

ACT PROJECT FEATURE
MIDNIGHT

Geocon / Braddon



AS MIDNIGHT STRIKES



DEVELOPER : Geocon
MAIN CONSTRUCTION COMPANY : Geocon
ARCHITECT : Fender Katsalidis
STRUCTURAL ENGINEER : Sellick Consultants
CONSTRUCTION VALUE : \$100 million

Midnight is a stunning mixed use development which pushes the boundaries for Braddon and inner-city developments, marrying high quality living spaces with access to amenities such as a lap pool, restaurant, cafés and bar. Directly adjacent to the Elouera Street light rail stop, the project also includes the 199 room Abode Hotel.

Through their hallmark, architecturally stunning buildings, Geocon is moving the nation's capital into a stylish new era and reshaping Canberra's skyline. From Gungahlin to Tuggeranong their footprint of precinct style developments is creating an iconic Canberra.

Geocon's striking Midnight building at Northbourne Avenue and Mort Street is the latest project bringing a contemporary and seductive fusion to Braddon, with 230 residential apartments, private cabanas and a 25m lap pool with a cascading waterfall into reflection ponds. Midnight also includes the 199 room Abode Hotel and 2,500m² of commercial space, incorporating vibrant restaurants, bars and cafés.

"Midnight's fully glazed exterior blends trend and tradition, and leads into an internal layer built around a creatively designed mixed

use courtyard," said Ned Pattinson, Geocon Project Manager. "All residential units face the street, with floor-to-ceiling glazing creating a sense of standing in the sky. The hotel rooms face into the courtyard, an oasis of calm within the city with sculptural façades embellished with planting, ponds and a waterfall."

An integrated property development and construction company, Geocon purchased the Midnight site, which was the former NRMA House, in late 2016. They managed all items from design, approvals, procurement and construction. "Excavation and minor construction started in November 2017 while the remainder of the demolition occurred. Construction was completed in late July 2019," said Ned. "Two unique features about this project include the introduction of Lean Construction methodologies and the use of prefabricated bathrooms in the hotel rooms."

Geocon introduced Lean Construction (LC) methods to analysis material sizing and packaging to find what will best suit the sites, and construction methodology and sequence. Materials are warehoused in the basement or taken directly to the required area when delivered. With extensive subcontractor involvement early on, LC aimed to gain a manufacturing production line level of efficiency by reducing waste and ensuring materials are packaged, delivered, stored and installed in the most efficient way possible. Waste, handling and loss of materials have reduced while also gaining time in the programme.

Incorporating 187 prefabricated bathrooms in the 5 Star hotel rooms is a first for Geocon. "These were supplied by Sync Bathroom Pods from Melbourne who worked closely with our design team to refine the construction methodology and find the quickest and best method for installation," said Ned.

With the demand for innovative housing choices showing no sign of slowing in Canberra, Geocon's ambitious construction division continues to expand with over 120 full time employees with expertise across all disciplines including construction, site and project

management, engineering, workplace health and safety, architecture and design.

Fueled by the demand for growth, Geocon is now constructing some of the most significant developments in Canberra, bringing a new level of contemporary living to the area. "We attribute our rapid growth to a housing shortage in the region, and the dedication of our team to delivering a quality product on time," said Ned. "Our developments stand out by pushing the boundaries of scale and innovation to attract first home buyers, investors and those seeking to live in quality locations."

Other outstanding developments currently being completed include the 1,500 unit Republic in Belconnen, the largest development of its kind in the Australian Capital Territory, 530 units at Grand Central Towers in Woden Town Centre and the 520 unit Metropolis in Reid.

For more information contact Geocon, Unit 18, Level 1, 24 Iron Knob Street, Fyshwick ACT 2609, phone 02 6255 0430, website www.geocon.com.au

CREATING BEAUTIFUL SPACES

For 30 years, Glascott Landscape and Civil has provided aesthetically beautiful commercial landscapes on some of the largest projects across the east coast of Australia. It was a simple choice for Geocon to partner with Glascott's dedicated Canberra team for the civil and landscaping works at Midnight.

"After collaborating with the client our expert team cleared all existing surfaces from the site before creating concrete slabs, precast walls, footpaths and paving ready for the garden beds, soil, mulching, planting, irrigation, turf and asphalt," said Matthew Elliott, Australian Capital Territory Manager. "That began in February 2019 and finished September 2019. We've created a fabulous public courtyard, looking onto sculptural façades embellished with planting, ponds and a waterfall. The space is an oasis and a separation from the city life around."

Having worked on some of Canberra's most significant commercial projects such as Googong, Forde, Springbank Rise, Crace recreational park and wetlands (currently on brand new development Ginninderry), Matthew and his team know their job from the ground up.

"From tender to completion we grasp the complexities. We know Canberra's weather,

the environment and what works. We're able to clearly define a project's objectives and deliver successful outcomes safely on time. Our greatest reward is the public enjoyment of our work," said Matthew.

Glascott's Canberra team proudly work with Laing O'Rourke, Lendlease, PEET, Richard Crookes Constructions, Australian Defence Force, Australian National University and the ACT Government on commercial, residential and community master plans, educational facilities, public spaces, road infrastructures, cultural and memorial sites and more.

With offices in Canberra, Melbourne, Sydney and Brisbane, Glascott is renowned for their multi-award-winning projects that not only fit aesthetically with their surrounds, but also minimise environmental impact and maintain each site's natural integrity.



For more information contact Glascott Landscape & Civil, Level 1, 20 Pirie Street, Fyshwick ACT 2609, phone 02 6262 8544, email glascott@glascott.com.au, website www.glascott.com.au



Forde, ACT



Yerradhang Nguru Park Geelong, VIC



National Police War Memorial Upgrade Canberra, ACT – Master Builders Association ACT 2019 Building Excellence Commercial Landscaping Winner

SAFE AND SECURE

Locally owned and operated in Mitchell ACT, Blitz Security design, engineer and install small, medium and large CCTV systems, access control and intercom services for a range of residential and commercial needs.

“Since establishing Blitz Security in February 2010, our qualified, licensed, and certified team has provided specialist security design, installation of access control, intercoms and CCTV security systems to meet our clients demands and site specific needs, particularly in high rise mixed use buildings such as the new Midnight development,” said Managing Director, Jason Hogh.

“Our main field of expertise is in integrated access control, intercom and CCTV systems and for Midnight we provided all the design concept and installation to final handover. The team seamlessly worked with the architect, Geocon, engineers and other tradespeople to deliver the project on time and within budget,” said Jason.

Blitz Security have the necessary expertise to engineer innovative, effective and reliable solutions. With over 30 years industry experience, they pride themselves in delivering high quality turnkey systems at affordable prices, on time, and provide exceptional after sales service.

“We strive to develop new and innovative techniques to design, execute, and deliver projects beyond our client’s expectations,” said Jason. “We are constantly raising our standards, evolving and setting a new benchmark for the industry and our competition. We balance this high expectation of our reputation with job fulfilment and productivity rewards for our staff. Our team enjoy encouraging each other, sharing new ideas, and adapting to different environments.”

Blitz Security are working with Geocon on several other significant developments around Canberra including Republic, High Society and Grand Central Towers.

For more information contact Blitz Security, 5/189 Flemington Road, Mitchell ACT 2911, email sales@blitzsecurity.com.au, website www.blitzsecurity.com.au



KEEPING IN SYNC

As one of Australia’s most experienced builders, Hickory knows bathrooms and how this small room can pose significant obstacles during the construction process. In 2013, Hickory established Sync Bathroom Pods which manufacturers superior quality prefabricated bathrooms offsite on a subassembly line, which are easily installed and connected onsite. In 2015, Sync Bathroom Pods won Victorian Manufacturer of the Year.

Geocon has introduced 187 of these ingenious bathroom pods, along with integrated tea points and robe in the 5 Star Midnight Hotel.

“Our CAD designer, project manager, production supervisor and a team of plumbers, tilers, electricians and joiners worked on the Midnight project from June 2018,” said Sync Bathroom Pods Commercial Director, Chris Ong. “Our patented structural design guards against leaks, producing superior bathrooms that are consistent across the project.”

Integrating Sync Bathroom Pods into the construction process offers time saving advantages by taking up to 12 trades off the building site and into the controlled factory environment. This reduces onsite fitout cycles by up to 30% and ensures consistently high quality.

Sync Bathroom Pods are built to any specification and arrive onsite fully fitted with services connections, lighting and all finishes.



“Sync Bathroom Pods can have any finish, fitting or floor plan,” said Chris. “They can suit luxury accommodation, hotels, high spec hospital projects and student accommodation. Sync fits into any large scale building design or project.”

Offering a range of flexible and unique solutions, Sync Bathroom Pods are also utilised at High Society for Geocon, and LDK Healthcare for FDC Construction & Fitout.

For Hickory Group, they’re producing double bathroom pods at HIEX Southbank and luxurious rose gold and antique colour schemes for Galleria in Glen Waverley. Crown’s new Infinity will have 449 pods and Waterfall a further 432.

For more information contact Sync Bathroom Pods, 55 Leakes Road, Laverton North VIC 3026, phone 03 8329 4111, email info@hickory.com.au, website www.hickory.com.au/what-we-do/our-systems/sync-bathrooms/

MAKING BUILDINGS SHINE

CIC City Industrial Cleaning is a family owned and operated company that provides industrial cleaning services across significant construction sites around Canberra.

“Our expert people are well trained in using the latest technology and optimise resources for all industrial cleaning jobs,” said Director, Jorge Montalvo. “At Midnight in Braddon, we conducted all the cleans during and post construction, ensuring the project adhered to Geocon’s workplace health and safety standards, as well as everything in preparation for the post handover day, guaranteeing Geocon’s construction work was flawlessly displayed to the public.”

CIC City Industrial Cleaning pride themselves on quality and perfection. “For more than 20 years our business has been built on attention to detail and client satisfaction, guaranteeing peace of mind for our clients. They trust that every piece of assigned work will be finished in a timely matter and to the highest quality,” said Jorge. “No job is too big or small for our team. We have a seamless history of quick action, even in emergency call outs.”

Every activity undertaken by CIC City Industrial Cleaning has an environmentally friendly approach. The company optimise the use of eco-friendly chemicals, as well as placing high importance on recycling materials such as rags, plastic, cardboard, glass and more where possible.

“We provide a full range of cleaning services from industrial cleans, end of lease cleans, commercial maintenance, builder cleans, to waste management, demolition and labouring,” said Jorge.

CIC City Industrial Cleaning work with the largest construction clients as well as continuing to support Geocon on other Canberra projects such as Republic and High Society.

For more information contact CIC City Industrial Cleaning, 18 Winchcombe Court, Mitchell ACT 2911, phone 02 6242 4741, mobile (Jorge) 0417 661 128, email jorge@cicservicesgroup.com.au, website www.cicservicesgroup.com.au



NOT TOO HOT, NOT TOO COLD

Utilising the best technology available Elite Heating and Cooling are experts in all the latest heating, ventilation and cooling (HVAC) services, ensuring the residents of Geocon’s mixed use development, Midnight, are comfortable.

Five of Elite’s 25 expert installers worked at Midnight fitting the basement car park ventilation systems and other ventilation, air conditioning and bathroom ventilation throughout the building, including all the apartments, hotel rooms, restaurants and bars.

“We fitted the highest quality and most reliable equipment on the market today at Midnight,” said Elite Heating and Cooling Managing Director, Fabian Muscat. “All products installed have been designed down to every minute detail. They are then rigorously tested for reliability and durability. We pride ourselves in providing only the highest level of thermal comfort and acceptable indoor air quality to all our customers.”

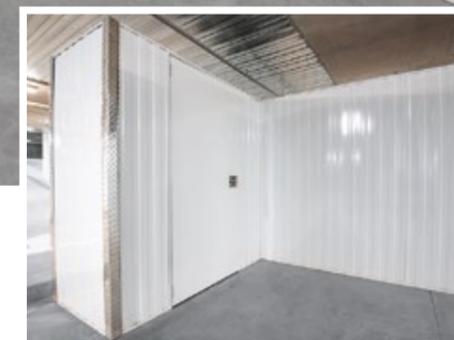
“We are very proud to be supplying and installing our superior products at another amazing Geocon development,” said Fabian. “Geocon is wonderful to work with. We’re also working at their Republic and Grand Central projects in Canberra.”

For over 12 years Elite Heating and Cooling has been providing energy saving HVAC solutions to Canberra residents. “The heating

and cooling industry is ever changing,” said Fabian. “At Elite Heating and Cooling, we are committed to continually educating customers of the cutting edge technology available to them and producing a variety of energy savings.”

Offering the highest quality, reliability and greatest efficiency on the market today, Elite Heating and Cooling stand behind the products they install.

For more information contact Elite Heating and Cooling, Unit 1/11 Bodalla Place, Fyshwick ACT 2609, mobile 0402 016 529, email sales@elitehc.com.au



CLEAN, SIMPLE, SAFE

Specialising in the manufacture and supply of enclosed basement lockers, Innotec Basement Solutions add value to every development, hence the steady growth over the past eight years. Incorporating the most contemporary designs and providing a modern look and feel, Innotec delivers the most aesthetically pleasing basement storage solutions.

“Our lockers are secure, private, adaptable and more aesthetically pleasing when compared to standard basement cages,” said Managing Director, Mark Layton. “Across Australia and New Zealand property developers, builders and body corporates are realising the value the Innotec locker for providing superior reflectivity, security and privacy for their clients.”

At Geocon’s Midnight development, Innotec’s professional team supplied, delivered and installed all the basement lockers, hydraulic room partitions and plenum walls in their 80% gloss white partitioning with interlocking ‘Secureguard’ internal walls.

“All our lockers are manufactured in Australia and can be made to fit any width, depth or height. They are also installed with a mesh

ceiling to allow for the ingress of water in the event of a fire while maintaining security in the locker,” said Mark. Using Innotec products for the hydraulic room partitions and the plenum walls is the first application at Midnight.

“We pride ourselves on exceeding customer expectations by providing flexible solutions to suit varied architectural and Building Code requirements,” said Mark. “We’re excited about where the residential construction industry is heading and look forward to other future opportunities to showcase our skill set.”

Innotec is currently being installed at a variety of significant developments in Sydney and Canberra. With complete inhouse design teams, manufacturing and installation crews, Innotec’s capabilities for on time delivery, manufacture and installation are always guaranteed.

For more information contact Innotec Basement Solutions, 6-12 Strathgrove Way, Orange NSW 2800, phone 02 6391 2860, email sales@innotecsolutions.com.au, website www.innotecsolutions.com.au