

NSW PROJECT FEATURE
TOP GARDEN II

Top Pacific Group / Wollri Creek



RISING TO THE TOP

The Top Garden II residential development comprises 176-apartments designed to embrace outdoor living, quality, comfort and convenience. The floor plans offer low maintenance living and generous balconies, with the whole development close to parks, the marina, and the Sydney CBD.

Top Pacific Group recently saw to the development of 176-apartments across two 8-storey towers at the new, exciting Top Garden II development, Wolli Creek.

A development seemingly in the midst of Cahill Park known for its green, leafy surrounds, features views of the city skyline as well as the water. Offering distinctive rooftop gardens and BBQ areas as well as one, two and three bedroom units, it boasts practicality in design and utilises natural materials. The apartments boast well thought out floor plans that take advantage of the ease of modern living with comfort, quality and convenience the underlying theme. The development encourages outdoor lifestyles, offering balconies with stunning views and access to premier communal facilities.

Top Garden II has an underlying beauty from a construction standpoint, with the unique shoring system implemented to counteract demands of the unique preliminary excavation work and site specific constraints.

The Top Garden II site contains a high-water table with unstable soils, and involved a large excavation footprint covering an area of 50m x 70m and 7m in depth. Top Pacific Group were not able to anchor the building into the walls of the excavation, that belonged to the neighboring property, and the back boundary of the

site, also runs along a Sydney Water stormwater canal which cannot be disturbed, which complicated the options for bracing.

An alternate bracing system was devised which had the walls pushed back from center of the pit rather than pulled back from the neighboring properties. Working in tandem with Coates Hire's Engineering and Technical Services Team, the bracing features the largest single-span shoring strut ever used in Australia. The huge orange MP250 Super Tube hydraulic strut spanned 50m across the center of the excavation, holding up the walls on either side. "It had never been done before, the MP250 Super Tube was 1m in diameter and extended hydraulically to take incredible pressures from both sides of the pit. Then it was mechanically locked-off," said Top Pacific Group Manager, Peter Maroun.

Top Pacific Group and Coates Hire worked closely to ensure all scenarios were tested prior to undertaking the

revolutionary shoring approach. "Our Director, Park Wei gave us the final okay to go ahead with a system that had never before been tried in Australia. His leadership and trust in the team was a key factor," said Peter.

The final excavation design involved the installation of four Super Tubes, along with 12 MP150 and MP250 hydraulic struts, with Mega Brace hydraulic walers installed to the full perimeter of the excavation.

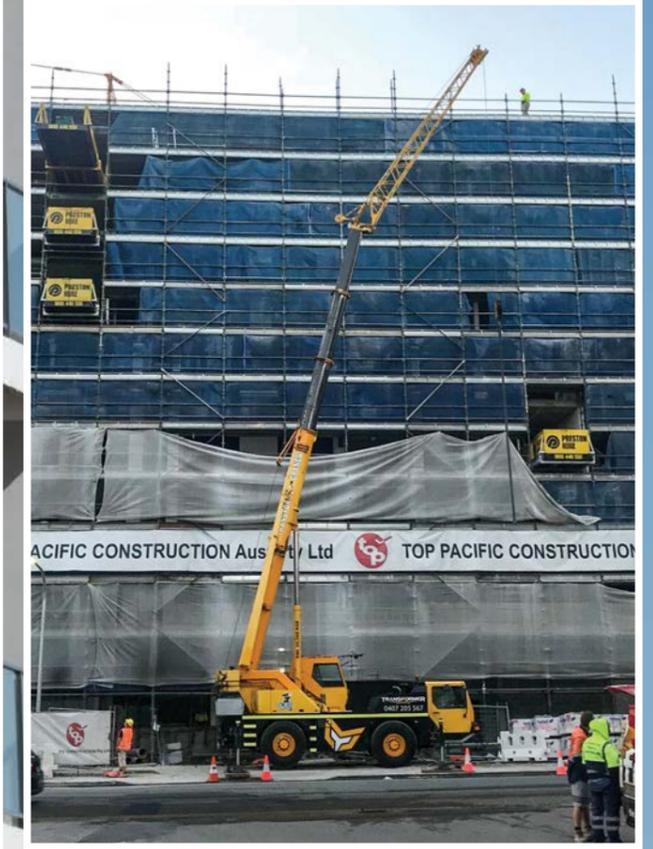
Top Pacific Group was established in 1994 in Sydney and has expanded into construction, real estate investment, property management and immigration buying and selling, with offices also in Queensland, Victoria and Shanghai.

Top Pacific Group have worked on a variety of developments such as French6 in Bankstown, Park Rose in Homebush and Top Wonderland in Wolli Creek.

For more information contact Top Pacific Group, Suite 503, 377-383 Sussex Street, Sydney NSW 2000, phone 02 9283 7111, fax 02 9283 7000, email info@topacific.com.au, website www.topacific.com.au



DEVELOPER : Top Pacific Group
MAIN CONSTRUCTION COMPANY : Top Pacific Constructions
ARCHITECT : Urban Link
CONSTRUCTION VALUE : \$40 million



As one of Australia's leading service providers in the New South Wales power and transmission distribution sector, Alliance Network Infrastructure Pty Ltd (ANI) undertook the electrical installation of a high voltage surface chamber substation to Top Garden II. The supply and installation contract for this development, comprising of 175 residential units, was delivered on time and on budget inclusive of preliminary works to the site.

ANI are a Level 1 Accredited Service Provider (ASP) for both overhead and underground to construct network assets. ANI installed the surface chamber substation to Top Garden II enabling connection with the Ausgrid electrical network.

"The work involved preliminary labour prior to the demolition stage of the project; existing power poles removed, existing assets relocated, and underground power lines excavated and removed," said Managing Director, Greg Leadbetter.

With this accomplished prior to any construction work, ANI were able to proceed with the deep bore work required of the substation. Once ANI relocated the electrical assets and powerlines, they were then able to augment the network to facilitate a new 11kV to 415V substation.

"We had six people, led by Scott Warren, working on the deep earth bore through sand and down to the required level of 5.4m," explained Greg.

Having set standards of delivering high quality service with zero harm to people and the environment the team at ANI are often called on for their professional knowledge and advice. The company specialise in the construction of distribution and transmission network assets, including apparatus and substations for both underground cables and overhead mains. ANI are accredited and authorised to work on Ausgrid, Endeavour Energy, Essential Energy, Sydney Trains and Sydney Light Rail networks.

Other successful projects, past and present, include Hospitals at Hornsby, Blacktown, Gosford, Bulli, Westmead; the Sydney Light Rail, BMW Darlinghurst, Transport for New South Wales at Chippendale Substation; just to name a few.

For more information contact Alliance Network Infrastructure Pty Ltd, 6 Sedgwick Street, Smeaton Grange NSW 2567, phone 1300 361 314, email info@aani.com.au

Sydney based Transformer Cranes recently provided their lifting services for Top Garden II, at Wollri Creek. Along with the heavy lifting work, Transformer Cranes exceeded expectations by completing productive extras to reach beyond standard practices.

"Transformer Cranes did all general lifting of bins, tiles, building material including gyprock and hebel. During the quiet periods our workers did what we do best and that is going above and beyond for our clients, doing a bit of labouring work, filling the bins, cleaning up the site, dogging and operating the tower crane," said Operations Manager, James Partridge.

With over 14 years experience in the industry, Transformer Cranes was established by David Romanous and have a fleet that has the ability to take on every lifting requirement. All of the fleet at Transformer Cranes have current service records, work cover certificates, crane safety and lifting equipment records. The company also offer 24 hour service and all staff have qualifications in rigging, dogging, tower and mobile crane operating.

Transformer Cranes are guided by integrity in their decisions and relationships. They pride themselves on being customer focused and

believe that success comes hand in hand. They pride themselves on being honest and trustworthy in their words and actions.

Other projects include TPC Hurstville and a large variety of unit blocks and government projects in the Western Suburbs.



For more information contact Transformer Cranes, PO Box 361, Baulkham Hills NSW 1755, sales (James) 0407 205 567, accounts (Samantha) 0477 337 669, email james@transformercranes.com.au, website www.transformercranes.com.au

Below Business Development Manager Divinia Cox and Project Manager Larissa Tebbe, were an integral part in delivering Community Energy Solutions to the project.



Below Sunny International manufactured and installed products for the bathrooms and kitchens across the project.



For 13 years, WINconnect has been revolutionising the electricity industry by leading the development of the Embedded Network Market and distinguishing themselves as the market leaders.

Operating nation wide, this Australian based company is a full service organisation. Working at the development stage of construction, WINconnect offer utility services in the delivery of electrical embedded networks, centralised hot water services, internet service provider (ReadyNetGo) and next generation utilities such as solar, battery storage and electric car charging stations.

WINconnect was engaged by Top Pacific Group to implement an electrical embedded network and centralised hot water services for Top Garden II. WINconnects dedicated project managers oversaw all aspects of the delivery of these services to ensure the project was delivered on time and services are fully operational to the 175-units when occupants move in.

Electrical embedded networks and centralised hot water services act as community energy networks allowing those within the development to pool together their aggregated energy usage to purchase energy through the gate meter from the wholesale market at wholesale prices.

As the infrastructure for both services is implemented and operated by WINconnect, this allows Top Pacific Group to avoid the costs of implementation and the strata management to avoid the ongoing cost and risk of maintenance.

Through the establishment of the electrical embedded network, the development is equipped with the base technology and satisfy power authority requirements in future proofing for advancing sustainability initiatives.

Upon completion, WINconnect look forward to the opportunity of addressing the developments owners at the First Annual General Meeting to outline how their services provide convenient low cost utilities to customers and reduced strata fees to owners. As a testament to their efforts to ensure industry best practice and deliver value to owners, WINconnect has a 100% success rate at being appointed the Embedded Network Service Provider at all developments undertaken to date.

For more information contact WINconnect, 201/12 Cato Street, Hawthorn East VIC 3123, phone 02 9098 1219, customer service 1300 791 970, email divinia.cox@winconnect.com.au, website www.winconnect.com.au

Australia's leader in imported and wholesale bathroom and kitchenware, Sunny International Pty Ltd recently appointed Top Garden II with a comprehensive fitout of products.

With over 15 years trading experience and a modest team of 15, Sunny International were responsible for the manufacture and installation of all bathroom and kitchen requirements across the Wollie Creek development.

A project involving the supply of shower screens, mirrors, vanities, sinks, toilets, accessories and tapware, Sunny International sourced from China and locally to complete the project. "Our choice of products and their sources was dependant on the project's timeline. Local sources take longer than those imported from China, so this ultimately decided the Top Garden range we utilised," explained Director, Andy Hong.

Once the manufacturing schedule was detailed and organised, Sunny International transported all bathroom and kitchen supplies to the site. The company have staff trained for all their transportation and dispatch. Once at site, the Sunny International team liaise with any necessary onsite cranes to assist with the lifting and

relocating of the supply only products. Shower screens and mirrors are handled separately.

Sunny International Pty Ltd work to a checklist of four key attributes: quality, range, service and experience. The company promise trustworthy products, a range of options, efficient and friendly staff, and industry expertise.

They carry a wide range of products to suit all styles and budgets which in many ways explains how they became a leader in their industry. Their biggest draw card is in their direct relations with overseas manufacturing, meaning they can provide products at hugely competitive rates.

Operating both a showroom for selection purposes and a warehouse for manufacturing, Sunny International supply all commercial and residential bathroom or kitchen items, from a spa bath to a soap basket inclusive.

For more information contact Sunny International Pty Ltd, 14-16 Wiggs Road, Riverwood NSW 2210, phone 02 9787 3385, fax 02 9787 1958, website www.sunnyinternational.com.au

Below Intellectual Pty Ltd supplied and installed the electrical and fire safety services within the embedded network on the project.

Below BFB Concrete Pumping used two boom pumps and one 50m pump to supply concrete from basement to roof.



Sydney's own Intellectual Pty Ltd, recently completed all Electrical work for the Top Garden II project. The project scope required all aspects of the electrical services to be completed, including light and power and all communications, in addition to the commissioning of all dry fire services.

Intellectual used LED oyster lights and top of the line GEP power points in all the living, dining and bedrooms of the units to ensure the highest quality finish.

A state-of-the-art Pertronics F220 fire panel was also installed to Top Garden II. This controls smoke and heat detection, and warning speakers throughout the building to providing maximum and ongoing fire protection.

Intellectual has assured the development's security with complete installation of intercom and access control, inclusive of security controlled lifts, Urmet handsets in all units, as well as electronic swipe card access throughout all the common areas.

A 1,200 amp, MPE custom manufactured switchboard is utilised on the Top Garden II project, to provide sufficient power to all 175 units,

as well as all of the buildings safety services, all in which are monitored via WINconnect's embedded network metering.

Trading for only three years with up to 20 employees, Intellectual are facing a rapid growth spurt and have already established an accomplished and reputable footprint in the industry. Recent and ongoing projects include 32-34 Levey Street, Wollie Creek as well as various others within Sydney and its surrounds.

For more information contact Intellectual Pty Ltd, 10 Columbia Street, Kearns NSW 2558, phone 0416 599 917, website www.intellectual.com.au

BFB Concrete Pumping's latest project at Wollie Creek, ensured the supply of concrete pumping services for the successful completion of the residential development project, Top Garden II. The project features a concrete rooftop garden and shared concrete basement, calling for BFB to use their services from bottom to top.

With 25 years experience behind them its no surprise that the massive job had no complications, with the team working efficiently to meet project deadlines.

"There were no specific challenges," said Director, Billy Bou-Francis. "We were there from the project start to project finish and with the use of two boom pumps and one 50m pump we were able to supply and handle all concrete pumping requirements to the project."

BFB are a family business with a long standing reputation for excellence in the concrete pumping industry. Working to their motto of 'seen the rest, now watch the best', they pride themselves on highly skilled workmanship and onsite efficiency.

"We specialise in tight access, long line and high rise services, and there is no job too big or too small," said Billy.

BFB not only provide companies with competitive quotes, they also have fully certified, trained staff that meet all WHS standards. Safety is a key talking point regarding their ongoing success and ensure all insurance and legal permits are in accordance with Workcover.

While Top Garden II called for a lengthy 50m pump, BFB can meet all pumping requirements with line and boom pumps up and onwards of their smallest 24m boom. With vast experience in residential, commercial and industrial projects, their services range from standard concrete pumping to long line and high pressure concrete pumping. They are also highly experienced at prepping tight access points and making them accessible to concrete pump lines.

Current projects include New South Wales projects in Tennyson Point, Killara, Epping, and Blacktown.

For more information contact BFB Concrete Pumping Australia Pty Ltd, 132 Walpole Street, Merrylands NSW 2160, phone 0411 467 248, email bfbpumping@outlook.com

Below Hippo Building Pty Ltd supplied and installed CSR Hebel's PowerPanels and PowerFloors on the Top Garden II project.



As specialists in partition walls and suspended ceilings, Hippo Building Pty Ltd supplied and installed CSR Hebel Systems to create the Top Garden II walls, ceilings and floors. The 176-unit residential development offering one, two and three bedroom units the products maintained a high level of quality, with the ease of timely construction and minimal risk.

Using PowerPanels for all interior partition walls and PowerFloor+ Systems for ceilings/floors, PowerPanels have the added strength of steel reinforcement plus an anti-corrosion layer on the steel. The panels are durable and efficiently installed. Made to client specifications, PowerPanels offer less waste and less crane movements, they are environmentally friendly with a high fire rating and excellent acoustic performance. The PowerFloors are similarly reinforced, offering panels which are snug fitting, light-weight and exceptionally thermal savvy. Once installed the CSR Hebel Systems can be rendered and painted, giving a high quality and lasting finish.

The Hippo Building team supplied materials to Top Garden II on time, and installed the product within the project programme and on budget. "Hippo Building pride ourselves on excellence in partition wall systems and suspended ceilings. We've been trading for 15 years,

this is what we do and have always done," said Hippo Building Director, Leo Wang.

Currently Hippo Building are working on a range of projects which includes 140-apartments across 20-storeys at 17 Hassall Street for NuCorp Constructions, in Parramatta and 89-units across 9-levels at 1-3 Pretoria Parade, for NorthPoint Constructions in Hornsby.



For more information contact Hippo Building Pty Ltd, Unit 22, 6-20 Braidwood Street, Strathfield South NSW 2136, phone 02 9642 8536, email leo@hippobuilding.com, website www.hippobuilding.com