

WATERFRONT LUXURY

Devonport's newest landmark, the Novotel Hotel is a key part of the Living City development – Tasmania's largest regional urban renewal plan. The hotel is perfectly positioned to boast unrivaled waterfront views overlooking the Mersey River and Bass Strait including a choice of city or river views, along with a selection of modestly appointed executive suites.

Fairbrother was the developer and building contractor responsible for the design and construction of the Devonport's new Novotel Hotel. The 8-storey development features 187 beautifully appointed hotel rooms, a 70-seat restaurant, lobby, reception, gym, staff offices, and 42 parking spaces.

"We have enjoyed bringing a vision to reality," said Fairbrother's North General Manager, Marcus Perkins. "This hotel is part of the Devonport City Council's 'Living City' initiative that has been some years in the making."

Lyons Architects conceived of the Devonport Novotel Hotel as an iconic horizontal land bridge, visually connecting the Mersey River to the city of Devonport. The primarily horizontal form of the Hotel

draws the eye between the river and the city and its construction methodology is integral to its appearance, evoking the idea of the land bridge in this way forms a powerful contribution to the public realm.

"Being involved from concept and having the opportunity to embed our construction knowledge and experience into the early phases of design to create innovative efficiencies, through to completion brings a great deal of satisfaction," said Marcus.

Fairbrother used prefabricated bathroom pods in 173 of the 187 hotel rooms. These were manufactured in New South Wales by Interpod and ensured stringent and consistent quality control across the bathrooms. The pods also overcame a local shortage in skilled trades for plastering and tiling.

The original design concept contained hotel rooms on Levels 1-3 and residential apartments on Levels 4 and 5. Fairbrother's project team worked diligently to re-design the building to accommodate 5-levels of hotel rooms. "The concrete superstructure is unique," said Marcus. "It consists of an enormous transfer slab that carries the building's load from Level 1 upwards. The corbel edge detail on this transfer slab required a significant amount of detailed formwork. One end of the transfer slab cantilevers off the end of a uniquely shaped flag column."

The development had just begun to take shape when the COVID-19 pandemic erupted, impacting materials, equipment and labour. "Working with a committed and dedicated construction and consultant team, we dug deep and we were able to achieve a common goal in the midst of the COVID-19 challenges," said Marcus

Established in 1972 as a small, family-owned and operated business in Tasmania's North West, Fairbrother has steadily grown to become a recognised leader in the building and construction industry. Their stellar success in the Tasmanian market has enabled Fairbrother to expand into regional Victoria and also to undertake selected projects nationally. "For 50 years, we've been delivering iconic, national

award-winning projects and we have an amazing team of highly skilled and extremely committed employees right across our business in Tasmania and Victoria who we value greatly," said Marcus.

Fairbrother has a strong commitment to training and development which has formed the foundation of their company. Their culture of employee empowerment and autonomous decision making is underpinned by the company's values and guiding principles. Fairbrother has a national award-winning apprentice program with an industry leading apprenticeship completion rate.

"Creating such a significant landmark project in our hometown of Devonport where Fairbrother began as a company and delivering this project off the back of the \$60 million Living City Stage 1 project is most rewarding for us," said Marcus. "On completion, we held an open day on the project for all employees and their families to view and admire their handy work. Some 150 employees and family members attended."

For more information contact Fairbrother, 12 Stony Rise Road, Devonport TAS 7310, phone 03 6420 7000, email info@fairbrother.com.au, website www.fairbrother.com.au



CLIENT : Fragrance Group
MAIN CONSTRUCTION COMPANY : Fairbrother Pty Ltd
ARCHITECT : Lyons Architecture (Base Build), Scanlan Architects (Interior Design)
CONSTRUCTION VALUE : \$40 million
TYPE : Hospitality

INNOVATIVE SERVICES AND SOLUTIONS

With 40 years of understanding specific local market demands, combined with over 99 years of global experience, Häfele is a renowned international company providing hardware, fitting and electronic access control systems.

With an extensive portfolio of services, alongside their broad range of architectural hardware and furniture fittings, Häfele have the expertise and industry experience to meet the needs of property developers, architects, planners and manufacturing companies.

Offering a wide range of products, including furniture, kitchen solutions, architectural hardware, sliding, and folding door fittings, as well as lighting, tools and consumables, Häfele provide unique and valuable support to decision makers of all project sizes. In fact, their wide range of '360 degree' services allows the customer to have a single contact for all phases of the project, ensuring convenience, capability and consistency through their global sales network and state-of-the-art logistics centres. Furthermore, Häfele's integrated project coordination monitors all deadlines and logistical services over the entire construction period until handover, ensuring adherence to the defined interests and requirements of a particular project.

Given their comprehensive support and dedicated team, Häfele were also recently engaged for their third hotel project with developer, Fragrance Group, on The Devonport Novotel Hotel in Hobart. Featuring 187 beautifully appointed hotel rooms, a 70-seat restaurant, lobby, reception, gym, staff offices, loading dock and 42 parking spaces, The Devonport Novotel Hotel is a key part of Stage 2 of the 'Living City' development – Tasmania's largest ever regional urban renewal plan.

Working alongside Scanlan Architects and MRIS Quantity Surveying, the Häfele team collaboratively found functional solutions that adhered to both the project design and cost requirements. Responsible for the supply of a comprehensive Door Hardware Schedule for the project, including electronic access control to all guest rooms, automatic door opening technology and additional fixtures and fittings for the project fitout and

joinery, Häfele's quality products are literally at every touchpoint of the development.

Ricky Pearton, State Manager for Häfele Tasmania, said that his team worked successfully onsite throughout the project, with both the main developer and other subcontractors. "As this is our third hotel project with Fragrance Group, we have developed a successful working relationship and many of the Häfele products specified for this project had been tried and tested to ensure they met the expectations and specifications of the developer," Ricky said.

"However, every project has its unique challenges and we worked closely with Scanlan Architects, QSS quantity surveying and Fairbrother from the very beginning, to ensure the project was supplied with products that met criteria for The Devonport," he said

A special product feature installed by Häfele was the Dialock Access Control, a hightech addition that will not only enhance the guest experience, but will also support the overall operations of the hotel, with the storage of essential security information and data.

"In addition to the new technology we used, The Devonport is a special project to Häfele and is testament to the strong and evolving nature of our relationship, as it's our third collaboration with the developers, Fragrance Group and long-term relationship with builder, Fairbrother," Ricky said.

"It's really exciting to see new investment in the hotel sector across Tasmania and we are looking forward to partnering on more projects in the future," he said.

This year, Häfele celebrates 40 years in Australia. Given their contribution to Australian design, manufacturing and construction since 1982, as well as their commitment to developing new, high-performance fittings and hardware, there is no doubt they will continue to support and supply hundreds of exciting projects into the future, bucking market trends and exceeding customer expectations.

For more information contact Häfele, 48 Lindsay Street, Invermay TAS 7250, phone 03 6210 6412, email rpearton@hafele.com.au, website www.hafele.com.au





MULTI-TRADE CONTRACTING

Degree C are the leaders in the delivery and support of heating and cooling, ventilation, refrigeration, electrical and communication services, fire detection and metal fabrication. Conveniently located across three locations in Tasmania, namely Ulverstone, Launceston and Hobart, Degree C are able to meet the needs and requirements of clients, regardless of their location.

With a focus on their aforementioned different business streams, Degree C provide HVAC, electrical and metal fabrication solutions to a range of projects, ranging from large-scale commercial and industrial operations, through to residential properties. Completely dedicated to providing the utmost customer support and service, Degree C's highly experienced team of 280 employees have been offering their range of services since the 1960's.

Given their wealth of expertise and industry know-how, Degree C were also recently involved on the Devonport Novotel Hotel project. Touted as Tasmania's largest ever regional urban renewal plan, and a key part of Stage 2 of the Living City development, the eight-storey development incorporates 187 beautifully appointed hotel rooms, as well as a range of additional amenities, such as a restaurant, gym and car park.

Tim Jordan, General Manager of Degree C, said that throughout the construction and development of the hotel, his team were responsible for the delivery of a range of services. "We completed all heating, ventilation, electrical, communications, security and fire detection works for the Devonport Novotel Hotel, in both a timely and cost-effective manner," Tim said. "We used a Mitsubishi Hybrid system throughout the entire hotel, which is a combination of refrigerant and water, to heat and cool the building"

"We also supplied and installed cooking hoods and perspective ductwork, refrigeration systems for the cool, freezer and keg room and installed Mitsubishi high wall splits to keep the IT rack room cool."

The light and power installation was a large undertaking. The lighting was a mix of feature and room lighting that was coordinated with other trades including the joiner and plasterer. The power work consisted of rising mains and power distribution across the levels. Communications cabinets are located on multiple levels with a fibre optic network linking these together. There are multiple communications outlets located in the rooms as well a wireless network.

Fire detection is located throughout using the latest technologies to minimise false alarms. The access control and CCTV systems are top of the range to ensure peak performance.

"Although having all bulk materials ordered, delivered and ready to be craned onto each individual level at strategic stages of the build was challenging, particularly in regard to timeframes, we were able to deliver our services in adherence to deadlines by working in conjunction with the builders and breaking the build down into individual levels, which worked really well," Tim said.

"Timeframes were challenging but we endeavored to consistently work with the builders and other trades to ensure these were met and the hotel was delivered on time. We also ensured that the work remained at the highest possible quality."

Heralded as Tasmania's leading multi-trades company, Degree C have also worked on a range of additional projects. Some of these include the Living City Stage 1 project, new University builds in Burnie and Launceston, large projects in the industrial and agriculture sectors, a new remand centre, a fish pellet factory, and many others.

"We are proud to provide our services to such iconic and cutting-edge developments," Tim said. "We look forward to continue to offer our innovative and competitive engineering-based services across all business sectors."

For more information contact Degree C, 2 Fairair Court, Ulverstone TAS 7315, phone 03 6429 6800, email info@degrec.com.au, website www.degrec.com.au



QUALITY ENGINEERING AND PLANNING

JMG Engineers & Planners has been providing professional engineering services to the Tasmanian market for over 60 years.

Covering Civil, Structural, Hydraulics, Electrical, Fire and Mechanical services plus Town Planning. JMG strive to provide the best value project solutions to all stakeholders in the construction and built assets market.

For the Devonport Novotel Hotel project, JMG were engaged by Fairbrother for Mechanical and Electrical services, on the back of JMG's contemporary experience in recent hotels such as Crowne Plaza Hobart, Verge Hotel Launceston & Freycinet Lodge. Other notable projects JMG have recently worked on are UTAS Hedberg, MYER ICON, MONA Pharos and Siloam, MyState Bank Arena and numerous others.

The design process was a close collaboration between JMG, builder/developer Fairbrother, Lyons Architects, sub-contractors Degree C, Hotel owner Fragrance Group, and Hotel operator Accor Group, The design brief specified flexible and energy efficient systems, and designs evolved in parallel with construction to optimise and customise engineering systems, and later to incorporate hotel operator requirements and preferences. A Hybrid VRV air conditioning system was selected to maximise energy efficiency through the full range of occupancy & usage.

JMG played an important role in the design of the lighting systems for the guest rooms and back-of-house areas, to coordinate specialist

interior design input for reception and function areas, to make for an integrated, cost effective and energy compliant package.

Congratulations to Fairbrother for delivering this successful landmark project in Devonport.

For more information contact JMG Engineers & Planners, phone 03 6231 2555, email nallen@jmg.net.au, website www.jmg.net.au



MEASURED FORM AND FUNCTION

6ty° are a multi-disciplined architecture, engineering, surveying and planning company, who are able to service projects completely inhouse, from the initial concept through to completion of construction.

For this project, 6ty° called in the additional engineering expertise of Rare Innovation.

6ty° were responsible for all of the civil, structural, surveying and hydraulic engineering aspects of the Hotel, the experienced team of 13 from 6ty° and Rare Innovation incorporated a range of unique structural engineering techniques to the project.

In addition, they demonstrated their resilience and dedication to the development, and worked collaboratively as a team to overcome the various challenges that arose throughout the construction phases of the Devonport Novotel Hotel.

Given the original architecture vision drew inspiration from the maritime industry, with the Level 1 deck in the form of a boat structure, 6ty° applied a bridge design theory on both the shape and structure of the 13m above-ground feature.

Additionally, the team also took into consideration the Hotel's close proximity to the ocean, resulting in a need for design and structural

features that would withstand both the unpredictable weather and exposure to the ocean.

One of the principle challenges 6ty° faced throughout their involvement was the misalignment of the structure from the roof, to the foundations, which was a necessity given the different functionality of various floor levels. However, with over 30 years of industry experience and know-how, as well as their creative and dedicated astute team, 6ty° were able to deliver the project in their seamless and efficient manner, highlighting their strong internal communication and consistency to perform, regardless of the size or scope of the project.

With a commitment to providing the very best practical advice and customer service, as well as a range of comprehensive architectural, engineering or surveying solutions, 6ty° have worked on numerous developments throughout Tasmania, including Launceston Health Hub, Penguin High School, Wynyard Yacht Club, Josef Chromy Winery, DeBruyn's Freight Depot and more recently, the Devonport Novotel Hotel.

For more information contact 6ty°, Tamar Suite 103, 287 Charles Street, Launceston TAS 7250, phone 03 6332 3300, email admin@6ty.com.au, website www.6ty.com.au