



Project Overview

On Victoria Street in North Melbourne, the ANMF Hotel sits across the street from Queen Victoria Market, one of the city's most recognised heritage precincts. The new eight-storey commercial development comprises six levels of accommodation built above a two-level heritage podium, with a Cross Laminated Timber (CLT) structure rising above the preserved facade.

For builder Multiplex, the challenge was to deliver a complete rooftop safety and facade access package that would protect maintenance workers for the life of the building, while keeping the visible architecture untouched. Facade Access Solutions, part of Alimak Group, was engaged to design and install the system.

What system did Facade Access Solutions install?

Facade Access Solutions designed an integrated rooftop safety and facade access system that combines:

- 12 fixed anchor points tied to the existing rooftop and plant room structure
- 3 monorail systems (4 m, 5 m and 10 m) for controlled travel along the facade
- 2 roof-sheet-mounted horizontal lifelines
- 1 rung-style roof access ladder for vertical access
- Facade element protection to safeguard the heritage facade during maintenance operations

By anchoring into existing rooftop and plant room elements rather than adding new structural members, the team delivered a value-oriented outcome while maintaining the highest level of safety performance across approximately 180 m² of facade.

How was the heritage streetscape protected?

Visual impact was a defining constraint. Smart positioning of anchor points, monorails and lifelines during the design phase allowed Facade Access Solutions to limit the visible footprint of the system from street level, while minimising modifications to the CLT base-building structure.

The result is a maintenance access network that integrates with the architecture rather than imposing on it, a critical outcome for a site this close to the Queen Victoria Market precinct.

How was the system installed without disrupting the hotel?

By the time installation began in October 2022, the hotel was operating. Guests were in the rooms; staff were on shift. Disruption was not an option.

Facade Access Solutions scheduled the majority of installation works on weekends and within strict site noise limits. The rooftop work zone itself was tight, sitting above the heritage podium in one of Melbourne's busiest precincts — material handling, lifts, and deliveries all required detailed pre-planning and disciplined onsite execution.

The project was completed in December 2022 with no reported disruption to hotel operations.

What did the client get?

The package was scoped to deliver value for money without compromising safety or the heritage architecture. For Multiplex and the building owner, the outcome was:

- **Maximum safety** — a compliant fall-protection and facade-access network engineered to protect maintenance workers for the life of the building.
- **Minimal modifications** — anchoring into existing rooftop and plant room elements rather than adding new structural members, reducing both cost and impact on the CLT structure.
- **Full facade coverage** — a system that reaches the full maintenance envelope, approximately 180 m², from a discreet rooftop footprint.
- **Value for money** — a right-sized, install-only solution that met the brief without an ongoing service commitment.

The successful delivery extended Facade Access Solutions' relationship with Multiplex, following several completed projects together throughout 2022, a partnership built on consistent execution, technical reliability, and the ability to deliver complex rooftop systems on sensitive sites.

Facts & Figures

Commencement	October 2022
Completion	December 2022
Building Height	28 m
Facade Access Systems	12 fixed anchor points, 3 monorail systems, 2 horizontal lifelines, roof access ladder
Building Type	Commercial hotel

