



# STACKED FOR SUCCESS: WHERE INNOVATION MEETS INDUSTRY

**DEVELOPER :** TOGA  
**ARCHITECT :** Place Studio  
**STRUCTURAL ENGINEER :** Taylor Thomson Whitting (NSW)

MADE Marrickville is Australia's first 4-storey industrial complex, delivering 40 workspaces, 24 drive-up storage units, and 1,360m<sup>2</sup> of retail space. Strategically located, the TOGA development blends innovative design, sustainability, and community integration—redefining industrial space to support Sydney's growing demand for flexible, urban business environments.

**In the heart of Sydney's Inner West, TOGA is redefining industrial space with its groundbreaking project, MADE Marrickville.** Situated at 18–30 Faversham Street, this \$30 million development is Australia's first 4-storey industrial complex, blending innovative design with community-focused amenities.

MADE Marrickville comprises 40 creative industrial workspaces, 24 drive-up storage units, and 1,360m<sup>2</sup> of ground-floor retail space. The development is designed to cater to a diverse range of businesses—from creative professionals to light industrial enterprises—offering flexible unit sizes ranging from 71 to 230m<sup>2</sup>.

The project's strategic location, just 650m from Sydenham Station and approximately 7km from Sydney's CBD, ensures excellent connectivity. This proximity to major transport hubs makes it an attractive proposition for businesses seeking accessibility and convenience.

The 24 drive-up storage units are a key feature of the development, offering added flexibility for small businesses, tradespeople, and creatives who require easily accessible, secure storage. With generous clearances, same-level drive-up access, and 24/7 entry, these units provide a seamless solution for overflow stock, tools, or equipment. They offer a practical extension of the precinct's

functionality—blending warehouse utility with a boutique experience.

MADE Marrickville's design emphasises natural light and airflow, with dual-level layouts and high ceilings creating spacious, well-ventilated work environments. Each unit includes same-level individual parking, secure 24/7 access, and energy-efficient features, aligning with TOGA's commitment to sustainable development.

The ground-floor retail space is envisioned as a vibrant hub, seamlessly integrating with TOGA's adjacent Wicks Place residential development. This integration fosters a dynamic community atmosphere, blending work, life, and leisure in one cohesive precinct.

The demand for versatile industrial spaces in Sydney's Inner West has been on the rise. MADE Marrickville addresses this need by offering adaptable units suitable for various business types. The development has garnered significant interest, with over half of the workspaces already sold, reflecting the market's positive response to this innovative concept.

The success of MADE Marrickville is attributed to the collaborative efforts of TOGA, Braxton, and Rebel Property Group. Their combined expertise has resulted in a development that not only meets the

functional needs of modern businesses but also contributes positively to the urban fabric of Marrickville.

Frank Bagala, TOGA's Project Manager, highlighted the unique engineering and logistical challenges that came with the vertical nature of the build: "This is a first for Australia in the industrial sector. We're stacking workspace in a way that maximises the site's potential without compromising usability or flow. Every level needed to deliver the same level of access and functionality as a single-storey industrial space."

"MADE Marrickville is more than just a place to work. It's designed to build a creative, entrepreneurial ecosystem. With the retail offering and connectivity to Wicks Place, we're creating a precinct that reflects the cultural energy of Marrickville itself."

TOGA is one of Australia's leading private integrated property developers, with over 60 years of experience across property development, construction, investment, and hotel management. Known for delivering high-quality, design-focused projects, TOGA has developed landmark properties across residential, commercial, and hospitality sectors, including Wicks Place, Bondi Boheme, and the iconic Adina Apartment Hotel brand.

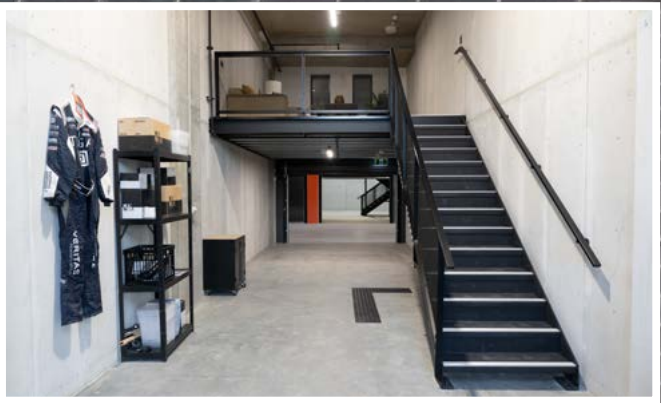
MADE Marrickville is poised to set a new standard for industrial developments in Australia. Its innovative design, strategic location, and community integration exemplify TOGA's vision of creating spaces where businesses can thrive and communities can flourish.

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**Below** Atom Welders delivered mezzanines, stairs, and handrails with precision, enhancing structure and architectural appeal.



**Below** 32 Zero delivers precision joinery at MADE Marrickville, combining craftsmanship, durability, and developer-focused efficiency.



# ATOM WELDERS BRINGS DURABILITY AND DETAIL TO LIFE AT THE MADE MARRICKVILLE

From boutique industrial units to bespoke residential builds, Atom Welders has been delivering top-tier steel fabrication solutions since 1966. For the MADE Marrickville project—an architecturally bold, mixed-use development by TOGA and Spyre Group—Atom Welders was tasked with delivering a wide scope of both architectural and structural steelwork.

Led by Director John Portelli, the Atom Welders team fabricated, supplied, and installed a suite of crucial steel elements, including mezzanine floors, structural steel stairs, balustrades, roller door frames, and stainless steel handrails. Their work spanned Levels 1 to 3, and was particularly focused on the front entry and unit access points.

“We were responsible for all the steel works, from the structural mezzanines to the stainless steel handrails,” said John. “Our team of 11 tradespeople handled every stage—from fabrication through to onsite installation.”

The project’s sleek architectural style called for finishes that were both visually refined and structurally robust. One of the key innovations was the use of bolted steel tread components in stair construction, offering a striking, durable alternative to traditional timber.

“Incorporating steel tread components rather than timber was a unique challenge,” John explained. “But it delivered on both the visual and structural goals of the development.”

With a long track record that includes everything from Chinese temples to high-end apartment awnings, Atom Welders brings versatility and deep experience to every job.

The company is currently delivering structural steel roofing for a new childcare centre—continuing their legacy of strength, precision, and quality across Sydney’s construction landscape.

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# MADE TO MEASURE, BUILT TO LAST: 32 ZERO DELIVERS DESIGN WITH PURPOSE

With a reputation built on detail, quality, and innovation, 32 Zero brought their joinery expertise to the MADE Marrickville project, delivering high-end architectural solutions that align with the development’s modern industrial style.

As specialists in architectural joinery and commercial shopfitting, 32 Zero has spent the past five years refining their craft across residential, retail, and hospitality spaces. For MADE Marrickville, the team was responsible for both the manufacture and installation of joinery across the development, including the kitchenette fit-outs in every unit.

“We pride ourselves on being agile and responsive,” said Matias Garrido, Business Director at 32 Zero. “Every joinery element is crafted to align with the client’s vision and project aesthetics—without compromising on functionality.”

One of the standout features of the project was the use of Xenolith benches, a high-performance, moisture-resistant material known for its durability and clean finish. “The material selection is crucial in projects like this,” Matias explained. “Xenolith gave us the edge—it’s practical, strong, and matches the high-end look the developer was after.”

Construction Director Braddon Quinn oversaw 32 Zero’s scope on MADE Marrickville, drawing on his experience in multi-residential builds to coordinate with other trades and ensure efficient sequencing, clear communication, and timely, precise delivery.

With a dedicated team of eight professionals working onsite, 32 Zero successfully delivered within the project’s demanding timeline, ensuring seamless integration of joinery elements across multiple spaces. “The dedication and teamwork shown by James, Alex, Zak, Nate, Kristjan, Omar, Jared, Hannah, and Nicole were instrumental to the success of MADE Marrickville,” said Matias.

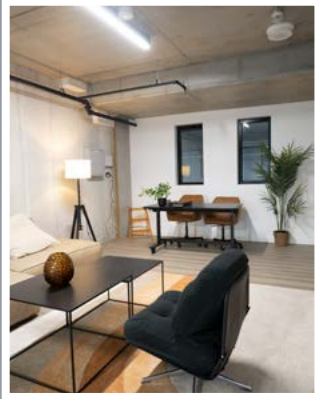
Beyond Marrickville, 32 Zero continues to grow its portfolio with recent projects including Active Baby Co in Miranda, Supre in Hurstville, and Adina Apartments on Kent Street. As they expand, the company remains focused on its core values: consistency, reliability, and craftsmanship. “We’re still a young business, but our team brings decades of combined experience. We’re passionate about the details—and that shows in every project we deliver,” Matias noted.

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**Below** Foundation Earth Sciences ensured ground stability, compliance, and confidence through expert environmental, and geotechnical, analysis.

**Below** East Group Interiors delivered high-quality cladding and internal linings, bringing bold architectural vision to life.



# STABILITY DELIVERED THROUGH PRECISION

Behind the striking design of the MADE Marrickville lies a foundation of precision environmental science. Foundation Earth Sciences, a multidisciplinary consultancy, played a key role in the project by providing contamination, geotechnical, and hydrogeological advice.

“Managing stringent requirements from government agencies was a real challenge,” said Ben Buckley, Principal Environmental Forensic Scientist. “We also had to work within tight site access windows. Our team responded with comprehensive multidisciplinary sampling and timely investigation to give both the client and regulator full confidence in the site.”

With expertise spanning environmental science and site risk management, Foundation Earth Sciences ensured the ground beneath MADE Marrickville was as stable and compliant as the vision built above it. “Working with the TOGA team was a highlight,” Ben added. “It was a fun and collaborative experience.”

For more information contact Foundation Earth Sciences, email [work@foundationes.com.au](mailto:work@foundationes.com.au) website [www.foundationes.com.au](http://www.foundationes.com.au)



# CRAFTING ARCHITECTURAL CHARACTER WITH QUALITY CLADDING

When TOGA Group set out to deliver the ambitious MADE Marrickville project, they knew it would require trusted trade professionals capable of delivering both style and substance.

One of those key collaborators was East Group Interiors, a Sydney-based gyprock and cladding specialist that brought exceptional craftsmanship and dedication to the table.

Founded in 2021 by William Liu—following nearly a decade at the helm of East Group Construction—East Group Interiors has quickly earned a reputation for high-quality internal and external lining and cladding works. “We specialise in gyprock works, focusing on both internal and external applications,” said Operations Director Steven Zou.

Their scope at MADE Marrickville was extensive, covering internal plasterboard walls and ceilings, Alpha Panel concrete partition lining, and external Alpha Panel cladding. The striking green aluminium feature blades that wrap the building façade are a standout on the project.

“It’s a perfect combination,” says Steven. “We were honoured that TOGA trusted us with both cladding packages—and we didn’t disappoint.”

The project wasn’t without its challenges. “The programme was extremely tight, but we brought in experienced workers and maintained a high standard,” Steven explains. “Even over Christmas, we only took one week off. William and I always believe in under-promising and over-delivering.”

Perhaps most rewarding was seeing the architect’s industrial vision come to life. “At first, we questioned using Alpha Panel as cladding—it’s a raw material, not a finished one. But once we understood the design intent, we focused intensely on quality. Now, the façade looks fantastic.”

Steven credits their success to a values-led approach. “Honesty, integrity, and transparency—that’s how we run our business. That’s how we keep delivering for our customers.”

For more information contact East Group Interiors, C8/101 Rookwood Road, Yagoona NSW 2199, phone 02 9708 3972, mobile (Steven) 0411 704 796, email [estimating@eginteriors.com.au](mailto:estimating@eginteriors.com.au), website [www.eginteriors.com.au](http://www.eginteriors.com.au)