

EVERYTHING YOU NEED AND ROOM TO DREAM

CLIENT : Golden Age
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : Bates Smart
STRUCTURAL & CIVIL ENGINEER : Rincovitch
CONSTRUCTION VALUE : \$77 million

The \$77M Ace Hotel Sydney is an incredible 19-storey tower with 264 beautifully designed guest rooms, ground floor lobby with bar & cafe, Level 18 dining and cocktail bar. This project consolidates two separate sites while retaining the 'Tyne House' heritage-listed façade, roof plant, kitchen and back-of-house facilities.

Hickory has completed construction the Ace Hotel in Surry Hills, an iconic project seeped in local history.

Australia's first Ace Hotel is an incredible 19-storey tower with 264 beautifully designed guest rooms, ground floor lobby with bar and café, with a sophisticated dining room and cocktail bar at level 18. The existing basement has been refurbished to include a commercial kitchen and back-of-house staff facilities.

The development involved the consolidation of two separate sites, one with a three-storey building that was demolished and the other, an adjoining nine-storey federation warehouse, Tyne House with its heritage-listed façade.

The Bates Smart design for the Ace Hotel retains the Tyne House façade and adds nine new floors with contemporary services and modern roof plant. The new structure is of in situ concrete with precast and prefabricated elements manufactured by Hickory.

Prior to demolition, archaeologists investigated the site and carefully removed any artefacts, discovering the oldest known kiln in Australia during the process.

In collaboration with Mann Group, Hickory undertook a complex demolition of the existing structure, which involved adding 100 tonnes of additional structural steel to retain the early 20th-century heritage façade.

During the demolition, Hickory was also required to undertake replacement works for one of Sydney Water's oldest oviform drain assets. The historic brickwork stormwater channel was built in the 1860s, with the stormwater line entirely below ground and preceding through the foundations of Ace Hotel.

The complex installation required Hickory to work around the structural steel bracing

system to retain the façade, before installing a new drain channel that was constructed from glass-reinforced plastic and encased in reinforced concrete.

Throughout the build, Hickory worked hard to preserve heritage elements such as an original oriel bay timber window, and pressed metal cladding and cornices.

With Hickory putting the final touches on Ace Hotel Sydney earlier this year, the hotel officially opened to the public in May 2022 to a warm reception.

Established in 1991, Hickory has an unwavering focus on innovation, striving to create better places for future communities. The building and development company uses its unique Hickory Building Systems (HBS) methodology to streamline the construction process of high-rise builds.

Constructing the majority of the building elements offsite, this technology enables Hickory to fast-track projects by up to 30%, whilst reducing construction waste, build defects, noise pollution, and traffic congestion at the same time.

With a team of over 1,000, Hickory has delivered more than 150 projects across Australia and is currently involved in a several developments across the commercial, hospitality and high-rise residential sectors.

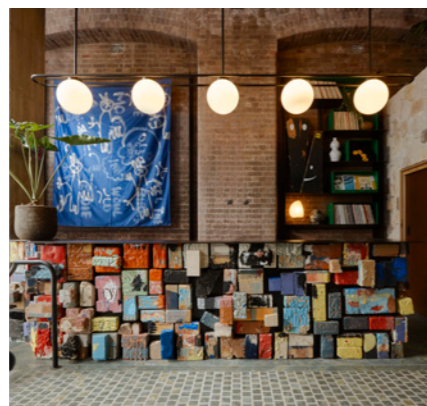
Hickory is quickly expanding its portfolio of buildings and development projects in Sydney, and was recently contracted for the design and construction of the façade for Parkline Place, a 39-storey office block with a podium above the new Pitt Street station.

Hickory's in-house façade team have designed a tower façade with 7m high sandstone fins and a podium clad with double-height curved glazing. Hickory is currently working through the procurement, manufacturing and installation to complete the job by mid-2023.

In conjunction with Time & Place, Hickory will also build and develop Bourke & Bowden, a contemporary office precinct located in the up-and-coming Sydney suburb of Alexandria, set for completion in June 2023.

Another Hickory venture is Flex, a premium flexible workspace service that has been incorporated into Hickory's Market Lane headquarters, with plans for further expansion across several of Hickory's upcoming development projects.

For more information contact Hickory, Level 5, 68 Clarke Street, Southbank VIC 3006, phone 03 9429 7411, website www.hickory.com.au



SOLUTION FOR EVERY APPLICATION

THE HERITAGE, ACE HOTEL

DESIGNED, BRACED, DEMOLISHED

Mann Group demolition are subject matter experts, specialising in structural demolition, internal strip-out, hazardous material removal and excavation. Mann Group were awarded the contract for demolition services at the Ace Hotel site in June 2019.

Building 1, a 3-storey brick warehouse was to be totally demolished, and Building 2 Tyne House built in 1915, a 11 story heritage brick building, where perimeter façade was to remain and all internal slabs, columns, and beams to be demolished.

“Mann Group had to design a way to demolish the interior of the building, whilst leaving the very old 10-storey high, perimeter brick walls” said, James Manassa. “We designed a system of steel members bolted to the brick façade bracing the structure from the basement to level 10. We then worked downwards, removing the slabs, columns and beams, in and around the temporary steel bracing.”

Each steel member had to be strategically placed, both in a RL, and in a North/South, East/West configuration. This temporary structural design allowed Hickory to install structural concrete precast pods without fouling. Precast building components are part of the Hickory Building System (HBS) and each level had 12 to 14 precast pods installed inside the building and the temporary steel had to allow for this.

“Despite the many constraints and intricacies of the job, it was undertaken with the paramount focus being the safety for our workers and the general public. There was comprehensive, R&D and much liaising with clients and engineers to deliver this project completely injury and incident free. It was a major achievement on everyone’s part,” said James.

“We’ve worked with Hickory before at the Chadstone Link in Melbourne (2019), demolishing a 4-level post-tensioned carpark and a large commercial building at Toorak Road, South Yarra in (2020).

Hickory approached us to provide a D&C demolition solution for their first Sydney project, the Ace Hotel. They were a great team to work for and we look forward to working with them more often as they expand into Sydney.”

Mann Group was established in 1949 by Anthony Manassa, delivering major projects throughout Sydney. Today Mann Group fulfil many D&C contracts for demolition services nationwide. This family run business has grown over 70 years and now engages in demolition work and HAZMAT removal across a broad range of industry sectors.

Mann Group are passionate in bidding, winning and completing projects that are complex, large scale and unique. In particular, the demolition of the heritage silos project in Cremorne, Melbourne where Mann Group became the first Australian contractor to be awarded first place at the ‘World Demolition Awards 2021’ in Chicago. The demolition of the silos was completed utilising custom built platforms and remote-controlled robot excavators.

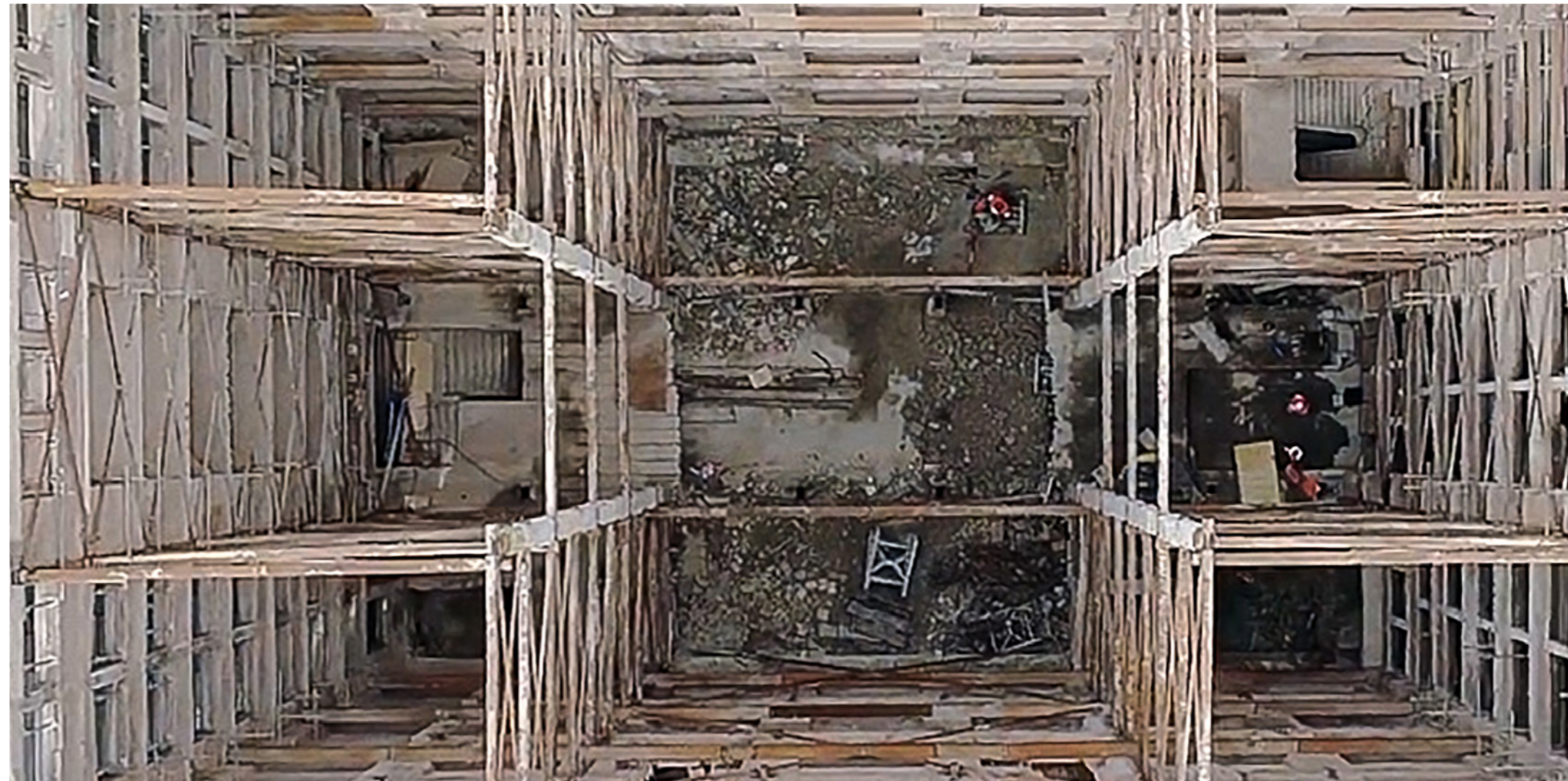
“In the future we hope to improve project methodologies to cater for complex projects. It’s a high-risk industry and we hope to introduce robots to keep staff out of dangerous situations. Safety is a priority for us at Mann Group and we are going to use more robotic unmanned excavators in demolition. We are also constantly monitoring our operations to improve safety and legal standards,” added James.

Mann Group has a management team of engineers, project managers and site supervisors with years of experience working in construction, oil and gas, maritime and critical infrastructure sectors.

In both NSW & VIC Mann Group has successfully completed many infrastructure projects, non-exhaustive: NorthConnex, WestConnex, Northwest Rail Link, Gateway, Sydney Metro, NSRU, Western Sydney Airport, Melbourne Metro, Sparks Alliance, Railway Level Crossings, Marvel Stadium, Bushfire Recovery Victoria and over 40 other railway station projects.

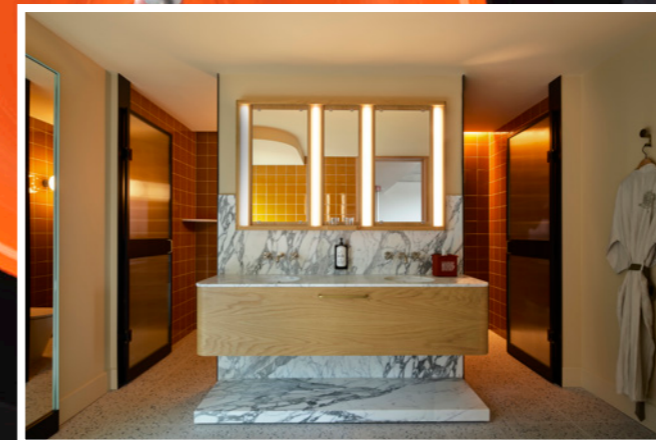
For more information contact Mann Group, (NSW) 02 9890 3335, (VIC) 1300 626 647, www.manngroup.com.au

manngroupnsw



Below Lusso Venetian Finishes applied over 750m² of finishes to the interior spaces of the hotel.

Below IJF Group supply and install joinery across all 264 guest rooms and common areas of the Ace Hotel.



Lusso Venetian Finishes are expert in the application of traditional hand crafted finishes producing beautiful timeless surfaces for walls and floors. Lusso Venetian Finishes started at the Ace Hotel in February 2021 working on the interior of the new construction as well as restoring the façade of Tyne House.

“We applied over 750m² of finishes to the interior spaces of the hotel using a mix of resin, lime and sand, for the lobby and conference room. The mix was made especially for the Ace Hotel,” explained Owner, Eric Moroney. “We put a stippled finish to the lobby and made the corridor floors of raw concrete. For the Level 18 bar area we used different layers of rammed earth. The restoration was a painstaking job involving the complete stripping back of the façade along with research into aesthetics and materials.”

With seven tradesmen on the job Lusso Venetian Finishes completed onsite by the end of 2021.

“Our work is highly detailed restoration for heritage listed buildings as well as applying beautiful venetian finishes to new buildings,” said Eric. “We bring the old back to life as well as using old techniques and materials in different contexts.”

Lusso Venetian Finishes enjoy collaboration with architects, designers and builders to achieve the perfect artisan finish, to give spaces a unique feeling. “This was our first job with Hickory Group and we worked really well with them, they were very good to deal with,” said Eric.

In 2018, Lusso were engaged on the Indigo Slam project in Chippendale, to provide a whole interior and full resurface facelift to the project. Over six weeks Eric, designed and developed a new methodology through strenuous testing and modifications to allow for the structure to move without cracking the stucco. Layers of a German material, mesh from Spain and American gypsum created a shock-absorber to leave a smooth surface. “We completed 1,350m² of wall, primed, applied with stucco and waxed, in 16 weeks,” said Eric.

The Indigo Slam project received the 2017 Best of State Award, Residential Award and Premier Award for Australian Interior Design.

For more information contact Lusso Venetian Finishes, Eastgate Bondi Junction, 83-85 Spring Street 1010, Bondi Junction NSW 2022, phone 0477 773 264, email info@lussovenetianfinishes.com, website www.lussovenetianfinishes.com

IJF Australia specialises in high-volume commercial joinery across high rise apartments, hotels and hospitals, Australia wide, and were engaged by Hickory to supply and install joinery across all 264 guest rooms and common areas of the Ace Hotel.

Working to architect’s specifications IJF manufactured prototypes to ensure the items met with the designer’s and client’s approval and also to streamline fabrication and installation.

There was considerable collaboration between IJF, the builder and the architect to complete the design. This was seamlessly managed by IJF Australia through logistical and geographical challenges with COVID in a professional and experienced manner to achieve the desirable outcome of the project.

IJF Australia’s admin and project headquarters is based in Adelaide, but have extensive site resources in New South Wales, built over 25 years in the New South Wales market, and this complimented and supported Hickory’s first hotel project in New South Wales.

In the hotel rooms, the joinery items included American oak veneer bedhead panels and curved timber veneer vanity units with natural

stone benchtops and solid timber mirror surrounds. IJF also supplied and installed kitchenettes in the six suites. The reception and retail areas included a number of unique metal finishes, integrated with artworks commissioned by the client.

For the gym, bar and dining areas the joinery was of an especially high quality, with a variety of leather and steel finishes used throughout.

IJF Australia’s parent company, the IJF Group, also has other business divisions which specialise in private residential joinery and custom projects on a smaller scale.

For more information contact IJF Australia, 41-43 Cormack Road, Wingfield SA 5013, phone 08 8349 7400, website www.ijf.com.au

Below Beyond Solar designed and installed a solar system comprising solar panels and inverter, to meet the energy needs for the building



Below Winfix Façades installed a window wall and a curtain wall, shop fronts and steel-framed windows, across the development.



Images: Solar Installation completed at Greenacre Primary School



Beyond Solar, established in 2015 is a locally owned company providing high-quality customer service to their clients with tailored solutions for residential and commercial projects.

At the Ace Hotel, Beyond Solar designed and installed a solar system comprising 47 solar panels and inverter. The system is to meet the energy needs for servicing all the common areas including the air conditioning, lighting, lifts and access doors.

Initial design discussions took place toward the end of 2020 with the rooftop panel installation completed within a few days by a team of six.

Beyond Solar worked with Hickory to design the rooftop structure that would hold the panels which weighed 20kg each. It was important for the team to achieve structural integrity in the framing, especially in regards to the wind loads.

“The Ace project was quite complex with changes to the layout as the work progressed. We had to be flexible and respond in a timely manner. Once the electricians had completed their work we were able to connect, run safety checks and commission the system in late November 2021,” said General Manager, Steve Tabbah.

Beyond Solar work in Sydney, Canberra and across New South Wales serving the residential, commercial, industrial and government sectors. They are especially proud to be contributing to ‘Turning Schools Green’ by installing solar systems to government schools across Sydney.

“We like to make our installation a learning opportunity for students, giving teachers tools for teaching about the collection and monitoring of solar energy,” said Steve. “We’ve installed systems at Strathfield and Port Hacking and are currently involved in the design and installation for solar energy at five public schools on Sydney’s northern beaches.”

“At Beyond Solar we focus on customer education,” added Steve. “We look at our clients’ needs and explain what is available to them, they can then make an informed decision about the type of system that is appropriate.”

For more information contact Beyond Solar, 2/79 Williamson Road, Ingleburn NSW 2565, phone 02 8074 0759, email info@beyondsolar.com.au, website www.beyondsolar.com.au

Winfix Façades install sparkling glazed façades to high rise structures in Sydney.

They started at the Ace Hotel in late January 2021 installing a window wall and a curtain wall to the 19-storey structure. Winfix Façades also installed shop fronts and steel-framed windows to the heritage-listed Tyne House.

“A challenge within this project was marrying the existing lower facade, together with the new façade at Level 9 as they become continuous glazing up the structure,” said Director, Frank Stournaras.

“The curtain wall is a double glazed unitised system of prefabricated panels. Each unit was 2.4m x 3.1m and we had terracotta panels 800mm x 3m as well as copper cladding,” Director, Chris Pattison explained. “The main challenge was the logistics, moving such large pieces around the site and as with all CBD jobs, deliveries. We made up six weeks lost due to stop and start COVID-19 restrictions affecting both materials supply and onsite workers.”

Established 2005, Winfix Façades is a family owned and operated company, industry leaders in the installation of glass and aluminium

facades as well as double-glazed windows and doors, awning windows, sliding and bi-fold doors, fixed and operable louvre screens.

“We focus on the best outcome,” explained Frank. “Our work is of a high standard thanks to our great team of 40 permanent installers and the pro-active approach by the directors, we are onsite and often on the tools.”

Winfix Façades recently completed project the high profile luxury development Blue Apartments at Lavender Bay where the team installed a curved glass façade, balustrades, windows and doors, as well as a window wall and a curtain wall, finishing in April 2021.

They have also recently completed The Langston at Epping, which saw the team install 23,000m² of glazing across three towers of residential apartments.

For more information contact Winfix Façades, 2/3 Pat Devlin Close, Chipping Norton NSW 2170, email info@winfix.com.au, website www.winfix.com.au