

A SENSE OF STYLE

DEVELOPER : Ecoworld Yarra One Pty Ltd
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : Fender Katsalidis Architects
STRUCTURAL ENGINEER : Webber Design
CONSTRUCTION VALUE : \$101 million

Yarra One is a breathtaking landmark development consisting of 247 luxurious one, two, and three bedroom apartments plus four penthouses, over 27-levels with opulent interiors, a gleaming curved façade, atrium, fitness studio, library, wine tasting room, outdoor garden terrace with spas, roof top entertaining area, and two retail tenancies.

Rising 27-storeys over South Yarra, the new Yarra One tower is a landmark residential address in inner Melbourne. Built by Hickory, the development incorporates 247 dwellings ranging from one to three bedrooms and four Penthouse apartments.

Common amenities within the facility include two retail tenancies, a fitness studio and yoga room, kitchen and dining room, combined library/lounge area and a cellar/wine tasting room. The roof top garden and BBQ area on Level 27 affords sweeping views spanning from Port Phillip Bay across the CBD to the Dandenong Ranges.

The striking modern aesthetic of the building, designed by Fender Katsalidis, is characterised by glazed curtain walling and glass balustrade balconies on the external façade. High quality finishes have been provided throughout the internal areas including fine grain chevron timber flooring and honed marble benchtops.

One key feature of the development is the tiered open air ground floor atrium plaza and surrounding widened footpaths which provide new public links between Daly and Claremont Streets and through to Yarra Lane.

Framed by a timber look aluminium clad lattice structure and characterised by integrated green landscaping, the atrium is a new public amenity for the City of Stonnington in a high density urban area.

The site location in a densely populated area of Melbourne meant that logistics needed to be carefully managed. “Claremont Street is a one-way street and there were two other construction projects on the street,” explained Project Manager, Stephen Ashwell. “We had to carefully manage deliveries and vehicle movements to avoid causing congestion.”

“There was a lot of communication and cooperation with the site managers of the other two projects and that was good to see.”

The surrounding infrastructure also required careful managing during the build. The site incorporates a high voltage electrical substation which also provides a connection between two grids served by substations on Daly and Claremont Streets.

A stormwater channel also crossed through the site which needed to be temporarily diverted to enable basement construction and subsequently reinstated.

The atrium is one of the most complex aspects of the project incorporating a structural steel frame and an aluminium trellis with grated maintenance walkways. The phased installation of services, lighting, fireproofing and landscaping in the atrium area needed to be carefully coordinated with the structural works. “All the different trades really came together in the atrium,” said Stephen. “A few months of design coordination workshops with all the different trades were required to make sure it all worked. It all came together onsite and we are proud of the result.”

As with many projects under construction in Melbourne in 2020, the COVID-19 lockdown affected construction but the Yarra One project avoided the worst impacts. “Luckily we were very close to completion when the Level 4 lockdown started,” said Stephen. “Most of the materials and products had been ordered and called up during the first quarter of the year once the impacts started to be felt so although our workforce was reduced to 25% in line with restrictions it did not have too big an impact on the supply chain.”

Hickory’s unique contracting approach was also a contributor to the project’s success. “At Hickory we source and install façade

components ourselves,” explained Stephen. “All the structural works are also inhouse. Control over these key elements allows us to manage and maintain a high standard of quality and achieve better programme performance.”

As an integrated construction company with over 1,000 employees, Hickory were the ideal delivery partner for Yarra One. Hickory have built an industry leading reputation for their innovative and dynamic approach to some of Australia’s most complex and iconic projects. Since their founding in 1991 Hickory have partnered with clients, subcontractors and suppliers to achieve the most efficient and effective project outcomes.

For more information contact Hickory, L5, 68 Clarke Street, Southbank VIC 3006, phone 03 9429 7411, website www.hickory.com.au



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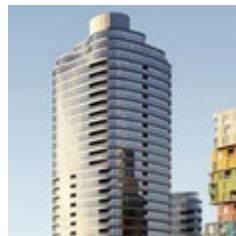


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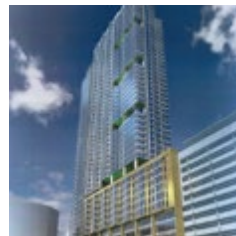
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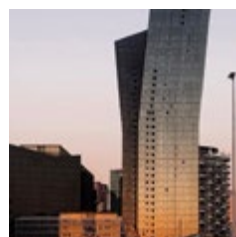
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PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for **Yarra One** would like to congratulate **Ecworld and Hickory** on this unique project.

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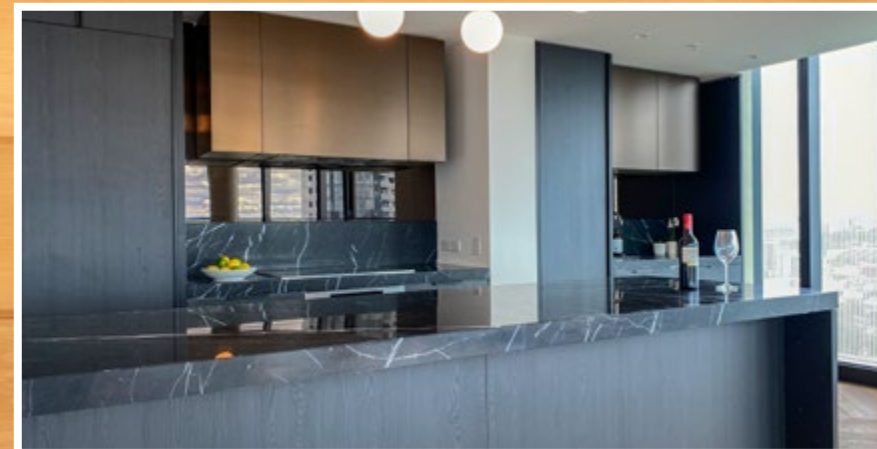
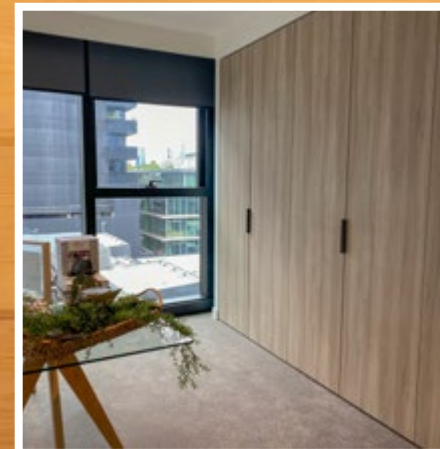
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Below Cazam Kitchens provided customised joinery fitouts in all of the apartments in Yarra One.



The Yarra One development is a new landmark residential address encompassing four penthouses and 247 apartments across 27-levels. Boasting brilliant joinery for all apartments and superb penthouses designed, manufactured and installed in Australia by Australians, it comes as no surprise that Cazam Kitchens is the team behind the impressive workmanship and Cazam's passion is to keep Australians building Australia.

All aspects of joinery were provided including kitchens, wardrobes, bedroom dresser units, vanities, laundry fitouts, entertainment units, bookshelves and fire extinguisher doors in the common areas.

The fitout of most apartments were customised to the specific requirements of each owner. This means that the majority of Cazam's work was quite bespoke with variations across the entire scheme, making each apartment as individual as its owners and occupiers. The kitchen joinery included metal cabinets which were complex to fabricate, requiring the finish to be custom pressed, folded and finished inhouse.

Due to the COVID-19 pandemic, Cazam had to maintain a maximum of three installers at one time. "This project had its challenges,

particularly due to the resource constraints," said Andre Lakkis, Site Manager. "I'm extremely proud of the team in delivering outstanding quality and meeting difficult deadlines in this unprecedented time."

Cazam maintained a strong and collaborative relationship with the project team throughout construction. "Hickory are a professional and hands on team," states Christopher Obeid, the Client Relations Manager. "They are very passionate and supportive of their trades."

"The client, Ecworld International, were also great to deal with," added Daniel Obeid, General Manager. "Many thanks to the Cazam team, particularly Andre and the installation team on another successful project!"

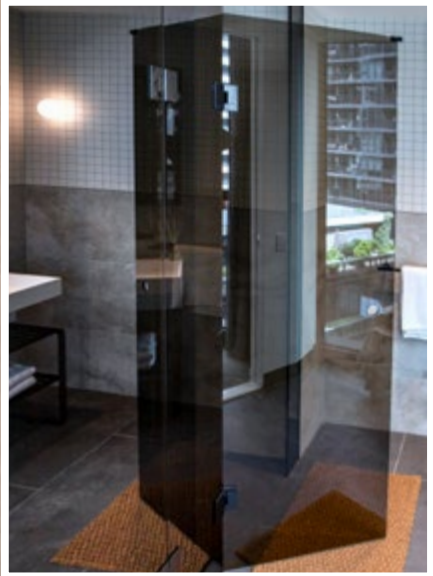
Cazam Kitchens is one of Melbourne's leading manufacturers of custom made joinery both to the residential and commercial sectors of the building industry. It is a family run business with a reputation built on 20 plus years of experience and uncompromising standards.

For more information contact Cazam Kitchens, 7 Waigani Avenue, Ravenshall VIC 3023, phone 03 8390 0562, email info@cazamkitchens.com.au, website www.cazamkitchens.com.au

Below Phenix Saunas designed and built a 12-15 person sauna and 6-7 person steam room for the project.



Below Vetraio Australia installed the bronze tinted frameless shower screens and kitchen splashbacks in Yarra One.



Yarra One is set to become Melbourne’s most refined address and a new landmark within the Forrest Hill pocket of South Yarra. The premium apartments are complemented by a wide range of amenities within the common spaces of the development including a custom designed sauna and steam room which was supplied and installed by specialist subcontractor Phenix Saunas.

Phenix Saunas provided a steam room for 6-7 people and a sauna for 12-15 people. The sauna was finished with Western Red Cedar and natural stone finishes were provided in the steam room. The design and specification of the sauna and steam room was completed by Phenix Saunas based on the architectural concept.

During construction a collaborative atmosphere was maintained on site which aided the successful completion of the works. Phenix Saunas could also draw on their prior experience working for the main contractor Hickory on projects including Opera Melbourne on St Kilda Road.

Based in Melbourne, Phenix Saunas has long experience serving customers across the east coast of Australia. “I grew up with saunas,” said Director, Paul Iysy. “It’s a passion of mine that has turned into

a business. I have been in the building industry for 20 years and dedicated to saunas for the last 10 years.”

“I design and build everything myself so customers can benefit from my knowledge and my care and attention to detail,” Paul said. “Saunas are a growing market in Australia and I am always researching the latest innovations and market trends to ensure we are providing the best products.”

Phenix Saunas provide indoor and outdoor saunas, barrel saunas and steam rooms for commercial and domestic projects. In addition to custom designed solutions they also manufacture built-to-order kit saunas. Whatever the project, they are passionate about good products and exceptional service.

For more information contact Phenix Saunas, phone 0477 245 057, email sales@phenixsaunas.com, website www.phenixsaunas.com.au

Boasting 247 luxurious apartments and penthouses, Yarra One is a landmark residential development incorporating the highest standards of features and finishes throughout. The mirrored kitchen splashbacks and frameless shower screens in all apartments in the development were supplied and installed by Vetraio Australia, a Melbourne based designer, manufacturer and installer of frameless glass solutions that add value to any project.

“The project was quite unique,” said Nimit Aggarwal, Procurement Director. “We provided bronze tinted glass and fittings to match the architect and interior designer’s colour scheme.”

Due to the accelerated construction programme the shower screen glass had to be procured prior to completion of finishing works, which meant it was produced based on shop drawings rather than site measurements. “We produced the glass as per predetermined sizes which were coordinated with the plasterers and tilers to ensure it would fit,” Nimit said.

The project benefited from Vetraio’s longstanding strong relationship with the main contractor, Hickory. “We were able to coordinate closely with Hickory and the other site trades,” said Nimit. “We

knew they understood how we work and could give us the support we needed to get it right.”

“We could pass on a lot of savings on the project,” Nimit said. “We often structure projects in this way. With a bit of early coordination you can save a lot of cost and avoid hiccups later on.”

Vetraio have experience with high rise commercial, residential and hotel projects including the supply of frameless glass solutions for other recent Hickory projects including Chadstone Hotel and Sky One Apartments. They also work with many other Tier 1 and Tier 2 contractors across Melbourne.

Since their conception, Vetraio have established a reputation for innovative customised glass designs. They offer experienced craftsmanship at affordable prices, inspiring design solutions by exploring the possibilities of glass.

For more information contact Vetraio Australia, 32-40 Tarnard Drive, Braeside VIC 3195, phone 1300 088 225, email info@vetraio.com.au, website www.vetraio.com.au