



# TAKING CARE OF BUSINESS

CLIENT : Spirit Super  
 CLIENT REPRESENTATIVE : JGS Property  
 MAIN CONSTRUCTION COMPANY : Hansen Yuncken

Ferntree Business Park Stage 1A sets a new benchmark for inspired commercial space with a 6-storey new A-grade office building with ground level foyer and extensive end-of-trip facilities, fitness equipment, outdoor seating, and landscaping.

After successfully delivering an earlier stage of the Ferntree Business Park Precinct – Building C (the Olympus Building) – three weeks ahead of the contract completion date, exceeding the net lettable area and achieving a higher Green Star and NABERS rating than required – Hansen Yuncken was contracted to deliver the latest stage (Stage 1A) of the Notting Hill facility. The project is spread over a 15,400m<sup>2</sup> GFA and has considerable leisure and outdoor space.

Hansen Yuncken's scope of works comprised of the construction of two levels of basement car parking plus 6-storeys of new general office space; ground level foyer with extensive end-of-trip facilities, a loading dock area, services for the substation, significant landscaping surrounding the new building, and an additional large undercover area with adjoining fitness equipment and outdoor seating.

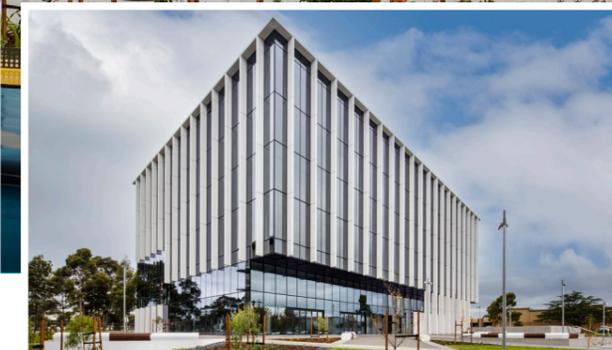
Work commenced onsite in November 2020 and is expected to be complete in June 2022. "The Ferntree Business Park is really lifting the standard of business spaces," said Daniel Cagaroski, Hansen Yuncken Project Manager. "This particular stage will be a great asset for the

business park. The facilities are second to none and there is the added bonus of so much leisure and outdoor space. After riding your bicycle to work or using the gym, the end-of-trip facilities have everything you need to prepare for the business day ahead."

The development is being completed for Spirit Super Superannuation Fund, is project managed by JGS Property, and is a Gray Puksand design. "A really unique feature of the building is the glass reinforced concrete implemented to the feature fins on the façade which promotes the highly weatherproof façade system," said Daniel. "The exterior design of bright white projecting bricks wrapping around into the foyer area complements the façade fins as well."

The biggest challenge Hansen Yuncken faced during this project was the impact of COVID-19. Along with the mandated two week shutdown, the project experienced increasing pressures on the supply chain with delays and fluctuations in material availability due to the global shipping crisis.

At the peak of the project, Hansen Yuncken had up to 100 workers onsite each day. "Like everyone else, we had to manage the government



directives regarding changes to capacity limits onsite," said Daniel. "But we were able to successfully navigate this period with little impact on the build."

Hansen Yuncken has been in business for over 100 years. Lauritz Hansen and Otto Yuncken formed their partnership in 1918 with a handshake and a one page agreement. Since then, their company has gone on to create some of the nation's most iconic buildings such as the recently completed Victorian Pride Centre in St Kilda.

The company has a history of innovation and is a recognised industry leader in the implementation of Virtual Design & Construction (VDC), including Building Information Modelling (BIM) processes and technology. Data driven and future focused, harnessing these smart solutions offers the ability to simulate buildings, spaces and activities in a virtual sense and plan projects in a digital environment before work even begins, allowing workflows to be mapped out in advance so potential issues can be averted well before construction has commenced.

Hansen Yuncken has completed more than 5,000 projects, has 600 plus staff across nine offices, and an annual turnover exceeding

\$1 billion. They operate in every Australian state except Western Australia and the Northern Territory. Hansen Yuncken has reimagined construction as a service industry. It's about how they can help, not just what they can build. The company is always evolving and adjusting their delivery procedures to suit each client's specific requirements.

The company is an enduring and dedicated supporter of the construction industry. Being long term players in most Australian markets, they are not just affiliated with professional bodies, they are actively involved. In 2018 Hansen Yuncken celebrated 100 years of continuous membership of the Victorian Chamber of Commerce and Industry.

Current projects include the new North Melbourne Primary School, the Royal Victorian Eye & Ear Hospital Redevelopment, and the Bills Street Social & Affordable Housing Development in Hawthorn.

For more information contact Hansen Yuncken, Level 10, 412 St Kilda Road, Melbourne VIC 3004, phone 03 9831 6500, email melbourne@hansenyuncken.com.au



**Below** Bravo Plasters installed timber wall and ceiling panels and the mirrors with curved frames to the bathrooms, and mirrors above the lifts/doors.

**Ferntree Business Park is a new commercial development in Notting Hill, Victoria.** With 15,400m<sup>2</sup> of A-Grade office space, associated support areas and landscaping housed in an iconic new building with a 4.5 NABERS rating, Stage 1A will create a new destination workplace in this emerging business precinct in Melbourne.

With 20 years experience providing quality finishes and linings for interior walls, floors and features, Bravo Plasters was the ideal choice to deliver some of the most important internal finishes in the Ferntree Business Park.

Bravo Plasters installed bespoke timber wall and ceiling panels to the main entrance lobby and corridors, along with mirrors in curved mirror frames to bathrooms and above the lifts and doors.

“The process of sourcing, fabricating and installing the timber panels was quite complex since all the steps were done by different parties,” said Tong Ji, Managing Director.

“We sourced the materials from Elton Group and then MadeCo cut the panels to size. We then put the finished panels together and installed them onsite.”

Each individual aspect of the mirrors including the glass, backing, frames and even colour was customised and had to be fabricated to very high tolerances. There were 150 separate mirror pieces above the lifts alone and every single piece had to be manually adjusted to suit site dimensions. Each piece was assigned a unique number in the factory to ensure it could be placed accurately onsite.

“It was a very labour-intensive project for us,” said Tong. “We worked with a professional glass installer to provide certification after the installation was complete. It took a lot of time but the end result is a really elegant, high quality internal environment.”

Sourcing materials during COVID was a challenge due to supply chain disruptions and workforce availability was an issue at times however Bravo Plasters kept on top of the project and delivered the works on time.

A key focus for Bravo Plasters is repeat business and the project’s main contractor Hansen Yuncken is a major client. Ferntree Business Park is the third major project Bravo Plasters has delivered for Hansen Yuncken after the acclaimed Victoria Pride Centre and Industry Lanes developments.

“Repeat business is definitely very important for us,” said Ji. “We strive to be a reliable subcontractor that firms like Hansen Yuncken can trust to do a good job on their projects. Hansen Yuncken helped us a lot on this project, they are great to work with and we hope to continue our relationship with them on future projects.”

The high quality finishes that have been achieved by Bravo Plasters’ team on this prestigious project will further grow their strong reputation in the industry for quality, reliability and attention to detail.

**For more information contact Bravo Plasters,** phone 0402 471 811



Below IBuild supplied and installed the exterior of the building including the white Glass-Fibre Reinforced Concrete vertical fins on the façade.

Below ACRT used a high tech solid surface that is both functional and aesthetic for all of the vanity tops to the bathrooms.



The stunning façade of the Ferntree Business Park Stage 1A building is the design and work of IBuild Corporation. IBuild Corporation is responsible for the supply and install of the building envelope for Business Ferntree Park. The white Glass Reinforced Concrete (GRC) vertical fins on the glass façade and horizontal fins on the roof is the subject of much praise and admiration. IBuild believes that the project outcome has successfully achieved projects architect Gray Puksand's intent.

Through the tender process, IBuild has been tasked with finding a valued engineered solution, in which the project team has decided to adopt GRC material as a substitution of precast concrete panels to achieve the featured fins. GRC is lighter and can be easily integrated together with the curtain wall system, streamlining the site installation processes. The project also comprised of GRC columns that span more than two floors height at 8m tall, that require proper planning from the design to ensuring these GRC columns could be erected safely.

"This was quite a challenging build as we had to ensure that the vertical fins are aligning when the curtain wall system is stacked on top of each other," said Joe Chong. "A slightest misalignment of a 0.5 degrees would have thrown out the vertical fin to misaligned by 7mm."

IBuild has developed a range of quality control and quality assurance methods to deliver the project, including laser measurements and building a jig, that accurately interacted with the material in order to actualise the design intention.

JMC Facades, who is the façade installation company, install the fins with diligence and ensuring that the fins are aligning. "The most challenging installation, is to erect the 8m long GRC columns that span from ground floor to Level 2," said Joe.

Despite being onsite and having to work alongside the COVID-19 restrictions, IBuild has successfully produced a unique building envelope for Ferntree Business Park. "This is another successful project delivered together with Hansen Yuncken with a good quality in mind from the get-go to achieved the intent for the client and architect. We appreciated the hard work of the whole team which includes JMC Facades, GuangYa, Pendyala Consult and Sands Formation."

For more information contact IBuild, 2/5 Aristoc Road, Glen Waverley VIC 3150, phone 03 8555 9626, fax 03 8555 9126, email tim@ibuildcorp.com.au

ACRT Fab manufactured and installed all of the vanity tops to the bathrooms and the end-of-trip facilities at the Ferntree Business Park Stage 1A project.

The vanity tops were formed from DuPont Corian® by CASF, a high tech solid surface that has a track record of successful invention and has made a major contribution, both functionally and aesthetically, to global markets, projects and end user products. Created to offer a higher performance alternative to conventional surfacing materials, Corian is now internationally recognised for its value to the world of design and architecture.

"Corian by CASF is a fantastic product," said Gavin Christie, Director of ACRT Fab. "It is aesthetically pleasing and there are no joins which means it is extremely hygienic and easy to clean."

Corian Solid Surface is non-porous, making it stain and impact resistant. It is ideal for benchtops and other surface applications where durability and versatility are a must.

With 25 years experience in Solid Surface fabrication, ACRT Fab prides itself on offering an excellent quality service to domestic,

medical and commercial sectors. They cover every aspect including templating, design, fabrication and installation at competitive prices. As well as DuPont Corian, ACRT Fab are licensed fabricators of Staron and Hi-Macs surfaces.

"The Ferntree Business Park project was really smooth-running with no major challenges," said Gavin. "A great experience."

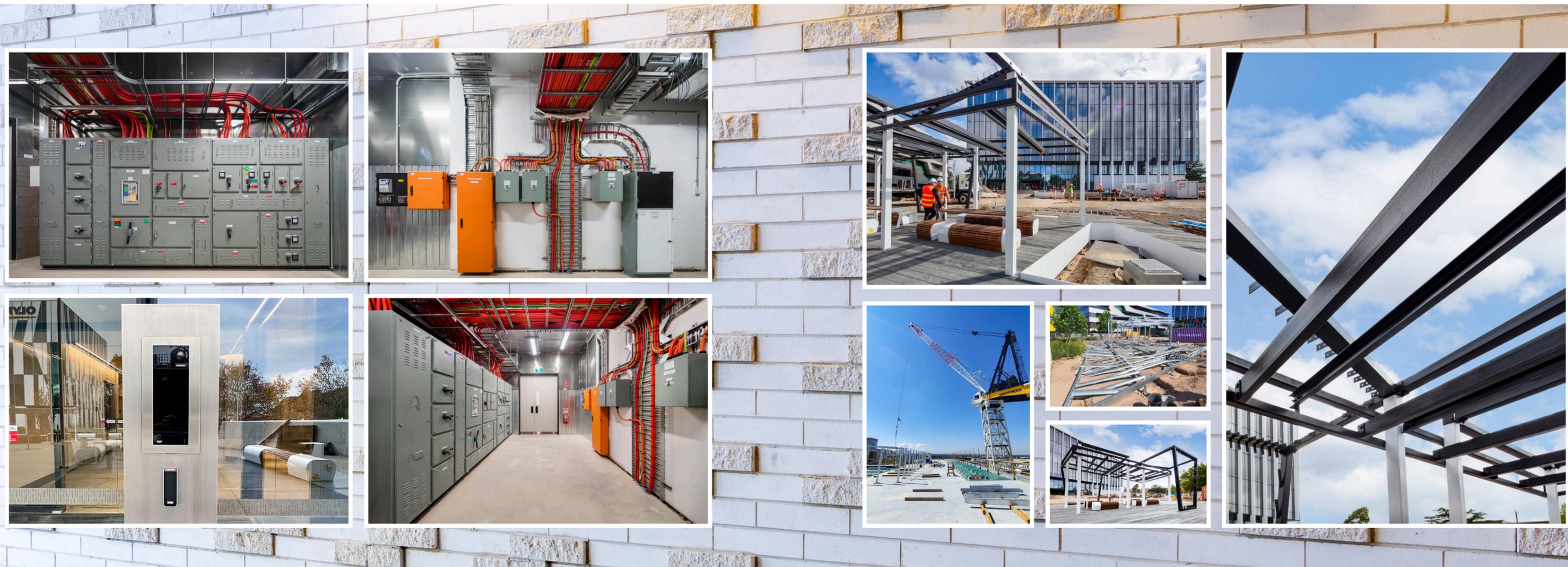
Current projects for ACRT Fab include Victoria Clinic, St Moritz penthouse apartments, 637 Flinders Lane, and Melbourne Airport amenities.

For more information contact ACRT Australia, 25 Latham Road, Carrum Downs VIC 3201, phone 03 9776 9177, email info@acrffab.com.au

For more information about Corian by CASF, website www.casf.com.au

Below Allsafe Power provided an extensive electrical package including a Steinel lighting control system for Ferntree Business Park.

Below Continental Steel supplied all of the structural steel in the development of Ferntree Business Park.



As the electrical contractor at Ferntree Business Park, Allsafe Power undertook all works for the switchboards, mains, submains, general power, general lighting and emergency lighting, automated lighting control, security services, lightning protection, fire detection services and solar PV generation.

Allsafe Power is a commercial electrical and communications contractor who have been in operation since 2009. This was the first project undertaken by Allsafe Power for Hansen Yuncken, and the collaboration was smooth and easy.

As the Managing Director of Allsafe Power since the company's inception, Tristan Kokkinos has completed a wide range of projects and explains "Hansen Yuncken have been excellent to work with. All the trades worked well together with effective coordination. We hope this is the beginning of a long-term professional working relationship between the two companies. This was a great project to be part of, and the finished product is outstanding".

Tristan is responsible for Project Management at Allsafe Power, which involves project planning, programming and resource management,

OH&S procedures, quality management, contractual obligations and procurement of goods and services.

As the electrical contractor, Allsafe Power engaged the services of FDS Fire for the fire detection services and HC3+ Security for the Access Control, CCTV and Intruder Detection. The success of the project can be attributed to the technical knowledge of these specialist trades. Allsafe Power also relied on local AWM and Lawrence and Hanson Stores for the timely supply and delivery of electrical equipment and materials.

The project also uses a Steinel lighting control system that is designed for maximum sensitivity to minor movements, making its application perfect for office spaces where occupants are most often sedentary. Allsafe Power is currently undertaking works on three Victorian School Building Authority projects as well as a Retail-Commercial project. See our website for a list of our current and past projects and clients.

For more information contact Allsafe Power, [www.allsafepower.net.au](http://www.allsafepower.net.au)

Continental Steel is a structural steel fabricator, specialising in steel construction and metallic structural works industry for industrial, civil and residential construction, since 2012.

"We are an up and coming company that has grown a lot in 10 years," said Philip Baes, Project Manager for Continental Steel Australia. "Our vision is to continue growing to become a market leader."

Located in Dandenong South, the company supplied all of the structural steel in the development of Ferntree Business Park Stage 1A, including the airlock system, ground and first floor, the roof structure and general roofing. Continental Steel also provided the structural steel for the walkways and pergola, which used over 500 individual pieces of galvanized steel.

"Most of the steel we sourced was from local mills in South Australia, depending on the profile, namely supplied by Infrabuild and GAM Steel, rather than overseas," explained Philip.

With over 30 staff, every single one of them was involved in this project at some stage. One of the challenges the team faced were the access restrictions on the actual build.

"The erection of some of the structure had to be done without a tower crane," explained Philip. "Thanks to the ingenuity of our workers we were able to develop an attachment for use by a tele handler that enabled us to secure the steel member and erect it to the underside of the slab."

Philip was also pleased with his team's ability to handle the restricted capacity regulations brought about due to COVID-19. "We were able to coordinate around the 25% capacity and get the job done with essentially only a quarter of the usual workforce. Everyone pulled together to make it happen."

The company's next big project comprises 1,600T of steel making up the new Mainfreight Distribution Centre in Fox Drive in Dandenong South.

For more information contact Continental Steel, 17 Endeavour Court, Dandenong South VIC 3175, phone 03 8787 8944, email [office@continentalsteel.com.au](mailto:office@continentalsteel.com.au)