

150 CLARENDON STREET

SALTA CONSTRUCTIONS
MELBOURNE VIC

CORNERSTONE OF SUCCESS



When it comes to large scale construction projects Salta have been able to raise the standards for luxury residential apartments and deliver with the highest quality of standards.

Established by Sam Tarascio Snr., to service the Salta property development business Salta Constructions now boasts a portfolio of projects both completed and in progress valued at more than \$800 million. Now headed by two generations of the Tarascio family, the company has a solid reputation and profile as one of Australia's largest privately owned commercial construction companies.

A landmark project which exemplifies Salta Constructions ability to deliver is the luxurious residential development 150 Clarendon Street in East Melbourne. This exclusive \$350 million project places Salta at the pinnacle of high-end residential development. Now in the final stages of construction, 150 Clarendon Street is the redevelopment of Melbourne's former Mercy Maternity Hospital.

Set to offer its residents luxuries unrivalled before in Australian residential developments, the 12 storey project will comprise of 86 luxury apartments, a cinema, boardroom equipped with multimedia and video facilities, a swimming pool, gymnasium, sauna, steam room, and a basement wine cellar, together with a salubrious food, wine and hospitality quarter.

Such a project demands a highly organised and professional approach to ensure that time, budgetary and design requirements are achieved to the highest possible standard.

The make up of the Salta building team, their flexible and innovative problem solving approach, and their commitment to quality and service in construction ensures a win-win situation for all stakeholders.

Due to its prime location opposite the delightful Fitzroy Gardens in Melbourne's east, 150 Clarendon Street has become a sought after address from the word 'go'. The uniqueness of the facilities, state of the art technology, quality of finish and proximity to fashionable shopping and dining areas and sporting arenas has imposed demands on the developers from the outset to complete construction to the highest standard of finish.

A project of this nature has not been without its challenges. Large internal spaces, high ceilings, a luxury finish and the inclusion of smart technology requires highly efficient co-ordination and the application of first class craftsmanship throughout the construction process. The project involved the construction of a residential development of an unparalleled level in Australia. Salta's vision required the existing 11 storey structure to be stripped back before extensive alterations were made that would allow it to be transformed

into a luxury development comprising 86 residences, utilising the existing former Mercy Maternity Hospital structure. The nature of the development required meticulous co-ordination and planning in order to allow the neighbouring Mercy Private Hospital to continue functioning, unimpeded by the adjacent construction works.

A prominent design feature of the project is a grand six star lobby which includes resident lounges either side. The interior of the building, from the lobby to the spacious individual apartments have been designed and constructed to create a sense of volume, style and luxury. 150 Clarendon Street offers privileges typically offered in only the great hotels of the world and has indeed set a benchmark for an elite level of luxury and sophistication in the Australian residential market. The end result will stand as a testimony to successfully meeting the challenges involved in complicated construction projects.

Salta Properties' prowess as a residential developer is indeed measured by developments such as 150 Clarendon Street with residential offerings distinguished by attractive design, tasteful interiors and fine detailing. 'The goal is always to enhance the lifestyle of the buyer'.

Salta Constructions ability to deliver residential projects has been with several high quality residential projects ranging from residential sub-divisions to apartment buildings.

The success of 150 Clarendon Street and other locally based flagship projects is a tribute both to the vision of the founder of Salta Constructions, Sam Tarascio and to the dedication and professionalism of the people who work for the company.

Operating from offices in Lorimer Street Port Melbourne, the Salta team carries the company vision into each project to comprise a diverse selection of some of the industry's best practitioners and professionals covering the spectrum of building and development disciplines. Combined with a strong customer focus and sense of loyalty the staff at Salta ensure that their clients enjoy the experience of partnering with a team that 'makes things happen'.

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Ross Nicholson, Licensed Surveyor for Bosco Jonson

MEASURING UP

The historical science of surveying still plays a key role in getting major construction projects off the ground. While the discipline may have been around for a long time, state of the art technology combined with a creative approach and extensive commercial experience plays a significant role in accurately defining space and in meeting the challenge of achieving higher density solutions on smaller parcels of land. Although in essence this is behind the scenes work, the importance of accurate field data, site measurement and setout work is fundamental to the outcome of major construction projects.

This was particularly the case at 150 Clarendon Street East Melbourne where a thorough due diligence survey and accurate field data were critical to the separation of old and new uses and to retention of the existing buildings. Bosco Jonson's involvement in this exclusive development encompassed a range of specialist surveying activities which were critical to achieving this separation of uses in a timely and workable manner.

The Clarendon Street project was significant in its size and scope with the site redevelopment having to cater for a new mix of building uses including residential, commercial, retail and recreational, in addition to the new aged care facility. This particular development was complicated by the need for the continued functioning of part of the Mercy Hospital while extensive construction works for the new 'state of the art' apartment building were being progressed essentially on the same parcel of land. This necessitated a thorough and diligent site survey and assessment of the existing hospital site including identifying the location of all services and measurement of all existing structures. In effect, the project had to be developed in stages to enable the integrity of the working section of the hospital to be retained.



Bosco Jonson also undertook the complex procedure of creating and preparing a plan of subdivision to facilitate the separation of a parcel of land for the hospital. In addition to providing a complete measure of the existing services and buildings and establishing a horizontal and vertical setout for the new work, Bosco Jonson managed the subdivision process and creation of titles for the new residential apartments. This process also involved extensive consultation with other specialist consultants and government authorities.

Bosco Jonson's engagement on 150 Clarendon Street as the surveying consultant meant that all major facets of the project relating to site measurement, due diligence, location of services, property boundary advice and subdivision could be handled by the one experienced organisation. The Bosco Jonson team's ability to provide a 'one stop shop' ensured that these services were facilitated in a timely and co-ordinated manner.

Bosco Jonson's high precision measurement experience means that they are ideally positioned to specialise in the setout of all forms of low rise and high rise residential, commercial and industrial buildings and civil structures.

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URBIS ACHIEVE 150 BALANCE

Balancing the expectations of the Victorian State Government, Melbourne City Council and the influential East Melbourne Group was a significant challenge for planning consultants, Urbis in the redevelopment of the Mercy Hospital in East Melbourne.

Urbis was commissioned as the lead Planning Consultants for the 150 Clarendon Street project and was engaged to obtain all planning permit approvals including the primary permit approval and approvals for the ground level retail tenancies and street works.

With strong foundations and extensive experience in property economics, market research, social research and planning, Urbis offers a unique skill set to achieve even the most complex objectives.

The scope of work on the 150 Clarendon Street project involved high level negotiations as well as co-ordinating the large multi-disciplinary consultant team in the preparation of all necessary documentation and a comprehensive Planning Analysis Report, which balanced competing land use and development objectives to 'sell' the project to the Authorities.

The process involved overcoming issues involving the appropriateness of the building height, mass and scale, in particular when viewed from the surrounding residential area and the 150 year old Fitzroy Gardens. A strategic argument was developed to demonstrate that the superior architectural quality of the development outweighed the incremental addition to the existing mass and scale of the existing Mercy Hospital building.

The Urbis team includes urban planners, social researchers, property valuers, economists, geographers, and property professionals. A combination of knowledge skills which allows the company to offer a comprehensive range of services including Urban and Strategic Planning and Design, Property and Retail Economics, Social Planning and Research, Consumer Research and Marketing and Sustainability Consulting.

Urbis has been involved in many high profile projects throughout Australia, China and the Middle East, including the Victoria Gardens Shopping Centre and the Yarra Gardens Development for Salta in Melbourne and ongoing national rollout work for Woolworths and Aldi.

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THE RIGHT KIND OF LOGIC

150 CLARENDON NOW AWARE

In transforming the former Mercy Hospital in East Melbourne, into a luxury apartment building, 150 Clarendon Street, developer Salta Properties called on the exceptional skills of AWARE to tackle the task of removing the asbestos throughout the building.

AWARE, Australia Wide Asbestos Removal and Encapsulation, is one of the few companies in Australia with an A Class licence to carry out this type of work and has extensive experience in the field.

Formed by the late Lucky Bonaddio in 1984, AWARE is a family business, now run by Paul Bonaddio and employs over 40 skilled labourers. While training in safety and operational procedures is critical in this business, it is the invaluable experience gained on-the-job, over several decades, which places AWARE at the top of their field.

In their early work life, the company's founders were involved in installing asbestos and this experience gave them the knowledge and insight into how to remove it and provided a strong foundation for establishing their removal and encapsulation business.

AWARE are particularly skilful in key aspect of setting up the bubble to seal the space completely, making it totally airtight, while

the removal is undertaken. A skill which can only be perfected over decades of project work.

150 Clarendon Street was a large scale project for AWARE, working on the old pipes and ceilings in the original hospital building over an 18 month period while allowing other trades to complete their work.

AWARE specialise in hospitals and university projects and are highly experienced in working in and around areas which must remain functional throughout the process as well as allowing for other trades.

The company's recent projects also include the Caulfield General Medical Centre and Swinburne University.

AUSTRALIA WIDE ASBESTOS REMOVAL AND ENCAPSULATION

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With their trademark practical approach, noise and vibration consultants Acoustic Logic Consultancy solved the multiple challenges that were inherent in the redevelopment and expansion of the former Mercy Hospital in East Melbourne into the luxury apartment building – 150 Clarendon Street.

Acoustic Logic Consultancy was retained as the project Acoustic Consultant. The scope covered all aspects of noise and vibration including construction noise and vibration, determination of appropriate acoustic criteria, formulation of systems, and treatment to provide an acceptable environment commensurate with the market position of the development. Glazing systems were designed to ensure external noise was attenuated to ensure the comfort for future residents.

Other challenges included marrying the existing structure with the new northern and southern extensions combined with complex façade junction detailing specific to the development. Isolation of the pool structure was also developed and detailed to overcome extremely limited spatial constraints combined with a custom acoustic ceiling to address excessive reverberant noise build up within this space.

Acoustic Logic Consultancy has and is involved in the development of many key projects throughout Australia, New Zealand, South East Asia, UK and the UAE. Examples include Royal Domain Tower, King Street Wharf, Luna Park (Sydney), Commonwealth Games Village Melbourne, Liverpool and Royal North Shore Hospitals, Melbourne Central, Riparian Plaza, Cochlear Global Headquarters, The Pinnacle (UK) and both AL Zeina and Al Muneera (UAE) developments within the Al Raha Beach Precinct.

Acoustic Logic Consultancy has extensive experience in all building and environmental sectors including key areas such as residential, commercial, industrial, hotel, licensed premises, health, entertainment precincts and specialised acoustic facilities. Their comprehensive portfolio of skills include noise and vibration assessments, strategic and master planning documentation, full acoustic documentation services, construction noise and vibration, services assessments as well as spatial and Electroacoustics.

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Visit: www.acousticlogic.com.au



BD HARVEST 150 CLARENDON

A solid reputation for consistently high customer service and the company's high level of certification were key issues in asbestos removal company, BD Harvest securing the contract for the redevelopment project of the former Mercy Hospital in East Melbourne.

BD Harvest was contracted by both developer Salta and asbestos removal specialists AWARE to supply bins for the waste removal on the 150 Clarendon Street project, as well as carry out the transport of asbestos and demolition waste from the site.

Bruce Davis, owner-operator of BD Harvest is well known for providing a reliable and flexible service to his customers and maintains a quality fleet of trucks and equipment.

On this project BD Harvest provided a range of Lug Bins that have been certified to be used by cranes. The bins were lifted to the top of the roof for ease of removal of the demolition and asbestos waste.

150 Clarendon Street was a reasonably large job for BD which was established in 1995 and is currently working primarily in Victoria.

As a fully certificated waste transport asbestos specialist, BD Harvest services have been in high demand on many high profile projects throughout the state including Mercy Hospital in Albury and the Caulfield Medical Centre.

BD HARVEST PTY LTD

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