

## MEDIA RELEASE

26 June 2026

### **TOGA's Surry Hills Village development takes out Urban Taskforce Development of the Year**

Urban Taskforce Australia CEO, Tom Forrest, this evening welcomed the announcement of the Urban Taskforce Australia's 2026 Development of the Year, the Surry Hills Village by TOGA.

The annual Awards night was held at the Sheraton Grand, Hyde Park in front of a packed house of 500 industry leaders.

TOGA Group, as the Head Developer, pulled together the best in our sector to deliver an outstanding result. The Surry Hills Village project was designed by SJB and includes distinct design elements for Wunderlich Lane and The Eve components of the project. The Landscape architecture, so striking in this case, was undertaken by Aspect Studio with Structural and Civil Engineering by WSP and Arup.

Each component comes together to create a village including residential, a hotel with retail and commercial elements, all dealing sympathetically with the significant heritage overlay that has been featured and enhanced by this project.

Surry Hills Village, including Wunderlich Lane and The Eve, is a landmark mixed-use precinct development that redefines urban regeneration in one of Sydney's most creative and connected neighbourhoods.

Delivered across an entire city block, the project combines the adaptive reuse of significant heritage fabric with bold contemporary development to create a destination of metropolitan significance.

A defining point of difference is the project's role in enabling large-scale "meanwhile-use". The commercial success and disciplined delivery of Surry Hills Village underpin TOGA's ability to support sustained meanwhile use across its broader portfolio, delivering tangible social impact alongside strong market outcomes. Through design excellence, placemaking and social leadership, the project sets a new benchmark for mixed-use development in Australia.

The Development Excellence Awards are an evening to celebrate the best of the best in the property sector and TOGA Group is a worthy winner.

The prestigious award was presented by the Secretary of the Department of Planning, Housing and Infrastructure, Kiersten Fishburn to TOGA Group's Tim Green, the Construction Manager who oversaw the project's delivery.

The Jugging Panel comprised Chief Judge, Abbie Galvin, NSW Government Architect; Carolyn Cummins, SMH; David Hoy, Urbis; Peter Poulet Architect; Richard Rigby, RLB; and David Tanevski, KWC Capital Partners.

Recent Urban Taskforce Development Excellence Awards winners include: the Martin Place Station Integrated development by Macquarie Group in 2025; the Ribbon by Pinelake, Darling Harbour 2024; Eighty Eight by JQZ at St Leonards in 2023; Quay Quarter by AMP Capital at Circular Quay in 2022; Crown Resort at Barangaroo in 2021; and the redevelopment of Parramatta Square by Walker in 2020.

*End*

**Please see attached a list of all Category Award Winners**

*The comments and analysis above can be attributed to **Tom Forrest**, CEO, Urban Taskforce.*

Urban Taskforce Australia is a property development industry group, representing Australia's most prominent property developers and equity financiers.



## Development Excellence Awards 2026

**TOGA Group's Surry Hills Village takes out Urban Taskforce Development of the Year**

### **WINNER**

### **Surry Hills Village**

Category: Development of the Year

By TOGA Group

#### **Description**

Surry Hills Village, including Wunderlich Lane and The Eve, is a landmark mixed-use precinct that redefines urban regeneration in one of Sydney's most creative and connected neighbourhoods. Delivered across an entire city block, the project combines the adaptive reuse of significant heritage fabric with bold contemporary development to create a destination of metropolitan significance. The precinct integrates commercial workplaces, residential apartments, a premium hotel, curated retail and dining, wellness uses and a high-quality public realm, anchored by reinstated laneways, plazas and pedestrian connections. This carefully orchestrated mix delivers continuous activation while supporting long-term commercial performance and asset resilience.



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## WINNER

### LIV Albert

Category: Build to Rent Development

By Mirvac

#### Description

LIV Albert is a vibrant new build-to-rent neighbourhood championing diverse renter lifestyles and distinctive Brunswick identity. Through sustainable and innovative solutions, Mirvac navigated significant challenges to transform a disjointed parcel into harmonious urban design, delivering 498 park-side homes and engaging communal spaces. The project features 498 studio, 1, 2 & 3 bedroom apartments as well as a number of communal amenities. Surrounded by 20ha of parkland, LIV Albert is truly one of a kind!



## WINNER

### The Lands by Capella

Category: Adaptive Reuse Development

By Land Group and Built

#### Description

The Lands by Capella transformed Sydney's heritage-listed Department of Lands building into luxury retail, rooftop dining, co-working spaces, and event spaces. The development involved overcoming extensive design and construction challenges due to heritage protection requirements. The development includes a 45m long subterranean tunnel linking to the Capella Hotel Sydney within the Sandstone Precinct. The project features the heritage clocktower and other significant heritage interpretation elements. The project blends restored historic features like cedar joinery and moulded cornices with modern functionality.



## WINNER

### Parkline Place

Category: Commercial Development

By Ivesta

#### Description

Parkline Place is a landmark 39-storey Premium-grade commercial development integrated with Sydney Metro's Gadigal Station, exemplifying outstanding design, sustainability, urban integration and public-private collaboration. Offering 48,880.70qm commercial and retail space. It sets new benchmarks for transport-oriented, connected and sustainable workplaces, with a 6-Star Green Star Design & As-Built V1.3 rating, fully electrified and net-zero in operation.



## WINNER

### The Waterfront

Category: High Rise Development - Regional

By Urban Property Group

#### Description

A landmark development that has redefined Gosford's emergence as a genuine waterfront city. Delivered on a highly constrained site and inherited as a partially completed structure following a previous developer's administration, the project required exceptional commercial discipline, design ingenuity and delivery certainty. Through an integrated developer-builder model, The Waterfront was stabilised, redesigned and delivered ahead of program, transforming a stalled concrete frame into a highly-desirable, market leading residential development. Strong buyer demand resulted in over 90% of apartments selling prior to completion, an 85% owner-occupier mix and full sellout within three months.



## WINNER

### Lumia and Lumia Lux

Category: High Rise Development - Metro

By Sekisui House Australia

#### Description

Lumia and Lumia Lux deliver a successful residential stage within The Orchards masterplan, defined by construction innovation and a targeted product mix. Strong market acceptance reflects the project's alignment with evolving buyer demand and long-term apartment living. A defining feature of the project is the use of prefabricated bathroom pods, improving construction efficiency, build quality and waste reduction across all apartments. At a precinct level, Lumia integrates built form with landscape and infrastructure, guided by a clear masterplanning framework that prioritises walkability, environmental performance and long-term liveability.



## WINNER

### 33 Alfred Street

Category: Heritage Development

By Dexu and Mirvac

#### Description

There is quite simply no commercial building in Sydney like 33 Alfred Street. Sydney's first ever skyscraper completed in 1962 has been transformed into a 31,000sqm Premium-Grade future-fit workplace. An exemplar of adaptive reuse, it showcases commercial design excellence, while preserving architectural legacy and significantly reducing embodied carbon.



## WINNER

### MADE Marrickville

Category: Industrial Development

By TOGA Group

#### Description

MADE Marrickville is a nationally significant vertical industrial and office development that redefines how inner-city employment land can be intensified without compromising functionality or commercial viability. Delivered during a period of unprecedented construction disruption, the project demonstrates strong capital discipline, early market validation and rapid post-completion take-up by owner-occupiers and investors. The development pioneers a replicable, strata-based vertical industrial typology that responds directly to the national shortage of well-located urban industrial space for small businesses and creative industries. It integrates adaptable workspaces with wellness uses, activated ground-floor retail and a new public pedestrian link connecting Sydenham Metro to Harris Farm Markets, enhancing connectivity and community amenity.



## WINNER

### Newmarket Randwick Stage 2

Category: Masterplanned Development

By Cbus Property

#### Description

Newmarket Randwick Stage 2 extends the precinct's transformation into a design-led neighbourhood celebrating heritage and public life. It delivers 154 apartments, townhouses and Torrens terraces by Bates Smart, SJB and Neeson Murcutt + Neille. This multi-architect approach delivers architectural richness within a cohesive urban framework, with building heights transitioning sensitively to surrounding low-scale housing. Stage 2 forms the southern extension of the Newmarket Randwick masterplan, reinforcing a connected neighbourhood structure through new and extended streets, laneways and frontages.



## WINNER

### Abbie's Lane

Category: Mid-Rise Development

By Ceerose

#### Description

Abbie's Lane is a five-level mixed-use residential development located in Annandale, comprising 42 apartments ranging from one to three-bedroom residences, complemented by a ground-floor retail. Positioned between Parramatta Road and McCarthy Lane, the project occupies a critical site within a major urban renewal corridor. Material selection emphasises durability and timelessness, ensuring long-term performance and visual integrity. Abbie's Lane successfully reconciles heritage character with contemporary living, delivering a refined residential environment that contributes positively to an evolving urban fabric.



## WINNER

### 17–31 Cowper Street and 2A–2D Wentworth Park Road

Category: Social/Affordable Development

By Homes NSW

#### Description

Homes NSW has delivered 75 new social homes in Glebe, replacing ageing housing with modern, high-quality and accessible apartments. The development increases supply, meets contemporary tenant needs, and is close to shops and transport. Thoughtful design, landscaping and green roofs improve sustainability, streetscape integration and neighbourhood amenity for local community. Together, these new homes provide safe, comfortable and contemporary housing while reinforcing the character, accessibility and liveability of Glebe.



## WINNER

### Anden

Category: Low-Rise Development

By Central Element

#### Description

A boutique multi-residential development in Coogee, Sydney, combining a restored art deco residence with a contemporary apartment building behind. Fifteen residences are organised around a shared landscaped garden, bringing together heritage retention, coastal living and a strong focus on resident amenity. A boutique residential development in Coogee that demonstrates how to achieve high amenity, strong market performance and meaningful urban contribution through a design-led approach. Anden establishes a refined model for coastal apartment living, balancing heritage, landscape and density while enhancing resident wellbeing and contributing positively to its urban and community context.



## WINNER

### Norwest Quarter Stage 1

Category: Mixed Use Development

By Mulpha

#### Description

Norwest Quarter Stage One is a 181-apartment mixed-use precinct in Sydney's Hills District, is the first stage of a long-term masterplan designed to align with and benefit from the opening of Norwest Metro. The 3.8-hectare site includes over 8,000 square metres of publicly accessible ground plane, 3,500 square metres of retail space, and extensive native landscape. Comprising two residential buildings designed by Smart Design Studio and Bates Smart. In a market defined by rising interest rates and buyer hesitation around apartment living, Norwest Quarter demonstrates that architectural ambition, environmental performance and commercial success can be mutually reinforcing outcomes.



## WINNER

### Sydney Outlet Village

Category: Retail Development

By Gazcorp

#### Description

Sydney Outlet Village's Stage Two open-air precinct draws its architectural identity from the warmth and character of the Australian country town, weaving together heritage brick facades, ornate mouldings, shaded verandahs, and richly landscaped spaces into an environment that feels both deeply familiar and quietly nostalgic. Delivering a \$100 million open-air luxury precinct on time, on budget, and in a live trading environment with no negative impact on existing tenants. Innovation is embedded across every domain. From Gazcorp's pioneering in-house construction model and 3D-printed architectural elements to a 1MW solar system achieving carbon-net neutral operations.



## WINNER

### Hyegrove Willoughby

Category: Seniors Living Development

By Hyecorp

#### Description

Located in the "Heart of Willoughby" precinct, Hyegrove represents a new standard of luxury retirement living with 111 luxury retirement living apartments, world class amenities and services, HyeCare Home Care to residents with RN's on site 24/7 and adjoining HyeCare Aged Care Suites. Hyegrove will have net zero sustainability by 2030 and has set new benchmarks for seniors living and achieved record pricing. Residents were able to fully customise their apartments and enjoy an integrated care model enabling them to live independently with the flexibility to change their care as they need.



## HIGHLY COMMENDED

### Lang Walker AO Medical Research Building - Macarthur

Category: Philanthropic

By Walker Corporation and Western Sydney University

#### Description

A \$55 million landmark facility integrating clinical care, research and education in South West Sydney. It brings together leading health and academic partners to accelerate research, improve patient outcomes and expand access to world-class healthcare in a growing region. Purpose-built to support translational research, the facility brings together clinicians, researchers and educators within a single, connected environment, accelerating the pathway from discovery to patient care. It directly responds to the region's most pressing health challenges, including diabetes and obesity, mental health, child health and wellbeing, Indigenous health and addiction medicine.



## HIGHLY COMMENDED

### Habilis Summer Hill

Category: Affordable

By Habilis and Arissa Property Group

#### Description

The project is a former industrial site in Summer Hill providing a secure, community-oriented environment of a 20-unit facility providing stable long-term housing for chronically homeless people living with mental illness. The secure, caretaker-monitored environment supports residents in building independence, aligning the interests of funders, residents and care providers. Habilis embodies sustainability through adaptive re-use, energy efficiency and landscape regeneration. The project repurposes a former furniture factory, significantly reducing construction waste and embodied carbon. Existing materials, including salvaged corrugated iron, minimise resource consumption.



## HIGHLY COMMENDED

### Ascent on Bourke

Category: Industrial

By Charter Hall

#### Description

Ascent on Bourke is a highly innovative, state-of-the-art warehouse and logistics facility, representing Sydney's premier inner-city, large-scale, multi-level industrial development. The development sets new benchmarks for industrial workplace design by combining large-scale efficiency with premium, wellbeing-led amenities such as a substantial rooftop terrace supporting employee engagement and productivity. The three levels of high-clearance warehousing and generous office workplaces optimise natural daylight and offer highly productive spaces that prioritise staff wellness.

