

# THE HIGH LIFE

MAIN CONSTRUCTION COMPANY & DEVELOPER : TOGA

ARCHITECT : Stanisc Architects and Architectus

PROJECT VALUE : \$120 million



Highpoint Hurstville is a vibrant masterplanned community combining convenience and lifestyle appeal with its three elevated towers and spectacular district views that can be soaked up from the exclusive vantage of a rooftop sky garden.

At an epicenter of growth, Highpoint Hurstville is a \$120 million residential project comprising 448 luxurious one, two and three bedroom apartments built over a common podium. The three elevated towers - Ruby, Pearl and Emerald - are anchored by striking landscaped gardens and lively retail at the street-level. Perhaps Highpoint Hurstville's most impressive feature is its opulent rooftop Sky Garden with spectacular views to the city and surrounding districts.

TOGA is both the developer and builder of Highpoint Hurstville. The integrated property company specialises in multi-storey residential apartments and mixed-use developments with a nationwide portfolio of successful projects and a strong focus on metropolitan Sydney.

With a committed focus on innovation, TOGA has addressed climbing demand for residential housing and a skilled labour shortage in the construction sector by strategically implementing prefabrication systems at Highpoint Hurstville. All vertical load bearing structural elements were designed in precast including the external façade, lift shafts and internal columns. The bathrooms were prefabricated off-site prior to being lifted into place on site, allowing the internal fit-out works to be fast-tracked. The project followed a 23-month construction program to completion.

TOGA Development & Construction is integrated across five business units comprising: Development, Construction, Design & Technical Services; Sales & Leasing; and Finance. The company has an excellent track record of delivering multi-use residential projects which attract new residents and investors to key areas around Sydney and which capitalise on the existing amenities, as well as encouraging retailers and restaurateurs to invest in the area.

TOGA is the nationally-recognised name behind popular residential and retail hot-spot 'Boheme' in Bondi Beach, the award-winning Jones Bay Wharf rejuvenation in Sydney, the Darwin Waterfront revitalisation and the Adelaide Treasury Building.

For more than 53 years, TOGA has enhanced and refined its award-winning operations and today functions as one of the most

broad-spectrum and experienced property development companies in Australia. From judiciously selecting capable development and project management teams, the design, documentation and delivery phases are expertly managed. To this point, cost and quality control are treated with meticulous attention throughout the end-to-end development cycle.

TOGA also maintains an active and collaborative relationship with the client from first interaction to apartment hand-over and beyond. The company has a lifetime approach to after-sales service as a part of its client relationship management programs.

The TOGA Group of Companies was founded by Ervin Vidor AM in 1963 and today employs more than 2500 team members worldwide. The TOGA team working on the Highpoint Hurstville project comprised a site based team of 22 employees.

TOGA invests heavily in developing its skills, resources and knowledge to excel within the competitive Australian property industry. Well managed communication and collaboration across TOGA's full team of specialist professionals ensures each project meets the expectations inherent in TOGA's brand reputation.

TOGA's portfolio of projects is rapidly growing. The group currently has three other major projects under construction across Sydney; Macquarie Green, a 164-dwelling apartment and townhouse development in North Ryde, The Chatswood, a 156-apartment development in Sydney's Lower North Shore and Harbourfront Balmain, a 121-apartment development on 150 metres of prestige waterfrontage. TOGA is also set to commence construction on One Twenty Macquarie later this year. At 23-storeys, One Twenty Macquarie is on-track to be Macquarie Park's tallest tower when it completes in 2018. In the next three to five years, TOGA has a pipeline of 5,000 apartments expected to hit the market in locations including: Kingsford, Kensington, Five Dock and Frenchs Forest.

For more information contact TOGA, Level 5, 45 Jones Street, Ultimo NSW 2007, phone 1300 008 642, email [property@toga.com.au](mailto:property@toga.com.au), website [www.toga.com.au](http://www.toga.com.au)

Below Future Form Group provided formwork for the structure of Highpoint Hurstville.

Below ACE Demolition and Excavation completed extensive demolition, civil and construction activities for Highpoint Hurstville.



**Highpoint is the ultimate master planned community to grace Hurstville, the southern capital of Sydney.** Perfectly positioned, it is the ideal union of vibrant lifestyle and exclusive living. Buyers have the option of a diverse range of luxuriously appointed one, one plus study, two and three bedroom apartments, all with panoramic city, district or garden views.

Future Form Group were responsible for the timely delivery of the formwork component of the structure. Sixty people worked on this project and the works went smoothly for the experienced crew. The only challenge that Future Form Group faced was the coordination of the precast elements and the formwork but professionalism and careful planning overcame any potential problems or time delays.

They are a progressive company who hire over 70 people. Future Form Group have been providing formwork carpentry services and full formwork packages since 2002 across all major project sectors, including commercial, residential, mixed-use and special purpose buildings.

Future Form Group prides themselves on their professionalism and the relationships that they build with their clients. Working closely with the client allows them to develop the most appropriate formwork

solution, including self-climbing, standard formwork, custom formwork and table forms for post-tensioned slabs.

By adopting a professional and proud approach, Future Form Group are highly recommended by past and current clients. They prioritise achieving the required goals in an efficient, cost-effective and innovative manner.

The Liverpool-based company have continued their strong relationship with Toga by working on a residential project named 'The Chatswood'.

An indulgent retreat in Chatswood's vibrant heart, The Chatswood offers homes of infinite simplicity and beauty. The Chatswood comprises a striking mix of one bedroom, one bedroom plus study, two and three bedroom apartments designed by the award-winning architects, Kann Finch.

*For more information contact Future Form Group, Suite 7, Level 3, 26 Castlereagh Street, Liverpool NSW 2170, phone 02 9426 6900, email [azoabi@futureform.net.au](mailto:azoabi@futureform.net.au), website [www.futureform.net.au](http://www.futureform.net.au)*

**ACE Demolition & Excavation (ACE) have serviced the construction industry for more than 17 years and have managed a wide range of projects throughout Sydney.**

The company has built a solid reputation in the industry with proven methods and expertise to undertake a diverse range of projects. Employing around 130 staff, the team has a depth of industry knowledge and cumulative years of experience.

ACE boasts a highly professional and skilled team who look after the company's extensive project portfolio. Their services include asbestos removal, demolition and excavation, vibration free excavation in rock, shoring systems, contaminated waste removal and waste management, site remediation, civil work, piling and underpinning and rock and soil anchors.

With extensive safety, environmental and quality systems, ACE is fully licensed, insured and DEEWR Code Compliant.

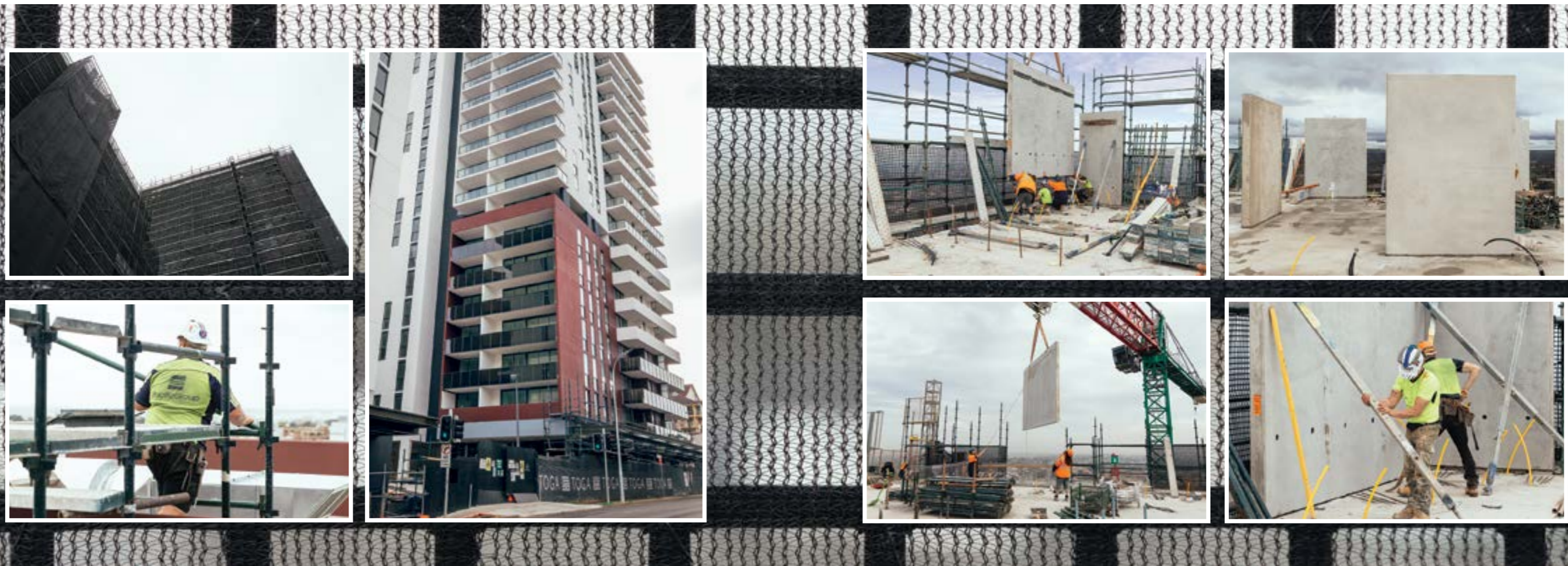
The NSW based company also has affiliations and memberships with industry authorities and organisations and long standing relationships with key builders and developers.

Twenty five staff were a part of the works completed for the Highpoint Hurstville project. Their works included demolition of buildings, underground tank removal, remediation of site, the removal of 45,000m<sup>3</sup> of material, excavation for a 3-level underground basement, design and construction of a shoring system, Shotcrete, capping carpark beams and rock anchors and 1800m of bored piers and 400m of foundation piers.

ACE are currently working on numerous major projects throughout Sydney for a number of the industries major builders and developers.



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With a management structure with excess of 20 years' experience in the construction and industrial sectors, Pacific Group has capitalised on inquiries from their existing and new clientele in regards to innovative design and construction solutions.

The Pacific Group Hoardings and Scaffold came together 15 years ago to provide collaborative service to the construction industry. Their extensive portfolio includes Scaffolding, A and B Class hoarding, Façade retention, Construction services, Traffic management systems, OH&S and Engineering.

The family-based company worked closely with the developers on the Highpoint Hurstville project to provide over 26000m<sup>2</sup> worth of scaffolding and hoarding solutions on the residential project. Ten employees worked together on this project, with no challenges presenting themselves. Current projects for the Pacific Group include the Broadway Shopping Centre and the Narellan Town Centre.

For more information contact Pacific Group Pty Ltd, PO Box 7, Seven Hills NSW 1730, phone 02 9912 5700, fax 02 9912 5707, email admin@pacificgrp.com.au, website www.pacifichoardings.com.au



Established six years ago, Vision Precast offers a team of experts with a combined experience of over 100 years in the production of precast concrete elements including panels, columns and barriers.

Their highly skilled personnel can produce any design that is required. Operating from their state of the art manufacturing and storage facility, Vision Precast have grown quickly to become a precast supplier to some of the largest projects in New South Wales and Victoria.

Vision Precast's involvement with Toga's Highpoint Hurstville Apartments was initially limited to supply approximately 360 precast blade walls from their precast manufacturing facility.

However in the early stages of the structure of the four apartment towers, it became apparent that the construction system for all of the rest of the structure's vertical elements was going to be needed to be changed to precast.

The original proposed system may have been appropriate for a project of staged towers, but for the construction of four towers,

to meet Toga's construction program, it was clear that the original proposed system was going to result in time and cost blow-outs.

Vision Precast worked quickly to convert the rest of the structure's vertical elements to precast. The result was an approximate quadrupling of Vision Precast's original precast contracts quantities, amounting to just under 14,000m<sup>2</sup>.

The result was that the construction of the four towers' structures was able to proceed at a much faster pace, resulting in cost savings associated with the on-site preliminaries, financing costs and cost savings passed on to Toga by their other subcontractors on the project.

Vision Precast is proud of its involvement in the success of this project and other significant structures across New South Wales and Victoria.

For more information contact Vision Precast, 18 Jones Road, Brooklyn VIC 3012, mobile 0416 212 402, email joe@visionprecast.com, website www.visionprecast.com

Below Waste Audit and Analytics provided the waste management plan for Highpoint Hurstville.



**Waste Audit and Analytics was established in 1992 and from its inception has been one of the leading consultancies specialising in the development and implementation of waste management strategies for a broad range of industry and commercial sectors.** From being the first company to develop techniques for conducting waste audits through to developing and implementing waste management programs, Waste Audit and Analytics has led the way in innovation in waste management.

Their key to success is in having staff with a diverse range of skills and knowledge of the waste management industry – including legislation, technology and sustainable programs. This means that for all clients, be it a development requiring Development Approval through to commercial businesses with operations across Australia, they analyse real and potential waste streams to determine what will be generated and how much.

For the Highpoint Hurstville project, the approach for developing the Waste Management Plan was similar to other projects that they have worked on. From analysing the tenant type and sizes for each of them, they were then able to calculate the estimated waste and recycling streams. This then provided a solid point from which to both

develop an operational waste management plan as well as validating architects drawings in regards to the location and size of waste management infrastructure.

With offices in Melbourne and Sydney and eight staff, Waste Audit and Analytics are in a strong position to service the construction industry. Apart from developing Operational and Construction/Demolition Waste Management Plans, they have recently been commissioned by the City of Sydney to develop a sustainable waste management strategy for all of their offices and other buildings such as libraries and community health centres. They are also working with NSW EPA on their “Bin Trim” program which will help to audit 500 business and develop actions plans for them to improve waste management.

**For more information contact Waste Audit and Analytics,** Level 21/133 Castlereagh Street, Sydney NSW 2000, phone 02 9199 4521, email [info@wasteaudit.com.au](mailto:info@wasteaudit.com.au), website [www.wasteaudit.com.au](http://www.wasteaudit.com.au)