

THE PERFECT PLACE

DEVELOPER : Dahua Group
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : RotheLoweman Architects
ENGINEER : Rincovitch Consulting
CONSTRUCTION VALUE : \$130 million

Hawthorn Park comprises four interconnected buildings of 345 luxurious one, two and three bedroom residences including apartments, townhouses and retail tenancies. The project features a glass bottomed sky pool that bridges two of the buildings, landscaped public piazzas, and exclusive facilities such as a wellness retreat with a state-of-the-art gym, yoga studio and massage rooms.

Covering a massive 12,600m² footprint in a prime location in Melbourne's inner suburb of Hawthorn, Hawthorn Park is a prestigious new residential development designed by RotheLoweman Architects which invites serenity with a lush landscaping concept designed by award winning landscape architect Jack Merlo.

The project incorporates 345 premium one, two and three-bedroom apartments and townhouses featuring premium finishes and high quality appliances from manufacturers including Miele and Gaggenau. The site also includes retail tenancies within the footprint.

The apartments are divided between four towers ranging between 3-levels and 6-levels over a 2-level basement carpark and set within the landscaped garden which is open to the public during the day and provides a pedestrian access route between Camberwell Road and Burwood Road.

The buildings are crowned by exclusive amenities such as a wellness retreat, garden lounges and a rooftop common area which includes a highlight of the project, Melbourne's first sky pool which bridges two of the towers and is suspended over the garden area below.

Hickory rationalised the pool design to improve buildability and introduce prefabrication for some key elements. "The swimming pool was a difficult one and to get it from the concept on paper to a reality

was a huge process," said Julie Radonjic, Project Manager. "We finally got there – it was a great feat for everyone involved and when the pool went in lots of people lined the footpath to watch!"

Another key feature of the project is the balustrade 'ribbons' on each floor which curve along their length and also undulate up and down with glass infills. Hickory offered an inhouse façade solution to enable delivery of the intricate textured façade using GRC components.

"There was 2.5km of ribbon in the project and it was all designed and manufactured overseas," said Julie. "That meant it had to be fabricated spot on and we were very happy that in the end every single panel fit!"

The architectural concept of Hawthorn Park was inspired by the stepped terraces of rice paddy fields and Macchu Picchu.

"Every level of the building has a different footprint and the lack of repeatability in the structure between each floor created some challenges," said Julie. "The curved façades added further complexity for the construction."

Construction started in January 2019 and was completed early 2021. COVID-19 added further challenges to the construction process. "One of the biggest difficulties was the uncertainty," said Julie. "We had issues with the supply chain and mitigated those

through careful management. Construction continued throughout the lockdown but we reduced the workforce in line with government guidance."

Construction was aided by the two street frontages of the site. "The multiple frontages meant that we could use three cranes at a time which gave us dual lifting capability," explained Julie. "We engaged closely with VicRoads to ensure we didn't cause any congestion to traffic flow."

Hickory are one of Australia's pre-eminent construction groups and an industry leader in Australia's evolving residential sector with a specialisation in multi-unit urban communities. They pride themselves on innovation and brought their market leading approach to the Hawthorn Park project to deliver a successful result.

Hickory have a unique specialised structure with expertise in four key areas of construction: structures, prefabricated building systems, façades and customer care.

Together with their extensive track record of project experience in residential and other sectors, Hickory are able to deliver exceptional value for clients.

For more information contact information Hickory, Level 5, 68 Clarke Street, Southbank VIC 3006, phone 03 9429 7411, fax 03 9428 7376, website www.hickory.com.au



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Below Vista Concepts were engaged to create two green walls for Lobbies A and C, using the proven VISTA integrated green wall system which utilises bio-organic soil.



Comprising four interconnected buildings surrounded by 2,000m² of residential parkland, Hawthorn Park is a luxurious new residential development in Melbourne with a range of green spaces throughout, including two green walls supplied by Vista Concepts to Lobbies A and C.

Vista Concepts is a family owned business specialising in green wall systems including living plant walls, no maintenance moss walls and artificial garden walls. Benefits of their unique systems include simplicity of maintenance and installation, a 10 year performance guarantee, and the use of natural bio-organic soil instead of hydroponic systems.

For Hawthorn Park Vista Concepts engaged in collaborative discussions with the client to understand the brief and then produced a location grid showing the location of each plant for client approval.

Installation of the walls is now complete. "The client and main contractor Hickory were very strict on the aesthetics and precision of both layout and installation," said Ross Parker, Director. "This is our first project with Hickory and we found them professional and easy to get along with."

With experience in residential and commercial buildings, shopping centres, airports, public buildings, hotels and many other building types, Vista Concepts has the capability to deliver their green wall systems on projects nationwide. Their systems are suitable for both interior and exterior applications, temperate or tropical climates and all orientations from shade to full sun.

Other recent and current projects featuring Vista Concepts green walls includes Foundation Place, the first building to be completed in the Sunshine Coast CBD redevelopment, which will include 137m² of green wall on the external front façade; The new Gold Coast International Airport Hotel; K1 Residences on Union Street, Southbank, Melbourne; William Clarke College, Kellyville, Sydney.

With their extensive product range and broad experience, Vista Concepts can deliver green wall solutions Australia wide that are suitable for any situation and budget.

For more information contact Vista Concepts, Suite 107, Level 54, 111 Eagle Street, Brisbane QLD 4000, phone 1300 621 787, email enquiries@vistaconcepts.com.au, website www.vistaconcepts.com.au



Melbourne based specialist supplier Classic Fireplaces and BBQs supplied and installed three premium fireplaces for the Hawthorn Park luxury residential development. Gas fireplaces were supplied for two penthouses in the development – one from US company Heat and Glo, and the other from Australian brand Horizon. An electric fireplace was also supplied for one of the apartments.

“The Heat and Glo Mezzo fireplace is a top-of-the-line product from one of the most premium brands available in Australia. It combines great aesthetics and cost efficient heating with a long design life of up to 20 years,” said Kevin Hopkins and Brad Wray, General Manager. “The Horizon 1100 Cantilever fireplace is also a great open-front fire with an eye catching floating hearth.”

The installation process at Hawthorn Park went smoothly despite the challenges of the COVID-19 lockdowns. Classic Fireplaces and BBQs worked with the main contractor Hickory to mitigate the impact of project delays.

Classic Fireplaces and BBQs have served the Victorian market for 48 years and are specialists in gas and wood fireplaces. They stock 36 different brands including all high end brands available in Australia.

Many of their models can be seen in operation at their showroom which is open 7 days a week.

The range of fireplaces offered at Classic Fireplaces and BBQs includes Australian made and imported models suitable for both indoor and outdoor applications.

Classic Fireplaces and BBQs offer a complete range of installation and associated builders works including carpentry, plumbing, finishing and cladding, as well as ongoing maintenance packages. With a qualified construction project manager inhouse, Classic Fireplaces and BBQs can offer a partial or full turnkey service for smaller builders or domestic clients.

With expert staff and an extensive range to accommodate all design preferences, Classic Fireplaces and BBQs take pride in finding customised fireplace and BBQ solutions for any project.

For more information contact Classic Fireplaces and BBQs, 177 Para Road, Greensborough VIC 3088, phone 03 9432 3500, email sales@cfab.com.au, website www.classicfireplacesandbbqs.com.au

Hawthorn Park, Victoria
Photo by Craig Moodie

