

## RESORT LIFE

Hutchinson Builders is Queensland's largest privately owned construction company with a turnover exceeding \$1 billion per annum and major projects underway throughout Australia. The values found in the Hutchies' brand are testament to the company's commitment, expertise and integrity; at Hutchies' there is a fervent belief that they have every reason to be proud of their capabilities.

Hutchinson Builders have worked together as a team to build a strong balance sheet over more than 90 years. Established in 1912, they have a proud heritage that has been meticulously crafted over almost a century of committed effort; the collective effort of the Hutchies' team has seen their capabilities and expertise evolve into a large-scale construction company that has recently expanded beyond the traditional building and civil sectors into the mining and engineering sectors. Hutchies' have grown to become an award-winning construction company with exceptional financial capacity, an impeccable reputation for fair dealing and a co-operative and flexible approach to contractual relations.

Under the leadership of Chairman Scott Hutchinson and MD Greg Quinn, Hutchies enjoys a flat management structure to facilitate timely decision making and to maintain client confidence. With more than 900 experienced and skilled staff, the construction capabilities of this exceptional company include project finance, cost planning, quality assurance, modular housing, facilities management, design and construct. They provide a no-obligation design development and cost planning service and are well geared to service every geographical area throughout Australia including islands and regional, rural and remote areas. They are extremely competitive and naturally welcome discussion about any upcoming project.

Hutchinson's has an established history in providing solid solutions to achieving sustainable design outcomes and low energy building design. As members of the Green Building Council of Australia, they have been leading the way in developing sustainable approaches and building services systems that address the key environmental criteria associated with the construction industry. Their highly skilled and committed ESD team offers a unique blend of experience and have the capability to meet the challenges associated with complex sustainable design. Noosa Sanctuary is testament to their sustainable approach and fervid respect for the land which surrounds them, a project with a strict environmental ethos and sustainable practices. This contract of close to \$100million was completed by Hutchinson for Queensland developer Resort Corp.

Resort Corp Director of Development Simon McGuire said Hutchinson Builders' environmental approach was a 'perfect marriage' for the design and location of the project. "Noosa Sanctuary is a truly unique resort adjacent to a 9 hectare wildlife conservation park," Mr McGuire said. "Hutchinson Builders have stringent internal environmental management policies and that was a major factor in the selection process."

Early environmental works by Hutchinson necessary on the Noosa Sanctuary site included wetlands separation, sewerage pump stations, transformers, stormwater drainage and water mains. Their rigorous environmental controls of natural springs on the site led to fantastic outcomes and utilisation of the natural spring water. Access in and out



# NOOSA SANCTUARY

**MAIN CONSTRUCTION COMPANY :** Hutchinson Builders  
**DEVELOPER :** Resort Corp  
**PROJECT END VALUE :** \$210 million  
**COMPLETION :** September 09  
**ARCHITECTS :** DBI Design  
**STRUCTURAL ENGINEERS :** Morgan Consulting  
**CIVIL ENGINEERS :** Hyder Consulting



was always under Noosa Shire Council guidelines and for environmental purposes; all trucks had to cross a grid and were washed and inspected before they left the site. The \$210million Noosa Sanctuary resort community was DBI designed and continued Hutchies' relationship with Resort Corp, established four years ago during the construction of The Beach, Cabarita on the New Tweed Coast. Hutchinson are thrilled to have worked together with Resort Corp to build the luxurious, secure, gated resort community with superb central facilities, four freshwater lagoons and swimming pools and boasting views of Noosa Sound, the nature reserve and the Sunshine Coast's beautiful hinterland.

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## NO SITE IS TOO WET FOR BICON

Providing waterproofing for a project which has its feet below the water table is a job for the best in the business. Complete waterproofing solutions is what Bicon excel at, with a reputation built on many successful installations on varied projects in Queensland. That's why Hutchinson Builders contracted them to undertake the difficult waterproofing work on the Noosa Sanctuary project.

What made the job difficult was the nature of the site beside the Noosa River. Parts of the buildings are sitting below the water table level, and other buildings have the additional problem of controlling runoff from the surrounding hills, which flows across the site. It's pretty much the biggest kind of challenge a below grade waterproofing job can provide, requiring premium products and special expertise, and Bicon tackled it with a dual approach.

Firstly, pumps were used to control the water flow while construction took place, which included installing substantial vertical drainage layers to direct flowing water into the extensive drainage systems installed on the site. Bicon was responsible for the batching of admix treated concrete, and the quality assurance

on the placement of the treated concrete used in this project along with the placement of water stops at all construction joints.

Cavity filled concrete block retaining walls were then constructed and a Tremco two layer torch tanking system with pressure seal flashings to both the top and bottom termination points of these walls was installed. Once the below grade works were completed, the units were constructed, and Bicon carried out internal wet area waterproofing using Tremco TP90 for the all the developments 153 units. Tremco TP90 was also used to seal the block work window framing at the windows and to seal the doors sills and reveals, ensuring water could not enter and these areas were adequately sealed.

Plant areas, roofs and decks also required sealing and water proofing; again Tremco products were used and installed including two layer TP3000 torch on membrane systems. Tremco Vulkem high performance polyurethane coating systems were also applied to plant deck areas where maintenance traffic access was required. All in all Bicon installed 2526m<sup>3</sup> of admix treated concrete, 4882m<sup>2</sup> of Xypex DS1 treatment, 520Lm of water stops, 6701m<sup>2</sup> of Tremco

two layer torch on membrane, 8041m<sup>2</sup> of Tremco TP90 fibre reinforced co-polymer coating membrane, 1396m<sup>2</sup> of Tremco Vulkem Polyurethane Coating system and treated 6890Lm of perimeter rebates on the project.

Bicon (Qld) Pty Ltd operates out of the Brendale business park and undertakes projects in Brisbane, the Gold Coast and the Sunshine Coast. Bicon (Qld) was established in Queensland in 2002 by Bicon Pty Ltd, its parent company in Victoria.

Recognised as a leader in the field of waterproofing, Bicon handles all forms of waterproofing which allows builders to have one contractor covering all of their project needs. Their capabilities in supply and installation services for both new and remedial works include below grade waterproofing systems, waterproofing of balconies and deck areas, planter box waterproofing, membrane roofing systems, wet area waterproofing and roof coating systems. And they can provide rectification for all failed waterproofing systems, perform concrete crack injection and repairs, and do sprayed cementitious coatings.

They can also provide epoxy flooring and anti-static flooring systems, waterproof vinyl flooring for domestic decks along with butyl rubber roofing and liners, composite metal and membrane roofing systems and polyurethane coating systems both for domestic and traffic areas.

Manufacturers like Tremco, BASF, Parchem and Xypex see Bicon as their approved applicator due to their specialist knowledge and quality installation history. Major civic, commercial and public space projects, like Skilled Stadium at Robina, Macquarie One on the Brisbane River and Queens Plaza have benefited from their considerable talents.

Their core message is: if you have a project with difficult waterproofing applications, use the best application company in the business. Bicon (QLD) PTY LTD.

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# ARCHITECTURAL STYLE

**Newport**  
CLADDING



Established in 2004 and based in Hervey Bay, Urbanline specialise in architectural cladding, decking and fencing both in composite and natural timbers. Their ranges of locally and internationally sourced systems are designer products, guaranteed to give a sophisticated finish to any modern building. At Urbanline, environmentally sustainable timber harvesting practices are a priority which ensures the long term survival of our planet with minimal impact.

Urbanline supplied all the exterior 'Urbanline Newport' Spotted Gum cladding for Hutchinson Builders at Noosa Sanctuary. The cladding was supplied pre-oiled, which offered Hutchinson not only convenience, but huge onsite labour savings.

Newport cladding is a natural timber cladding system that adds the tremendous beauty of timber to projects in a sleek, contemporary manner. The natural timber dimension gives life, depth and warmth for which there is no substitute when combined with steel, stone and glass. Made from Australian hardwood, Newport cladding features concealed fixings, proprietary fitting trims and furniture grade machining for a high quality finished result.

Urbanline also specialise in InStyle Decking, a revolutionary hardwood decking system which boasts gently curved top boards and concealed fixings (patent pending), unspoilt by surface fixings creating an aesthetically superior result for architects, specifiers, tradespeople and their clients. The curved top surface of the decking softens the entire feel of the deck space, inviting people to kick off their shoes and enjoy the feel, whilst minimising water retention.

With its urbane good looks, InStyle is also engineered to withstand the rigours of the Australian climate. The fixing system permits the normal movement of timber in all directions without risk of splitting. The decking is secured for life by the holding power of galvanised screws and tough nylon fixing clips, removing the need for unsightly nails. InStyle Decking is produced in Australian hardwoods, available in natural select grade, in a choice of Spotted Gum, Blackbutt and Ironbark.

Call today to find out more

**1300 658 638**

[www.urbanline.com.au](http://www.urbanline.com.au)



## CREATIVE EXPERIENCE

Established in 1980, DBI Design ranks as one of the largest and most diverse design practices in Australia, providing design and documentation services in the disciplines of architecture, master planning, interior design and landscape architecture. Utilising their extensive experience in architectural planning for resorts, hotels and residential developments, the Noosa Sanctuary Quay West Resort was skilfully designed and integrated by DBI in the distinctive lo-rise residential Noosa style.

Stage One of Noosa Sanctuary, The Lagoons, consists of one, two and three bedroom apartments surrounding four freshwater lagoons. The Central Facilities Building was designed to incorporate reception with concierge; restaurant and bar; kids club; day spa; fully-equipped state-of-the-art gymnasium; retail space for a delicatessen and grocer; tennis centre, 200 delegate conference centre, 20 person Boardroom and a large stunning sandy beach lagoon pool.

The Enclave represents the resort's most exclusive precinct. Separately gated with 24 hour security, this very limited number of spectacular homes features three bedrooms plus media room, private lifts, roof terraces, plunge pools and 2 or 3 car parks each. The Precinct boasts luxury three bedroom residences with roof deck, plunge pools, massive living areas, basement level storage and 2.5 car spaces.

With offices in Brisbane and the Gold Coast, DBI Design functions collectively, fusing the talents and creativity of many skilled professionals and multiple disciplines. From first inspiration to completion, prerequisites for all team members are passion, expertise and experience. Fundamental to the DBI process is innovation, imagination, flexibility and commitment; these are complemented by responsiveness to the client brief, budget and time schedule.

Overriding all DBI's design endeavours is total responsiveness to the site, region, culture and the environment. In its 28 year history, DBI has developed particular expertise in all types of resort, industrial and tourism-based projects, however DBI has a broad range of project experience, including casinos, hospitals, medical and aged-care facilities, retail, commercial and industrial developments. Diversification of DBI's scope in recent times has extended to historic building restoration and building conversion.

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## ROOFS TO REMEMBER

## INSTALLATION SPECIALISTS

Experience, confidence and the highest standards on a wide range of projects has ensured Gamlin Roofing have a demanding and active schedule. Established in Noosa in 1988, family owned and operated Gamlin Roofing have confidently completed major projects from custom built, architecturally designed commercial and residential developments to industrial buildings, high rises and shopping centres. Their attention to detail and competitive pricing makes them a trusted contractor in the Noosa and Sunshine Coast construction industry.

Gamlin Roofing were awarded the roofing contract to complete for Noosa Sanctuary. This project consisted of 12,000 m<sup>2</sup> of SolarSpan (insulated panels) roofing for all the units, villas and garages/carports with standard Colorbond Custom Orb roofing installed on the Central Facilities building. All Noosa Sanctuary units and villas demanded an exceptionally high standard finish – so Gamlin Roofing were a natural choice due to their highly regarded workmanship and reputation. In all jobs large or small, whether a new roof, a re-roof, or a specialist product required, Gamlin Roofing gives 5-star service.

Gamlin are currently involved in the roofing contract for Stage 3 of the Matrix ‘Viridian’ project at Noosa Heads. The project comprises 10,000 m<sup>2</sup> of Ritek roofing for the villas and a further 9,000m<sup>2</sup> of Kliplok

roofing for the units. Conditions and site access make the Viridian a very challenging project, however Gamlin Roofing meet every expectation that Matrix has of them – in short, even when challenged, Gamlin Roofing make roofing easy!

All Gamlin Roofing products, such as Premium Colorbond Stainless Steel, Ultra Colorbond, Standar Colorbond, Zinalume, Polycarbonate and Copper Products, are Bluescope Steel provided through all the major suppliers. All these products are installed strictly in accordance with Manufacturers Specifications (AS3500) and ensure the best possible performance in Gamlin’s coastal location.

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Noosa Engineering & Crane Hire specialize in the fabrication & installation of structural steel and metalwork for commercial & residential projects, including design of steelwork using the latest 3-D technology.

Our highly experienced team of draftsmen, fabricators, riggers, dogmen and crane drivers specialize in providing solutions to difficult and challenging projects. N.E.A.C.H.’s involvement with Hutchinson builders and Noosa Sanctuary included supply & installation of structural steel for roof support in the Central facilities building, villas and tennis court area, and supply and installation of metalwork items; such as handrails and stainless steel water feature trough.

We have also supplied both our 20 tonne rough terrain crane and 7 tonne City crane on an ongoing basis to provide lifting solutions to the project. Our 20 tonne rough terrain crane with it’s all terrain tyres and 4 wheel drive capability, proved the perfect solution to the sandy and boggy conditions encountered on site during the initial stages of construction. The 7 tonne city crane, nicknamed ‘The Ferret’, for it’s ability to get into tight places, also provided the answer to some challenging lifting requirements. With it’s overall height of only 2.3m, 4 wheel drive and 4 wheel steer capabilities; ‘The Ferret’ was able to drive right through the Central Facilities building,

with only millimeters to spare; and erect the steelwork on the pool side of the building, as well as lifting and repositioning the Pandanus trees, that weren’t sitting quite to the architect’s satisfaction.

If it wasn’t for ‘The Ferret’s’ ability to maneuver through small openings, the lifts would have required a significantly larger crane to reach right over the building. Being a design and construct project, we were able to work with the Hutchinson team to identify cost effective solutions to ensure both the architectural and engineering elements of the structural steelwork could be delivered in a timely manner.

Our experienced staff liaised with the Hutchinson team right from the tender stage through to the final installation to deliver an end product that had the comment passed on it, from one very seasoned campaigner: “That is the best structural steel I’ve seen.”

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A private plunge pool at Noosa Sanctuary, Qld



## PLUMBING PROFESSIONALS

Pacific Plumbing is a Sunshine Coast-based plumbing company which employs 46 experienced full-time staff. All Pacific plumbers are qualified, licensed professionals which ensures that their clients receive work of exceptional quality. The key ingredient of their 16 year success is constant communication between their plumbing foremen and valued clients. They specialise in 3 areas: Civil, Construction and Maintenance.

Pacific's Civil plumbing division focuses on large-scale stormwater, sewerage and water reticulation works. With an extensive range of plant and equipment at their disposal they pride themselves on being versatile, effective and efficient. Of particular note is their use of specialist equipment which requires trained professionals eg. pipe lasers, laser levels, CCTV equipment and confined spaces entry equipment.

Pacific's versatility continues in their Construction division with a complete service offered to clients from professional quotation, estimating and costings through to plumbing design, fire services, backflow prevention and roofing. They offer plumbing design and construct services and advice to architects, builders and project managers ensuring that they comply with local government requirements.

Completing the trio of focus areas is Pacific's Maintenance division which provides reliable and quality maintenance to local hotels, resorts, shopping centres, restaurants and homeowners. Pacific are held in such high regard that they are the government suppliers for maintenance plumbing and have held the Q-Build maintenance plumbing contract in the Noosa Shire for the past sixteen years.

Some recent high profile Pacific projects include Viridian at Noosa Heads, Settlers Cove and Rainbow Sea Resort. As a Queensland Government Quality Assured Supplier they are a company that is proud of their commitment to providing a quality product and reliable service. They have taken a pro-active approach to their development by embracing a system of ongoing internal and external performance appraisal, resulting in continual improvement and client satisfaction.

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## LOCAL AIR AN ADVANTAGE



**B**ased in Noosa on the Sunshine Coast, Laguna Bay Air Conditioning Noosa were thrilled to use their local knowledge to play an integral role in the climate control of Noosa Sanctuary. The company boasts a wealth of combined experience in refrigeration, air conditioning, mechanical ventilation and electrical works. They provide air conditioning from small domestic to heavy-duty commercial along with variable refrigeration systems, service, repairs and maintenance.

Fundamental to Laguna's success is their dedication to customer fulfilment, "Laguna Bay Air Conditioning Noosa caters to our customer's every need with a minimum response time at a competitive price, maintaining the highest standard of quality with optimum performance. Customer satisfaction is our highest priority".

Laguna has a long history of designing successful air conditioning systems for luxury resorts including Noosaville's Gympie Terrace, Noosa Parade and commercial projects such as Noosa Springs Day Spa along with prestigious housing estates Peregrine Springs and Buderim to name just a few.

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## DELIVERING EXPERIENCE

**S**ince its inception in 1972, Morgan Consulting Engineers has grown and prospered to become a consultancy with an enviable reputation for quality and commitment to their clients. They specialise in the areas of civil, structural, forensic and residential engineering with their growth attributed to focusing on providing client-oriented engineering services and solutions.

Morgan Consulting Engineers were contracted for the Noosa Sanctuary project due to their depth of experience, best illustrated by their three partners' total of almost 90 years with the company. Recent commissions range from high-rise office buildings and major shopping centres to houses, sub-divisions and road widenings. Highlights include One Bright Point at Magnetic Island, Port of Airlie and Santai Resort in Townsville.

As a testament to their quality, the majority of work comes from existing clients or word of mouth referrals. Coupled with their ability to deliver on time and within budget, Morgan Consulting Engineers has cemented a strong reputation within the industry and are sought after by government departments, developers, building contractors and architects.

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## GO ANYWHERE CONCRETE CUTTING

**A**nywork, Anywhere, Anytime. That's the motto of Allcoast Concrete Cutting, established in 1985 and servicing the Sunshine Coast and surrounding areas ever since. Purchased by Allan and Wendy Nunan in March 2008, the company is looking towards stretching its wings and they will travel anywhere for work.

Contributing to the unseen work of Noosa Sanctuary such as drilling core holes for drainage, wall sawing, road sawing and handsawing of concrete, it gave Allcoast great pleasure to work with Hutchinson Builders and watch such a spectacular complex develop.

No job is too small or too large for Allcoast who are very committed to giving honest, reliable, friendly and professional service, 24 hours

a day, 7 days a week. They offer services to everyone from the home handyman through to builders and major contractors. Other major projects for the company include the expansion of Caloundra, Buderim Hospitals and Monarcos Apartments at Caloundra, working for NCP Plumbing Contractors, whilst also working with Manncrete on the Nambour Hospital, Meridan College and past projects like Kawana Industrial Estate and Gary Crick Prestige.

### ALLCOAST CONCRETE CUTTING

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QLD PROJECT FEATURE NOOSA SANCTUARY 169