

# CASTLE HILL RACF

HANSEN YUNCKEN  
SYDNEY NSW



## OVERCOMING CHALLENGES ON CASTLE HILL RETIREMENT VILLAGE

Hansen Yuncken is one of Australia's largest privately owned construction companies. They operate nationally with offices in Victoria, New South Wales, South Australia, Tasmania and Queensland.

The company directly employs over 550 staff, and has an annual turnover exceeding \$800 million. Twenty staff were employed on the retirement aged care facility at Castle Hill.

Hansen Yuncken was founded in 1918 and has now become one of Australia's leading construction companies. The company has retained the tradition of quality and business integrity established by the founding partners.

Hansen Yuncken's philosophy is one of fair dealing, high quality client service and building value. They are committed to developing and maintaining long-term relationships by focusing on achieving their client's project objectives. These relationships are the foundation of the company's longevity and success, earning Hansen Yuncken a proud reputation as a diligent, esponsive and innovative contracting organisation.

Hansen Yuncken are recognised for:

- A high quality service and product
- Experienced and specialised teams
- Innovation and value
- Experience in a range of delivery strategies
- A reputation for performance
- A "can do" approach
- Flexibility in services and solutions
- Business integrity
- Strong financial capacity

Hansen Yuncken has completed over 4000 projects since its beginnings. Significant, landmark projects through the decades include: The Regent Theatre, Victoria, The Age - Collins Street, Victoria, RMIT Storey Hall, VIC and Edinburgh Hanger, SA.

Current major projects include Orange Hospital PPP, NSW \$191M, Cairns International Airport - Domestic Terminal Redevelopment, QLD

\$152M, Wolgan Valley Resort and Spa, NSW \$82M, Cranbourne Aquatic Centre, VIC \$35M, Museum of Old and New Arts (MONA), TAS \$37M, 120 Bay Street Apartments, VIC \$53M and Castle Hill Retirement Villages, NSW \$47M.

Each project has its challenges and Castle Hill Retirement Aged Care Facility was no different. Project Manager Ziad Ghenim said site access was an issue during the construction of the 238-bed facility. "Access was difficult due to being located in an existing retirement village. Modifications to roads and construction of new roads had to be overcome," he said.

Hansen Yuncken has extensive experience in a wide range of project delivery methods. They are able to tailor various procurement strategies to meet the specific needs of their clients and their projects. Delivery methods are constantly evolving and becoming more sophisticated.

Hansen Yuncken is positioned at the forefront of such innovation. They are regularly invited to work with their clients in developing delivery

methods. Specialist staff are qualified and experienced across a range of delivery methods and they understand the requirements and intricacies of each method.

The company has developed comprehensive procedures and operating systems to manage the particular needs of each method and to assist their clients in making informed decisions. Hansen Yuncken can demonstrate cost competitiveness and efficiency in the implementation of all delivery methods.

Hansen Yuncken has experience and expertise in the following delivery strategies:

- Development packaging
- Public Private Partnerships (PPP)
- Alliance/relationship contracting
- Managing contractor
- Project and construction management
- Design and construct/turnkey
- Fixed price contracts

The company encourages clients' involvement in the project delivery process, to the extent of their desire, expertise and availability.

Hansen Yuncken has significant experience in the packaging of projects. Their services can include site identification, sourcing of equity partners, feasibility analysis, finance and lease structuring. They have close working relationships with a number of financial organisations and are able to tailor innovative packages to achieve cost effective solutions for their clients. Hansen Yuncken also has the ability to arrange finance for projects.

Hansen Yuncken's experience in development packaging ranges from Government sponsored Private Finance Initiatives, through to various developments for the private sector. The earlier their involvement, the greater the level of benefit they can provide. They have also initiated opportunities commencing with an outline commercial idea, together with identification of a suitable site, through to placement of the finished development with an investor. The 25,000m<sup>2</sup> EDS Centre in Adelaide is an example of a significant project delivered in this way.



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# COOL BY ASSOCIATION

**Erbas and Associates** is a medium sized consulting engineering company specialising in mechanical, hydraulic, fire and lift systems in buildings. **Erbas** has been commissioned to complete over 1350 separate commissions since the company started in April 1997.

Fields of engineering include the design and supervision of air conditioning systems, environmentally sustained developments (ESD) and systems, thermal modelling, heating and cooling systems, mixed mode or hybrid mechanical and/or natural ventilation systems, fume exhaust and dust extraction systems, lift services, hydraulic services, fire protection, industrial and medical gas systems and building management systems.

**Erbas and Associates** expertise is in high and low rise offices and residential buildings, hospital and health care facilities, aged care and nursing homes, the pharmaceutical and food industry, laboratories, large pools and warehouses. They also specialise in military projects, correctional centres, police stations and courthouses as well as research and development centres, educational and cultural buildings, hotels and motels, sports centres, shopping centres, fit outs and tenancy work and heritage buildings.

The company is a Quality Endorsed Company fully certified externally by SAI Global Assurance Services for full compliance with the requirements of International Standard AS/NZS ISO 9001:2000. (Certificate No.: QEC20454)

**Erbas and Associates** were engaged as engineers to provide mechanical services for the Castle Hill Anglican Retirement Village development. Heat recovery type Variable Refrigerant Flow type air conditioning

systems have been provided and waste heating and cooling from the toilet exhaust systems recovered to heat and cool the outside air.

Laundry exhaust systems have been provided to satisfy code requirements and the carpark exhaust fan has a time clock and carbon monoxide sensor operation to save energy.

Kitchen fans were designed with low and high speed operations. All indoor air conditioning units can be controlled via individual controllers and by master controllers as required. Stair pressurization systems have been installed for smoke hazard management.

A purpose-designed building management system has been installed to control all air conditioning systems, fans and alarms in the cool/ cold rooms.



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# FROM CONCEPT TO COMPLETION

**C**ardno is an integrated professional services provider, locally delivering the specialist advice necessary to create or improve the physical and social infrastructure. The company was established in 1945 and has around 3300 employees.

From its foundations as a civil and structural engineering consultancy, Cardno has expanded to also include management and environmental services, materials testing, planning as well as project management of international development assistance programs.

For the Anglican Retirement Village Brian King Gardens Project, Cardno provided civil, structural and building hydraulic services from concept design through to construction from its office located at Norwest.

Building hydraulic services included hot and cold water supply and fire engineering services.

Civil engineering services included stormwater drainage, roads, carparks and retaining walls. The steeply sloping site, proposed floor and external ground levels and, construction access routes required extensive 3D civil engineering modelling to set levels and drainage profiles across the site. An existing dam on the site was re-constructed to allow for stormwater quality control and water re-use.

The structural engineering philosophy was developed with the builder during concept design stage. The basement carpark and loading dock areas are cut into the embankment and also partially suspended over a batter. Retaining walls were designed to allow partial backfill and early formation of ground floor slabs behind the walls.

A post-tensioned floor slab was chosen for the transfer floor above the basement carpark to minimize slab depths. Conventional reinforced concrete slabs on piers were used on fill ground for the ground floor slab behind the retaining walls. Post-tensioned concrete flat slabs on columns at around 8m centres were chosen for the upper levels to minimize slab depths and allow early stripping.

Construction services were carried out through the Norwest office with project dedicated engineers for each discipline.

Cardno Staff Involved: Brian Reeves (Business Unit Manager Norwest), Praveel Prasad (Structural Engineer) and Michael Hodges (Civil Manager).



**Cardno**  
Shaping the Future

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## JOINERY EXPERTS

Glavcom was established in 2005 and has quickly gained a reputation for maintaining a high standard of joinery design and the ability to work closely with architects and interior designers. This ensures the final result is both impressive and within budget.

Glavcom is a company whose work is highly recommended by builders and designers throughout New South Wales for the manufacture and installation of commercial kitchens, linen cupboards, wardrobes, bathroom vanities, reception counters, mirror frames, wall paneling and other commercial joinery requirements.

The company produces high quality products, provides excellent service and delivers on time. Their ability to work closely with builders, architects and owners allows them to achieve results beyond their client's expectations.

Glavcom's projects include commercial joinery for nursing homes and retirement villages, high rise apartments as well as the office fit outs, reception and lobby areas within these buildings.

For the Castle Hill RACF development, Glavcom was responsible for the joinery in the public reception and canteen areas as well as all bedroom, kitchenette and bathroom cupboards in each unit. Both Glavcom, Hansen Yuncken and the designers worked extremely well together achieving an outstanding result.

Glavcom's previous joinery projects include: Baulderstone Hornibrook's Hermitage Hill at Breakfast Point, Mirvac's Tandara Apartments at Rhodes and Bovis Lend Lease's St Patrick's Estate at Manly.

Starting soon are Watpac's Trio Apartments at Camperdown and Bovis Lend Lease's Stonecutters at Jackson's Landing.



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## TAYLOR-MADE TO MEASURE

After its establishment in 2000, the team at Taylor-Made Products has rapidly gained a reputation for their commitment to high quality workmanship and reliability.

Taylor-Made offers a service beyond supply and installation of windows and doors. They specialise in supplying products that are designed, built and installed to individual applications. The team has extensive experience in residential and commercial windows and curtain walls.

Taylor-Made's manager, Jed Taylor insists that all facets of a project meet customers' expectations. "It is vital the products we offer are the best in the market. Our architectural clients demand energy performance, quality and versatility in their design. Lidco systems meet our requirements and provide excellent technical support on our projects."

Taylor-Made Products believe that excellent project management is a vital aspect of quality service. Jed Taylor maintains reliable lead times are vital. "Our repeat clients have confidence in our ability to manage our jobs and work to their schedule," he said.

Taylor-Made installation crews have on many occasions been accused of being perfectionists! Their keen eye for detail and precision relieves their builders from undue maintenance concerns.

Taylor-Made Products also offers a supply only service producing high quality, fully fabricated products. They are happy to provide assistance and advice to facilitate an efficient installation by the builder.

After securing a solid relationship with Hansen Yuncken on their Woollooware Shores Anglican Retirement Village (RACF), Taren Point project, Taylor Made were keen to be part of the Castle Hill project - also an Anglican retirement village.

"We have a good rapport with Hansen Yuncken enabling each stage of the project to be completed to our mutual satisfaction. We look forward to working with them on future projects" says Jed Taylor.

Taylor-Made supplied a variety of residential windows including awning, sliding and fixed panels. The common lounge rooms feature large stacking sliding doors. The public area incorporated a commercial framing system with some areas featuring fully frameless doors and walls.

All products were specifically designed and manufactured according to stringent requirements by the architect to enable high performance and ease of operation.



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# KNOCK ON WOOD

Stockwells Joinery's origins go back to 1935 when WD (Bill) Stockwell began making timber doors and windows for cottages he was building at the time. Unable to buy the "off the shelf" products he needed, he started a small factory in the Granville/Rosehill area and so began an uninterrupted line of specialised and customised timber window and door manufacturing.

Stockwells manufactures architectural and heritage windows and doors and has the ability to make exactly what is required, allowing architects more scope in their designs. Windows and doors can be easily matched to existing ones and this allows builders restoring heritage and historical buildings to supply reproduced windows and doors to the satisfaction of heritage architects.

On the RACF project at Castle Hill, Stockwells supplied Tasmanian oak timber bifold doors and glass partition windows. Corner window partitions varied in size and needed to be made up individually. Stockwells carries out onsite measuring to ensure accuracy.

Stockwells Joinery has manufactured its quality products from its Granville factory for an uninterrupted 71 years, but, in need of larger premises, re-located to Prospect NSW in 2006, where the tradition continues.

Other current projects include Dungowan restoration at Manly, NSW and the Prince Henry Hospital project at Little Bay.



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