



# THE HEIGHT OF MODERN LIVING

**DEVELOPER :** Goal Property Group  
**MAIN CONSTRUCTION COMPANY :** Hacer Group Pty Ltd  
**ARCHITECT :** Bruce Henderson Architects Pty Ltd  
**STRUCTURAL ENGINEER :** 4D Workshop  
**PROJECT VALUE :** \$30 million

This \$30M project is comprised of 82 sophisticated and stylish apartments with open-plan living all set within a striking, sculptural façade over 14-levels with extensive sustainability features and a spacious resident terrace featuring an outdoor dining area and interconnected lounge and media room.

**Located on the highest point in St Kilda, the Ascent Apartments offers uninterrupted views, coupled with stylish interiors and a quality lifestyle that comes with living in this piece of Melbourne.**

Ascent was designed by leading architectural firm Bruce Henderson Architects and features 82 one bedroom and two bedroom apartments of various sizes over 14-levels.

Inside Ascent's striking sculptural façade, its designer apartments feature sophisticated open-plan living and are bathed in natural light. Two levels of residential basement parking are also available as are common facilities for residents at the building's ground level. These facilities incorporate an internal lounge space (featuring state-of-the-art AV facilities) and a landscaped external courtyard area with bespoke-designed fixed and loose external seating, and cooking facilities.

"The building resides on a small site between The Manse, a mid Victorian heritage residence at 42 Barkly Street, and the St Kilda Road frontage," explains Goal Property Group's Managing Director, Daniel Birner.

"Architecturally the building presents as a tripartite vertical division (reflecting the proportions expressed on the front façade of the heritage building) over a dynamic sculpturally-expressed podium form."

While from an architectural point of view incorporating a high tower onto a constrained site adjacent to a low-scale heritage building was always going to be a challenge, the result has been a high degree of amenity.

The smaller nature of the site and relatively small floor plate for a tower of Ascent's scale, enabled the apartments on each level to achieve excellent exposure to natural light and ventilation in all rooms.

Performance-rated double-glazing has been used on the building's north façade, which is complemented by the solid projecting balconies, which passively shade the building. Smaller glazed openings on the east and west protect against the summer heat from low-angle eastern and western sun.

Thermally-massive materials are incorporated throughout the building as insulation-to-wall assemblies, resulting in excellent passive and active energy performance. Rainwater is captured from all roof areas for re-use in the building, while stormwater drainage from the balconies is treated through a rain garden, forming part of the public space at ground level.

Providing a dramatic, yet sympathetic backdrop to the existing heritage building when viewed from Barkly Street, the Ascent development acts as a transition between surrounding buildings on St Kilda Road.

"A major driver of the design has been the deliberate decision to set the building back considerably from the northern boundary," explains Daniel. "This further exposes the visual link to the heritage building from St Kilda Road (bringing it into the streetscape) but also creates an east-west promenade linking St Kilda Road and Barkly Street."

"This actively incorporates the heritage building into the design concept by the creation of a 'precinct' involving the two buildings being linked by open public space."

Goal Property Group is a progressive development company that partners with leading planners, architects and builders, to ensure that its projects are among the very best. "We are extremely proud of our Ascent development and attribute the smooth build and quality finishes to the professionalism and craftsmanship of the builders, Hacer who worked in collaboration with the project architect, Bruce Henderson," adds Daniel.

Goal Property Group is currently marketing the Parkside development site in Essendon's Keilor Road. Conveniently located opposite a parkland, the development comprises 67 apartments and two group floor retail outlets.

Although in the final stages of its marketing and sales campaign, a mix of one and two bedroom apartments remain for sale, as does one of the retail spaces. The on site display suite is open from 2-3pm on Saturday and Sunday or by appointment. Further information can be found at [www.parksideessendon.com.au](http://www.parksideessendon.com.au).

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## PRECAST POWER

Having been installing precast panels since 2011, Force Precast Australia has already gained a solid reputation within the building industry, working on a number of significant projects across Melbourne.

“We are experts in our field, our clients tell us that we take the pressure away as we do the complete installation package including welding, grouting, patching and caulking,” says Force Precast Australia Director Shane Mitchell. This expertise saw Force Precast Australia work directly for building company Hacer on the Ascent Apartments project, undertaking the complete precast panel installation.

“Obviously Ascent Apartments is an architecturally designed building, we were quite pleased with the final product,” says Shane. “For us it was a really good project. It expanded our skills as far as the way we had to install the panels.” The panels themselves were secured on specially designed brackets; this suspended the precast so that the concrete slab could be poured to incorporate them, requiring a different method for installation.

“As a result of taking on more complicated installation processes and achieving really good results, we were able to not only improve our knowledge base, but developed stronger Quality Management and ITP processes,” adds Shane. “This provides clients greater confidence when contracting Force for installation of precast.”

Originally, Force Precast Australia started out installing panels for smaller builders, before moving on to larger projects. “We now primarily focus on high rise, tower-crane buildings. Of course, we are not limited to this type of building, we also do small, medium and large buildings,” explains Shane. “We pride ourselves on good communication and exceeding our clients’ expectations throughout the job.”

Force Precast Australia is about to commence works on the 22-storey apartment complex Royal Como in South Yarra for Hacer and is currently working on the Ikebana residential building in West Melbourne for I&D Group. They have also been contracted by ADCO Constructions for the Greensborough Regional Aquatic Centre (Watermarc).

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## A MARKET LEADER

Offering the widest selection of timber doors, commercial timber doors, metal frame, steel frames and partition doors in Melbourne, Access Industries has become a market leader in door manufacturing. Established in 1992, the company is committed to delivering quality products that are competitively priced, while providing excellent service.

In working on the Ascent Apartments development, Access Industries supplied all the doors to the apartment entries, stairwell and lobby. The company provided service doors and fire doors as well as metal door frames. “We had to breakdown the door schedule, submit shop drawings and work closely with site managers to establish the required outcome on the project,” says Project Manager Paul Dallinger.

In addition to Paul, involved in the project was Access Industries’ Estimator, Sales Manager as well as seven factory staff. Understanding that one size doesn’t necessarily fit all, Access Industries operates its own factory and employs highly-skilled staff, and ensures that every job is purpose built to a customer’s needs. Additionally, it provides an on-time delivery service.

Access Industries is also PEFC (Programme for the Endorsement of Forest Certification) and FSC (Forest Stewardship Council) Certified. Given their extensive selection and ability to manufacture doors to suit requirements, it’s no surprise that Access Industries is being kept busy with a number of projects across Melbourne. “We are currently working on Victoria One Apartments, Aspect Apartments, Gardenhill Apartments, Jaques Apartments and Rialto Towers,” adds Paul.

The company previously worked on the Marne Street Apartments, Her Majesty’s Apartments and Living Carlton Stage 4.

Paul adds that Access Industries’ role on the Ascent Apartments saw the company build upon its connection with Hacer Group and sub-contractors. “Through the duration and completion of this project, we were able to reinforce our relationship with Hacer Group and build new relationships with sub-contractors,” he says.

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