

WHERE PRODUCTIVITY MEETS STYLE

DEVELOPER : Little Projects
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : DKO ARCHITECTS
STRUCTURAL ENGINEER : Webber Design
BUILDING SERVICES ENGINEER : WSP
CONSTRUCTION VALUE : \$200 million



The state-of-the-art Dover House offers a modern and sustainable approach to office environments. Featuring an inviting communal rooftop terrace and luxurious end-of-trip facilities, this impressive structure seamlessly integrates vibrant ground floor retail spaces, two expansive basement parking levels, and seven sleek commercial floors, all within one cohesive building.

Situated on Fitzgibbon Street in Cremorne, Dover House sets a new standard for corporate offices, seamlessly blending modern aesthetics, sustainability, and functionality. As a carbon-neutral building, it reflects Hickory's vision of creating better places for future communities.

The building features eight commercial levels with large open floorplates, maximising natural light throughout the workspace. The communal rooftop terrace offers an additional space for relaxation and collaboration, further reinforcing the idea of work-life balance.

Dover House is designed to cater to the needs of forward-thinking businesses. With over 8,000m² of office space spread across the development, the space provided allows flexible and dynamic working environment. The building's 92m² food and beverage area adds to the appeal, providing tenants with on-site dining options that enhance convenience and comfort.

Hickory aimed to deliver a workspace for change makers, businesses and people who are leading the way for the future. Every detail of Dover House has been crafted to reflect this vision.

Dover House reflects the industrial charm of Cremorne while introducing a luxuriously modern feel. The recreated brick warehouse facade, combined with a striking curtain wall, pays homage to the area's heritage while pushing architectural boundaries. The building's optimised façade not only

enhances its aesthetic appeal but also reduces heating and cooling costs, minimising its environmental impact.

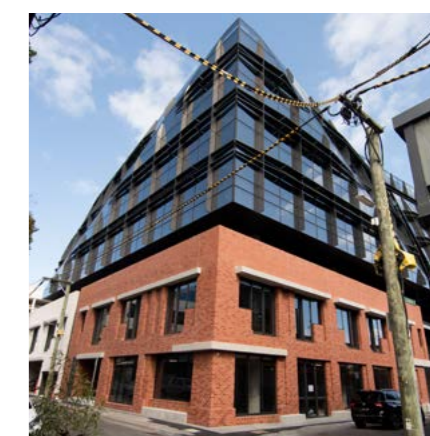
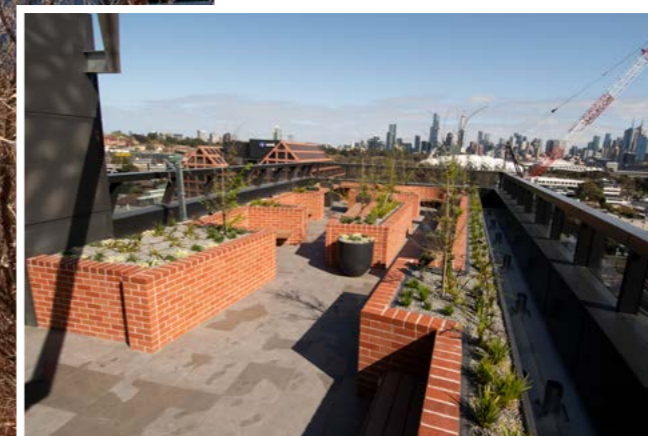
Dover House stands as a beacon of modern architecture and sustainable design. Boasting a 5-Star Green Star rating, this building is designed with longevity and environmental responsibility in mind. Its impressive NABERS rating highlights its commitment to energy, water, and waste efficiency. Features like rainwater harvesting, optimised facades for reducing heat, and electric car charging stations further contribute to its eco-friendly profile.

Dover House boasts a 92% walk score, making it highly accessible in Cremorne. It offers 86 bicycle parks, promoting eco-friendly commuting, and premium end-of-trip facilities like showers and secure bike storage.

More than a workplace, Dover House is a community hub. Its design encourages collaboration within the offices and connection to the surrounding Cremorne area. With street frontages and ground floor retail spaces, Dover House is seamlessly integrated into the local community.

Completed in Q3 of 2024, Dover House has already become an iconic part of Cremorne's landscape, providing a space that is not only beautiful and functional but also sustainable.

For more information contact Hickory, Level 5, 68 Clarke Street, Southbank VIC 3006, phone 03 9429 7411, website www.hickory.com.au



Below The Dover House project showcases Sara Stone's exquisite European limestone, enhancing architectural excellence with precision.

Below Tormax Australia installed 4m-high automatic doors at Dover House, ensuring DDA compliance and seamless accessibility.



The Dover House project stands as a testament to architectural excellence, highlighted by the stunning contributions of Sara Stone, a company renowned for its high-end stone supply.

Involved from the early procurement stages in 2022, Sara Stone played a pivotal role in bringing the project's unique vision to life by supplying exquisite natural stone and porcelain tiles and pavers.

"We're proud to have sourced beautiful limestone from Europe for this project. The lift lobby walls, ground floor foyer benches, and all amenities vanity tops have been crafted using this exceptional material," says Maulik Joshi, Director at Sara Stone. This careful selection process ensured that each block of stone met the project's exacting standards, showcasing the team's commitment to quality control.

One of the standout features of Dover House is the seamless integration of natural and porcelain materials. "The cut-to-size stone wall cladding was custom-made in Europe, reflecting the project's dedication to precision and bespoke design elements," adds Joshi. Complementing this are the Bluestone-look 20mm porcelain pavers used throughout the external areas, enhancing both functionality and aesthetic appeal.

Sara Stone's involvement extends beyond just the material supply. The company's close attention to detail ensured that each tile and stone was perfectly matched to the interiors. "Our goal was to create a harmonious, luxurious environment using top-tier materials that elevate the space," said Mosh Chowdhury, Director at Sara Stone.

Sara Stone and Tiles has been providing homes and businesses with an excellent range of granite, marble, and stone products and services for the past 16 years. With the supply completed in mid-2024, Dover House is not just another project – it's a symbol of Sara Stone's ongoing commitment to craftsmanship and innovation in the field of architectural design.

For more information contact Sara Stone, 2 Kirkdale Street, Brunswick East VIC 3057, phone 03 9457 7489, email info@sarastone.com.au, website www.sarastone.com.au

As part of the prestigious Dover House project, Tormax Australia played a key role in ensuring seamless and state-of-the-art accessibility. Their contribution involved the supply, installation, and commissioning of oversized main entry automatic doors. These doors, powered by the Tormax 2401 Heavy Duty Operator, stand an impressive 4m high and 2m wide, making them one of the tallest automatic doors ever installed in a commercial building.

"The sheer size and weight of these doors made this project particularly unique," said Aaron Cannata, Sales Manager at Tormax Australia. "We had to bring in specialist lifting equipment to handle the weight during installation, but the final result is a testament to the strength and engineering behind the Tormax imotion 2401 operator."

Designed to comply with Australian Disability Discrimination Act (DDA) standards, these doors blend aesthetics with functionality. The automation of manual sliding door systems, initially sourced from overseas, required engineering precision to meet local compliance standards.

"The panels' size showcases the reliability of our operator systems, while also adding a touch of grandeur to the building's entrance,"

Aaron added. "These doors will provide smooth, long-term service for the many visitors who pass through them."

All work on the Dover House project was completed in-house by Tormax's trained technicians, ensuring the highest levels of craftsmanship and consistency.

Tormax's involvement at Dover House is just one of many projects they are proud to highlight, along with other notable installations, including Seafarers Docklands and Ryton Girls School's auditorium.

With its head office in Melbourne and branches in Adelaide, Brisbane, Canberra, Hobart, Launceston, and Sydney, Tormax has been operating in Australia since 1982 and is supported by a strong network of distributors across the country.

For more information contact Tormax, 13 Lillie Crescent, Tullamarine VIC 3043, phone 1800 60 8000, email info@tormax.com.au, website www.tormax.com.au

