

Tip Top-End

Bringing cool luxury apartments to the hot tropics of the Northern Territory

Hastings over Mindil

Developer: Hammer Joint Venture
Design and Construct: Barclay Mowlem
Architect: Bell Gabbert Associates
Site Area: Approx. 9500sqm
Built Area: Approx. 34000sqm
Budget: \$30 million
Start Date: Feb 2005
Completion: Sept 2006



Construction in the Northern Territory in the current climate of the resources boom produced some initial challenges for Barclay Mowlem in the procurement and sourcing of skilled labour and tradesmen. The speedy expedition of the Hastings over Mindil Project is a good indication of their success in being able to adapt to this climate and create opportunities for increase efficiencies without the reliance on a large-scale workforce.

One such example of this paradigm was the use of pre cast concrete walls in the construction process. Not only is the pre cast option fast and efficient, reducing the need for skilled bricklayers, but the pre cast slabs also demonstrate very high acoustic and fire retardant properties which are ideal for a residential complex such as Hastings over Mindil. The slabs were manoeuvred into place with the assistance of two tower cranes, a Potain MC310 with a lift capacity of 12 tonnes, and a smaller MC175 with an eight tonne lift. Although the interior design of the apartments is rectangular, as one would expect, the exterior of the development was aesthetically shaped, once again with pre cast panels, to create a smooth, low maintenance and pleasing appearance, which is reminiscent of waves and the ocean.

During construction, each building was divided into two, which provided a four-step sequence of construction until the roof level was reached. The edge protection for the site was provided by a crane-jumped screen, which rose along with the progress of the development, the first time this system has been used in Darwin.

Hastings over Mindil consists of two eight-storey towers, connected by a level two four, landscaped raised deck. The 84, three bedroom apartments within the complex have been designed in keeping with the Territory life style. All have large verandas to make use of the tropical climate, and uniquely curved screens are built in to provide protection from the wet season weather. High efficiency air-conditioning, as well as large well-appointed kitchens, and bathrooms, create a luxurious, yet practical space. The complex includes a gym, walking track, exercise pool, social pool, spa, BBQ, car wash, and undercover pick up, and drop off area. As Kris Bitz the Barclay Mowlem Project Manager explained, "The Hastings over Mindil project sets a new benchmark for residential living in Darwin. The development has more features than many resorts... Owners will want to stay at home for their holidays!"

Other significant features in the state of the art development are the inclusion of touch screen controls panels for a number of the apartment functions and services. The touch screen provides an effective and efficient interface for the owner enabling them to access high-speed internet, security, intercom, home services, music systems, and monitoring of power water and internet. In effect, this control provides contact with all the usual systems of a modern day apartment from the one easy to use point.

Structurally complete, with over 95% completion in total, the project was officially opened by the Chief Minister of the Northern Territory, the Hon Claire Martin, with the Hon Paul Henderson (Minister for Business) in attendance. Also present were the Darwin Mayor, Peter Adamson, and the Mayor of Palmerston Annette Burke.

This was not only an opportunity for Barclay Mowlem to celebrate the completion of a very successful project in Australia's top end, but they are also about to celebrate a new phase in their operations with the company's acquisition by Laing O'Rourke Australia. Laing O'Rourke is the largest privately owned specialist construction and development company in the UK, and their acquisition of Barclay Mowlem is sure to be a very success-

ful venture, providing the opportunity for some exciting new projects in the future.

Laing O'Rourke (the new owner of Barclay Mowlem)

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Uplifting service

A fully owned and operated Northern Territory company, High Rise Cranes and Rigging (HRCR) have been in business since 1995. Engaged on the Hastings Over Mindil Project by the developer Barclay Mowlem, HRCR erected and operating two brand new Potain tower cranes. The large MC310 (which was hired through D&G Hoist and Crane), with an under hook height of 40m and total lifting capacity of 12 tonnes and their own smaller but equally capable MC 175 with a lift capacity of 8 tonnes. The two large hammerhead cranes were needed due to the weight of some of the larger pre-cast slabs that are a feature of the development. With a radius of 70m combined with the exceptional lift capacity, it provided the ideal tool with which to operate. For the Mindil Project they also used two Alimak Hoist for lifting materials and crew, which High Rise erected and operated.



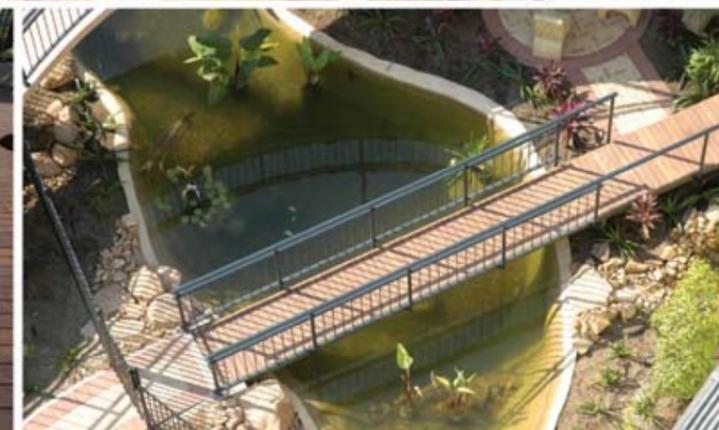
The organisational abilities of HRCR, was an instrumental factor in the fast and efficient turnaround time of loads arriving on site, as was the highly trained crews supplied to operate the cranes. HRCR provided a crew rotation programme to maximise the efficiency of their operators, during the project, and as always all staff were briefed on project specific OH&S issues prior to on site work.

Providing a full service from initial contact right through to crane selection, placement, erection, operation, maintenance, and removal, is what High Rise Cranes do best. Being a Territory company, gives them a distinct advantage over their larger competitors because no one knows the ins and outs of the local market and operations better than HRCR.

High Rise Cranes and Rigging were involved in the Hastings over Mindil Project for a total of 11 months; during that time, they were able to demonstrate their considerable abilities in heavy lifting and on-site coordination. Whilst providing reliable and efficient service to their client.

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Crafted constructions

The Hastings over Mindil project reflects the nature of the Northern Territory in spirit and design. The architect's intention was to provide luxury apartments, which are in keeping with the climatic conditions of both wet and dry seasons, whilst utilising materials and expertise that is unique to the Territory. To this end, they employed the services of one of the Northern Territory's most respected construction companies.

Weirs Top End Constructions (Weirs) have been a name that has been synonymous with high quality craftsmanship for over 16 years. Weirs specialize in projects from a wide range of sectors, including commercial, industrial, and domestic. During their time, they have developed strong relationships with their clients and built a sound reputation for efficiency, reliability, and quality.

On Mindil over Hastings, Weirs were engaged, after a comprehensive tender process, to provide the majority of the timber work requirements for the project. They supplied and installed all doors, skirting, stairs, pool decking, and lift surrounds, including decorative timberwork. In addition to this, their skills were employed to create picture frames designed by the owner and incorporated into the development.

Specific to this was project, and in keeping with the architects vision was the sourcing and procurement of unusual materials specific to the Northern

Territory, this took some time and a considerable amount of effort on the part of Weirs. However, a strong point of their company is the focus on establishing strong relations with their clients and understanding their requirements; in effect, this procurement process was an opportunity for Weirs to demonstrate their complete service.

All work undertaken by Weirs is carried out by qualified tradesmen and craftsmen, all work is also quality guaranteed. Weirs expedition of the Barclay Mowlem development has once again demonstrated their professionalism and attention to detail in their work and in their attention to their clients. The results of their endeavours are clearly a significant part of the overall project and add to the prestige of Hastings over Mindil.

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