

CASE STUDY: PIVOTAL BUSINESS ESTATE

THE PROJECT AT A GLANCE

Architects

Prospect Property Developments /
Armsby Architects

AM-BOSS Access Ladders technology used

- Caged Access Ladders
- Suspended Platforms
- Walkways
- Roof Anchor Points system
- Addition Fall Protection



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Background

From its beginnings as a brick and clay producing town, in the 1870s, Nunawading, Victoria, has a rich industrial history. Just 30 minutes' east of Melbourne's CBD, Nunawading remains an attractive location for many industries; however, despite increasing business demand, the area suffered from a lack of suitable commercial spaces.

In order to meet growing demand, an expansive new business park was proposed to replace a disused timber mill in a prime location, at 125-135 Rooks Road. The new 'Pivotal Business Estate' – a collaboration between Prospect Property Developments and Armsby Architects – is a versatile blend of 31 warehouse, office and showroom spaces, across five buildings, providing a vital addition for the local business community.

Challenge

For Paul Gibilisco, Project Manager at Prospect Property Developments, practicality was a key focus for the project. "The warehouses need to cater to a wide range of users and to meet a practical industrial need first and foremost, so access and maintenance needed to be considered from the outset".

To maximise space in each of the buildings, all mechanical equipment, utilities and solar panels were located on the roof. While utilising roof-top storage areas enabled the design team to optimise the 8,800 square metres of building space below, the design team also needed to ensure that safe access to important equipment and utilities wasn't compromised.

Solution

Having successfully specified AM-BOSS products on many previous projects, Gibilisco and his team were keen to make use of the AM-BOSS Caged Access Ladders, Suspended Platforms, Walkway and Roof Anchor Points system. Especially designed for roof-top access areas and additional Fall Protection, four caged access ladders were used to provide easy access for on-going maintenance. In addition, extensive use of AM-BOSS Walkways, anchor points and suspended platforms ensured safe movement throughout the roof-top areas.

For Gibilisco, selecting an AM-BOSS solution was one of the easiest project decisions. "Trust is very important in this industry – especially when it comes to safety and mitigating risk", Gibilisco explains. "We specialise in industrial developments and have used a wide range of AM-BOSS ladders in the past. The team at AM-BOSS are extremely reliable, great to work with and offer high-quality, Australian-made products that are CodeMark certified for quality assurance. They're our go-to supplier for safe access solutions".

