

BURNSIDE VILLAGE



MAIN CONSTRUCTION COMPANY : Brookfield Multiplex
COMPLETION : October 2011
SURVEYOR : Rider Levett Bucknall
ARCHITECTS : Buchan Group
STRUCTURAL ENGINEER : Wallbridge & Gilbert
PROJECT END VALUE : \$57.4 Million



RETAIL THERAPY

Delivering a facelift for the Burnside Village Shopping Centre in the heart of Adelaide presented its own challenges, however, nothing that outmatched the expertise and experience of major contractor for the project, Brookfield Multiplex.

When it came to choosing the major contractor for the Burnside Village Shopping Centre project, the requirement was to select a company that was unsurpassed in its capability to deliver a quality product on time and within budget. The natural choice was Brookfield Multiplex.

“Brookfield Multiplex is a leader in global contracting and development management – we build, engineer and maintain property and infrastructure assets,” says Brookfield Multiplex’s Adrian Esplin.

“We are an accomplished international contracting and development business. We are at our best creating large-scale and complex landmark buildings, commercial structures and infrastructure projects. Forward-thinking and focused we build sustainable futures, enriching communities.”

The company’s contracting heritage is in construction – forged in Australia - with ensuing growth in New Zealand, the Middle East, Asia, Europe and Canada. Brookfield Multiplex is also expanding this legacy, applying its expertise and strength to the Engineering and Infrastructure sectors.

Brookfield Multiplex was able to bring its considerable expertise and knowledge to deliver successful outcomes for the Burnside Village Shopping Centre project. Now complete, the \$100 million shopping centre upgrade at Burnside Village saw Brookfield Multiplex delivering an extra 37 retail tenancies to the regional centre.

The redevelopment comprised demolition of the existing mall, tenancies and adjoining buildings (approx 5,000m²) whilst maintaining trade to the existing centre, additional 11,000m² undercroft car parking consisting of an extension to the existing, additional 7,000m² of new retail tenancies and mall connecting to the existing centre, and 5,000m² external car park on post tensioned suspended slab.

Only five kilometres from Adelaide’s CBD, the regional retail complex will benefit from the addition of several premium fashion and lifestyle

retailers, taking the overall total to 120 tenants, creating a shopping hub for the surrounding area.

Completed in stages the majority of work continued to be conducted out of hours in order to minimise disruption to functioning tenancies.

“Although the existing centre is fully operational, early works have saw some retailers such as Sussan, Flight Centre, the bakery and the fruit and veg store relocated into the southern atrium,” Adrian says. “Brookfield Multiplex expanded the southern atrium northwards. It was built around the centre’s 100-year-old, 18-metre tall River Red Gum’, which was covered with a large glass ceiling, allowing for two-storey shops with six-metre-high shopfronts.”

Interior works such as tiling, lighting and paving upgrades and modifications to the roof and secondary roof lights were also upgraded. Walkways were included in the construction, allowing shoppers to travel between the southern atrium and shops.

Burnside Shopping Centre is shaping up to be the only specialty hub for Australian and international fashion labels and brands in South Australia.

With 50 years of experience in the industry, Brookfield Multiplex prides itself on its ability to recognise unique opportunities in property and infrastructure, responding decisively, harnessing the expert skills and capabilities of its team to create positive, sustainable outcomes for its employees and contractors, the community and the environment.

“We are known for innovative excellence. What sets us apart is that our innovation and creative thinking are products of our collaborative approach,” Adrian says.

“Our clients are part of our team – we share our knowledge, insights and ideas. Our employees work together across the business and draw on powerful global resources, united in our aim to exceed client expectations.”

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Burnside Village, SA



KEEPING SAFE ON SITE

With safety of paramount importance on the Burnside Village site – RSEA Pty Ltd, the experts in safety solutions were called in.

RSEA Pty Ltd is Australia's largest independent safety solutions provider and is a market leader in all things safety.

Whether it's footwear, safety clothing, workwear, safety signage, personal protective equipment, workplace safety products or road safety equipment, RSEA offers every imaginable safety product.

RSEA played an important role in providing safety to the Burnside Village project site.

"Our role in projects like the Burnside Village project is to help our clients and their contractors protect their people. With an increased focus and drive to ensuring safe working environments in Australia, RSEA has the depth and breadth of products, which enable us to provide what our clients need, when they need it. We take great pride in being the company that is trusted to deliver," says RSEA's Gordana Petrevska.

"In major construction projects, such as the Burnside Village project, RSEA provide a wide range of products, from safety workwear (hi visibility clothing) to safety footwear, from personal protective

equipment (head, eye, hand and hearing protection) to road safety barriers, signage, variable messaging boards and temporary fencing.

"Our objective of each project is to maximise the safety of not only each person on site but also the general public near the site. This is achieved through local and on site relationships with our safety specialists as well as through our national store network," Gordana explains.

"We work with major organisations such as Multiplex as well as smaller contacting firms and even independent contractors. In fact, a large amount of the safety equipment for the Burnside Village project was purchased directly from our Wingfield site by project contractors."

With 17 sites (and growing), RSEA welcomes the opportunity to support the safety needs of Australian business.

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SKY HIGH ON QUALITY

Servicing the Australian building market since 1990 with quality roof glazing products, Skyworld Contractors Pty Ltd (SA) was the natural choice to deliver successful results for the Burnside Village project. Skyworld Contractors Pty Ltd (SA) offer a wealth of industry experience including a comprehensive knowledge of polycarbonates for roof glazing projects in domestic and commercial applications.

For the Burnside Village project, the company partnered with Bayer MaterialScience, extensively using Makrolon® UV Solid sheet grey tint throughout the development to provide superior shading. It was also matched with the colour scheme of the shopping centre as a whole. "We also used Skyworld glazing bars, which are designed for thermoplastic glazing materials such as Makrolon®," says Skyworld's Kevin O'Looney. "Skyworld's range of bars include structural bars, resulting in significant cost savings on comparative systems."

"They offer rigidity and strength in all applications and can be used with both solid and multiwall polycarbonate. With the open air design of the shopping centre and shops facing external walkways, verandahs and canopies keep shoppers protected from all weather extremes, including rain in winter or the summer sun," he says.

Makrolon® Sheet UV is an ideal solution for outdoor glazing applications, featuring UV resistance, high transparency and excellent impact resistance

and is backed by a 10-year guarantee from Bayer. Bayer has also released a new product, Makrolon® Grey HR polycarbonate glazing sheet, which provides up to 30% better heat reduction than standard polycarbonate solid sheet. It has been specifically developed to maximise a building's glazing potential and meet architectural requirements of improved comfort and thermal performance. "Makrolon® Grey HR is lightweight and generally requires less structural support than all-glass systems, saving time, labour and construction costs. Superior durability and energy efficiency when compared to the equivalent thickness of glass also add up to long term cost savings".

Skyworld's own specialised range of aluminium glazing bars have been installed in projects from Townsville to Perth. Many businesses throughout Australia utilise the company's experience in glazing polycarbonates. Based in Lonsdale, South Australia, Skyworld has an experienced team of designers, draftsmen, manufacturers and installers on hand to deliver results that exceed client expectation on every project.



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QUALITY AND SERVICE FROM THE GROUND UP

Providing excellence in scaffolding services at the Burnside Village project was all in a day's work for Waco Kwikform. Since 1992 Waco Kwikform Ltd (SA) has provided a cutting edge scaffolding supply and service system to the industry.

Waco Kwikform manufactures, hires and sells a range of scaffold and falsework products that include some of the industry's best-known brand names such as Kwikstage and Wedgelok; operating from over 30 locations in Australia and New Zealand with people and equipment capable of providing scaffold solutions that embody service and quality from the ground up. With a team of 12, Waco Kwikform Ltd (SA) provided scaffold access, erecting temporary access for various trades working on the Burnside Village project site. Overcoming challenges such as varying heights and obstacles such as large sized trees, the Waco Kwikform team delivered successful outcomes for the client, further enhancing the company's reputation for reliability in the process.

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PAINTING THE VILLAGE

For over 20 years Commercial Painting Contractors (CPC) have enjoyed a strong reputation in the commercial construction industry. The company specialises in large-scale retail redevelopments and their extensive work history includes 3 major Westfield sites at Marion, Tea Tree Plaza and Arndale and both the Elizabeth City Centre and Colonnades Shopping Centre.

The Burnside Village Project provided CPC with another exciting opportunity to partner with Brookfield Multiplex and work on one of the South Australia's more complex and iconic retail redevelopments.

The company works primarily on an invitational tender basis and enjoys an enviable reputation within the construction industry for reliability, quality and project delivery.

Managing Director Steve McGrath said: "We are proud of our history of delivering successful outcomes for our clients. Our partnership with Brookfield Multiplex on the Burnside Village, the Pasadena Shopping Centre & the Colonnades Shopping Centre projects in Adelaide are prime example of this."

CPC offered a single company solution for all of the applied finishes for the project. This included high quality two-pack polyurethane finishes to the steelwork, decorative finishes in the lobbies and stairwells, general architectural finishes, timber and

concrete floor coatings, linemarking, fire exit identification & signage requirements.

Steve adds "It was another great opportunity to work with Brookfield Multiplex and we'd like to extend our thanks in particular to the Senior Project Manager Davide Piantadosi, Site Manager Steve Blackmore and their team who all showed a great level of professionalism throughout the entire project."

The Burnside Village is an impressive project and is a credit to the team at CPC and its partners at Brookfield Multiplex. It showcases outstanding workmanship and sets a benchmark within the construction industry in South Australia.

CPC is currently working on another large retail development with Brookfield Multiplex at the Pasadena Shopping Centre in Adelaide. They are also working on Tower 8, the new 17-storey office development for the Australian Tax Office in Adelaide.

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