

HUTCHIES DELIVERS A NEW WAY OF LIFE FOR MELBOURNE

The Ikon Apartments project includes the development of an impressive 10-storey residential tower with 116 apartments, three levels of basement parking and specialty retail that is set to become a key landmark development in Melbourne's eastern suburbs.

MAIN CONSTRUCTION COMPANY : Hutchinson Builders
PROJECT END VALUE : \$35 million
COMPLETION : November 2013
ARCHITECTS : NH Architecture
STRUCTURAL / CIVIL ENGINEERS : Meinhardt



Challenge is something Hutchinson Builders have always thrived on, with their combination of a 100 years of solid construction expertise and value-adding approach to innovation delivering remarkable results for projects like IKON at Glen Waverly.

The luxury \$35 million 10-storey project is a fresh approach to connected living, with VicTrak and Brisbane-based developer Consolidated Properties jointly developing the project on a site immediately adjacent to Glen Waverly station, giving residents of the 116 apartments all the benefits of being located at a major public transport hub. In addition to the 1 and 2 bedroom apartments, IKON features a podium of 1,000m² of retail space, 9 strata-tiled commercial office suites and 3 basement levels of car parking. It is the first Transit Oriented Development (TOD) to be developed in Melbourne's eastern suburbs, and as such, represents a new approach to urban living and working.

Hutchinson Builders worked closely with the development team and consultants in the early stages to fine-tune the design and delivery methodology, including managing the architectural, structural and engineering services design development, and carrying out precise examination of all plans to ensure compliance with the relevant codes including heritage, town planning, BCA and other statutory requirements. Having completed multiple award-winning projects which involved best-practice solutions, Hutchinson Builders were able to draw on that experience and value-engineer aspects of the project in a manner which reduced construction costs.

The project offered up some unusual challenges, with the location itself a major factor. Being adjacent to a very busy train station meant that the construction team faced both constrained access to the site and the safety issues created by high levels of pedestrian traffic, a bus interchange and high traffic volumes. A comprehensive management plan was developed and put in place to ensure construction

could progress smoothly with minimal impacts on the broader Glen Waverly community. Safety also was a key consideration given the adjoining live rail corridor, which had implications for crane use and placement, and there was a requirement for specialised engineering of IKON's substructure to mitigate the impacts of future railway tunnelling.

Before anything could be built, Hutchinson Builders had to ensure the safe demolition of the pre-existing buildings on the site, and manage the completion of substantial basement excavation works, with close to 27,000m³ of landfill removed from the site.

IKON proved enormously popular with the market, with all apartments selling off the plan and putting the project on rock-solid financial footing as it moved towards completion.

The standard of finish is exemplary, with both exterior and interior reflecting the quality workmanship of Hutchinson Builders and their subcontractor team. The interior fitout includes extensive inbuilt custom joinery for kitchens, including a study nook, ample storage and mirrored wardrobes in the bedrooms. Natural light has been used extensively to reduce energy consumption, and every apartment features an outdoor living space and an open-plan design which enables effective natural ventilation.

Another aspect of IKON which showcases the developer's determination to achieve the best possible result is the installation of all the required fibre network cabling to enable the residents and commercial tenants to access the NBN. Consolidated Properties negotiated directly with NBNCo to achieve this, ensuring IKON residents will be the first in the Monash area to get NBN service.

Hutchinson Builders are one of Australia's largest privately-owned building and construction companies. Originally founded in Brisbane in 1912, the company has expanded into a nationwide operation, with a track record of projects stretching from Cairns to Hobart and across the Nullarbor to Perth.

Other recent and current Victorian projects include Marina Quays at Wyndham Harbour, One Bruce Street Box Hill, SXY2 in South Yarra, Anderson Road Kew, Latrobe University Student Accommodation, a number of retail projects for Coles; and the multi-award winning Goods Shed South project in Melbourne's Docklands precinct.

For more information contact Hutchinson Builders, 70 Cecil Street, South Melbourne 3205, phone 03 9282 9500, fax 03 9681 6977, email melbourne@hutchinsonbuilders.com.au, website hutchinsonbuilders.com.au



DIGGING DEEP TO DELIVER A SOLID FOUNDATION

As the IKON Glen Waverley apartments in Melbourne get closer to completion, the team at Straightline Excavations can look on with pride.

As the first contractor to start work on this prestigious development, Straightline Excavations had the important role of preparing the site for the many hundreds of workers to come.

Straightline Excavations is a Victorian-based Civil Construction Company formed in 2004 and specialising in Earthworks, Basement Retention Packages, Civil Works and Demolition. The majority of the company's work is within the Melbourne metropolitan area and it predominantly consists of multi-level residential buildings, commercial and industrial developments.

The thriving company is owned by qualified civil engineer and General Manager, Tarkan Gulenc and hands-on Operations Manager, George Parissis. Both company directors bring nearly 20 years of extensive experience in the Civil Construction and Building Industry to their respective roles.

With a highly experienced team on board, Straightline has a proven record for successfully managing and delivering multiple civil projects at any given point in time. Over the past ten years they have specialised in various types of civil projects managing the differing stages of construction including Piling, Anchors, Shotcrete Walls, Bulk and Detailed Excavation.

On the IKON development, Straightline were brought in to do the bulk excavation and retention work for the luxury mixed use development. The finished project will comprise of a ten storey residential tower, with retail and office space and three levels of basement car parking. Straightline began work on site in early August 2012 and finished on time in November, helping to keep the development on track for completion in October this year.

The IKON development adjoins the very busy Glen Waverley train station, so managing both vehicle and pedestrian traffic movement - and congestion - around the work site was a major issue. To ensure that this situation didn't impact on work progress, Straightline

put extra traffic controls in place and moved their building access ramps regularly to manage truck movement.

At the peak of their involvement Straightline had up to 12 people on site, plus 30 tonne, 20 tonne and 6 tonne excavators working alongside the earthmoving trucks. Over the three months it took to complete the job, there were 1,800 truck movements in and out of the site, with over 20,000 m² of dirt being excavated.

Following on from the successful excavation, Straightline built 1,700 square meters of shotcrete wall, which formed the basement. Shotcrete was chosen for this situation because it is easier, faster and safer to use, than installing pre-cast panels, while also maximising the basement space.

For Straightline the priority is always to get each job done as efficiently as possible, to their exacting standards. As they are often the first people on site they understand the need to keep the job on track. To do this they have 40 staff who are all fully trained and experienced, including project engineers, estimators, supervisors and foremen.

The company is also experienced at bringing in additional professional expertise as needed, to deliver a full package for the customer. This has enabled them to expand the scope of their services to take on design and construct contracts, which is what they did on the recently completed Fulton Lane apartment development.

With an extensive clientele, Straightline have worked with around eighty per cent of the major building companies in Melbourne on a wide range of projects. Their attention to detail also means that most new projects come from repeat clients, including the leaders in the market and also smaller private developers. Straightline are currently working on the Leighton Group's Victorian Head Quarters in Collins Street and Emporia Apartments in Prahran.

For more information contact Straightline Excavations, 19 Dawson Street, Coburg North 3058, phone 9354 1220, fax 9354 1225, email tarkan@straightlineexcavations.com, website www.straightlineexcavations.com