

Making a Point

The innovative luxury residential development One Bright Point on Magnetic Island story



North Queensland's glorious Magnetic Island is now home to Meridien's prestigious resort-style residential development, One Bright Point.

Located 1359km north of Brisbane and 20 minutes from Townsville by ferry, Magnetic Island boasts one of the most desirable lifestyle residential developments off the Australian coast. Captain Cook named the island in 1770 after a compass malfunction during his coastline travels led him to believe the island was magnetic. However, Cook may have been more accurate than he realised, as the development of One Bright Point has certainly attracted many new residents from around the country.

Significant challenges were overcome throughout the course of the development, such as the logistics involved in the daily transportation of people, materials and equipment by barge to Magnetic Island. Barge transportation of concrete was also required, as no localised batching plant existed on site.

In addition to these issues, the island is home to a myriad of rare, beautiful, and endangered species and ecosystems, resulting in environmental sensitivity during construction on One Bright Point.

Construction company Bovis Lend Lease (BLL) had a detailed understanding of environmental considerations and concerns due to their involvement in past projects of a similar nature, including Hayman Island, Cape Tribulation Resort and Uluru. Meridien and BLL joined forces following extensive discussion and research into potential environmental impacts, and established construction plans to provide assurance for all parties involved. During construction of this luxury landmark, protocols and systems were established to ensure the safety of the surrounding Marine Park and environment.

With extensive sourcing of materials, equipment and contractors within the surrounding area, BLL instilled a sense of ownership towards the project within the North Queensland community. The company's consultative approach with all involved parties, combined with their attention to OH&S, can be attributed to the overall success of One Bright Point.

Bovis Lend Lease integrated innovative design and construction processes with the surrounding environment to create the luxurious One Bright Point. Considerable care was taken to nestle the residential apartments with the cliffs and natural structure of the island. This included choosing colours similar to the tone of the rocks, implementing a revegetation program and ensuring that the height of the apartment towers did not obstruct views from the top of the cliffs.

One Bright Point's 2.5ha site consists of five buildings, 124 apartments and provides the only deep-water frontage residences on Magnetic Island. The architects for the project, Fairweather Proberts, brought a degree of local insight to the development with project architect Paul Fairweather originally heralding from Townsville.

For Meridien, it was essential that the design of One Bright Point incorporated the intricacies and idealism of tropical lifestyle living. The extensive use of natural airflow and cross-ventilation with louvres and blinds minimises the need for air-conditioning, and also provides protection during the tropical wet season.

Other features incorporate the passive insulation properties of materials, and the use of natural light to enhance living areas. BLL was instrumental in the creation of 'above best practice' stormwater treatment for the proj-

ect, which delivers a level of efficiency and environmental protection above council requirements for the development.

The design of One Bright Point was transformed into reality. The combination of Meridien product and BLL's commitment to the success of the development's construction has clearly set a new benchmark in ecologically-sensitive developments. As one of the only Islands within the Barrier Reef Marine Park with freehold title, One Bright Point is already an address that is as exclusive as it is rare. Add a home in one of the most magnificently built products in the region and you have something very magnetic indeed.

One Bright Point

Cost: \$90 Million

Location: Magnetic Island, Barrier Reef Marine Park

Area: 2.5 ha

Apartments: 124

Architects: Fairweather Proberts

Design & Construct: Bovis Lend Lease

Owners: Meridien Pty Ltd



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Structuring the future



Morgan Consulting Engineers (MCE) is a company that has grown and prospered from its inception in 1972, due to its focus on providing client orientated services and solutions. This paradigm, coupled with the ability to deliver on time and within budget has generated a strong reputation within the industry and MCE is now sought after by customers ranging from Government Departments, Developers, Building Contractors and Architects. Much of their work is sourced by long standing clients in the industry who have already benefited from MCE's expertise and this, in itself, is a fine testament to the quality of their work.

A medium sized consulting firm specialising in the areas of Civil, Structural, Forensic and Residential Engineering, MCE has operated throughout all states and territories of Australia and consulted on a number of projects in South East Asia. Since the company was founded by Robert Morgan 34 years ago, the Structural and Civil divisions have carried out more than 8000 separate commissions. The company's wealth of experience is reflected in the core personnel, who have remained virtually unchanged during the companies history and between them have over 100 years of experience in engineering consultancy.

Engaged by the developers of One Bright Point Magnetic Island, Bovis Lend Lease (BLL), MCE provided their services in the areas of civil and structural engineering. Although the development in itself is not necessarily unusual, its proximity to the world heritage listed Great Barrier Reef and that it is in an extremely exposed position in a cyclone prone area, meant that particular attention had to be paid to environmental issues and structural design. MCE worked very closely with BLL to ensure that the architect's vision for the

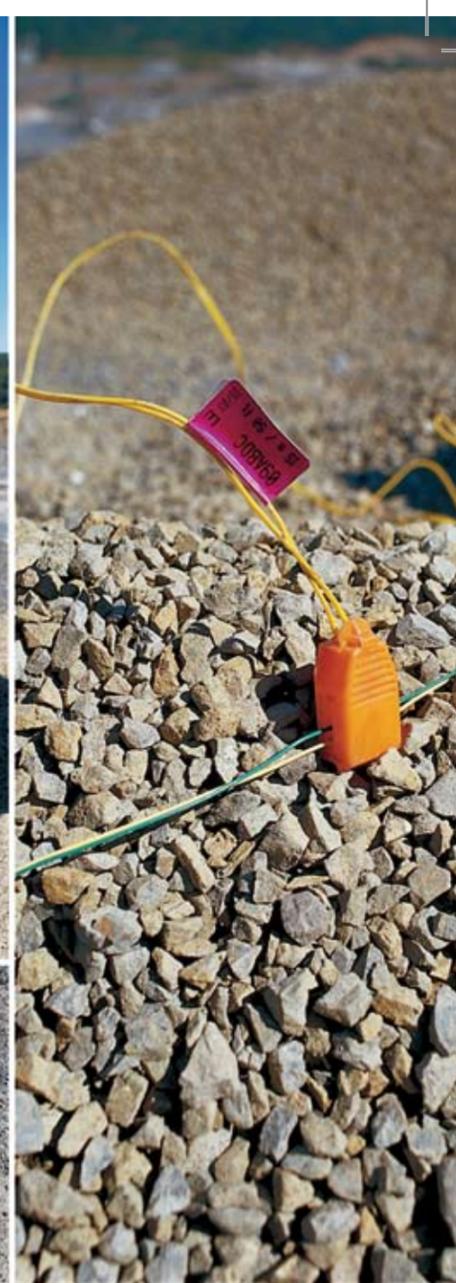
luxury development was assisted with practical and workable solutions that could accommodate the specific challenges of the location.

Extensive environmental protocols were put in place throughout the construction phase to guarantee minimal impact on the local ecosystem (an area of project development that BLL have become renowned for). MCE's expertise in structural design in cyclonic areas was a significant factor in the feasibility of the architectural roof features employed. The challenge presented by the relative remoteness of the location, being 13k offshore from Townsville, also presented significant logistic and transportation issues that had to be overcome.

Morgan Consulting Engineers' involvement in the One Bright Point development is a clear reflection of the company's reputation. Their successful expedition of the design and construction civil and structural engineering for the project is yet another endorsement of the high standards of service they are able to deliver to their clients. MCE is very proud to have been associated with BLL, and the development.

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Rock stars

Bovis Lend Lease engaged Orica's Quarry and Construction division to assist with excavation of three lift wells and drainage trenches for the One Bright Point development.

The building site was on massive, fresh 250MPa granite that had been exposed by blasting about 20 years earlier. The rock resisted sustained efforts using mechanical rock breaking, and noise and dust from this method could potentially annoy the neighbours. Expanding grout was also tried but this proved to be too slow to meet the project schedule.

Although blasting was initially disallowed, a risk assessment carried out by Orica Quarry and Construction Services showed the anticipated adverse effects of flyrock and vibrations were manageable. Blasting also offered an overall reduction in the levels of repetitive noise and dust compared to rock breakers.

Orica used two different methods to complete the work. The lift wells were blasted with high explosives initiated by i-kon™ digital electronic detonators. Non-explosive propellant cartridges were used to break the rock in the trenches. Overall, the project time frame was reduced by 4 weeks compared to mechanical rock breaking methods. There were no complaints from the neighbours, and disruption to work on the site for the blasting was less than 2 hours.

Orica's Principal Blasting Engineer, Martin Adam, says "Civil construction projects are often delayed and extra costs are incurred because the owner, prime contractor or local authorities unnecessarily exclude blasting. In many cases, carefully designed and properly executed blasts using small, precisely timed charges will safely break rock with no adverse affects on nearby structures and a lower overall impact on neighbours".

Bovis Lend Lease Project Manager Peter Williams says "This job demonstrated that when excavating very hard rock, improvements in blasting technology and safety can make blasting the first preference. Given the same circumstances, next time I will consider the use of drill and blast in preference to mechanical methods."

For more information on blasting in built up areas or in sensitive locations, please call Martin Adam on 0413 005 089 or visit www.oricaminingservices.com

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Timeless portals

Galton Supplies have been manufacturing steel doorframes, cavity sliders and fire rated doors for a number of years in Far North Queensland. Their focus is entirely on providing exactly what the client requires, and although this may sound simple, it requires a high level of dedication and an understanding of the customers needs. Once understood, the challenge is then to convert those needs and ideas into reality.

Engaged by Bovis Lend Lease (BLL) on the One Bright Point luxury development, Galton, worked very closely with the developers and architects to ascertain precisely what was required. Strong communication between the parties ensured that specifically what was required was delivered. The company is based in Townsville and works out of a new manufacturing plant that has just been recently completed. Their proximity to the project was an added advantage for BLL and enabled the developers to order frames as they were required, rather than having to order a large shipment which is not only costly, but can lead to inefficiencies as project requirements alter during the course of construction. The ability to order as required also ensured that large amounts of stock were not waiting on site with the risk of being damaged.

Galton, supply mainly to large commercial projects, the manufacture of their frames is carried out in house with stringent controls on quality and project specifics. Their fire rated doors are certified by Chubb. Recently they have been engaged in a number of prestigious projects including the Stage 1, of the Six-stage Villa Vincent project, and the Watermark development.

Their involvement in the One Bright Point project consisted of supplying all the steel doorframes and a number of fire rated doors for the 124 apartments, and other entry areas. The communication with BLL on the project was a highlight for Galton, and because of the clear understanding between the two companies, the solutions provided were exactly what the developer required.

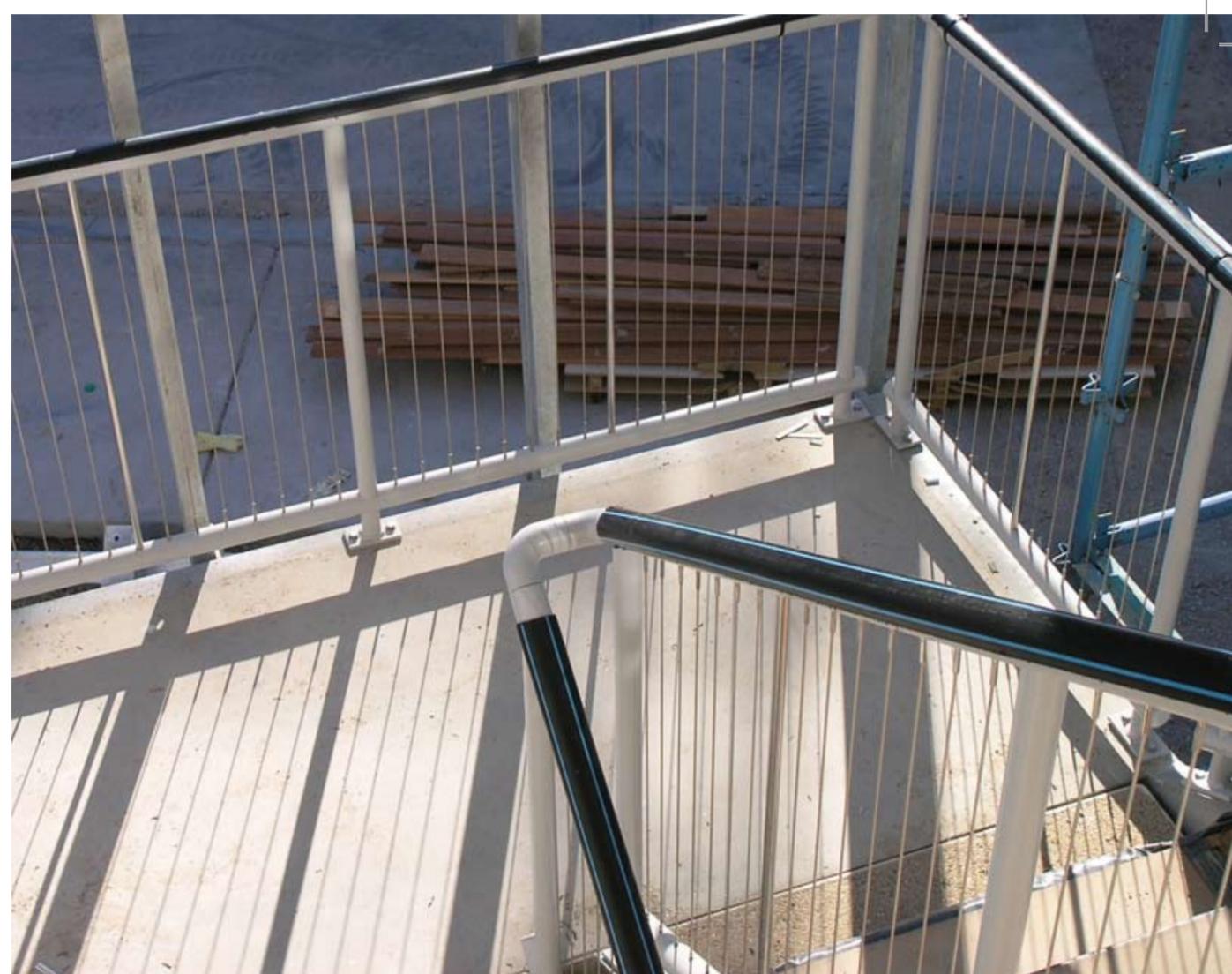


For Galton, One Bright Point is another, successfully completed project and the work that they have done is sure to enhance the already strong reputation they have for quality service and quality product. Naturally, they are proud to have been involved with BLL on such a prestigious project.

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Fabricating with combined metals

Combined Metal Fabrication (CMF) is a Townsville based company specialising in the manufacture and installation of a wide range of products created from steel, stainless steel, aluminium, copper, and brass. Specifically they are focused on the manufacture of stainless steel kitchens, bench tops, handrails, architectural features, and street furniture, but they are a versatile company and able to accommodate unusual or one off manufacturing projects.

Established 23 years ago, CMF has the unique advantage of having 50% of its workforce and directors holding shares in the company. This guarantees their on going commitment to excellence and professionalism in a way that most companies are unable to match. The resultant dedication, and experience in the industry allows them to tackle ventures as large as the One Bright Point development or smaller residential projects such as swimming pool fencing, and railings.

The company operates out of a 3500sqm factory utilising the latest in CAD design technology. They have the capacity to carry large amounts of material and stock, which means that they are able to deliver on their projects without costly supply delays and within predicted budgetary and time parameters. They also pride themselves on their ability to follow a project from conception, design, and installation, right through to on-going maintenance and repair.

The One Bright Point development is a showcase of innovation and excellence befitting its luxurious appointments and CMF were engaged to continue the promotion of excellence with the inclusion of their new, patented Cabletrade handrail, a vertical cable balustrade system with considerable benefits over conventional balustrade.

Cabletrade Consists of vertical stainless steel cable mounted between top and bottom rails of hollow extruded aluminium or stainless steel of almost any shape, and attached by a patented toggle clip system. The product has a number of advantages over other systems; aesthetically it presents a high quality finish with the top and bottom railings tailored to the clients requirements of colour, shape, size, and surface. It also provides an alternative to other forms of railing and balustrade, such as glass, in high wind load areas, where an uninterrupted view is required. It is easy to install, and maintain, and a cost effective option. Recently with changes to the Australian Building Code, recognising the inherent dangers of horizontal cabling above certain heights, Cabletrade has become an even more realistic and advantageous choice.

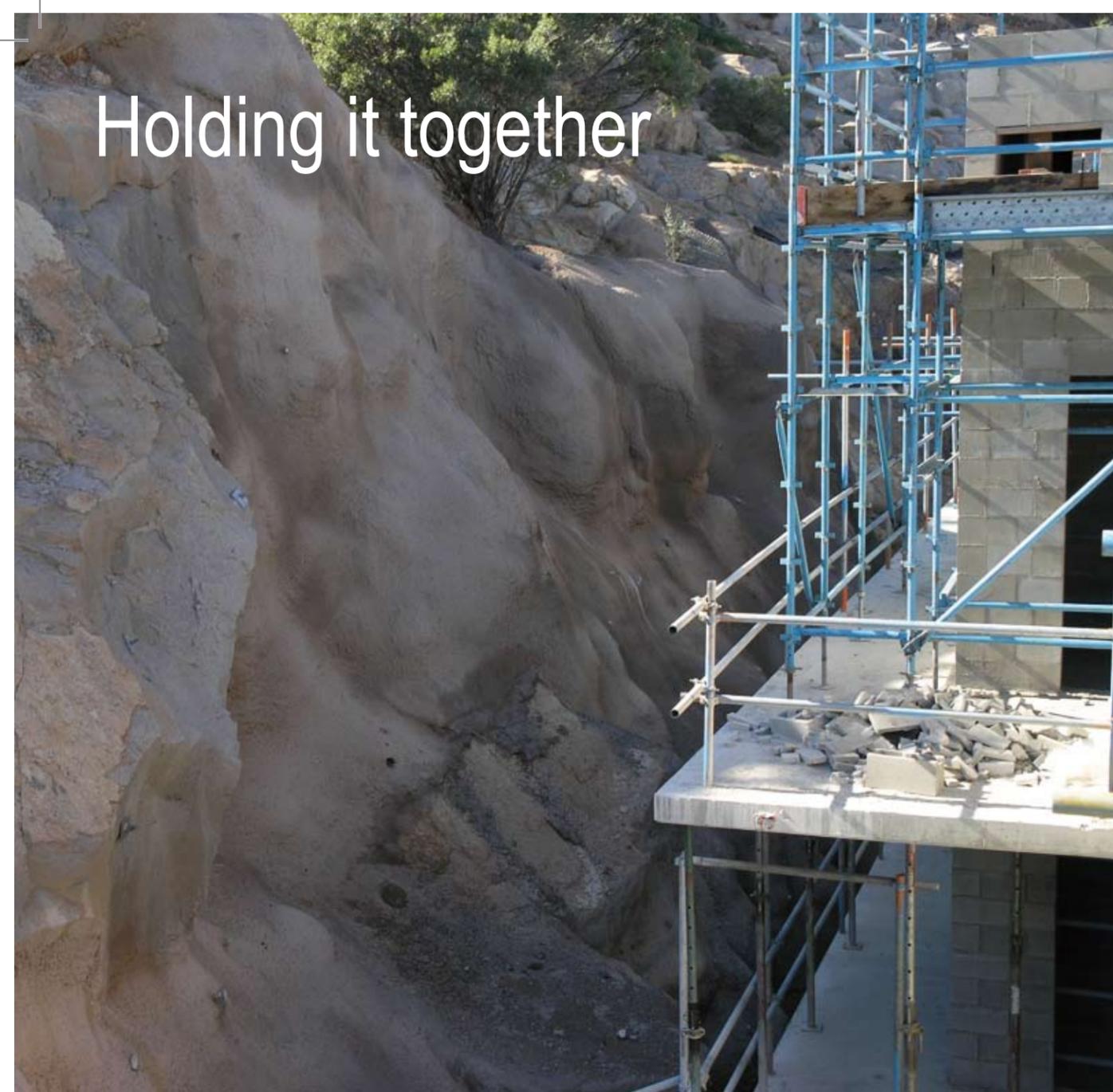
CMF are very pleased to have had the opportunity to demonstrate their innovative system on such a prestigious development as One Bright Point and they are very enthusiastic about the systems potential.

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Holding it together



One Bright Point suited the specialties of Caruana Holdings, but was not without certain challenges. A large project like this one created various learning experiences. Their involvement with the One Bright Point project took around four months. During this period, a taskforce of fifteen worked on the project, out of a total of forty employees.

Caruana Holdings has existed for fifteen years and since its foundation has predominantly specialized in the area of steep embankment and cliff stabilization, as well as crane pad anchors. During the time spent working on One Bright Point, the former of these specialties served particularly useful. By modifying parts of the frame to use parts of the crane baskets, work on this construction was markedly sped up. Furthermore, the ability to source local labour also played a part in shortening the length of work. By using types of machinery such as hand drills, cranes, modified drill rigs, as well as a unique resourceful approach, Caruana Holdings showed new abilities old talents to work though the project.

The nature of the location of One Bright Point means that these sort of advancements and technologies are integral. The cliff faces surrounding the location were a lot higher than the sites Caruana Holdings had previously worked on. There was no access to the top of the cliff face, and the general treacherousness of the construction's position caused obvious difficulties.

The main obstacle, though, were the time restraints during the construction period. Before the main construction could go ahead, Caruana Holdings' works had to be completed and similar deadlines loomed for the other companies working on the project. The site, busy and congested by all of this, meant that the company had to use its strengths particularly well. This work spanned four months, and a lot of resourceful advances were required. But, with ten years experience in this type of work, and specialized equipment that is useful for drilling at the type of extreme heights of the One Bright Point project, Caruana Holdings had certain advantages over its competitors. Many situations in the One Bright Point project required inventive solutions. Learning experiences showcased Caruana Holdings' distinctive abilities, and this project was successful in a number of ways, as is palpable in the completed development.

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Smooth operators

Established 12 years ago, the Allkoud Company now heads a larger operation known as Auswide, which operates across the country, on a wide variety of projects. In addition to their involvement in the One Bright Point Development, they are currently working in Perth on a project involving over 700-double story residences; they also have on going projects in Melbourne and Townsville. Allkoud and Auswide have built a strong reputation within the industry, through careful consideration of their client's specific requirements. Since the early nineties, they have worked hard to develop systems and controls that ensure they deliver quality work on time and with budget guidelines.

They were engaged by Bovis Lend Lease (BLL) to provide their services on the prestigious One Bright Point Project. Nabeel Allkoud, who heads the company, is a hands on operator, he takes great pride in the work he does and this is clearly demonstrated in the results they have achieved. "There were no problems with the project..." He explained, "Everything went very smoothly."

One Bright Point provided an ideal opportunity for a company such as Allkoud Cement Rendering to display their expertise in technologically advanced rendering systems. Due to the high standards encapsulated in the project, the architects, and the developer, were both very keen to ensure the quality and durability of the internal finish for the beach rooms. The natural envi-

ronment of the site, being close to the ocean and with tropical humidity for much of the year, meant that a rendering system was needed that provided the quality finish required, and was durable enough to withstand the climatic conditions. After consideration, it was decided to use a Granosite System of rendering for the internal walls. This solution proved to be ideal for the project.

Auswide generally bids on large-scale construction projects and, as a result of their experience in this field, they have not only generated a strong reputation for quality and consistency but they also operate to strict OH&S protocols, with extensive training programmes in place to ensure all their operations are safe. Their involvement in the development on Magnetic Island is sure to increase their reputation further and they are delighted to have been involved with BLL on such a prestigious project.

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