

TRIO BOX HILL: A TRIPLE THREAT IN MODERN LIVING AND LUXURY

DEVELOPER : CBD Development
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : Plus Architecture
PROJECT MANAGER : Pomeroy Pacific
ENGINEER : Rincovitch

Trio Box Hill is a striking development featuring three towers rising above a 6-level podium, offering 488 modern apartments, 87 luxurious hotel rooms, a childcare facility. This architectural marvel also includes a 4-level basement carpark and 3-levels of office spaces.

For over 30 years, Hickory has been a leader in advancing the capabilities of the built environment across Melbourne and Sydney. Through continuous investment in digital platforms, people, and products, Hickory has established itself as one of Australia's most diverse property companies, spanning construction, development, manufacturing, and data centre segments.

This commitment to innovation and excellence is exemplified in the development of Trio in Box Hill, a premier mixed-use project that showcases Hickory's expertise in delivering complex, high-quality urban environments.

Located at 851 Whitehorse Road, Trio is a striking addition to Box Hill's skyline, featuring three towers rising above a six-level podium. The development includes 488 apartments, with two towers dedicated to residential living and the third housing independent living apartments along with a two-level childcare facility. Beyond its residential offerings, Trio integrates a wealth of retail, dining, and entertainment options, an eight-level car park, 126 hotel rooms, and sophisticated office and function spaces, creating a vibrant community hub.

The design of Trio, led by Plus Architecture and supported by key consultants like Detail 3 and Pomeroy Pacific, emphasises both

aesthetic appeal and functional excellence. Each of Trio's three towers has a distinct façade treatment that contributes to the development's iconic appearance. Tower 1 features a window wall system with rendered slab edges, Tower 2 incorporates aluminium fins to add dynamic visual elements, and Tower 3 stands out with its curtain wall system and curved spandrel panels that create a flowing, contemporary silhouette.

Hickory's role in the Trio project extends beyond traditional construction. By leveraging its innovative construction methodologies, Hickory was able to significantly streamline the building process, offering the client earlier handover dates without compromising quality. A key aspect of this efficiency was the redesign of the building cores using precast core panels, which accelerated the construction timeline and improved overall productivity. This approach not only fast-tracked the construction program but also set new benchmarks for efficiency in high-rise development.

Residents of Trio will benefit from an impressive array of amenities, including communal gardens, a gymnasium, pool, sauna, and steam room, offering a luxurious lifestyle within a bustling urban setting. The thoughtful design of these shared spaces reflects Hickory's dedication to creating environments that not only meet the needs of

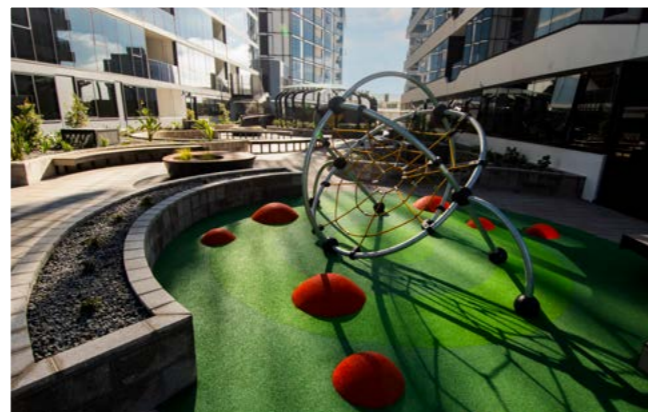
today but also anticipate the future demands of urban living.

The successful delivery of Trio speaks to Hickory's ability to manage complex, large-scale projects from conception to completion. By applying its documented "Hickory Way" methodology, the company consistently mitigates risks on high-rise projects, ensuring exceptional outcomes for clients. Hickory's approach blends meticulous planning, innovative construction techniques, and a deep understanding of client needs, resulting in projects that set new standards in the property industry.

Trio stands as a showcase of Hickory's forward-thinking approach to urban development. This landmark project not only enhances the skyline of Box Hill but also enriches the community with a blend of residential, commercial, and recreational spaces designed for modern living.

Hickory's role in this development cements its reputation as a leader in the construction industry, driven by a commitment to innovation, excellence, and the creation of better places for future communities.

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



Below Detail 3 oversaw Trio Box Hill's documentation and construction phases, ensuring design intent and consultant team coordination.

Below Citywide Precast provided the distinctive architectural concrete balustrades for the residential towers at Trio Box Hill, starting from Level 7.



Detail 3, leaders in the field of architectural documentation and support services, was asked to oversee the project through its documentation and construction phases of the Trio Box Hill project. This role involved the meticulous preparation of architectural construction documentation across a multi-staged permit process.

“Taking over the post-design stage from Plus Architects, our role was crucial in coordinating the consultant team, ensuring seamless collaboration among all stakeholders involved,” said Detail 3’s, Andrew Russo.

Working under a novated agreement, Detail 3 collaborated closely with Hickory to manage the architectural aspects of the project throughout the construction program. “Our goal was to ensure that the design intent was translated and maintained throughout the complexities of construction,” said Andrew. “Fook Hoong Chiang, Senior Architect, was tasked with leading the coordination of the consultant team, guaranteeing that every detail was accounted for and executed to the highest standards.”

One of the significant challenges faced during the project was managing client and marketing changes at the late stages of the podium levels.

“The podium has a carpark in the middle with a perimeter of Sole Occupancy Units, and the levels were different from the outside of the podium to the central carpark,” said Andrew. “Any changes to these areas had big implications where the two different levels came together and required coordination.”

The construction phase was delivered in the Revit BIM environment, with models collaborating on the cloud and sub-contractors providing clash detection analysis and reporting floor-by-floor. This advanced technological approach allowed Detail 3 to navigate the project’s complexities efficiently and effectively.

Detail 3’s unique business model is divided into three main services: consult, hire, and draw. This structure enables them to deliver unparalleled expertise and ensure that projects are documented and delivered to the highest standards in different ways to suit the needs of our clients. “We pride ourselves on our commitment to excellence and innovation, supporting the construction industry with high-quality, reliable documentation and support services,” said Andrew.

For more information contact Detail 3, phone 03 8415 1588, website www.detail3.com

Specialising in a range of precast products, Citywide Precast has built a reputation for exceptional quality and innovative solutions for almost 40 years in business.

Citywide Precast was responsible for manufacturing and delivering the feature architectural balustrades from Level 7 to the roof, for the Trio Box Hill project. This task required planning and precision, along with a high level of craftsmanship to meet the project’s aesthetic and structural requirements. “Our team pride themselves on taking an innovative, flexible, and professional approach in order to provide the best service for all of our clients, ensuring that the whole operation runs smoothly from start to finish,” said Sebastian Marchese.

“We cater for a variety of projects; ranging from low-rise to high-rise developments, residential projects, offices, warehouses, apartments, schools, hospitals, and feature elements that a project may require. Our extensive experience includes producing Reckli lined/feature panels, curved panels, thermomass panels, columns, and bricksnaps, as well as using concrete additives like colour.”

Founded in 1985 by Phillip Marchese, Citywide Precast was built on a vision of utilising precast concrete panels as the most efficient and

effective construction method. “Back then, my father saw the future where precast concrete panels would dominate both high-end, multi-story developments, and low-rise residential homes,” Sebastian said. “Fast forward 39 years, and today, you see precast panels everywhere in large-scale construction.”

Citywide Precast’s central operations plant is located in Hallam, southeast of Melbourne, but their reach extends across Australia. The company offers a complete professional service from estimating, drafting, and manufacturing to the transportation of finished precast panels to the site. “Our team take pride in their work, ensuring our manufacturing is quality controlled to provide a high standard product that is delivered on time for all our clients. Treating every job as if they’d be our own,” said Sebastian.

Working together with Hickory, Citywide Precast’s involvement in the Trio Box Hill project highlights their ability to deliver top-tier precast solutions, contributing to the project’s success and ensuring that architectural visions are brought to life with precision and excellence.

For more information contact Citywide Precast, phone 03 9702 4726, email estimating@citywideprecast.com, website citywideprecast.com

