

CENTRE OF ATTENTION

The extensive experience and expertise of Hutchinson Builders in the construction industry, has been demonstrated in full during the construction of Townsville's first CBD master planned precinct.

The Central Project by developer, Honeycombes Property Group, is a multi-stage \$350Million development located on the historic rail yards in inner city Townsville. It has been designed to transform the area into a vibrant lifestyle hub. The mix of commercial, retail and residential provides an interactive environment in which people can live, work and play. Central has been described as an exciting milestone for the city of Townsville, and one which will revitalise its western sector.

Central Stage 1 consists of a three level Commercial Building with basement carparking for 40 cars, leased office space and five retail tenancies. The Islington Apartments, which is more than 50% sold, comprise a mix of one, two and three bedroom luxury architect-designed apartments ranging in price from \$395,000 to \$895,000. The 95 apartments are located throughout three buildings, centralised around a podium with resort-style facilities including pool, barbeques, sauna and gym. This self-contained village with its cafes, shops and open outdoor free space is a highly desirable location to live and play.

Hutchinson Builders, Queensland's largest privately owned construction company with a proud heritage crafted over 97years, was an ideal partner for such a project. Years of experience and professionalism combined with innovative ideas made Hutchinson Builders the perfect choice.

Hutchinson Builders Regional Manager, Jim Gutteridge describes the construction of Central Stage 1 as an exciting undertaking for the company. The project involved diversion of major stormwater line and works within remediated ground conditions. Two months into construction a basement was added to the Commercial Building which involved major re-design works.

The project was complex therefore a close working relationship between Hutchinson Builders, the consultant team and client has ensured the successful completion of this milestone project.

With only the external works to complete inclusive of the carpark and finishing works to the Historic Ceremonial Line, the Hutchinson Builders Team can look forward to a celebration well deserved in one of the many waterholes here in Townsville.

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CENTRAL

HUTCHINSON BUILDERS

TOWNSVILLE, QLD





HUSHING THE FLUSHING

Thermal Solutions was born in 2003 to service a particular need in the construction industry. The acoustic treatment of the waste sewerage pipes is extremely important to the purchaser of a property or a tenant.

Central Stage 1 is a hip, urban development in the western sector of Townsville that promises to be a hive of activity and will rejuvenate that part of town as the place to be and be seen. Swank and funky, heaps of cafes and retail shops with walkways along the river.

At night, the last thing anyone wants to listen to is, the toilet flushing upstairs or the sink draining after next door does the dishes.

Thermal Solutions has the answer. The Central Stage 1 project required a tradesman's keen eye for the right product and the Pyrotec4525C was used to wrap the pipes and prevent noise. This product is the best at 25mm thick. It muffles any noise that could disturb the nocturnal ambience at Central Stage 1. After speaking with Glenn Hoggan from Thermal Solutions "I could be confused into thinking Queensland was another country altogether," he explains to me that the work is coming in thick and fast and with a staff of 33 and an innovative approach to business these men bring the 'retail philosophy' to the construction business. Their guys turn up to the job in uniforms and with job site

clearances and all insurances paid, with the best product and tools for the job. Thermal Solutions enjoys satisfying and ongoing relationships with every builder they have ever worked with.

Townsville is definitely a regional hot spot. All this construction activity has meant that competition is fierce and margins are low. Builders have their pick and they continue to pick Thermal Solutions. The staff are looked after from the time they start work and supervised on site and with fiscal education encouraged, these young men opt to stay with Thermal Solutions.

Recent projects Thermal Solutions has completed include Mariner Cove by Mirvac and Lanai Luxury Apartments by Built.

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INCLINED TOWARDS EXCELLENCE

A team from ADG Engineers (Aust) Pty Ltd led by project director Brendan Teeffy, one of its partners, provided all structural engineering design for the four buildings that comprise Central project. The project contains several innovative structural features.

The facade of the Commercial Building, one of the four building precincts in the project, leans towards Flinders Street at an angle of 60° to the horizontal. ADG Engineers (Aust) Pty Ltd solved the "out of balance" loads by employing specialised ground anchoring techniques to tie the whole building down to a stable deep rock foundation.

Being located adjacent to Ross Creek, the project encountered a number of foundation issues like high water tables and poor bearing conditions which added to the project's complexity. Both of these situations were overcome by employing the use of ductile cast-iron piling technology.

The buildings also contain the use of post-tensioned reinforced concrete slabs, all fully designed and documented by ADG Engineers (Aust) Pty Ltd who is considered specialists in this field. Precast concrete wall systems were used extensively through the project and with close consultation with the architect and builder, clever yet practical detailing was achieved, which led to an aesthetically pleasing product. Large roof overhangs required for architectural and practical effect led to some sophisticated structural steel design solutions.

ADG Engineers (Aust) Pty Ltd commenced business in 2002, and currently employs over 100 people. It has offices in Gold Coast, Brisbane, London, Kuala Lumpur, Amman and Abu Dhabi.

The firm expanded in 2008 taking on Building Services and Hydraulic Consultancy Design services in addition to its well established Structural and Civil Engineering Consultancy services.



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PAVING THE WAY

Bluestone paving and exposed aggregate finishes to in-situ concrete for the Central project was provided by Mark Spaul Consultants, a general civil engineering construction firm based in Townsville. A keen supporter of the use of Australian construction materials and determined to finish the work on time, the principal of the firm, Mark Spaul, persuaded the architects to substitute Melbourne Banstone basalt for the originally specified Vietnamese product, on the grounds of higher quality and improved delivery times. The same practical attitude appears in all the firm's work, and it makes particular efforts to show great versatility in helping main contractors meet crowded and urgent site problems.

Mr Spaul established the firm in 2001, and it employs its own labour. It specialises in paving, concrete, stormwater and car park work, but has also completed telecommunications projects, another example of the firm's basic versatility. It is available for work up and down the Queensland coast.

MARK SPAULL CONSTRUCTIONS

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EXPERIENCE WITH STYLE

More than 250 precast concrete elements are built into the Central project. They were supplied by Townsville Precast Pty Ltd, a major local supplier of precast concrete. The project had previously experienced difficulty with precast time and quality issues, and Townsville Precast was instrumental in bringing this aspect of the project back on program.

Townsville Precast entered the Queensland central coast building industry only in August 2007 but has produced over 1200 elements for a number of significant projects in the short time it has been in business, including precast elements on a previous contract for Hutchinson.

The firm has a very strong management and production team, incorporating over 150 years of professional experience in precast concrete. Many of its senior executives and production personnel have more than 20 years in the field. It operates a large factory at Bohle, featuring a 100 m x 24 m covered production area and 50m of open storage area, all serviced by overhead gantry cranes with 40 tonne lifting capacity. The factory is equipped with 100 lineal metres of steel casting tables, and storage for 300 completed units.

Townsville Precast produce, supply and erect state-of-the-art precast concrete elements for a wide range of building applications, from factories and warehouses to residential and commercial properties. It is especially competent in producing ornamental panels with architectural appeal. It works closely with clients to ensure that the firm's expertise is

applied at all stages from initial consultation through architectural and engineering design processes to production and erection. It also supplies civil construction products such as bridge and highway barriers and tank bunding for fuel storage farms.

Mr Steve Hopcroft of Broad Constructions Pty Ltd reports, "Quality of work done has been excellent. Overall we are ecstatic with Townsville Precast and would have no problems recommending them to anyone and are considering using them for future works."

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