

WHISPER BAY

HUTCHINSON BUILDERS
AIRLIE BEACH



THE LAP OF LUXURY

The new Whisper Bay development at Airlie Beach in the Whitsundays has been heralded as one the most luxurious and elite in the country. Due for completion in October 2008, the enclosed security 6 star residential resort has already attracted the attention of both national and international celebrities and is set to be the premier residential development on mainland Australia, indeed setting the standard for all other developments of its kind to follow. At the construction head of this prized \$101m development is renowned industry heavy-weight Hutchinson Builders.

Hutchinson Builders were among the few requested to tender for the remote complex project. The company subsequently won the contract, largely due to the their ability to

handle a remote project and the approach they took to overcoming the issue of ground compaction at Whisper Bay. Comprised with the burden of rock from an old neighbouring quarry, the existing site was essentially unsuitable for building. Hutchinson Builders had been recommended and investigated Dynamic Compaction, a method which, while common overseas, is as yet relatively unused in the Australian construction industry. Dynamic Compaction proved to be the optimum solution for the project as not only did it provide the necessary compaction results, but it did so with a significant reduction to costs.

The complexity of the project arose from the extensive variety of building designs. Consisting of five separate buildings with

104 units, including nine penthouses and 73 apartments, 22 villas (both two storey and three storey) some with private pools, as well as two communal swimming pools and 50 marine births, the variety of architectural solutions and specifications for the development was immense. Additionally, the quality of workmanship at each phase needed to be flawless, particularly given the industry standard being set by the development. Hutchinson Builders approached proven subcontractors for this project based on their capacity to meet time and cost targets, and their high standards from previous successful working relationships.

Overall the project was efficiently managed with considerations for the working needs of

the tradesmen. Hutchinson Builders ensured the subcontractors were taken care of. They set up two camps close to the site (each housing up to 110 people), provided workers with meals, as well as a commuter bus to and from the site. Many subcontractors in interviews commented on the unique and pleasant working atmosphere and sense of camaraderie engendered on site. Consequently, Hutchinsons solid and professional management, in conjunction with the outstanding caliber of work and morale that was maintained on site, meant tight deadlines were always being met in contrast to the vast majority of cases in the industry. Jobs were subsequently completed before the due date. As a representative from Quefix Pty Ltd put it, things run smoothly when the “man in front knows what he’s doing”.

Over its 96 year history, Hutchinson Builders has completed a wide range of projects throughout Australia, including projects in

Central Business Districts, remote country areas and offshore islands. The Whisper Bay Project only adds to an illustrious list of projects including the prestigious contract for the restoration of the Sir Henry Parkes Memorial School of Arts in Tenterfield, New South Wales, which was a focal point of Australia’s Centenary of Federation celebrations throughout 2001.

Whisper Bay heralds a new standard of resort style residential living in Australia, a standard that could only be achieved by a company with sufficient experience and a proven commitment to excellence in the construction and development industry spearheading such a project. As an industry forerunner, Hutchinson Builders engagement with the Whisper Bay development highlights their commitment to keeping up to date with industry innovations and a standard of project management par excellence. By valuing people and getting

the best from workers, by ensuring the best possible working conditions, Hutchinson Builders have generated both high morale and high productivity on their projects. Clients can be assured that projects will be completed on time and on budget, with an exceptional standard of quality and a special experience

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ONE FOR THE ROAD

Burchill Partners originally founded in 1974, as civil & structural engineers, and planners merged with the VDM Group in 2004 to create Burchill VDM Pty Ltd. The VDM Group of companies offer civil, structural and environmental consulting engineering services along with project management and construction across Australia and Internationally. Burchill VDM specialises in large scale “from concept to completion” development projects ranging from Residential and Industrial subdivisions to waterfront developments, golf courses, commercial buildings and infrastructure.

Following an established working relationship with Hutchinsons, Burchill VDM was invited in 2006 to join the elite team of sub-contractors contributing to the development of the deluxe Whisper Bay residential resort at Airlie Beach. The development of Whisper Bay had already been in progress for over two

years. Consequently, in addition to developing a model that incorporated the architectural design within the already complex site conditions, the team of Burchill VDM engineers and designers were faced with the considerable challenge of integrating a partially completed design into their final draft.

Among the various site issues, designing the roads to allow for the movement of emergency and refuge vehicles through the site in accordance with Australian Standards proved particularly difficult. Originally, the road layout included two terminating roads at the eastern boundary of the property, which meant vehicles couldn’t travel directly from one side of the site to the other. Burchill VDM revised the draft to incorporate a connecting loop road however the proposed loop also connected two pre-existent pad tiers with a difference of approximately 6.5m over a short span. Using Autocad for drafting, and design package 12D,

a complex model was developed to aid in the manipulation of the finished surface levels with the architectural building design. This allowed cross sections to be provided anywhere on the site to show the relationship between the existing ground level and the proposed design finished level, and resulted in suitable design solutions for the interface between the two.

The complex nature of the Whisper Bay project also arose from the unique characteristics of the development site. Comprised of the overburden of rocks from an old neighbouring quarry, the ground of the existing site at Whisper Bay included uncontrolled fill with large rubble and voids, and was essentially unsuitable for building. An investigation was conducted to determine which of the alternative options for compacting the earth for the buildings and roadways, would best achieve the required compaction results. While micro piling had initially been proposed for the

site, the relatively new technique of Dynamic Compaction was finally chosen. Not only did this process of ground compaction create a suitable foundation for the site, but it did so with a significant reduction to the overall construction costs.

The existing site encountered by Burchill VDM also consisted of three benched tiers formed by a mixture of hard road and uncontrolled fill. A variety of retaining structures were incorporated within the design to allow the buildings footprints to tie in with the proposed earthworks. To adhere to the desired architectural designs that such walls remain inconspicuous, gabion baskets were used in areas alongside the lower road to help retain the earth and ensure that, combined with future planting the final product would be aesthetically pleasing. Other areas of the property required the construction of large block work retaining structures, in the form of walls over 3.0m high, utilising existing rock treatment with reinforced shot crete.

Their involvement in the Whisper Bay project

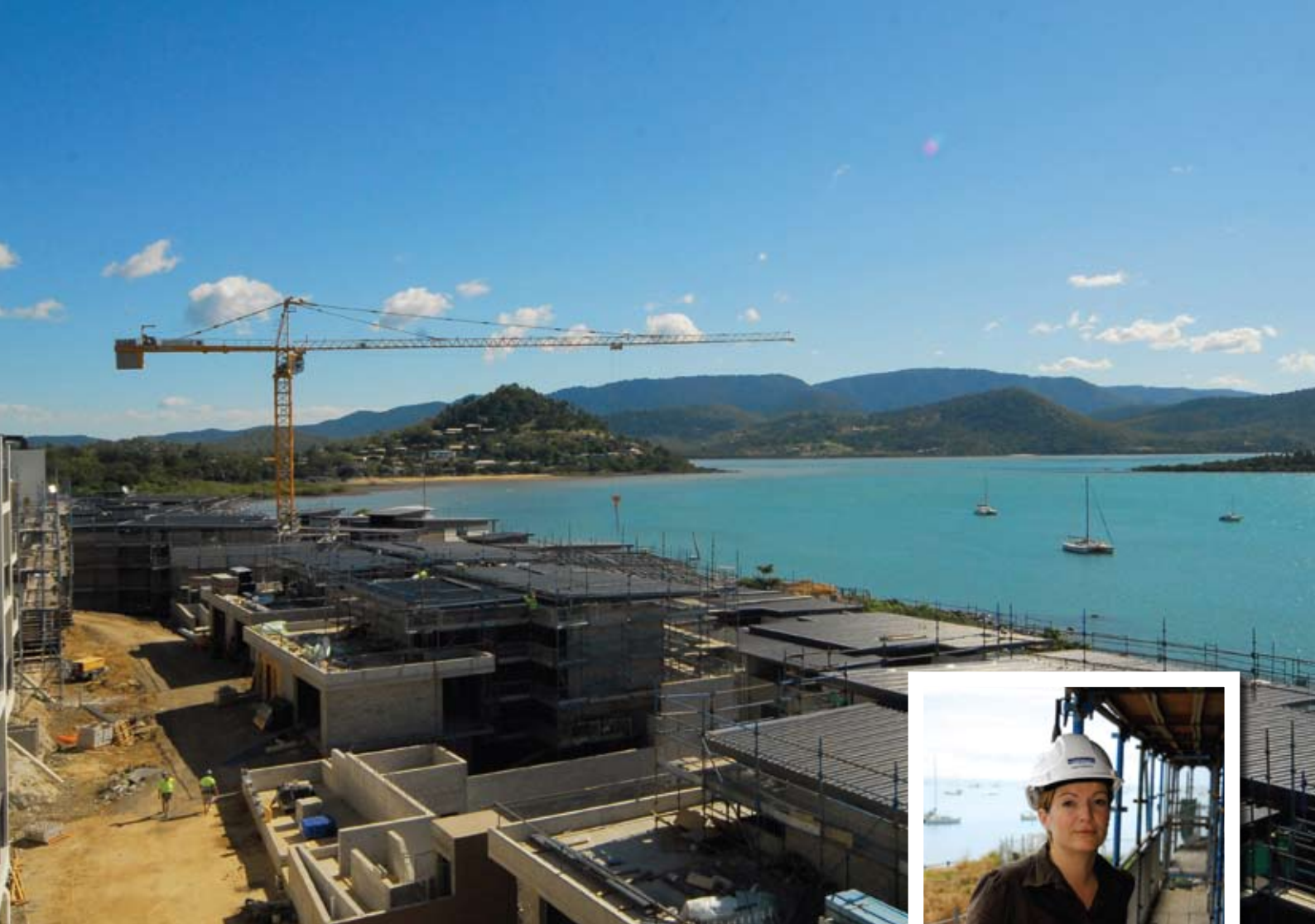
helped bolster Burchill VDM’s involvement in the Engineering Consultant role in the Airlie Beach Area. Other projects Burchill VDM are currently involved in within the area include:

- Airlie Retreat – over 400 residential dwellings
- PGA Whitsunday – 18 Hole Golf Course, Resort & 2500 plus residential lots
- Laguna Quays Development – 18 Hole golf course, Infrastructure & 1800 lots
- Airlie 2 & Airlie 3 – 600 plus residential allotments
- Whitsunday Shopping Centre
- Whitsunday Acres – Medium Density residential (206+ units), development, commercial precinct & 120 residential lots
- View Whitsunday – Stage 1, 2 & 3 – 120 units & community centre.
- Whitsunday Aviation Village Estate (WAVE)

Their commitment to ensuring that client designs and project plans were achieved, despite the multiple challenges faced in the Whisper Bay project, is testament to

capacity of the Burchill VDM team to meet and overcome any design issue with focus and drive. With over 30 years high profile experience and an established competency in complete turnkey service, from civil, structural and traffic engineering and planning works, to environmental disciplines through their environmental arm, Belleng VDM, Burchill VDM offers clients a commitment to quality results without compromising on safety standards or project budgets. Consistently drawing on the latest technologies and industry best-practices, clients are ensured a service that is consistent, efficient, and focused, resulting in a final product of the highest standard.

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POOLING IDEAS

For the past 25 years Des Newport Consulting Engineers have made a name for themselves as structural engineering specialists with a focus on swimming pool design. Since changing hands in October 2006, the company, originally owned and operated by Des Newport, has continued to grow, expanding its area of influence in the field of housing and small commercial business projects.

Due to their previous successful working relationship with Hutchinsons, Des Newport Consulting Engineers was specifically requested to contribute to the structural design phase of the 42 small and two large swimming pools included in the new, high-class Whisper Bay development. Despite having a team of just fifteen, this small to medium sized business has established a sound reputation. Their engineers are well known for their skill in designing for a wide variety of conditions and in particular for more 'complex' and unusual settings like high-rise pools, or those over-hanging cliffs

etc. With upwards of 2500 projects a year, Des Newport Consulting Engineers have extensive experience in designing custom built pools for the housing and small commercial business sector. Collaboration on the Whisper Bay development project only adds to their already lengthy list of significant contributions to the industry.

In addition to their pool design work, Des Newport Consulting Engineers custom design houses using the latest Insulated Concrete Form (ICF) technology. ICF utilises a polystyrene (or similar) formwork filled with concrete, which is then rendered to create a wall. The high insulating nature of the polystyrene formwork means additional insulation for the structure is generally not required and results in significant energy savings for the household. This makes ICF, the preferred building method of Des Newport Consulting Engineers, a more environmentally friendly and cost effective building option.

Operating mainly in south-east Queensland, Des Newport Consulting Engineers are available for pool and other small to medium size structural engineering projects nationally as well.

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PEOPLE POWER

As development and project management specialists, Incoll Management Pty Ltd has built a strong reputation for being leaders in their field. Offering an extensive variety of services from due diligence through to a range of project and development management, Incoll aims to provide real value by tailoring their services to suit client needs. Since April 2006, Incoll has been managing the development of the luxurious Whisper Bay residential resort for F.O.B Airlie Beach in the Whitsundays.

The first of its calibre in mainland Australia, Whisper Bay has proven to be a particularly intricate project, largely due to the wide variety of dwellings being offered within the property. As the development offers several different apartment blocks as well as a number of two and three storey villas, most with personal pools, there arose a huge variety of detail to be monitored and managed. Additionally, due to the first-class standard being set, an even more rigorous administration of the project was expected of the Incoll team. To successfully manage the complexities of Whisper Bay, as with all jobs taken on by Incoll, their managers

worked collaboratively with the client to establish pre-agreed objectives from the outset. The overarching aim being to determine optimal project solutions for the clients long term needs, by endeavoring to identifying potential issues before they arise, and by considering capital and ongoing operational and life cycle costs of the project.

Incoll Management maintain an ethic that project success is not only determined by the organisation providing consulting services, but also by the quality and suitability of individuals nominated for specific tasks, and the environment and technology that supports them. Based on this, along with an ethic of innovation and sustainability, Incoll selected Hutchinson Builders, the Whisper Bay contractor on the basis of a proven track record of excellence in their field, who showed a commitment to a negotiated contracted and a collaborative, open book approach to produce the highest standard of work along with time and cost effective considerations.

Incoll Management Pty Ltd maintain their commitment to successfully delivering project

outcomes, by serving as the primary interface between invested parties to ensure smooth operations throughout the project. Their ongoing repeat clientele and experience in successfully managing an extensive variety of projects right across the board, from major construction companies and developers, to government agencies, banks, schools and more, is testament to standard of excellence Incoll Management Pty Ltd bring to the field of development and project management.

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THE BEST FIX

Despite being less than 18 months old, steel fixing specialist Quefix Pty Ltd already has several major projects credited to its name. Among them are the refurbished office block at 545 Queen St Brisbane, SW1 South-Bank Brisbane and now the acclaimed Whisper Bay development at Airlie Beach in the Whitsundays.

Prior to branching off on their own, Quefix owners Jason Harper and Stan Harper had already established for themselves a solid reputation of excellence, based on their extensive experience both on-site and managerially. Consequently, after going solo in March 2007, they were soon approached by major developer Hutchinsons to work on several of the various projects they were managing, the development at Whisper Bay being among them.

Set to be Australia's only 6-star resort style residential space, the size of the project at Whisper Bay is comparable to most, requiring 600-700 tonne of steel reinforcement, however given the prestigious nature of property, the standard of work required was exceptionally high. Remarkably Quefix completed the job three months earlier than required. And while the Harpers humbly attribute this achievement to the organisational skills of the project managers at Hutchinsons, clearly Hutchinsons wouldn't have settled for a less than outstanding standard of work.

Well-known and respected tradesman Stan Harper came out of retirement to join his son in establishing Quefix. Together they offer clients over 50 years experience. Along with that, the evidence of having been personally approached by industry heavy-weight Hutchinsons, and having successfully completing several high profile projects with others concurrently on the go, all less than 18 months into business, indicates the quality of workmanship and dedication to efficient project management that underlies all work undertaken by Quefix.

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BLOCK BY BLOCK

With just over 30 years of experience, T.C. Bricklayers have contributed to a vast majority of the development projects in the Whitsundays and on the Whitsunday Islands. They specialise in brick and block laying methods.

Initially, principal developer Hutchinson Builders had intended to build using precast concrete. However, for the Whitsundays, where precast concrete isn't so readily available, block-laying as an alternative construction method, was more time-effective in this instance. It was this case as put forward to Hutchinson Builders, and its inherent commitment to quality, safety, time management and client satisfaction, which won the illustrious Whisper Bay contract for T.C. Bricklayers. All masonry blocks were supplied by Austral Masonary (formerly Ayr Concrete Masonry).

Now working as the only local subcontractors on site, the twenty plus T.C. Bricklayers tradesmen, led by Josh Shanahan, T.C. Bricklayer's Construction Manager, were

engaged to construct the 104 units, in 5 separate blocks on the property. Significantly, the extent of the project required the builders to work often up to twelve hour days, up to six days a week, to meet their commitment. None-the-less, the expressed main concern of T.C. Bricklayers is "to do whatever is needed" to ensure project completion to the highest standard, with minimum hassle for the client. To that end, and in contrast to most of their competitors, they are one of the few blocklaying companies who are 'self-sufficient' on site, doing all their own concrete core filling, providing all necessary tools and machinery, and maintaining responsibility for moving their equipment and materials around the site. This saves their clients both time and money by reducing the need for further subcontractors to provide concrete pumps, cranes and fork lifts etc.

The team worked extremely hard to ensure the project ran smoothly, the most regular on-site senior block layers being: Clayton Coles, Kris Restall, Dan Bailey, Brad Hall and Keith

Goose, plus the most regular trade assistants Dale Stuchbury, Chris Carmichael, Richard Handel, David Bosanquet and Stewart Hills, who were all there for the duration of the work on the project. They were also helped by two first year apprentices; Kane Seidel and Brett Saroglia. T.C. Bricklayers would also like to thank the very pro-active Hutchinson Builder's team, led by John Berlese, Tim Ferguson, Terry Bowden and Cassidy Holland.

Their prolific contribution to the area and extensive industry savvy, together with their commitment to onsite independence and professional integrity, ensures T.C. Bricklayers will continue providing clients with a complete package and strive to always achieve a highly reputable standard of work.

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A COLOURFUL SOLUTION

For the past 20 years, Rainbow Renderers have been specialising in rendering, offering everything from cement render finishes to skim coats, textures and white sets finishes internally.

They use the latest spray technology in over 60% of their contracts, utilising quality Mau render pumps imported from Austria. Spray technology is a much faster process than rendering by hand, and Mau have developed some of the most advanced and efficient machinery in the industry, which means Rainbow Renderers can work at a rapid pace without sacrificing quality in the finish. Consequently scaffolding can be brought down quicker, and development work can progress more rapidly, saving clients time and money.

Hutchinsons and Rainbow Renderers have built a working relationship on numerous other projects which include SW1 and 2 and the Trilogy apartments in Brisbane, and the Pumice Stone apartments at Caloundra on the Sunshine Coast. For Whisper Bay, a 10ml cement render finish was specified for all buildings. The finish was properly ruled off to ensure a flat surface and overall creating a harder, straighter, neater finish. A high strength key coat was used under all renders done by the company. This ensures maximum adhesion of their quality render, which ultimately enables painting to commence sooner than would normally be the case with lesser quality renders. Rainbow Renderers aim to providing experienced “friendly, honest service”, and they enjoy the work they do. Their insistence

on only the highest quality products and equipment means jobs are completed quickly with precision and skill, ensuring clients are left with a rendered finish of the highest standard.

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RETAINING THEIR REPUTATION

With over 20 years of industry experience, Concrib Pty Ltd have made a name for themselves, specialising in high quality engineered retaining structures, erosion control systems, Crib concrete and concrete sleeper walls, geogrid segmental block walls and bridge abutment protection. Over the years they have contributed to an extensive list of high profile projects, particularly in the field of major road and infrastructure development.

It was, however, their expertise in the niche market construction of rock-filled Gabion walls, that made Concrib the ideal candidate to oversee the instillation of the 3 x 100m retaining wall, fronting the elegant and luxurious Whisper Bay development in Airlie Beach. Traditionally rock-filled Gabion walls are not used as design

features, more commonly known for their use in hydraulic structures. In this instance, however, the architect specifications were for a retaining wall with multi-stepped curvature and a stone-look, architectural finish. This aesthetic could be best achieved using the rock-filled Gabion system. Concrib, being one of only a hand-full of companies specialising in Gabion construction within Australia, was the natural selection for the project.

The Whisper Bay project was completed both on time and more notably on budget, which, particularly given the semi-regional location of the development site, is a testament to Concrib's high customer-service ethic and professionalism.

In addition to this, Concrib offers clients

another unique industry service: a complete turnkey service. From design to construction right through to certification for all systems, Concrib manages all aspects of the project in-house, thereby eliminating the waste of time and energy otherwise spent searching for multiple sub-contractors. Concrib provides clients with a reliable, high quality one-stop-shop.

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QUALITY RANGEHOOD DUCTING

Originally a project account manager for Miele Australia, Gordon McDonald of Palmshore Trade Developments recognised a deficiency in the effective ventilation of rangehoods in homes and unit developments.

Too often where it was not feasible to vent the exhaust of the rangehood to the outside of the building and a kitchen was fitted with a bulkhead over the joinery, finding an efficient as well as aesthetic venting solution appeared difficult. However, without proper venting, the possibility of damage, over time, to both cabinetry and rangehood due to exposure to greasy damp air cannot be ruled out. Furthermore, non-optimal venting can enhance the fire hazard of a given rangehood installation. Additionally, rangehoods do not function efficiently without a proper venting path, thereby impeding performance that requires the movement of hundreds of cubic metres of exhaust air per hour to satisfy discharge criteria.

With a clear intention to remedy the situation, Gordon went on to develop ReDuct as a cost-effective solution to the challenge of rangehood ventilation. ReDuct is a fire-

rated venting kit using a high quality metal ventilation grill from Europe, ABS flame retardant adapters and semi-ridged aluminum ducting. It is flexible and is designed to fit most rangehood makes and models. Developed according to industry best practices and compliant with all Australian safety standards, ReDuct is a quality solution for previous operational and safety problems associated with rangehood installations.

The ReDuct kit facilitates the safe and efficient movement of exhaust air from the rangehood by venting it through the bulkhead and then back out into the internal kitchen environment via its fire-rated ducted system. In addition to using the ReDuct Kit, Palmshore recommends that customers purchase a charcoal filter from the rangehood manufacturer to ensure that the exhaust air remains odourless. Cost effective and designed for easy do-it-yourself installation, ReDuct kits come with all parts required for assembly, so installers working on-site can easily mount the kits into MDF board or plasterboard.

ReDuct kits have already been supplied to major projects in Brisbane, Sydney, Sunshine

& Gold Coast, and are now being specifically requested for the renowned Whisper Bay development. Industry heavyweights like Mirvac, Watpac, Pradella, Matrix, Grocon and Hutchinson Builders have recognised the significant gap in rangehood installation that this product fills and have readily embraced it as an essential part of safety-conscious property development. Architects, mechanical engineers and rangehood manufacturers have also applauded ReDuct, as it has resolved a ducting problem associated with most rangehood installations. ReDuct kits are also available for external ducting, using stainless steel vents. ReDuct is available from Palmshore Trade Developments Pty Ltd and selected retailers.

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TOP SHELF

The Hutchinson Builders Whisper Bay development epitomises the lifestyle of Far North Queensland. Set in landscaped tropical surrounds the luxury resort and apartment complex offers visitors and residents the very best that the area has to offer whilst paying close attention to the design requirements of the tropics. Integral to the overall design was the use of cool tiles and stonework to complement the ambience of the bright, airy and open design.

Oztop is a service-orientated company who supply varieties of building products, however they do not see themselves solely as a supplier. With many years experience in sourcing and delivering exceptional quality stonework, tiles and finishes for some of Queensland's highest level projects, OZTOP were a natural choice for the Whisper Bay development. Their long standing relationship with Hutchinson ensured that both companies were able to work 'off the same page' and the innate understanding between the two companies proved highly beneficial to the smooth expedition of the required works.

Operating out of Brisbane for the past 13 years OZTOP has established a strong reputation founded on their belief of excellence in product and service without concession. OZTOP supply a wide and varied range of product to developments right across the country. Key lines include tiles, carpet, granites, marble, plus a range of kitchen slabs and surfaces. Having access to reputable suppliers worldwide OZTOP are able to source quality goods that are up to date and the finest range on the market at the most competitive price. The company's close affiliation with factories overseas also cuts middle man mark-up, builders can instead contact OZTOP as factory representatives. To ensure quality and competitive pricing are maintained the company has operatives in Asia to monitor the manufacture and sourcing of their product.

As part of their continuing association with South East Asia, OZTOP have just started a joint venture with White Horse, a reputable tile supplier from Malaysia. In addition to vast plants in Malaysia, Taiwan, and Vietnam, OZTOP are able to access White Horse's own

marble and granite factory in China. As a result, OZTOP can supply tiles and granite according to their clients' requirements.

An indication of their success is the fact that OZTOP are now one of the largest suppliers of tiles to Hutchinson for their commercial developments. Recent landmark projects such as the M on Mary development in Brisbane, the Reach Project at Bulimba and now Whisper Bay – where OZTOP sourced and supplied over 30,000m² of tile-work – have cemented their position as one of the leaders in their field.

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