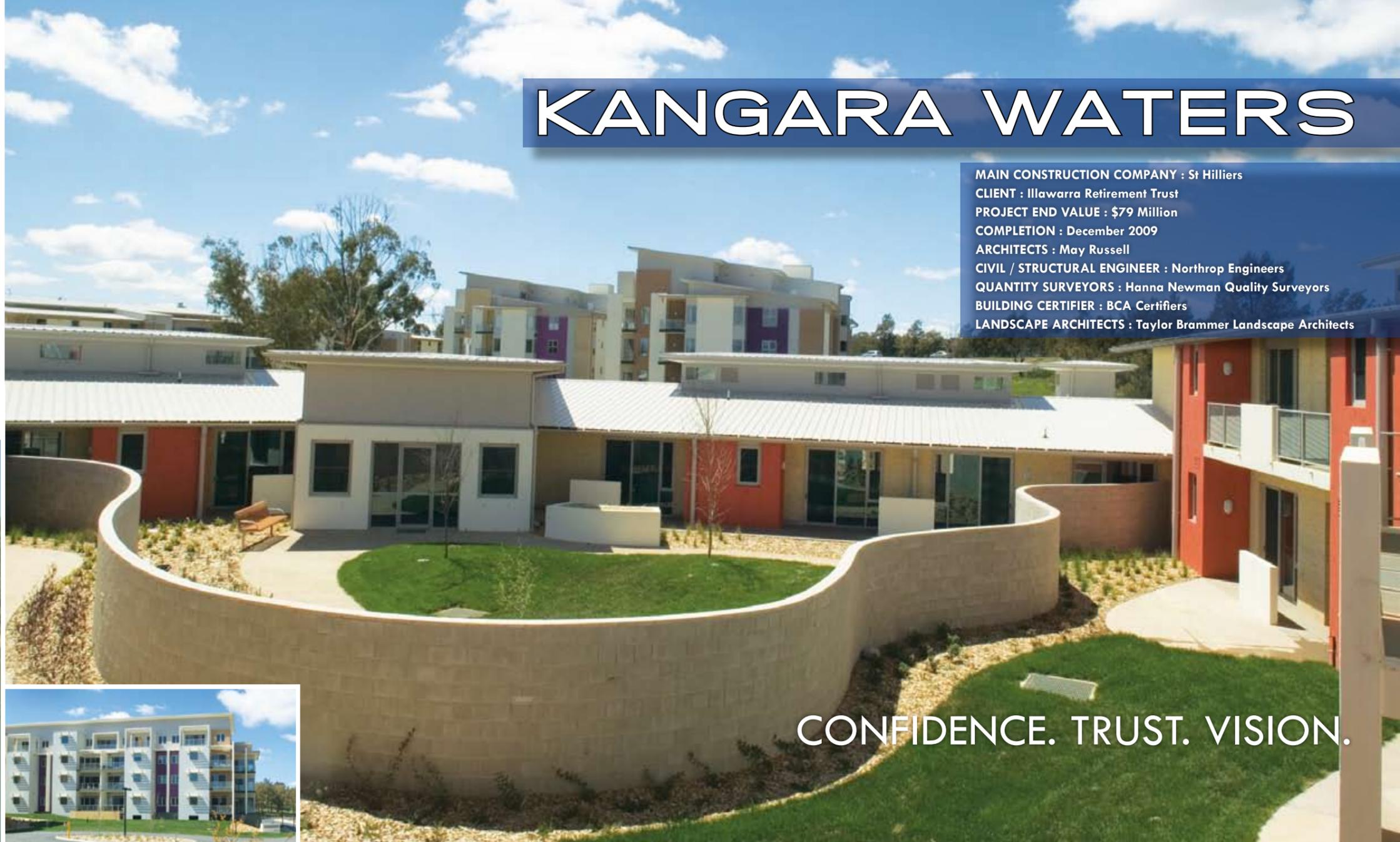


St Hilliers is proud to have successfully delivered Kangara Waters, a new retirement village in Belconnen ACT for the IRT located on an eight hectare site overlooking Lake Ginninderra. The development is the eighth project St Hilliers has undertaken for IRT – a testament to the Group’s long standing relationships with their clients. St Hilliers strives to establish long term relationships and in 2009, 65% of contracts won by the company were repeat business from key clients.

Commencing in January 2008 as an early works package to enable the project to commence whilst final negotiations were in place, St Hilliers completed all services infrastructure, road works and earthworks.

The retirement village spans across 20 acres and consists of 94 apartments spread over five separate buildings in three to five storey tower blocks. The 100 bed residential care facility includes a



# KANGARA WATERS

**MAIN CONSTRUCTION COMPANY :** St Hilliers  
**CLIENT :** Illawarra Retirement Trust  
**PROJECT END VALUE :** \$79 Million  
**COMPLETION :** December 2009  
**ARCHITECTS :** May Russell  
**CIVIL / STRUCTURAL ENGINEER :** Northrop Engineers  
**QUANTITY SURVEYORS :** Hanna Newman Quality Surveyors  
**BUILDING CERTIFIER :** BCA Certifiers  
**LANDSCAPE ARCHITECTS :** Taylor Brammer Landscape Architects

CONFIDENCE. TRUST. VISION.

community hall, a luxurious therapy pool and 56 independent living units or villas for residents.

Kangara Waters was designed to create a sense of community for residents with accessible pathways and a village centre to host social activities. Building heights close to the foreshore were intentionally limited, which created an idyllic and tranquil waterfront setting.

St Hilliers facilitated a value management process assisting IRT to identify value solutions to their design, saving more than \$5 million on the project. The construction program delivered 56 Villas three months ahead of schedule. St Hilliers were able to do this by adjusting site methodology to allow partial occupation.

At a time of resource shortages throughout the region, St Hilliers were able to maintain site man numbers of 350 men in addition to delivering the project ahead of schedule. Two display villas were completed eighth months ahead of the contract handover date to assist IRT Sales. St Hilliers additionally assisted IRT further by



facilitating weekend site visits by potential purchasers during the construction process.

St Hilliers provides high quality, cost effective contracting services and has a strong record of performance and growth since it was established in 1989. Delivering projects that enhance the quality of the local built environment and that contribute to Australia’s economic and social wellbeing is the Group’s philosophy and something they look forward to contributing for twenty plus years to come.

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## HEADING NORTH

## SUCCESSFUL OUTCOMES

Australian company, Hasson Interiors are dedicated to the construction and management of both commercial and industrial fitouts. The company has a strong focus on sub-contracting for ceilings and partitions and specialises in aluminum and glazed partitions, doors and frames, eaves, cladding, joinery and hardware.

For the Kangara Waters project, Hasson Interiors provided partitions and ceilings linings, light steel framing, insulation and external cladding to all of the villas, therapy and community buildings as well as the RCF building.

Hasson Interiors needed to approach the job in a multi project capacity, as at any one time they were expecting to have four to five men crews working throughout the project in different locations. Supervision on the job and effective communication between the office and site was paramount to achieving a successful results. From the onset the project until its conclusion, Hasson Interiors ensures that attention to detail and tight time frames were never compromised. The company prided themselves in working closely with designers, architects, consultants and Kangara Waters to ensure that all specific requirements were met.

Hasson Interiors spent considerable time updating their extensive safety and environmental management to maintain superior project quality, value and safety for the Kangara Waters development. OHS

considerations were addressed before the project commenced and were upheld throughout the developments duration. Throughout the project, programming issues were considered on a regular basis to meet the stringent completion dates. Hasson Interiors were able to able to meet deadlines.

Hasson Interiors are currently undertaking several medium to large projects within the Sydney area as well as working on the ceilings and partitions package for the ANU Modular Student accommodation from their office in Canberra. Hasson Interiors have also recently been awarded a large contract for the BER schools project for fitout.

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Increasingly, the cheapest construction technique is very dependent on builder preference. For this project that concept was tested by a builder led value management session. Northrop Consulting Engineers were pleased that their documentation for the Kangara Waters aged care facility project stood up well to scrutiny and required very little change after the value management session.

As consultants for the structural and civil engineering on this project on the shores of Lake Ginninderra in Canberra, Northrop were pleased to be able to participate in the value management study because client focus is incredibly important to the company.

The scope of the works for Northrop involved the structural design and documentation of five multi-storey (towers) residential buildings, community centre, hydrotherapy pool, residential aged care facility and on grade one and two storey houses.

The Civil works included bulk earthworks, trunk stormwater network, roads and the relevant Local Government Approvals

Northrop provided a range of services including assistance with the DA, preliminary design, detailed design and documentation, construction phase services, design documentation and coordination with architectural and other consultants as well as contributing to the value management process

The site was modelled in 3D using Civil 3D and ARD to balance cut

and fill across the site and to maintain an accessible site for mobility impaired persons.

Northrop faced various challenges on the project especially in regard to the variable foundation conditions which led to specific site assessment of suitable footing solutions during the early stages of construction. This entailed obtaining specific geotechnical advice and input from engineering staff on site during the excavation of the footings for each of the towers.

In addition, the overland flow path through the site which connects the upper catchment with Lake Ginninderra was constructed into a boulder lined stream and made into a feature of the project.

Northrop are currently working on the design of three similar scale aged care developments in Canberra as well as 'Building the Education Revolution' – over 300 schools company wide, Trade Training Centres in NSW and Housing developments for DHCS in Canberra.



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## A SOLID FOUNDATION

One M Group is a licensed building company specialising in new homes, extensions, and home building in the residential sector as well as contracting to builders developing high-end architecturally designed homes.

The business covers all aspects of carpentry from footing stage, frames and truss erection, pre-sheet and fix right through to the final fit off with the added benefit of an extensive range of the latest tools, supply generators and mobile scaffold.

The work One M Group completed on Kangara Waters began after the concrete slab was poured, where they set out where the frames were to be stood and erected, ensuring that they were square and braced secularly. Once this was completed the windows and doors were fitted and the roof trusses and manually cut-in the highlight roof section were erected. Once the villa's brickwork and roof work were completed by other parties, One M Group then completed the pre-sheet, which involved straightening walls by planning, packing and fitting solid blocking for the safety grab rails.

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ADELAIDE ZOO

Kangara Waters, ACT



## STRAIGHT TO THE POINT

From \$10 car mirrors to multi million dollar projects such as the Kangara Waters aged care facility on the shores of Lake Ginninderra in Canberra, All Points Glass ACT provide a very wide range of glazing products and services to the residential and commercial market.

All Points were contracted to supply, glaze, fabricate and install a range of components for the Kangara project which consists of multi-storey towers, houses and other services and facilities buildings.

The scope of the works included providing shop drawings and prototype samples and supply, fabricate and install of a range of components including glazed aluminium Wintec sliding doors a glazed aluminium balustrade system; windows with Capral security screen products; glazed aluminium Wintec awning windows glazed mirrors; Wintec double hung windows; both manual and electric awning windows; commercial framed windows and entry doors; commercial framed bifold doors and toughened laminated frameless glass doors for the facility's Chapel.

The success of the Kangara Waters project further strengthens All Points reputation as one of the largest and most proficient glass and aluminium fabrication companies operating in the ACT and southern NSW region.

A company, which has shown continued dedication and commitment to

the delivery of high quality service and products over nearly 20 years. Growing from two working directors in 1991, constantly diversifying and expanding their range of products, services and facilities, including taking on the license for Wintec Aluminium Windows and Door Systems and Energy Rated Windows, to a formidable organization in 2010 with nearly 50 highly skilled employees

All Points Glass have a significant portfolio of projects including the Acton East Apartments on Marcus Clarke Street in Civic, the Pearl Apartments at Kingston Foreshores and the Emergency Services Agencies at Fairbairn Canberra Airport. Just to mention a few

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