measure of the success of the project.

Macquarie Central, a \$350 million apartment complex is one of many projects under construction in the high demand area of Macquarie Park, near Macquarie University, Macquarie Shopping Centre and Macquarie University Station, in Sydney. The Macquarie Central project will have 618 residential apartments (a mix of studio, 1 bed, 2 bed and 3 bed apartments) and a retail suite, gymnasium and landscaped grounds with a pool and barbeque area. The apartments offer contemporary interiors and city views on the higher levels. There will be 5, 12 storey towers over a 3 level underground car park. The project is being built in 3 stages. Towers A and B are in the finishing stages and due for completion by early February. Towers C and D have reached the podium decks in the structures stage and are due to be completed by the end of 2014. Tower E will start site establishment in early 2014 and is due for completion in late-2015.

Toga Development and Construction Pty Ltd specialises in the development of residential property. “Leadership, integrity, hard work, productivity, humility, passionate attention to detail, and achieving value for money quality solutions, are core values of Toga Development and Construction,” says a company spokesperson.

Toga’s Development and Construction team is responsible for all aspects of the development process including: site selection and acquisition; feasibility analysis; conceptual planning; selection of consultant teams; liaison

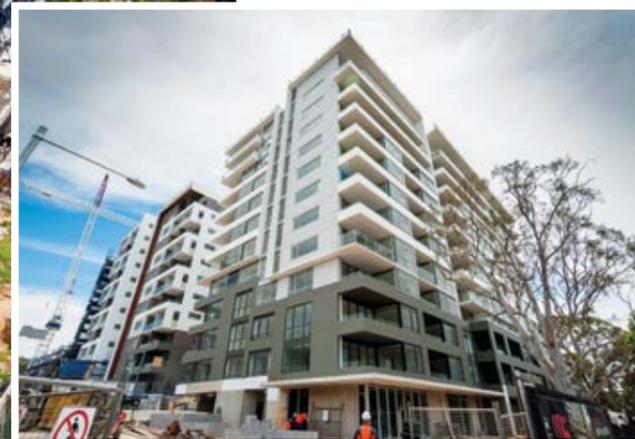
with authorities, residents and community groups; management of approval processes; establishing appropriate development specific equity and debt funding structures; management of marketing and sales; project management; and hand over to the end users.

Construction of Macquarie Central began in mid-2012. Construction choices favoured techniques that promoted time savings. A jump form was used to speed up the construction of lift cores ahead of the trailing concrete slabs. Peri Gridflex (formwork) was used for its speed of installation. A formwork hoist was used to lessen the need for crane time when bringing up structural material to the upper levels. Hebel was used for its thermal properties and its speed of construction compared to conventional brickwork.

A new road and the upgrading of all local infrastructure services to the buildings are also part of the project. The final road is being constructed whilst Stage 1 is being completed and Stage 2 is in full production. This sequencing is due to the main physical site constraint of having only one access point to service all stages of construction. Given this site constraint, “the management and co-ordination of all the various stages and aspects of the project is a major achievement,” said Peter Procopio, the Construction Manager. “Macquarie Central is being “delivered by a fantastic team ... I’d like to mention all the team members – Simon Mak (Site Manager), Mike Quin (Contracts Manager), Donna Pye (Design Manager), Greg Murphy (General Foreman), Vince Pipio (Façade Foreman), Adam Brown (Structure Foreman), Lachlan Babbage (External and Basement works), Josh Patterson and Joe Hutchinson (Project Engineers), Damien Fortuna (Contracts Administrators), Lee Schultz (Safety officer), Jessica Willox (Administration), Tom Corner, Alistair Howard and Mark Shirtley (Leading Hands) Michael Byrnes, Glen Kershaw, Richard Cooper, Blake Pantos, Adrian Ruiz, Graham Cook and Chris Newton (Construction Workers).

“Delivering the project on time and budget with a team that we have developed over the years, whilst representing the Toga name will be a major achievement for this project,” said Simon Mak. “Look out for many more future developments from the Toga team.”

For more information contact Toga Development and Construction Pty Ltd, Level 5, 45 Jones Street Ultimo NSW 2007, phone 02 9356 1000, website www.toga.com.au



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A VERY GLASSY COMPANY



Platinum Glass Pty Ltd specialises in glass balustrades, glass roofing, glass flooring, entry doors, sky lights and pool fencing.

The company has been in business for over 12 years working on both residential and commercial projects. Platinum Glass has a factory in Banksmeadow which allows an easy commute throughout the Sydney metropolitan area. They currently employ 8 full time staff comprising of the Director, Phillip Hughes who manages each job, purchases materials and runs the programme, Paul Dobie (Foreman) who oversees the installation, a tradesman, labourers and apprentices.

Platinum Glass has installed over 1250 metres of glass balustrade for the Macquarie Central project. "Our focus was price, quality and keeping ahead of Toga's installation program, which we have achieved," says Phillip Hughes. Two types of balustrade were installed - 10 mm toughened, heat soaked, semi framed aluminium balustrade and 12 mm toughened, heat soaked glass with stainless steel 25 mm top rail, fixed by way of polished 50 mm round standoffs. Platinum Glass has recently also completed work on numerous waterfront properties around Sydney Harbour.

"We take on difficult jobs and can meet the challenge, whether there is an access problem requiring small or large cranes, or importing jumbo glass due to its unavailability in Australia ... we import for specific projects if time allows and pass those savings on to our customers." Phillip Hughes has just returned from a purchasing trip in China, where he sourced jumbo sheets of toughened, laminated, 27 mm thick glass that is not available in Australia. "At Platinum Glass, we are constantly evolving and changing to meet market demands," he says. "We have developed numerous relationships with overseas factories to meet our clients' requirements, with staff permanently on the ground in China for quality control."

Phillip Hughes takes pride in his company's achievements and would like to take the opportunity to invite readers to "come and talk to us about your glass requirements."

For more information contact Platinum Glass (NSW) Pty Ltd, 7/14 Anderson St, Banksmeadow NSW 2019, phone 02 93999226, fax 02 93998226