



EMINENT LUXURY

DEVELOPER : Lechte Corporation Pty Ltd & Abacus Property Group
MAIN CONSTRUCTION COMPANY : Crema Constructions
PROJECT MANAGER : Point Polaris
ARCHITECTS : Plus Architecture
INTERIOR ARCHITECTS : Mim Design
STRUCTURAL ENGINEER : Robert Bird Group
SERVICES CONSULTANT : Wood & Grieve Engineers
CONSTRUCTION VALUE : \$56 million

Coming in at \$56M, The Eminence is the pinnacle of modern living. Featuring 194 spacious and highly considered one, two and three bedroom luxury apartments, including penthouses over 15-levels, floor-to-ceiling glazing, expansive balconies, fantastic views, a communal rooftop terrace which includes a private dining room, and ground floor retail.

Featuring 194 high end luxury apartments, The Eminence in Carlton offers the epitome of modern, quality living combined with spectacular views of the Melbourne skyline.

The Eminence incorporates one, two and three bedroom apartments. It boasts 14-storeys of multi-residential capacity, including ground floor retail, three basements, two large retail spaces, a communal lobby area and a rooftop garden with an entertaining area.

Crema Constructions engaged on a 'Design and Construct' contract to deliver The Eminence project, including external hard and soft landscaping. Proving to be one of many examples where Crema Constructions has built repeatedly for clients during its 65-year history.

Construction Manager, Daniel Zammit says The Eminence brings a higher quality building and level of living accommodation to Carlton. Its neighbouring area has traditionally been a student and investor market. "The design features include larger apartment areas, 2,700mm ceilings as

standard and 2,800mm ceilings to premium apartments, floor-to-ceiling glazing, and extensive use of stone and custom joinery throughout the apartments."

"The external skeletal structure consisting of 3-storey precast columns and fins broken up by precast halo beams are the main feature of the building's façade. The intent of the façade design is for the vertical precast elements to replicate the Victorian Terrace structures in Carlton's adjacent neighbourhood streets," explains Daniel.

Inside, the main entry foyer features a gas fireplace, with a lounge area and premium finishes, including bronze and stone cladding to the walls and stone flooring. At the top of the building, the rooftop garden has been mindfully designed to include an outdoor barbecue area surrounded by lush planting housed in landscaped planter boxes. "Also on the same level is an indoor roof lounge and dining area that includes a fully functional kitchen. Residents can be entertained by the spectacular view of Melbourne's city skyline and the Royal Exhibition Building," adds Daniel.

With completion in early June, the project saw more than 200 workers onsite during the construction's peak, including 20 Crema Constructions' project team members. Achieving structure completion before the Christmas break was a great achievement, particularly with weather constraints faced in 2016.

Daniel explains that the installation of The Eminence's 3-storey precast columns required a number of considerations. "The 3-storey precast columns are unique to this project. The architects' vision was to have seamless columns over 3-levels," he says.

"The intricate structure of the halo beams and 3-level feature precast angular columns

designed by Plus Architecture were the most challenging aspects of the project. The installation required considerations including installing and propping columns – both load bearing and non-load bearing over 3-levels until the structure was poured and tied into them."

He adds that the staggered nature of the columns and their protrusion of around 400mm past the slab edge required a complicated and flexible perimeter safety screen design. "This was required to be jumped every 3-floors so that catch decks were located against the halo beam levels."

The rotation of the columns and beams off the delivery truck and their installation also took considerable crane time. Combined with complex safety screens, significant coordination of crane and program requirements was needed for all other works to efficiently progress to maintain the construction program. "Any delays including unforeseen weather and wind delays required changes to construction sequences and deliveries for the days to come."

Daniel praises the work of SG Formwork on the development, as well as the Crema Constructions' team who were able to overcome the project's complexities. "The project site team did a fantastic job in working through design and construction complexities to achieve a great result."

Crema Constructions is also working on 661 Chapel Street in South Yarra, Doncaster's Nest At The Hill, Fabric at 399 Little Lonsdale Street, Derby Place at 369 High Street, and Kew and Kubix in Wantirna South.

For more information contact Crema Constructions, 262 Salmon Street, Port Melbourne VIC 3207, phone 03 9646 2188, email info@crema.com.au, website www.crema.com.au



Below CWI Vic Completed all of the windows and glazing for The Eminence Apartments.

Below Sherwood conducted their work using high quality materials, global cabinetry and joinery technology.



As well as offering high-end, modern and luxury living to its residents, one of the most outstanding features of The Eminence Apartments is its spectacular views across the Melbourne skyline and the Royal Exhibition Building.

These eye-catching vistas have been made possible through the building's use of floor-to-ceiling glazing throughout its apartments. This ensures occupants of The Eminence Apartments can experience a seamless interaction between the indoor and outdoor environment.

Helping achieve this striking feature of the development was Melbourne's CWI Vic, which completed all of the windows and glazing for The Eminence Apartments.

CWI Vic's, Carl Steele, who brought 20 years of industry experience to the project, explains that their work saw the installation of approximately 5,500m² of windows and glazing. "It was a good project to be involved in, Crema were a good builder to work for, they were pretty helpful."

Further demonstrating CWI Vic's relationship with Crema Constructions and its ability to handle major projects, the company

is also about to start work on another major residential project for the construction company – Nest at The Hill in Doncaster. The \$83 million development includes 259 apartments, four townhouses and six retail spaces.

CWI Vic regularly completes window and glazing works on major projects around Melbourne, ranging from 5,000m² to 10,000m². The company has just finished work on the Caulfield Village development's first residential precinct, comprising a mixture of townhouses and one, two and three bedroom apartments. CWI Vic is also working on The York residential development in Brunswick West, located in Olive York Way. The project consists of 315 apartments located across four buildings.

For more information contact CWI Vic Pty Ltd, 53 Enterprise Way, Sunshine West VIC 3020, phone 03 9318 0999, mobile 0419 902 771, email carl@surroundstyle.com.au

With a reputation for operating with quality materials, the latest in global cabinetry and joinery technology, Sherwood conducted their work (with these assurances) on their latest project The Eminence. Established in 1995, Sherwood has come a long way in the joinery industry. Completing a project for Crema Constructions for The Eminence Apartments allowed the company to showcase their ability to work on large-scale projects and demonstrate their proficiency in providing high quality finishes. Using artistically conceived designs and the use of integrated technology, Sherwood completed the kitchens, bathrooms, studies, wardrobes and common areas for The Eminence Apartments in Carlton Victoria.

The kitchen and dining space embellishes statement premier style, with a bold treatment of dark-textured panels framing white 2-Pac cabinetry, textured veneer timber panelling, metal handles and other bespoke finishes. Soft greys, textured cabinetry and polished surfaces create a tranquil bathroom area, with contrasting surfaces adding depth and volume to refresh the space and bring a hotel living aesthetic to the room.

The company's use of technology during this project also enabled an efficient manufacturing process with unprecedented detail and progression time. General Manager, David Maricchiolo says the

company's use of the latest global design software, state-of-the-art CNC manufacturing technology and tracking provides Sherwood and its client with a large number of advantages. "[The technology] gives us accuracy in what has been manufactured, assembled and installed, and the time taken to do so. It helps us keep up with purchaser changes, defects and other general site/project conditions," he explains. "It has enabled us to analyse data to levels of detail that we could never do before. We have our onsite team locked in on our mobile app that delivers information of site progress back to the design team and coordinators in real time and vice-versa – from our design/assembly teams back to our site project manager and installers."

The Eminence project is one of a long list of high quality projects Sherwood has completed for Crema Constructions who are now also building a reputation for one of Australia's premier building companies, constructing high quality living spaces without any compromise on finishes and attention to detail. Sherwood is currently working on Nest at the Hill in Doncaster, the largest apartment development in the area.

For more information contact Sherwood, 10 Kurnai Avenue, Reservoir VIC 3073, phone 03 9469 3606, email info@sherwood.com.au, website www.sherwood.com.au