



Mr. Lee Butterworth, Multiplex's Development manager

Port of Call

Multiplex's outstanding ability to deliver exceptional quality developments that serve the needs of an overwhelmingly diverse range of interests



Multiplex Developments Australia director Shane Bulloch pictured with Premier Peter Beattie at the official opening of Portside Wharf.

Multiplex's highly anticipated Portside Wharf Development in Brisbane was officially opened on August 29. The \$750 million project boasts 171 luxury apartments, a European-style plaza with boutique retailers, fresh food market and five-screen Dendy cinema, as well as fine restaurants offering enviable quality dining on the edge of the Brisbane River, just 10 minutes from the CBD. The development also features a new international cruise ship terminal, set to deliver the world to Brisbane's doorstep.

The Queensland government invited bids for the redevelopment of the Portside Wharf in exchange for an interest in the surrounding land.

Extensive work had to be undertaken to transform Portside Wharf from an industrial area to a residential area. The Portside Wharf was in an advanced state of decay and had to be remediated before construction could begin. Multiplex was also required to significantly improve the infrastructure of the wider Hamilton area. Street lighting and traffic lights were improved, road widening and modification occurred, and gas and telecommunications services, including Broadband Internet, were brought into the area with the cooperation of the service authorities. This significant work has also laid the foundations for further development in the Hamilton area.

A number of innovative and unusual materials were utilised in the development. Copper has been built into the facades of the apartments, endowing the buildings with a striking visual originality. Polycarbonate multicelled

sheeting was imported from Israel and used substantially on the terminal building, which will allow filtered light to diffuse throughout the buildings. The entire rainwater disposal system was made from marine-grade stainless steel.

Significant recycling initiatives were also undertaken. When the old wharf was demolished, a crusher was set up on site, which pulverised all the used concrete. Rather than being sent to landfill, the crushed concrete was used as backfill and as piling mats to prevent the piling rigs from sinking into the mud. The reinforced steel utilised in construction was 95% recycled, delivering important benefits for the environment whilst also providing an alternative to imported steel.

Multiplex has set new benchmarks for water and energy efficiency. All tapware and toilets are to be AAA rated, waterless urinals are being used in the terminal building, and water efficient irrigation systems and native landscaping will be utilised. Multiplex has also sought to maximise energy efficiency. "Daylight, energy and thermal modeling was also undertaken during schematic and design development to inform the design decisions and electric, gas and water submetering is provided to all major uses in the building to facilitate better energy and water management in operation", Multiplex Developments Australia director Shane Bulloch said. Multiplex's commitment to sustainable living reflects the company's ongoing pursuit of innovation and environmental responsibility.

The Portside project is a reflection of Multiplex's continued pursuit of exclusive waterfront development opportunities. Multiplex Living Managing Director Tim Willing says, "Waterfront projects continue to thrive outside of typical market cycles due to the market's recognition of their rarity". Multiplex's astute understanding of people's wants and needs has secured their ongoing success. "Multiplex had responded directly to extensive research which indicated that the market was demanding a sophisticated, integrated lifestyle destination in close proximity to the city, resulting in the development of the master plan for Portside Wharf", Mr Bulloch said.

Multiplex's waterside developments have continued to defy the recent slow-down in auction results from Australia's property markets, attracting strong buyer inquiry with solid sales conversion rates. Portside Wharf is already an astounding success, achieving in excess of \$143 million in unconditional sales across the Flare, Loft and Infinity apartments. The Flare and Loft apartments have already sold out and only 8 of the 63 luxury Infinity apartments remain available.

Bookings for ships planning to berth at the international cruise terminal have begun, with the number of international tourists aboard cruise ships predicted to increase by 32 percent this year. State Tourism Minister Margaret Keech has said the cruise industry is expected to inject more than \$100 million into the Queensland economy this year. The \$228 million cruise ship industry creates around 1600 local jobs.

Throughout the construction process, Multiplex successfully worked together with Federal, State and Local governments; private business and local organisations to find a harmonious and attractive solution for all parties. The end result is a reflection of Multiplex's outstanding ability to deliver exceptional quality developments that serve the needs of an overwhelmingly diverse range of interests. The international cruise terminal, which is expected to deliver more than 200,000 passengers to Brisbane each year, has already welcomed major cruise ships, the P & O Pacific Star, and the luxury \$532 million residential liner, The World.

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Cool design

Coolmaster specialise in commercial air conditioning and ventilation and have been established in Queensland for over 30 years. Their extensive experience and innovative approach to design ensured that the company had all the skills required to overcome the complex challenges of designing and constructing the air conditioning systems for Multiplex Group's Portside Wharf development.

A total of five buildings, incorporating 171 new apartments and a 7500m² restaurant area, fresh food market and specialist retail precinct, as well as the new international cruise ship terminal, all needed to be fitted with air conditioning and ventilation systems. Mr. Bryan Perdon of Coolmaster stated that one of the challenging elements of the Portside development was the considerably diverse nature of the project and its requirements. The company utilised their skill and experience to design flexible systems to ensure their suitability for a large variety of potential tenants. A range of air conditioning systems were used, including Condenser Water systems, DX ducted split systems and Variable Refrigerant Volume (VRF) systems in the apartments. The VRF systems were chosen for their energy efficiency, as the motor varies the amount of power consumed, relevant to usage. It also allowed all of the individual apartment air conditioning plants to be located at roof level.

Consistent with Multiplex's objectives to enhance sustainable living, Coolmaster has reached new benchmarks in energy efficiency. The VRF systems utilised by Coolmaster have had a significant impact on these exceptional results. These initiatives also extend to the new international cruise ship terminal. Natural and mixed mode ventilation systems within the cruise terminal and market hall will help to reduce reliance on mechanical cooling.

The unique and diverse needs of this immense development were overcome by the diverse range of skills available in-house at Coolmaster. This meant that the design, development, engineering, manufacturing, project management, and all other elements of the design and construction in the Portside Wharf development, were planned and executed within the one company. This ensured that the work was realised in the fastest possible time, whilst simultaneously delivering the highest of quality. Coolmaster will go on to maintain the system to ensure its longevity and efficiency with their 24 hour Service Division.

Coolmaster have extensive experience with major projects, and their commitment to developing and maintaining all the necessary skills required in house, from design, to construction, to long-term service and support, has allowed the company to establish a highly efficient and refined construction process. The company has moved to Loganholme, enabling them to double their duct manufacturing capabilities. This reflects the company's continued pursuit of the latest and best methods and technologies.

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Pumping it up

Christopher Contracting are nearing the completion of their 18-month involvement in Multiplex's \$400 million Portside Wharf development. The development includes 171 luxury apartments, a specialist retail precinct with a five-screen cinema, 7500m² restaurant area, and the transformation of the Portside Wharf into an international cruise ship terminal. This immense and diverse project required the professionalism and aptitude of Christopher Contracting's experienced company. Extensive work has been undertaken including the full design and construction of hydraulic services, sewer water and storm water drainage. The development's immediate proximity to the Brisbane River presented some difficult challenges, which were skilfully overcome by Christopher Contracting's resourceful approach to design and construction.

"Diversion of the council's storm water mains to allow construction of the new buildings was the most challenging thing on site", said Geoff Christopher of Christopher Contracting. The storm water mains were two metres under the level of the Brisbane River, which resulted in numerous tidal and water problems. Christopher Contracting were required to pre-cast the head-walls off-site and then sheet pile in the river. The sheet piling was then de-watered to allow fitting of the precast elements. Whilst the Portside Wharf development presented many logistical problems, the successful completion of construction is demonstrative of Christopher Contracting's ability to apply innovative, effective and efficient methods to difficult projects, with outstanding results.

To ensure a consistent level of highly refined skills are maintained within the industry, Christopher Contracting have established a successful apprenticeship-training program. This program focuses on developing young workers

into accomplished professionals with the ability to meet and exceed their client's needs. Upon the completion of their training, many apprentices stay on as fully qualified employees of the company. Christopher Contracting has done a great service to the community by educating and fostering young workers, whilst also developing their own company, ensuring that their exceptionally high standard of work can be maintained well into the future.

Christopher Contracting has 20 years of experience working on commercial and residential high-rise buildings, as well as hospitals and shopping centres. Specialising in design-construct work, the company offers civil, plumbing, and drainage services, all in one package. This substantive range of skills has continued to ensure a high level of achievement, where major projects are successfully realised in spite of significant challenges. The company has recently completed a number of high-profile projects including the Gold Coast Convention Centre, Festival Towers, and the Woolworths Distribution Centre in Ipswich.

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