

THE GOLDEN TOUCH

DEVELOPMENT : Southlink Developments
MAIN CONSTRUCTION COMPANY : Hickory Group
PROJECT MANAGER : PDS Group Victoria
ARCHITECTS : Bird de la Couer and Hassell Studio
STRUCTURAL ENGINEER : Rincovitch Consultants Pty Ltd
CONSTRUCTION VALUE : \$85 million

The \$85M Claremont Manor is naturally immersed within the urban South Yarra environment, featuring two interlocking black and white towers comprising of 285 luxury apartments. The development features a residents club, and warm and inviting living spaces amongst commercial and retail tenancies.

Claremont Manor is the latest in a successful lineage of large scale Hickory built developments in Melbourne's popular high end and inner city suburb of South Yarra. The project comprises two interlocking black and white towers, housing 285 apartments, office and commercial spaces and three basement carpark levels. The 19-storey development features striking contrasting colours with gold highlights and a linear façade.

There are high end interiors throughout the luxury apartments, retail and commercial tenancies plus an exclusive residents club with swimming pool, around-the-clock gym and private indoor retreat. At roof level sits a stainless steel crown and across the glass façade are gold louvred art screens. The double storey lobby entrance is finished in steel, aluminium composite panels, timber and glass and there's an exquisite marble clad spiral staircase.

The project was delivered four months ahead of schedule thanks to the company investing time into good working relationships with other builders in the street, said Hickory Project Manager Steve Cahill. "At one stage we shared our loading bays with Buildcorp and actually assisted each other in erecting our tower crane and dismantling theirs."

Hickory also undertook detailed planning of the sequence of construction and early in the project had an in depth consultation with key trades on site. The project also demonstrated excellent site management and well thought out loading and delivery strategies to the

site, plus a clear and unrelenting sequence of works. "Trades were managed tightly and works followed each other without compromise," he said.

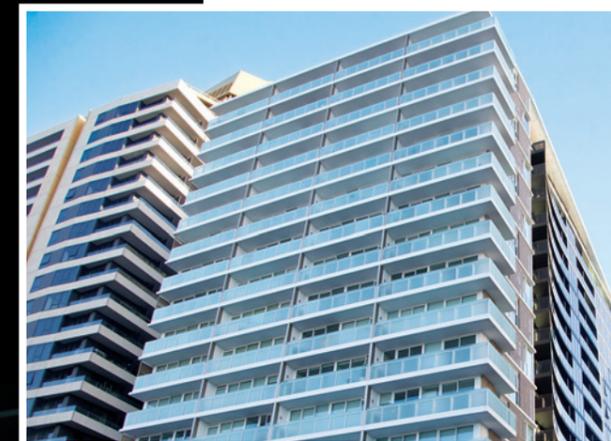
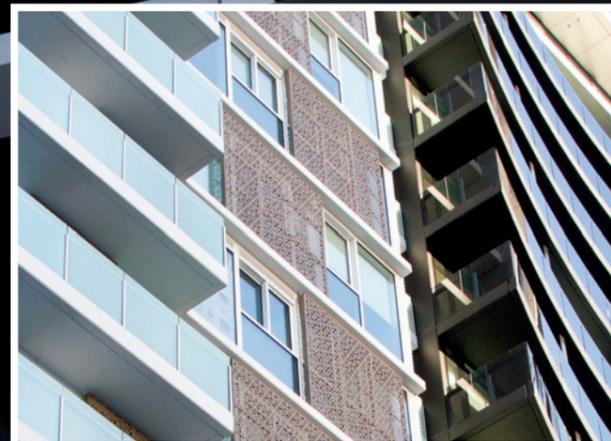
"The guys on this project were well experienced and versed with the Hickory model and they had worked closely together on other projects which helped them understand each and every person's strengths and weaknesses. A team that clicks will produce a good product of which subcontractors, builders, consultants and the client walk away feeling like they produced a good job. We also identified elements that could be manufactured offsite that would ultimately reduce time spent onsite, for example precast slab edges, precast columns and eliminating or reducing the number of insitu concrete elements on the project," said Steve.

The project's challenges included the final basement level, lying below the water table level. However the Hickory team managed the excavation carefully to ensure works were carried out safely and to code. In all, 11,500m³ of concrete and 1,150 tonnes of steel reinforcement went into the project.

Melbourne based Hickory Group has been operating for 25 years and has distinguished itself as a dynamic and innovative leading construction group. It employs 600 people. It offers turnkey 'best for project' solutions and is a builder as well as a manager of works.

They've successfully completed projects across Australia using the resources of their construction, formwork, façade, fitout, crane logistics and manufacturing divisions. The company also offers prefabricated building systems, modular bathrooms, joinery, platform hire, design and engineering. Hickory's other iconic projects include NewQuay Promenade and AQUI, La Trobe Tower, which is Australia's tallest pre-fabricated building, The Fifth, Lakeside Apartments, Opera, Collins House and Banksia Apartments.

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





Below Aloha Pools designed and installed the pool for the luxury apartments, along with a 13m custom built window.

For the Claremont Manor project, Aloha Pools designed and established a fully custom 25m by 2.5m lap pool. “We worked through the concept stages, mindful of budgetary requirements, to deliver a complete installation of the pool right through to handover with after care maintenance,” said Travis Fell, Director of Aloha Pools.

Often Aloha Pools comes in after a project’s marketing drawings have been issued and circulated, which is how the multi award winning business has become well known for offering and delivering clients turnkey solutions. “We are frequently requested to restore a lot of other apartment pools built by builders who have subcontracted various sections of the work out. Aloha Pools offers a turnkey solution so that the builder has one point of contact and one point of delivery.”

“Architects generally have allocated space however when we get to the nuts and bolts of marrying up the budget to the technical requirements with marketing expectations of those images, you have to adjust to what will work.”

Twenty or so staff worked across the Claremont Manor project from October 2013 operating closely with architects to isolate the plant room, with an acoustic engineer to minimise noise for residents and with electrical engineers for the power sub main which is located under the pool. As part of the pool installation the team were required to waterproof the base before the concrete level and add multiple waterproofing layers in the pool. There was also a need to have a failsafe monitor in place between the pool and structural slab for leaks.

The key feature in the build was a 13m long, specifically built window to form part of the wall for a private pool in the third level of the luxury apartment block. “We coordinated with the builder and other trades to leave a hole in the ceiling to allow the window to be craned into place because if we put it in too early we risked compromising the steel structure frame of the window, so we had to get it scheduled in as late as practicable,” said Travis.

The family owned company has been operating since 1966 and employs over 50 people full-time. Aloha Pools builds 90+ high level commercial and domestic pools a year in Victoria, Tasmania and New South Wales.

For more information contact Aloha Pools Pty Ltd, 3/35 Lakewood Boulevard, Carrum Downs VIC 3021, phone 03 9775 0033 email reception@alohapools.com.au, website www.alohapools.com.au

