

# 10 Yarra Street

PROJECT REVIEW

This project consists of a new seven storey office building in South Yarra. Due to tight space constraints the building houses 3 1/2 levels of split level underground car parking with access from Yarra Street. The building has been designed to take maximum advantage of natural daylight and boasts large wrap around terraces and outdoor spaces. Waltons role as the Design and Construct Builder was to secure planning permits and design and construct the building to a Lum Sum Figure. The building has achieved a 4.5 Star (Green Star) Rating with internal Fit-outs achieving Six Star (Green Star) Ratings.



COMMERCIAL  
REFURBISHMENT  
FIT-OUT  
HEALTH  
AGED CARE  
EDUCATION  
INSTITUTIONAL  
DEVELOPMENT





Our experience has been that the most significant decisions that affect the ultimate outcome and cost of a project are made during the design phase. By the time the builder is engaged, the real opportunity for savings has been lost. A 15% to 20% saving can be achieved during the design process, but only through continuous dialogue with subcontractors and builders. This does not necessarily mean a reduction in quality as savings can usually be found via building methodology, practical experience and innovation.



**PROJECT ADDRESS**

10 Yarra Street, South Yarra

**CLIENT**

11 Yarra Street Pty Ltd

**SECTOR**

Commercial Office

**VALUE**

\$15m

**PROJECT COMPLETION DATE**

March 2007

**PROJECT TEAM**

**DESIGN & CONSTRUCT MANAGER**

Walton Construction Pty Ltd

**ARCHITECT / INTERIOR DESIGNER**

Architectus

**STRUCTURAL ENGINEER**

SKM

**SERVICES ENGINEER**

SKM (Electrical)

SKM (Mechanical)

SKM (Hydraulic)

**QUANTITY SURVEYOR**

Rider Hunt

**BUILDING SURVEYOR**

McKenzie Group

*Contractor of first choice*

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