



# INDUSTRY LANES

**DEVELOPER** : Salta Properties and Abacus Property Group  
**MAIN CONSTRUCTION COMPANY** : Hansen Yuncken Pty Ltd  
**ARCHITECT** : Architectus  
**STRUCTURAL ENGINEER** : Northrop  
**CONSTRUCTION VALUE** : \$101 million

Industry Lanes exemplifies a contemporary vision of change and innovation. Blurring the lines between working and living, this mixed-use precinct in the urban heart of Richmond has set a new benchmark in the commercial space – incorporating smart technology, shared flexible workspaces, and impressive sustainability design.

**Co-developed by Salta Properties and Abacus Property Group, this new generation workplace is comprised of three interconnected buildings, designed with world class commercial, retail and collaborative workspaces to form an integrated campus aspiring to an exceptional level of wellbeing, connection and amenity.**

Placing millennials front and centre, Hansen Yuncken has delivered a cutting edge, new-world workplace for the 21st century workforce. Since being founded in 1918, Hansen Yuncken has built a reputation for providing innovative solutions beyond the standard scope on many projects in many sectors around the country, and Industry Lanes is no exception.

With challenges presented from start to finish, this landmark project combines high end architecture, state-of-the-art finishes, and services installation that achieved industry-leading energy performance. Impressively, Industry Lanes achieved a 5-Star Green Star (Excellence) NABERS energy rating and includes 150m<sup>2</sup> of wellness and green space complementing around 18,000m<sup>2</sup> of A-grade office accommodation.

Each of the internal spaces within the development including lobbies and courtyards has been carefully considered to create a nuanced and authentic user experience with structural elements like

feature steelwork and precast concrete proudly on display.

The development creates a bold architectural statement along bustling Church Street with an impressive façade incorporating bespoke details and materials including approximately 125,000 individually hand-laid bricks.

“Creating the façade in this way gave us the precision and craftsmanship to achieve the high-quality result that Salta was looking for,” said Jamie Chartres, Project Manager. “The project pays homage to the industrial heritage of the neighbourhood while also being a catalyst for rejuvenation.”

Hansen Yuncken was initially appointed to participate in an Early Contractor Involvement (ECI) phase which allowed them to establish good working relationships with the client and consultant teams ahead of starting works.

“Salta are a very well-respected property developer and Hansen Yuncken has had the pleasure of maintaining a strong relationship and doing ongoing repeat business with them,” said Jamie. “During the ECI phase we worked with them to reach a design solution that matched their budget while also getting on with procuring long lead items.”

This ability to accelerate procurement helped minimise the impact of COVID-19 on the project, particularly regarding elements such as the façade, and specialist lighting and

feature planter boxes which were imported from overseas. Hansen Yuncken also invested heavily in local trades and suppliers to complete the project.

The site’s location in the densely populated, inner city suburb of Richmond presented its own set of challenges. “Undertaking major construction works within a busy commercial and residential zone like this is never easy,” Jamie said. “Hansen Yuncken has the experience to deal with these challenges and we were able to maintain a steady rate of progress even in the face of local restrictions and lockdowns.”

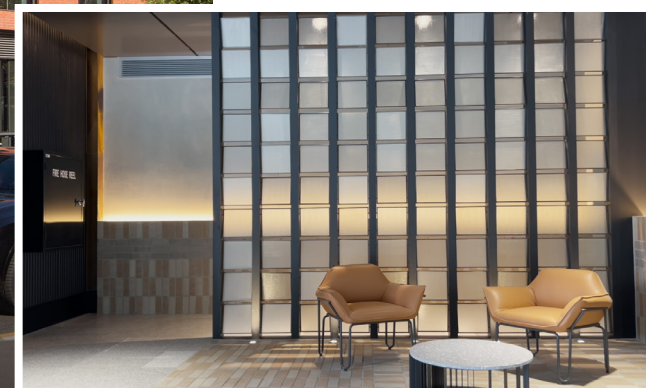
Building Information Modelling (BIM) was used extensively to manage the project, allowing easier coordination and clash detection between the various subcontractors who were involved. “Each subcontractor provided models and Hansen Yuncken’s Virtual Design and Construction (VDC) Manager produced a federated model on a fortnightly basis for coordination,” said Jamie.

The BIM model was also used for client engagement and information sharing, allowing partners and project financiers to engage with the digital model and better visualise what the completed project would look like.

The end result that has been achieved onsite at Industry Lanes has achieved the design intent and delivered the innovative, forward looking workplace that Salta strived for. “The buildings look fantastic and the quality of form and finish is a standout,” Jamie said.

“The combination of our team’s drive and the excellent collaboration we had with the client, consultant and trade groups guaranteed a very successful result and a project which will no doubt stand the test of time.”

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**Below** Ibuild Corporation manufactured bespoke components for the glazed curtain walls, external windows, canopies, and core wall claddings.



Centrally situated in the heart of Melbourne's vibrant suburb of Richmond, Industry Lanes is an exciting new best practice workplace and mixed-use precinct featuring a wide range of spaces including retail, communal amenities, open air courtyard and shared workspaces.

The design concept for the development stitches together three buildings and draws people through the site from the surrounding neighbourhood with an open and inviting courtyard and street frontage, encouraging increased activity at ground level.

The texture, materiality and architectural expression of the façade is a key driver of the project's success. Main contractor Hansen Yuncken appointed specialist façade contractor Ibuild Corporation to deliver some of the most complex parts of the façade including glazed curtain walls, external windows, canopies, core wall claddings and retail shopfront windows.

"This was a unique project featuring bespoke customized aluminium components developed by Ibuild that has made the building standout," said Joe Chong. "The prominent feature of the building which are the horizontal and vertical fins have went through multiple iterations before coming into fruition, something that has happened in the background."

The curtain wall façade were performance tested together with the fins design to verify compliance with Australian Standards. Ibuild pushed for the system to be tested to a more stringent air tightness requirement above the code is required. This is to ensure the façade performs and provide compensation for any other need that may occurs during the construction

The fabricated fins were subject to factory quality checking by internal QA/QC inspectors from our fabricator partner GuangYa and external independent QA/QC inspectors Sands Formation.

"Sands Formation were in the factory whenever production was running to verify the quality," Joe said. "We were in touch with them every day to address any issues that

occurred in real time. This type of inspection was an additional cost for us but it made a huge difference in terms of the level of quality we could achieve onsite."

The design of the fins needed to meet the architect's design intent. "The featured fin profile were too large to be extruded in a single section so we combined cladding and extrusion profile components, forming into a large C-profile to achieving the intent. We also increased the fin thickness to ensure we could achieve a straight line all the way up the façade."

Site installation was also challenging particularly due to the lockdowns. "The project has very large floorplates with many different façade types which we had to manage," Joe said. "JMC had a team of up to 18 installers split into two separate crews with two concurrent crawler cranes. JMC's key achievement on the project achieved a record of total 80 panels installed in a day utilising conventional installation method."

Despite these challenges the façade installation was a success. "We provided a very good quality product which impressed our client and the architect," Joe said. "Despite COVID-19 impacts and increases in shipping costs we also managed to complete the works on time which was a great result."

"We worked very well with Hansen Yuncken and found them very easy to work with," Joe explained. "We also had a great team including JMC Facades, GuangYa, Sands Formation and Pendyala Consult. We appreciate the hard work of the whole team. Without them we would not have been able to make this project possible with such a high-quality result."

Established in Melbourne 11 years ago, Ibuild has developed a reputation for the highest quality window and curtain walling installation on complex projects across multiple sectors. With their team of skilled experts, tradesmen and specialist partners, Ibuild works with clients to design and deliver the highest quality facades from conception to completion.

*For more information contact Ibuild Corporation, 2/5 Aristoc Road, Glen Waverley VIC 3150, phone 03 8555 9626*



**Below** Bravo Plasters completed the internal plastering on the project including ceilings and internal partitions, across the three buildings.

The design of the Industry Lanes precinct reflects the changing definition of contemporary workplaces and is characterised by stylish, open-plan spaces. To achieve the quality finishes befitting a development of this calibre, main contractor Hansen Yuncken partnered with subcontractors with a reputation for quality and reliability.

Bravo Plasters were a key subcontractor for all the buildings in the Industry Lanes development and did all the internal plastering on the project including ceilings and internal partitions. They also installed Armstrong suspended ceilings to internal office areas and Kingspan insulation and cementitious sheeting to soffits around the building.

Established in 2002, Bravo Plasters is a leading plastering and finishes subcontractor serving Melbourne with the capability to deliver commercial projects of all types in many sectors.

With 20 years experience providing quality plaster finishes and linings for interior walls, floors and features, Bravo Plasters was the ideal choice to deliver the premium finishes of the Industry Lanes development.

The Industry Lanes project specification was very demanding as a very high standard of quality was set. In order to achieve the highest sustainability performance and provide a healthy workplace environment for users, the building was designed to achieve a high Green Star performance and every material used by Bravo Plasters on the project needed to have Greenstar certification.

Sourcing the materials during COVID was a challenge due to supply chain disruptions and cost fluctuations however Bravo Plasters were able to manage these issues effectively and deliver the works without any issues.

“The project itself was fairly straightforward,” said Tong Ji, Managing Director. “The biggest challenge for us was labour availability during COVID lockdowns however we managed to provide the manpower and materials required to get the job done.”

A key focus for Bravo Plasters is repeat business and Hansen Yuncken is a major client. Industry Lanes is the second major project Bravo Plasters has delivered for Hansen Yuncken after the acclaimed Victorian Pride Centre and they have since commenced multiple other projects with them.

“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. We hope to continue our relationship with them on future projects and continue to grow this valuable working relationship.”

The strong collaborative relationship of everyone on the project was also a key contributor to the project’s success. “We are always happy to work with nice people,” Ji said. “We were really lucky to be able to work well together with Hansen Yuncken and the whole project team to deliver a job that we are really proud of.”

Industry Lanes is a highly successful project that is playing a key role in the ongoing revitalisation of Richmond’s Church Street strip, reflecting its industrial heritage while signposting a bright future as a hotspot for Melbourne’s creative class. Bravo Plasters’ key role in the project means their strong reputation for quality and reliability is only set to grow stronger.

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

