

# A FINER WAY OF LIFE

**DEVELOPER :** Country Garden Australia  
**MAIN CONSTRUCTION COMPANY :** Watpac Construction  
**ARCHITECT :** Bates Smart  
**CONSTRUCTION VALUE :** \$500 million

The \$500 million Ryde Garden development is a 830 one, two and three-bedroom residential apartment village across three towers. Situated close to public transport, the project encompasses a central 2,000m<sup>2</sup> community park, rooftop gardens, a child care centre, and a 4 Star Green Star Design rating.

**Recently bringing Stage 1 of the \$500 million Ryde Garden development to settlement stage, Country Garden Australia's relatively recent foray into the Australian property sector has already made a significant impact.**

Commencing in 2013 and acquiring the Ryde Garden site in 2014, it has been a fast paced and prosperous journey. According to CEO Dr Guotao Hu, "in undertaking such a sizable contract, Country Garden Australia was given the opportunity to settle 830 residential apartments and 1,200m<sup>2</sup> of commercial space together."

The Ryde Garden project features three towers of 13, 23 and 27-storeys to accommodate their 830 apartments and is visually stunning in its layered façade, public park and roof top garden. It includes a communal pool, retail space, gymnasium, a 4 Star Green Star Design rating, as well as beautifully appointed landscaped surrounds for the use of the local community.

For Country Garden Australia, this substantial development involved the development of a masterplan and liaising with their builder Watpac and architect Bates Smart. From site acquisition right through to interior fitout and landscaping, Country Garden Australia managed all aspects of Ryde Garden's project delivery. As Mr Hu details, "with Watpac and Bates Smart, we were able to take advantage of time saving options in construction, using precast panels and a precast toilet and laundry."

Country Garden Australia are committed to creating residential communities that feel like home. Offering nothing short of premium lifestyles, they have a niche market in specialising in residential developments only. With such a focused speciality, Country Garden Australia's market knowledge is top level and their portfolio to date covers house and land to world class mixed use residential apartment towers. Not only master planning their projects but managing them from start to finish, Country Garden Australia engages

leading exterior architects, interior and landscape architects, builders and engineers to ensure only the very best in quality.

To view any one of their projects is to see a clever interplay of modern amenities with communal green spaces and general living areas of design exception. Appealing to first home buyers, families, downsizers and investors, the Country Garden Australia stamp on residential quality includes longevity in design and construction.

With offices in Sydney and now in Melbourne since 2017, Country Garden Australia's team of 71 employees, have brought to Australia a relationship with their parent company founded in China in 1992.

A company with a strong global presence, it has delivered a wide range of projects in more than 300 cities around the world with more than 1,500 projects currently under construction. The company is ranked in the Forbes Global 500 list, listed in the Fortune 500 list and employs over 150,000 people.

Perhaps at odds with this is the simplicity of the Country Garden Australia's work ethic. In overview they want to contribute developments which better society and benefit people. Wanting nothing short of creating 5 Star living, Country Garden Australia

believes it is their social responsibility to make the future prosperous.

One result of this philosophy is a dedicated investment into local communities through participation in charity events and the development of multi-cultural integration programmes. Country Garden in China has been successfully supporting individuals, families and communities in areas of skills, wealth and personal happiness since 1997.

They are committed to helping people live a life free of poverty and show this by providing education and career opportunities for people in need. Strong believers in the vibrancy of cultural diversity, they are proudly involved in bridging the gap between Chinese and Australian arts and culture and communicate broadly with many multi-cultural organisations.

Other upcoming projects by Country Garden Australia include the large, master-planned community Windermere, a 363 hectare greenfield project providing more than 4,000 homes south west of Melbourne ([mywindermere.com.au](http://mywindermere.com.au)).

**For more information contact Country Garden Australia**, Suite C, Level 16, 2 Park Street, Sydney NSW 2000, phone 02 9283 8388, website [www.countrygarden.com.au](http://www.countrygarden.com.au)





**Below** Cundall worked to create a design that integrated energy efficient, cost effective solutions for long term sustainability.

**Below** Dynamite Electrical Pty Ltd provided comprehensive electric, security and communication needs for the development.



**International multi-disciplinary consultancy Cundall’s involvement in Ryde Garden, Sydney has seen the committed team deliver engineering and sustainable solutions from master planning to final construction.**

Cundall created a design that integrated energy efficient, cost effective solutions and long term sustainability to the three tower multi-use development. First appointed in 2013 by property developer Country Garden and then by Watpac as part of their Design and Construct contract, Cundall were involved in all stages of the project’s design.

“We were delighted to work on this project from concept stage all the way through to completion,” explained David Clark, Director. “This large residential project has been a great experience for our Sydney team and the finished product is looking great.”

Cundall utilised their CFD expertise to analyse the carpark ventilation and minimised the ductwork requirements for all three levels to effect significant cost savings. “Cundall combined our CFD expertise that our ESD consultants use on a daily basis to add value to the building services design,” David explained.

Cundall also acted as Green Star Consultants with the project aiming for a 4 Star Green Star rating, working with the whole project to guide, collate and manage the submission.

Cundall established over 40 years ago in the UK and they now operate globally from more than 20 locations, with over 800 staff globally. In Australia for 15 years, they hold offices in Adelaide, Melbourne, Sydney, Perth and Brisbane. Their services include building services engineering (electrical, mechanical, hydraulics and fire), sustainable design and acoustics with 2018 seeing the launch of their fire engineering service.

Other projects by Cundall in Australia and beyond, include Royal Adelaide Hospital, Liv Apartments by DHA, 480 Queen Street in Brisbane and Exercise and Sports Science Building for Deakin University. Globally, Cundall is delivering projects such as Hong Kong Children’s Hospital, Xixian Orange Sky Mall, American University of Sharjah, intu Watford retail Mall, and a number of innovative low energy data centres.

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**For the new residential development Ryde Garden, Dynamite Electrical Pty Ltd completed the design and construct for the electric, security and communication systems.**

The projects 830 apartments, leisure and retail spaces provided an interesting challenge to Dynamite Electrical Pty Ltd to provide each space with appropriate electric, security and communication needs.

Dynamite Electrical Pty Ltd provided a comprehensive electrical infrastructure installation, including main switchboard and distribution boards. The systems needed to adequately support a range of needs including architectural and public domain lighting, emergency and exit lighting as well as general lighting and power.

For security and communication needs, Dynamite Electrical Pty Ltd provided Access Control and CCTV Systems used throughout the development, and installed Master Antenna Television Systems and NBN infrastructure.

“The project demanded a complete 6 Star electrical installation which Dynamite Electrical Pty Ltd began from the time of excavation onwards,” explained Director, Theo Theodoru. “These systems

needed to be a 6 Star rating to compete with the project’s expectations of standard. With longstanding expertise in a range of communication systems Dynamite Electrical Pty Ltd were not challenged.”

Family owned, Dynamite Electrical Pty Ltd have over 20 years of experience as an electrical contractor specialising in electrical, security and communications systems from to medium to large residential and commercial projects. They have an impressive client base and a reputation of taking care of stakeholders and exceeding expectations.

Their work portfolio includes Macquarie Park Village, Redfern housing, Rhodes Waterside and Shore Discovery Point.

***For more information contact Dynamite Electrical Pty Ltd***, 900 Botany Road, Mascot NSW 2020, phone 02 9669 3311, fax 02 9693 1199, email [theo@dynamitegroup.com.au](mailto:theo@dynamitegroup.com.au)



**Below** VO Metal Engineering supplied and installed glass and aluminium balustrades, wind screens, fence, structural steel and all other metalwork products for Ryde Garden.

**Below** Sydney Security Services installed surveillance cameras and CCTV monitoring systems across the site.



Leaders in high quality construction services to builders, architects and homeowners, VO Metal Engineering supplied the glass, aluminium, structural steel and all other metalwork to the project. VO Metal Engineering worked inside and out, completing the balustrades, wind screens, fences, and other architectural metalwork across the project's 830 apartments distributed across three towers.

“Our clients were happy with the quality of the product and the hard work that our dedicated project team put into this project,” said Director, Owen Wang.

The project consisted of two different types of balustrade to the apartments, the first was a traditional aluminium and glass handrail system and the other was a glass cantilevered design with a top rail. VO Metal Engineering's inhouse engineers developed the detail to accommodate the loading requirements for a building that isn't protected from the wind. For apartment balconies, interior handrails and staircases, VO Metal Engineering used their glass and stainless steel option, for their modern look, durability and safety features.

The company's façade wind screen at Ryde Garden used a toughened laminated glazing offering protection from the wind in locations such

as the roof top garden. Their metalwork to the 830 capacity basement carpark included storage cages. Made of a heavy duty material, these storage cages are long lasting, secure and durable.

Formerly trading as VO Homes Construction Pty Ltd, VO Metal Engineering are a privately owned company with over eight years experience. Specialising in all metalwork, glazing and structural steel projects, they offer clients one contractor to work across the board, from design to procurement of materials, to project management, delivery and installation.

Well established as experts in health and safety, as well as quality control issues, VO Metal Engineering regularly test and monitor their projects to keep them defect free. They exercise stringent Workplace Health and Safety rules to keep the team and visitors safe. They believe in recycling, energy saving, water conservation and value a commitment to environmental awareness.

*For more information contact VO Metal Engineering, 50-58 Wentworth Street, Clyde NSW 2142, phone 02 8897 4027, fax 02 8076 3588, email tenders@vohc.com.au, website www.vohc.com.au*

Supplying both physical security and electronic surveillance, Sydney Security Services added a layer of intense scrutiny to the three apartment towers of 13, 23 and 27-storeys. With the project including a public park, rooftop garden, communal pool, retail space and gymnasium, it's security demands required a tailored design.

To ensure the security of the Ryde Garden premises both day and night, Sydney Security Services installed cameras both inside and outside the towers on all levels, as well as a comprehensive CCTV monitoring systems across the site. This included the installation of the latest technological advancements in surveillance and anti-vandal cameras, recordings, remote web viewing and low risk onsite manpower security.

The supply of a personal security guard, provided support to the digital surveillance.

The Ryde Garden site is quite large, comprising not only buildings but large landscaped areas, however, no threat proved too great and despite the high exposure risks open to Ryde Garden during construction, security ran according to a planned, well coordinated programme of surveillance.

Sydney Security Services have been operating for over 11 years in Sydney and have worked with both small and large scale residential and commercial projects.

All officers are trained well in advance of their placements and undergo rigorous counter-terrorism awareness. These Sydney Security Services officers have overseen a cross-section of projects from major events to shopping centres, building sites, clubs and pubs. Other forms of surveillance regarding site watch include the use of the latest Mobotix M15 cameras which ensure quality and accurate footage with little sound feedback.

Other projects by Sydney Security Services include a full security package to light railway, Sydney, electronic security packages to the large scale North Rapid Transit (NRT) project and a full security package to BDM Constructions.

*For more information contact Sydney Security Services, PO Box 1226, Green Valley NSW 2168, phone 1300 177 741, fax 02 9728 9377, email operations@sydneysecurity.com.au, website www.sydneysecurity.com.au*