

TOP OF THE TOWN

DEVELOPER : TOGA and Reyhoda Pty Ltd
MAIN CONSTRUCTION COMPANY : TOGA
ARCHITECT : KannFinch
CONSTRUCTION VALUE : \$45 million



The 12-storey premium residential development, The Chatswood features a striking architectural façade, with geometric screens and dynamic vertical blades. The 156 apartments boast luxury finishes including timber floors, stone bench tops, floor to ceiling windows, with access to an internal courtyard, rooftop gardens, seating and pergolas, as well as retail and dining areas.

The Chatswood by TOGA in Sydney's Lower North Shore includes a mix of impeccable apartments located in close proximity to the area's vibrant Victoria Avenue. Priding itself on its design excellence while encapsulating the ultimate in urban convenience, TOGA acquired the site for The Chatswood with development approval.

Work commenced onsite in early May 2015 with residential occupation from April 2017 and retail occupation expected in late June 2018.

Acting as developer, in joint venture with Reyhoda, and builder, TOGA oversaw the demolition of the site's existing five structures, excavation for a 3-level carpark, and construction of 3-level substructure. The finished development consists of 12-levels with a total 159 residential units, nine retail areas and outdoor alfresco areas.

TOGA had a challenging site to work with during construction which included limited storage areas, high traffic flow roads on both sides and intensive public safety requirements due to the nearby schools.

For more than 50 years, TOGA has completed world-class developments across Australia through its Development & Construction business, which is a member of the TOGA Group of Companies. Focusing on developing in key locations (primarily within New South Wales) to create vibrant communities, TOGA strongly believes great developments are best delivered in well-connected destinations.

Capitalising on existing amenities to activate thriving urban centres enriched by effective transport interchanges, social and public infrastructure and services, all TOGA projects envision to create value and deliver aspirational living environments.

In addition to The Chatswood, most recently TOGA completed its master-planned 448-apartment development Highpoint Hurstville and its 618-apartment development Macquarie Central in Macquarie Park.

"With a strong focus on the Sydney market we pride ourselves on our ability to quickly respond to new trends, purchaser demands and government policy changes," Chief Executive Officer TOGA Development & Construction, Fabrizio Perilli said. "Likewise, we have remained at the forefront of evolving market trends, offering our clients unique opportunities in areas with the prospect of strong growth complemented by existing infrastructure and services."

Fabrizio explained that TOGA's name is synonymous with value and quality outcomes. The team strives to create residences that deliver more to their clients, which creates a flow-on effect, resulting in many of their clients returning to TOGA to manage their future developments.

"The 'Australian Dream' is no longer typified by the quarter-acre block," Fabrizio said. "People today are increasingly more time challenged and want to reduce the energy involved in day-to-day chores and routine activities such as grocery shopping, home maintenance and their daily commute."

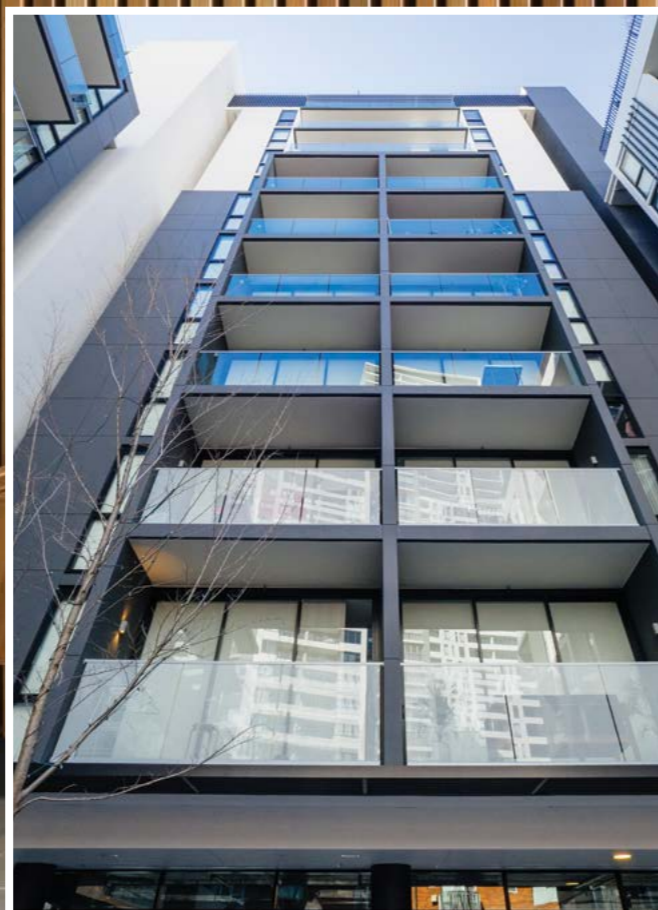
"There will be a rise of satellite cities outside the Sydney CBD tapping into transport and social infrastructure as well as nearby employment hubs. By focusing on more responsive apartment design and building in strategic locations, developers can provide homes that are increasingly attuned to the ever-evolving, modern lifestyle."

For more information contact TOGA, Level 5, 45 Jones Street, Ultimo NSW 2007, phone 02 9356 1000, email property@toga.com.au, website www.toga.com.au



Below Sunny Interiors installed all of the walls, ceilings and partitions in the project, as well as the façade.

Below KannFinch was involved in all stages of the architectural design and assisted TOGA to navigate council approvals.



Sunny Interiors Pty Ltd has proven expertise in constructing and finishing building interiors, showcasing their professional capabilities with their recent work on TOGA's development, The Chatswood.

The Chatswood project is a 156-apartment building in bustling Chatswood on Sydney's North Shore. The area is one of high demand, as evidenced by the fact that all apartments were sold well before completion. Sunny Interiors completed all the walls, ceilings and partitions in the project. TOGA also asked Sunny Interiors to undertake the façade, constructed from compressed CFC (compressed fibre cement).

Director of Sunny Interiors, Jeffrey Shi, said that the TOGA project at Chatswood was indicative of the work that his company undertakes on a regular basis. "The projects we usually undertake range from 100 to 200 apartments. The Chatswood, at 156-apartments, sat comfortably within that parameter. Importantly for us, TOGA undertakes premium standard projects and we share that commitment to high quality work."

Jeffrey said that one of the challenges at The Chatswood was meeting project timelines given a larger than normal floor area per floor with

a higher number of apartments to finish on each floor. "To meet the builder's requirements, we devoted all our resources on each floor so that the interiors could be completed within the time schedule. Generally we had 45 employees onsite at any one time."

Sunny Interiors undertakes projects across metropolitan Sydney. It has recently commenced work on a complex of 96-apartments at Kingswood for Skyton Developments and is again working for TOGA on a 121-apartment development at Balmain which is of special interest because it incorporates eight separate buildings.

"These projects appeal to Sunny Interiors because they demand a high standard of workmanship and a focus on quality finishes. This is the type of contract that we prefer to undertake and we are always looking for more of these opportunities," Jeffrey said.

For more information contact Sunny Interiors Pty Ltd, 13 Fowler Street, Seven Hills 2147, phone 02 8878 9563, mobile 0431 060 694, email sunnyinteriors@hotmail.com, website www.sunnyinteriors.com.au

Designed by award-winning architects KannFinch, The Chatswood is a striking development with a mix of residential and commercial use positioned in the vibrant hub of Chatswood on Sydney's North Shore Line.

KannFinch's role in the project was not only limited to providing initial architectural design capabilities, it also assisted TOGA, the developer, in navigating the council approvals process, dealing with authorities and providing architectural services during the construction phase of the project until the building's completion. In addition, KannFinch developed a number of architectural design outcomes early in the planning process based on potential site amalgamation scenarios that the client was exploring. These studies were key in assisting with its feasibility analysis and ultimately the realisation of the development.

KannFinch Senior Associate, Mat Clarke said the project presented a number of interesting challenges ranging from working with the sloping topography of the site to the retention of a large existing mature eucalypt. "We were able to work the existing mature tree into the design, with the façades on the corner of Help and Anderson Street incorporating a series of screening elements creating a backdrop to the

tree." Mat said there was also a need to minimise overshadowing of the residential buildings to the south. "All these factors taken together defined the final architectural design and building envelope."

One of the outstanding features of The Chatswood is the high level of user comfort and amenity delivered by the KannFinch design. The building was planned using passive design principles to ensure the best possible levels of solar access and ventilation were achieved. The Chatswood also boasts two attractive landscaped rooftop areas.

KannFinch has a well deserved reputation as a multi-disciplinary design firm. A current project is 'Ovation', a mixed-use residential development with 420 apartments. KannFinch has also completed 'Exordium Apartments' in Zetland, for which it won the UDIA NSW Award for Affordable Housing.

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