

HOME AWAY FROM HOME

DEVELOPER : Urbanest
MAIN CONSTRUCTION COMPANY : Icon
ARCHITECT : Hayball
STRUCTURAL ENGINEER : Northrop Consulting Engineers
CONSTRUCTION VALUE : \$61 million

Urbanest Swanston Street is an iconic 21-storey tower rising behind a retained heritage façade, comprising 585 student beds, a broad range of common area facilities, two rooftop activity areas with BBQ facilities, gaming areas, plus cinema, gym and retail spaces.

Icon Co has joined with Cockram Construction to offer comprehensive and diversified building services. The two industry leaders have combined their design and construction management expertise creating an unrivalled ability to deliver projects of any scale. The company has taken this capability and constructed a new student accommodation for developer Urbanest. A 21-storey tower at Swanston Street in Melbourne city with unique bronze façade of vertical blades over a high performance glass skin.

Urbanest Swanston Street consists of 585 student bedrooms and a broad range of common facilities including study/meeting rooms, games areas, a cinema, fully equipped gym, and retail spaces. The project also offers two landscaped rooftop activity areas with BBQ amenities.

“There were a number of authorities to deal with on this project,” said Project Manager, Duncan Knight. “Heritage Victoria was involved in the restoration of the 1880’s façade and we worked with VicTrack, Yarra Trams, Citipower and the Melbourne Metro Rail Authority. There were the usual difficulties of coordinating with traffic when building in the city, and we had to rebuild and realign parts of Queensberry Street to cater all of the Authority requirements.”

“We started onsite demolition in May 2017,” said Duncan. “And had heritage consultants digging for artefacts. Piling commenced in July followed closely there after with the main structure, curtain wall, bathroom pods and fit out. The project was complete ahead of schedule in early December 2018.”

Icon has successfully delivered a number of student accommodation developments recently, including, Wattle St, Sydney, a 430 bed project for Urbanest in 2015. More recently, the \$85 million Leicester St Melbourne project for Journal, a division of Citiplan. Berkeley St, Carlton for Urbanest, and ANU.

In early 2018 Icon completed the large scale student accommodation precinct, Buranda Transport Oriented Design (TOD), two towers of 1,610 rooms above a podium of common areas, retail and landscaping in Brisbane city and are building the \$60 million Iglu, 448 student apartments and communal facilities to be completed by February 2020.

Icon has years of experience in the business of construction with engineers and design professionals, construction and project management teams working towards delivery. “At Icon we collaborate with our clients in design development,” said Duncan. “We make sure the brief is met and keep the project on time and to budget.”

The company’s portfolio includes a vast range of medium to high rise residential developments as well as schools and universities, sports facilities, hospital and medical services buildings and aged care facilities. A distinctive project is the Tip Top complex, an apartment building, townhouses, retail and commercial spaces and the restoration of the classic art deco architecture of the original factory façades.

Award-winning projects for Icon including modern urban renewal developments, the restoration of the Clare Hotel in Sydney and the \$82 million restoration of the 1880s Yorkshire Brewery in Abbotsford, with the building of 365-apartments across two towers and a series of townhouses.

In 2018, Icon were awarded two MBA Queensland Master Builders Housing and Construction Awards Queensland for \$29 million Brisbane Private Hospital, a modern 5-storey inpatient facility.

Icon has constructed a number of medium to high rise residential projects and has acquired a solid reputation for delivery of large scale residential developments across Australia. Currently they are constructing the \$220 million Pacifica, a 57-storey residential tower of 282 units in Auckland, New Zealand’s highest residential tower to be completed in 2020.

For more information contact Icon, 110 Cubitt Street, Richmond VIC 3121, phone 03 9429 6099, email info@icon.co, website www.icon.co



Below Tile Effect supplied and installed the bathroom and podium floor and feature tiles, stone benches and decorative brick.

Below AMA Precast Pty Ltd provided 410 precast panels for the internal columns at Urbanest Berkeley Street.



Tile Effect specialises in the supply and installation of quality hard wearing ceramic floor and wall tiles for internal and external applications. Tile Effect also provides paving and well crafted stonework for landscaped areas.

In May 2018 team of 15 tilers started work on the 21-storey tower laying ceramic wall and floor tiles in all the bathrooms, kitchens, laundries, common rooms and podium. The company installed stone benches in the kitchens and panels with decorative brick facing to create feature walls throughout the ground floor. External work included fitting and tiling raised floors to all the balconies and hard landscaping for outdoor and rooftop areas.

“The challenge of the job was working around other trades. We work in a timely manner to achieve a professional result within budget as well as delivering according to the programme. We completed that job in seven months,” said Director, Michael Coviello.

“Icon is an especially good company to work for, they are very well organised. We appreciate the opportunity of working with them and seeing our work. Icon was pleased with the standard of our work,” said Michael.

Established in 1999, Tile Effect is an Australian owned company servicing all sectors of the building and construction industries across Victoria. It provides all works associated with tiling projects including the construction of sub flooring and waterproofing.

Previous work for Icon includes a similar student accommodation project, the \$84 million, 16-storey building, Journal Uni Place, in Melbourne’s CBD. Other tiling projects include Espy Apartments at St Kilda and the Hyatt Hotel in Essendon. In 2016 Tile Effect completed Chadstone Shopping Centre installing paving and stonework and tiling the amenities buildings.

The company have worked on some large public sports venues including the Bob Jane Stadium at Albert Park, tiling the 50m pool and public toilets as well as installing flooring and walkways.

For more information contact Tile Effect (VIC) Pty Ltd, PO Box 2147, Mt Waverley VIC 3149, phone 03 9551 3850, email enquiries@tileeffect.com.au, website www.tileeffect.com.au

AMA Precast Pty Ltd is an industry leader in the manufacture and supply of quality structural and architectural precast concrete panels for external walling solutions. In May 2018, AMA Precast completed the fabrication and supply contract for 410 precast panels for internal columns at Urbanest Swanston Street. Project Manager, Gabriel Zampierollo was onsite to oversee the installation at both Swanston Street and Berkeley Urbanest.

“At Berkeley we supplied over 400 panels coloured with oxides. The colours of the finished panels in their final arrangement had to be considered. Panels on upper floors had preformed patterns that had to be lined up. We also manufactured and delivered precast panels with a brick face for feature walls,” said Gabriel.

“At AMA our job involves liaising with architects and builders, sometimes adjusting the design to increase the buildability of our product. We also design an arrangement of panels that fits the structure and lines up the panels around the windows and across the whole façade.”

AMA Precast has a skilled management team with over 30 years of combined experience. Their project managers and estimators work

to deliver high quality precast concrete elements on time and within budget. With the capacity to produce the numbers of precast panels required for large scale developments, AMA Precast works across the residential, commercial and civil sectors including schools, offices, warehouses, hospitals, and high rise structures.

“We employ up to 50 people in our manufacturing facility and can produce up to 30 panels a day,” said Finance Manager, Andrew McLoughlin. “We are able to warehouse approximately 500 panels at our manufacturing facility to safely store product until it is required onsite.”

Previous large scale projects include the manufacture and delivery of over 600 panels for the apartment building, Mopo; and 432 panels for the distinctive curved façade of the VicRoads building in Sunshine.

For more information contact AMA Precast Pty Ltd, 34 Sauer Road, New Gisborne VIC 34378, phone 03 5428 1023, mobile (Andrew) 0412 764 904, email amcloughlin@amaprecast.com.au, website www.amaprecast.com.au