

SHAPING INDEPENDENT LIVING

MAIN CONSTRUCTION COMPANY : Geocon
ARCHITECT : Geocon Design
STRUCTURAL ENGINEER : PTC Consultants
TYPE : Mixed use residential



Aspen Village is an exciting resort style mixed-use precinct with 2,500m² of commercial space over 2 stages with 622 luxurious bedroom residences, and includes a 2,200m² rooftop area with indoor-outdoor bar, infinity edge pool, private lounge areas and more with spectacular 360-degree views.

Geocon oversaw the design and construction of the Black Diamond complex and the Aspen Village Project. The project is a mixed-use precinct comprising 622 residential units, ground floor commercial and public car park. On the Level 10 rooftop there is a 2,200m² entertainment space, fitted out with BBQs, fire pits, a bar and chef's kitchen, dining facilities and lounge areas, heated pool, sauna and spa.

Geocon commenced work onsite in June 2020, in the wake of bushfires, COVID, industry strikes, material shortages and labour shortages.

"This project has experienced some of the toughest conditions the industry has faced over the past 24 months which has required the project team to work harder to achieve the outcome," said

Construction Director, Damian Rumball. "Materials had to be changed part way through construction, which led to updating and coordinating hundreds of plans."

Stage 1 Aspen Village (321 units) was handed over and occupied four months prior to completion of Stage 2 Black Diamond, including a public carpark which required careful planning and preparation to ensure that the construction site could operate and new owners and tenants could enjoy their new space. "The Atrium in the centre of our uniquely triangular shaped Building C spanning 5-levels with a garden located on the ground floor is where we got the name Black

Diamond," said Damian. "This project has been the largest single development completed in Canberra since Metropolis (550 units) and High Society (570 Units), both Geocon projects."

A particular highlight of the project is the prefabricated stainless steel 24m x 4m swimming pool and spa on Level 10 of Stage 1. The pool was primarily built offsite in Melbourne by Bradford Products, three separate parts were crane lifted onto the rooftop landscape area, welded together and tiled onsite. The process was much faster than building a concrete pool shell onsite and comes with a 25-year warranty.

Practical completion for Aspen Village – Black Diamond Project Stage 1 was August 2022 and Stage 2 December 2022.

Since their origins as a company building small homes and cottages, Geocon has evolved to deliver large scale, mixed use precincts which include both residential and commercial opportunities.

“With experience across multi-unit developments, hotels and hospitality, Geocon’s market share and pipeline of business continues

to grow,” said Damian. “In 2021 we hit record numbers, selling more than 1,200 new homes to people from all corners of the market, be they investors, first home buyers, young families or downsizers.”

Leading the transformation of Canberra into a world class, cosmopolitan capital city, Geocon’s hallmark is architecturally stunning buildings that deliver a new standard of contemporary living. Geocon’s company vision has led them to become the largest residential builder/developer in the nation’s capital, and the sixth biggest Australia wide, according to

the 2022 HIA-COLORBOND® Steel Housing 100 Report. “We partner with the best, to deliver the best. Amongst Geocon’s most trusted collaborators include Fender Katsalidis, Goldman Sachs, Marriott Hotels, Sync Industries and others,” said Damian.

A key contributor to the vibrancy of Geocon’s mixed use precincts are the select hotel and hospitality brands created by Iconic Hotels by Geocon, the hotels division of Geocon, present within the development design.

Setting the bar for real estate development and sales, Geocon builds design led lifestyle precincts which are close to town centres, connected to public transport, schools, universities and retail and dining amenities.

For more information contact Geocon, Level 4, 16-18 Mort Street, Canberra ACT 2601, phone 02 6255 0430, email nick@geocon.com.au, website www.geocon.com.au



Below Bradford Products designed, fabricated and installed the infinity-edge pool at Aspen Village Black Diamond.

Bradford Products designed, fabricated and installed the magnificent heated infinity-edge pool for The Summit – a luxurious outdoor rooftop entertaining area spanning over 2,200m², including private barbeque, bar and dining facilities, landscaped lawns and rooftop fire pits at Aspen Village – Black Diamond.

“Bradford Products are unique in the Australian market as the only suppliers of fully welded, stainless steel pool vessels with a 25 year leak-free guarantee,” said Bradford Products Managing Director, Chris Kenny.

Stainless steel allows incredible versatility when it comes to shape and design. From a cost point of view, it's very competitive. Depending on the requirements of the site, Bradford's products can be installed as one complete unit or separate sections, so construction isn't held up. They're also cheaper to maintain due to stainless steel's durable, no-leak nature. Best of all, the pools can be fully tiled, tile trimmed or full stainless steel.

“The Bradford Product's pool was custom designed and fabricated offsite in our factory in Dandenong South,” said Chris. “It was transported to Aspen Village – Black Diamond for installation and commissioning, saving time and money for the project.”

The state-of-the-art factory is fitted-out with the latest, leading-edge equipment enabling Bradford Products to design and fabricate custom stainless steel pools, spas, therapy pools, resort spa thermal rooms, water features and other custom speciality aquatic vessels to the highest standards.

With a select team of hand picked, qualified designers and engineers, Bradford Products has the experience and creativity to work from conceptual design to manufacture and installation. “Our inhouse team of designers and engineers take great pride in visualising your end product,” said Chris. “Using the latest CAD computer software we create detailed, accurate designs which consider every aspect of your project, including costings, engineering, site access, structural requirements, materials, plumbing, lighting and finish.”

“Our concept drawings provide a realistic picture of how your finished product will look, including exact materials and fixtures

to bring your concept alive and illustrate the required design intent. We make sure you have a finished product that looks sensational and lasts for decades to come.”

Bradford Products have been leading the way in design and manufacture of commercial stainless steel swimming pools, wellness centres, spas and water features since 1982 in the United States. In 2018, Ecogroup joined forces with Bradford Products to bring world-class stainless steel pools to the Australian market.

Both Ecogroup and Bradford Products are family owned companies. With over 70 years combined experience delivering uncompromising service and quality.

The company creates elegant, custom-designed stainless steel swimming pools for resorts, hotels and commercial developments. Bradford pools are less than a third of the weight of a concrete or Gunitite™ swimming pool of the same dimensions.

“All of our stainless steel swimming pools are manufactured in Australia and delivered to site as one complete unit or separate parts, depending on the access and limitations of your worksite, which reduces the construction down time,” said Chris.

Bradford Pools are custom designed to be self-supporting and freestanding and are fully-welded to ensure strength and durability. They come with a 25 year stainless steel warranty on the pool shell, meaning no leaks and lower ongoing vessel maintenance.

The service doesn't stop at installation. Bradford offers ongoing advice about maintenance, water chemistry and filtration to ensure the pool is performing at its best.

“We are working on multiple projects with elevated or rooftop pools in commercial developments,” said Chris. “We manage the entire installation process coordinating with onsite supervisors and relevant trades to ensure everything happens as quickly and smoothly as possible.”

For more information contact Bradford Products, 14 Healey Road, Dandenong South VIC 3175, phone 03 9768 3984 email enquiries@bradfordproducts.com.au, website www.bradfordproducts.com.au



Below Capital Doorworks supplied and installed the roller shutters, roller doors and boom gate for the project.

Below Future Form provided an extensive formwork package for the Aspen Village – Black Diamond project.



Capital Doorworks supplied and installed the roller shutters, roller doors and boom gate for the Aspen Village – Black Diamond project.

A locally owned and family operated business, Capital Doorworks has installed and supplied gates and garage doors to the Canberra community for 16 years. Founders, Geoff Didier and Craig Lansom have become two of the most trusted names in the garage door industry with 60 plus years of combined experience.

“At Capital Doorworks, we have established ourselves as a trusted business with the community front and center,” said Craig Lansom. “Our expert team of garage door installers understand our clients’ needs and how important garage doors are for easy access to your home or business.”

Capital Doorworks prioritise communication and partnerships with their clients above all else and assign a project manager to every job for the client to correspond with and take care of all the details.

“We specialise in all garage door and gate installation, repair and maintenance. Our team of expert fitters will be able to help with any

garage door or gate issue and provide a prompt solution,” said Craig. “Our high quality garage doors and gates are fully customisable and can be made to order.”

Their specialist services come at very competitive prices and include gates, roller doors, roller shutters and grilles, tilt doors, panel and sectional doors, side closing doors, rapid auto roller doors, counterweight doors, motors and accessories.

The company services Canberra, Queanbeyan, and surrounds, and all of the team in the Hume and the Mitchell offices are thoroughly trained and have the knowledge to help with any inquiry.

Current projects include Wova, Establishment, The Parks – Red Hill. Capital Doorworks supply’s Roller Shutters and Roller Doors for most of Canberra’s large apartment complexes.

For more information contact Capital Doorworks, 42 Raws Crescent, Hume ACT 2620, phone 02 6260 2252, email accounts@capitaldoorworks.com.au, website www.capitaldoorworks.com.au

Future Form provided the formwork package, including jump form, screens, prefabricated stairs, columns and beams for the Aspen Village – Black Diamond project.

The team commenced formwork on the project in the middle of 2021 during the COVID pandemic, establishing and implementing the formwork for the bottom floors of the Aspen Village – Black Diamond. Once complete, and the formwork dismantled, the team immediately commenced installing the formwork for the upper floors.

“Although COVID presented the team with obstacles, these did not deter the team from achieving their tasks in a timely manner,” said Future Form’s, Martin Haddad. “As a result of the togetherness and work ethic of the team, the formwork on the upper floors were installed without complication.”

By December 2021 Aspen Village had entered its final stages from a formwork perspective, with the final floors of the village being formed.

Future Form has collectively over 120 years in Formwork experience amongst their management and staff and are committed to providing

the most effective, efficient and best quality solutions the industry can provide. Based in New South Wales and the Australian Capital Territory, the company has been in business for over 20 years as a formwork contractor.

Their expertise is in most types of formwork including, but not limited to, high strutting, jumpform systems and panel systems. Where formwork and concrete are required, no project is too difficult to handle.

“Our commitment to providing the best solutions to our clients and a safe workplace to our employees has seen us successfully deliver projects that have shaped the skyline of Sydney,” said Martin.

Current projects include, MIRVAC projects 55 Pitt Street and Nine, and the Ivanhoe.

For more information contact Future Form, 615 Fifteenth Avenue, Austral NSW 2171, phone 02 8376 6950 email enquiries@futureform.com.au, website www.futureform.com.au



ON SITE SOLUTIONS AHEAD OF TIME



The Keys to Ontime Compliant Projects:

One of the keys to an on-time, on budget project is working ahead of time. This is easier said than done, but Powagroup can help take the headaches out of a project and streamline the process. With the complexities of changing regulations you need the ability to:

- Select the right product
- Have compliant documentation system
- Have a cost effective install
- Get backup & onsite support
- Have know how for compliant installation
- Get agreement with external certifier



How to Streamline Compliance:

Typical areas of building code non-compliance is common or challenging are: Passive fire penetrations and situations, seismic restraint & bracing, Antivibration, structural support and compliant fasteners and fixings.

To eliminate or minimise blowout costs, reworking non-compliant work and reducing labour costs, we must be working together ahead of time with our onsite Powagroup project consultants. You will experience real streamlined compliance support solutions or what we call S.C.S.S.



Rethink your current methods for Profitable Projects.

Powagroup are working with many companies who are rethinking traditional business contracting model, saving huge amounts on labour, decreasing installation times, minimising and almost eliminating safety related incidents by using Powagroup offsite, precut, prefabricated, prepackaged solutions and guidance for your team.

Backed with Experience & Expertise.

Starting back in 2004, Powagroup has been working with builders and leading contractors in Plumbing, HVAC & Electrical trades with a focus on Passive Fire. Powagroup focuses on compliant products that fix, support, hang, fire-rate, mount and insulate all the services that they install mainly in highrise & commercial applications like the Aspen Village Project by Geocon we supplied to & worked with.



Façade Industries' scope of works for the Aspen Village – Black Diamond project included façade design, value management services, FP1.4, FV1 and DtS 3rd party certification, installation management and advice, onsite water testing and diagnostics, shop drawing and engineering reviews and water proofing review and advice.

Working with the Geocon's design team on the weatherproofing principals for the external envelope of the project, Façade Industries produced the Performance Based Design Brief, being the document that set out the methodology for the Performance Solution Report in accordance with FP1.4, including mitigation strategies for condensation management.

During the construction phase Façade Industries carried out 16 AAMA501.2-15 Field Water test to ratify the design and installation of the primary and secondary windows and external calling of all four buildings supplied and installed by ABS Façade (ACT) Pty Ltd.

The testing was a straightforward process, which had as much to do with Geocon's the overall management of the project and quality of installation of the façade.

“Geocon is great to work with,” said Tony. “They have a core set of consultants and subcontractors who know what is required of them. It's really refreshing to work with such a great team.”

Established in 1989, Façade Industries has developed as a unique façade consultancy firm with a diverse portfolio of clients and projects that includes some of the most creative architects, developers and builders both nationally and internationally.

“Our wealth of knowledge in the areas of our expertise can be integrated to allow seamless synergy to create buildings that are more relevant to the spaces we work, live and play,” said Tony.

“We have an experienced team of designers and engineers, providing a pragmatic approach in resolving design related matters, ensuring the design of a project isn't compromised and in partnership with our clients form a holistic approach to the delivery phase of a project.”

For more information contact Façade Industries, Suite 17, C307, Level 3 Eastland Shopping Centre, 175 Maroondah Highway, Ringwood VIC 3134, email info@facadeindustries.com, website www.facadeindustries.com



Aspen Village – Black Diamond, Australian Capital Territory