

LIVING THE HIGH LIFE

CLIENT : Cbus Property
MAIN CONSTRUCTION COMPANY : Hacer Group
ARCHITECT : Bates Smart
STRUCTURAL ENGINEER : Robert Bord Group
TYPE : Residential

Proudly developed by Cbus Property, 17 Spring St is an exceptional, international-standard residential development comprising beautifully appointed residences, a 2-storey penthouse with private pool, a residents' lounge, 25m lap pool, gym, automated car parking system and ground-floor retail.

17 Spring St in Melbourne's CBD is the latest addition to Cbus Property's portfolio of premium quality residential developments. Following the success of the development of 35 Spring St, delivered in 2017, Cbus Property once again partnered with architects Bates Smart on another city-defining project.

This boutique collection of 73 beautifully appointed residences has set a new benchmark for first-class living in Melbourne. At home among a number of the city's most majestic icons, the building honours its surroundings with a contemporary yet stately presence.

17 Spring St boasts a 24-hour concierge and porte-cochere, as well as a residents' lounge with fireplace, 25m lap pool, gymnasium and series of private entertainment spaces exclusive to residents.

"Each residence has been designed to savour the magnificent panoramic outlook to the Treasury Gardens and beyond, with living areas enjoying a strong sense of connection to the outdoors," said Cbus Property Chief Executive Officer, Adrian Pozzo.

"The Treasury Gardens will never be built out so that view will always be there," Adrian continued. "In the middle of Melbourne's CBD, the gardens provide residents with the invaluable opportunity to explore one of the state's oldest heritage-listed public gardens at their doorstep."

17 Spring St is designed to hold its own amongst the architectural jewels that surround the Treasury Gardens, on a street that is an ode to one of the world's most livable cities. It affords its residents door-step access to the finest culture and lifestyle experiences the city has to offer.

"It is the New York City/Central Park aspect meets the Paris End of the Melbourne CBD with five-star dining, international boutiques and world-class theatres," said Adrian.

The design and construction of the 73 high-end residences across 33 levels with a 4-level basement car park inclusive of 109 car spaces and a fully automated car stacker was constructed by Hacer Group. Many of the residences feature large private balcony terraces as a natural extension to the dining and living areas.

Residents' amenities are located on Level 2 and Level 3 and include the swimming pool, gymnasium, indoor dining area, lounge and outdoor terrace. A retail space is located on the ground floor facing Spring Street.

Cbus Property, a wholly owned subsidiary of the Cbus industry superannuation fund, is renowned for creating developments with a rare synergy between design partners, investors, tenants and residents.

As a leader and innovator in its field, Cbus Property curates the skylines of Australia's capital cities with its forward-focused vision of residential and commercial design. Every decision is informed by extensive experience and a bold and innovative perspective, securing the place-defining legacy of its buildings.

Cbus Property is a national award-winning property investor and developer responsible for the performance and management of all aspects of the Cbus direct property

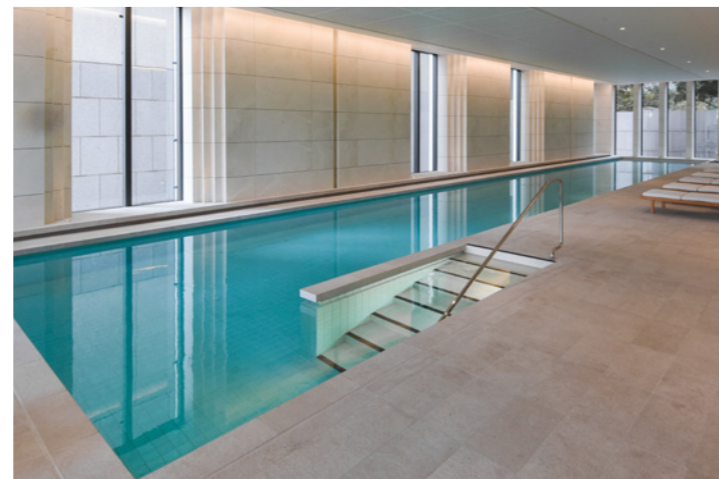
investment business. Its core business reflects its commitment to investing in the property and construction industry that employs its members.

Cbus Property's portfolio includes major investments and developments in the commercial, retail and residential sectors and currently exceeds \$6 billion, with a further \$5 billion of development work underway.

"The key to our success is the relationship we build with our partners, purchasers, tenants, builders and the people working on our development projects and managed investments," said Adrian. "We strive to establish and maintain relationships that are mutually beneficial and we pride ourselves on creating environmentally sustainable workspaces."

"Our in-house team of professionals proactively manages every stage of an investment, from acquisition through to project delivery, leaving a legacy of high-quality developments that consistently provide long-term financial returns without sacrificing our social responsibilities."

For more information visit Cbus Property, Level 14, 447 Collins Street, Melbourne VIC 3000, phone 1300 319 890, website www.cbustproperty.com.au





Offering over 20 years of experience in industrial, interior and graphic design, wayfinding and signage consultation and project management, Micio has worked on an extensive range of commercial, high-end residential and architecturally designed projects.

Micio's contract was to develop and complete the wayfinding, statutory and architectural branding onsite at 17 Spring St. This project perfectly showcases the importance of engaging a specialised consultant for design and signage needs.

"Wayfinding is a specialist field," said Micio Co-Founder and Director, Clare Chang. "When we execute wayfinding and branding correctly, its function won't elicit too many comments; it becomes understated and part of the environment. If completed poorly, it loses functionality, which is quite evident."

"This is why working with a consultant who understands wayfinding design and has experience within this field is essential. Based on our work, users navigate their way around cities, streets and centres almost unknowingly daily."

Hacer tendered 17 Spring St in 2020, and Micio was awarded the project in 2022. During that time, the scope of works evolved, changed and was developed by Micio in consultation with Cbus, Bates Smart and Hacer to ensure the wayfinding package was in line with the design intent and project deliverables.

"Our main challenge for the original concept design was that it was not in line

with industry standard or even fit for purpose to produce," said Co-Founder and Director, Thomas Williams. "The initial concept design looked good on paper but wouldn't work in reality."

"This is quite a common occurrence," said Thomas. "So we engaged all stakeholders, sat down and workshopped the project until an acceptable outcome was produced."

"In projects like these, it's important to understand where the client needs the design to be whilst considering how or what process can be implemented to reach that goal," explained Clare.

"Knowledge and experience of materials and processes are key when resolving design problems," said Thomas. "The more experience you have with a particular process or material, the more options you have for design."

Micio worked with Cbus and Bates Smart to capture the look and feel of the signage while ensuring appropriate materials were used and updating the colour palette to maximise the contrast.

"It was a real highlight to resolve these challenges and make the seemingly impossible possible," said Clare.

"Different materials were carefully selected, which made subtle changes to the colours and finishes. Working with Bates Smart and Hacer, we made recommendations and really drove the design in the right direction. Having stakeholders that value your experience and knowledge allowed Micio to deliver an outstanding result."

"Cbus, Bates Smart and Hacer have been great to work with," said Thomas about the collaborative process.

Founded by Clare Chang and Thomas Williams in 2017, Micio is a team of experienced, solution-oriented creatives and specialists with ambitions for shaping the connections between creativity and industry within the built environment sectors.

Branding is more than a placed logo. Micio sees it as an opportunity that should become an engaging audience touch-point, which draws attention, creates impact and reinforces brand loyalty.

"We specialise in wayfinding, branding and spatial design; from initial consultations to implementation, we guide our clients through every stage of the process to create long-term relationships," said Clare.

Active listening, user-centred perspectives and collaboration for innovation have always been central to Micio's design thinking and approach. In addition, they value straightforward communication and attention to detail, priding themselves on achieving comprehensive and catered design solutions that meet and surpass clients' expectations within the built environment.

Micio has just finalised and completed The Ritz-Carlton, Melbourne and NEXTDC M2 Stage 3 projects.

For more information visit Micio, 198 Warrigal Road, Oakleigh VIC 3166, phone 03 9570 5720, email hello@micio.com.au, website www.micio.com.au

Photos this page supplied by Micio and Tim Yi-Ting Lee.

Below Embelton supplied and installed engineered European Oak timber flooring for 17 Spring St.

EMBELTON

Below KLAUS multiparking ANZ supplied and installed the MasterVario R3 shelf system for 17 Spring St.



Founded in 1925, the Embelton name has become synonymous with expertise, quality and innovation within the building and manufacturing industry.

When Bates Smart approached Embelton with a vision to create one of the most luxurious finishes ever seen in Australian multi-residential development and set 17 Spring St apart as Melbourne's most exclusive new address, they were unsure if it could be achieved in time.

Four years on and Embelton's engineered European oak basketweave timber flooring has finally come to fruition, creating an entirely bespoke flooring solution for this iconic build.

Embelton's third generation, Managing Director, James Embelton remembers the origins of the project, "The design all started with a rough sketch and was manufactured into an opulent custom flooring solution."

This process later involved James and his team tirelessly consulting manufacturing partners to prepare a prototype of the basketweave flooring for presentation to Bates Smart and the developer, Cbus.

The prototype was approved and Embelton went on to produce the basketweave flooring at mass in three colour schemes, mid, light and dark. The flooring required perfect floor preparation prior to installation to ensure that the transition to other floor finishes, like carpet and stone, were perfectly flush.

The result after install in 17 Spring St, is a perfectly bespoke, custom finish to these beautiful spaces, where the architect's vision has been completely fulfilled.

Embelton supplies and installs commercial flooring nationally, along with additional metal bending and fabrication, flooring trade supplies and flooring online services. Their internationally recognised engineering division delivers noise and vibration isolation systems right across the globe.

Embelton is committed to creating beautiful and liveable spaces through the manufacture and supply of high quality floor coverings.

For more information contact Embelton, 147-149 Bakers Road, Coburg Victoria 3058, phone 03 9353 4811, email gpevic@embelton.com, website www.embelton.com

KLAUS Multiparking ANZ is the leading supplier of mechanical car parking solutions in Australia and the clear choice for a premium garage solution for 17 Spring St. Developed by Cbus as a premium residential building in Melbourne CBD, the brief was for a fully automated parking system for 39 car spaces. KLAUS supplied and installed the MasterVario R3 which is a parking system with a centralised storage and retrieval unit that moves cars into storage bays, similar to a robotised high-bay warehouse.

"The architect designed a single access point for cars which suits MasterVario system perfectly," said Design Coordinator, Danyle Saleika. "The access point at ground level is only the size of a single garage and the cars are stored over three levels at level one and two of the building. This saves considerable space in the overall building design."

Residents drive their car into the building on the ground floor and exit the vehicle. The system checks the dimensions of the car as it enters. The car is then picked up and parked robotically into its allocated bay.

"Residents are fully inducted into the system that is operated via remote control and monitored via a series of cameras," said Danyle.

"There is also a concierge panel so you can call ahead and as well as charging stations for electric cars."

The KLAUS service team is available 24/7 to ensure the system runs as smoothly and reliably as possible, and with 20 plus years experience with parking systems, KLAUS have the expertise to provide quality service.

Architects, traffic engineers, developers, builders and private residential clients choose KLAUS both for their cutting-edge products as well as their experience in finding effective and efficient parking solutions with seamless project integration. KLAUS are renowned for being on time, on budget, with reliable maintenance and friendly customer service.

The Australian office was launched in 2003 to meet a clear market demand for car stackers that delivered on design, features and service support. The combination of German technology and manufacturing innovation with Australian customer service is what makes KLAUS Multiparking ANZ the leading provider of car stacking solutions.

For more information contact KLAUS Multiparking ANZ, phone 03 8797 4400, website www.multiparking.com.au