

19 GOUGER STREET

HANSEN YUNCKEN
ADELAIDE SA

90 YEARS
STRONG



Leading national-based builder, Hansen Yuncken celebrated a 90 year milestone in 2008 and continued their strong reputation for pioneering the application of new technologies and the development of new construction techniques and project delivery methods.

The company has an industry-leading track record in delivering many of Australia's most notable green building projects and now one of their latest projects, a new office building at 19 Gouger Street in Adelaide.

The \$26m project involved construction of an eight storey plus basement, reinforced concrete framed office building with aluminium window curtain wall and precast concrete panel façade. Hansen Yuncken also completed a \$6m integrated fitout of the upper 4 floors for the legal firm tenant Thomson Playford Cutlers.

The building has been awarded a 5 Star Green Star for design and will be applying for a 5 star 'as built' rating and a 4.5 star ABGR. Hansen Yuncken has extensive experience and knowledge in ESD construction and this project included a number of environmentally sustainable features.

High performance solar glazing and solar shading comprising fixed horizontal overhangs on the northern façade as well as low energy air conditioning technology and economy cycle 'free cooling' systems have been incorporated in the building design.

Other ESD features include automated modulation of outside air to satisfy actual occupant densities; solar thermal hot water generation systems; energy efficient lighting; water efficient bathroom fixtures; rainwater harvesting; use of low volatile compound emissions for internal paints and finishes; use of refrigerants and insulation with low zero ozone depleting potential and a significant quantity of recycled steel were used in construction.

Hansen Yuncken faced a number of challenges on this project. Access around the site was difficult due to the adjacent developments and extensive scaffolding was required to be erected for the unusual façade design to be installed. Gouger Street is the first project Hansen Yuncken has completed for private developer Kambitsis Group but is one of over 4000 the company has completed since its inception in 1918.

Hansen Yuncken is one of Australia's largest privately owned construction companies with offices in Victoria, New South Wales, South Australia, Tasmania and Queensland. The company directly employs over 600 staff and has an annual turnover of \$800 million.

Their current projects show their diversity across numerous market sectors. Projects such as a construction and refurbishment of frail and aged care facility for Anglicare at Canterbury Close in SA and Castle Hill RACF in NSW, commercial buildings and fitouts including ABS New Workspace in Tasmania, AQIS Offices and Laboratories in Queensland, Cairns Airport Domestic Terminal Redevelopment, SA Water Building and Victoria Street Carlton Victoria building.

Hansen Yuncken is also working on projects in the areas of Defence, Education, Health Care, Industrial, Residential and Retail and Entertainment.

In 2008 alone, the company received numerous awards including for 399 Bourke Street, VIC the Victorian AIB Award - High Commendation - Commercial Construction \$10m to \$50m; the Victorian AIB Award

- High Commendation - Commercial Construction \$10m to \$50m and National AIB Award - High Commendation - Commercial Construction \$10m to \$50m for the Bendigo Police Station, VIC; the NSW AIB Award - High Commendation - Commercial Construction \$2.5m to \$10m and NSW MBA Award - Excellence in Construction Award - Innovation Construction Technique/Equipment for the John Paul Village, NSW; Victorian AIB Award - High Commendation - Commercial Construction \$10m to \$50m for Monash College of Pharmacy, VIC and National AIB Award - High Commendation - Commercial Construction \$10m to \$50m for the Queen Elizabeth Hospital Redevelopment Stage 2 in South Australia.

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BUCKHAM CONSULTING SERVICES SUPERINTENDENT ON GOUGER STREET

Buckham Consulting Services provided the specialised role of Superintendent for the construction of the Hansen Yuncken-built 5 Star Green Star commercial office building at 19 Gouger Street in Adelaide. The Gouger Street project was successfully and smoothly completed on time.

Established by leading industry identity, John Buckham, Buckham Consulting Services is the only Adelaide practice providing exclusively Superintendent services. BCS is serving a niche but growing market as Principals and Contractors seek to engage a Superintendent which is independent of all project consultants.

Buckham Consulting Services delivers the role of Superintendent as defined by the relevant project specific Conditions of Contract. As an independent Superintendent, BCS is able to provide the services required without prejudice. BCS has no involvement in the preparation of documentation for the project, hence avoiding any conflict of interest. It is the view of BCS, and an increasing number of developers, legal advisors and financial institutions that project consultants such as architects, engineers, client side project managers and quantity surveyors cannot provide Superintendent services on an independent and impartial basis.

Company principal, John Buckham is well known from his previous role as managing director of Rider Hunt in Adelaide where he was senior partner then managing director for a period of eighteen years. Prior to this he managed the Darwin office from early 1975.

His wide industry knowledge, especially in the South Australian market, is proving invaluable to his select group of clients and through reputation, this client base has grown fast.

Significant projects on which John Buckham has delivered the role of Superintendent include Place on Brougham, City Central Tower 2, Santos Fitout and Stage 1 of the Newport Quays development. Current projects include Conservatory on Hindmarsh Square and 20 Hindmarsh Square (hotel and apartments).

All Australian Standard contracts require an independent superintendent and John's trusted reputation has made him highly sought after to take on this highly important role for developers and contractors on many other projects in the commercial, industrial and residential sectors.

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CLADDING BY DANVIK

The spectacular façade of the office development at Gouger Street in Adelaide has been achieved with external cladding by the highly skilled team at Danvik Construction.

This Hansen Yuncken project is an eight storey plus basement concrete framed building featuring an aluminium window curtain wall and precast concrete panel facade.

Danvik worked directly with Hansen Yuncken to ensure the exacting specifications and requirements for the project were achieved. Danvik completed supply and installation of all the external cladding of the building, the pergolas and awnings and between window areas, using the high quality Alucobond composite cladding panels.

Composite cladding panels are manufactured with layers of aluminium bonded with a core product, such as alucobond, alpolic, vitrabond and symonite composite panels.

This process is becoming extremely popular with builders because of the significant advantages offered by the panels. They provide extremely high resistance to weather, impact and fire, are lightweight and hence easier and economical to install and create a low maintenance, yet highly creative finish on a variety of surfaces including both curved and flat.

With over 20 years industry experience, the Danvik principals are highly skilled in visualising the creative and innovative effects required from the

end product and carrying out the exacting and intricate measuring and preparation stages required to achieve a first class finish.

Danvik Construction are specialists in composite panelling and prefinished 9mm compressed fibre cement. They provide a comprehensive range of services including design, supply, fabrication and installation to projects throughout Australia.

In addition to Gouger Street, Danvik recently completed RPA Hospital in Sydney, Strathfield Library and the Energy Australia premises at Homebush.

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DICKSON GLASS SOAR

Extending over and beyond the eight storeys, the impressive glass curtain wall is a major design feature of the 19 Gouger Street office building and the largest curtain walling project undertaken by Dickson Glass & Aluminium.

Based at Lonsdale in the south of Adelaide, Dickson Glass and Aluminium specialise in the manufacture, supply and installation of commercial windows and glazing.

The company was contracted to install the external window façade for the building and they worked closely with G James Aluminium who supplied the aluminium extrusions and provided technical assistance in the design of the window systems. Dicksons used the G James 651 series double glazed window system which is designed for the windows to be installed from inside the building.

For Dickson Glass the project consisted of three main elements: curtain walling to the northern elevation, slab to slab windows with spandrel panels to the east, west and southern elevations and full height shop-fronts to the ground floor including frameless glass doors and automatic entries.

The curtain wall incorporates a number of significant design features in order to create an impressive clean line to the perimeter of the curtain wall and a distinctive appeal to the building façade

One of these features was to have the vertical mullions continue up past the 6th floor level to become the vertical members of the external balustrade with a frameless top glass edge and the transoms to continue out past the last mullions on the east and west ends of the curtain wall so that the outermost glass panels had a frameless vertical edge.

To overcome safety problems associated with the installation of the window panels, Dickson Glass purchased a “Gecko” glass lifting machine to complete the project.

Dickson Glass & Aluminium Pty Ltd has been operating since 1991 and currently has 30 employees and an impressive portfolio of projects and Gouger Street further extends their capabilities as their first project over three storeys. Now they are looking at even larger projects.

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