

CANELAND CENTRAL SHOPPING CENTRE

PROJECT MANAGEMENT / DESIGN &
CONSTRUCTION COMPANY : Lend Lease
CLIENT : 100% Australian Prime Property Fund Retail
PROJECT END VALUE : \$230 Million
COMPLETION : October 2011

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RETAIL THERAPY

Caneland Central in Mackay recently received a major redevelopment. Lend Lease was responsible for project management, development management, design and construction, and also architecture, structural design, engineering, sustainable design services and ongoing management of the centre post redevelopment. The final project features a new Myer, Coles, Sizzler, JB HiFi, Dick Smith Electronics, Alfresco Dining precinct, a 750 seat Food Court and an additional 120 specialty stores. The redevelopment also added a further 1000 car spaces and is nearly double the size of the original centre.

Lend Lease has extensive expertise in developing retail properties across Australia and beyond. In Australia, they've been developing, building and managing shopping centres for more than 40 years. Along with Caneland Central, these include leading complexes such as Sunshine Plaza on Queensland's Sunshine Coast and Macarthur Square in Sydney's South West.

The Caneland Central redevelopment is a significant project for the Mackay community, the retail industry in Australia and Lend Lease. It is also the largest retail project undertaken by Caneland Central's owner, the Lend Lease managed Australian Prime Property Fund Retail.

Caneland Central is located in one of Australia's fastest growing regions and is a high performing asset in the Lend Lease managed portfolio. The centre has consistently delivered outstanding sales growth since opening 30 years ago and the addition of the new Myer Store is set to further strengthen the centres performance and retail attraction.

The expansion of this popular retail destination has also injected a significant boost to the local economy by providing jobs during construction and ongoing employment within the new stores. As part of the development, a significant funding contribution was made by Caneland Central's owners towards integrated plans targeted to manage traffic and transport flow around Caneland Central.

In addition, over one million dollars was allocated to upgrade surrounding roadways and several initiatives are being explored with Mackay Regional Council and Queensland Transport to improve public and private access to the centre and surrounding areas.

Environmentally sustainable design and development initiatives feature throughout the expansion. The redevelopment targeted to reduce energy and water consumption and improve the indoor environment with natural lighting and use of environmentally friendly materials, which led to the redevelopment achieving a 4 Star Green Star - Retail Centre Design v1 certification.

The principles of sustainability have always defined the way Lend Lease does business. Their approach is grounded by sustainability aspirations across environmental, social and economic categories. The company uses effective governance, clearly defined global standards and regular reviews to prevent pollution. Rather than shying away from environmental restoration, Lend Lease welcomes it as an opportunity to innovate, evolve and improve.

Now and into the future, Lend Lease strive to do meaningful work that protects the natural environment, supports responsible economic growth and improves the quality of people's lives.

Lend Lease is recognised throughout Australia and overseas as a leading provider of fully integrated property and infrastructure solutions.

SAFETY SUPPORT

Premier Fire (NQ) was contracted to design and install the fire services for the Caneland Central Shopping Centre project. This service included fire sprinklers, smoke detection, the emergency warning and intercommunication system along with portable fire extinguishers.

Established in North Queensland in 1999, Premier Fire is a privately owned, Australian company which specialises in the design, installation, testing and maintenance of fire services in new and existing buildings.

The company is locally managed and operated and has offices in Townsville, Mackay, Airlie Beach and Brisbane.

Working on the Caneland Central Shopping Centre proved difficult at times due to fire protection needing to be operational in the existing centre during the extension. Premier Fire provided their expertise by providing the detailed design of fire services which satisfied the requirements of the Building Code, the building owners and Queensland Fire & Rescue Service.

Following the redevelopment, Caneland Central features a 750 seat food court with a balcony overlooking the Pioneer River. The alfresco dining precinct features Mackay's first Sizzler, Eastern Yum Cha and Coffee Club bar & restaurant. Another major attraction is the opening of the new Myer store which is spread over two levels. The redevelopment is sure to please the local citizens along with providing a great place for tourists to visit.

Premier Fire has a long-standing and successful association with Lend Lease in Queensland and NSW. They were proud to continue that association on the Caneland Central project in Mackay.

Premier Fire is continually growing in size and stature and continues to be one of the most successful fire protection firms in Australia.

The company has design and engineering expertise in automatic fire sprinkler systems, drencher systems, hydrant and hose reels, gas suppression systems, fire extinguishers, fire doors, access and egress requirements and all associated fire detection and alarm systems.

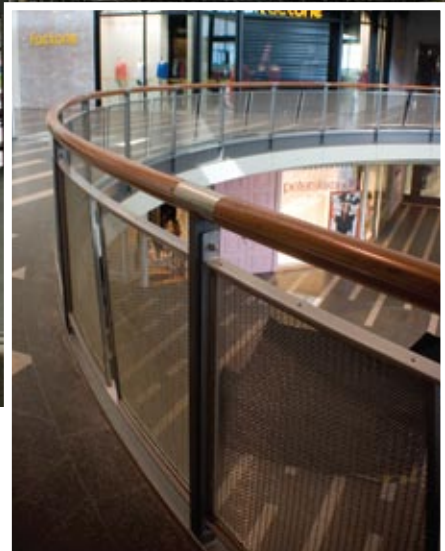
Premier Fire also has an effective and reliable testing and maintenance department which services the systems after they are installed. The company boasts a large number of long term Government, Commercial, Retail and Industrial clients in all areas of Queensland and NSW.

Their routine testing and maintenance procedures are also complemented by an efficient and reliable after-hours emergency service.

PREMIER FIRE (NQ)

Design, Installation, Maintenance and Testing of
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QUALITY WORKMANSHIP

Sunrise Hills Welding & Engineering used their extensive experience on the Caneland Shopping Centre project. The company was involved in the fabrication and installation of:

- The internal balustrade on all voids including circular void, north, south and east west malls.
- The internal stairs
- The internal Myer glass balustrade
- The external balustrade on the food court area and above main entrance

One challenging aspect of the project was fabricating and installing the balustrade around the circular void in order to match the curvature on the timber work and ensure perfect alignment with the stainless steel inserts, PFC beams and steel framed panels.

Although the company is based on the Sunshine Coast, on site work is their specialty and the team frequently carries out work outside their local area. There is no limit on the geographical area that Sunrise Hills Welding & Engineering will travel to undertake a project.

Sunrise Hills Welding & Engineering began operating in 1996. The company has seen substantial growth and undergone many positive changes during the last 5 years. The current owners, Paul Hardman and Debbie Waters are focused on providing quality workmanship and delivering a product that is second to none. They have adopted technology to increase efficiency and accuracy in the way of carrying out in-house 3D modeling and steel detailing which has proven to be effective for on-site installation. Transportation logistical time and costs have been minimised by the acquisition of a flat bed rigid crane truck. Not having to outsource this service has enabled the company to minimise problems and deliver the finished product to site in an efficient and timely manner.

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DESIGNER SUNSHADES BY SHUTTERFLEX

Queensland is 'the sunshine state', but sometimes there can be too much of a good thing. Shutterflex provide custom engineered and manufactured products which can diffuse, control and moderate the heat and glare. Early involvement by the Shutterflex team on the Canelands Central Shopping Centre project has resulted in sun shading solutions which are both aesthetic and effective.

Shutterflex manufactured and installed Sundiffusers on the roof of the central mall, which diffuse the light and heat coming through the glass. On the exterior of the eastern side, sunhoods were installed, framed sheets of perforated custom orb which provide sun control. To protect shops located at the northern entry from heat and glare, Shutterflex installed horizontally fixed Shutterflex 100m Ellipse Blade louvres.

Prior to commencement the Managing Director of Shutterflex, Peter Ryan, and Project Manager Chris Maas met with Mike Brown, the Design Manager for Lend Lease, to refine the concepts for the custom engineered solutions would be most effective for the Canelands project. The company's ability to provide in-house engineering expertise, design and manufacture, together with installation, contributed to the successful outcome.

The main challenges occurred at the installation stage. There were large voids that needed to be traversed for installation to take place, which proved to be a delicate operation in order to avoid damage to the 200mm Ellipse blades that were fixed to the roof.

Other major projects completed in 2011 include the Bondi Beach Hotel, Sydney and C2 Apartments in Darwin. This year, Shutterflex are commencing their first operable façade project in Melbourne.

Shutterflex is a family owned company, which has been operating in Queensland for over 25 years, delivering aluminium architectural facades, louvres and screens to projects around the nation. The company's reputation has been built on their certified quality, impeccably engineered and highly aesthetic products, which are designed to withstand our harsh climate.

The company specialises in providing solutions for builders, architects and engineers, and is dedicated to leading-edge design, with one new product shortlisted in the Innovative product category of the 2011 BPN Sustainability Awards.

Shutterflex project managers are experienced engineers who work with site personnel to ensure project deadlines are met, and the installation teams will travel Australia wide to meet the needs of projects for functionally designed, certified quality sun control, screening and shutter products.

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SOLID RESULTS

Coastcrete Constructions were the principal precast concrete contractor for the major expansion works recently carried out at Canelands Shopping Centre in Mackay. Working closely with Lend Lease, they were involved in the early design phase of the concrete precast facade walls, off site precasting at a temporary facility located in Paget, through to the final installation and handover of the precast units.

Coastcrete is an emerging player within their industry and they have built a reputation for quality workmanship in Precast concrete construction. Based on the Gold Coast, they specialise in the construction of industrial, commercial and retail projects including all concrete works, precast panels, design, formwork and steel fixing. Coastcrete have completed projects throughout South East Queensland and are rapidly expanding their services across the entire State.

The Canelands Shopping Centre project provided particular challenges due to site access and the summer monsoonal weather conditions; Coastcrete worked together with Lend Lease to successfully coordinate a tight construction programme by developing better craneage solutions, transport logistics and an afterhour's installation schedule.

Having worked with Lend Lease on several major Queensland projects before, Coastcrete and Lend Lease have formed a successful working relationship and have effectively overcome challenges and achieved many positive outcomes.

The Canelands Shopping Centre redevelopment is a major boost for the city of Mackay and Coastcrete are delighted to have been involved in the effective delivery of the project.

Coastcrete assisted Reid in the development of a new formwork construction system which is equally suited to tilt up and precast concrete panels. Coastcrete look forward to working with Reid in the development of future products along with the further advancement of the Centurion system.

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