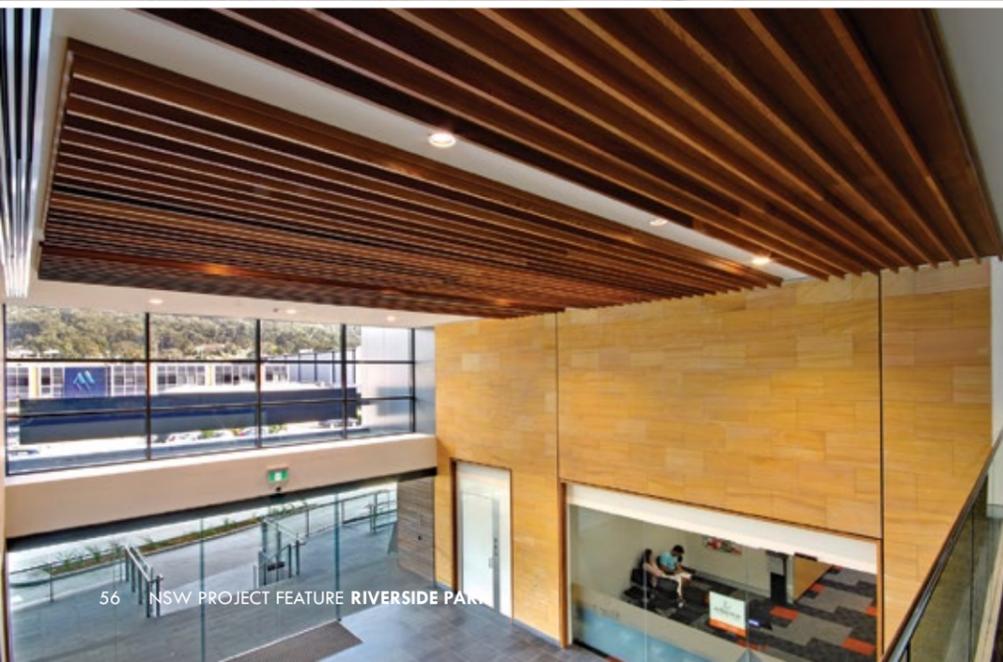


CHANGING FACE

Riverside Park is located on 100,000m² and offers businesses the opportunity to position themselves in a corporate setting, with exposure and access to the major arterial road of the Central Coast.



DEVELOPER : Gibbens Group
OFFICE TOWER PROJECT END VALUE : \$25 Million
COMPLETION : August 2013
BUILDER: Taylor Construction Group Pty Ltd



56 NSW PROJECT FEATURE RIVERSIDE PARK



With construction well under way and substantial tenancies already taken, the Riverside Park development is set to change the face of West Gosford. Focused on becoming the Central Coast's premier business park, owner/developers the Gibbens Group recognised the potential of what had been largely an underdeveloped area, especially considering its proximity to major highways and transport options.

Gibbens Director Matthew Gibbens said Riverside Park was further proof of the group's commitment to investments in the West Gosford area. "The total Riverside Park site area is over 100,000sqm and will continue to be developed over the next two years," he said.

"By identifying the trends and shifts in various industries, it was our vision to meet the commercial market requirements for the future.

"Throughout Sydney, business park locations are becoming increasingly favourable, so we recognised the opportunity for a prestigious business park servicing the southern region of the Central Coast.

"Through its blending of business and commercial aspects, Riverside Park will offer businesses the opportunity to locate themselves in a corporate setting with exposure to the major arterial road of the Central Coast, close to the freeway and the CBD of Gosford."

One of the first developments of Riverside Park, The Office Tower sets the tone for the rest of the development with its style and ingenuity. This four storey Office Tower is approximately 6300sqm features a two storey open foyer, two lifts, a balcony on the eastern side of the top floor, a restaurant and basement car parking.

This building has been designed for optimum light and energy efficiency and has a four and half star NABER rating, the only building on the Central Coast to have this.

"Basically it means businesses' operating costs will continue to be reduced well into the future," Matthew said.

"Developed as part of the Ministerial Council on Energy's energy efficiency initiatives, the NSW Department of Environment, Climate Change and Water have developed and continue to manage the NABERS rating methodology in conjunction with industry representatives.

"Improvements in NABERS ratings directly correlate with decreases in greenhouse gas emissions."

The fact that this Office Tower represents the ultimate in quality was clearly recognised through the commitment by the Federal Government to help fund the Reliance GP Super Clinic.

The Super Clinic boasts 33 treatment rooms capable of housing 14 doctors and approximately 30 other medical professionals in a 1,815sqm floor space working as a team to provide the best possible medical assistance for patients.

While Riverside Park possesses a wealth of notable businesses taking up tenancies, one of its most notable is national business Masters Home Improvements.

"This state of the art home improvement centre will total a whopping 13,500sqm under roof with a customary trade centre and nursery.

"Through this company's history we can clearly see they have set the bar astronomically high with polished concrete floors, air-conditioning and ceilings throughout. Making the D.I.Y. shopping experience most enjoyable for both men and women and far surpassing any of the competition."

Another example of how the Gibbens Group continues to lead the way in development ingenuity is the inclusion of a Bulky Goods District within Riverside Park.

It follows the group's clear vision and remains fully flexible to accommodate a range of retailers selling quality furniture, white goods, electrical equipment and lighting, along with a baby mega store, pet retailer and sporting goods store.

"This leaves this area open to a very wide range of well known retailers who want to tap into the growing West Gosford market and can see the potential of Riverside Park.

"The Gibbens Group is also pleased that in the not so distant future, locals can look forward to a state of the art, hi-tech facility boasting 80,000sqm through the Lisarow Hi-Tech Park.

"We will continue to develop land right through to 2015 with exciting tenancies catering to all business needs throughout Riverside.

"At Gibbens we are committed to this region and making Riverside Park a development that sets standards for years to come."

For more information contact the Gibbens Group, phone 02 4336 2343, fax 02 4324 5278, email riverside_enquiry@gibbens.com.au



COMMITTED TO EXCELLENCE

With a diverse portfolio of projects ranging from retail to commercial and even through to high rise housing and leisure, Australian based firm Leffler Simes Architects continues to lead the way in design.

It is this substantial contribution to Australasia's built environment and design excellence that has seen the Leffler Simes team maintain long standing relationships with a diverse range of Australian and international clients, including Harvey Norman and IKEA.

Leffler Simes Managing Director Chris Goodman said the firm was committed to staying at the forefront of international design excellence.

"At Leffler Simes, we understand the importance of creative innovation and design ingenuity and as part of our commitment to creating distinct, user-friendly spaces, we continually look for opportunities to adapt and refine conventional design and the planning processes," he said.

"With our involvement our clients and project builders have won numerous awards for our work, including multiple accolades from the Master Builders Association of Australia.

"The increased demand for our expertise has seen us establish a Melbourne office in 2003 and a Brisbane office in 2010."

This commitment to excellence can clearly be seen in the design of the Masters Home Improvement building, joining the list of national businesses calling Riverside Park in West Gosford home.

Despite dealing with very difficult ground conditions, this building has set the bar exceptionally high in design and is another example of how Leffler Simes can work closely with a client to achieve results even they could not have thought possible otherwise.

"Our extensive work has seen this store incorporate a refreshing contemporary aesthetic which is modern and environmentally sustainable.

"All of the Masters Home Improvement stores have a strong corporate identity using architectural elements which project a confident new offering to Australian consumers.

"Since our foundation in 1968, we have never forgotten that collaboration, integrity and high end customer service are integral to how we approach our work and as part of our commitment to our clients we work hard to ensure that our core values of personal service, creativity and reliability are always upheld and delivered on each project."

For more information contact Leffler Simes Architects, Sydney - 7 Young Street, Neutral Bay, NSW, 2089, phone 02 9909 3344, fax 02 9909 3828, website www.lefflersimes.com.au





ONE STOP SHOP

Tuggerah based company Trehy Ingold Neate is an award winning multi-disciplinary firm consisting of a team of surveyors, town planners and civil designers.

Director Michael Neate said the firm offered a wide range of multi-disciplinary capabilities and is based on a proven platform of experience and expertise enabling a one stop shop approach to land development.

“Principals Robert Polson, Kellie Hassab and I are supported by a highly qualified team consisting of survey, engineering design, planning, drafting and administration staff that provides our clients with a comprehensive project management style,” he said.

Showcasing its professionalism, the practice is an integral part of premier business park development Riverside Park.

“We were involved in the initial detail site survey, as well as the preparation and facilitation of many development applications, which included, the initial Community Title subdivision application, subsequent boundary adjustments and strata subdivision applications. Trehy Ingold Neate was then a key component in all aspects of the construction phase of each stage of the Riverside development from the civil work, to the office tower and the dedicated building for Masters”.

For more information contact Trehy Ingold Neate, Tuggerah Business Park, Unit 4, 5 Colony Close, Tuggerah, NSW 2259, phone 02 4351 2233, website www.tinsurvey.com.au



WASTE MANAGEMENT SPECIALISTS

On construction sites where the level of surplus is high, a skip bin can often be what keeps it safe and clean.

With an overall site of 100,000sqm, the Riverside Park project definitely benefited from the services of Economy Waste Group providing skip bin hire throughout the whole project. Economy Waste Group have been operating on the Central Coast since 1990 providing skip bins for short and long term hire to a varied range of industries and applications.

Company Director Sam Calleija said the group’s extensive range of trucks and bin capacities cater to all industry requirements and individual project specifications.

“Our ability to cater to large projects, knowledge and expertise within the industry, and high priority customer services is always of benefit as was seen at Riverside Park,” he said.

“Understanding that our clients are our most valuable asset, we continually strive to improve the waste removal process and in this instance craneable bins were supplied to provide a smooth flowing system while other sized skip bins were also supplied.”

For more information contact Economy Waste Group, 3 Bowen Crescent, West Gosford, NSW 2250, phone 02 4325 1800, fax 02 4322 4768, website www.economywaste.com.au



HIGH PERFORMERS

No business understands the value of evolving in the modern market as much as Henry and Hymas. In business for over 25 years, the company began by specialising in projects designed as tilt up concrete panel projects.

Over the years it has grown to become general structural and civil consultants capable of designing and delivering projects in all sectors of the economy including retail, commercial, residential, aged care, educational, health and medical, industrial, subdivision development and water infrastructure.

Since forming, Henry and Hymas have acted on many thousands of projects, individually valued between \$500K and excess of \$100M. This work has been carried out in every state of Australia; while in addition, commissions have been executed on behalf of Australian based companies for projects in New Zealand, Singapore, Malaysia, Arab Emirates, Iran and Brunei. The Brisbane office was also opened to properly carry the scope of work performed by the company.

With an ongoing contract for the franchise, Henry and Hymas were involved in the development of the Masters Hardware in Riverside Park.

Director Ray Kusturin said on this particular project the company designed and documented all of the structural engineering, civil engineering and tilt up panel shop details.

“The main challenge to overcome on this project was to allow for differential settlement of the foundations between the garden centre and the main trading floor,” he said.

“The suspended garden centre is located in a part of the site with particularly poor foundation material and as a result this part of the building has been designed to be supported on piles bearing on rock while the trading floor has been intended as a ground supported slab on engineered fill over a compressible layer of silty clay.

“The challenges were overcome by designing flexible connections and swing slabs to join the individual parts of the structure.”

It is this flexibility that sees Henry and Hymas working on further Master Hardware Projects at Rouse Hill, Warwick Farm, Taree and Mona Vale as well as aged care projects at Maroubra and Wyong.

“It is the standard of our work combined with the knowledge and experience of our staff that allows us to be working on retail developments at Jordan Springs one day and then a multi-level residential development at Putney or electrical substation at Whinstanes the next.”

For more information contact Henry and Hymas, Level 5, 79 Victoria Ave, Chatswood, NSW 267, phone 02 9417 8400, fax 02 9417 8337, website www.henryandhymas.com.au