

# GOOD VIBES

**DEVELOPER :** Caydon Property Group  
**MAIN CONSTRUCTION COMPANY :** Hutchinson Builders  
**ARCHITECT :** DRC Architecture  
**STRUCTURAL ENGINEER :** WSP  
**CONSTRUCTION VALUE :** \$45 million

Vibe Hotel Queens Street is a luxurious 24-level, 206-room, 4.5 Star hotel development with elegant rooms and suites. The project showcases a stunning glass fronted tower, contemporary communal areas, with restaurant, bar, indoor swimming pool, fitness area, heritage façade and panoramic city views.

**Hutchinson Builders is an iconic Australian family owned construction company with an impressive record across all industry sectors.** Hutchies has been building structures since 1912 and continues to grow in stature, having completed 7,500 projects valued at \$35 billion. In April, Hutchies completed one of their latest projects – The Vibe Hotel on the corner of Queen and Flinders Street, Melbourne.

Located above the former Fletcher Jones showroom, the development by Caydon Property Group preserves the 145 year old building's façade and adds a 24-storey glass fronted tower with four distinct design sections marking the links between old and new. The upper levels take in views of the Yarra River to Port Phillip Bay, while its dual frontage ensures city views to the north and south east.

Hutchies has successfully completed many buildings incorporating heritage restorations. The challenge at Vibe Hotel Queens Street involved ensuring the preservation of the original façade built in 1873 which is in the Renaissance Revival architectural style. Hutchie's Project Manager, Matt McEwan said the scope of the project was to restore the Fletcher Jones heritage façade to the Tavistick Lane and Flinders Street elevations with a new build façade to Queen Street to replicate the heritage appearance.

"We commenced our involvement at the tender stage in July 2017 and were awarded the contract as design and construct builder," said Matt. "The scope, apart from the heritage restoration, encompassed the 206-room hotel, a commercial kitchen, bar, swimming pool, gym and conference rooms."

The nature of the build inevitably posed challenges. The excavation in the heritage precinct was testing with the requirement to stabilise the heritage façade at the same time. The actual floor plate was only 350m<sup>2</sup> so well

planned logistics were the key to moving materials around and ensuring floor cycles could be achieved.

The cantilever slab edges proved challenging for the structural contractor and also for follow on trades due to multiple levels of backpropping.

Working on the busy corner of Queen Street and Flinders Street also created difficulties, with necessary road closures and safe management of pedestrian movement.

Another issue that needed to be dealt with was the overhead tram lines which were held in place from the project's Flinders Street façade. The line connections had to be moved multiple times and built around to restore the façade.

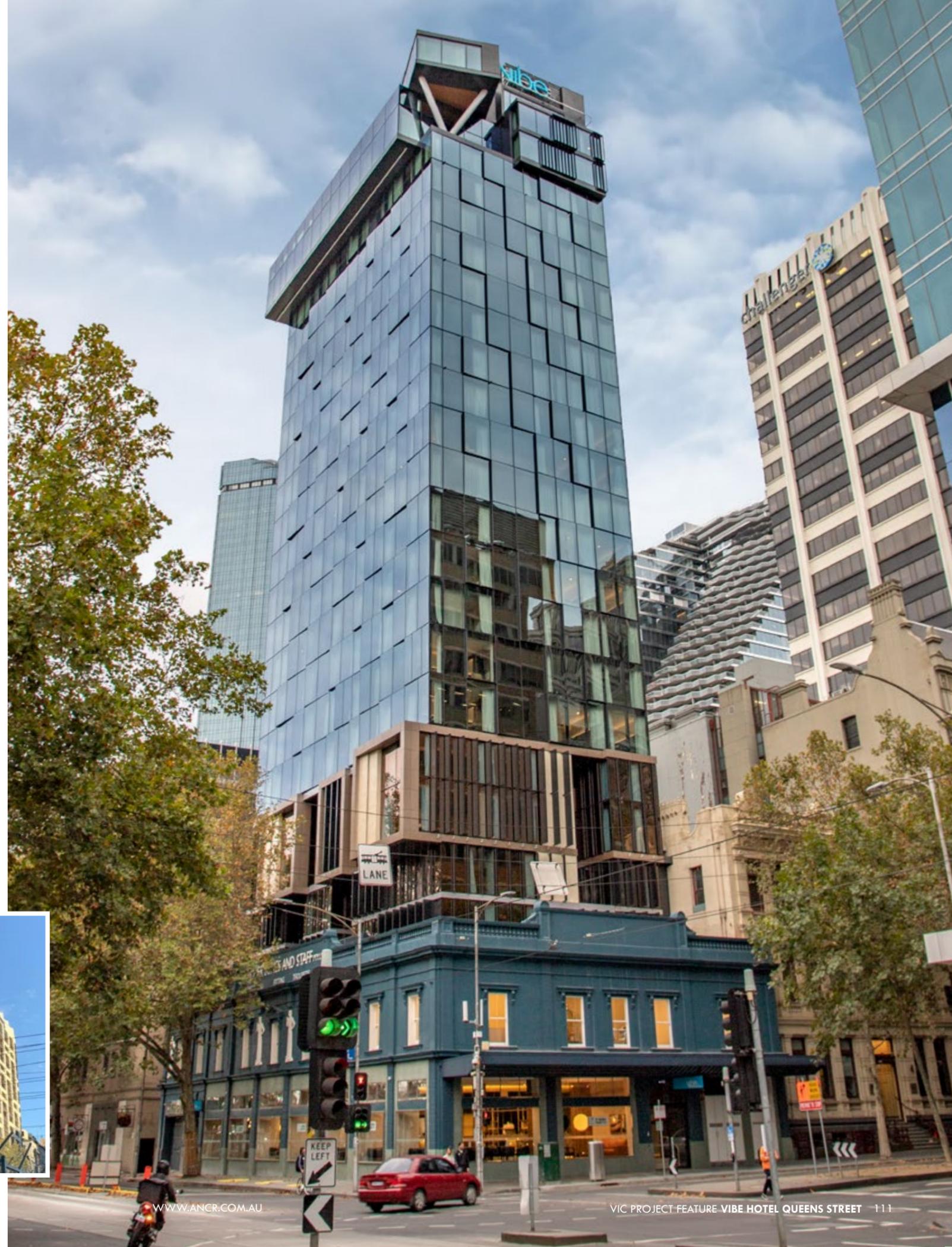
"We had a strong team of 17 onsite including a site manager, three foremen, five construction staff, an apprentice and four crane crew," said Matt. "Two full time contract administrators along with my role as Project Manager completed the team."

The Vibe has 206-rooms, contemporary communal areas and a building design that tells a story via four distinct 'layers' or strata. The first strata is 'Heritage', where

the existing building will be rendered in striking classic steel blue and off-white, with touches of chrome and metal. The second is 'Transition', the bridge between old and new, marked by external stone fins, bronze glazing and black window frames. The 'Tower' level is a modern masterpiece, with protruding window jambs in black and bronze that beautifully complement the light grey pleating in the façade. The 'Crown' is the final statement, with a light grey glazing and black window framing, marked by a timber vertical screen and a finished concrete spandrel.

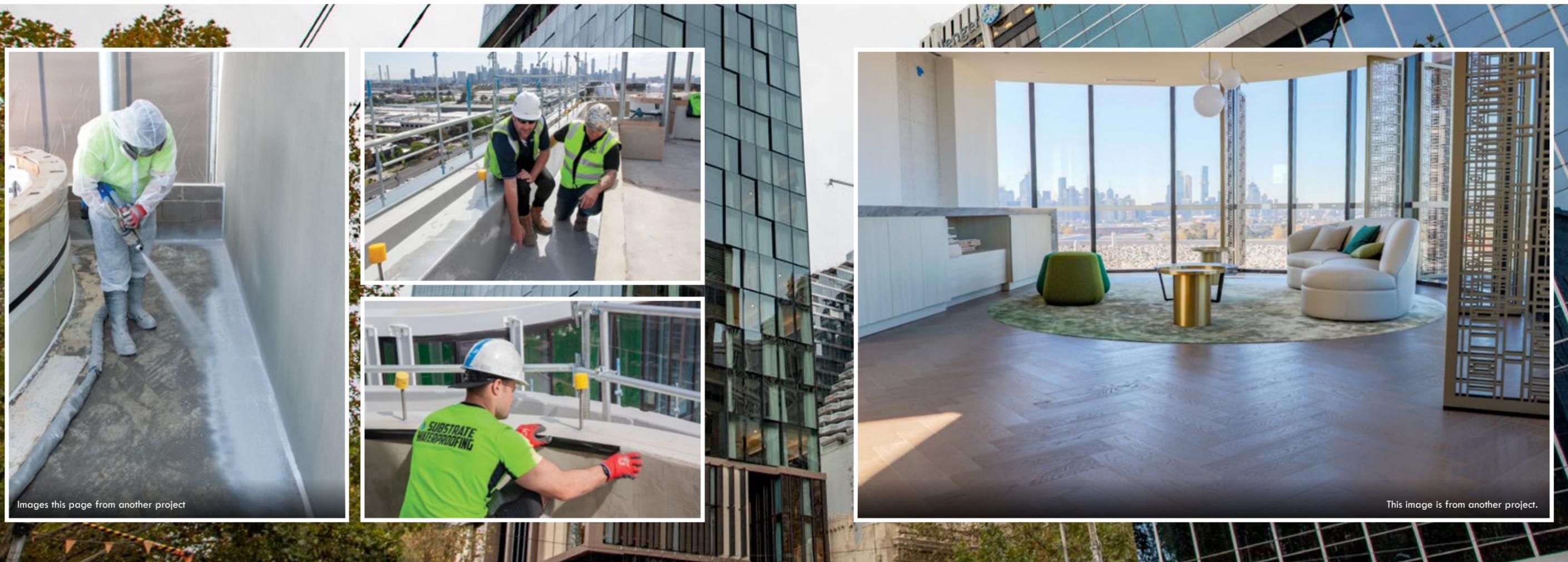
Hutchinson Builders is moving into their second century as a vibrant, contemporary and innovative construction company with a decentralised structure that sees skills replicated across multiple teams. This has been a very successful strategy as it allows Hutchies to transfer capability as demand requires. The company has a track record of working hard to increase capability, build technical expertise and seek out innovative solutions.

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Below Substrate Waterproofing were responsible for waterproofing 12 bathrooms and wet areas on each of the 24-levels.

Below Embelton installed a variety of flooring throughout the project, including broadloom carpet, sheet vinyl and rubber tiles.



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**Substrate Waterproofing is a leading supplier of quality waterproofing systems and solutions, specialising in polyurea two part spray.** The company is now the largest polyurea commercial sprayer in Victoria and has revolutionised a waterproofing system which cuts application and labour costs by up to 75%.

Managing Director Peter Lawson, is a certified waterproofer with over 25 years experience. Peter established Substrate Waterproofing in 2015 and has become an industry leader in providing effective waterproofing solutions to the commercial and residential sectors as well as in water leak detection and maintenance. Amongst the many projects successfully undertaken by Substrate is Vibe Hotel Queen Street.

Substrate Waterproofing provided waterproofing to 12 bathrooms and wet areas on each floor of the 24-storey building. "We utilised our new patented 'Peterboard' system on all the internal work," Peter said. "This is a pre-fabricated waterproofing system which saves two days on the overall application per bathroom. Polyurea was applied to all external plant and terrace areas."

Time constraints presented challenges, with the company allocating seven of their large team to the project to meet the schedule.

Substrate Waterproofing is equipped with Graco Reactors which lead the industry in equipment for polyurea waterproofing. Having the newest and most advanced technology ensures operations run smoothly and efficiently. The company guarantees an impenetrable and superior waterproof membrane applicable to various substrates for constructive and remedial purpose.

Substrate Waterproofing also provides Screeding and Tiling on a large commercial scale.

The success of Substrate Waterproofing can be seen from their project list which includes the Hedgeley Apartments in Malvern with 191-units, the Esplanade Hotel refurbishment in St Kilda, the Oak Park Sports and Aquatic Centre in Pascoe Vale, 320 Plummer Street in Port Melbourne with three towers and 14-storeys, the Jetbase at Melbourne Airport, the carpark at Market Hall, Docklands and numerous multi-storey apartment complexes around Melbourne.

*For more information contact Substrate Waterproofing, 127B Campbell Street, Collingwood VIC 3066, phone 03 9419 3991, email enquiries@substratewaterproofing.com.au, website www.substratewaterproofing.com.au*

**Embelton is a renowned supplier and installer of flooring and is now placed as the most well resourced player in the National market with the acquisition of Omnifloor Australia.** They are also specialists in acoustic and vibration isolation within the built environment.

One of their latest projects was Vibe Hotel Queen Street constructed by Hutchinson Builders. The Vibe Hotel is a high end 23-level, 206-room, 4.5 Star hotel development. Embelton installed high quality broadloom carpet in all hotel suites and hard wearing carpet tiles in corridors and common areas. In back of house areas, sheet vinyl was installed and rubber tiles were supplied and installed in the gym.

Another major project has been the luxury apartment complex at 320 Plummer Street, Port Melbourne which has spectacular beach and bay views. The development comprised of three towers and 500 apartments. Embelton was engaged to undertake floor preparation and the installation of floor coverings throughout the development including penthouses.

Managing Director, James Embelton said the scope of the project included 20,000m<sup>2</sup> of Embelton's engineered European oak timber

flooring in French Grey colour. Luxury Oak is Embelton's most refined timber flooring range and offers an exquisite collection of European oak that always creates stunning interiors. The company also supplied and installed herringbone and chevron engineered European oak also in French Grey.

Embelton also applied their expertise in acoustic and vibration isolation to design and install pad mounts to isolate the swimming pool from the building structure. Activity in swimming pools, particularly diving, can generate high vibration levels in the pool structure and can cause disturbance through the building. Embelton works with leading acoustical consultants and structural engineers to design, supply and install customised solutions for acoustic isolation and vibration control.

Headquartered in Melbourne, Embelton employs over 100 permanent staff and hundreds of contractors nationally, delivering quality products, service and expertise from design to finished installation.

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