

AN OASIS BY THE RIVER

DEVELOPER : GemLife

ARCHITECT : Jared Poole Design

STRUCTURAL ENGINEER : Westera Partners

CONSTRUCTION VALUE : \$105 million

GemLife Maroochy Quays is a lifestyle resort with meticulously-designed two and three-bedroom homes with high ceilings within a private gated estate, including a 2-storey country club with indoor pool and spa, tennis court, bowling green, bowling alley, cinema, library and more.

GemLife develops exceptional lifestyle resorts designed for today's over-50s. When GemLife launched its first resort in late 2016, the company set out to redefine the retirement living sector by emphasising a dynamic lifestyle, high quality homes and a huge offering of facilities for fitness and fun. GemLife Maroochy Quays is one of GemLife's newest additions to its highly successful resorts.

Located on the Sunshine Coast, GemLife Maroochy Quays is a gated estate, a lush and private oasis, secure and environmentally sustainable. The 20 hectare site was acquired in April 2018, and as with all GemLife locations, it was chosen for convenient access to shops and restaurants, the beauty of nature and vibrant local communities.

"During master planning we focus on providing positive solutions for home owners and the broader community into the future," explained

Director and CEO, Adrian Puljich. "Our resorts have large scale solar installations with energy storage systems, reducing reliance on the grid and promoting renewable energy. GemLife resorts have modern stormwater retention and treatment systems, reducing potential waste discharge into natural waterways. Our floating wetlands at Bribie Island, for example are designed to remove nutrients from stormwater, enabling natural ecosystems to flourish,"

Gold Coast architectural firm, Jared Poole Design, designed the communal facilities at GemLife Maroochy Quays with the homes the work of GemLife's inhouse drafting and interior design teams. The homes are exceptionally low maintenance, highly energy efficient and designed for optimal thermal comfort with reduced energy use. Inside are 2.7m ceilings, stone benchtops throughout the kitchens and bathrooms, high quality stainless-steel appliances and are 6 Star energy rated.

"GemLife operates under the 'Land Lease Community' model, and government legislation stipulates homes must be 'movable'. GemLife meets these requirements by using a fully customised, engineered steel chassis frame, constructed over a footing and slab system, designed for each site. The roof framing truss is integrated into the structure, a clever design to eliminate potentially complicated internal loads on the frame, thereby simplifying lifting, if the home is moved.

"At the heart of the resort is the country club, a contemporary 2-storey structure full of light due to an abundance of glass. There is exceptional workmanship inclusive of custom joinery, premium fittings, fine soft furnishings, custom lighting and cabinetry," continued Adrian.

"Its features include a heated indoor swimming pool, 10-pin bowling alley, cinema, hair salon, library and creative arts studio to encourage connectedness and build positive physical and mental health outcomes.

"The country club overlooks a semi-tidal lake, the proximity to salt water and the high water-table levels were a consideration in the design and selection of materials used for the substructure. Galvanised screw piers were used to found the lake-front footing beams associated with the clubhouse retaining walls and 'Xypex',

a concrete core-filled blockwork was used for the wall construction, providing construction flexibility and an additional level of waterproofing.

"The outdoor deck structure, reaching out over the water, was founded on an epoxy coated hollow steel pile, installed from a barge in the lake. The deck superstructure was constructed from galvanised steel bearers and timber joists. Decking and a laminated glass and polished stainless-steel balustrade were then installed."

"The Summer House is built upon a concrete slab with block and timber walls, timber trusses and steel roofing," said Adrian. "There is a sleek modern pool house with outdoor pool, croquet lawn, floodlit tennis courts and a shaded 2km boardwalk. Due to the dominance of marine clay the boardwalk and viewing platform structures were founded on small diameter timber piles installed by vibration. The superstructure was constructed from best quality hardwood sections, all with stainless steel fixings."

GemLife has future developments in the pipeline across Australia including Queensland, New South Wales and regional Victoria. Across Australia GemLife homes are consistently selling faster than competitors.

For more information contact GemLife, phone 1800 317 393





OSKA Hydraulic Consultants specialise in the design and documentation of plumbing and fire services design for commercial and large-scale developments. OSKA have been working with GemLife since 2016 supplying hydraulic designs for their resort lifestyle communities across Queensland and Victoria as well as Tweed Heads in New South Wales.

At GemLife Maroochy Quays, OSKA were contracted to carry out the design and documentation of plumbing services for the unique country club and the vast range of common areas as well as all 256 residences. Design work started in late 2018.

“We spent eight months working with the architect on the hydraulics design for the country club, the whole job ran very smoothly and our negotiations with council went well. As the residences are classified as relocatable homes, we had to provide design drawings for each villa and that took time,” company Director, Cameron Maxwell explained.

From concept design through to construction management and certification, OSKA Hydraulic Consultants can deliver comprehensive and contemporary hydraulic and fire services engineering. They provide a range of services including the design and engineering

of sanitary plumbing and drainage, water storage harvesting and re-use, stormwater and roof water services as well as pre-treatment and drainage of waste. They also provide designs for natural and LPG gas installations, fire hydrant and hose reel systems, risk management investigations and reports and safety design.

“Our design teams’ practical approach to each project along with our knowledge of current regulations and standards means that our hydraulic designs always meet expectations,” said Cameron. “We maintain strong working relationships with local and statutory authorities, architectural and engineering firms, to deliver outstanding customer service.”

OSKA Hydraulic Consultants work for corporate, government and private sector clients on a vast range of projects including highrise residential towers, hotels and international resorts, schools and municipal projects and infrastructure to the more complex engineering for hospitals and industrial developments.

Locally owned and operated OSKA Hydraulic Consultants are Gold Coast based with offices in Brisbane employing drafters, designers and engineers using the most advanced technologies for design and

modelling. New levels of accuracy and understanding can be achieved with 3D drawings of hydraulic services within a virtual structure with the ability for sharing in real time.

OSKA also provide professional Building Information Modelling (BIM) Services through the implementation of Autodesk Revit and Navisworks. This technology allows the automatic generation of bill of quantities, fixture and fitting schedules as well as timetables. OSKA have an internal BIM management plan which is compatible with the Australian and New Zealand Revit Standard.

In 2016 OSKA Hydraulic Consultants completed the design of the hydraulic services for new 1,700 bed Grafton Correctional Facility where they provided three personnel onsite to oversee the hydraulic services installation. They also provided hydraulic engineering services for massive projects in Perth including the \$820 million Optus Stadium and the \$700 million Karrinyup Shopping Centre.

“Currently we’re engineering the hydraulic services design for the Southern Queensland Correctional Precinct, Stage 2 at Gatton in the Lockyer Valley. We started this job 12 months ago and are still at work there,” added Cameron. “Over the last 12 months we’ve been working



on the new Tweed Hospital and we look forward to a future modular building project with GemLife.”

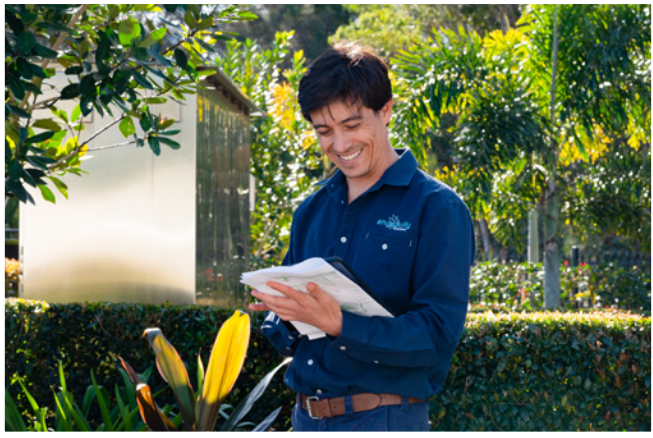
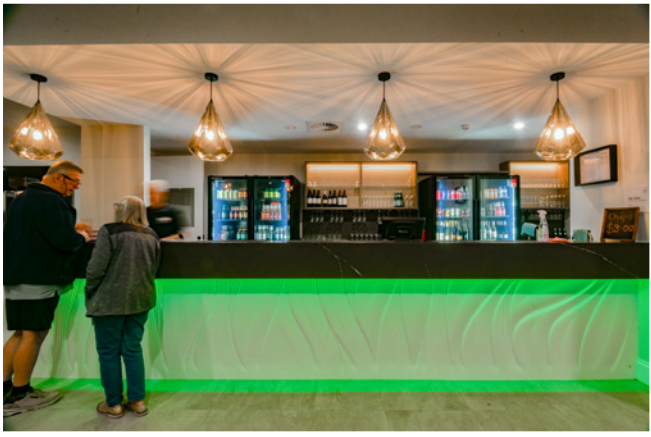
OSKA Hydraulic Consultants operate under the OSKA Consulting Group, established in 2019. OSKA Consulting Group is an alliance of professional Engineers, combining the services of three leading engineering practices - civil and hydraulic and structural services.

For more information contact OSKA Consulting Group, 4/155 Varsity Parade, Varsity Lakes QLD 4227, phone 07 5557 0509, email hydraulic@oska.net.au, website www.oska.net.au

Below White Light Electrical provided the electrical installation on all of the villas at GemLife Maroochy Quays.



Below Engenuity Solutions designed a Virtual Power Plant connecting to the grid for GemLife Maroochy Quays.



White Light Electrical carried out the electrical installation, including a PV solar system, on all the 252 villas at GemLife Maroochy Quays. They also completed the electrical installation to the common areas and country club including the gym, cinema, golfing simulator, indoor pool and commercial kitchen, emergency and exterior lighting as well as floodlighting for the outdoor activity areas.

“For the country club and the summer house we were working to specifications, however we also worked closely with the GemLife team to make changes as the works progressed. We modified the lighting design and added improvements with LED strips to the balustrades and to the front of the country club,” explained Production Manager, Shaun McCormack.

“In the country club we installed Control4 automation to operate the AV system and the televisions via touch screens, a more user-friendly method for the residents. We maintained constant communication with the GemLife team and the project ran very smoothly and was completed on time.”

“In 1993, White Light Electrical Contractors started a small business with a couple of electricians on the Sunshine Coast. The company

has grown to employ over 40 people specialising in residential, commercial, and civil work.

“Our major client is GemLife, we have been with them since 2016 and have established a good working relationship. We continue to work on their sites in Queensland, New South Wales and Victoria.”

“We also carry out residential installations for a project builder on the Sunshine Coast completing over 100 homes per year. We’ve worked on several Brisbane child care centres and some large architectural homes including installing home automation. Last year we upgraded the field lighting at the Gold Coast Knights sports field to 500 lux and it is now suitable for TV coverage.”

“At White Light we provide a reliable, consistently high standard of service and workmanship. Our culture is one where our employees care for our clients, have integrity, accountability, and reliability,” added Shaun.

For more information contact White Light Electrical, Unit 1/15 Premier Circuit, Warana QLD 4575, phone 07 5493 2835, email info@whitelightelectrical.com, website www.whitelightelectrical.com

Engenuity Solutions is a multi-disciplinary engineering company focused on the design of power distribution, control and management across large sites.

“In 2019 Engenuity was introduced to GemLife to achieve compliance for four Queensland sites, one of which was GemLife Maroochy Quays,” said Business Development Manager, Tom Lawson.

“At Maroochy there are two connections to the Energex grid each an Embedded Network through a single electricity meter. GemLife’s original electrical design didn’t meet the solar generation compliance requirements and Engenuity Solutions stepped in, designing a system for over 850kW, a Virtual Power Plant connected to the grid.”

“The electrical infrastructure already installed was limited and Engenuity had to meet Energex compliance requirements and maximise production for residents from each villa’s 3kW PV system. The design challenge was to meet all of these requirements in a simple, retrofit solution.”

“Design work was completed by late 2020 and we were further engaged to supply the Energy Maestro system, a central computer measuring voltage, power and frequency at the connection to Energex and also

communicating with the more than 250 individual solar inverters around the site. We expect to be involved until completion, into 2023. GemLife is keen to add a central battery to store excess daytime solar production at Maroochy.”

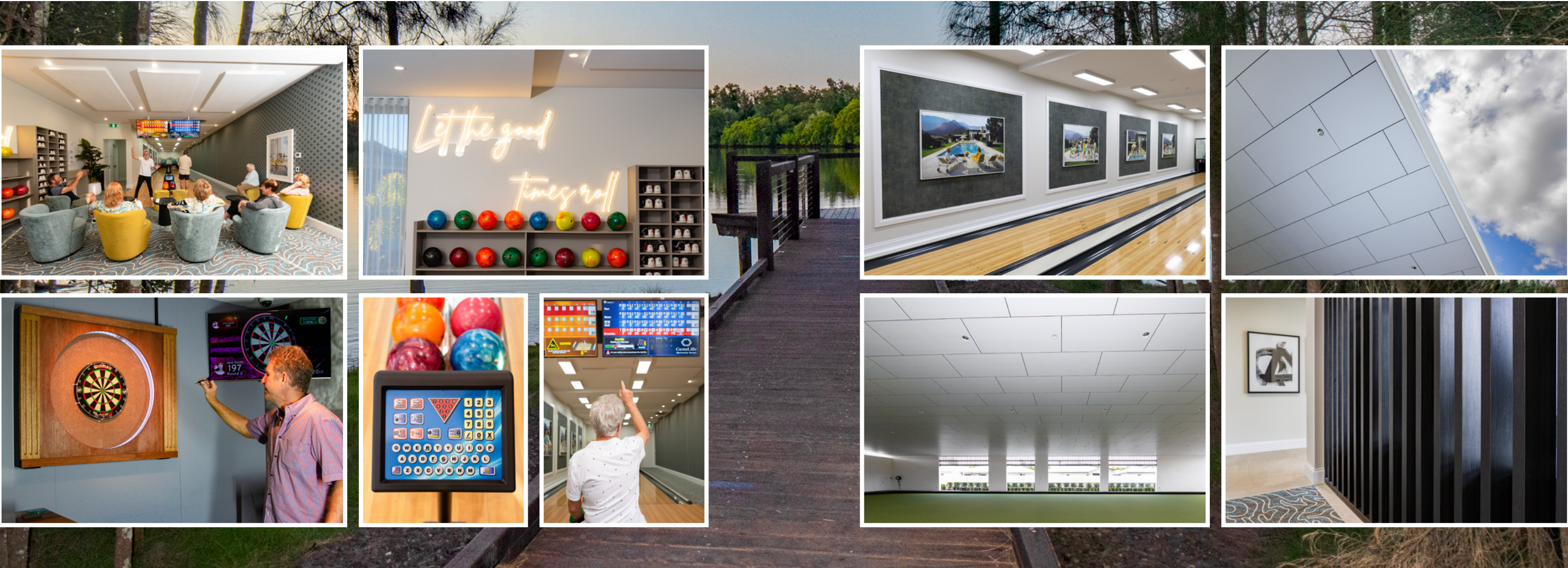
Founded in 2013, Engenuity Solutions serve a range of sectors including local government, water and power utilities, heavy industry, ports and mining, oil and gas and defence. They also provide civil, structural and mechanical process design with experience designing power systems for water authorities, mineral processing plants, mine sites and theme parks.

“Engenuity Solutions provides designs for managing the solar generation, meeting compliance and maximising production. We’ve worked on many GemLife sites including Bribie, Highfields, Palmwoods, Lake Cathie and Tweed Heads. We also provide solar control systems for RACV solar, who are supplying and installing the systems at a Victorian embedded network,” added Tom.

For more information contact Engenuity Solutions, 8/249 Scottsdale Drive, Robina QLD 4226, phone 07 5559 2892, email engenuity@engenuitysolutions.com, website www.engenuitysolutions.com

Below Computer Score designed and installed the scoring systems for the 10-pin bowling alley.

Below AIL installed all the interior walls and suspended ceilings in the country club and the lawn bowls centre.



Computer Score installed the state-of-the-art scoring equipment at the 10-pin bowling alley at the GemLife Maroochy Quays country club. They installed their DUOHD system that includes hardware and software to automatically keep score, allowing the residents to relax and enjoy their game.

“For Maroochy we designed and installed a system that was especially easy to operate,” explained Director Engineer, Ross Biggs. “Our scoring system can be adapted for various styles of installations, from private residences to dedicated Bowling Centres.

“The job went smoothly, we co-ordinate with the lane installer and the trades at fitout, it’s best to be involved early in the design process. We’ve completed a few installations for GemLife including resorts at Toowoomba, Bribie Island, Woodend and Caboolture and we look forward to working with them in the future.

“We are excited to launch a new product: ‘Darts for the modern age’, a fully automatic enhancement to the game of darts that accurately detects the darts and offers a range of traditional and fun games. It’s ideal for similar locations.”

Computer Score is an Australian owned, family run company operating out of Tweed Heads servicing Australia wide and overseas. Computer Score has equipped a significant majority of all Bowling Centres in Australia, including many ZONE Bowling locations around the country.

Computer Score has many installations in the USA, from private homes to large bowling centres. Computer Score Scoring Equipment has recently been installed at Martis Camp Club in Lake Tahoe (an upmarket community).

“We’re continuing development with automated gaming systems suitable for the modern community clubhouse market,” said Ross. “We also serve the commercial sector as well as exporting our products.”

For more information contact Computer Score, 1/40 Machinery Drive, Tweed Heads South NSW 2486, phone 07 5524 4786, email darts@computerscore.com.au, websites darts.computerscore.com.au and www.computerscore.com.au

Arrow Interior Linings (AIL) are expert at the installation of plasterboard linings and all aspects of plasterboard linings and finishes.

Starting in February 2021 with a team of 11, AIL installed up to 6,000m² of wall and ceiling linings including plasterboard, moisture resistant plasterboard for wet areas and fibre cement sheeting. The installation also comprised an intricate coffered ceiling of perforated plasterboard to the clubhouse and Fyrchek board, with a glass fibre-reinforced core, for fire rating and acoustic insulation.

“The GemLife Maroochy Quays country club has been our largest project so far, it went very well and we are looking forward to the next one,” said Director, Dale Lawson.

Successful projects for AIL include work at GemLife’s other retirement developments in Queensland.

“In June 2021 we completed all the plastering works for the summer house at Pacific Paradise. In April 2022 we completed the supply of a plastering and carpentry package to the new summer house and the managers workshop at Palmwoods. The work included the installation

of trusses, timber and steel frames, walls and ceilings, insulation, external cladding, soffits and doors. Continued work at Palmwoods includes starting on the next clubhouse towards the end of this year,” Dale explained.

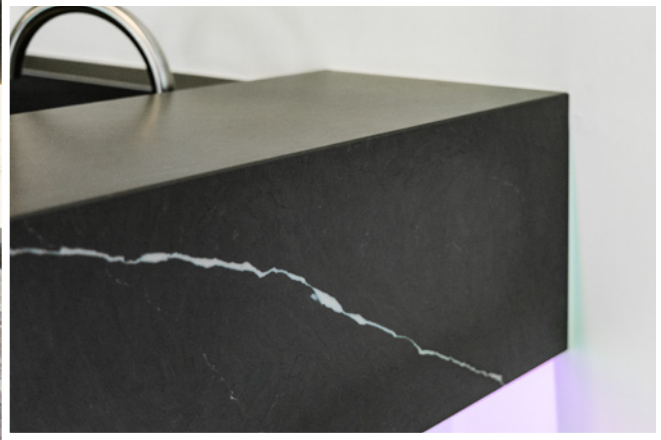
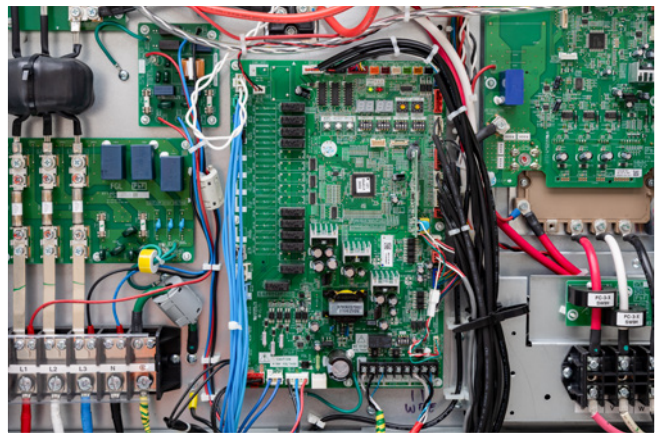
Established in 2019, AIL is a family owned company operated by brothers James and Dale Lawson. AIL’s services include the installation of steel, and timber framing and aluminium partition systems. AIL specialise in the quality installation of partitions, suspended ceilings, passive fire protection as well as acoustic and thermal systems for walls and ceilings. The team focus on efficient delivery of outstanding work across high rise residential buildings, commercial office fit outs, schools and hospitals.

“At AIL we pride ourselves on our work ethic of reliability and safety and especially our ability to integrate with other trades and services,” added Dale.

For more information contact Arrow Interior Linings, phone 0430 328 382, email admin@arrowinteriorlinings.com.au, website www.arrowinteriorlinings.com.au

Below Air Smart completed the Air Conditioning for the clubhouse and all the residential villas.

Below ASG supplied Technistone benchtops throughout the villas as well as Aurea Stone for the interior spaces of the country club.



Air Smart specialises in the design, supply and installation of modern and efficient commercial and residential Air Conditioning systems. At GemLife Maroochy Quays Air Smart completed the Air Conditioning for the clubhouse and all the residential villas.

“Air Smart were involved in the design process, working collaboratively with the engineer discussing opportunities to improve the design and create optimal cooling solutions for our client,” said Sales Manager, Danica Vucic.

“We were able to provide practical design feedback on the best application of heat load and design principles to produce the most efficient conditioning system. Air Smart installed multiple VRF Fujitsu system’s to the clubhouse and the extraction system for the commercial kitchen. One of the more common design challenges for us involves negotiating on ceiling heights as this has an impact on air flow and system effectiveness.”

The Air Smart inhouse designers and engineers started work in March 2021, revising mechanical plans and procuring Fujitsu equipment. With a team of six the project was completed within four months including the supply and installation of an ARMCOR Pool Pack, a humidity control system.

“Air Smart is a Fujitsu Authorised Partner and we have enjoyed a long relationship with Fujitsu, working with them to deliver a number of successful projects to GemLife,” added Danica.

“Air Smart has enjoyed a 10 year relationship with GemLife, we’ve successfully delivered air conditioning solutions across eight GemLife sites including the Bribie Island Club House and the Summer Houses at Pacific Paradise and Palmwoods. Over the past five years we have designed and delivered air conditioning solutions to 10 gyms including the Fitness Cartel and World Gym franchises.”

In business for 15 years Air Smart is distinguished by its experience of complex high end home airflow design, dedication and attention to detail. Servicing Queensland, the north Gold Coast and interstate, Air Smart offer full mechanical estimation and tendering services for new work and also provide maintenance and repairs to existing installations.

For more information contact Air Smart, Unit 13, 14-28 Ivan Street, Arundel QLD 4214, phone 07 5563 8530, email info@airsmart.com.au, website www.airsmart.com.au

Australasia Stone Group (ASG) are the experts in the supply of quality architectural, commercial and residential stone and porcelain surfaces.

“Australian owned and operating on the Sunshine Coast the ASG family was created from a desire to introduce and supply a large range of high quality, distinctive stone that complements and enhances Australia’s unique design and lifestyle trends,” says Sheree Mengel.

“We offer three exclusive collections of engineered stone: Technistone, the highly translucent Aurea Stone and Lumina Stone with finishes so beautiful, they are a work of art.”

At GemLife Maroochy Quays, ASG supplied Technistone benchtops throughout the villas as well as Aurea Stone for the light-filled interior spaces of the country club.

“We have been working with GemLife since 2017 and have a wonderful working relationship with them,” continued Sheree. “We’ve supplied stone to a vast majority of GemLife’s Queensland resorts, catering to their needs by supplying different options for the stone used to create

the unique look for their country clubs. Their whole team is amazing to work with.”

“Recently we supplied our Lumina stone to Newport, large residential apartment in Brisbane; and Aurea and Lumina stone for the interiors of Seanna Apartments in Bokarina on the Sunshine Coast.”

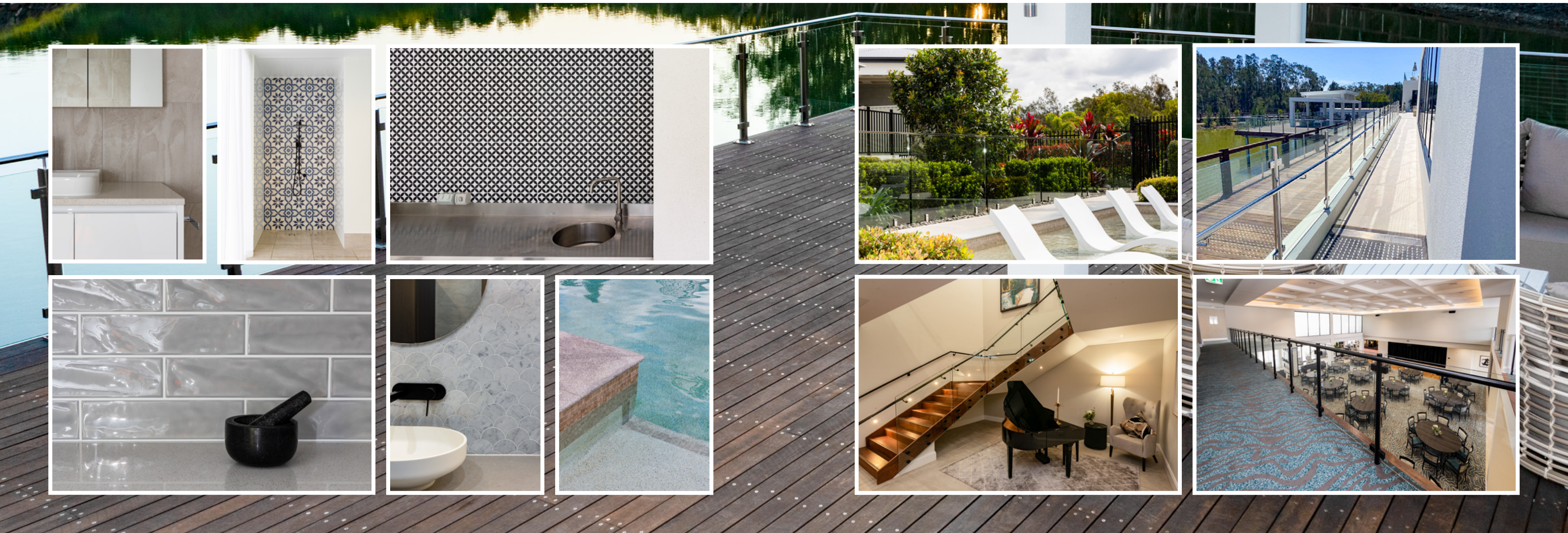
ASG source their raw materials overseas, observing the manufacturing and quality control processes to create the best products. They supply a vast collection of natural and engineered stone, large format porcelain slabs and tiles.

“We invite you to book an appointment to visit our Sunshine Coast showroom where you can view our range and we can discuss your individual or project needs,” added Sheree.

For more information contact Australasia Stone Group, 20 Hitech Drive, Kunda Park QLD 4556, phone 07 5445 5183, email sales@australasiastone.com.au, website www.australasiastone.com.au

Below Tile City supplied the floor, wall, special feature tiles and associated tile products at GemLife Maroochy Quays.

Below K&F Fabrication produced the architectural features, balustrades, handrails, screens, fencing and gates for GemLife.



Tile City specialises in the supply of floor and wall tiles for domestic and commercial applications. In business for 39 years, the team at Tile City are expert at sourcing the appropriate tile for any project.

“At GemLife Maroochy Quays, Tile City liaised with GemLife’s design team leading up to finalisation of the tile selection and design specifications. We supplied all the floor, wall and special feature tiles and associated tile products,” said Director, Michael Hutchinson. “We are direct importers of quality tiles and flooring materials from around the globe. With all the projects we have worked on for GemLife we’ve supplied them with the latest and most up to date tiling products to create an extremely lavish and stylish interior with a high quality finish.

“Tile City has been the preferred supplier of tiles and tiling products for GemLife since they commenced operations, completing work on a number of their lifestyle community developments in Queensland and New South Wales, including Palmwoods, Pacific Paradise, Toowoomba, Bribie Island and Tweed Heads. We are very pleased to be associated with GemLife and look forward to continuing our working relationship with them.”

Tile City invite you to visit their showrooms at Stafford, Browns Plains and Ipswich where a stunning range of wall and floor tiles are available including tiles for special features, splashbacks, bathroom, kitchen and laundry as well as non-slip flooring for outdoor areas, including pools and patios.

Tile City stock ceramic, glass, marble, natural stone and timber look tiles available in a range of finishes from high gloss, polished, matt and external surfaces along with the necessary accessories, adhesives and tools. Visit Tile City’s website for access to their virtual showroom – an easy tool to see the enormous range of product offered.

Currently Tile City are busy fulfilling contracts for the supply of tiles to a string of domestic, multi-residential and commercial projects throughout Queensland and New South Wales.

For more information contact Tile City, 27 Babarra Street, Stafford QLD 4053, phone 07 3856 4415, email sales@tilecity.com.au, website www.tilecity.com.au

K&F Fabrications specialise in the manufacture and installation of quality aluminium and stainless steel building elements. For GemLife Maroochy Quays K&F Fabrication worked to specifications to produce stylish architectural features including balustrades and handrails, screens, fencing and gates.

“We worked closely with the GemLife team, modifying the design for many of the items we fabricated. This included aluminium awnings and pergola frames as well as screens, fencing, handrails and gates to the lawn bowls area, the tennis courts and the summer house. We also manufactured, supplied and installed stainless steel balustrades and this was a challenge, achieving a quality job with the stainless steel was time consuming,” said Director, Noel Rogers

K&F Fabrications have been manufacturing and installing contemporary aluminium and stainless steel products for GemLife’s over 50s resorts for the past 5 years.

“In late 2021 we completed an installation of privacy screens as well as toughened glass and aluminium balustrades around the pool,” continued Noel. “Currently we are finishing off at Palmwoods fitting balustrades to the pool and summer house as well as aluminium

pergolas and screens. The GemLife team are great to work with and over the years we’ve established a good working relationship with them. We look forward to future contracts with them.”

Established in 2004, K&F Fabrication have the capacity to manufacture and install for large scale projects. They focus on commercial developments and residential complexes as well as the highrise residential and retail sectors. They serve the Sunshine Coast from as far south as Brisbane and north to Gympie.

K&F Fabrication also manufacture, supply and install all styles of awnings and architectural sun shades, fixed and adjustable louvered screens and gates as well as providing powder coating.

A successful project for K&F Fabrication, completed in 2020, involved the installation of vertical aluminium elements as a feature of the façade at the Sippy Downs Medical Centre.

For more information contact K&F Fabrications, 1/9 Charlston Place, Kuluin-Maroochydoore QLD 4558, phone 07 5479 4064, email info@kandffab.biz, website www.kandffab.biz