

# A FRESH NEW LOOK

DEVELOPER : Chil South Melbourne  
MAIN CONSTRUCTION COMPANY : Hickory  
ARCHITECT : Elenberg Fraser  
STRUCTURAL ENGINEER : Rincovitch  
CONSTRUCTION VALUE : \$50 million

Market Lane is a completely unique 5-storey commercial building utilising the highest quality equipment, materials and cutting edge building technology. A central glass atrium filters light and fresh air throughout the building, whilst the ground floor is activated by a prominent laneway and planned co-working/food and beverage space. Landscaped terraces provide flexible breakout areas and the 5-star end-of-trip facilities cater to occupants commute whilst supporting health and fitness through the ground floor yoga and fitness studios.

**A new type of office is emerging in South Melbourne with Market Lane, which incorporates new design thinking for a more people centred approach to workplace design.**

The project was conceived by Hickory in conjunction with the architect Elenberg Fraser.

“We wanted Market Lane to be everything we ever wanted from an office,” said Michael Argyrou, Hickory Owner. “Delivering this project allowed us to develop further capability in building a commercial office space whilst creating a new office for Hickory headquarters where we can showcase our work.”

Innovation was at the heart of the design. The building utilises a sophisticated under floor mechanical system, with a high capacity air volume to ensure unparalleled indoor environment quality. The entire

system is managed and monitored the building’s sophisticated BMS and Open Integration Platform. Over time the building will learn from the data collected and become more efficient, sustainable and comfortable.

The façade system allows Market Lane occupants to open up the façade and allow fresh air to enter without disruption to the overall HVAC system and temperature levels.

The building incorporates many high tech features including an Integrated Communications Network (all building devices connected to a central network), mobile device access to building entrances and car parking, Caroma Smart Command to monitor water use in real time, smart lighting, EV (electric vehicle) charging stations and a building occupant app to book facilities and events such as gym and yoga classes.

Market Lane was designed with health and well being in mind and includes features such as landscaped terraces, natural light and ventilation and collaborative work spaces.

“We wanted to create an office that promotes wellbeing at work and integrates life and work,” said Michael. “Having access to the natural environment, integrated technology and a work environment that provides and facilitates healthy lifestyle options was crucial.”

Another iconic element of the project is a stunning light installation on the lobby ceiling designed in collaboration with Elenberg Fraser, Mark Douglass Design and Hickory. The installation is an impressive statement artwork procured and installed by Hickory to complement Market Lane and incorporates 1,480 glass panels with LED lights which change colour and can be individually programmed.

Advanced construction technologies were also incorporated into the project including a prefabricated core delivered utilising Hickory Building Systems. The design of the services was coordinated through BIM to ensure a smooth installation process onsite.

Hickory moved into Level 5 on 1st June where adhering to restrictions due to COVID-19 has been made easier with large, open spaces, fresh



air circulation and building technology reducing high touch surfaces in washrooms and lifts.

Market Lane has also proven successful at showcasing Hickory’s capability to deliver outstanding commercial projects. “Last year we tendered for more office/mixed use developments,” Michael said. “Market Lane is a testament to our capability from the design development phase right through to construction.”

“This project has given us a deeper understanding of what our clients are trying to achieve, providing us with the opportunity to advise them from direct experience,” explained Michael.

**For more information contact Hickory**, 68 Clarke Street, Southbank Melbourne 3006, phone 03 9429 7411, fax 03 9248 7376, website [www.hickory.com.au](http://www.hickory.com.au)



**Below** Straightline Contractors completed the basement design and engineering, as well as all aspects of the basement construction.



**Hickory's Market Lane development in South Melbourne incorporates 8,500m<sup>2</sup> of light filled office space across 5-floors with ground floor retail areas.** The project features 3-storeys of basement car parking across the whole site.

The basement construction works were completed in 2018 under a design and build contract by Straightline Contractors, a Melbourne based company specialising in basement retention systems.

Founded in 2004, Straightline Contractors has grown to deliver earthworks, civil and demolition works and basement retention packages. The company is owned by Tarkan Gulenc and George Parissis who between them have over 25 years experience in the civil construction and building industry. Tarkan is now the General Manager of the company with George performing the role of Operations Manager.

"The site had very difficult ground conditions. South Melbourne is characterised by Coode Island Silt which is not self-supporting. That made excavation very difficult and a lot of dewatering was required," said Tarkan.

A shotcrete anchor retention system was used to hold the ground back while excavation works were undertaken. Then once the soil was retained, Straightline Contractors installed the foundation beam, capping beam and pile caps. "It was not an easy or quick job to do but we have plenty of experience with challenging projects as we got it done very successfully. It's the first 3-level basement in these challenging ground conditions to be constructed in South Melbourne," explained Tarkan.

Straightline Contractors completed the design and engineering as well as all aspects of the basement construction entirely inhouse, leading to onsite success. "We worked closely with the engineers of the superstructure but the basement works were completely our design," said Tarkan. "We delivered it successfully and saved Hickory a lot of money."

The ability to provide their own design services has allowed Straightline Contractors to avoid some of the pitfalls resulting from reliance on external consultants.

"We found that outsourcing the design led to undesirably conservative designs and we thought we could push harder and achieve better outcomes for our clients. As builders we have a greater understanding of the risks and challenges associated with basement construction than consultants," explained Tarkan. "We now have full internal design and construction capability. We can control all of the elements associated with constructing a basement with no need to rely on subcontractors."

Straightline Contractors have built a very good working relationship with Hickory having worked with them for 10 years. Some other recent milestones that Straightline Contractors have achieved with Hickory include a 7-storey basement at the Sky One high rise project in Box Hill and the Hawthorn Park residential development which includes the largest basement delivered by Hickory to date.

Since the company's founding, Straightline Contractors have established a proven track record of success having managed and delivered more than 80 small and large substructure projects. The company prides themselves on offering a fully internal substructure design and construction service with no reliance on external subcontractors affording them total control over quality and efficiency.

From their head office in Campbellfield, Straightline Contractors provides services across the Melbourne metropolitan area.

With a large amount of repeat business they pride themselves on fostering strong relationships with their clients. They provide a full one-stop-shop service for basement construction with a focus on delivering the highest quality, best performing and most cost efficient services possible for their clients.

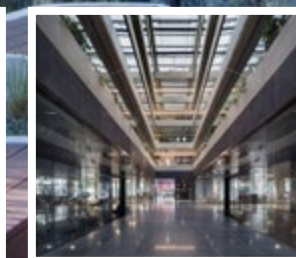
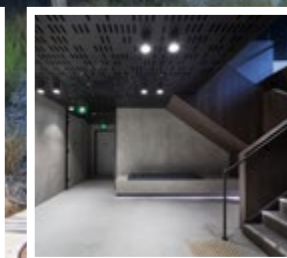
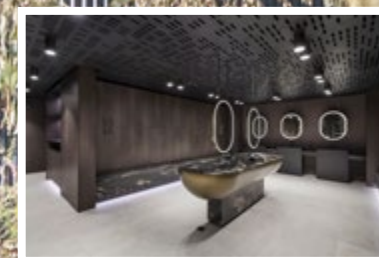
**For more information contact Straightline Contractors**, 16 Sunshine Street, Campbellfield VIC 3061, phone 03 9359 3266, fax 03 9359 9277, email [tarkan@slecon.com.au](mailto:tarkan@slecon.com.au), website [www.straightlineexcavations.com](http://www.straightlineexcavations.com)





Market Lane, Victoria

**Below** Atmosphere Design put together the building's lighting and technology infrastructure design, including a ceiling hung artwork.



**Market Lane in Melbourne's Southbank, is the workplace of the future with the highest quality finishes and most advanced technologies throughout.** Hickory appointed specialist consultancy firm Atmosphere Design to design the building's lighting and technology infrastructure.

"We focused hard to achieve healthy lighting for the building users. The safety and wellbeing of workers is paramount. We designed more points of light to ensure all desk spaces were illuminated with no intrusive glare into the eye," said James Wegener, Atmosphere Design's Company Director. "We also considered energy efficiency and daylight harvesting. We established a protocol that will automatically dim the lights in the daylight areas when the sun is shining directly on the windows."

A signature feature of the project is the ceiling-mounted artwork in the atrium designed by Elenberg Fraser, Mark Douglass Design and Atmosphere Design.

"The artwork features a large array of panels illuminated from above by LED lights," said James. "We implemented an open-source lighting protocol to create changing colour effects that are not achievable using conventional methods."

The system installations at Market Lane were designed to accommodate future technologies such as smart phone enabled wayfinding illumination. "We put the cabling infrastructure in place to allow the tech to be implemented when the time is right," explained James.

Technology evolves at a rapid pace and Atmosphere Design have a deep understanding of this. "We see our role as to guide people through the process in a fast changing sector of the market. Technology plays increasingly important role in buildings and this is new territory for everyone," said James.

Atmosphere Design serves a diverse range of customers in South Australia and Victoria with comprehensive solutions for building technology infrastructure including lighting, security and automation.

With over 10 years industry experience they have the expertise and experience to provide superior outcomes to their clients.

**For more information contact information Atmosphere Design,** phone 0409 090 148, email [design@atmospheredesign.com.au](mailto:design@atmospheredesign.com.au), website [www.atmospheredesign.com.au](http://www.atmospheredesign.com.au)