

MAIDEN PLACE

A PLACE FOR EVERYTHING

DEVELOPER : St Hilliers Property Pty Ltd and First Point Property joint venture

MAIN CONSTRUCTION COMPANY : St Hilliers Property Pty Ltd

ARCHITECT : dKO Architects

PROJECT VALUE : \$62 million

The \$62M Maiden Place consists of 151 apartments over 7-levels with an expansive ground level courtyard, located in the flourishing region of Sydney's west. This exciting new development promises urban inner-city living never before experienced in the heart of Penrith.

St Hilliers Property and First Point Property are creating a benchmark medium density residential development in North Penrith, Western Sydney.

"There's nothing quite like it out there, nothing medium density. This is a breakthrough style of development," said Chad Doran, St Hilliers' Senior Construction Manager.

Thornton is the first high-rise residential apartment and retail precinct to be built in Penrith's city centre and is part of the wider Thornton community, masterplanned by UrbanGrowth NSW.

St Hilliers is one of Australia's leading private integrated property and construction groups with a collaborative approach second to none. Over 95% of the company's work comes from repeat clients, a testament to St Hilliers collaborative approach and ability to create working relationships on solid foundations. In addition to its own property development projects, St Hilliers has a dedicated focus working for government clients across Australia including the Department of Defence, with an extensive portfolio of complex projects ranging from unique Defence training facilities to modular aviation fire stations located on live airfields. The company's broad range of experience spans civil, education, cultural, heritage, hotel, residential, commercial and retail.

The Maiden Place at Thornton project is the first of three stages of residential development currently under construction by the St Hilliers and First Point Projects joint venture. Chad says about 15 of his

staff are working across the three stages. Work started on Stage 1 in August 2015 and finished before Christmas 2016, on track despite the rain.

Stage 1 comprises 151 apartments spread over 7-levels in one, two and three bedroom configurations finished in a contemporary style at an affordable price. Award winning firm dKO undertook the architecture design with a fresh and innovative approach.

The site is located in the flourishing region of Sydney's outer west next to the train station and Penrith's bustling CBD. It's only five minutes from the regional Nepean Hospital and on the footsteps of the iconic Blue Mountains meaning residents will enjoy the perks of being in a location with amenities at close range in any direction.

Future stages will include cafés, restaurants, a gymnasium, a full line supermarket, hotel, commercial spaces and more residential buildings with over 5,500m² of retail space.

"We didn't have any issues with council, they've been very supportive of this development," said Chad. "Importantly, it's not a box. There's a sheet metal balustrade that goes up and down, left and around the façade. It gives a good funky feel to the façade, adding interest and feature."

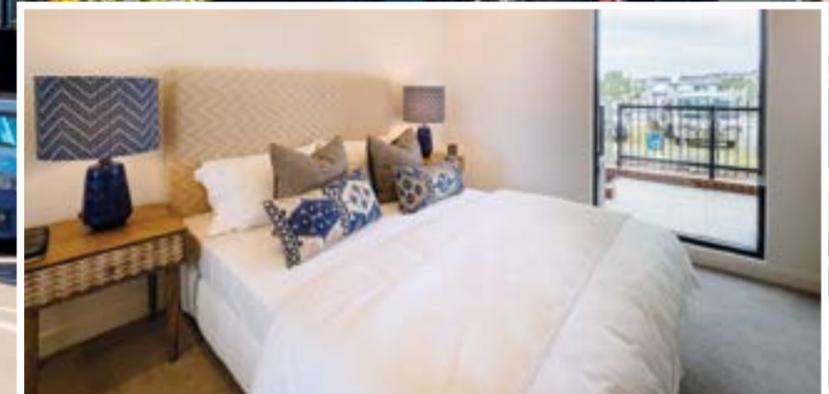
"The development does have a very large natural light filled courtyard in the middle. It has landscaped and turfed areas for people to relax, sunbake if they wish or enjoy their sandwich. As well this gives the apartments greater space, privacy and ventilation.

It's quite unusual to have such a large courtyard in a unit block development."

"The fact that St Hilliers is part of the development team and also the contractor has led to a seamless progression of the design from development application to construction. It's very easy to manage and there have been no hiccups. We have a very collaborative development team."

St Hilliers has been working with the community. Construction staff working on the site have raised thousands of dollars for the local 'KidsWest' charity through its successful onsite barbecue. They've also held raffles and donated funds towards an extra Humidicrib for the neonatal intensive care unit at Nepean Hospital.

For more information contact St Hilliers Property Pty Ltd, 8 Windmill Street, Millers Point NSW 2000, phone 02 9259 5200, website www.sthilliers.com.au





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"I would like to sincerely thank all of our dedicated and loyal team members who strive for excellence across all of our projects in both New South Wales and Queensland"
– Steven Soong,
Managing Director

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Below Dump It Bins provided extensive waste management services for the duration of the Maiden Place development.



The Maiden Place project, is one of the biggest waste collection and processing company Dump It Bins has undertaken, but it's proved no challenge.

For the past year, the company has supplied its own fabricated skip bins and waste management solutions there and will continue for another 12 to 18 months, said Director, Matt Calleija, who started the company a decade ago. All of his company's employees, from office staff, welders to pickers, have been involved in the Maiden Place project.

The huge drawcard for their business is its recycling capabilities and being able to offer their clients a waste reporting service.

"It's done on every bin that's brought back to our facility. We do a breakdown of what's in each bin, the materials can be recovered from that particular load and what happens to them. At the end of the month we produce a report about all the bins taken from that site and give that report to St Hilliers saying they've recovered this percentage amount, preventing it going to landfill," said Matt, whose brother, Christopher, joined him as a Director three years ago to help steer the company.

Recycling is at the core of Dump It Bins' business and recently it opened a waste recycling facility in Sydney's Smithfield to boost the green credentials of their many clients in the demolition and construction industry. The 5,000m² facility processes an incredible "couple of thousands of tonnes of product each week", said Matt.

"These include general recyclables and a lot of gyprock, steel, concrete, brick and timber. We recycle those by usually transferring them to different waste streams. The timber, for example, goes to a Sydney company that chips it and manufactures it into chipboard. That's the advantage of our family being in the industry that long, we've made so many connections over many years," he said.

Less than 15% of the waste it accepts can't be recycled so it goes to landfill.

"That's what gives us a competitive edge being able to recycle more reducing our tip fees which in turn is passed on to our clients."

Dump It Bins services commercial, industrial and residential/domestic customers. Its waste recovery/transfer station means they process their clients' as well as other customers' waste.

"We're a family business and we're efficient at it. We're big enough to work for any size project especially like St Hilliers' jobs, but you still get that small business feel, but with big business capabilities. As a Director, I'm involved in sales and allocation," said Matt.

"Come try us. You don't have to be the biggest to be the best. We are the up and comers and we're doing it well. Every customer who's come over to us has been happy – we haven't lost a customer."

"You can order online, via email and our truck drivers are in the digital age with iPads to process orders and invoicing."

Other projects Dump It Bins has worked on include some around the \$160 million mark as well as the Putney Hill residential development.

"For generations my family has always been in this industry. We've been in the rubbish industry forever. It's something we can do and do well, better than the average," said Matt, who started in the industry at age 16 as a 'picker and brick thrower' and now relishes his role in sales and general running of the business.

For more information contact Dump It Bins, 13 Long Street, Smithfield NSW 2164, phone 1300 211 111, email sales@dumpitbins.com.au, website www.dumpitbins.com.au

Below Well Connected Electrical completed all the electrical design and construct for the apartments at Maiden Place.

Below Superior Design Group installed the built-in robes and the internals for linen cupboards in the apartments for Stage 1.



The Maiden Place Project is one of the biggest projects Well Connected Electrical Pty Ltd has tackled, but the small company has stepped up to the plate without a problem.

Loui Geagea set up the company in 2005 and later promoted one of his workers to business partner. They employ 12 staff – 10 of whom are working on the Maiden Place project.

“We are a small company and took this project on and are doing well and we are keeping up on time and the quality is high,” said Loui.

“What helps is that we’re always onsite to make sure the quality is up to where it should be. It means we have less defects and problems.”

Over the years the company has specialised in electrical work for luxury homes including home renovation and lighting design, but now has a more expansive offering covering residential and commercial jobs – more of the latter – jobs of any size.

“We’re doing all the electrical work from design to construct for 151 residential apartments. We engage engineers and do everything from

communication to power, to the main work, but are not doing air conditioning or ventilation,” he said.

One of the challenges has been designing the whole job to make it work and coordinating with other tradespeople.

“We had to make some changes getting the services to the basement. We put the conduit in the slab rather than the usual, a cable tray. This meant it was a much better job and we were able to save the client a lot of money. The design had to take into account the height restriction.”

“We customised phlanges in a range of sizes in plastic to work in with the different formwork system being used.”

For more information contact Well Connected Electrical Pty Ltd, PO Box, Dural NSW 2158, phone 1300 677 693, email info@wellconnected.com.au, website www.wellconnected.com.au

Superior Design Group are a family owned and operated company specialising in the design and manufacture of built-in wardrobes, kitchens and bathrooms, as well as custom joinery, and have been servicing customers across Sydney for over 15 years delivering each job with passion and expertise.

The company has successfully completed a diverse range of construction projects including many comparable in scope with the Maiden Place project. The owner of SDG has been working within this industry for over 30 years, and has formed this company with both his son and daughter working together with him.

“Ali manages the construction and production side of the business, while I manage the design and administration aspects,” said Alissar Hammoude, Chief Interior Designer.

The company has been involved in a variety of projects with a wide range of both private and multi-storey residential contracts, as well as retail and commercial high rise developments.

SDG’s staff manufactured and installed 281 built in robes and the internals for 151 linen cupboards for Stage 1 of the Maiden Place project.

“It’s been challenging balancing the Thornton Project alongside our regular commercial and residential work” said Alissar. “We dedicated a team of five staff members solely to work on this project to ensure that we met all deadlines and produced work of a high standard.”

“Our business relies heavily on customer satisfaction, and a great deal of our work is through customer referrals and word of mouth.”

Other projects SDG have been involved in include The Daintrey Gardens in the heart of Randwick, Sydney, where Superior Design Group supplied and installed wardrobes to 18 lavish boutique apartments. In Barton Canberra, the group worked on Governor Place - SDG were contracted to install built-in robes in 136 luxurious apartments across two architecturally designed buildings. Meanwhile at the Royal Australian Navy’s HMAS Penguin, the group constructed battery-charging stations along with lockable weapon storage cabinets.

For more information contact Superior Design Group, Unit 14, 39-41 Marigold Street, Revesby NSW 2212, phone 02 9792 2233, fax 02 9792 2244, email info@superiordesigngroup.com.au, website www.superiordesigngroup.com.au