

THE NEW WAY TO LIVE

DEVELOPER : SCAPE
MAIN CONSTRUCTION COMPANAY : BUILT
ARCHITECT : Denton Corker Marshall
CONSTRUCTION VALUE : \$205 million

Sitting around 180m high with 55-storeys, Scape Franklin is believed to be the tallest student accommodation building in the world and will connect students, visitors, universities and the local community in a unique first-of-its kind ecosystem.

Since launching in Australia in 2013, Scape has been designing, building and operating brilliant buildings for students in Sydney, Melbourne, Brisbane and Adelaide and has emerged as Australia's biggest purpose-built student accommodation owner and operator.

Founded in the UK in 2007, Scape has been built on a simple idea – that students shouldn't have to compromise on standards of living, so a new offering was created where students have access to beautifully-designed rooms where everything is included in the price – laundry, kitchen, gym, cinema, shared spaces and a round-the-clock service desk.

"In Australia, we have 16,000 beds in 33 buildings and importantly, our buildings are located close to education institutions, major transport hubs and the vibrant cities that house them," said Gary Eckersall, Construction Director, Scape.

"We have 12 buildings in planning and development which will bring the portfolio to 22,000 beds by 2024 and have also diversified our offering to include Scape Living, which is a new way for students and working professionals to live centrally, affordably and easily."

Located on Franklin Street in thriving Melbourne, Scape Franklin is focused on providing a community – bringing together working, studying and living environments. "We wanted Scape Franklin to be more than student accommodation, so we ensured that the building had multiple uses that could all intersect," said Gary.

Formerly a redundant factory, its prime location in the heart of the education precinct,

nested between Melbourne Central and RMIT University, midway between the major tram routes on Elizabeth and Swanston Street and less than 50m from the new Melbourne Metro Station which will open in 2024, makes this development a natural choice for student, working professionals and visitors alike.

Scape Franklin as a whole is focused on providing a community – bringing together working, studying and living environments.

The integrated building has 53-levels of occupied space (56-levels in total including the basement and roof plant spaces), with 814 student accommodation beds in studios, two-bed apartments and six-bed apartments and 127 short-stay studio apartments.

There are dedicated student communal areas and external spaces, as well as a sky suite with co-working lounge and workspace, cinema/boardroom, gymnasium, Lounge/Bar area and dining room, with a finishing kitchen for use by external caterers for a fully catered dining experience.

The design of the building is a tower above a podium providing approximately 10,000m² of commercial and education spaces. It has what is referred to as 'step on' accommodation, which provides a range of room types to suit both short and long-term stays for students, their visiting families or friends, or even visiting professionals to the city.

"It was essential that all uses could integrate and that our spaces were both functional and flexible, allowing for the short-stay accommodation to directly connect to the commercial spaces. We have also ensured the commercial areas have access to bedrooms

for visiting professionals and of course, use of the sky suite at Level 52 for conventions, functions and general get-togethers."

Scape and construction partner BUILT were managing up to 290 workers onsite and were forced to navigate issues caused by a global pandemic, as well as challenges that come with such a tall building.

Demolition commenced in September 2018 and works were completed in July 2021, meeting program expectations. "This was a truly fantastic result considering the long Victorian COVID lockdowns, which included periods of only 25% of workers allowed onsite."

"COVID has completely changed the way we had to think in construction and our partner BUILT has delivered an amazing building on time and in very challenging circumstances."

The impressively tall tower offers amazing views across Melbourne and can add a 5-Star Green Star Design and As-Built rating by the Green Building Council of Australia to its attributes. The quality of the fitout really sets the building apart from its neighbours and particular attention has been paid to the design of the bedrooms and communal areas.

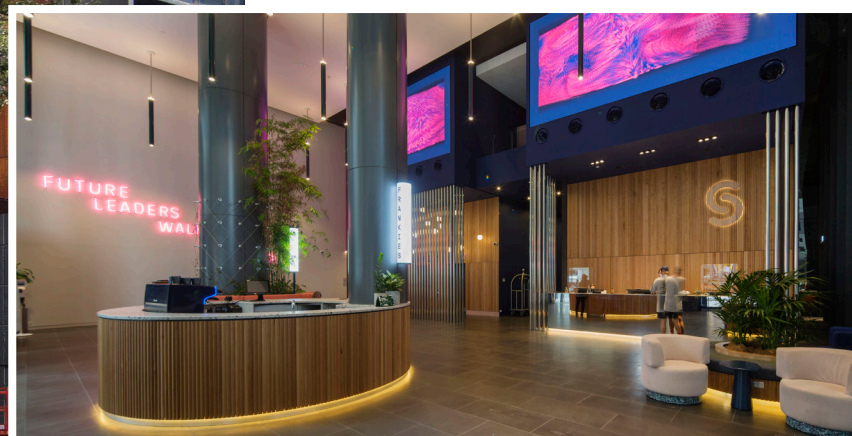
Scape Franklin is a destination like no other, where the quality fitout, amenities and location make this the perfect place for anyone to enjoy a short or long-term stay, or for students to start their next exciting chapter.

"It is a truly integrated building offering work, rest, life and play and the fact that it also has the potential to house commercial tenants means the opportunities are endless."

Scape is present right across Australia with 33 operating sites in Melbourne, Sydney, Brisbane and Adelaide.

The company has several exciting sites currently underway, including Scape Kingsford and Scape Kensington in Sydney, as well as Scape Victoria, a new 25-level development boasting 525 beds.

For more information contact Scape Australia, phone 03 9977 8088, website www.scape.com.au





MAKING A SPLASH WITH OFFSITE MODULAR BATHROOMS

DNL Interiors is a Victorian-based company which has been supplying and installing modular bathrooms, plastering and carpentry to the construction industry for more than a decade and has installed more than 8,000 pods to date.

The company's latest installation at Scape Franklin further demonstrates DNL Interiors' ability to handle large scale projects with ease. Managing Director of DNL Interiors, Dennis Popov, is a carpenter by trade and has applied his extensive industry experience over the years to refining his loading and installation process to get the very best results for his clients.

This held Dennis and his team in good stead on the Scape Franklin development, which came with a lengthy and detailed scope. "We have worked on two other Scape projects, Scape 393 Swanston Street and Scape CUB prior to this one, so when Built engaged our services for Scape Franklin, we had a fair idea about what was expected," said Dennis.

"Our scope of works was to complete the full carpentry package along with the installation of 873 modular bathrooms across the 54-storey building."

At the peak of the project Dennis had a team of more than 30 employees onsite at Scape

Franklin and they were tasked with supplying and installing a total of 1,600 doors and fire doors, the supply of all pressed metal frame jambs and the installation of all pressed metal jambs into precast and blockwork.

In addition, DNL Interiors supplied and installed the aluminium and MDF skirtings of various sizes and installed all of the sanitary items throughout the building including toilet roll holders, grab rails, shower shelves and soap dispensers.

DNL Interiors also installed in excess of 3,000 appliances in all of the rooms including dishwashers, ovens, rangehoods, microwaves, cooktops and fridges. Scape used Interpod modular bathrooms at Scape Franklin, all built in a New South Wales facility, then installed onsite to a tight weekly schedule by DNL Interiors.

The seamless bathroom pods have been designed to cater to the build-to-rent lifestyle and each bathroom features modern, space-saving frosted glass shower screen slider doors that couple as a toilet door and floor-to-ceiling wall tiles give the space a sense of class and functionality.

The colour schemes and splashbacks of the bathroom pods changes on every fourth level of the building and there is a firewall attached to the back of each pod. A typical day for Dennis onsite was always a busy one and he would often be installing doors on one level one minute, then installing skirtings on another level the next.

"The sheer size of the scope made it a challenging project for us, but in the end, I couldn't be happier with the results," Dennis said. "It looks great, it was finished on time and all of the amenities make the apartments a really attractive option for students."

Looking ahead, DNL Interiors has some exciting projects planned for 2022, including a scope for 1,780 bathrooms pods for largescale developments on Wills, Latrobe and Russel Streets in Melbourne.

For more information contact DNL Interiors, PO Box 16, Kallista VIC 3791, phone 0401 393 686, email dennis@dnlinterior.com.au, website www.dnlinterior.com.au

