

# A PLACE TO CALL HOME

DEVELOPER : Minda Inc  
MAIN CONSTRUCTION COMPANY : Sarah Constructions  
ARCHITECT : Cheeseman Architects  
STRUCTURAL ENGINEER : WGA  
CONSTRUCTION VALUE : \$80 million



The \$80M Minda Brighton Dunes luxury retirement living development Stage 2 and 3, includes 70 new apartments with spacious layouts and an exclusive resort-style feel. The project features four penthouses, two residential apartment buildings, 18 new self-contained residential dwellings, and new lifestyle precinct with new roads and extensive landscaping.

**Sarah Constructions specialises in commercial construction including new build projects, refurbishment and fitout.**

With a continuous trading history of almost 60 years, Sarah has built a network of strong relationships throughout the subcontractor and supplier chains that ensures certainty in their delivery to achieve time, quality and cost objectives.

Minda Brighton Dunes was a highly collaborative fixed price project for Sarah Constructions, with a number of key deliverables. These included 18 stand-alone houses for people living with disabilities, two 3-level apartment buildings comprising a total of 36-apartments for people with medium care needs, as well as a 5-storey and 7-storey high end residential buildings, containing 70-apartments, for retirees.

A new lifestyle precinct was also constructed which included four single storey commercial buildings to accommodate existing Minda services, and additional space for external providers to set up commercial businesses within the facility.

The site has a fully Integrated Building Management System (IBS) which monitors and enables central control of services across all buildings. This is highly beneficial on a large campus style site and provides efficiencies in service and facilities maintenance. The site is also equipped with a highly advanced Assistive Technology System that enables residents to be passively monitored through sensors and programmed workflows.

In support of the new structures, a significant infrastructure works package was also installed, along with extensive remodelling of the existing internal Minda road network. New roads were constructed, while some of the pre-existing roads were removed. This was complemented with substantial landscaping, including new pathways and public spaces. Sarah had 26 direct Minda employees and an excess of 240 contractors onsite at peak construction.

Minda remained fully operational while the construction work was undertaken,

this included residents with disabilities living onsite. The safety and security of these individuals, along with Minda staff and members of the public was a top priority for all those involved on the project. Sarah worked closely with Minda to plan and schedule work onsite to ensure good communication existed between all parties throughout the building programme.

“The success of the Minda project was founded off the back of strong relationships developed with Minda directly, the project stakeholders and designers, as well as the great number of subcontractors and suppliers that delivered the project,” said Adrian Esplin, CEO, Sarah Constructions.

The size of the site, and the varying ranges and types of construction involved, allowed Sarah to draw on internal strengths and deploy individuals with specific skill sets to manage the individual precincts of the site. This overall management enabled each precinct to be completed in a very short time frame.

Environmental challenges of working on a site so close to the coastal dune zone resulted in the engagement of a dune replenishment programme. 1,600 tonnes of sand was deposited on the beach to reinforce the dunes in front of the Minda site. The sand was excavated from the site itself during construction and was able to be repurposed for this, eliminating the need to import additional sand.

The Minda Brighton Dunes site undertook an initiative which saw the engagement and employment of Minda individuals with disabilities on a part time basis in varying roles from traffic control, general labouring and office administration support roles.

“Minda is a unique environment and client. Sarah are committed to building strong relationships and this was at the forefront of everything we have done onsite,” said Adrian. “This has been rewarding for all involved and a fantastic initiative to have been a part of.”

*For more information contact Sarah Constructions, 49 Glen Osmond Road, Eastwood SA 5063, phone 08 7129 8888, fax 08 7129 8900, website [www.sarah.com.au](http://www.sarah.com.au)*



# THE RIGHT SUPPORT

**Gant & Sons Engineering recently won the tender to the Minda Brighton Dunes retirement development, which entailed extensive steel fabrication and installation.**

“We fabricated the steel in our workshop working off of an external drafting company’s drawings (although we do have inhouse drafting),” explained Darren Turnbull, Gant & Sons Site Operations Manager.

The company transported the steel to site on their own trucks before erecting the roof steel, window header frames and ground floor canopy steel on BD5 and BD6. Gant & Sons utilised their 55 tonne Leibherr crane and erected 80% of the BD5 apartment building (east side). The remaining 20% was erected using a hammerhead tower crane supplied by the builder, Sarah Constructions. The BD6 (western apartment building) steel was erected using the hammerhead tower crane for 70% of the roof build and Gant & Sons 55 tonne crane installed the remainder.

Gant & Sons also fabricated and installed four lifestyle precinct buildings, BD3 dining pavilion (dining area extension), two double storey apartment style buildings MA5 and MA6 (mainly roof steel), walkway and entrance canopies at the Minda Café and external canopies for Sarah Constructions on the same building site.

“Traffic management personnel helped control pedestrians and vehicle movement to get the steel delivery trucks into the site delivery yard. There were issues with the tower crane and our crane possibly colliding. Frequent communication between both crane operators prevented this from occurring,” said Darren. “A crane coordination meeting was held daily with the use of a scheduling whiteboard.”

In spite of these difficulties, Gant & Sons were pleased with the project and the outcome of the build.

Other projects by Gant & Sons include the Faith Lutheran College, Prince Alfred College – Boarding House, St. Mary’s College – West Terrace Development, and Saints Road Shopping Centre.

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## A PERSONAL TOUCH

**Adelaide based Motyl Interiors, manufactured and installed all joinery components to the new Minda Brighton Dunes development.** Responsible for the joinery fitouts to each of Stage 2 and Stage 3’s one, two and three bedroom apartments, Motyl’s contemporary touch was carefully curated for each of the apartments kitchens, bathrooms, ensuites, laundries, outdoor kitchens and studies.

Motyl are experts in custom joinery and at Minda this was reflected not only in the workmanship but in the estimating and fundamental planning of the production process. Motyl like to understand the intent of any given project and by working with the architects, clients and builder, they were able to convert design elements into buildable items. Using an intelligent management system called BASENINE, Motyl were able to estimate detailed costs of quality products and finishes as well as develop a realistic timeline.

“Although it is always exciting to be a part of something as substantial as this project, it was not without its challenges. Getting high end products manufactured and installed in any given timeframe needs planning but the schedule at Minda was tight,” explained Company Founder and Director, Tomasz Molczyk.



“Ultimately, the issue at Minda was that it was a fast tract fitout progress and the demand for multiple fitouts at one time,” said Tomasz. There were also issues with ease of access for site deliveries and coordinating labour with the project’s other subcontracting companies (e.g. glaziers, stone fabricators, painters, overseas suppliers). “We overcame the issues as they arose. Our project planning is detailed at the start of production but generally caters for loopholes such as these.”

Other projects by Motyl show a cross section of talents with custom joinery fitouts in entertainment developments, hospitality, residential, office, finance, sport and education and many other sectors.

*For more information contact Motyl Interiors, 46 First Street, Brompton SA 5007, phone 08 8447 7877, website [www.motyl.com.au](http://www.motyl.com.au)*



# ANCHORED IN PLACE

Positioning Structure Anchors offers reliable services to accurately position dowels for precast concrete panels, holding-down bolts and cast-in plates in concrete footings and pads, and single or multi-storey concrete slabs.

For the Minda Brighton Dunes project, Positioning Structure Anchors were responsible for the installation of steel plates and dowels that were cast into the concrete and used to secure the precast concrete panels. Each plate and dowel was precisely positioned before the concrete was poured using equipment similar to that used by surveyors, to reliably determine the exact location of each structural anchor.

For Minda Brighton Dunes, cast-in plates with vertical legs were not suited to the thickness of the slab. Instead, plates with legs that protruded at a 20 degree angle were used to meet the needs of the project. Positioning Structure Anchors designed and fabricated special brackets to hold the plates in place. They positioned over 600 precast dowels and plates with 100% success rate.

The team at Positioning Structure Anchors are proud that they met all deadlines within the project's demanding programme. "The work done on this project is the core of my business which is to accurately and reliably place structural anchors. Because of the nature of what we do and the consequences if you get it wrong, we take service and reliability very seriously. It's not just lip service. They're the keys to our ongoing success," said Positioning Structure Anchors Director, Paul Petherick.

Positioning Structure Anchors are the only company in South Australia specialising in these services and have been in business for over 10 years. They focus their work in South Australia, and have other projects with Sarah Construction including St Francis de Sales College in Mt Barker, St Mary's College in Adelaide and Pembroke School in Norwood.

For more information contact Positioning Structure Anchors, phone 0408 838 603, email paulpetherick@icloud.com



# QUALITY PAINTING SERVICES AT MINDA

South Australian based PLG Painting Services Pty Ltd were tasked with bringing the Minda Brighton Dunes development to life with their quality painting services.

The luxury project features 70 apartments, four penthouses, two 3-storey residential buildings, and 18 self-contained residencies.

The internal and external painting across all buildings on King George Avenue, had variable internal colour schemes, which meant alternating between the three colour schemes (The Sapphire Coast, Seamist and The Rocks), according to individual owner/occupier selection.

PLG dedicated a team of 10 to the project, with the Director's son Apostoli Giamarelos appointed Project Manager and Stamati Papastamati acting as Site Foreman.

"As a company we are well-equipped to manage projects of this size. However, at Minda, the deadlines were very tight. We had to always ensure our staff resources were adequate and committed to the job to complete on schedule. This management plan had to also guarantee

the fast tracking did not compromise our quality standards and the finishes required," said Peter Giamarelos, Founder and Director of PLG Painting Services. "Ultimately, we were delighted to be able to showcase our workmanship and are very proud to be associated with Sarah Constructions."

PLG Painting Services have been trading for over 25 years and specialise in interior and exterior painting across a range of sectors including residential, commercial and industrial.

Other recent and ongoing projects include the Holiday Inn, Bohem, Resthaven Aberfoyle Park, Regis Aged Care Facility and Barossa Retail Centre, Minda Apartments and Life Style Precinct.

For more information please contact PLG Painting Services Pty Ltd, 26 Lysle Street, Brooklyn Park SA 5032, phone 08 8352 8180, fax 08 8351 9502, email plg\_@netspace.net.au





## TILING EXCELLENCE

**G & G Tiling Co. Pty Ltd are tiling specialists who focus on servicing commercial builders and corporate clients looking for a professional, forward thinking team.**

For Minda Brighton Dunes, G & G Tiling were responsible for the tiling package to wet areas, balconies, apartments and common areas to architect's specifications.

Quality 600mm x 100mm rectified gloss white tiles were selected for the walls creating a seamless look and practical 300mm x 300mm and 300mm x 600mm porcelain floor tiles were selected for both wet areas and living areas, creating a sophisticated finish. Meanwhile, the penthouse apartments had luxurious Italian made tiles installed.

Due to the project consisting of two multi-storey apartment buildings being constructed simultaneously, it created a challenge to move the tiles and materials to various locations. G & G Tiling overcame this by using their crane truck to give them an advantage which reduced labour demand. Another challenge was access to difficult to reach areas and manual transporting of screed to upper levels. G & G Tiling used a screed pump with a 100m hose, that enabled effective and efficient screeding. This project was one of the largest they have worked on, and they enjoyed the challenge of coordinating resources and seeing the team rise to the occasion.

In partnership with many leading tile suppliers G & G Tiling offer a selection of tiles; design and/or standard improvement and an experienced site team for complete installation. The project management team ensure safety and administration requirements are met, with project specific manufacturer and workmanship warranties.

G & G Tiling predominantly work in South Australia, with successful projects including the Adelaide Womens' Prison, several aged care



facilities, numerous multi-storey apartments, as well as retail and recreational facilities.



*For more information contact G & G Tiling Co. Pty Ltd, PO Box 1041, Campbelltown SA 5074, 08 8336 1431, office@ggtiling.com.au, www.ggtiling.com.au*