



CASE STUDY

BAD WORKWEAR

141 Scanlon Drive, Epping VIC – Fire-Rated Door Supply

PRODUCTS

Larnec Plywood Timber and Steel-Clad Fire Rated Doorsets

COMPLETED

December 2024

PROJECT OVERVIEW

BAD Workwear’s new headquarters at 141 Scanlon Drive, Epping is one of the most architecturally striking industrial builds completed in Melbourne’s north in recent years. Delivered by C3 Construction Group and completed in December 2024, the facility combines a high-performing warehouse operation with a premium office environment that reflects the BAD Workwear brand at every turn.

The project encompasses a total site area of 8,394 sqm, with over 4,733 sqm of warehouse space, a 1,000 sqm canopy for loading operations, and a polished 669 sqm office floor plate across two levels. The facade is defined by custom-made architectural fins with integrated lighting, curved glazing to the first-floor office, and polished concrete columns . Together, these elements deliver an unmistakably bold commercial presence.

Larnec was engaged to supply the fire-rated personal access doors for the project — a critical component in meeting the building’s fire compartmentation requirements. Working collaboratively with C3 Construction Group, Larnec specified, engineered, manufactured and delivered an external steel-clad and plywood timber fire-rated doorsets, each customised with purpose-specified hardware and seals to suit the distinct performance requirements of the internal office and external warehouse environments.

8,394	4,733	-/180/30	2024
Total Site Area (sqm)	Warehouse Area (sqm)	Fire Rating — AS 1905.1	Year Completed

THE DOOR SOLUTION

When fire-rated doors are specified on a commercial project, the stakes are high. Every door in a fire compartmentation system must perform to its rated level — both in certification and in the way it is installed, sealed and fitted. For a facility like the BAD Workwear headquarters, with distinct internal and external environments each carrying different performance demands, a single-product approach was not going to meet the brief.

Larnec recommended two doorset configurations - steel-clad and timber-clad - each matched to the specific requirements of its location within the building.



STEEL-CLAD FIRE DOOR

External Warehouse Door

- Premium fire-rated steel-clad doorset
- Dual steel-clad Colorbond® door construction
- Fire-resistant core
- 3-hour fire-rated to AS 1905.1
- Heavy-duty steel frame + stainless steel hinges
- Custom hardware and intumescent seals
- Pre-hung for installation integrity
- Powder coated door frame to match Colorbond® door



PLYWOOD TIMBER FIRE DOOR

Internal Office Door

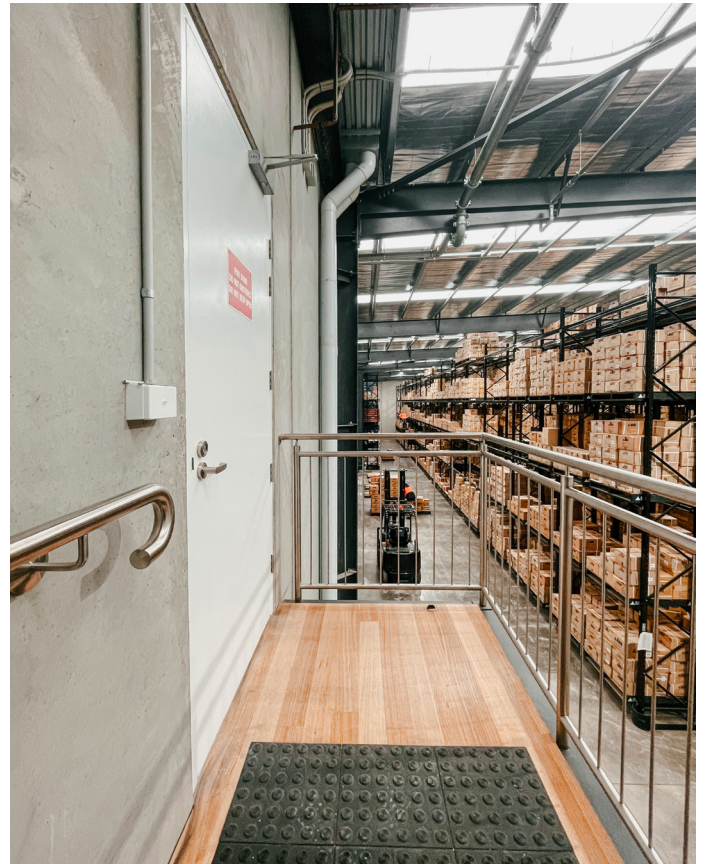
- Plywood timber doorset, timber finish aesthetic
- 3-hour fire-rated to AS 1905.1
- Compatible with NCC fire compartmentation requirements
- Pre-hung complete doorset
- Custom hardware and seals included
- Suited to office environments
- Practical and compliant solution
- Consistent build quality across Larnec's fire door range
- Painted finish on site

Both doorsets were custom-specified to the exact dimensional and hardware requirements of the project, supplied complete with purpose-selected seals to ensure tested assembly integrity was maintained across both the internal and external applications.

LARNEC FIRE-RATED DOORSETS - FIRE PROTECTION BUILT IN

Larnec's fire-rated doorset range is purpose-built to deliver certified fire protection across commercial, industrial and residential applications. Larnec's fire-rated doorset range is purpose-built to deliver certified fire protection across commercial, industrial and residential applications. Manufactured in Australia, each doorset is supplied pre-hung and tested to AS 1905.1, ensuring the complete assembly — frame, door leaf, hardware and seals — performs to its rated level when it matters most.

While many doors are selected primarily for security or weather resistance, the core purpose of fire-rated doorset range is life safety and property protection. By slowing the spread of fire and smoke, these doorsets provide occupants with additional time to evacuate and give emergency services the opportunity to respond. In facilities like the BAD Workwear headquarters, where a large warehouse and occupied office spaces sit within the same building envelope, fire compartmentation is not a box to tick. It is an essential part of the building's safety system.



Life Safety First

Slows fire and smoke spread, providing vital evacuation time



AS 1905.1 Certified

Complete pre-hung assembly tested and certified to the standard



Versatile Installation

Compatible with masonry, concrete, steel and timber-framed walls

OUTCOME

The fire-rated door supply for the BAD Workwear headquarters represents precisely the kind of project Larnec is built for: a high-profile commercial build requiring compliant, custom-engineered door solutions that integrate seamlessly into the broader construction programme. Working alongside C3 Construction Group, Larnec delivered a matched pair of steel-clad and timber-clad fire-rated doorsets. Each was specified to its environment, supplied complete with hardware and seals, and contributing to a building that is as safe as it is striking.

The project is further evidence of Larnec's capability in the commercial and industrial construction market — trusted to supply compliant fire-rated access solutions where performance, collaboration and delivery certainty all matter.

FIRE DOOR SOLUTIONS FOR EVERY BUILD

Larnec is a trusted supplier of fire-rated personal access doors to builders, specifiers and architects across Australia. From single-door requirements to large-scale commercial programmes, we offer certified solutions, expert guidance and dependable delivery.

Why builders and specifiers choose Larnec:

- AS 1905.1 certified fire-rated doorsets
- Complete pre-hung assemblies — frame, door, hardware & seals
- Internal timber and external steel-clad options
- Custom sizes, hardware and Colorbond® finishes
- Australian manufacture with 97% DIFOT
- Specification support from enquiry through to delivery
- Trusted across commercial, industrial, residential & aged care



DISCUSS YOUR NEXT FIRE DOOR REQUIREMENT

Whether you're specifying fire-rated doors for a warehouse, commercial office, apartment development or any other project, Larnec's team is ready to help — from early-stage specification through to on-programme delivery.



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