

# 109 CLARENDON STREET

**MAIN CONSTRUCTION COMPANY :** Built  
**CLIENT :** First Delta Group  
**PROJECT END VALUE :** \$41 million  
**COMPLETION :** March 2010  
**ARCHITECTS :** Urban Design  
**STRUCTURAL ENGINEER :** Rincovitch  
**BUILDING SURVEYOR :** Philip Chun  
**MECHANICAL/ELECTRICAL CONSULTANT :** Lincoln Scott

## MARK ON MELBOURNE SKYLINE

**B**uilt is the construction company behind a new addition to the Melbourne skyline, 109 Clarendon. Soaring high above the river and the streets below it is a shining beacon with a red stripe that runs the length of the tower. This \$41 million residential tower sets a new national benchmark for Built – a 33 level high-rise. Engaged by First Delta Group to deliver this project, the building comprises 173 apartments with associated car and bicycle parking, amenities and retail tenancies.

As a result of the tight confines of the project site and the location on the busy corner of Clarendon and City Roads, traffic management and work sequencing was paramount in ensuring that works progressed as planned. The site had in place a main loading area on City Road, with a secondary loading point on the opposite side being Hancock Street, this allowed the structure and internal works to be loaded and progress concurrently. The amenities and storing of materials were based on the carpark levels, however due to the limited space coordination of material deliveries had to be controlled to ensure only the necessary materials were delivered and on a need be basis. Access up the floors initially was by means of one hoist and once subcontractor resources increased a second hoist was introduced, again to ensure these resources were servicing the required floors.

The sequence of works revolved around the structured floor cycle which was averaging a 6-day cycle, which meant façade and service trades had to maintain the same durations to ensure works were as close to the underside of the cleared structure floor as possible. Procurement and detailing of façade and other critical material/equipment well in advance was critical so that material was ready for installation once areas became available.

So as to assist in managing the works effectively, the work activities were broken into generally four stages:

1. Structure
2. Façade/services/framing/plaster
3. Finishes trades – ie paint/joinery/tiling/fitoff
4. Defect/corridor/hoist apartments

All team members had a critical role and have worked together so that there was a smooth transition between stages and that the project has been delivered to a high quality in a timely manner.

The building consists of a ground floor retail area of 230 square metres, 6 upper levels of car parking for 90 cars, a gymnasium, business centre, lounge and spa pool. While residentially there are 58

one bedroom apartments, 69 one bedroom plus study apartments, and 46 two bedroom apartments.

### About Built

Built is a dynamic Australian construction, fitout, and refurbishment business and a significant participant in the major property sectors. Employing a team of more than 250 people across offices in Sydney, Melbourne, Brisbane, Canberra and Perth. The success of the privately-owned organisation over its 12 year history is the result of a deliberate organic growth strategy supported by continual reinvestment in the business.

Built's projects have included the likes of 77 King Street - home to Sydney's Apple store, the recent upgrade of the Queen Victoria Building and Grosvenor Place's public domain all in Sydney, Qantas First Class and Chairman's Lounges in Sydney and Perth; and new flagship Ferrari Maserati Showroom in Waterloo.

Current projects include the major refurbishments of Queensland Newspapers Head Office in Brisbane, 70 King Street on the corner of King and George Streets in the Sydney CBD and the Art Gallery of NSW's Kaldor Gallery.

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# POWERING THE PROJECT



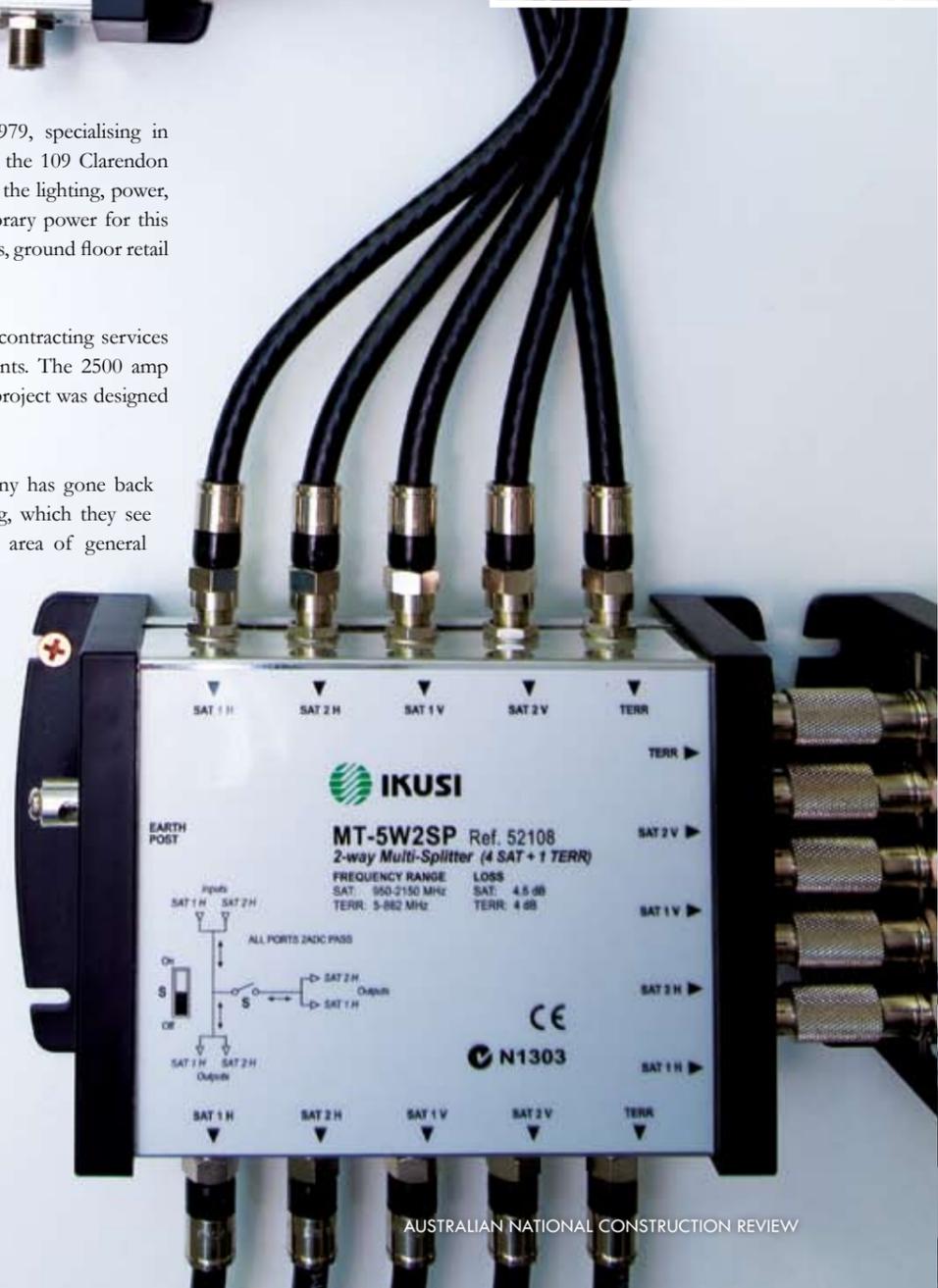
Powerlight have been in operation since 1979, specialising in commercial electrical contracting work. For the 109 Clarendon Street project they worked on the installation of the lighting, power, data, TV, meter panels, switchboards and temporary power for this sizable development of 173 residential apartments, ground floor retail shopping areas and multi-level car parking.

The company specialises in providing electrical contracting services for high-end multi-storey residential developments. The 2500 amp main switchboard for the 109 Clarendon Street project was designed and built in house by Powerlight specifically.

With a total staff of 12 employees, the company has gone back to focusing on commercial electrical contracting, which they see as their expertise, after a brief foray into the area of general switchboard manufacturing.

Other projects that Powerlight are currently involved in is doing the electrical contracting for the 37 luxury apartment development, Bianca Apartments in Port Melbourne, as well as an office warehouse building for Brown and Watson in Knoxfield.

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# MASTERS OF URBAN DESIGN

The architects on the 109 Clarendon Street, South Melbourne project were Urban Design Architects. Their main task was the design and documentation of the development as well as site attendance to resolve the builder's detail design. The practice was established over 10 years ago by principal Martyn Tribe and now employs 15 people. Specialising in multi residential unit development they also do work in both the commercial and retail sectors. Their approach focuses on a collaborative process between the design team, client and other relevant authorities to ensure a design outcome that is personalised and relevant to its surroundings.

The commission of 109 Clarendon Street resulted from a re-evaluation of an existing apartment planning permit by Brayshaw Architects. The building houses 176 apartments with associated car and bicycle parking, amenities and retail tenancies.

Some new materials used in 109 Clarendon included new louvre technology, and the installation of a single staircase. Another unique feature was the fire-engineered solution for improved safety. The development had a very small site footprint, which presented construction constraints, as well as acoustic issues due to the proximity of the development to the Citylink expressway.



Some of the other projects that Urban Design Architects are involved with include, The Bank Apartments, Anstey Square, 833 Dandenong Road and 339-345 Toorak Road. Urban Design Architects are proud of the level of repeat business from major developers and investment institutions, which is a testament to their personalised and proactive approach aimed at providing a complete architectural service committed to design excellence. In addition, the practice is committed to ESD principles in the design of their buildings to create a social, economical and environmental balance and efficiency.

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