

LUXURY BUILT FROM HISTORY

DEVELOPER : Shayher Properties

MAIN CONSTRUCTION COMPANY : Construction Engineering

ARCHITECT : Konzepte

STRUCTURAL ENGINEER : Webber Design

CONSTRUCTION VALUE : \$80 million

Victoria Tower is a stunning collection of 190 one, two and three bedroom residences with expansive living spaces, premium kitchens, lavish bathrooms, floor-to-ceiling windows, generous storage areas, podium, and amazing private resident amenities including communal lounge, library, gym, onsite garden and BBQ facilities.

Victoria Tower are a collection of 190 luxuriously appointed residences situated within Melbourne's revitalised Pentridge precinct. The apartments are split across two buildings above 3-levels of basement car parking. The development also includes a gym and an array of internal and external community spaces for residents.

Construction Engineering were appointed as the main contractor to the project. They are a leading Melbourne based builder specialising in the construction of residential and commercial developments.

Construction Engineering are focused on maintaining strong client relationships and a large proportion of repeat business. Their reputation for innovation and project excellence was evident on the complex Victoria Tower project.

"One of the most unique and challenging aspects of the project was the recreation of the bluestone heritage walls around the site," said Michael Rapinett, Project Manager. "We needed to incorporate today's standards and engineering with the existing heritage walls built over 150 years ago."

"One wall spanning 50m along the south of the site was carefully dismantled and the blocks were stored and reinstated once the façade works were complete," Michael said. "Extensive workshops with engineers, contractors and suppliers were needed to reach a design that was acceptable to Heritage Victoria."

The approved design for the wall incorporated the original blocks laid in a Flemish bond. This was tied back with fixings to a precast panel sitting on a capping beam with piles and further strengthened by steel channels braced back to the basement slab.

The other wall also presented challenges. "When the wall to the west was surveyed we

found the footings were not to an acceptable standard. We modified the footings and installed new steel supports before creating new openings in the wall block by block."

The whole project team worked together to deliver this complex project on a tight schedule despite the additional logistical challenges caused by COVID-19 which required Construction Engineering to accelerate letting and ordering of the project, manage supply chain impacts and seek local material supplies where possible.

The site location caused a further challenge with the Essendon Airport flight path directly above the site which restricted the use of the tower crane to a three month window. "This placed extreme pressure on completing the structure and loading of our apartment floors within this three month period," said Michael.

Weekly project meetings, careful consideration of construction methodologies and the understanding and commitment of all contractors helped make the project possible.

"As a team we focused heavily on developing realistic, achievable and detailed programmes capturing every element to minimise potential delays," Michael said. "Our architect Konzepte Architects understood our time constraints and assisted in the best possible

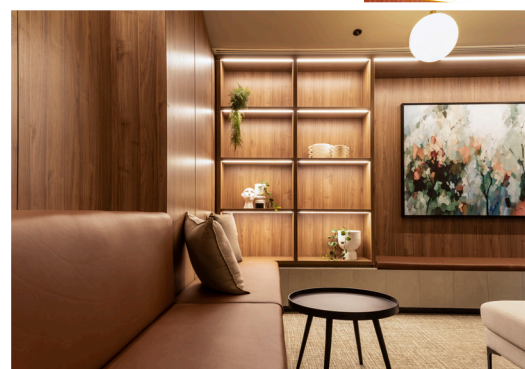
way by reviewing shop drawings, RFIs and samples in extremely short timeframes."

Construction Engineering were focused on delivering the best possible value to the client throughout the works. They identified an extensive list of cost saving opportunities during construction that enabled the works to continue. Construction Engineering also worked to mitigate and avoid delays by managing a strict and thorough cost saving and design development phase concurrently with structural slab construction.

As the wider Pentridge masterplan has taken shape its positive impact on the surrounding community is becoming clear. "The uniqueness of the Pentridge development meant we were all working on a project that was very special," said Michael. "All involved in the project shared the same feeling which meant we were all committed to getting the best outcomes for the project."

"Everyone involved showed resilience and determination to complete this special project and our client was always willing to be involved throughout its life cycle which led to a positive collaborative experience for all."

For more information contact Construction Engineering, 28 Albert Road, South Melbourne VIC 3205, phone 03 9699 1122, email info@coneng.net.au, website www.constructionengineering.com.au

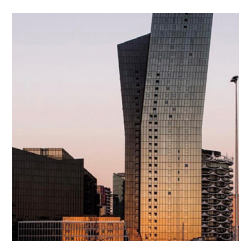




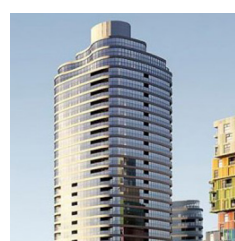
Below Konzepte balanced the heritage bluestone wall with modern facade design to integrate the two perfectly.



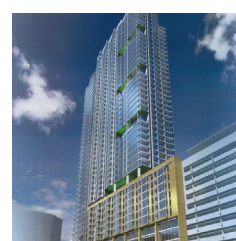
WEBBER DESIGN
STRUCTURAL ENGINEERING



Marina Tower,
Docklands VIC



One Wellington,
St Kilda VIC



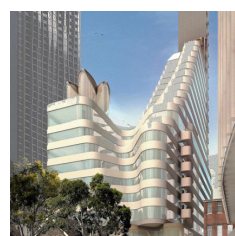
Charles and Macquarie
Streets, Parramatta NSW



QVM,
Melbourne VIC



The Landmark,
St Leonards NSW



Bennetts Lane,
Melbourne VIC



Aspire,
Melbourne VIC



St Boulevard,
Melbourne VIC

THE WEBBER DESIGN TEAM

Structural Engineers for **Victoria Tower** would like to congratulate **Shayher Group** and **Construction Engineering** on this unique project.

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Part of Melbourne's revitalised Pentridge precinct, **Victoria Tower** is a collection of apartments that embody the essence of urban living. Lead architect Konzepte oversaw the design from the original concept through planning permission and into construction.

With offices in Melbourne, Kuala Lumpur and Phnom Penh, Konzepte delivers exceptional projects to meet the needs of communities and Victoria Tower and the smaller Rook Apartments are no exceptions. "We inherited a built form from the initial precinct masterplan," said Country Director, Craig McLeod. "The form was a perfect square above an existing bluestone heritage wall. We broke the façade down into a series of smaller masses to stop it from dominating the heritage wall."

The heritage wall is an important aspect of Konzepte's design. The bronze colour scheme of the upper levels creates a neutral backdrop to the wall which is also integrated with the landscaped outdoor communal areas. Glazing gives internal communal areas a visual link to the heritage wall.

During the project, Konzepte worked through multiple challenges including a fluctuating apartment market, an increasing focus

on residential cladding fire safety and various COVID-19 issues. "We are a young practice but our talented designers ensured the success of the project," Craig said. "Importantly the heritage aspects of the site were integrated and celebrated both internally and externally in the design that allow the general public and residents alike to experience the original Heritage walls in a carefully curated way."

Konzepte brought their unique design approach to deliver the best possible outcome on the project. "It's part of our DNA to exhaust the opportunities that are available," Craig said. "The design started in a different place and was gradually refined into the finished solution whether the colour palette, finishes, materials and other aspects, we focused on getting them all right."

"The resounding success of the project is testament to the exceptional work of all involved."

For more information contact Konzepte, Level 9, 365 Little Collins Street, Melbourne VIC 3000, phone 03 9942 3082, email contact@konzepte.com.au, website konzepte.asia



Pentridge Precinct in Melbourne is a major regeneration on a former heritage prison site. It includes commercial and cultural facilities plus residential developments including Victoria Tower, a collection of luxury residences in the heart of the precinct. Cranmore Carpentry supplied and installed all fixed carpentry elements within the Victoria Tower project including doors, skirtings, external decking and pergolas.

The blackbutt timber decking was cut to size to suit the design of the external decking areas which were a range of shapes and sizes. The decking was also carefully integrated with the heritage wall which is a key feature of the site, one of the oldest buildings in Melbourne.

Despite COVID-19 challenges Cranmore Carpentry's works went smoothly. "We put in our material orders as soon as COVID started which meant we got our deliveries on time," explained Thomas Murray, Director. "During lockdowns our headcount was down to 25% but after restrictions lifted we caught up quickly and completed our works on time."

The good relationship between Cranmore Carpentry and the main contractor helped ensure success. "This is our second job with

Construction Engineering and we would work with them any day of the week," Thomas said. "They have a very good team and we work together very well."

"It was a successful project and we are very happy with the result, especially the decking and pergolas which stand out for me as a great landscaped area for residents," he said.

Cranmore Carpentry have served metro Melbourne for almost 10 years with a wide range of services including fixed carpentry, façade and landscape works to commercial and residential developments, hospitals, schools and more.

"Whatever the project, we are 100% focused on quality and getting the details right," Thomas said. "It's how we win contracts, deliver the best results and ensure repeat business."

For more information contact Cranmore Carpentry, phone 0404 895 735, email thomas@cranmorecarpentry.com.au