

HICKORY DELIVERS LEAFY LUXURY AT WATTLE ROAD

Building a high-end residential development like 33W Apartments on an infill site nestled within the leafy tranquility of other Hawthorn locals takes superior site management skills. Fortunately, this is one of Hickory Developments strong points.

Hickory worked for 18 months on the project, adding their expertise to aspects of the design by Ascui Edwards in order to realize a superior outcome for both client, Little Project Developments, and the eventual residents of the 48 apartments in the four apartment levels.

33W also has a basement car parking level.

The building nestles in a beautifully landscaped setting, and all the apartments feature extensive

use of glazing in the living areas to maximize the amount of natural light and garden view enjoyed inside. Glass balustrades on the apartments' tiled terraces and balconies ensures uninterrupted views including the Melbourne skyline from every outdoor area. After bulk excavation was completed the structure was divided in four stages per level, while fit out works were done in two stages per level.

The structure is comprised of concrete and brick façade walls with a combination of finishes including acrylic render, face brick walls, aluminium cladding and painted surface. Walls between apartments and to corridors comprise of a centre core aerated concrete sandwich panel wall system with stud walls and plasterboard linings each side, providing impact isolation, acoustic and fire separation. Internal apartment walls are metal stud frame with plasterboards lining and water resistant plasterboard to wet areas. Reinforced concrete slab was used for floors and roof. A

special design feature is metal rectangular frames and screen battens forming overhead pergolas and vertical privacy screen and sunscreen structure. Environmentally friendly initiatives are part of the package. "All apartments have state of the

art technology including fully ducted air-conditioning and heating system, CBUS lighting control system with low voltage downlights, alarm systems (silent) with monitoring provision and individual instantaneous gas hot water units. The extensive fully maintained gardens are sensitively designed using an array of plants, shrubs and trees. These are sustained by 2 x 100,000 liters underground rainwater storage tanks," said Hickory Construction Manager Peter Michaltsis.

"Every project has its own difficulties but with 33W job the only issue we have is the limited access. Concrete pour and precast installation were very tight due to access. The tower crane was installed on the east side to cater for the access, and we used the west side of the site as loading area. There are approximately 50 subcontractors involved on the 33W Apartments. These are the subcontractors that Hickory Developments have nurtured and aided in growing their continued loyalty."

Hickory's own staff on the project included the Project Manager, Site manager, 3 Site Foremen, Site Engineer, two Contracts Administrators, Health and Safety Representative and their own team of experienced site labour. The daily workforce from both Hickory and the subcontractors peaked at 110. Hickory has a comprehensive Safety Management System in place across all projects, and is Certified to AS 4801 – Safety Management Systems. Hickory has a team of safety professionals who implement

proactive safety strategies, conduct internal site safety audits and manage safety issues the minute they arise at a site level. "Hickory Developments have built many of Melbourne's highest quality and architectural significant buildings. Hickory Developments' success stems from its commitment of always delivering high quality outcomes, within time frame and budget for our client," said Peter Michaltsis. Proof of their abilities can be seen in the over 100 projects completed, including apartments, commercial, retail and industrial building. Hickory's current projects include Ark Apartments in Richmond, Elm Apartments in South Melbourne, Maxx Apartments in St. Kilda, UB1 in Melbourne, Westville Central in Footscray, Vogue in South Yarra and Bajau Apartments in Henley Beach South Australia.

Hickory.Life Built.

101 Cremorne Street
Richmond VIC 3121
t. 03 9429 7411
f. 03 9428 7376
e. hickory@hickory.com.au

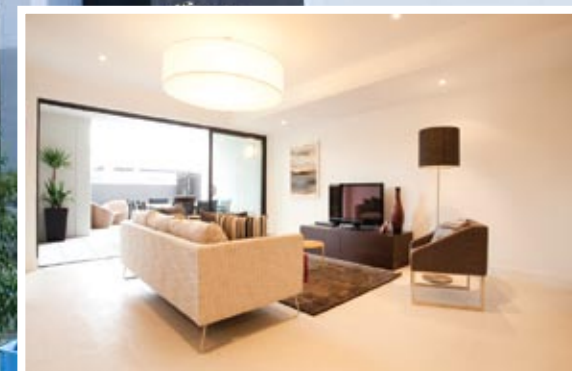


**LITTLE
PROJECT
DEVELOPMENTS**



33 WATTLE ROAD

CONSTRUCTION COMPANY : Hickory Developments
CLIENT / DEVELOPER : Little Project Developments
ARCHITECT : Ascui Edwards Architects
COMPLETION : August 2010
PROJECT END VALUE : \$48 Million





FROM BASEMENTS TO BIOFILTERS THESE BLOKES CAN DO IT

Like the name implies – Canndo Earthmoving and Excavations can do, and will try, just about any project that involves precise, well-planned and well-executed shifting of dirt. For Hickory’s 33W Wattle Road project, Canndo’s men and machinery undertook the bulk and detailed excavation works and piling excavation works.

Initial works entailed the removal of around 5,000 m³ of spoil including concrete, asphalt, and brick rubble. The majority of spoil removed went to recycling, with only a small proportion of materials including vegetation disposed of via landfill. The next stage was preparing the site for other trades to install a low retaining wall on the site’s North East perimeter.

Bulk excavation works commencing in February 2009 had to take account of the sloping site.

“On the Eastern side the cut needed to be five to six metres deep, on the Western side it was to 3 metres,” explained Canndo co-founder Neil Laver.

“The ground was pretty good – a mudstone, siltstone clay. Panels were installed on the North eastern side to protect existing garden areas, we had to have a fairly steep angle for the batter, and used a ‘hit and miss’ excavation technique to straighten up the footing for the panels.

“Other detailed excavation works were the footings all around the perimeter, and the pad base for the tower cranes. There was not a lot

of space, and other trades onsite at the same time such as concreters, so safety was an important issue. We had to co-ordinate around things like deliveries.

“Generally, we prefer to go on site before other trades, on most of our jobs we do the project management, that is one of our strong points.”

All of Canndo’s five highly experienced operators worked on the 33SW project, using two 25t excavators, a 20t excavator, a 12t excavator and an 8t excavator. Hydraulic breakers were also brought on site for some of the harder rock.

As the company was concurrently undertaking works at Anstey Square in Brunswick, extra machinery was dry hired in through partners in an owner-operators co-operative, and extra labour also employed when needed. The plant and machinery co-operative was a Canndo idea which enables many smaller, highly experienced companies to tender successfully for major projects and manage large concurrent assignments to tight construction timeframes.

Canndo have been in business for three years, and demand for their services has been ongoing and growing. Prior to forming the company with Allan, Neil Laver, a diesel mechanic by trade, worked on projects including windfarms in South Australia, removed trees for the Springvale to Ferntree Gully Road for Eastlink, and shifted earth for CSR. Allan brings management skills gained from forty years on Melbourne’s docks. Their core employees have backgrounds including greenfields sites,



drainage, deep sewers and mining. Canndo’s successful projects include stage one of Travancore on the Park, and the \$20 million Salvation Army Aged Care Hostel at Footscray, where they constructed 303 bored piers and the project’s retaining walls. Canndo machines were the first on site at Whittlesea and Kinglake Road reopening the roads after Black Saturday, by direct request of the CFA.

They have undertaken design and construct projects including two biofilter systems for Australian Tallow Producers at Brooklyn, in addition to a 10ML storage dam. The precision of their work has gained them numerous boutique jobs for private clients in Toorak, Malvern and Hawthorn, performing detailed excavations for car stackers and basements. Their capabilities also include boring and retention systems, and all their machinery is fully equipped with the full range of buckets for varying tasks, hammers, compaction plates and auger drivers. The company is currently also investing in tree grabs.

Totally compliant with the National Guidelines for Federal Government work, the company is currently developing its OH&S and Quality Management Systems. Their work has impressed many major builders, including Merkon Constructions and Platinum Constructions, who are regular clients.

“The challenges with the work we do depend on the type of ground and the construction method. You have got to plan every job – the moment you start a job, you have to know what end you will come out of it, and work out how to structure it without hindering or denying access to each other,” said Neil Laver.

“We prefer to work to a standard rather than a price. The majority of our work comes by word of mouth, because people are happy with the job we do, we get a lot of repeat business. We are prepared to look at just about anything and have a go.”

Canndo Earthmoving and Excavations Pty Ltd
PO Box 140
Whittlesea VIC 3757
t. 03 9715 1562
f. 03 9715 1562
e. canndo@dcsl.net.au



EMBODYING STYLE



It is the small details that truly indicate quality, and at 33W @Wattle Road, the entirely exclusive nature of the development is obvious the moment someone reaches for the door furniture created by Architrend. They supplied close to 400 sets of their incredibly gorgeous A&C Class designs at the project, in addition to A Class Turnsibs, A Class emergencies, door stops, flush pulls and high quality heavy duty latches.

Architrend's latest range of door furniture was designed by Director Danny Chiriano with the goal of unequivocally depicting style and simplicity, and possesses an unmistakable identity. The jewel in the crown is the A&C Class, which combine purity of line and the elegance of minimalism with advanced mechanical function. They are the most sophisticated and exclusive designs of the last twenty years, something recognised by the Good Design Award (2008) won by the A Class and the Product Award DesignEX 2007 won by the C Class.

Essentially, they evolved out of Danny's burning desire to see pure class incarnated in a door handle, raising the bar on his already impressive achievements in the realms of kitchen, bathroom and entry accessories.

Other major projects which have chosen Architrend products to provide the touch of class include Visage Apartments, Villagio project, Crown Casino, Sackville Grange Project, and numerous high profile residential projects - including the private homes of many prominent Architects. As their products offer superior function to match their stunning forms, numerous retirement villages, child care developments and schools have also procured their fittings from the Melbourne-based

design and manufacturing company. Architrend can cater for budget conscious projects through to the most sophisticated and exclusive developments, but have a special niche in the business when it comes to ultra-exclusive products. In addition to their own range, they carry some of the best products from manufacturers and designers from around the world, such as "Frost" (Denmark), "Samuel Heath" (United Kingdom), "Chant" (New Zealand), "SuperGriff" (Spain) and "Kerasan" (Italy).

When the ultimate in style and security are required in the one package, Architrend can also supply products manufactured by Italy's "ISEO", world-leading specialists in Multi-point locks, electronic microchip cylinders, and other advanced locking systems. Now in their 10th year, and with multiple Awards from both Australia and internationally, Architrend's focus is firmly on STYLE, CLASS, QUALITY, and EXCLUSIVITY.

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t. 03 9855 0000
f. 03 9855 0011
e. sales@architrend.com.au
www.architrend.com.au



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Industrial fabricated frame buildings

Australian owned and operated, Wide Span Industrial is the industrial division of Wide Span Sheds specialising in the design and supply of prefabricated portal structures ideally suited to complex, non-traditional industrial building applications.

For larger projects, Wide Span Industrial use a built up portal system, combined with superior features, advanced engineering and flexible design options. These built up design sections along with balanced connections utilise the best of compression, tension and offset engineering techniques for structural efficiency. A fabricated built up structure, engineered efficiently can be lighter than conventional steel buildings by up to 30%, resulting in significant savings for the building overall.

Building capabilities

The scope for built up structures is close to limitless with Wide Span Industrial's proven ability to supply massive buildings up to 11,300 metric tonnes with heights of up to 34 metres and clear spans up to 100 metres. We also provide the capacity for cranes and extra loadings.

These pre-engineered fabricated portal buildings are manufactured using state-of-the-art machinery including fully automated, sub-merged arc welding lines in several facilities that currently output more than 120,000 metric tonnes of pre-engineered steel buildings every year.

Building advantages

Under the pre-engineered portal frame, system buildings can be designed and manufactured

quickly, usually taking 12 weeks (depending on project size) as opposed to 20-26 weeks with a conventional steel building. The erection process is streamlined in time, due to lightweight sections that are easy to construct without the need for extensive field labour or heavy equipment. The result is a quick to deploy, efficiently designed and cost effective building solution.

Professional service, reliable advice

We pride ourselves on quality steel building solutions ideally suited to builders requiring complex, yet economical structures for their building projects.

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