

TOWNSVILLE DESERVES THE BEST

The recently completed expansion of CastleTown Shoppingworld in Townsville marks the culmination of a long-term commitment by McConaghy Properties – as owner, manager, and developer since 1988 – to make it the city's premier shopping destination.

The previous phase was completed in 2007 at a cost of \$37m. Since then another \$70m has been invested, a clear expression of confidence in the city's future. The McConaghy family, which began developing regional centres 40 years ago, says simply that "Townsville deserves it."

To make way for their vision 19 nearby properties were purchased, the houses demolished, a road closed and re-aligned, creating better separation between residential and commercial activity. Extensive consultation with the council and the community helped to fine-tune their plans. The end result is that CastleTown now has a new bus interchange, a shaded taxi waiting area, improved access for pedestrians,

cyclists, and the disabled, 2 lifts and 4 travelators. There are now 1800 car parking spaces, 80% of these undercover. With 3 levels of parking including a basement, retail level, and rooftop, most parking spaces are within 80 metres of an entrance to the centre. "After designing and building shopping centres for as long as our team has, we recognise that retail success is significantly affected by good access from car parks and entrances," comments director Gary McConaghy.

Over 300,000 man hours made this happen. Over 13,000 cubic metres of concrete were poured, the equivalent of a 30 storey high rise. And this was accomplished in a tropical climate, in a busy shopping centre that remained fully open for business throughout the construction period, with curious and jostling shoppers. "There's a science to managing that," adds Gary McConaghy. "We try to think like our customers. There are well over 10,000 customers every day. They do not want to feel they are on a

construction site and what we must always consider is that they have other shopping options. We go to extra expense to hide our impact. We have external and internal hoardings, with retail theming and full-size photo images of shopfronts, to conceal some of the work in progress. Noisier work is done in a second shift after hours. Existing tenants need to be protected during refurbishment so that they can continue trading. Construction has to come second to the customer experience and normal activity. It is a fortunate part of our business, as managers and builders, that we can easily control the balance and get it right."

A key element of the McConaghy strategy was to attract more fashion outlets which offer a diverse range of affordable and stylish clothing for both men and women, and to include more dining options in addition to the existing 450-seat food court. The emphasis has always been on fresh design, modern finishes, and shopper comfort.

In total, 30 national and international tenants have leased the additional space, along with 8 local businesses and a medical centre with a roster of 11 doctors. The centre now has an additional 12 stores which have not had a presence in Townsville until now. There is even an eco friendly car wash service available.

It now has more stores, 143 in total, and more fashion outlets than any other centre in Townsville. 132 of these stores have been completely refurbished or newly opened in the past five years. The centre now extends to over 37,500 square metres.

The McConaghy family philosophy has always been to do one thing well and then move on to the next opportunity. The company is now considering other projects.

CastleTown celebrated its official reopening on 30 September.

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CASTLETOWN SHOPPINGWORLD

OWNER/MANAGER/DEVELOPER : McConaghy Properties Pty Ltd
BUILDER : McConaghy Projects Pty Ltd
SURVEYOR : Brazier Motti Pty Ltd
STRUCTURAL ENGINEER : DEQ Saunders
ARCHITECT : PDT Architects



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SHAUN O’LEARY
MANAGING DIRECTOR

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Recently Completed Project

Castletown Shopping Centre Extensions

Principal Contractor
McConough Projects

- The supply of all specialised hoisting equipment from 20 ton to 250 ton for all project works carried out.
- The supply of safe, highly skilled and efficient personnel associated with these works.
- Project consultation with the client with expertise and specific solutions to ensure program milestones were kept.
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MULTIRIG

A FAMILY BUSINESS, THE ULTIMATE TEAM

Romac Painters and Texture Coatings added the finishing touches to CastleTown's new face in Townsville, in the expanded mall, the food court area, the carpark, and in several of the new larger stores including Target, Big W and Best & Less.

Based in Brisbane, this family business offers three generations of experience in all types of painting including interiors, exteriors and roofs. They are adept in a palette of over 30 texture coatings that will enhance the appearance and aesthetic appeal of any surface or structure.

Since 1980 Romac has worked on every kind of project you can imagine, from simple home units to warehouses, colonial renovations and restorations, and 30 other shopping centres throughout Queensland.



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AUSTRALIAN NATIONAL CONSTRUCTION REVIEW

"We're painters," says proprietor Robert Bottaz modestly. "We do one thing well." He takes on one or two jobs at a time, big or small, and then moves on to the next.

As a family business Romac also has the advantage of a tight-knit team spirit that money can't buy.

To avoid confusion – Romac is a trading name. Robert Bottaz cheerfully answers to the name "Robbie Romac".



ULTRA

We lead with innovative foresight

The extreme energy efficient **ULTRA** 630-1000 Low Rise Commercial Lift is exceeding customer expectations across Australia. Exclusively supplied by JPS Lifts, the **ULTRA** is just one example of the extensive range of residential and commercial lift products available, all uniquely tailored to the client. **"Leading with quality, confidence and innovative foresight is what we strive for every day"** says Shaun Leicester director of JPS Lifts.

So what makes the **ULTRA 630-1000 so unique?**

Newly developed low power AC gearless machine and VVVF drive systems provides for a smooth, quiet operation that is unsurpassed in the market. With 240 volt single phase power there is no requirement to run three phase cable all the way to the lift controller. The standard MRL does not have a machine room, only needs a maximum pit depth of 900mm, offers an optional self supporting structure which ensures reduced building costs and an optional automatic rescue function when power fails.

"Our Australia wide team of fully qualified technicians and sales professionals are dedicated to producing what the clients need and the way we achieve this is through clear, honest and efficient communication with everyone involved in the project" says Shaun

The **ULTRA** is available in a range of high quality finishes including laminate, stainless steel, glass or steel skin-plate. Multi entrance configurations are available for all new and existing buildings. Italian designed, engineered and manufactured to Australian Standards, the **ULTRA** Low Rise Commercial Lift is simply outstanding.

Go to www.jpslifts.com for information on the products and services offered or visit JPS Lifts office showroom with fully operational lifts at 10 Henry Street Stepney, South Australia. Phone (08) 8363 2220.

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New South Wales & Queensland - Stallion Elevators phone 1300 555 363

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