

LUXURY, INNOVATION & HERITAGE IN ONE PRECINCT

DEVELOPER : TOGA Development
MAIN CONSTRUCTION COMPANY : TOGA Constructions NSW
ARCHITECT : SJB Architect
CIVIL / STRUCTURAL ENGINEER : Robert Bird Group
QUANTITY SURVEYOR : WT Partnership
PROJECT VALUE : \$250 million



TOGA Constructions' Surry Hills Village redefines modern urban living in Sydney, blending heritage with innovation. Spanning 10,500m², it features luxury residences, a five-star hotel, retail, and hospitality spaces. Key highlights include a 7-storey CLT commercial building, curved brick façades, sustainable materials, and green communal spaces.

Surry Hills Village stands as TOGA Constructions' largest and most ambitious project to date. With a construction value of \$250 million, this mixed-use precinct redefines modern urban living and innovation, setting a new standard for integrated design in the heart of Sydney.

Developed by TOGA Developments and delivered by TOGA Constructions NSW, the project encompasses an impressive 10,500m² footprint, featuring a harmonious blend of residential, commercial, retail, and hospitality spaces.

"Surry Hills Village is a testament to TOGA's commitment to delivering world-class precincts that blend heritage and innovation seamlessly," said James Nickeas, Project Manager at TOGA Constructions. "This project showcases our team's expertise in

managing complex developments with multiple classifications and delivering a transformative urban experience."

Surry Hills Village seamlessly integrates residential luxury, commercial vibrancy, and community-focused spaces. The development includes 122 high-end apartments, penthouses, and terraces designed to redefine urban living. These residences are complemented by a 102 room five-star hotel, the new 'Eve' Hotel, with vaulted ceilings and polished plaster finishes, offering guests an unparalleled experience. The rooftop pool and bar, further enhances the precinct's appeal.

Retail and hospitality offerings include Harris Farm, Coles, and an array of food and beverage outlets within the thoughtfully curated Wunderlich Lane. The precinct's two levels of basement parking ensure convenience for residents, workers, and visitors alike. "Surry

Hills Village embodies a true mixed-use precinct," said James. "It's a vibrant community in itself."

Surry Hills Village boasts striking architectural features, including a 7-storey CLT (Cross Laminated Timber) commercial building – a first for TOGA Constructions, and one million bricks is across the precinct, which includes Empire double-groove bricks. The project has a distinctive signature look and the soffit detailing, adds a timeless charm to the podium façades.

The precinct's sustainability initiatives further underscore its uniqueness. "From CLT timber to energy-efficient glazing systems, we've integrated cutting-edge materials and technologies to enhance environmental performance," said Nickeas. The project incorporates over 7,500m² of glazing, two operable glazed roofs (210m² over Olympus restaurant and 120m² over Lottie, the hotel rooftop bar), and over 4,000m² of landscaping that softens the urban footprint while creating green communal spaces.

A hallmark of the project is its thoughtful preservation and celebration

of the site's heritage. The intricate curved façades and brickwork pay homage to Surry Hills' historic character while introducing a bold, modern aesthetic. The integration of heritage elements into the design ensures the precinct remains rooted in its cultural context while embracing innovation.

At peak, the site accommodated 400 workers daily, representing 70 subcontractors and a total workforce of over 6,200 inducted personnel. The collaboration of industry leaders, including civil and structural engineers, was instrumental in overcoming these challenges.

Surry Hills Village positions TOGA Constructions at the forefront of urban development, showcasing their ability to deliver projects that transcend functionality to enrich the community fabric. "This precinct is more than a development; it's a destination that will serve as a model for future urban projects," James concluded.

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ECO-FRIENDLY, ELEGANT, AND BUILT TO LAST

Orion Mechanical Services has successfully completed a comprehensive mechanical ventilation and air conditioning systems installation at Surry Hills Village. Orion's work has elevated the precinct's residential, commercial, and hospitality spaces with cutting-edge climate control solutions, setting new benchmarks for comfort, control and energy efficiency.

"Our involvement spanned from design finalisation to supply and installation of all mechanical ventilation and AC systems across this multi-faceted project," shared Justin Phillips, Managing Director of Orion Mechanical Services.

The scope encompassed two levels of basement car parks, four residential buildings with 128 apartments, a luxury 103-room hotel with lobby and pool bars, and a 6-level commercial building with an event space. Additionally, Orion provided provisional base building mechanical services for all retail tenancies including COLES, plus complete HVAC fitout for prominent names such as Harris Farm Markets, Blooms

the Chemist, Raita Noda Omakase and Olympus Dining.

Orion employed a mix of independent air cooled and water cooled systems to address the diverse needs of the precinct. Each residential apartment is served by its own independent Fujitsu air cooled VRV AC system with remote condensers placed on the roof for premium amenity & silent operation. Meanwhile, the hotel, commercial, and retail spaces benefit from a shared central condenser water system supported by rooftop cooling towers and gas condensing boilers. A BMS monitors all thermal and electrical energy meters easily accessed by the Building Managers via the site wide ICN.

"The project's complexity demanded thoughtful engineering and flexibility for future uncertainty," Justin explained. "For the commercial and hotel areas, we chose Mitsubishi Electric Water-Cooled Heat Recovery VRF systems, which are also featured in some of the larger retail spaces like Harris Farm and Olympus. These system's robust design and adaptability make



Below Orion Mechanical delivered sustainable HVAC systems for Surry Hills Village, setting new benchmarks in energy efficiency and innovation



it a premium choice for larger tenancies with multiple thermal zones."

One standout feature is the central condenser water system which consists of three closed circuit secondary side systems, serving each main stratum, each thermally connected via dual plate heat exchangers to the common open circuit primary.

This system not only supports the precinct's HVAC needs but also shares heat between

circuits, including delivering free heat to the domestic hot water plant in the commercial building via water-cooled heat pumps. Orion worked closely with TOGA to ensure all water-cooled plant & equipment are housed internally within the building, thus maximising the lifecycle longevity and efficiency of the central plant. The only external plant are the cooling towers, stainless steel pipework and boilers.

At peak, Orion deployed 12 direct employees and engaged five subcontractors, with a maximum workforce of 25 on-site daily. "Through a collaborative design review process with stakeholders, we ensured the chosen systems were not only efficient but also aligned with the project's architectural and sustainability goals," noted Orion's full time site based Project Manager, Mr Sajid Safadi.

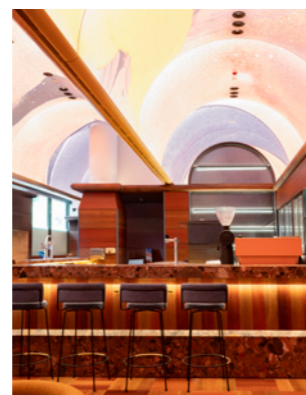
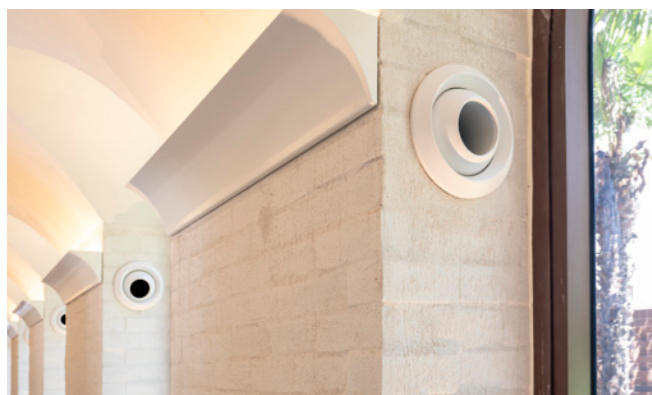
October 2024, the company has consistently prioritised simplicity, longevity, and performance. Even as tenancy fit-out works continue, the impact of Orion's contributions is evident across the precinct.

"This is one of the largest and most complex projects we've worked on," Justin stated. "The integration of sustainable systems and meticulous attention to detail exemplifies our approach to delivering exceptional results."

Orion Mechanical Services is proud to have been a part of this transformative project, enhancing the functionality and sustainability of Surry Hills Village. With a reputation for excellence in mechanical solutions, the company continues to set industry benchmarks across a diverse portfolio of projects.

Surry Hills Village reflects Orion's commitment to quality and innovation. From initial engagement in December 2021 to the completion of base building works in

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Below Façade Concepts installed 7,500m² of glazing and 100 tonnes of aluminium across the Surry Hills Village's seven buildings.

Below Sure Projects Australia delivers innovative, high-performance waterproofing solutions for Surry Hills Village, ensuring durability and sustainability.



The Surry Hills Village project, a complex and ambitious mixed-use development, has been brought to life with Façade Concept's unparalleled craftsmanship and innovative solutions.

Façade Concept was engaged in designing, fabricating, and installing the entire glass and aluminium windows and doors package, delivering a standout façade for this transformative project.

Spanning seven unique mixed-use buildings, the project demanded an impressive 7,500m² of glazing and 100 tonnes of aluminium, including curved and round windows, wood grain finish bifold doors, and deluxe custom powder-coated sunshades and hoods.

"This project epitomises complexity," shared Director of Façade Concept, Jordan Moyle. "Unlike a single high-rise structure, integrating distinct functionalities across multiple buildings required meticulous planning and execution. The diversity in purpose and the unique designs of each structure added layers of complexity to the project."

The advanced thermal performance features, such as sunshades and hoods, combined with the architectural innovation of curved glazing, set this project apart. "The custom powder coat colours were

a particular challenge, requiring large minimum order quantities that needed to be perfect," Jordan added. Despite these challenges, Façade Concept's dedication to quality ensured flawless execution.

Work commenced on site in December 2022, with Façade Concept deploying a peak workforce of 22 employees, averaging 8-12 personnel daily. While the original scope has been completed, Façade Concept continues to accommodate client variations and adjustments. "The scale and diversity of this project highlights our capability to deliver on large, multifaceted developments," Jordan said.

Façade Concept's commitment to innovation and excellence has positioned Surry Hills Village as a landmark in urban design and sustainability.

Current projects include Loreto Boarding House in Normanhurst, New South Wales

For more information contact Façade Concept, 4/1-13 Atkinson Road, Taren Point NSW, phone 02 9525 5446, email sales@facadeconcept.com.au, website www.facadeconcept.com.au.

Sure Projects Australia Pty Ltd (SPA) has brought its 20 years of expertise to the ambitious Surry Hills Village redevelopment, delivering resilient, high-performance waterproofing systems across this extensive residential and commercial project.

Contracted for the design, consultation, supply, and installation of all waterproofing and epoxy coatings, SPA's contributions have fortified every external and trafficable surface across this large-scale, multifaceted project. "Our approach centres on quality and innovation, setting the benchmark for waterproofing solutions across diverse, complex environments," said Samire Fakhri, Managing Director of Sure Projects Australia.

Key installations on this project include 2,750m² of rooftop waterproofing, 11,150m² of podium areas, and 12,850m² of planter boxes. SPA's meticulous approach extended across various challenging structures, including balconies, terraces, and retaining walls, ensuring seamless, high-standard finishes on every surface.

A particular standout of the Surry Hills project is Building G, a cross-laminated timber (CLT) structure where SPA pioneered the use of Fatra PVC sheet membranes, enhancing longevity and durability.

"This was the first CLT building in Australia to utilise such an advanced waterproofing system, and we're proud to have navigated the complex detailing and integration needed to make it flawless," added George Fakhri, Construction Manager at SPA. These achievements showcase SPA's capability to navigate intricate project challenges, such as interfacing around solar panels, davit arm base plates, and service protrusions.

In addition to the CLT rooftop, SPA employed industry-leading Polyurea spray-applied membrane systems across podiums, planter boxes, and detention tanks. The project, which began with early waterproofing work in February 2022 and was completed in October 2024, consistently maintained SPA's high standards for quality and durability.

Current projects include Multiplex's New Sydney Fish Markets, Western Sydney Airport, and John Holland's Sydney Children's Hospital.

For more information contact Sure Projects Australia, phone Sam Fakhri 0405 976 417, email sam@sureprojectsaustralia.com.au, website www.sureprojectsaustralia.com.au



Below Auswide Corp completed intricate scaffolding for Surry Hill's seven-building project, installing 20,000m² of scaffolding.



Auswide Corp has successfully completed intricate scaffolding for the Surry Hill Project, a multi-building development that demanded precision, innovation, and teamwork to ensure a seamless delivery.

The project included seven distinct buildings on a single site, and required a combination of perimeter scaffolding works, crane-assisted loading platforms, and advanced safety measures.

“This wasn’t the largest project we’ve worked on, but it was certainly one of the most intricate. The challenges of material handling, tight site access, and the sheer scale of the work required exceptional planning and execution,” said Michael Cohen of Auswide Corp.

Auswide Corp installed 20,000m² of scaffolding, wrapping each building in perimeter safety chain, shade, and client advertising banners. Stretcher stairs and alloy stair access were strategically placed on all seven buildings, ensuring optimal site safety and accessibility for workers.

Auswide Corp’s retractable loading platforms deployed on the site, played a critical role in streamlining operations on-site, allowing

for materials to be delivered efficiently to each structure via crane, ensuring seamless workflows and significantly reducing downtime.

The project commenced in January 2020 and reached finalisation in April 2024. At peak, Auswide Corp deployed a dedicated crew of 30 skilled workers, reinforcing their reputation as a reliable, EBA-compliant scaffolding provider.

The importance of Auswide’s back-office team in overcoming the project’s complexities was immeasurable. Planning and design work were critical in enabling the site team to execute flawlessly. The collaboration between the back office and on-site leadership along with selecting the right team for the job ensured a smooth operation from start to finish.

With 35 active projects and a strong pipeline extending over the next 18 months, Auswide Corp continues to lead the way in scaffolding solutions across New South Wales.

For more information, contact Auswide Corp, 6.11, 55 Miller Street, Pyrmont, phone 02 8880 1020 or visit www.auswidecorp.com.