

VIC PROJECT FEATURE  
**THE DOCKLANDS RESIDENCES  
MARRIOTT HOTEL**

Icon



# A 5 STAR MASTERPIECE

**DEVELOPER :** Capital Alliance  
**MAIN CONSTRUCTION COMPANY :** Icon  
**ARCHITECT :** DKO Architecture  
**STRUCTURAL ENGINEER :** Webber Design  
**CONSTRUCTION VALUE :** \$250 million

The Docklands Residences/Melbourne Marriott Hotel Docklands is a \$250M architectural masterpiece which combines modern hotel architecture with hotel-like residential apartments. The project includes The Docklands Residences – a 92 apartment luxury residential development spanning two curved interlinked towers, and Melbourne Marriott Hotel Docklands – a 189 room 5 Star Marriott Hotel, and includes a rooftop pool, executive facilities, and modern function spaces.

**Icon is one of Australia's largest construction providers and their latest contribution to the industry does not disappoint, a sculptural and sophisticated mixed use building at the vibrant waterfront Docklands precinct in Melbourne.**

The \$250 million project is the first Marriott branded hotel to be built in Australia in more than 25 years and has certainly set a new benchmark in luxury. Icon was given the construction brief for the mixed use project comprising 189 hotel rooms, 92 residential apartments and six penthouses, plus something special up its sleeve which provides a sky high wow factor.

Its perfect location on the corner of Waterfront Way and Docklands Drive sets the Marriott up for high expectations and from every angle this new build, which Icon took from the ground up, is every bit as impressive as you might expect.

Icon Project Manager, Nicholas Mascitti led a team of management staff, labourers and subcontractors on a daily basis and when a worldwide pandemic was thrown into the mix, it certainly added a whole other dimension to the project.

“At all the different stages of the build, a typical day for me involved dealing with all stakeholders on the project to ensure the hotel and apartment design briefs were met and a high level of quality was achieved,” Nicholas said. “It was particularly exciting for me on a personal level as it was my first 5 Star hotel project and at our peak, when site numbers were at around 360, my job was to manage the build with quality and safety both top priorities.”

The Melbourne Marriott Hotel Docklands site, which cantilevers over a shopping centre, was very much a ‘live environment’ during

the early stages of the project, which means there were active loading docks and services requiring extensive coordination. This was particularly the case when a portion of the shopping centre had to be demolished and re-built virtually at the same time.

“COVID-19 forced us to reduce numbers significantly at times and this created a delay, but Icon did a great job in determining what the critical works were and formulating a plan to keep the project running efficiently,” said Nicholas. “Outside of the pandemic, managing the live environment of the shopping centre was a challenge in the early stages.”

Icon has brought the architecturally unique design to life where the curved glass façade which wraps around the two towers takes centre stage. This expansive use of glass gives the hotel rooms and apartments a great sense of space, allowing an abundance of natural light to flood in. It also gives guests and residents the opportunity from every level to soak in the views of Melbourne’s CBD, the Bolte Bridge and Port Phillip Bay.

The captivating glass façade, custom joinery, state-of-the-art equipment and 5 Star facilities throughout are just the tip of the

iceberg, with the real drawcard of this project being the spectacular infinity edge pool which wraps around the 15th floor, offering 180 degree city views.

“The curved infinity edge pool is a definite highlight of the Marriott which we designed and built with our subcontractor,” said Nicholas.

Mesmerising in its design and complete with an adjoining bar, fibre optic lighting inside the pool mimics stars when the sun goes down and is destined to become a hot spot for Melbournians and visitors alike.

“The glass façade without a doubt gives the building a bespoke touch and I might be a bit bias, but it has resulted in one of the best looking façades you’ll come across,” Nicholas said. “Marriott was great to deal with throughout and the feedback has all been very positive. We are looking forward to everyone being able to enjoy the new Marriott Docklands soon.”

**For more information contact Icon, 675 Victoria Street, Abbotsford VIC 3067, phone 03 8862 8888, email [info@icon.co](mailto:info@icon.co), website [www.icon.co](http://www.icon.co)**



**Below** Tivoli International (Australia) manufactured the joinery for the hotel rooms and apartments.

**Tivoli International (Australia) has fitted out some of the largest and most prestigious properties in the country and the company's latest project at Marriott Docklands is no exception.** The company manufactured the joinery for the apartments and hotel rooms.

With more than 20 years of experience in the industry, Tivoli re-entered into the Australian market in 2015, after a few projects in early 2000-2005, opening their doors in Melbourne. With the husband and wife team of Hary and Mary He at the helm, Tivoli has cemented their position as a quality provider of architectural joinery solutions in Australia.

Tivoli manages 400 staff across two factories and the company's one-stop-shop approach has set it apart from the rest. With their own sales, design, drawing, procurement team and self-owned manufacturing facilities, Tivoli's vast production capacity put the company in good stead to deliver Marriott Docklands' joinery requirements seamlessly.

The sheer presence of the dual towers at the bustling Docklands District, meant the interiors needed to be as sleek and grand as the building itself. This is where Tivoli's expertise is well and truly on show.

"The Marriott Docklands is one of our high end jobs, where the joinery is the key focus of the apartments and hotel rooms," said Office Manager, Olivia Ying.

"A lot of time was spent perfecting all of the different sizes and designs as the interiors from room to room are all very different. There is more joinery and cabinetry in this project than in anything we've ever done before."

Unusual sizes, floor-to-ceiling panels and custom design features all come together to create interiors which are sleek, modern and clean. A moody and rich colour scheme of charcoal and brown in a 2Pac matte finish is both warm and welcoming and, above all else, creates a lasting and timeless appeal. These rooms really are the epitome of luxury living and the quality joinery simply enhances the expansive city views.

Achieving what can best be described as effortless sophistication in the fitout of 90 residential apartments and 189 hotel rooms at Marriott Docklands, did come with its

challenges. Extremely long panels and custom doors are easily scratched when being transported and installed and so the team at Tivoli took extra care to minimise damage and wastage.

"The apartments were harder than the hotel rooms in terms of their size and layout and so much work has gone into the management and control of the project," said Olivia. "It looks simple and clean, but a great deal was done behind the scenes to achieve this result."

Director, Mary He, who started the company from scratch, is still very hands on and can often be found onsite, where her sharp eye for detail will pick up even the smallest of inconsistencies.

"The directors have a lot of projects under their belt, a lot of experience and very good instinct," Olivia said. "Joinery is something that you look at all day, every day so even if something is 1mm or 2mm out of level, we adjust it all onsite. Before the client picks up on it, we try to have it fixed already."

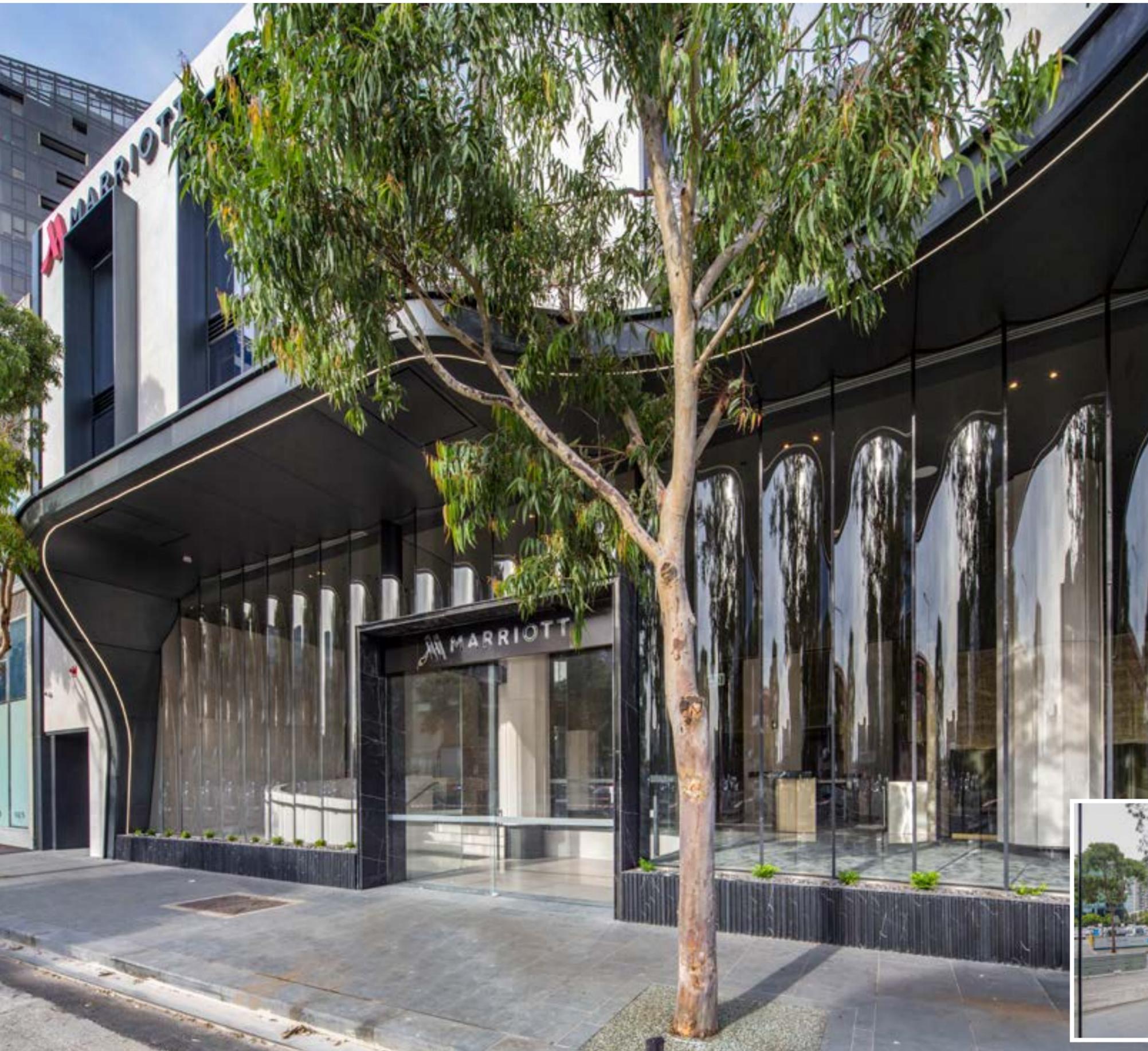
Tivoli's point of difference is simple, offering a streamlined and personalised process from the initial consultation to installation.

"Our team in Australia is small and we manage all of our projects from beginning to end," Olivia said. "Quite often if a client needs something done or something fixed, they'll deal directly with the owners and this personalised service allows us to resolve any issues that may arise very quickly."

*For more information contact Tivoli International (Australia), 2/93 Cheltenham Road, Dandenong VIC 3175, phone 0423 885 557, email [olivia@tivoliinternational.com.au](mailto:olivia@tivoliinternational.com.au)*



**Below Vision 1 Windows & Doors created the unique curved glass on the ground floor and all the internal curved glass.**



**Vision 1 Windows & Doors is no stranger to the application of glass for architectural purposes and has brought their industry expertise and clever workmanship to the new Marriott Docklands, Melbourne's vibrant waterfront hotel and residences.**

Vision 1 has been installing and fabricating aluminium doors and windows for more than three years, specialising in custom made and fit for purpose solutions to an array of businesses and venues throughout the city.

Their latest project at the new Marriott Docklands put the company to the test, with the architecturally unique curved glass design of the building leaving no room for error.

The team at Vision 1 Windows & Doors supplied and installed the curved glass façade on the ground floor and all internal curved glass, a faceted internal airlock, internal glazing on Levels 3 and 15, all of the automatic entry doors to the hotel and restaurant and internal cavity sliders. In addition to this, all of the smoke doors, gym and pool doors on Level 15 were installed by Vision 1, as were all of the wintergardens which are enclosed in glass from Level 9 through to Level 18.

"We first started working on this project in June 2020 and quickly realised the curved glass panels in the design were a little out of our comfort zone and similarly, getting all of the steel channels made up was a challenge," said Director, Gavin Nichols. "When it came to installing the glass onsite, with the longest panel sitting at 5m long, it was actually easier than we first thought and the successful supply and installation of this high end scope

of work has enabled us to build confidence for our next project."

To minimise the risk of any blunders occurring onsite, a great deal of time was spent in the office to get the different radiuses right. Significant work was also done on the individual steel channels which were installed to house the glass.

"We found that aluminium channels were not going to work on this project with the curved glass, so we worked extensively with our steel manufacturer to individually construct steel channels which were installed onsite before the glass went in," said Gavin.

Another challenging piece of the beautiful glass puzzle that is the Marriott Docklands building was the scallop window on the façade, which spans over six tiers of windows. It took several drawings to get this part right and the end result speaks volumes about the attention to detail paid by Vision 1, the scallop window installed without a hitch.

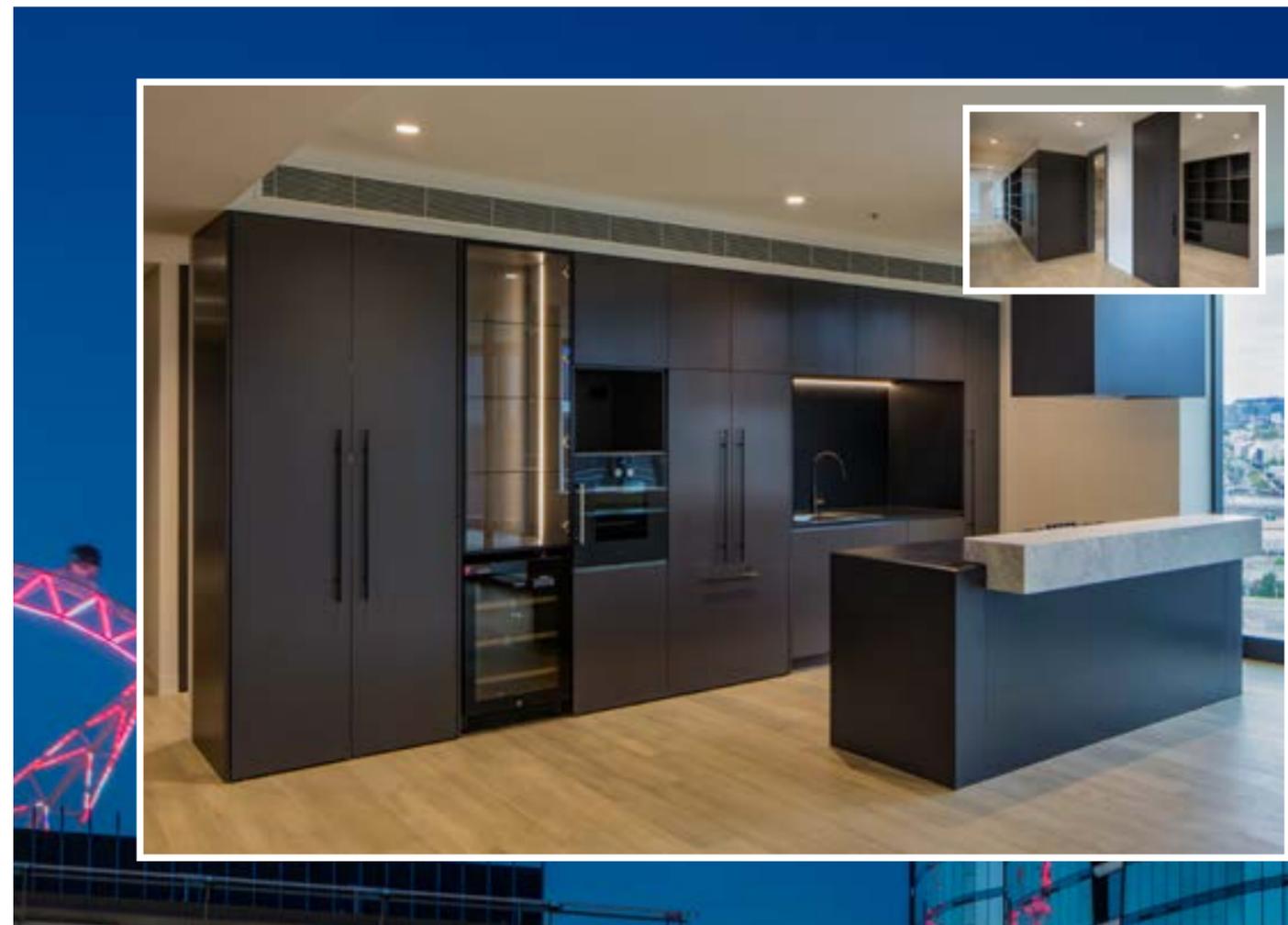
When looking at the building from any angle, captivating and distinct and completely wrapped in glass, the work which has been done behind the scenes can not be underestimated. Each room is afforded spectacular views and from the outside, the enviable waterfront location magnificently bounces off each window, which further enhances the design.

"The finished project is nothing short of impressive and the curved glass and the façade has created an architecturally unique building for the city of Melbourne," said Gavin. "We are always striving to be the best at everything we do and our company's progression and growth are the result of hard work and a quality product – this is something we are extremely proud of."

Currently working with Icon on another project in Southbank and also working on the redevelopment at Melbourne University, Vision 1 Windows & Doors is fast emerging as a key player in the construction industry.

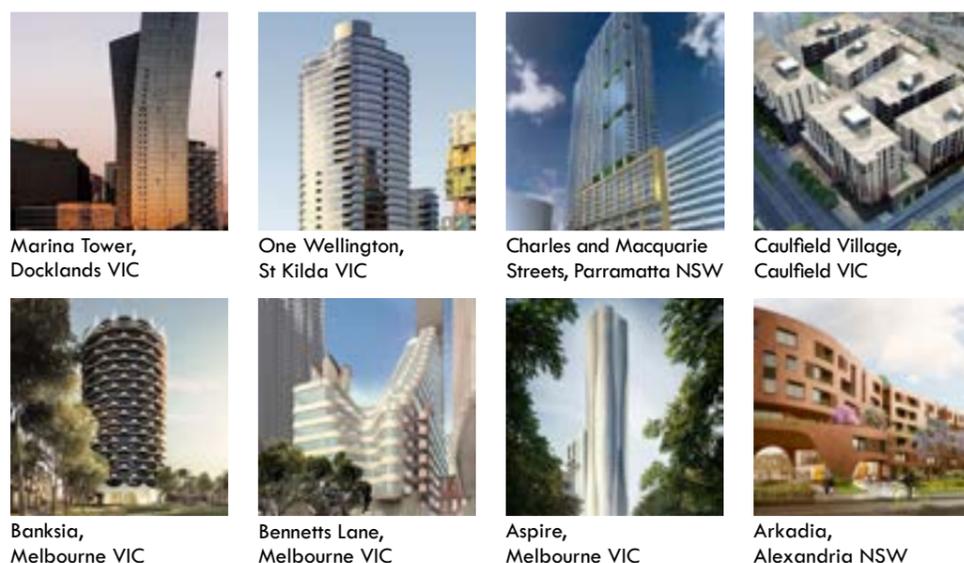
**For more information contact Vision 1 Windows & Doors, 1/26 Brett Drive, Carrum Downs VIC 3201, phone 0420 395 728, email [gavin@vision1windows.com](mailto:gavin@vision1windows.com), website [www.vision1windows.com](http://www.vision1windows.com)**

Below CNCPRO Carpenters and Cabinet Makers manufactured and fitout the joinery for the penthouses.



# WEBBER DESIGN

STRUCTURAL ENGINEERING



Marina Tower, Docklands VIC    One Wellington, St Kilda VIC    Charles and Macquarie Streets, Parramatta NSW    Caulfield Village, Caulfield VIC

Banksia, Melbourne VIC    Bennetts Lane, Melbourne VIC    Aspire, Melbourne VIC    Arkadia, Alexandria NSW

**PAUL WEBBER AND THE WEBBER DESIGN TEAM**  
 Structural Engineers for **The Docklands Residences/Marriott Hotel** would like to congratulate **Capital Alliance and Icon** on this unique project.

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A name synonymous with projects of this calibre, CNCPRO Carpenters and Cabinet Makers has joined Icon once again in delivering sophistication and functionality to the new Marriott Docklands. Providing high quality cabinetry and carpentry for the last decade, Tim Memishi and Sam Emimi have continued to take CNCPRO from strength-to-strength, now boasting the prestigious Marriott Docklands to their portfolio.

‘Not your average apartment’ is an understatement and the penthouses on the top four levels are where Tim and Sam’s craftsmanship is proudly on display.

CNCPRO was tasked with the installation of the joinery to the hotel rooms and apartments and the complete fitout of the luxury penthouses and pulled out all stops to achieve a seamless result.

The high end penthouse apartments are where no expense has been spared with the fully integrated kitchens, laundries, bathrooms, wardrobes, entertainment and fireplace units all supplied and installed by CNCPRO.

These are not your average apartments and CNCPRO needed to think the outside the square. “There is three times more joinery here than in any other job we’ve done and one of the main challenges we faced was that the walls were all clad in panelling, making it tricky for us to navigate the installation,” said Tim.

“Walking into the lobby gives you the feeling that this property is different from all the others in Melbourne,” Tim said. “We sourced a lot of the materials for the penthouses from George Fethers & Co in Port Melbourne and it doesn’t get more high end than that.”

“We ended up making our own timber walls in our factory and installed them onsite, which not only saved us a lot of time and money, but also minimised wastage and damage,” said Tim.

Tim’s focus at CNCPRO is to contract the jobs and look after the factory, while Sam is based onsite managing their team of installers. A winning combination it seems, with several other cutting edge projects in Melbourne underway including 800 apartments for Hamilton Marino.

*For more information contact CNCPRO Carpenters and Cabinet Makers, 15-17 Antonella Court, Dandenong South VIC 3175, phone 03 9768 2324, email [estimating@cncpro.com.au](mailto:estimating@cncpro.com.au), website [www.cncpro.com.au](http://www.cncpro.com.au)*

Below SRD Fire Protection completed the installation of the sprinkler system, fire pumps and extinguishers.

Below Fangda Australia manufactured the bespoke dark blue curved glass façade for the project.



SRD Fire Protection has strived to set the highest standards for the last 18 years and has equipped the Marriott Docklands with effective systems to ensure full compliance for the safety of hotel guests and residents alike. SRD specialises in commercial, industrial and residential sprinkler systems, fire hydrants and hose reels, warning and detection systems offering a complete fire protection package to their clients.

At the new Marriott Docklands, SRD Fire Protection was tasked with the design and installation of a combined fire sprinkler, hydrant and hose reel system, warning and detection systems and fire extinguishers throughout. Fire pumps and water storage tanks were also installed on Level 17, completing what is an effective and economical fire prevention system for the building.

The 15 month project saw the team at SRD consult with both Icon and Marriott very early on in the construction stage to design and implement the right system to meet the venue's requirements. One of which was the installation of a wet chemical suppression system for each of the exhaust hoods located in the hotel. "We installed wet chemical suppression systems for the five exhaust hoods located in the hotel's kitchens," said Director, Cameron Reid.

"This is not something we would typically do on a job, but it was one of Marriott's requirements and we are now seeing it becoming more and more popular in large scale installations."

A comprehensive certification process and final walk through with the fire department was undertaken before the Marriott Docklands was given the tick of approval. This essential part of the service, together with ongoing testing and maintenance of fire systems, is all taken care of by SRD – whether it be a 50-storey residential building or an industrial warehouse.

The company has three inhouse designers working in Autocad and revit, with 30 site staff in the construction arm and three in testing and maintenance.

*For more information contact SRD Fire Protection, 2/81 Bald Hill Road, Pakenham VIC 3810, phone 03 5941 5678, email admin@srdfire.com.au, website www.srdfire.com.au*

Known for the design and fabrication of high end exterior façades and curtain wall systems, Fangda Australia was engaged by Icon to bring the sculptural design of the Marriott Docklands building to life.

The company, which has been operating in Australia for five years, specialises in the design, fabrication and transportation of façades. They bring three decades of experience to the construction industry and have certainly played a key role in creating a wow factor on this project.

The 17-storey towers beautifully combine a dark blue curved glass façade with aluminium elements and wintergardens enclosed on each level. The fact that the building is wrapped in this glass façade means each level maximises the spectacular 200 degree city views, including the Docklands waterfront and the Bolte Bridge. The graceful curves of the building did pose a slight challenge for Fangda Australia and fortunately their extensive experience held them in good stead.

"Fangda became involved in the early stages of this project with Icon and it was a pretty smooth process throughout," said Karl Liu, Project Manager at Fangda Australia. "We manufactured the façade

through our mother company in China and our office here in Australia coordinated the sample, design, engineering, site coordination, and after sale service. Comparing with other overseas suppliers, our team is capable to address the issues onsite and resolve them directly for our client."

"The curved sections were challenging but we overcame this and made it more practical for the builder at the same time," Karl said. "We sub-divided the curved sections into smaller components and joined the different panels together so that it still delivers the curved appearance. The result is a happy ending for all parties, both with our product and the service we provided to the client."

With a focus on offering the Australian construction industry a one-stop façade solution with onsite coordination, the company is also in the final stages of the Victoria Square project, fabricating an architecturally designed façade.

*For more information contact Fangda Australia, 36 Iris Road, Glen Iris VIC 3146, phone 03 9078 4668, email kristy.sun@fangda.com.au*



**Caterlink Commercial Kitchens and Bars has been in the business of commercial kitchen and bar fitouts in major hotels and restaurants for more than 40 years and their latest installation at the Marriott Docklands has taken the commercial kitchen offering to the next level.**

As an Australian family owned and operated business, the team at Caterlink has seen their fair share of commercial kitchens. Their most recent work at the Marriott Docklands, however, boasts the essential facilities plus all of the extras, giving the kitchens the capacity to service all of the hotel's areas and functions with ease.

"We were tasked with the supply and installation of the ground floor kitchen and bars, the Level 3 function kitchen and executive lounge and the Level 15 pool bar and back-of-house kitchen," said Jason Williams, Project Manager. "The client wanted high capacity kitchens, especially to cater for functions and the ground floor kitchen, which is the biggest of the facilities, will satisfy a busy breakfast buffet service."

The team from Caterlink were onsite fairly early in the construction stage, assisting with the coordination of the electrical and plumbing services to ensure everything was in line with the kitchen's requirements.

The large scale installation comprised of stainless steel benches, cooking equipment, all of the refrigeration including four cool rooms and a freezer room and five low consumption and environmentally friendly Ecocanopy exhaust hoods – one of which is 7m long.

"I have been blown away by the completed product at the Marriott Docklands and all of the finishes and interior design elements have come together in what is a fabulous result," Jason said. "Topped with state-of-the-art cooking equipment and advanced solutions for the chefs, it's going to be a great facility for locals and visitors alike."

*For more information contact Caterlink Commercial Kitchens and Bars, 409 City Road, South Melbourne VIC 3205, phone 03 9131 2100, email [info@caterlink.com.au](mailto:info@caterlink.com.au), website [www.caterlink.com.au](http://www.caterlink.com.au)*