

THE HEART OF HOBART

The \$100M Parliament Square ‘Salamanca Building’ involves the construction of a new office building in Hobart’s busy Salamanca precinct. The new 5-Star Green Star Building delivers premium grade commercial office services, boasts large scale feature Y-shaped columns in the main entry foyer and Hobart’s first contemporary curtain wall façade.

The landmark Parliament Square development covers a whole CBD block and is located in close proximity to Sullivan’s Cove. The Tasmanian Government will lease approximately 15,000m² of the development’s office space making up Stage 1A.

Hansen Yuncken were awarded the design and construction role to deliver the Salamanca Building. “We have engaged more than 80 subcontractors mainly locally based,” said Project Manager, Leo Maria, who approximated 500,000 man hours have been spent on the job from 2014 to project completion.

The Salamanca Building has incorporated approximately 7,000m³ of concrete poured for the structure, 600 tonnes of steel reinforcement used and up to 220 tradespeople onsite each day during construction of the building that includes 11 office levels, a single level basement and rooftop plantroom.

“Projects of this scale are rare for Hobart. We have had to manage and plan around local industry resource constraints to ensure program outcomes,” explained Leo. Hansen Yuncken took on the project at 80% design, so were required to oversee design finalisation through to 100% then through the shop drawing process.

“We undertook many workshops with our contractors and interstate based consultant team. Our subcontractors shared their knowledge and expertise which helped us realise the design.”

The building’s entry foyer features five custom built Y-shaped columns providing a striking feature at the building’s main entry. Solving the aesthetic and engineering challenges associated with these exposed concrete elements was critical to the project’s construction program and a successful

quality outcome. The dramatic Y columns rise 14m, and allow the building to cantilever over a 130 year old sandstone retaining wall. The columns support seven levels of office above, necessitating the need for the use of concrete up to 100mPa – this was a first in a Tasmanian building project.

During construction the client team initiated a number of significant changes to the building’s design including relocation of a roof level plantroom to the basement to create an additional office level and later in the project, the introduction of a second additional level plus a 3-level glass atrium that provides a direct link between Parliament House and the new building.

Despite the scale and far reaching design and construction implications of these changes, the highly detailed and intensive nature of the integrated fitout and resource constraints in the buoyant local construction industry, the changes were successfully incorporated and have resulted in greatly improved development outcomes.

Hansen Yuncken’s other iconic projects in Tasmania include the internationally acclaimed Museum of Old and New Art (MONA) and the recent Port Arthur Penitentiary Conservation Project at the World Heritage listed site.

“Hansen Yuncken has a commitment to continually engage with the industry and our innovation puts us in a unique position. We operate with transparency and mutual trust to achieve outstanding project results and business outcomes,” Leo said.

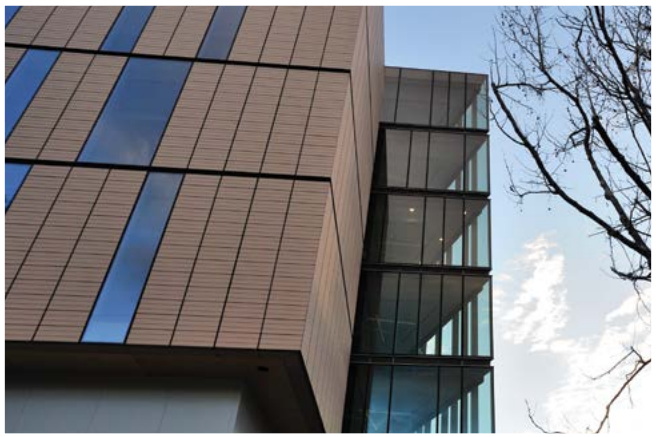
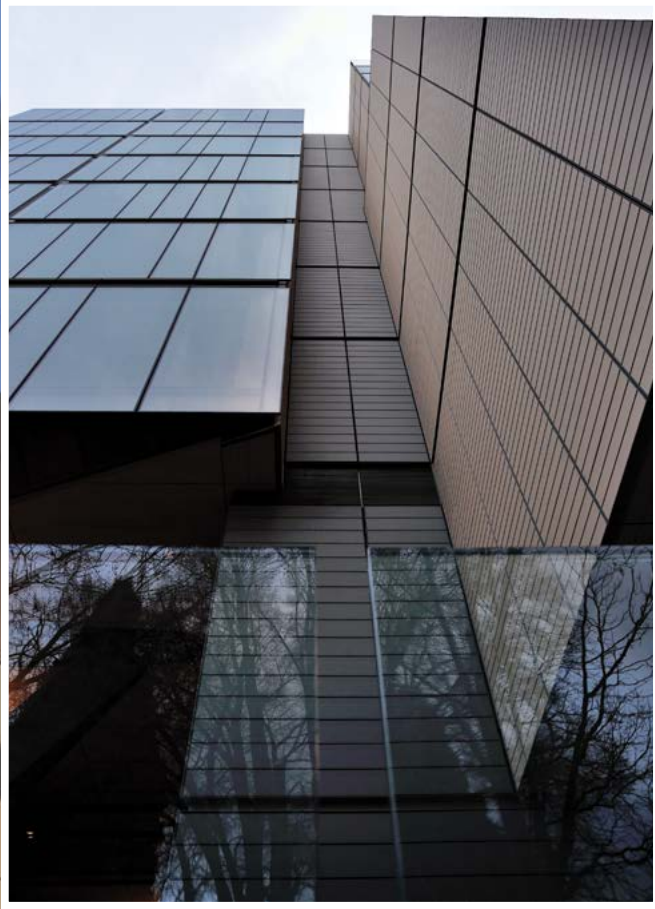
For more information contact Hansen Yuncken, 39 Patrick Street, Hobart TAS 7000, phone 03 6215 4600, email hobart@hansenyuncken.com.au, website www.hansenyuncken.com.au



DEVELOPER : Citta Property Group Pty Ltd
MAIN CONSTRUCTION COMPANY : Hansen Yuncken
ARCHITECT : Francis-Jones Morehen Thorp (FJMT)
STRUCTURAL ENGINEER : TTW
CONSTRUCTION VALUE : \$100 million

Below Tasmanian Fire Doors provided specialty doors and fittings to industry standards.

Below Permasteelisa Group manufactured and installed a bespoke façade using over 10,000 terracotta tiles.



Tasmanian Fire Doors supplied specialty fire rated doors and fittings for the Parliament Square project. The 30 year old family owned company has supplied approximately 300 fire and architectural doors, in addition to fire windows to the project.

“The doors are locally made to the project’s specifications – that’s how we work. We’ve also ensure all products supplied have green star rating meaning there’s little environmental impact,” said Jono Emmett, company Estimator. “Contrary to what some people might think, there’s no steel in these doors, only the handle. The doors have a core of manufactured pyropanel and we fit the externals so it can look like a normal door.”

The company also manufactures fire rated windows, security doors and grilles, industrial doors and offers fire door certification, door hardware repair and replacement. They also have a full range of non-fire rated pressed metal door frames in their standard profiles. Passive fire protection products they offer include fire collars, mortar, fire pillows and fire snakes.

Tasmanian Fire Doors supply the hardware to install the doors, such as door fittings, handles and locks all tested and fire rated.

“Tasmanian Fire Doors is a Tasmanian family owned and operated manufacturing company with more than 100 years combined industry knowledge in the door manufacturing business,” said Jono.

The company supplies doors across Tasmania specialising in the commercial construction sector. Another iconic project they have supplied for includes the Menzies Centre Stage 1.

For more information contact Tasmanian Fire Doors Pty Ltd, 21-23 Stony Risa Road, Quoiba TAS 7310, phone 03 6424 7666, fax 03 6423 1216, email info@tasmanianfiredoors.com.au, website www.tasmanianfiredoors.com.au

Permasteelisa Group manufactured and installed a bespoke façade for the Parliament Square project, which they completed in 18 months.

The Group is a global contractor in engineering, project management, manufacturing and installation of architectural envelopes and interior systems. They operate in four continents and have a network of approximately 50 companies in 30 countries.

Andrew Vatiliotis, General Manager, based at Permasteelisa’s Sydney office said “the façade work was fairly typical of commercially designed panelised curtain walls systems; the difference was in the detailing and incorporation of the different materials.”

What made this project unique were the 10,000+ terracotta grey and yellow tiles that wrap around the building along with the timber features. Permasteelisa worked closely with the architectural firm FJMT and Hansen Yuncken, to design and develop the concept into a unitised system.

“It’s the first large scale curtain wall façade in Tasmania. The building enclosed the structure with a fully interconnecting

envelope, which is drained, pressure equalised and performs better for thermal and acoustics. The challenge for Permasteelisa was to integrate the terracotta tiles into a factory fabricated curtain wall unit,” said Greg Styler, Permasteelisa’s Project Manager.

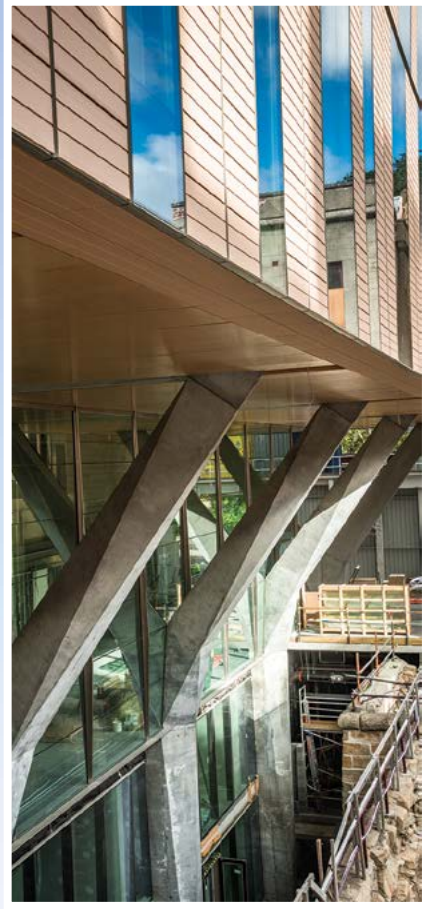
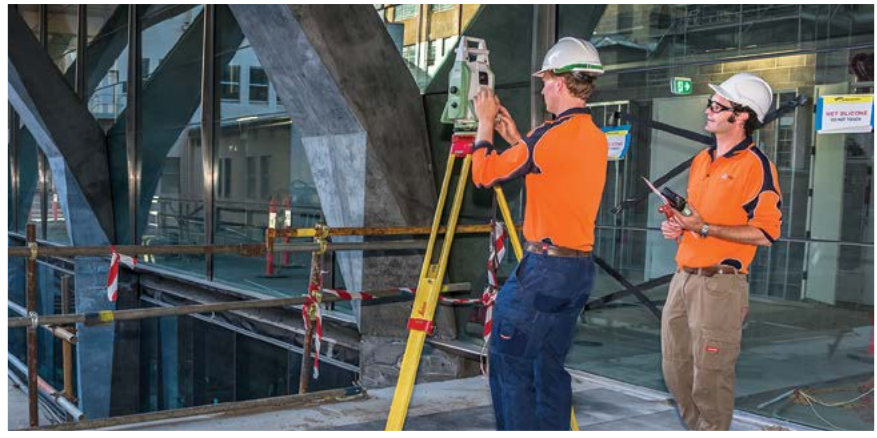
“Traditionally the terracotta tiles are hand set on the building site using proprietary railing. The tiles are effectively a ‘hook on’ and to build this into the curtain wall unit, the rails were replicated into a series of transoms, which were accurately spaced to give a uniform and consistent appearance and line, across long tiled elevations. Any deviation would be unsightly,” said Greg.

Permasteelisa also supplied and clad the vision mullions onsite with specially selected timber to more than 500 panels. They also supplied the feature timber linings and back pans behind the glass to match, which can be seen from inside or outside the building through the ultraclear glass.

For more information contact Permasteelisa Pty Ltd, 13-15 Governor Macquarie Drive, Chipping Norton NSW 2170, phone 02 9755 1788, fax 02 9755 1418, email info.syd@permasteelisagroup.com, website www.permasteelisagroup.com

Below All Brick Tasmania supplied and installed over 35,000 concrete blocks for the Parliament Square project.

Below PDA Surveyors facilitating the fitting of decorative glazing, to the façade Y-columns.



All Brick Tasmania supplied and installed all of the concrete blocks, Hebel and bricks for the iconic Parliament Square project. All Brick Tasmania, which supplies and installs products throughout Tasmania, specialises in commercial works, school and government projects, as well as large residential unit developments

“We carry out a range of works from historic remedial works to new commercial builds. The Parliament Square project would be our largest continuous running project,” said Matt Barratt, Estimator and Project Manager.

Approximately 10 of All Brick’s 50 staff worked on the project from March 2015. They laid 35,000 concrete blocks and 8,500 Hebel blocks. The site proved to be a challenge due to the CBD location, however the team took this in their stride – having worked on similar CBD projects previously, and ensured all their work met acoustic and fire ratings, of an exceptionally high standing.

“How we’re different to our competitors is that we’re a family business – that’s Dad, Mum and five boys that work in a close knit team. We also strive to be very professional in what we do, as well as maintaining a good work ethic throughout our company” Matt said.

“We demonstrate our professionalism with our set up, we have fantastic office support, also ensuring we have the best qualified bricklayers, overseeing and assessing our projects by our project manager or general manager on a daily basis to ensure the work is of high standard and running to schedule,” said Matt.

Matt won a bronze medal at bricklaying in the 2012 WorldSkills National competition. It’s not the first time company staff have made it to the nationals. His brother Ben won silver in 2010, while Sam and Tom also took part in 2014.

All Brick Tasmania has worked on other iconic sites, including the Port Arthur Historic site. They’ve also worked on the MAQ1, installed the exo-tech cladding at Montrose Bay High School and brickwork at Riverside Nursing Home. They also worked on the Watermark Apartments at Bellerive, Hobart Airport, Glenorchy Intergrated Care the new Myer store and completed block work and carpentry at the KGV Sports Ground, to name a few projects.

For more information contact All Brick Tasmania Pty Ltd, 28 McIntyre Street, Hobart TAS 7000, phone 03 6244 2220, email admin@allbricktasmania.com.au

PDA Surveyors have been involved in the Parliament Square project since its inception by the State Government in 2004. “We carried out the original site and title survey for the Department of Treasury, then as the project progressed, we’ve been working with the new owners to finalise the architectural design and local planning requirements,” said Hugh Clement, Director of PDA Surveyors.

“Often what we find that our clients value most is our team’s dedication to the project and flexibility as well as their quality assurance work in checking the construction plans. On a project of this size there are numerous revisions of the plans and our surveyors verify the dimensions giving the builders confidence that there won’t be any issues during construction,” he said.

As part of the site is heritage listed and partly situated on old reclaimed land, there have been a lot of unknowns to take into consideration with existing underground services and heritage buildings – including working around St Mary’s Wall, a heritage listed retaining wall constructed in the 1800s.

PDA Surveyors had up to four of their surveyors working on the construction phase with Hansen Yuncken, leading up to the completion

of Stage 1. As well as normal building set out and control surveys, the survey team had to survey the precise detail of the Y-columns to facilitate fitting decorative glazing in channels around the middle of the columns to very tight tolerances.

“Our professional staff comprised of surveyors, engineers and planners allow PDA Surveyors to undertake work in all areas of property development, land and engineering surveying, and civil engineering. This gives our clients access to a one-stop-shop for all of their development needs,” said Hugh.

PDA Surveyors started operating in 1953 and now employs 50 staff across seven offices throughout Tasmania. Other recent construction projects include the Mona Gallery extension that is under construction and the recently completed Blundstone Arena extension.

For more information contact PDA Surveyors, 127 Bathurst Street, Hobart TAS 7000, phone 03 6234 3217, fax 03 6234 5085, email pda.hbt@pda.com.au, website www.pda.com.au

Below Halton Joinery supplied and installed timber, joinery and stone for the Parliament Square project.

Below Aspect Furniture installed customised desks and hutches, along with selected items of loose furniture.



Halton Joinery provided a range of joinery solutions for the expansive Parliament Square project. The contract called for 290+ joinery units, to be installed across a range of different room types including: 39 rooms with feature walls; and 18 rooms with feature ceilings, across eight levels.

“The joinery units range from simple overhead shelving units to credenza units in meeting rooms, individual office storage units, plus we’re also installing nine decent sized kitchens, display units, reception counters, big layout benches for teams in the open office spaces, various utility cupboards for mail/IT rooms, banquet seating including much that is curved,” said Managing Director, Adam Halton.

Halton Joinery used a variety of products on Parliament Square, which included pre-finished coloured melamine boards, veneers in the higher end offices, natural timbers such as Tasmanian Oak, Stringy Bark Veneers and Spotted Gum. The company also supplied natural granite and engineered stone.

“Parliament Square has allowed us to really showcase our high end commercial work,” said Adam. The project is a great fit with the company’s business model, which sees Halton Joinery working

along side their sister company and stone benchtop specialists, Huntingfield Granite.

“We have about 900m² of manufacturing space using recently updated ‘design to construction’ software, so we can do anything from basic residential jobs such as ‘first home’ type kitchens through to high end kitchens, as well as low to high end commercial joinery. We’re quite diverse in what we can turn our hands to,” said Adam. The company employs 22 people, all of whom have been working on the project since November 2016.

Working on the Parliament Square project has given Halton Joinery a better insight into the Green Star Rating System, and how Halton Joinery can work to meet these requirements within its project ranges.

Halton Joinery’s other projects include MONA, the Moorilla Winery, Review Café at Wrest Point Casino and Customs House Hotel in Hobart.

For more information contact Halton Joinery Pty Ltd, 16 Ascot Drive, Huntingfield TAS 7055, phone 03 6227 2411, email admin@haltonjoinery.com.au, website www.haltonjoinery.com.au

Australasian commercial furniture specialist Aspect Furniture, was the successful tenderer for the supply of 900 workstations to the Parliament Square project in Hobart.

They’ve installed sit-stand desks and custom designed personal storage units to approximately 900 work points along with a range of supporting loose furniture. “We’ve used a number of subcontractors within Tasmania to support the local market, supplemented by our own manufacturing plant in Western Sydney. Our commitment to manufacturing within Australia, coupled with excellence in design means Aspect can offer quality solutions on better lead times and clearly still be price competitive,” says Andy McCulloch, National Sales Manager.

“Cable management and reticulation were some issues we had to resolve. We had to get the power from the ceiling in a way that was aesthetically acceptable to the architect, so we designed a power blade to integrate with the privacy screens that was visually light but still had sufficient capacity to feed large clusters,” said Andy.

Aspect Furniture operates nationally in Australia, both in the major centres and regionally, with preferred supply agreements in place to deliver solutions to a number of nationwide customer branches.

Aspect is a family business with over 30 years experience in designing and manufacturing office furniture. Across Australasia they employ 75 people, with showrooms and factories covering major locations.

“New showrooms are currently in the pipeline in both Melbourne and Canberra, which will enable us to better support our customers and the design community in these markets,” says Andy.

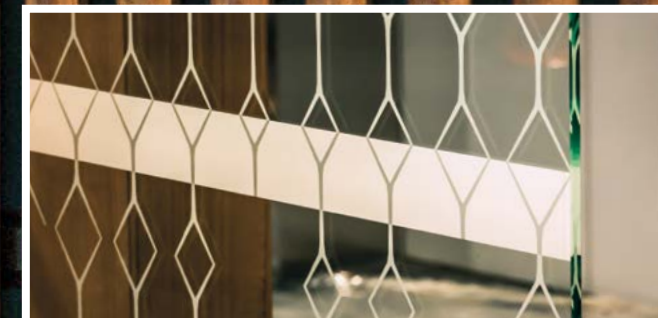
Major contracts they’ve completed include fitouts for Maddocks Lawyers in both Sydney and Melbourne, Clayton Utz in Melbourne and Access Canberra and Department of Prime Minister in Canberra.

For more information contact Aspect Furniture Pty Ltd, 40 King Street, Sydney NSW 2000, phone 02 9929 2200, email infoau@aspectfurniture.com, website www.aspectfurniture.com



Parliament Square, Tasmania

Below Quadric installed the Optima partitioning systems for the project's 20,000m² of office space.



When the architects for the Parliament Square project set their hearts on Optima for the partitioning systems, they knew who to go to. Quadric, an award-winning commercial interiors company, had the exclusive Australian and New Zealand rights to distribute this top-ranked UK system.

“We understand the sometimes off-the-shelf solutions don’t meet design intent. That’s why Optima works with some of the leading names in architecture and commercial interior design to create great office interiors,” said Ben Scott, Quadric Managing Director.

“The project has been running for us for more than two years, but we only started swinging a hammer two months ago and expect to complete the work in September,” he said.

The Optima product they sourced for the 20,000m² of office space, had a high-performing acoustic quality and was slim line, just 55mm wide by 25mm high – half the thickness of a traditional partition.

“Having less framing means we need to engineer our product to make it strong. The aluminium thickness of our products is in some cases five times or ten times thicker than conventional systems. The offices are

brighter, have dry joints so you don’t need wet trades onsite. The system is demountable and reusable.”

There were challenges for Quadric in project managing a European product to be made in Asia, freighted to Australia for finishing and powder coating, then shipped to Tasmania.

“But it’s not one we don’t come across right around the world with Optima,” said Ben, whose company partnered with a local commercial window installer for assembly.

Quadric employs 50 people and offers largely inhouse principal contractor services for commercial fitouts, joinery, building maintenance and renovations and has a well equipped 2,500m² joinery workshop.

For more information contact Quadric Pty Ltd, 43 McCarthy Road, Salisbury QLD 4107, phone 07 3275 0000, fax 07 3275 2205, email info@quadric.com.au, website www.quadric.com.au