



CONTEMPORARY COMMUNITY SHOPPING EXPERIENCE

MAIN CONSTRUCTION COMPANY : Sarah Constructions Pty Ltd
 ARCHITECT : NH Architecture Pty Ltd
 STRUCTURAL ENGINEER : Wallbridge & Gilbert
 PROJECT VALUE : \$25 million

The \$25M Barossa Shopping Centre redevelopment provides a new state-of-the-art shopping experience and public space for the local community, through a new arcade, beautiful landscaping, a public square and a new medical centre.

Showcasing the best of the Barossa while offering a contemporary shopping experience, the \$25 million transformation of the Co-Op Shopping Centre has seen it become the nation's largest retail co-operative.

The Co-Op was established in the 1950's as both grocer and employer of the region and continues to enrich the community of the Barossa Valley by creating an additional 150 local jobs. Visitors to the Barossa region will also benefit with the centre offering a multitude of retail outlets.

Located in Nuriootpa, the Barossa Co-Op Shopping Centre has been transformed into a 24 retail tenancies outlet, while also featuring a 'town square', arcade and entrance landscaping linking to the area's main street. The retail centre is estimated to contribute an extra \$24 million to the Barossa region by 2021.

Awarded the contract to focus primarily on the project's first three stages was Sarah Constructions. This involved the design and construct of the new mall, base build for IGA and ALDI supermarkets, and IGA store fitout. Sarah also oversaw the landscaping of new community areas and refurbishment of the existing supermarket into an undercover car park, medical centre and tenancies.

As Australia's largest consumer co-operative, the redevelopment aims to provide contemporary retail choices to the Barossa community while attracting new retailers to the region. Additionally, the project offers a new shopping experience and community public spaces, and delivers a state-of-the-art supermarket while providing better connectivity to the area's main street.

The Sarah team closely managed the design to source appropriate alternative materials, enabling earlier procurement and installation.

Weather delays saw certain works reprogrammed to start earlier, while a certified temporary car parking solution was approved within a three week period. This ensured the shopping centre was ready for the public during 2017's busy Christmas holiday period.

Additionally, Sarah's guidance and advice on the project, steered by its team's extensive knowledge and experience in retail construction, saw a complete redesign of Phase 2 for the project. This phase was initially to be an internal refurbishment of the existing hardware store but upon Sarah's advice, was changed to a demolition and rebuild, providing a more reliable, long term solution for the client and new mini-major retailers.

According to Sarah's Project Manager Rick Capaldo, "the Co-Op Shopping Centre improves the community interaction while reflecting the region's unique culture." In his opinion, "Sarah Constructions, along with NH Architects, have been successful in bringing the community into the area with the main focus being on the people of the community." Rick describes the built form as being "inspired by the local iconography of multi-gabled markets and vineyard



structures" and he believes it "considerably improves the user's shopping experience when it comes to convenience without adversely competing with the High Street."

The new IGA is one of the largest supermarkets in Australia in terms of physical footprint, so it's putting Nuriootpa on the map and creating a huge amount of excitement. Because the Sarah team worked closely with NH Architects to produce a future-proof masterplan, the needs of the community will continue to be served for years to come.

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LIGHTING IT UP

Adelaide Central Electrical provided a range of innovative power and lighting services to the Barossa Shopping Centre redevelopment.

“We have been engaged to do all the major infrastructure with regard to the light and power,” outlined Scott Morphet, Director of Adelaide Central Electrical. “We are completing the power installation on the new store for IGA and the specialty shops, as well as a lot of the air conditioning wiring as well.”

The redevelopment has been an exciting project for the Adelaide Central Electrical, allowing them to use the latest innovations in LED lighting products.

With 10 of its 76 employees working on the project, Adelaide Central Electrical were able to keep with the style of the building and offered power saving opportunities to the client.

The Barossa Shopping Centre remained open to the general public throughout the redevelopment, which required the installation team to work within constrained parameters, in terms of both access and public safety.

“Trying to keep the place operational while we built the new wing was really challenging. There were many stores open while we were working around them,” said Scott.

“We’re particularly thankful for the support of the builders and the Australian industry. The redevelopment is very modern, looks great and blends well with the landscape,” he said.

Having operated for five years, Adelaide Central Electrical specialises in commercial light and power installation on large commercial, multi-storey buildings. The company is simultaneously working on a number of projects, including the West Franklin apartments, Urban Nest accommodation, and the Holiday Hotel, all projects are in the CBD.

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