



TOWER OF POWER

The Carlson is a high-end residential tower comprising of 149 modernised apartments and reaches 34-storeys high. Level 19 incorporates a communal area with a north-facing terrace including landscaping, barbecues and seating.

Hutchinson Builders has brought its extensive experience in building and construction to The Carlson apartments in La Trobe Street, Melbourne.

Established in 1912, Hutchinson Builders was awarded the design and construct contract for the residential apartment building, adding to its impressive portfolio that includes projects in the commercial and residential high rise, mining and resources industry infrastructure, sporting, health, education, retail, tourism and Government fields.

Standing at 34-storeys high, the \$32 million The Carlson has 149 residential apartments, along with a commercial tenancy on the ground floor for a café that will operate seven days per week for food and coffee.

As the design and construct company on the project, Hutchinson Builders was able to value manage specific areas during the build, delivering high quality products in a cost effective manner. These included using conventional reinforced concrete slabs for flooring, rather than post tensioned floor slabs. This eliminated the need for an additional subcontractor on the project and reduced construction time.

Precast panels were used on the full extent of the east and west elevations, and were predominantly off white, with a feature pattern moulded into the panel on levels 16 and above on the eastern elevation.

The ability to incorporate the architect's design intent into these precast panels meant that the desired effect could be achieved without a substantial increase in cost.

The northern and southern elevations of The Carlson are fully glazed and Juliet balconies have been installed on levels 1 through to 18. As the façade glazing incorporated the installation of an Enviro Wall behind the screens, this meant no edge protection or screens were required throughout the fit out stage.

When it came to the mechanical side of affairs, Hutchinson Builders utilised split systems in the majority of apartments from level 10 upwards. The split systems were run back to plant rooms every four or five levels and were used in lieu of centralised VRV systems.

A social hub has also been included in The Carlson building. Residents have been provided with a communal area on level 19, consisting of a north facing terrace incorporating minor landscaping, barbecues and seating.

Keeping up with the times, The Carlson offers no basement facilities, instead offering bike racks as transportation storage. This is becoming more popular in cities such as Melbourne where residents are opting to use public or alternative modes of transport to travel to and from work and don't have the need to purchase or garage a car.

With The Carlson site being only 296m² with a street frontage of 13.5m, site deliveries and access to the site was a major challenge that had to be faced on a daily basis.

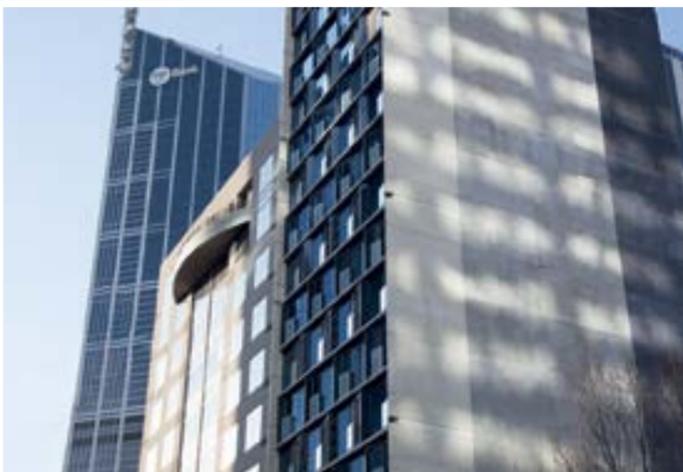
Cars, buses, trams, cyclists and pedestrians all had to be contended with and as such traffic management became an extremely important aspect of the project.

The logistics regarding the recovery of the tower crane at the end of the project also had to be dealt with. Located in the lift shaft, the tower crane had to be dismantled by a smaller recovery crane positioned on the roof of the site. A spider crane in turn had to be used to dismantle the recovery crane, and only then could the spider crane be sent down in the lift and removed from the site.

Despite the challenges, Hutchinson Builders was able to complete The Carlson using a well developed construction methodology that ensured target dates were met.

Hutchinson Builders continues to offer its commitment and expertise to the building and construction industry, growing and developing to suit the changing economic and construction industry landscapes.

For more information contact Hutchinson Builders Pty Ltd, 70-72 Cecil Street, South Melbourne VIC 3205, phone 03 9282 9500, fax 03 9681 6977, email mreception@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au



DEVELOPER : Healey & CO
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECTS : Rothe Lowman Architects
ENGINEER : Webber Design & SDP Consulting Group
PROJECT VALUE : \$32 Million

A HIGH ACHIEVEMENT

When it comes to structural construction in Victoria, Eltrax Pty Ltd is leading the way. Under Director and Owner Frank Cicerale and Construction Director Ante JURIC, Eltrax Pty Ltd has grown to employ over 300 staff, as well as having an annual turnover of \$60 million.

With over 30 years of experience behind them, Eltrax was the perfect choice to provide their services on the \$32 million The Carlson apartment building in La Trobe Street, Melbourne.

Experts in their field, Eltrax provided the detailed excavation for the site that would house the 34-storey high construction. Once this precise work had been carried out, Eltrax proceeded to build the entire structure of The Carlson. The formwork used to do this was the PERI system and a core jump form system. Reinforcement for the structural formwork was also provided along with the placing of the concrete on the project.

By using the PERI system and core jump form systems of formwork, Eltrax were able to minimise crane use due to the mechanised and self climbing aspects of these products. Efficiency of the construct was also maximised due to the capabilities of the formwork types used.

Work on The Carlson's small site of only 296m² was not without its challenges, yet Eltrax overcame these coming up with solutions to ensure the job got done efficiently. One of these was the designing of a system to assist with access issues. The result was the internal stairs being poured before the slab, therefore providing more accessibility on the site that only had one staircase.

A challenge also arose regarding a precast panel needed for the jump form. As this needed to be installed inside the jump form prior to others, it was designed on a separate propping system. This ensured that work on the jump form and core could progress without being delayed.

Self climbing screens with walking decks were also used at The Carlson, meaning all

windows and external work was done within the screens. This provided increased safety for the workers and formed an integral part of the structures formwork.

The logistics regarding concreting were also planned out carefully. With the type of formwork used, it was imperative to ascertain the setting rate of the concrete as this determined the rate at which the construction could proceed. To assist with the pouring of the concrete, a pump line was placed inside a wall shaft allowing speedy pours from the street, once again streamlining the work flow.

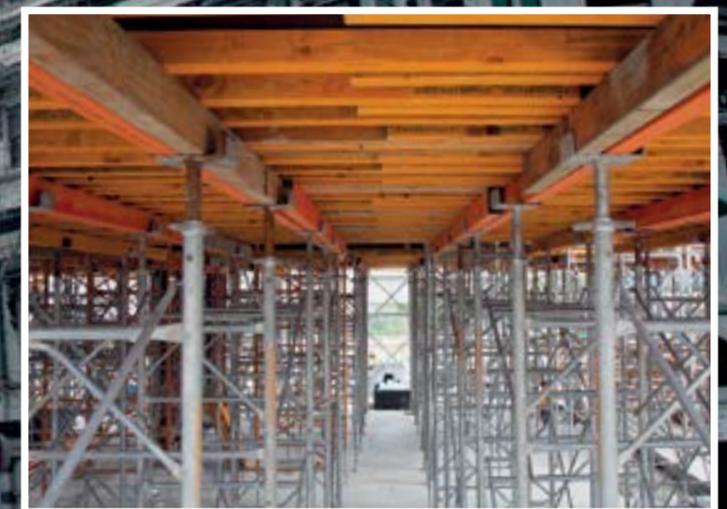
Eltrax Pty Ltd have used their substantial capabilities to provide a solid structure for The Carlson, and now continue their specialised work on the 10,000m² Ettaro Apartments in Brunswick East, a five building 400 apartment project.

In addition, Eltrax is currently working on the Panorama Apartments in Doncaster Hill, with projects recently completed including the two building, 20-storey Lucia Apartments in South Yarra and the 14-level Leicester Street Student Accommodation in Carlton. An example of Eltrax Pty Ltd's specialised formwork can also be demonstrated by the work completed on Scotch College's Sir Zelman Cowen Centre for Science.

Eltrax Pty Ltd has built their reputation on providing a number of specialised services to the construction industry. Not only specialising in bulk and detailed excavation, formwork, and concrete supply, pumping and placement, they can also offer reinforcement supply and fix, specialised edge form systems, post tensioning supply and install, and shotcrete walls.

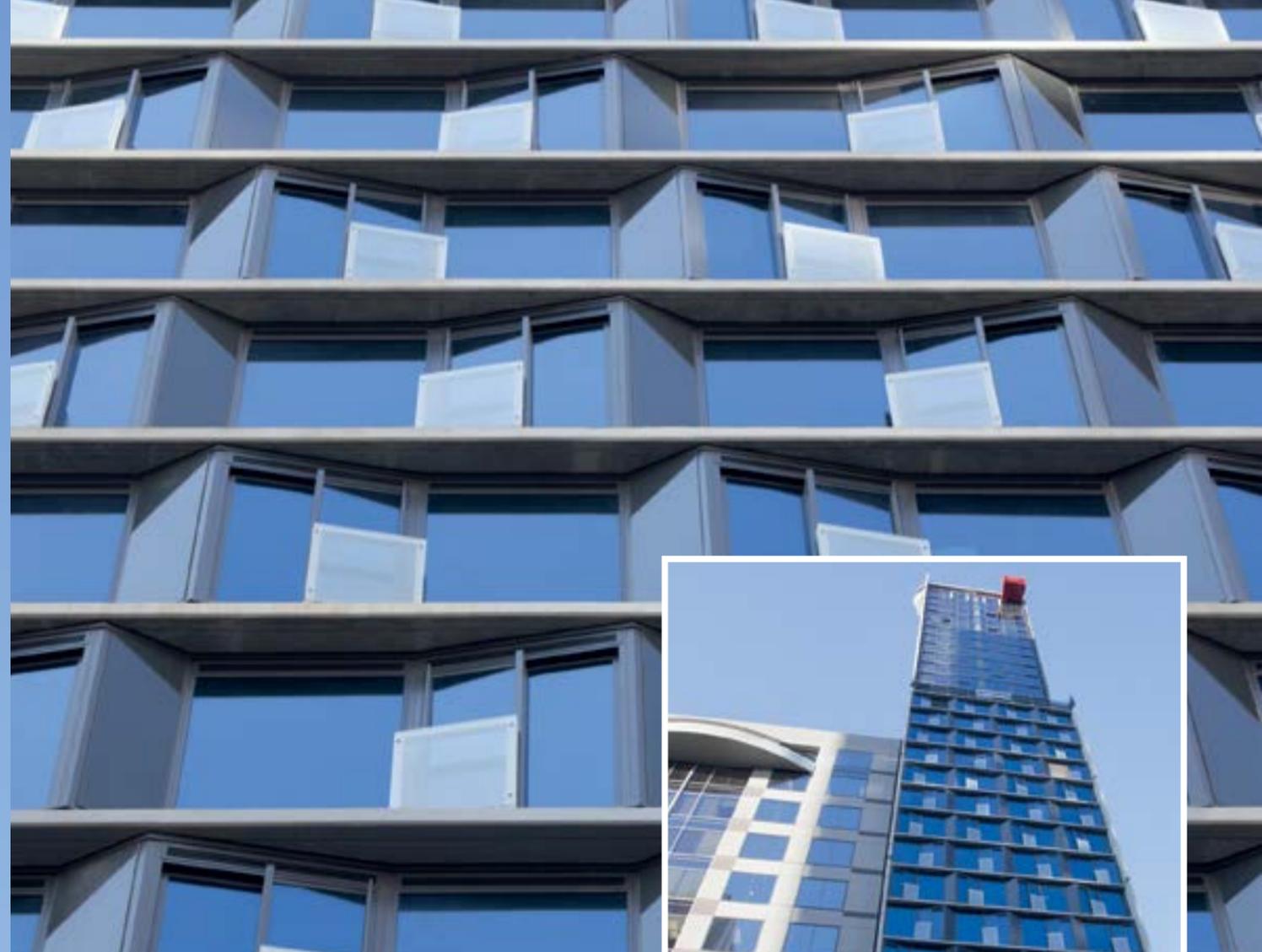
Building structures in the commercial, industrial, residential and high rise marketplaces for both private and public enterprise is Eltrax Pty Ltd's forte, with the added ability to assist with and provide design management.

For more information contact Eltrax Pty Ltd, Unit 7, 650a Nicholson Street, Fitzroy North VIC 3068, phone 03 9486 2205, fax 03 9486 5221, email info@eltrax.com.au





The Carlson, VIC



A FANTASTIC FINISH

When it comes to architectural balustrade systems, Axiom Group is at the forefront of the newest technologies. Established in 2001, Axiom Group use a consultative and solutions based approach to ensure that they provide tailored solutions and the best possible architectural glazing results for each individual project.

The Carlson apartments in La Trobe Street Melbourne have recently benefited from the innovative products that Axiom Group produce. Working closely with Zenith Systems, Axiom Group supplied the Juliet balcony glass and framing for 108 balconies on the luxurious apartment building.

Axiom Group used their expertise to produce a specific glass colour that met with the Architects strict specifications. A frosted look was required on the finished glass product however this needed to be without the green tinge that is usually connected with Acid Etch Toughened glass.

To overcome this challenge, Axiom Group used their technological knowhow and practical approach to design a frit pattern that could be ceramic baked onto Low Iron glass. This ensured a crisp look and the fantastic end result can be seen on the balconies that are on levels 1 to 18 of The Carlson.

In addition to their work on the balconies, Axiom Group also supplied all the glass for the frameless shower screens within The Carlson, working

with Hutchinson Builders to ensure the design fit with the vision of the project. This fit out was substantial given that The Carlson stands at 34 storeys high and consists of 149 residential apartments.

Australian owned with a global network of partners, Axiom Group will continue to assist architects and designers realise their dreams by providing innovative and high quality building products and systems. Currently working on projects with Probuild, Watpac, Hacer, Vaughans and Equiset, Axiom Group will continue to entrench their brand in the glass and construction industry for years to come.

For more information contact Axiom Group, 56 Lock Avenue, Werribee VIC 3030, phone 1300 652 336, fax 1300 611 789, email enquiry@axiomgroup.com.au, website www.axiomgroup.com.au

