

# A LITTLE SOPHISTICATION

**DEVELOPER :** Little Projects  
**MAIN CONSTRUCTION COMPANY :** Hickory Group  
**ARCHITECT :** Plus Architecture  
**ENGINEER :** Robert Bird Group  
**PROJECT VALUE :** \$85 million

Hickory Group innovates Central South Yarra in Melbourne's most cosmopolitan location under tight restraints. The \$85M residential tower reinvents modern living by maximising space, outlooking from every angle.

**Founded in 1991 the Hickory Group has an impressive list of completed projects under their belt.** Central South Yarra apartments is yet another one showcasing their talent and ability in building edgy, beautiful and modern buildings which are making their mark on the community.

Reaching 30 levels in the fashionable South Yarra, the most eye-catching feature of the new tower's exterior is the sweeping gold band that runs down the full length of the building's façade.

Residents can bask on the landscaped rooftop providing 360-degree sweeping views of Melbourne's skyline. The boutique project by respected developers Little Projects also comes complete with a heated pool, gym, common entertaining area fitted with kitchen, dining and lounge rooms.

It was a very competitive tender seeing Hickory Group submit an aggressive schedule and price to do the work. Project Manager Andrew McGowan speaks with pride about the 357 apartments with 291 carparks costing \$85 million, which took just over 22 months to build. By using pre-fabricated elements Hickory Group were able to reduce construction costs making for significant financial savings and precipitating a sustainable build.

"We self-perform in a lot of areas, we do our own carpentry fix, we do our own structures, we import our own façades and we install them ourselves." Being a lot more hands on than other companies made Hickory execute a cost effective construction. Eliminating the costs associated with subcontracting several key trades also eased waste removal and improved site supervision.

Being able to act quickly saw Andrew re-engineering the gold band running down the exterior's façade. Having it made from fabricated aluminium rather than a traditional composite panel meant all works could be completed without requiring external access, when the tower crane was recovered, the gold façade was then easily installed with a small crawler crane.

Having this level of autonomy and control on any aspect of a construction programme and having direct access to a lot of in-house designers and structural engineers made a big difference to the buildability of Central South Yarra. The stand out innovative feature used in the apartments was the pre-fabricated bathroom pods which were

uniquely designed, engineered and detailed at Hickory's own local manufacturing facility then stringently tested and signed off prior to them being installed on site. It was the first time the pods were used with this particular client.

"The access was quite tight around Yarra Street," a 2140m<sup>2</sup> site with 38,000m<sup>2</sup> GFA. A lot of effort was expended in getting loading zones established through local council. "It was a congested street to work in and we used one tower crane, so cranning had to be very rigorously managed." A further challenge came when they re-designed the gold roof from an aluminium composite panel to a curtain wall system in order to speed up the completion of the roof.

At the start of construction Hickory employed some 15 people on Central South Yarra, this peaked with 220 people at one time. "This is less people than normal because many of the elements incorporated into the project were pre-designed and prefabricated. By using a lot of in house labour we fast tracked the design and procurement process but still maintained a superior work standard and finish."

The final delivery is set to be on time and on budget seeing the client happy with each stage of the build. This sets Hickory apart from other construction companies Andrew continues, "it is an innovative company which provides a lot of autonomy. We manage many of the key elements including formwork and concrete, crane logistics, formwork engineering, carpentry fix, bathrooms and façades all in-house."

Hickory Group employs over 450 people with a firm sense of loyalty and transparency in relationships at the backbone of their work. They have a strong focus on their social responsibility to the community. They incorporate environmental planning up front on every project making sure of they use energy saving and environmentally safe alternative materials and waste recycling when needed.

Hickory Group are also working on Parque on St Kilda Road and Fulton Lane on A'Beckett Street for Setia, New Quay Promenade for MAB in Docklands, 568 Collins, The Fifth on Lonsdale Street and La Trobe Tower in the city and Claremont Manor directly next to Central in South Yarra.

*For more information contact Hickory Group, 101 Cremorne Street, Richmond VIC 3121, phone 03 9429 7411, fax 03 9428 7376, email info@hickory.com.au, website www.hickory.com.au*





# SOLID SUCCESS

Nationwide Concrete Pumping are specialists in the concrete pumping industry. Having a reputation for superior quality in pouring concrete for assorted types of projects the family owned and operated company won the tender for the construction of Central South Yarra.

Working just over 18 months on the tower their experience and professionalism was evident when the crew had to navigate a very tight site. Veronica describes, “the loading bay and the pumping station were in the same place there was only one direction of traffic the road was very narrow so ordering concrete, plus handling deliveries meant we had to be very organised on the day.”

Added to negotiating a very tight site the crew had to work fast and efficiently as a team, “you’re pumping the concrete from the bottom

to the top we have a core mix - then there are different mixes we have to contend with - some mixes are a bit more difficult to pump than others and you don’t have much time.” So having to weild concrete to the 30th floor of the tower was a significant accomplishment!

Nationwide Concrete Pumping utilised two self-climbing towers, “all of our boom and boom heads are self-climbing we don’t use crane time at all this sets us apart from other companies as our clients see us pump sufficient.”

Dependable, honest and hardworking they bring new techniques and methodologies with them. Nationwide Concrete Pumping take pride in their work employing 50 people they strongly believe in and offer outstanding customer service, “we care and really value the work we do - we work with the client and are dedicated to bringing the best solution to each job.” They are versatile having 75 leading brand industry approved tools to choose from. This means they can offer ‘more than one option’ to each construction programme.

*For more information contact Nationwide Concrete Pumping, 14B Tullamarine Road, Tuallamarine NSW 3043, phone 03 9663 1914, email bookings@nwcp.com.au, website www.nationwideconcretepumping.com.au*



# CYRSTAL CLEAR VISION

Liquid Vision Plumbing group were the selected contractors to work on the Central South Yarra residential tower. A stylish and dynamic building with ground level retail located in the vibrant suburb of South Yarra. “What made Central South Yarra interesting in comparison to other construction techniques was the use of the innovative Sync bathrooms.” said Joseph Princi, Liquid Vision’s Contracts Manager.

Central South Yarra boasts 357 apartments requiring Liquid Vision Plumbing Group to fit 441 bathrooms. They were at the helm starting from the design of the bathrooms and procuring of quality fittings and materials to securing the water connections and testing of sanitary drainage systems. A pre-fabricated bathroom designed and fully tested off site with pre-installed drainage and waste connections which is then connected on site.

Liquid Vision Plumbing are the most experiences plumbers in the modular building industry providing consultants, designers and builders, with design advice, innovative installation techniques. They continually show interest in developing and using new technology throughout the plumbing industry.

The key benefit of using pre-fabricated bathrooms was the time saved resulting in less waste, better quality control and a safer more cost efficient construction. An original methodology - Sync bathrooms generated plenty of interest from other builders who were curious to see the design and installation.

“It was unique,” Joseph says “in the way we used CAD in-house to draw up penetration points through to the building to ascertain and pin-point drains, rectify drainage and to determine certain falls for storm water drainage.” It was a meticulous process initially but the benefits became clear when Central South Yarra ran on schedule and within budget. Liquid Vision were also in charge of kitchen

installation complete with hot, cold, recycled and gas reticulation. Leigh Harry, Liquid Visions project manager’s commitment reflects that of his team.

Established in 2000, Philip Merambeliotis is the Managing Director of the company with over 20 years of experience and employing 55 plumbers. Liquid Vision is an inclusive company encouraging input from every team member. “Everyone’s contribution is valued,” Joseph adds, “we have a respectful work ethic and a pride in every facet of construction, from in on to on site.”

Liquid Vision endeavour to bring out the finest in every project assigned to them. Liquid Vision are currently working on the following projects:

- Parque Apartments - St Kilda
- Helio Apartments - North Melbourne
- Southern Cross Aged Care
- La Trobe Towers - La Trobe
- Sagra Restaurant Melbourne - A 5 Star Restaurant
- The Fifth - Melbourne CBD
- The Plaza Apartments - Northcote
- Parc WE Apartments - Bundoora
- Camra Road Apartments - Mallern East
- Lees Street Apartments - McKinnon
- As well as prefabrication of complete Bathrooms off site

*For more information contact Liquid Vision Plumbing (A member of the Master Plumbers Association), 37 Forster Street, South Yarra VIC 3141, phone 03 9827 5032, email phil@liquidvision.net.au, website www.liquidvision.net.au*