

CONSTRUCTED WITH CARE



DEVELOPER : RSL Lifecare
MAIN CONSTRUCTION COMPANY : Hansen Yuncken
ARCHITECT : EJE
STRUCTURAL ENGINEER : Northrop Consulting Engineers
CONSTRUCTION VALUE : \$50 million

RSL Lifecare Birdwood Park is an impressive \$50M, 14-storey seniors community development comprising a 60-bed luxury residential aged care facility, 76 independent living units and a street fronting café.

Hansen Yuncken is one of Australia's most accomplished builders with a multitude of successfully completed projects across the country including commercial, industrial, Defence, education, health, retail and aged care residential developments. Selected as the builder for the RSL Lifecare Birdwood Park project in Newcastle West, Hansen Yuncken has not only completed a high quality structure but they have done so months ahead of the planned completion date.

The Birdwood Park development by RSL Lifecare delivers a 14-storey vertical seniors' community on King Street opposite Birdwood Park and a 5-storey vertical childcare centre on Hunter Street. The project takes a long term view on the needs of the city and provides valuable accommodation and care options for a diverse range of the population. RSL Lifecare Birdwood Park provides 76 self contained seniors dwellings and a 60-bed residential care facility, along with a supportive community centre and other aged care services.

The outstanding outcome achieved by Hansen Yuncken comes as a result of a detailed planning process and organised transition from tender to construction, with a strong focus on the building programme during delivery. Project Manager Jonathan Russell said that Hansen Yuncken began work in May 2018 with the piling works and sewer modifications already completed by the developer who sold the site to RSL Lifecare. "We had to move quickly once appointed to finalise the design details and procure the nearly 100 trades required for the build. There was also a long lead time on the procurement of materials such as the glass wall façade which had to be manufactured."

Hansen Yuncken dedicated a team of 15 people to oversee the \$50 million project with the structure topping out in July 2019. With the team led by Site Manager, Dale Reith and Project Administrator, Peter Friend, the build went smoothly, reflecting the benefits of a quality design, detailed programme planning and effective project management.

"At a company level we introduced our Regional Operations Manager, Patrick

McAllister and Senior Site Manager, Mick Parker which significantly enhanced the 'on time' culture within our business. This reflected positively in the delivery of the build," said Jonathan.

One of the benefits of the building programme and management system utilised by Hansen Yuncken was the development of excellent relationships with the subcontractors and consultants working on the development. Each week, a progress review and site walk provided an opportunity to validate the status of works. Any issues could be quickly identified and effectively managed so that there was no hold up in the overall programme.

Safety and quality management standards were also reviewed on a progressive basis, resulting in a more efficient completion and commissioning process. "Where necessary, we could access the wider resources and expertise of Hansen Yuncken to help manage any unresolved issues," Jonathan said. "The net result of our overall management system yielded a great outcome in terms of the quality of the build and the overall programme."

Celebrating over 100 years of operation, Hansen Yuncken has crafted many landmarks across Australia's major metropolitan and regional centres. In Newcastle, they have recently completed a number of projects across the education, health and aged care sectors, including the multi-award-winning NeW Space building for the University of Newcastle, as well as Hunter Sports High School. Current major projects across New South Wales include the Macksville Hospital due for completion in mid-2020 and, in Sydney, the 14-storey Inner Sydney High School due for completion in late 2020.

"The Hansen Yuncken team, consultants and contractors on the Birdwood Park project are proud of the result that has been achieved for RSL Lifecare and the people of Newcastle," Jonathan said.

For more information contact Hansen Yuncken, Suite 12/125 Bull Street, Newcastle West NSW 2302, phone 02 4908 6300, email newcastle@hansenyuncken.com.au, website www.hansenyuncken.com.au

Below Carter & Osborne Electrical completed the electrical works including CCTV, access control, general lighting and power.

Below Malmat manufactured and supplied a range of disinfectors for utensils, bedpans and urinals.



Carter & Osborne Electrical is a leading electrical specialist with an exclusive focus on commercial and industrial projects including the health, education, aged care and retail sectors. Carter & Osborne's track record and reputation resulted in their appointment as the electrical contractor for RSL Lifecare Birdwood Park.

Working closely with project builder Hansen Yuncken and client RSL Lifecare, Carter & Osborne took a preliminary electrical design and developed it further prior to the installation and implementation stage. Project Manager for Carter & Osborne, Scott Day, said that the scope of the work carried out by the company covered all electrical infrastructure, the fire detection system, communications, access control, CCTV, nurse call system, lightning protection and all general lighting and power.

The company had been involved in the project for a period of 18 months through to final completion, with handover at the end of November 2019. "Working with our own staff plus subcontractors, we had up to 25 people on the job at times," said Scott.

"Working on a significant building of 14-storeys on a tight block in a city environment created some logistical challenges," said Scott.

"Moving essential material around the building while other trades were in the construction phase called for good communication and cooperation."

The RSL Lifecare Birdwood Park project represents a typical size assignment for Carter & Osborne. Founded in 2007 and based in Tamworth with a branch in Port Macquarie, Carter & Osborne brings their dedicated commitment to quality customer service to clients across regional centres in New South Wales.

The company has completed work for Charles Sturt University and the Joint Health Education Facility in Port Macquarie, the Australian Equine & Livestock Centre in Tamworth and other developments in Newcastle including the ATC Building for the University of Newcastle and the Paediatric Intensive Care Unit at John Hunter Hospital.

For more information contact Carter & Osborne Electrical, 3 Wallamore Road, Tamworth NSW 2340, phone 02 6765 4158, email office@carterosborne.com.au, website www.carterosborneelectrical.com.au

Malmat has been a leading Australian manufacturer of decontamination equipment, blanket and fluid warming cabinets, medical drying cabinets and accessories to aged care facilities and hospitals across the country for 50 years. RSL Lifecare Birdwood Grand in Newcastle selected Malmat to provide all specialised equipment for its nursing facility.

Chief Executive Officer of Malmat, Peter Kirkup, said RSL Lifecare Long Tan project required the manufacture, delivery and installation of Malmat utensil washer disinfectors and bedpan and urinal washer disinfectors. "Malmat has built a strong reputation for the quality of our manufactured products and our commitment to service and after sales support. Through all levels of the company there is a total commitment to excellence in customer service, integrity and professionalism in the way we conduct our business."

Malmat is proud to be a family owned, totally Australian business with a history of operation going back to 1969. "We are also committed to supporting regional Australia, with Malmat's head office based in the New South Wales centre of Leeton where 33 people are employed, including our own inhouse research and development and manufacturing facilities," said Peter.

To ensure the highest service standards across the country, Malmat's technicians are comprehensively factory trained and certified. Urgent service or breakdown requests are attended to within a 24 hour period. Malmat prides themselves on achieving outstanding customer service satisfaction, obtaining 9/10 and higher on all customer service quality audits.

Changes to the healthcare industry accreditation process require facilities to show that all equipment is maintained according to the manufacturer's recommendations. To meet this need, Malmat offers Preventative Maintenance Agreements for all Malmat products and validation testing and certification in accordance with all relevant standards.

As well as their expanding Australian market, the high quality of Malmat products has been recognised internationally with Malmat exporting their suite of products across the globe.

For more information contact Malmat, 9-11 McKay Avenue, Leeton NSW 2705, phone 02 6953 7677, email info@malmat.com.au, website www.malmat.com.au

Below Northrop provided all civil and structural engineering services for the RSL Lifecare Birdwood Park project.

Below REMONDIS Australia carried out the disposal of 444 tonnes of demolition waste and 26 tonnes of dry waste.



Northrop Consulting Engineers was engaged to provide all civil and structural engineering on the landmark 14-storey RSL Lifecare Birdwood Park. "A key structural challenge in Newcastle is designing for the potential ground subsidence that has resulted from previous underground mining activity," said Northrop Associate and Structural Engineer, Matthew Allen.

"We worked closely with the client to gain approval from Subsidence Advisory NSW and successfully designed the structure to accommodate the effects of potential mine subsidence."

Established in 1976, Northrop employs over 400 people with eight offices across New South Wales, Queensland, Victoria and the Australian Capital Territory. Highly experienced in civil, structural, building services and sustainability. Northrop are also utilising this expertise on other major Newcastle projects including the East End multi-building residential project and the \$200 million redevelopment of the 'The Store' heritage site.

For more information contact Northrop Consulting Engineers, Level 1, 215 Pacific Highway, Charlestown NSW 2290, phone 02 4943 1777, email newcastle@northrop.com.au, website www.northrop.com.au



REMONDIS Australia is at the forefront of the revolution in recycling waste products into reusable materials and has had 35 years experience in the Australian environmental services sector.

Based on their reputation, REMONDIS was selected to handle all the waste and recycling requirements of the RSL Lifecare Birdwood Park. The project generated 444 tonnes of demolition waste and nearly 26 tonnes of dry waste. The main objective was to recover and recycle as much of the waste product as possible. Due to the limited space available for onsite, sorting the bulk of this effort occurred offsite.

The demolition waste consisted of concrete, timber, steel and plaster board with the dry waste mainly composed of paper, cardboard and plastics. Overall, the REMONDIS team achieved an 88% recovery rate, with 79% coming from offsite sorting and recycling. The company was able to respond quickly to the builder's requirements because of excellent communication between Hansen Yuncken's onsite manager and the REMONDIS operations team.

REMONDIS worked with Hansen Yuncken to set up the waste disposal area onsite, with different requirements at each stage of the job.

Good communication is always the key to success in REMONDIS. They have always had great success with recovery and recycling from Hansen Yuncken's projects because of their strong support and excellent organisation. REMONDIS are currently working with Hansen Yuncken on the Belmont High School development.

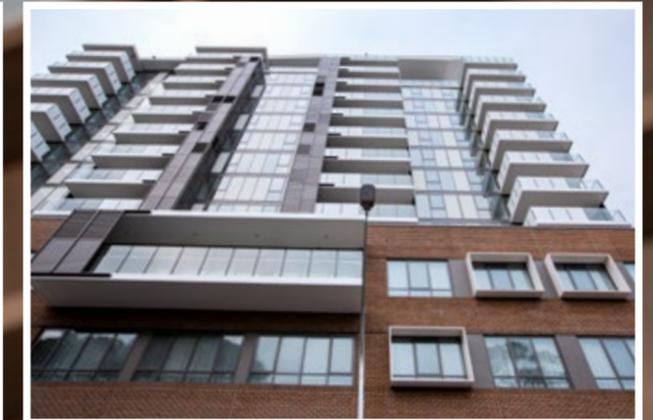
REMONDIS is also engaged in projects in the Newcastle region at the RAAF Base at Williamtown and the M1 redevelopment.

REMONDIS has seen impressive growth in their business, moving from a logistics operator to a multifaceted waste management and environmental services company operating state-of-the-art sorting, treatment and composting facilities.

For more information contact REMONDIS Australia, Thornton Branch, 34 Waterloo Avenue, Thornton NSW 2322, phone 13 73 73, email info@remondis.com.au, website www.remondis-australia.com.au



RSL Lifecare Birdwood Park, New South Wales



Dyna-Fix Commercial is a leading glazier of choice for Tier 1 and Tier 2 construction companies, with proven capabilities in the design, manufacture and installation of internal and external glass façade solutions. Dyna-Fix Commercial was awarded the glazing contract at RSL Lifecare Birdwood Park by Hansen Yuncken, a company with which Dyna-Fix has an established relationship, having worked together on several major projects.

Dyna-Fix commenced work in the later part of 2018 and completed their work in December 2019. The contract called for the supply and installation of the entire project as a complete package. Managing Director of Dyna-Fix Commercial, Dan Kordiak, said that his company always welcomed the opportunity to provide a full service from design, through to manufacture and then installation. "We pride ourselves on our ability to engineer, create and execute a flawless package no matter how challenging the project."

Dyna-Fix supplied the aluminium windows, doors and façade which consisted of single and double glazing, as well as the balcony privacy screens. To preserve the clean lines of the façade, Dyna-Fix installed custom cut aluminium extrusions to allow the external sprinkler

egress to run through the system, while integrating the balcony windows and window wall.

Dyna-Fix allocated six full time staff to the project along with 20 specialist subcontractors who assisted with the installation component.

With manufacturing facilities located in Kurnell in southern Sydney, Dyna-Fix works across the metropolitan area and has completed several projects in the Newcastle and Hunter region. Recently, the company were involved in the Cessnock 240 Project for Lendlease, Kangy Angy Rail Maintenance facility for John Holland and Macksville Hospital for Hansen Yuncken.

Backed by a strong track record of quality work and continuous reinvestment in the latest tooling and computerised support systems, Dyna-Fix Commercial is clearly on a growth trajectory.

For more information contact Dyna-Fix Commercial, 16/58-64 Cook Street, Kurnell NSW 2231, phone 02 9668 9214, email dan@dynafix.com.au, website www.dynafix.com.au