

NSW PROJECT FEATURE

THE LANGSTON EPPING

Cbus Property | Hutchinson Builders



The Langston Epping, New South Wales



DEVELOPER : Cbus Property
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : Architectus
ENGINEERS : WSP and ADG
CONSTRUCTION VALUE : \$220 million

THE HEART OF EPPING

Proudly developed by Cbus Property, The Langston is a new architectural landmark in the growing Sydney suburb of Epping featuring 462 stylish new residences split across three towers on top of a shared podium. The development has been conceived as an integrated community with a surrounding public domain, retail offering and residents' amenity, including a swimming pool and wellness hub.

The Langston also incorporates a Sky Lounge & Dining space on Level 22 of the 24-storey Central tower at the heart of the development, capturing sweeping views towards both the Sydney CBD and Blue Mountains.

With 80% of residences already transacted, The Langston has seen interest from a range of buyers, including young professionals, families and downsizers.

"We think The Langston has wide appeal," said Adrian Pozzo, Chief Executive Officer of Cbus Property. "The train line is a hop, skip and jump away with easy access to the CBD and we have also incorporated co-working spaces in the retail area.

"We also brought the local community with us on the journey, asking them what they would like in terms of public amenity. We see all our projects as a partnership with local communities."

Construction of The Langston was not without challenges. "In particular, COVID was a big challenge and we had some stops and starts due to shutdowns and restrictions," Adrian said. "We worked together with our main contractor Hutchinson Builders to address and overcome every challenge. To deliver such a great project during COVID was a big achievement."

Cbus Property and Hutchinson Builders worked closely together throughout construction. "Our relationship with Hutchies is as good as gold," said Adrian. "We have worked with them before and always had a very collaborative relationship on site."

The Langston is Cbus Property's first project in Epping and is a unique addition to its portfolio of residential developments. "No Cbus Property project is the same," explained Adrian. "In respect to its form, finishes and extras, and the community it creates, every project is different. But there is definitely an evolution. We are continuously enhancing our projects, working out what

else we can offer to buyers. It is how we build our reputation and grow our business."

As industry leaders in the investment and delivery of property developments across the commercial, retail and residential sectors, Cbus Property has built a strong reputation and brand name that attract potential buyers. Its commitment to delivering quality developments is shown by its track record of previous projects, as well as its commitment to after care.

"Our aim is always to get the project right the first time and deliver a quality product that residents will love for years to come," Adrian said. "A lot of our business is built on word of mouth and customers come to us because they know the Cbus Property brand and what we stand for."

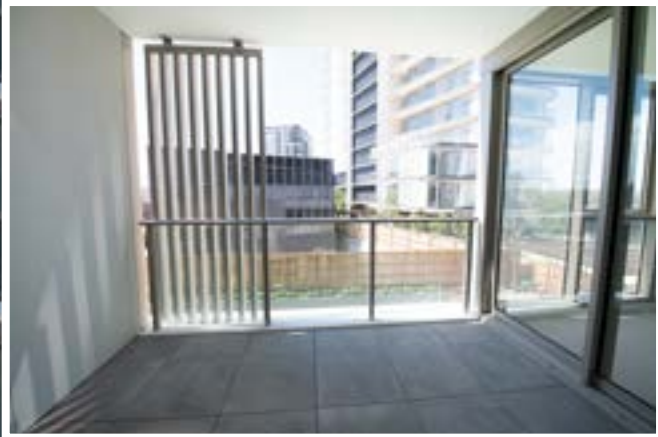
One unique feature of Cbus Property is the fact that it is 100% owned by the \$65 billion Cbus Super fund. This gives Cbus Property the financial backing to deliver major projects and the community focus that comes from having more than 775,000 investors around around Australia as members of the fund.

Cbus Property has an ongoing project pipeline that reflects its commitment to investing in the Australian property and construction industry and creating jobs for Cbus Super fund members. Its portfolio of investments and developments exceeds \$6.0 billion, with a further \$4.5 billion of projects underway.

"We are going full steam ahead in 2022," Adrian said. "We are always in the market looking for the next opportunity and we are excited to see what the future brings."

For more information contact Cbus Property, Level 14, 447 Collins Street, Melbourne VIC 3000, phone 1300 319 890, email reception@cbusproperty.com.au, website www.cbustproperty.com.au

Below MTI Stone tiled 463 units in total along with lobbies and common areas across the project.



Below Winfix Group installed over 23,000m² of aluminium window wall and sliding doors and over 400 privacy screens across the project.

MTI Stone were excited to carry out work for the prestigious Langston Epping project.

The team undertook extensive tiling across all three buildings and detailed works which included tiling to all wet areas (bathrooms, ensuites and laundries), apartment balconies, lobby areas, lift fronts on each level, ground floor common amenities, rooftop terraces, the common space on Level 22 and all external façade for the shop fronts.

“Our many years of experience in the stone and tile industry, as well as our extensive knowledge of materials, has afforded us the skills required to assist with material specifications during the design phase of projects,” said Memo Ibrahim.

“We tiled 463 units in total along with lobbies and common areas. The chosen colour schemes for this project consisted of timeless grey’s, dark greys, and neutral tones,” explained Memo. “We also used large format tiles which were 3000mm x 1000mm porcelain panels in the café area and 2400mm x 1200mm porcelain panels on lift reveals.”

Large format porcelain panels are an increasingly popular choice and are known for their unmatched versatility and impressive visual

appeal. They are a cost effect alternative to marble and can achieve a smoother, more durable finish than rendered walls.

The project ran smoothly, with MTI Stone effectively navigating the challenges that arose from the onset of COVID-19. “COVID has obviously been a major challenge on all construction sites in the past few months; we had to work with limited staff onsite due to the COVID rules and regulations,” Memo said.

Whether it be a commercial high rise building or a luxury home, MTI Stone has a team of qualified professionals who are passionate about selecting the ideal products to achieve an outcome which is both visually aesthetic and functional, whilst remaining within budget constraints.

Following the completion of the Langston Epping project, MTI Stone have been working on the Castle Residence and Hotel, Whitton Lane at Bondi Junction and The Isles at Drummoyne.

For more information contact MTI Stone, 2 Prime Drive, Seven Hills NSW 2147, phone 02 9620 8330, website www.mtistone.com.au

The Langston is a major residential mixed-use development featuring three towers and includes 463 apartments, plus a retail/mixed-use precinct and communal areas.

Winfix Group was engaged to install all aluminium window wall, sliding doors, privacy screens, breezeway louvre galleries and plant room fixed louvres on the Langston Epping.

“For the Langston Epping project, we used a software called, Matrak which tracks the project from manufacturing phase to the install and defect phase of the façade installation,” said Ayden O’Brien, Site Manager at Winfix. “It was mainly used to manage the delivery of product to site as well as track the installation of the façade throughout the project”

Working in a COVID-19 environment proved challenging, for the Winfix project team, requiring careful management of labour resources and overseas material availability. In terms of the quantity of product there is over 23,000m² of aluminium window wall and sliding doors and over 400 privacy screens. There was three towers running concurrently, with one level of façade installed per tower each week.

“The team at Winfix are really proud to have been part of such a great project which is sure to be a great addition to the Epping community,” said Ayden.

Winfix Group have recently carried out work at The Ribbon, at Darling Harbour with Probuild, the Ace Hotel at Surry Hills with Hickory, Blue Lavender Bay with Aqualand, Little National Hotel at Wynyard with Hutchinson Builders, and Sydney Olympic Park with Mirvac.

Winfix have been providing aluminium, glass and façade installation solution since 2005 and specialise in high rise buildings across the Sydney region. They offer a range of services including aluminium windows, sliding doors, window wall, curtain wall, and specialist façades, with a wide selection of installation services that can be customised to suit any preference.

For more information contact Winfix Group, 2/3 Pat Devlin Close, Chipping Norton NSW 2170, phone 0404 701 075, website www.winfix.com.au



Below Brad Pape talks about ICEN and thier role on major construction projects, such as The Langston Epping.



The thing we get asked all the time is, ‘what is ICEN?’

ICEN is an acronym for International Consulting Engineers.

ICEN can mean a few things to a lot of people but what we are about is quality engineering design and construction advice from anywhere anytime. We are not bound by local government and when we say local we mean Australia. ICEN is global.

The thing about us is, first and foremost, it is our enjoyment of people. We genuinely like to interact with clients and understand what is important to them. Our clients understand we have impeccable attention to detail and we never accept the status quo, similarly we do not compromise when it comes to Legislation, Building codes and Australia Standards.

We appreciate there are alternatives to every scenario but there are also minimum DTS and Performance Requirements. Perhaps this is one of the reasons we were invited to join the Langston team.

In terms of The Langston project this has been a standout project for ICEN and we hope that CBUS appreciate our attention to detail.

CBUS are one of the leaders in apartment developments and I am sure that the Langston Apartments will continue to provide safe and comfortable homes for generations to come.

The thing with any development is not only creating a workable design, but ensuring that the design meets current minimum performance requirements and is guaranteed to operate to a set performance requirement going forward. With this project we feel that we have contributed in some way to the future occupants comfort, health, well-being and happiness.

We look forward to seeing future CBUS inspiration and leadership in the Property Sector.

For more information contact ICEN, Suite 2.03, 5 Celebration Drive, Bella Vista NSW 2153, phone (Brad) 0499 997 798, email bap@icengine.com.au, website www.icengine.com.au

Below New Century Group installed Spotted Gum Hardwood timber flooring to the 466 residential units across the three towers.

Below Future Form administered an early strip formwork system to accelerate the construction programme.



Launched in 2006, New Century Group has built a reputation for solving problems and overcoming obstacles to ensure they exceed expectations on every project.

Working on the Langston Epping project saw the team of 25 carry out the installation of 25,000m² of internal flooring and 20,000 lineal metres of skirting, featuring locally sourced Spotted Gum Hardwood throughout the project.

All timber works starting with the installation of timber flooring to the 466 residential units across all three towers. The team then moved on to complete the skirting installation for each of the residential units.

New Century Group also worked on the timber decks, fencing and hardwood timber to the outdoor entertaining areas, as well as the hard landscape package. Part of this process was the development of shop drawings and the fabrication of all the required elements offsite. This allowed production to continue through the lockdown period and reduce the number of staff onsite.

“Apart from some delays on materials due to the impact of COVID-19, the Langston Epping project went very well. Hutchinson’s are always

really great to work with and they made sure the project ran smoothly,” said Willie Cooper, Director of New Century Group.

The Langston Epping project is set to embrace the local community and offers vertical village boasting premium apartments surrounded by a dynamic retail precinct, a buzzing public plaza and beautiful gardens. 1,250 residents will soon call the Langston Epping home.

The team at New Century Group say their values are based on producing honest and quality work. They deliver what they promise, at a fair price and on time. The company is also committed to promoting a sustainable building industry and New Century Group is proud to be a part of Australian Living’s Eco-Challenge. They are currently working on some of Sydney’s most exciting residential and commercial projects.

For more information contact New Century Group, 5/58 Cook Street, Kurnell NSW 2231, phone 02 9668 9657, email info@ncga.com.au, website www.ncga.com.au

Working closely with Hutchinson builders, the team at Future Form spent 12 months onsite at the Langston development, providing the formwork needs for the project. The brief included the formwork install and dismantle; jumpform install, operation and dismantle, plus screen supply, install, operation and dismantle.

The large scale residential development located in Epping consists of four basement levels each with over 5,000m² of horizontal formwork and three towers ranging from 19-29 levels each. Future Form administered an early strip formwork system to accelerate the programme and increase efficiency on the project.

The Langston Epping project was a great success for Future Form and Hutchinson Builders with structure cycles at six days met on all three towers and bettered with five day cycles achieved. The team worked with jumpforms, slab systems, ring lock systems, a mobile crane and concrete pump on the site.

Well established, Future Form is a leading formwork contracting firm in Sydney. They pride themselves on building safety conscious, reliable and driven construction teams that find solutions for their clients and successfully complete the most demanding projects.

At Future Form, optimising the outcome and productivity of every job is their most valued trait, guided by a safety first culture, wise leadership and innovation. Their team consists of qualified trade professionals who are led by highly experienced management teams with combined industry experience of over 120 years.

The team are experienced in all civil construction disciplines such as FRP works including slabs, retaining walls and advanced formwork systems to execute architectural detail elements, high strutting, and the installation of pits.

The team at Future Form are currently working on a range of projects in the Australian Capital Territory and New South Wales including, 88 Walker Street, North Sydney, the Castle Residences in Sydney CBD, the Ivanhoe development in Macquarie Park, Willoughby Chanel 9 with Mirvac, Cranbrook School Rose Bay and the Cambridge Hotel Surry Hills.

For more information contact Future Form, 615 Fifteenth Avenue, Austral NSW 2171, phone 02 8376 6950, email enquiries@futureform.com.au, website www.futureform.com.au

