



POWER PLUMBING



CASE STUDY



New LPG Upgrade Keeps Hayman
Island Cooking with Gas

HAYMAN ISLAND

Whitsundays, Queensland



For more than 60 years Hayman Island has been a beacon of luxury. Located at the most northerly tip of the spectacular Whitsunday Islands, off Central Queensland.

First opened to tourists in 1950 by then owner, aviation pioneer Reginald Ansett... Hayman Island has remained one of Australia's premier destinations. Consistently attracting guests from all over the world, eager to experience the resort and all that the region has to offer.

In 2013, due to its aging infrastructure, AGL was engaged by the owners, Mulpha Australia, to undertake a detailed site audit of the existing LPG gas reticulation system. They were then asked to provide recommendations for the upgrade of that system, if needed.

Once completed, it was established that a major upgrade to the network was required. Large sections of inground pipework needed to be replaced due to their condition and hundreds of meters of new above ground pipework was also needed to be installed.

The new above ground pipework was deemed necessary, so that the removal of multiple 45kg "satellite" bottles scattered throughout the resort, could be facilitated. Those locations could then be connected into a singular gas network. This would enable the entire resort to be fed from the main LPG Tank Farm located on the outskirts of the facility and positioned a safe distance away from the hotel guests.

This also resulted in the elimination of frequent bottle changes, which continually posed a problem to staff and management during times of varying or excessive demand. These changes quite often needed to be carried out at night. Minimising any impact to the resort guests and their safety.

Additional cost savings would then be recovered by the resort over time. As maintenance or ongoing rental payments for the bottles would cease. Plus, further savings

would also be provided as the gas could now be purchased in bulk.

Power Plumbing were engaged by AGL to be an implementation partner for this project and were given the following responsibilities;

- Installation of all above ground pipework.
- Removal of the satellite bottles with connections then being made into the new network.
- All shut downs and cut ins required to upgrade the existing infrastructure to meet the specified outcomes proposed by AGL's original site audit.
- Purging, testing and commissioning of the system.

WORKING AT A FUNCTIONING RESORT



Every project has its demands, but working on a world class, 5-star resort, which is still in operation and filled with high paying guests... certainly adds to the complexity.

Some of the challenges that were faced daily were;

- Managing the supply of material onto the island and its movement around the site.
- Keeping installation noise to a minimum.
- Dealing with the hot and humid tropical conditions.

- The overall footprint of the work area.
- Co-ordinating installation areas so disruption to hotel staff and resort guests was minimal.

As the aerial photo below shows, the distance of the pipe runs and their locations (back of house, inside the guest area, and on the roof above the guest's quarters) meant that many things needed to be considered and many kilometres traversed daily... mainly on foot.

HAYMAN FROM ABOVE

Each number on the photo below shows a connection point that had to be made so that the entire facility could become a single network. At times these locations would be filled with guests, relaxing and enjoying their holidays. So, co-ordination access into these work areas and consideration for the guest's comfort was of the highest priority. Disruptions had to be kept to an absolute minimum.



A HARD DAY'S NIGHT

Although most of the work was performed during the day light hours, there were also connections into the existing infrastructure that needed to be made in preparation for when the new network would replace the old.

This work had to be carried out at night and could only be started after the restaurants had completed their dinner service. Only then could the gas be turned off and the kitchens shut down.

It was imperative however, that all work be completed that night. The kitchens needed to be back in operation for the breakfast guests the following morning. There could be no excuses.

Again, communication with the resort's management was of critical importance. Everybody had to know exactly what was happening, so we could all co-ordinate our efforts and have minimal delays. This was paramount if the work was to be completed in the limited timeframe available.

Adding to the tension of the night, was the fact that the material being used for the prep works, had previously been brought over by a supply barge from Airlie Beach. This barge only visited the island every 3 days.

So, if by chance, something was missing or needed to change... then it would be a 3 day wait until the next barge was available.

This also meant, that the scheduled works would not be completed, seriously disrupting the cooking facilities on the resort. The quality of the stay for the paying guests would then be compromised and Hayman Islands reputation placed in jeopardy.

There would be little room for error and the clock was ticking, so the pressure was on. The works to be completed that night were as follows;

- Purge the supply lines of any residual gas.
- Make the connection preparation for the new infrastructure.
- Re-establish the gas supply to the resort.
- Test for any leaks
- Commission all appliances at multiple locations to ensure operation.

The gas lines also effected the many hot water heaters on the island... so they too had to be checked or re-ignited so that hot water would not be lost throughout the resort.

It was to be a big night under the flood lights, to say the least.

But thankfully, as the sun was starting to rise, the prep works were complete. Although very demanding, everything had gone off without a hitch, so it was business as usual for the breakfast service the following morning.

A collective sigh of relief could be heard echoing across the island that morning from the weary participants. Needless to say, Hayman Island management was extremely pleased with the result, as were we.

THE WASHUP

Once the final connections to the network were made (which occurred on another round of shut downs) the entire facility was now operating from the LPG Tank Farm. This lowered the overall gas costs for the resort owners and saved additional hassles for the hotel staff. It also provided the island with a superior gas infrastructure that will last for many more years into the future.

The Island Management were extremely happy with AGL and for the work that Power Plumbing had provided. They made comment that; "If every contractor were like you guys, it would make our life a breeze... you did a fantastic job and conducted yourselves in a polite and professional manner at all times... well done."

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ISLAND MANAGEMENT, HAYMAN ISLAND

If you would like to contact us for help with any problems you may be currently facing.

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*Your Problems
Are Our Solutions!*

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