

DEVELOPER : DixonGroup
MAIN CONSTRUCTION COMPANY : Jaytex Constructions
ARCHITECT : Concept Designs
STRUCTURAL ENGINEER : Wallbridge & Gilbert
CONSTRUCTION VALUE : \$60 million



THE CORPORATE LIFE

The \$60 million Darwin Corporate Park sets a new standard for office premises with eight 3-level state-of-the-art campus-style commercial buildings and associated amenities including over 700 car spaces; shower, locker and change room facilities; as well as secure bike storage and a café.

Award-winner Jaytex Constructions has set a new benchmark with its latest prestige project, Darwin Corporate Park. The company steered design management, project management, site supervision, programing, document control, cost control as well as workplace health and safety. Jaytex employs 20 people and half of them worked on the project from January 2013 until December 2015.

The development comprises eight 3-storey buildings with lifts. There is a secure basement carpark for 500 cars and a further 200 ground-level bays for clients and visitors.

The landscaped park is free flowing designed to attract customers from outside as well as a great setting for business-to-business dealings within the hub. Many top-flight companies now operate from the complex, which officially opened (buildings 1 and 2) in June 2016. A key operator is Westpac with a 24/7 BankNow branch with state-of-the-art ATMs in the park. Other clients include professional service and consulting businesses, IT firms, a café-restaurant operated by an award-winning chef and a medical related beauty and health salon.

“It has a high-quality campus-style layout, which is landscaped throughout with covered walkways linking the whole complex. The hub presents a very pleasant yet professional precinct that is highly conducive to conducting business-to-business relations within the Park,” said Matthew Moss, DixonGroup General Manager.

The commercial office space is A-grade quality and targets 5 to 5.5 star NABERS energy rating, proven to save on power costs, along with other energy efficiencies.

There were challenges, but they were successfully overcome, he said. “We had strict deadlines, as a marquee operator, Westpac, had to be in by 30 June, so we staged the handover of building 1 and 2 first, then buildings 3 and 4 second. It was also a bit tricky excavating the basement in the wet season and maintaining site security, but we managed that with our existing approaches and system, so all went well.”

Key staff for the project included Steve Gleeson as Senior Project Manager, who’s worked at Jaytex for five years and before that in a similar role for Ahrens. Allan Brooks also had a key role with the

Darwin Corporate Park project as Site Foreman drawing on his 40+ years in construction in the Darwin area.

The corporate park is on the Stuart Highway at Berrimah, near the Berrimah lights intersection, which the Australian Bureau of Statistics recognises as the centre of Greater Darwin. Berrimah is growing and attracting more businesses every month.

Jaytex specialises in medium-to-large scale commercial developments. The company has a flair for a cooperative and flexible approach to contractual relations, too. It does this through its “unrivalled level of support and transparency to our clients”, said Matthew.

“Jaytex has a very good financial capacity, which means we offer the perfect combination of competitive pricing and quality, plus we can handle large projects. We can also help with design, planning and lodgement of development applications. We can help you design your residential complex, warehouse, office building or any other project as required.”

Jaytex, which started operating in 1999, specialises in commercial construction offering full turn-key and construct projects ranging from \$2 million to \$85 million. Their offerings include large span industrial facilities, commercial showroom and office spaces, retail and



office fitouts and new land subdivisions. The 17 year old company has achieved a CAL accreditation for works over \$20 million. Through its connection with the DixonGroup, Jaytex has strengths in land subdivision with experience in many large subdivisions.

Major projects which Jaytex has completed include the Northern Territory Motorcycle Centre comprising an office, showroom and warehouse development worth \$8 million, the Coonawarra Gulf Centre, a \$12 million collection of boutique office suites and the RSEA showroom and warehouse building in Berrimah.

For more information contact DixonGroup Pty Ltd, 631 Stuart Highway, Berrimah NT 0820, phone 08 8924 0880, email matthew.moss@dixongroup.com.au, website www.dixongroup.com.au

Below Designer Kitchens supplied and installed the kitchens, counter tops, toilet partitions, office fitouts and lockers.

Below Northern Star Concreting carried out the excavation, concreting, exposed aggregate, formwork and slabs on the project.

KITCHEN PRODUCTS

- Indian Granite Bench Tops
- Blum Tandem Box Intivo Drawers with Servo Drive
- Blum Orgaline Cutlery Trays
- Polytec Smoke Shimmer Gloss Kickers
- Black Painted Glass Splash Backs
- Ultra Glaze Onyx Metallic Doors, Drawer Fronts and Panels
- New York Marble Floors
- Gaggenau Oven, Coffee Machine and Combi Oven.
- Miele Fully Integrated Dishwasher (two knocks and door opens)
- Liebherr Fully Integrated Fridge and Freezer
- Whispair Under Mount Range Hood
- Franke Under Mount Sinks
- LED strip lights



BATHROOM PRODUCTS

- Indian Granite Bench Tops
- Blum Tandem Box Intivo Drawers with Servo Drive
- Alsert Aluminium Frame Mirror Doors and Drawers
- Ultra Glaze Onyx Metallic Doors and Drawers
- Polytec Smoke Shimmer Gloss Kickers
- New York Marble Floors and Walls
- LED Strip and Down Lights



There were several elements of joinery and associated works that Designer Kitchens supplied and installed for the Darwin Corporate Park project.

They supplied all of the kitchens, reception counters, toilet partitions, some office fitouts, laminated compact lockers in the wet areas, the café's stone bench and counter tops – in short all the joinery including stone and quantum quartz.

“We specialise in Tier 1 developments offering quality kitchens, wardrobes, bars vanities, laundries as well as commercial client fitouts, reception counters, but not residential apartment blocks. We have a fabrication factory to customise materials to precisely what our customers need,” said Director, Stuart Johnston. That factory allows them a super quick turnaround, sometimes just three business days, from quote acceptance for particular joinery to product delivery.

“If it's a larger job, such as a full kitchen, we can turn it around in a week as long as all the materials are here in Darwin,” said Stuart.

He founded the company in 2010 with a team of three and now will see that swell to 10 in 2017 due to increased work on the books.

In 2016 Designer Kitchens scooped a few Housing Industry Association awards for HIA Renovated Kitchen \$30,001 – \$45,000 and HIA Renovated Kitchen \$45,001 – \$55,000. In 2016 they also won via entry through Jaytex Constructions, Bathroom of the Year for a job in South Australia.

They supply across the Northern Territory and have completed work in Adelaide and Victoria. They will continue doing work in 2017 for Jaytex Constructions.

Designer Kitchen's showroom in Berrimah, Darwin, displays a range of materials and colour choices. Their network of suppliers can deliver benchtops made of laminate, granite, marble and reconstituted stone to suit your needs.

For more information contact Designer Kitchens Pty Ltd, 23 College Road, Berrimah NT 0828, phone 08 8947 3737, fax 08 8947 3636, email stuart@designerkitchens-nt.com.au, website www.designerkitchens-nt.com.au

Pouring large concrete slabs and creating very smooth aggregate is one of the specialties of Northern Star Concreting, based in Darwin, Northern Territory.

The 11-year-old company was called in to do the excavation, concreting, exposed aggregate, suspended decks, formwork and slabs for the Darwin Corporate Park project. About 18 of Northern Star Concreting's 28 staff worked on the project. “In all we laid approximately just over 20,000m³ of concrete not including the surroundings that follow. It was completed without too much of a hitch as it's regular work for our company,” said Marinos Lelekis, Co-Founder and Managing Director.

Co-Director Irene said, “He was passionate about ensuring the job was completed on time, which meant he was onsite sometimes late into the night getting three to four hours sleep and then going out to the other jobs. That's loyalty and that's Marinos. Everyone appreciates him for his promptness.”

Marinos' seamless approach involves doing his own excavation works onsite, so he's known to hop into his company's excavator and bobcat to do the prep work with precision. “We have very

high standards and this includes training our highly skilled staff, aiming to complete the work before schedule and ensuring the work is completed precisely. We do many checks and I'm big on double-checking the profiles,” said Marinos.

Marinos and Irene started the company in 2007 with a couple of employees, but mainly through word-of-mouth and the quality of their concreting work, the company has grown. They've worked on projects across the Northern Territory, Darwin including pouring slabs for the Oenpelli-Gunbalanya Aboriginal community western Arnhem Land, and even as far out as Broome, in Western Australia and the Tiwi Islands. They work for over ten main builders in the region and no job is too big or too small.

Northern Star Concreting also do house slabs, suspended slabs, driveways, verandahs, patios, pool surroundings, excavation and bob cat services, Part B mow strips, strip footings, footings, and all types of extensions, in plain concrete and exposed aggregate concrete.

For more information contact Northern Star Concreting, mobile 0410 325 929, email ilelekis@bigpond.com

Below NT Pest & Weed Control provided services to manage and protect against pests and termites.



Gaining insight into the building plans before construction started was the strategic approach that Northern Territory Pest & Weed Control took on the Darwin Corporate Park project.

Managing Director, Nick Tefanis and some of his key staff draw on their building experience to pour over plans to pinpoint anything that could be a problem for managing pests, such as termites. “We discuss it with the builder and the concreter to sort things out then, so we don’t have a problem later. The builder signs off if he’s happy to do what we’ve advised and usually it’s passed to the certifier too,” said Nick, who employs 15 people, of whom three worked on the project at particular times. Darwin being north of the Tropic of Capricorn has extra building code conditions for preventing termites.

“We worked in with the concreters when preparing the slab pads, installing termite reticulation lines to all construction joints, collars to slab penetrations and finally a handspray before they put down their moisture barrier.”

NT Pest & Weed Control is the only Northern Territory supplier of the Altis Reticulation System for keeping buildings termite-free.

“We can do the whole perimeter of an average size house with only one fill-up point, while other systems need several. Our pipes have little valves so the whole system pressurises and the chemical drips out uniformly. This means it delivers a 97% even distribution.”

“I’ve put my money behind this product,” said Nick, who has bought out the Altis company with two partners. “The chemical lasts a minimum of four years after the initial application and can be replenished regularly through the Altis system to give the building ongoing protection.”

NT Pest & Weed Control goes onsite to assess and evaluate the problem, customise termite baiting and treatment needed, and carry out immediate pest help. Building on 26 years of expertise, they offer their services to the Darwin, Palmerston and nearby rural areas. Their biggest project was the new Darwin Prison, which used three different concreters simultaneously. “We coped with the lot,” said Nick.

For more information Contact NT Pest & Weed Control, 414 Stuart Highway, Winnellie NT 0820, phone 08 8947 1666, email admin@ntpest.com.au, website www.ntpest.com.au

Below JC Electronic Security supplied and installed an Access Control System and CCTV system at Darwin Corporate Park.

As a high-end commercial development, Darwin Corporate Park needs a top-notch electronic security and access system, which is just what JC Electronic Security supplied and installed.

Four of the company’s seven staff members worked on the development and installed an Access Control System. This comprised electronic ‘readers’ on all doors using radio frequencies. In short, it controls access to and from the building using scannable fobs.

“These systems are individual and manufactured uniquely. They can’t be copied,” said Justin Clough, who founded the home and commercial alarm systems company 16 years ago to service Darwin and surrounds as well as remote communities through the Northern Territory.

The company supplies and installs CCTV camera and recording systems, door and window sensors, motion sensors, heat and smoke sensors, public address systems as well as visual and audible warning devices.

JC Electronic Security also put in a quality CCTV system, a NUUO Titan. “We installed a system that was integrated. For example, if someone is banging on a door, you can access the system electronically

via a computer to click on the door to view that reported footage to view that person. A system which isn’t integrated means you need to do a manual checking involving going back on the computer to find the event and then look up that time on the video camera.”

Logistics proved the biggest challenge for the project. “The equipment itself is not challenging, but the site with its many buildings presented some difficulties, getting access and liaising with builders, but we took that in our stride,” said Justin.

“JC Electronic Security offers its customers a one year warranty on the products it sells and/or installs, so that means we won’t sell cheaper, less robust items,” he said.

The company is an advanced partner of the Mobotix brand of CCTV systems and has won awards for its work.

For more information contact JC Electronic Security Pty Ltd, Unit 4, 41 Georgina Crescent, Yarrowonga NT 0830, phone 08 8932 6330, fax 08 8931 2651, email, info@jcelectronics.com.au, website www.jcelectronics.com.au.



Below Top End Line Markers completed all of the line marking for the warehouse, carpark and public roadways on the project.



Top End Line Markers work on roads, highways, carparks, airstrips, warehouse safety and sports courts. They are the leading line marking provider and work throughout the Northern Territory including state and local government contracts.

The 32-year-old, Northern Territory owned and operated company has been working in stages to line mark most of the warehousing and carpark, and all public roadways in the subdivision for the Darwin Corporate Park project. Six of Top End Line Marker's 14 staff worked on the site.

"Curing agents used in concrete can sometimes react with the paint and cause non-adhesion," said Pat Coleman, Director of Top End Line Markers. "After talking with our suppliers we came up with a solution to use a product that ensures line adhesion."

They source their paint from manufacturers, who, Pat says, "really understand the difference between line marking in southern states and the Northern Territory. Down south you have four seasons in a day; the Northern Territory has high temperatures in the dry season and high humidity in the wet, so the paint needs to be able to adapt. The road temperature can be in excess of 30°C higher than the air."

"We talk and listen to our clients to ensure they get exactly what they want. We also explain there's a lot of science, certification and accreditation to line marking – it's not just painting white lines. Every job is different; government changes to specifications means we have to recalibrate our machines, for example. There's a lot involved."

Top End Line Markers also do cat's eyes, road studs, pedestrian walkways, pavement text, thermoplastic preformed text, and remove lines by sandblasting. "We're happy to do line marking whether it's 1m or 1,000m," said Pat.

Iconic projects on which Top End Line Markers have worked include; the V8 Supertrack and they'll soon start work on the Gateway Shopping Centre in Palmerston.

For more information contact Top End Line Markers Pty Ltd, 16 Verrinder Road, Berrimah NT 0828, phone 08 8947 1090, email admin@telm.com.au, website www.topendlinemarkers.com.au