



INNOVATIVE HOUSING SOLUTIONS: A NEW ERA IN SOCIAL AND AFFORDABLE HOUSING

CLIENT : Homes Victoria
MAIN CONSTRUCTION COMPANY : Hansen Yuncken
ARCHITECT : Hayball

The Homes Victoria Bills Street redevelopment project features six multi-level buildings ranging from 3-storeys to 7-storeys, and includes 103 social and 103 affordable homes, offering a mix of 1, 2, and 3-bedroom units. The project is enhanced by various recreational and social communal spaces and includes both civil and external landscaping within the site boundary.

The Bills Street Project is the latest of the Victorian Government's \$5.3 billion Big Housing Build, the largest social and affordable building program in the state's history.

Hansen Yuncken (HY) was awarded the design and construction contract for the multi-staged delivery of 206 new comfortable, modern and energy-efficient social and affordable dwellings for Victorians experiencing family violence, mental illness, disability or who are unable to secure a safe, affordable place to call home.

The project consists of a 50/50 blend of 103 social and 103 affordable homes, including homes designed specifically for disability access. Basement car parking will contain 165 spaces. The complex will be enhanced by a range of recreational and social communal spaces, including civil and external landscape works within the site boundary and landscaping works beyond the site boundary.

The environmentally efficient design is targeting a 5 Star Green Star rating and a 7 Star NatHERS average rating.

"The site was quite large, 10,000m²," said Project Manager. "We had significant bulk excavation in the initial stages, which uncovered soil contamination that needed to be well managed in what is a residential area."

With six individual buildings to construct, if stacked end-to-end equals 35 floors of construction, the construction program was particularly intricate in design.

"Our intention was we would start at one point and follow the snakes around all six buildings. However, the discovery of contaminated soil as well as some inground authority challenges, meant that we had to redesign the construction program many times over."

The project management team was required to react quickly to the changing nature of the construction industry at large over the last 24 months, with challenges with supply chains and subcontractor availability. The team at Hansen Yuncken rose to the occasion and completion is forecast for mid 2024.



"We had some excellent contractors on this project. Our structural subcontractors, Oceania, EuroPrecast, Earth Electrical, Roar Fire, Croft Mechanical, Insight Fixing, Highbury Plumbing, Cranmore Carpentry, Express Interiors, Deca, Landscape Plus and General Cranes to name a few."

A standout feature of the project is the façades of the buildings. "Each building has its own unique façade. We used over 1,200 precast panels to achieve the individual looks."

The Bills Street social housing project is one of the largest build in the first wave of projects being rolled out by the Homes Victoria, the Victorian Government's social and affordable housing agency.

"It is really fulfilling to be working on a project where there are tangible benefits for the community. At Hansen Yuncken we are proud to be part of creating homes for vulnerable and disadvantaged Victorians."

At Hansen Yuncken, innovation is deeply rooted in their history. In 1929, they pioneered a suspended scaffold to renovate Melbourne's State Library dome. In 1985, they transformed Adelaide Railway Station into a casino while trains continued to run beneath. In 2011, they etched the iconic MONA - Museum of Old and New Art - into a Tasmanian peninsula by the Derwent River.

Hansen Yuncken's foundation lies in fair collaborations, industry-leading talent and timely projects. Innovation is in their DNA, always seeking better ways. Their projects encompass various delivery methods, adapting to unique challenges. Hansen Yuncken isn't just about construction; it's about building sustainable solutions for the future.

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

PIONEERING BALUSTRADE SOLUTIONS IN AUSTRALIAN ARCHITECTURE

The Axiom Group stands as Australia's foremost balustrade consultants and suppliers of cutting-edge architectural glazing systems, serving as trusted partners to leading architects, installers, and builders across the industry.

A testament to their expertise, Axiom was contracted to helm the design, engineering, supply, and certification of all balustrades for the Bills Street Social Housing Project.

"Our involvement commenced during the project's design phase, where we dedicated a full year to its successful realisation," said General Manager, Harvey McAlpine.

"Our primary role revolved around delivering an engineered, customised solution," said Harvey. "This particular endeavor featured an intricately detailed façade that required our designs to breathe life into it."

Harvey attributed the project's success to the outstanding efforts of Axiom's accomplished design team, highlighting their dedication and creativity in meeting the project's requirements.

Recognising the importance of efficiency and innovation in modern construction, Axiom Group actively sought opportunities to leverage offsite modular construction, reducing on-site time and streamlining the entire process.

The Axiom Group, with a rich history spanning over a decade, has consistently delivered top-tier architectural glazing systems to the glass and construction industry. Their commitment to excellence and ability to provide tailored solutions continue to set Axiom apart as industry leaders.

For more information contact The Axiom Group, 56 Lock Avenue, Werribee VIC 3030, phone 1300 652 336. email enquiries@axiomgroup.com.au, website www.axiomgroup.com.au



TRANSFORMING BILLS STREET WITH ARCHITECTURAL STEEL SOLUTIONS

With their extensive experience and commitment to excellence, Combined Steel Solutions played an important role in bringing the Bills Street Social Housing project to fruition.

"At Combined Steel Solutions, we take immense pride in our work and the impact it has on communities," says Mick Trueman, Director of Combined Steel Solutions. "For the Bills Street project, we focused on delivering top-notch steel fabrication and installation services, ensuring every aspect met the highest quality standards."

Combined Steel Solutions was responsible for a comprehensive scope of works that included the structural steel package. This encompassed the steel structure for residential components, steel erection, mechanical platforms and structures, rectification works, and temporary support steel for demolition works. Their meticulous approach and dedication ensured the project's success without any complications.

"We believe in using Australian-made steel, sourced from local suppliers. It's not just about quality but also about supporting the local economy and reducing our carbon footprint," Mick said. "Sourcing recycled materials and utilising local businesses are integral to our operations. It's our way of contributing to a sustainable future."

One of the standout features of Combined Steel Solutions' contribution was the architectural steelwork, which included architectural screening,

and handrails. These elements not only added to the aesthetic appeal of the housing units but also ensured durability and safety.

"Our directors, Ross McBride and Mick Trueman, bring together over 40 years of experience, having worked on some of Melbourne's largest projects. This project, while straightforward, was an opportunity to showcase our ability to meet and exceed program requirements," said Mick.

"We thrive on delivering the highest quality standards to our customers and solving any challenges that arise during the project. Meeting project timelines and delivering impeccable results are paramount to us," said Mick. "We're proud to have been part of a project that not only provides essential housing but also supports the local economy and environment."

For more information contact Combined Steel Solutions, phone 03 5959 1050, email admin@combinedcss.com.au, website www.combinedsteelsolutions.com.au





FROM SKIRTING BOARDS TO HIGH-RISE

For over 12 years, Cranmore Carpentry, under the leadership of Director Thomas Murray has been a stalwart in serving the metropolitan Melbourne region, specialising in an array of services, ranging from fixed carpentry to façade works.

Cranmore Carpentry worked as the carpentry contractor on the Bills Street Social Housing Project, which comprised of 206 apartments across five buildings. “We completed the 2nd fix carpentry package,” said Thomas. “This was accomplished on time and within budget “

Cranmore Carpentry’s commitment to quality and precision is unwavering, regardless of the project’s scale. The teams dedication to delivering excellence remains a hallmark of their work.

Looking ahead, Cranmore Carpentry has its sights set on the horizon, anticipating a surge in social housing projects across Melbourne in the coming years. Their desire to contribute to the community and make a positive impact underscores their commitment to their craft.

With over a decade of experience under their belt, Cranmore Carpentry has a rich portfolio that spans high-rise apartments, educational

institutions, social housing, hospitals and more. Their expertise shines through in every aspect of their work, including façade work involving high-rise glass and side cladding, as well as intricate timber work for feature foyers.

Cranmore Carpentry has solidified its place as one of Melbourne’s leading carpentry companies. Their dedication to quality has positioned them as trusted partners in the construction industry.

Behind Cranmore’s success is a team of 60 to 80 staff, many who have been with the company over 10 years and share a common passion for their craft. Their collective expertise is the driving force behind the company’s ability to consistently deliver outstanding results.

Cranmore Carpentry’s recent projects include: Spotwoods Yard, Assemble BSB, Merri Northcote, Liberty 1 in Footscray, Ivanhoe Gardens Stage 2, GTV9 Retirement Village, and 2B2 Serviced Apartments.

For more information contact Cranmore Carpentry, phone 0404 895 735, email thomas@cranmorecarpentry.com.au

