

FORGING INNOVATION

DEVELOPER : Mirvac Group
ARCHITECT : Mirvac Design
CONSTRUCTION VALUE : \$200 million

Forge Tower, a landmark 30-level tower within the Wharf's Entrance precinct at Yarra Edge precinct in Melbourne Docklands, features luxury finishes, winter gardens and state-of-the-art facilities for each of the 228 light filled apartments and leads the innovative design at Wharf's Entrance.

Making a stunning architectural statement, Mirvac's \$200 million Forge Tower welcomes residents into the first chapter of the Wharf's Entrance precinct at Yarra's Edge, which also includes Stage 1 of the Wharfside Residences and Cargo Homes.

Located at the western end of Yarra's Edge, the 228-apartment tower boasts notable views of the city skyline, including the Yarra River and Port Phillip Bay. Standing approximately 100m tall, Forge's distinguishing sculptural façade is one of the first residential towers gracing the city skyline to greet commuters when entering Melbourne's CBD from the Bolte Bridge.

Mirvac's General Manager of Residential, Victoria, Elysa Anderson, said the completion of Forge marked a significant milestone in the development of Wharf's Entrance, which is the final precinct in the Yarra's Edge community.

"As the first completed tower in Wharf's Entrance, residents of Forge will benefit from a range of amenities including a private dining room and cinema room for entertaining, as well as the vibrant community that is already established at Yarra's Edge."

One of the outstanding features of Forge Tower is the deliberate use of silver glass and steel designed to bring a lightness to Yarra's Edge, with expressive architecture

alluding to the movement of the surrounding Yarra River.

Mirvac also commissioned internationally renowned environmental artist and sculptor, Ned Kahn to create an urban art installation, 'Fluid Lines', on the Lorimer Street and Regatta Way podium façade, an eye-catching masterpiece that creates movement on the building with a ripple-like effect that responds to the natural phenomena of wind.

"Wharf's Entrance transforms what was once an old wharf and follows the success of Yarra's Edge to date in creating one of Melbourne's most culturally vibrant and liveable communities with unparalleled waterfront access, a realisation of Mirvac's purpose to reimagine urban life," Elysa said.

The superbly designed apartments have flexible and spacious floorplans that create outstanding living spaces. Next generation interiors feature gourmet kitchens complemented by SMEG appliances, reconstituted stone benchtops and reflective colourback glass splashbacks. The designer bathrooms have been finessed with chic fittings and luxe matte and metallic finishes.

Mirvac utilised expansive glazing, balconies and a plethora of winter gardens to create light filled living environments and sweeping vistas of the city, the Yarra River, the Bolte Bridge and Port Phillip Bay.

The 100m tall Forge building sits atop a 5-storey podium that also includes 302 parking spaces, 84 bike spaces and 229m² of retail at ground level, which interfaces with the new Wharf's Landing park.

Forge Tower has attracted a broad range of residents through a mix of apartments that appeal to different interests.

"We tasked the Mirvac team with designing something quite different to what was traditionally offered in the residential market at Yarra's Edge. The success of Forge demonstrates the team's achievement in developing concepts that appealed to people who wanted to embrace the riverside lifestyle."

Mirvac is renowned for creating exceptional living environments in the best locations. Established in 1972, Mirvac is a leading brand in Australian property, consistently delivering innovative and high quality products.

"The completion of Forge is a momentous event for Yarra's Edge, which is now home to a lively community of more than 3,000 people," Elysa said.

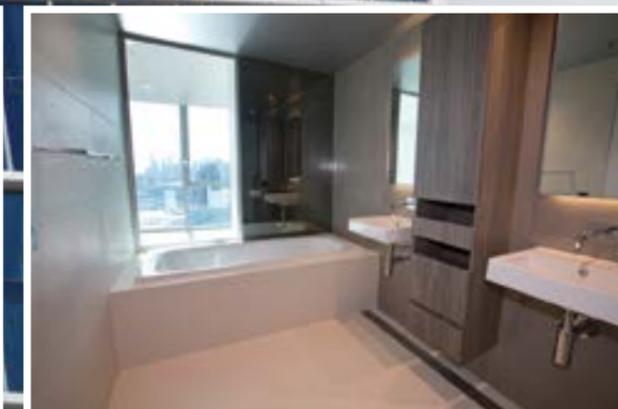
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Below Cardno were responsible for the traffic management, and pedestrian movements during construction.

Below IJF Australia manufactured and installed extensive joinery for apartments and public spaces.

Below Sync installed 366-luxe bathroom pods of various designs on the project.



Cardno's traffic team specialise in the management of traffic during construction of high rise developments, with demonstrated expertise on several key projects in Melbourne.

Cardno has played an integral role in the construction traffic management design services for the Forge Tower providing an exhaustive traffic management plan (TMP) detailing temporary line marking, signage, pedestrian routes, hoarding lines and barriers.

High rise developments demand careful consideration of the needs of various parties, including the general public, developers, operators, contractors and public transport providers. Often these developments are constructed within high pedestrian and activity zones, requiring our solutions to address the movement of pedestrians, vehicles, public transport and bicycles, while providing appropriate access and dedicated zones for construction vehicles.

For more information contact Cardno Victoria, Level 4, 501 Swanston Street, Melbourne VIC 3000, phone 03 8415 7777, fax 03 8415 7788, website www.cardno.com.au

IJF Australia Pty Ltd is a proud Australian family owned business with a long established reputation for producing, installing and project managing high quality interior fitouts for multi-residentials, hospitals, hotels, student accommodation and office fit-outs. It enjoys a close, valued relationship with all Australian Tier 1 builders as well as selected Tier 2 companies.

IJF Australia completed work on the 231 apartments at Forge Tower 10. The company manufactured and installed kitchen cabinetry, wardrobes, linen cupboards and storage facilities including joinery for lobbies, corridors and offices. The finishes were Laminex laminates and 2-pac polyurethane. Up to 15 IJF personnel were engaged onsite and the company successfully completed its commitments within Mirvac's program. The Forge project highlighted the close long standing collaboration between Mirvac and IJF, with all parties well pleased with the final product which is a major contributor to the overall impact of this landmark Mirvac development.

For more information contact IJF Australia Pty Ltd, 41-43 Cormack Road, Wingfield SA 5013, phone 08 8349 7400, fax 08 8349 7455, email peterl@ijf.com.au, website www.ijf.com.au

Hickory Group knows bathrooms. As one of Australia's largest multi-unit builders, they've built thousands of them. Their expert team knows that the smallest room in the apartment can pose the largest risk to the construction process. The company's solution is Sync Building Systems, a technology to manufacture high quality, modular bathrooms offsite on a sub-assembly line which can be simply installed and connected on arrival to site.

This technology has been employed at Mirvac's striking Forge Tower apartment development at Docklands in Melbourne. Sync installed 366 luxe bathroom pods with a number of variations in design and fitout.

Commercial Director, Chris Ong, explained that Sync pre-assembles all its bathroom pods at its Brooklyn facility in Melbourne. The pods are completed with all finishes and PC items, then moved to the installation location where they are craned and wheeled into position. Electricians and plumbers then complete the connections.

"The finishes at Forge Tower were high end as per the architect's specifications," Chris said. "While this posed some challenges, the fact is that many of the finishes could not have been installed in the conventional way. It was a very successful project."

Remarkably, the bathroom pods can be transported great distances without damage. Current projects include a 2,000-bathroom order for the Watpac development at Ryde Garden in Sydney and a 224-bathroom project in Brisbane.

Chris said the company also assembles laundry pods and from time to time will incorporate kitchens as required.

The Sync solution extends from luxury accommodation to hotels, student accommodation and high-spec hospital projects. Sync's bathroom pods fit seamlessly into any large-scale design and build projects.

"Our patented structural design guards against leaks," Chris said. "All pods are fully tested and signed off before they leave our factory. Finishing bathrooms to completion offsite whilst onsite construction works progress in parallel can cut the project programme by up to 30%. It is a win-win solution."

For more information contact Sync Building Systems Pty Ltd, Shed D, 413 Francis Street, Brooklyn VIC 3012, phone 03 8329 4113, email info@hickory.com.au, website www.hickory.com.au/what-we-do/our-systems/sync-bathrooms/ or follow us on social media