

# HAMILTON HARBOUR

**MAIN CONSTRUCTION COMPANY :** Devine Constructions  
**DEVELOPER :** Devine Group and Leighton Properties  
**PROJECT END VALUE :** \$500 Million  
**COMPLETION :** End of 2011 (Stages 1 and 2)  
**ARCHITECTS :** The Cox Group  
**CIVIL ENGINEER :** Bonhorst & Ward  
**STRUCTURAL ENGINEER :** Robert Bird Group  
**ELECTRICAL / FIRE / HYDRAULIC / MECHANICAL :** Floth

## QUEENSLAND'S DEVINE INTERVENTION

Considered a fast mover in the Queensland construction industry with a fresh seven years in operation, Devine Constructions certainly has a lot to talk about.

Already commanding attention as a leading design and construction company, Devine Constructions are quickly gaining a high regard within the industry for delivering unique development projects.

Initially established to enhance the cost effectiveness of Devine's developments, they now partner with a range of clients from government to private organisations using their capabilities to complete full design and construct, construction management, tenancy fit outs and value manage programs and projects. The Devine Group, established 28 years ago and listed on the ASX in 1993, has grown from humble south-east Brisbane operations to now holding a large presence across Queensland, Victoria and South Australia.

They hold a significant and award-winning portfolio of high-rise apartments, mixed use developments, residential community creation and home building capabilities, making them one of Australia's most trusted property developers.

To add to their repertoire Devine Constructions have built a strong list of premier high-rise developments. The more notable projects completed include the 44-storey residential building, Charlotte Towers, the 4 star Green Star commercial project, 333 Ann St and the most recent project, the two residential towers at the \$500 million mixed used development river precinct, Hamilton Harbour in Brisbane. Their unique partnering capabilities with their clients are initiated through mutually beneficial arrangements.

Devine Constructions' commercial contracts manager, George Deferos, explains the approach as a successful technique that has given them a proven track record in the industry.

"By working in close partnership with clients we can share our extensive experiences and deliver tailored outcomes. "Providing a multi-disciplined team whose competencies include concept design and project management, but also poses a purpose and ambition to utilise effective policies, procedures and management systems advances our capabilities and innovations providing more end value to a clients project," George said.

Devine Constructions' senior project manager, Eddie Gangemi, has been lead construction project manager for 333 Ann St and now Hamilton Harbour's apartment developments, with the KSD commercial building currently under tender.

"Devine Constructions were appointed main building contractors by the client so we could focus on bringing new innovations to the project.



Using a range of new products and construction techniques ensured the development met the project's specifications and exceeded their expectations. An example of this was using new CFA technology for the cased secant piling to construct and deliver a 26,000 square metre basement, four levels deep and eight metres beneath the Brisbane River. This particular solution provided speed in construction, cost efficiencies over traditional diaphragm solutions and a water tight basement. The results were achieved by socketing into the rock, in excess of five metres, resulting in cut-off from the water table," Eddie said.

Devine Constructions also developed specific jumpform systems, allowing a 'man and materials hoist' to serve the jumpform. This was designed to incorporate not only the traditional lift and stair core, but also the external shear walls and columns.

"This allowed the structure to progress in an automated and disciplined manner, creating the basis of a vertical production line. The system was also fitted with fixed screens, which allowed the external painting activities to run smoothly and the window contractor to progress inside the screen area safely," Eddie said.

Given the significant size of the development, Devine Constructions faced a number of challenges throughout the construction phase however was successful in avoiding the obstacles with the development of an advanced risk matrix.

"This came into play when achieving cut-off from the water table which eliminated all rising flood waters into the basement when Brisbane was hit with adverse weather conditions in January.

"Thankfully the location of the site was unaffected by the Brisbane River's destruction but that didn't stop us from planning effective and advanced construction techniques around the site to mitigate any water getting in," Eddie said.

As a result, Devine Constructions carried out their extensive responsibilities in a time and cost effective manner and once again, delivered outstanding project outcomes for the client. In addition to over 460 apartments in Harbour One, Harbour Two and a third stage of apartment towers underway, the development also provides a mix of exciting retail, dining and commercial options at your door step.

Hamilton Harbour also incorporates onsite amenities including resort style lap pool with recreation deck and a wellness centre with full service professional gym facilities available.

The recreational park and retail promenade integrates the apartment towers and provides residents with a green and quiet space to unwind and relax. The site, located in close proximity to Brisbane's CBD and Racecourse Road, also offers residents access to riverside bike paths and walkways.

Following the success of the Hamilton Harbour river precinct, as well as their prolific portfolio of a range of completed projects, it is without question that Devine Constructions remains an unrivalled leader within the Australian building and construction industry.

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## ESD, MECHANICAL, ELECTRICAL, FIRE, HYDRAULIC & BMU CONSULTANTS

### Project Details:

**Commencement Date:** March 2008

**Completion Date:** Stages 1 & 2 – November 2011

**Client:** Leighton Properties and Devine Limited

**Developer:** Leighton Properties and Devine Limited

**Architect:** Cox Rayner

**Builder:** Devine Constructions

**Capital Value:** Stages 1 & 2 \$300 million (Car park, Residential Towers 1 & 2) Stages 3, 4 & 5 \$200 million (Commercial & Mixed use towers)

The Hamilton Harbour project, once completed, will feature 660 apartments in three residential buildings, 17,000sqm office space across two commercial office buildings and 5,000sqm retail space consisting of retail showrooms, ground floor retail and restaurants, a gymnasium, strata offices, car parking and a public park.

The development will provide a number of state of the art facilities such as a full-equipped gymnasium, entertaining areas, a lap pool and lagoon style swimming pool, as well as providing a pedestrian boulevard, with a vibrant mix of restaurants, cafes and boutique stores.

Floth was appointed by the Leighton Properties and Devine Ltd joint venture as the development's Ecologically Sustainable Design (ESD), Mechanical, Electrical, Fire, Hydraulic & BMU consultants.

Floth project manager Ian Osborne said the appointment to the Hamilton Harbour job signalled Floth's first Green Star residential project.

"Whilst Floth is very experienced in delivering Green Star ratings to commercial buildings, the credit points for residential Green Star ratings are structured differently, which led us to developing a new approach to achieve the sustainable targets," Mr Osborne said.

"Residential developments are quite different to commercial buildings as they provide an easier alternative to naturally ventilate particular areas of the building. With Hamilton Harbour Tower 1 we were able to naturally ventilate the building's corridors through the installation of glass louvers, effectively eliminating the use of air-conditioning."

Applying extensive commercial building experience, Floth has been able to provide design solutions which have incorporated ESD and building services (including hydraulic, electrical and mechanical services) to reach the clients' specific target of a 5 Star Green Star Office Design V3 rating for the commercial towers.

To ensure the development was environmentally sustainable, the Hydraulic Services team developed an Integrated Water Management Plan for the entire site. The development of this plan was imperative to the overall success of the project, and as a result the development's greywater will be collected from the residential towers and reused for toilet flushing in the commercial towers as well as for landscape irrigation of the entire site.

Minimising the energy consumption of residential Tower 1 was a priority, leading to naturally ventilated corridors and external access points to the fire stairs. The natural ventilation of the corridors eliminated the need for the installation of an air-conditioning unit to regulate the temperature throughout these areas. This design solution combined with the access to the fire stairs (requiring the occupants to travel via an external balcony) also removed the requirement for stair pressurisation and lobby relief systems, providing both a cost and spatial saving to the project.

The residential towers have been designed to target a Green Building Council of Australia (GBCA) 4 Star Green Star Multi-Unit Residential Design (Version 1) rating.

Hamilton Harbour Residential Towers 1 & 2 will be one of the first projects in Queensland to achieve a residential Green Star rating. The two commercial towers have been designed as Property Council of Australia (PCA) A-Grade buildings, targeting a GBCA 5 Star Green Star Office Design (Version 3) rating and a 4.5 Star NABERS Energy rating.

### FLOTH SUSTAINABLE BUILDING CONSULTANTS

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## 'FLOOR-LESS' RESULTS EVERY TIME

Vinyl Carpet Floorprep is a Brisbane-based company with a renowned reputation for developing imaginative and innovative products, namely versatile, luxury vinyl flooring with the look of beautiful and natural floors.

Able to understand the complexities and technical specifications of supplying and fitting floor coverings for commercial applications of all types, the highly skilled team from Vinyl Carpet Floorprep are committed to keeping abreast of all building regulations and codes required for commercial flooring and providing the right advice to their clients every time.

With a large array of commercial-quality floor coverings, whether carpet, timber or vinyl, Vinyl Carpet Floorprep have worked on a number of significant projects throughout Queensland and were also recently involved on Brisbane's Hamilton Harbour development.

In addition to over 460 apartments in Harbour One, Harbour Two and a third stage of apartment towers in the plans, this development provides a mix of exciting retail, dining and commercial options.

Hamilton Harbour also incorporates onsite amenities including resort style lap pool with recreation deck and a wellness centre, with full service professional gym facilities available. The recreational park and retail promenade integrates the apartment towers, providing residents with a green and quiet space to unwind and relax. The site, located near Brisbane's

CBD and Racecourse Road, also offers residents access to riverside bike paths and walkways.

Responsible for the supply and installation of all of the carpets and additional flooring needs of the apartment towers, Vinyl Carpet Floorprep provided a range of unique flooring solutions that were specifically designed to suit the mood and prestigious atmosphere of Hamilton Harbour.

In addition to successfully fulfilling their extensive responsibilities in a time and cost effective manner, the finished flooring products they provided to the Hamilton Harbour apartments was testament to Vinyl Carpet Floorprep's high expectations of their employees, their professionalism and pride taken in the work they produce.

Known for providing a well-designed, contemporary range of flooring, Vinyl Carpet Floorprep will continue to forge relationships with existing, as well as prospective clients, delivering optimum results every time and remaining at the forefront of the flooring industry.

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## THE CRANE HIRE SPECIALISTS

Lindores Construction Logistics, a family-owned Gold Coast Crane Hire business, is committed to providing a range of outstanding services and solutions to the building and construction industry.

With a wealth of expertise and a team of highly skilled professionals, Lindores Construction Logistics has an extensive project portfolio and was also recently involved on Queensland's Hamilton Harbour development.

When complete, this exclusive development will provide a vibrant mix of retail, dining and commercial options for the convenience of the residents. A range of outstanding onsite amenities, including a resort-style lap and lagoon pool, a state-of-the-art fitness centre and a recreation deck, will also be available for resident use.

Director of Lindores, Chris Lindores, said that as part of their involvement, which incorporated the erection of five cranes over a four-month period, they also provided a crane tower team crew of 15.

"During our involvement we employed a range of leading and innovative cranes," Mr Lindores said.

"These included two of our new, high-speed Favelle Favco model tower cranes M120RX, two 220DX and a 1000E Mark 2 tower crane.

"As all of these boast the latest computer and safety monitoring systems, we completed an efficient delivery and erection of the cranes, in a safe and time effective manner," he said.

In addition, as the team from Lindores Construction Logistics liaised closely with the main client and other contractors onsite, their procedures on the Hamilton Harbour development were of the highest standard and high-risk tasks were minimised through controlled risk assessment.

"As of the professionalism displayed on this development, as well as the smooth-running construction process, we really enjoyed working alongside Devine on this iconic project," Mr Lindores said.

Dedicated to meeting the needs of their clients, as well as providing safe solutions to intricate projects, the team from Lindores Construction Logistics will continue to "get the job done, on time and on budget."

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## THE PERFECT FIT

IJF Australia has brought their outstanding apartment, kitchen joinery and commercial office fit-out to the building and construction industry for more than 45 years.

Given their extensive project portfolio and a team of highly-skilled professionals, IJF Australia was also recently involved on the significant Hamilton Harbour development in Queensland.

Working closely with the Devine team, IJF Australia was able to deliver all of the kitchen, vanity, linen and robe joinery for Hamilton Harbour's Tower One using 100% locally manufactured, quality products.

For the Hamilton Harbour project IJF Australia have developed a specially modified 20 foot lifting container to ensure an efficient delivery of the joinery to site. Working closely with Devine constructions this

container has met all stringent safety and OH&S requirements prior to being commissioned for use. This has enabled the highly skilled IJF Australia site installation team to complete the installation efficiently and to the highest standards.

IJF Australia is committed to providing industry leading service, quality and value for money in the commercial joinery and fit out markets. With over 45 years experience their work can be seen on many of Australia's most significant developments and without doubt will continue to remain a leader within their industry.

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Devine Construction's Hamilton Harbour complex, QLD

## THE COMPLETE BUILDING SERVICE

Established in 1997, Dowell's Building Services has maintained a proven track record for providing outstanding building services to the residential and commercial construction industry.

Able to offer an extensive range of combined services, including steel erection, carpentry fix outs, pile trimming and hoist erection and dismantle, Dowells have been involved on numerous high-profile projects. Some of these have included Q1, Circle on Cavil, Sun City (Surfers Paradise), The Southport School (Southport), Palazzo Versace (Main Beach) and most recently, the Hamilton Harbour development in Queensland.

When complete, this exclusive development will provide a vibrant mix of retail, dining and commercial options for the convenience of the residents. A range of outstanding onsite amenities, including a resort-style lap and lagoon pool, a state-of-the-art fitness centre and a recreation deck, will also be available for residents to use.

Gail Dowell, General Manager of Dowells, said their professional team had been responsible for the transportation of hundreds of workers up and down the various buildings.

"As safety is our prime concern, we invested in the European engineered PEGA HOISTS, which not only deliver unique 'Load Sensing' technology, but also deliver complete safety and reliability to those being transported," Ms Dowells said. "The PEGA HOISTS technology also minimises the

impact on the environment given its' ability to sense the size of a load and then reduce the power required to run the machine. "This in turn saves the client a significant cost on their power bills," she said.

One of the difficulties the highly-skilled Dowell's team faced whilst working on Hamilton Harbour was the task of designing equipment that could access the top levels of the building throughout the construction process.

"Despite this challenge, the PEGA HOISTS technology ensured the jump form and working deck could always be accessed and as a result, builders were able to complete their responsibilities in a time effective and safe manner," Ms Dowell said.

Dedicated to providing safety and reliability to building sites, as well as innovative technology and an extensive range of services, Dowells will continue to offer unparalleled products and outstanding results to the Australian building and construction industry.

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