



ROBINA TOWN CENTRE

BOVIS LEND LEASE
GOLD COAST QLD

BUILDING A BRIGHTER CENTRE FOR THE GOLD COAST

One of Australia's premier tourist destinations now has a shopping destination which will inspire and delight locals and visitors alike.

Following the completion of the concept design QIC selected leading project management, design and construction company, Bovis Lend Lease, to deliver the \$200 million multi-staged expansion of Robina Town Centre, on the Gold Coast. The Centre was constructed in 1996, and purchased by QIC in 1999. Since then the Gold Coast has experienced exponential growth and so this recent project was essential to meet the needs of growing population.

As Managing Contractor, Bovis Lend Lease was responsible for the detail design and construction including the demolition of a number of existing elements, such as the Campanile Tower, which was achieved in just two months using hydraulic concrete nibblers.

Construction works included a new 11 cinema Event Cinema Complex, which is home to Queensland's first V-MAX Cinema and has a combined

2,500 seat capacity; a 10,000m² Big W; a 4,500m² Woolworths; a new 900 seat food court; a new 1,100 bay car park and space for over 100 new specialty retailers.

Three new enclosed, air-conditioned malls including a two level galleria mall with a curved skylight roof now connects Arbour Lane and Bazaar Street to a myriad of new retailers as well as anchor tenants David Jones and Big W, while the final component of a ring road was constructed to provide improved access for customers and through traffic.

Another key aspect of the project was redeveloping the adjacent lake area to create a lakeside promenade incorporating restaurants, a children's play area and landscaped gardens.

The first step in this process involved the lake being drained in late 2007, with great care taken to identify and relocate native flora and fauna during the process.

A number of water conservation initiatives have been implemented, including channelling water from approximately half the Centre's total roof area into the lake, allowing excess water to be used for irrigation, even during times of Council-imposed water restrictions. The lake has also been designed to play a key role in the local area's flood management plan as it will store water during times of peak rainfall. An environmentally-friendly vegetation filter system has been incorporated to maintain water quality.

Work on the new Robina Town Centre commenced in September 2007, with completion on track for mid June 2009.

All of this would be challenging enough on a greenfield site, but works were carried out with minimal impact to the Centre or its customers. Some existing retailers now located in parts of the existing Northern Malls area were relocated temporarily, but otherwise it was business as usual for everyone.

Not only was the public a continual presence on the periphery of works, they were invited to attend the Construction Skills Queensland Be Constructive® Careers Expo in September 2008. This community event brought aspiring school aged children onsite to get a feel for the industry and the project itself. This was the first time the Careers Expo had been held on a working construction site. This community campaign received the highest honours by Shopping Centre News in its annual marketing awards.

With Bovis Lend Lease's global commitment to deliver the highest standards of safety on site, it was an opportunity to see best practise in action, while also getting hands on with a variety of onsite displays. All of this required extensive site management.

Bovis Lend Lease is delivering a number of other significant projects in the Sunshine State, including the \$600 million Design and Construct contract for Brisbane's new Supreme Court and District Court Complex and the \$1.55 billion Gold Coast University Hospital at Southport, which is scheduled to open in 2012.

Bovis Lend Lease's work in Queensland has been recognised as some of the best, with the Millennium Arts at the Queensland Cultural Centre named a finalist in the 2007 Australian Construction Achievement Awards and winner of the Engineers Australia RW Hawken Award.

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ALL ABOUT IDENTITY

Albert Smith Group (ASG) has been putting names up in lights for longer than any other Australian signage manufacturer. They are also Australia's longest standing family owned manufacturing company, founded by Samuel Smith in Brisbane in 1873 with a rubber stamp business, now designing, manufacturing and installing leading-edge signage and identity products throughout Australia and in eight countries overseas.

For Robina Town Centre, ASG manufactured and installed the external and internal signage for Big W and designed, manufactured and installed the major external precinct identification signage and pylon signage, plus various car park signage.

Their Brisbane head office operation is home to 14 different trades, including electrical, metalworking, vacuum forming and carpentry. At least 70 of the 120 staff were involved in the Robina project

“Because of the diversity of the signage elements for this project, it went through all 14 different in house trades,” explained Project Manager Jason McCormack. “We worked with the client to develop the Architects design intent into creative, unique & functional signage applications

“A significant challenge associated with the Robina project was the initial multi million dollar tendering process, which involved over 100 individual price submissions prepared over a relatively short tendering lead – time, in a very competitive market place. We were very pleased to be awarded a major share of the project work and of course the real challenge was delivering a successful outcome, which has been both demanding & rewarding”

All ASG projects are designed, engineered and manufactured in-house. They also manage council and engineering approvals and any other necessary deliverables, and can carry out installation anywhere in Australia, and ensure all the prerequisites like site preparation are professionally managed

They have handled all manner of projects, from major public domain art installations to nation-wide corporate branding projects.

Committed to the environment, ASG recently introduced electronic information points throughout their plant to reduce paper use. They also implemented rainwater harvesting for use in manufacturing and other non-potable requirements. Scrap is sold off, and preference is given to suppliers who recycle.

Their work speaks for itself, sometimes literally, they have also designed, built and installed Australia's first talking bus shelters on the Gold Coast.

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HIGH ACHIEVERS

Technically, this has been one of the more difficult roofing and cladding projects we have undertaken”, stated Jenni Sorensen, Managing Director of Fultoncote Contracting. “I am very proud of my crew of dedicated and talented workers. Because of the roof having intricate and angled shapes, and lengthy areas of sky lighting, we needed to cut enormous amounts of roof sheeting and complete extensive areas of flashing and waterproofing.”

Even with modern technology the job required the use of snips, cutting of roof sheeting by hand was a necessity with up to 90% of the Kliplock Colourbond sheets requiring cutting at one or both ends.

Project Supervisor, Matthew Dupayne, commented about the importance of safety consciousness being continually reinforced with his crew of workers. Complacency is not part of the Fultoncote vocabulary. “Although tower cranes, scaffolding and harnesses are used constantly, we continually keep each other aware of safety issues,” stated Matthew.

Fultoncote is a privately owned company which takes pride in its craftsmanship and professionalism. All workers are highly skilled tradesmen.

Recently completed Fultoncote projects are Brisbane International Terminal, Canungra Base Redevelopment, Noosa Civic Centre, Brisbane Millennium Arts, Kogan Creek Power Station.



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PROVIDING ESSENTIAL INFORMATION

When B & P Surveys first began work at Robina including the area now occupied by Robina Town Centre the property was being operated as a dairy farm. They have worked on Robina for the Robina Land Corporation continuously since commencing work on the site in the late 1970's, up to and including the surveying for the latest evolution of the Town Centre being an ever expanding major civic centre of the Gold Coast.

Work has included all preliminary detailed surveys, redefinition and relocation of boundaries and creating easements for services.

“The nature of a shopping centre means a myriad of services exist.” said Director Bernard Nolan. “In most instances significant pre-planning will account for the protection, retention and planned relocation of these services. However, despite pre-planning and preparation, in some instances, the unforeseen requires our help to come up with a survey solution to the benefit of all involved.”

In addition to locating what was existing onsite, B & P Surveys placed marks to assist the builder with construction, including setout for piles, grid lines and walls. They also perform ongoing work with site owners Queensland Investment Corporation related to the relocation of boundaries on adjoining parcels.

As a firm of Consulting Surveyors, B & P Surveys perform all kinds of surveys for public and private clients, including planners, engineers, architects, building contractors, public authorities and developers. They deal in the collection, assessment and distribution of spatial information in all aspects of land and building development.

Their highly qualified staff of 30 works with the latest office and field equipment to provide accurate information efficiently, and they operate from bases in Surfers Paradise (Isle of Capri), Tweed Heads and Murwillumbah servicing South East Queensland and Northern NSW.

B & P Surveys began at Surfers Paradise with Barney Pluthero who set up shop in the late 1960's to assist the late Sir Bruce Small who

needed surveyors for the development of the Isle of Capri. At the time surveyors were few and far between. B & P Surveys has grown with the Gold Coast.

B & P Surveys has been involved with landmark developments at Isle of Capri, Benowa, Helensvale, Hope Island, Highland Park, the Tugun Bypass, and the Pacific Highway upgrade from Coffs Harbour to Tweed Heads. They are currently surveying on projects for Meriton Apartments including Pegasus at Broadbeach, Brighton-on-Broadwater at Southport, and Adelaide Street in Brisbane and for Walker Corporation's industrial development, Citiswich, at Ipswich.

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EXCELLENCE THAT’S RARELY SEEN

Most people using new parts of Robina Town Centre probably won’t notice the work of Christopher Contracting. Plumbing, hydraulic services and gas mains are like that, taken for granted when they function properly. Which is what can be expected when the company has over twenty years experience on large commercial projects in South East Queensland and over a hundred-strong workforce including trade-qualified gasfitters, plumbers, drainers and labourers.

For Robina Town Centre’s redevelopment, Christopher Contracting supplied and installed the tradewaste drainage, sewer drainage, vents, cold water supply and gas for over 120 new tenants, and integrated them with the existing systems.

“There was a lot of out of hours work,” said Project Manager Glenn Bowyer.

“There had to be a lot of coordination with Centre Management because of the need to shut down gas and water at various times without affecting the Centre’s usual operations.”

They commenced on site in September 2007, and will complete works mid May 2009. It has taken approximately 32 staff to do the job. Christopher Contracting has a commitment to future tradies, with their own company- indentured apprentices.

Their talents are diverse within their field: they build pump stations, perform civil works such as sewer mains, install large diameter water reticulation mains up to 1200mm diameter for both potable and non-potable water, and are certified to lay Sintakole, PVC, cast iron and H.D.P.E products.

Robina was a typical project, others currently underway or completed recently include Oracle, Reflections at Coolangatta, Skill Park Robina, and the Green Star rated Wesley House in Brisbane, Boggo Road and Mater Hospital.

Past projects include the Gold Coast Convention Centre, Dreamworld Water Park and Portside Wharf in Brisbane, where like Robina, the virtually invisible essentials work perfectly.

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TERRAZZO IS ELEGANT, NATURAL AND BEAUTIFUL

Terrazzo is the kind of flooring material that will bear the wear of countless thousands of feet for a hundred years and still look great.

Pebblecrete Insitu have been manufacturing and laying terrazzo flooring for major projects since 1974. Recently, they completed around 8,000m2 of terrazzo flooring for new retail spaces in the Robina Town Centre redevelopment. This was laid in the form of 300x300 tiles, the top floor featuring imported stone chips from Italy, the lower floor Australian stone chips from Pebblecrete Insitu’s own quarry.

A team of twelve worked on the project for five months. Their standard laying method involves laying the bedding first and giving two days drying time before gluing down the terrazzo tiles to the bedding they then do the grouting, wait a few days and then grind and polish terrazzo floor. This gives a finished product.

One of the challenges of the Robina job was the design of the floor plans, and the colours chosen for the flooring by the Architects (Buchan Group).

Pebblecrete Insitu first started operating in 1963, founded by Giuseppe and Frank Piperata. They initially manufactured Architectural precast panels and exposed aggregate. The terrazzo aspect expanded in 1974 when the company began making terrazzo at the MLC site, along with supplying precast floor panels, cappings and exposed aggregate.

Now the company employs 40 people, and can manage a diversity of concurrent projects. Currently they are laying terrazzo at Rhodes for Mirvac Constructions, at Campbelltown Mall Stage 5B for Mainbrace Constructions, at Mater Hospital for Abigroup and at Bathurst Marketplace for St Hilliers Contractors.

They have completed over 160 major jobs, including Westpoint Blacktown, Castle Towers, Penrith Plaza, Macarthur Square, Westfield Tuggerah, Westfield Kotara, Westfield Burwood and Jurong Point in Singapore. Many councils have also called on them to supply precast concrete pavers.

In addition to manufacturing, installing and polishing Terrazzo in diverse sizes and colours, Pebblecrete Insitu also manufacture and supply steps, cappings, skirtings, coving , toilet partitions and intricate works.

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PLANNING GASTRONOMIC GLORIES

Future Food, Australia's leading Retail Food Master Planners, have ensured Robina Town Centre has a world-class menu.

A Victorian-based company with twenty years experience both here and overseas in retail food solutions, they worked with the architects and developer to create the retail food masterplan. Their service included research and positioning, spatial planning, branding and selecting the operators who would fill niches in the newly built 900 seat food court and the lakeside cafes and restaurants.

With fresh international flavours and an emphasis on health and a sense of occasion to dining, families and high flyers alike are catered for with delectables ranging from tapas, modern Middle Eastern and yum cha through to cupcakes, organic hot salads and take home fine dining. There is also a full range of breakfast options.

"The look and feel provided to QIC was about moving beyond the traditional food court and to advance the food mix to a mix of contemporary operators who not only operate as best practice operators but offer a modern product mix," explained Future Food Managing Director Francis Loughran.

"There are many critical success factors that go into the master planning process – but the operator is the number one cornerstone. Future Food prides itself on setting the Positioning Statement for its clients' food projects. We will create a 'Food Brand' for the precinct, we developed the term 'Café Court' and implemented this first in our planning for the Harbour Room at Bondi Junction. From this Brand we nominate

the selected operators from a variety of backgrounds – high street, land ways, back street and new to market, who we feel can deliver the mix and contribute to making all parts equal the whole."

Their CV of international projects includes the world's largest shopping mall The Dubai Mall in UAE, which involved planning for 150 food and beverage outlets servicing a mall of 1200 shops. Their plans have also been put into action in KLCC Kuala Lumpur, Taipei One in Taiwan, Pune Mall in Pune India, Al Hamra in Kuwait, Al Ahreen Mall Bahrain and The Palms Mall in Christchurch NZ. In Australia recent noteworthy projects include Melbourne Central and Chadstone Shopping Mall. They also cater for residential developments.

futurefood /
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