



CONSTRUCTION COMPANY : Vinta Group
CONSTRUCTION VALUE : \$60 million
ARCHITECT : The Buchan Group

ENHANCING THE STRAND

The Strand’s \$60 million redevelopment has given Coolangatta a whole new retail, dining and entertainment precinct. The revamped centre includes ocean-facing dining in a 300-seat Restaurant Court on Level 1 and an eclectic and vibrant mix of dining options.

The redeveloped \$60 million The Strand Shopping Centre is located directly opposite Coolangatta Beach, with frontages to Marine Parade, Griffith, Dutton and Warner Streets. It is a 32,320m² multi-level mixed use shopping, dining and commercial centre, located in Coolangatta. The centre has street frontages on Marine Parade, directly opposite Coolangatta Beach and Griffith Street, the main retail precinct of the town centre. The centre was originally built in two stages in 1988 and 1990, with major renovations completed in July 2006 to include an Aldi Supermarket and refurbishments to the mall.

The redeveloped centre boasts a Birch Carroll and Coyle multiplex cinema, Gold Coast City Council Library, award-winning Coolangatta

Hotel and three levels of commercial space. A unique alfresco dining precinct with ocean view and 65 specialty stores completes the centre. The latest redevelopment, which is now complete, demonstrates the ongoing commitment in enhancing the centre as well as Coolangatta as a destination, by providing a refreshed and vibrant beachside dining, retail and entertainment offering.

The centre is located in the heart of Coolangatta and is already providing an exceptional shopping and dining experience for residents and visitors to the southern Gold Coast. Central to the redevelopment was the total makeover of the first level, delivering a comprehensive dining concept that has sweeping views over Coolangatta Beach through a unique glass

louvered façade that runs the length of the building. This new dining precinct has over 300 seats with a range of dining cuisines and options.

As part of the major transformation, the centre now includes a 3,800 sqm full line Woolworths supermarket, a large Amcal Chempro Chemist with a medical centre and a further 30 stores on Level 1. These new tenancies have joined Aldi, Birch Carroll and Coyle Cinemas and the existing tenancies for a total of over 120 shops, restaurants and offices.

To service the supermarket and additional tenancies, the existing escalators leading from Ground Floor to Level 1 were replaced with a travelator for convenient access to the undercover car park.

Gold Coast City Council has relocated the Coolangatta Branch Library from Level 3 to Level 1. In its new location, the library has direct access from Marine Parade, via new escalators on the corner of Marine Parade and Dutton Street. A new accessibility lift has been installed adjacent to the Marine Parade KFC entrance, to allow for disabled access.

The library will continue to house council offices and a council shop front to allow customers to lodge documents and pay bills, in a more contemporary environment. Mayor Tom Tate said: “Libraries are more than places for books and shelves; they’re there to forge a stronger community by bringing people and families together. This Council is investing record amounts in our libraries, and making sure they are bright, vibrant and inviting spaces for people to enjoy. Our newest library in Coolangatta is a fantastic facility for a very special part of the Gold Coast.”

The Strand has remained open for business as usual throughout the construction period and trade in the centre smoothly and safely while the construction period was underway. The redevelopment was completed in late 2014 and generated over 500 jobs during the construction period with more than 200 new jobs in retail and hospitality coming online since its completion.

For more information on The Strand Shopping Centre Redevelopment, 72-80 Marine Parade, Coolangatta QLD 4225, phone 07 5506 5300, website www.strandcoolangatta.com.au

FLOORED BY DESIGN

Structural strengthening in refurbishment projects can be a tricky business, often with limitations in access and space for new structural elements.

A company that continues to fulfill wide ranging architectural needs is Sika, with a product range covering floor strengthening systems, concrete ad-mixtures, mortars, epoxy flooring and sealants, all sourced from a global product base and provided locally.

For the Coolangatta retail upgrade project Showcase on the Beach, Sika products were specified for the required strengthening of floor slabs, with new tenancies planned for areas originally designed with lower load capacity. Devising the flooring strengthening system for the contractor, Sika supplied a number of products for this stage, specifically SikaDur 30, Sika CarboDur S CFRP Laminates and PURCEM, a polyurethane-cement coating.

Unique to this application of the Sika carbon-fibre laminate strips was their placement on the upper-surface only of the concrete slab, whereas

regular application would be the soffit side of the slab. As a two-part system, the second step involved coating the carbon laminates with Sika product PURCEM, a first-time combination created for this project.

“We were able to come up with a solution and a method statement to give the flooring contractor some direction and a way to put the PURCEM over the carbon fibre. So we were able to offer a complete system for the whole job,” Queensland Sika representative Ryan Davis commented.

Sika has been present in the global building industry since 1910, being founded in Switzerland, with their Australian branch established in 1976. A similar strengthening system is currently being installed at Molendinar Water Treatment Plant in Queensland, along with other applications at sites in the retail industry such as Woolworths, food industry such as Hungry Jacks, and numerous other places handling high-traffic usage.

For further information contact Sika Australia Pty Ltd, 30 Parker Court, Pinkenba QLD 4008, phone 07 3633 9222, fax 07 3633 9200, website aus.sika.com



BUCHAN'S DESIGNS DELIVER

A \$60 million facelift has put The Strand - formerly known as Showcase on the Beach - back on Coolangatta's retail map, with the shopping precinct now offering more than 120 stores, restaurants and offices.

With an enviable waterfront location opposite Coolangatta's beach on Marine Parade, The Strand now delivers a diverse and vibrant mix of upgraded amenities including a 3,800m² Woolworths supermarket surrounded by a fresh food precinct with an additional 30 specialty stores and kiosks, complementing the existing tenants, Aldi and Birch Carroll and Coyle Cinemas.

Australasian design firm The Buchan Group managed the architectural delivery of The Strand redevelopment, including refurbishment and design development works for the retail, entertainment and fine dining precinct.

The Buchan Group Gold Coast Director Brett Saville said the vibrant mix of dining options created a destination that targeted both local and tourist markets, resulting in a unique mix of international and local retailers.

“With construction on the project commencing in July 2013, The Strand has been designed to harness the natural, panoramic views over Coolangatta Beach, refreshing the complex's entire feel and brand,” he said.

“Once the Marine Parade restaurants complete their final fit outs, the precinct will become a must-visit destination for food lovers and shopaholics alike. The ocean-facing 300 seat Restaurant Court on level 1, concept designed by Landini, is a standout feature with a unique glass louvered façade running along the length of the building and acting as the centre's main focal point.”

Developer Vinta Group Pty Ltd secured a number of high-profile tenants including Quiksilver's new flagship concept store Boardriders, master chocolatier chain Max Brenner, Sydney-based Middle Eastern restaurant Kazbah, and premium Gold Coast coffee specialist The Black Sheep Espresso Baa.

For more information contact The Buchan Group, Level 5, 64 Marine Parade, Southport QLD 4215, phone 07 5574 0344, email tbg@goldcoast.buchan.com.au, website www.buchan.com.au

RISK AVERSION THROUGH HOTSPOT IDENTIFICATION

Thermal imaging is a highly sought after technique offered by Thermoscan, for evaluating the operating status of a building, with electrical services being one area where hazard reduction through thermal imaging is a most successful approach. The technique allows for the identification of hotspots and potential risks of fire or equipment breakdown in electrical equipment through thermal imaging cameras.

Electrical equipment that can be inspected range from electrical switchboards, mechanical services switchboards, and lift motor controllers. Thermal imaging allows the identification of abnormalities that would not be identifiable by sight, thus allowing a maintenance or preventative action strategy to be put in place. Because it is a non-contact inspection the Health and Safety benefits are many, and the inspection can usually be performed in a much shorter time than old fashioned hands-on inspections of components.

The refurbishment of commercial building Showcase on the Beach, at Coolangatta in Queensland, required the services of Thermoscan as both a consultant for previous ongoing maintenance work, and then also at the start and finish of the refurbishment project. Thermal inspection was carried out on all switchboards, from the main switchboard up through the four levels, including the electrical boards, the mechanical services boards and lift distribution boards. At the

completion of the project, all the electrical switchboards were operating at their maximum efficiency and were safe and ready for occupancy.

Primarily focusing on electrical services, thermal investigation of a buildings external facade is also developing in requests from property owners. Kelly Miller, General Manager comments, “We can also identify moisture ingress in external facades of buildings, as well as identifying thermal loss, so it can be used for energy efficiency and identifying areas of improvement. We have also had success in detecting surface coating abnormalities which allowed Facilities Managers and painting contractors to identify potential problem areas and develop a re-painting strategy to address these.”

Established in 1980, Thermoscan have 16 staff members, including 9 qualified electricians and trained Thermographers. They conduct business across Australasia, including Fiji, with an excess of 8000 inspections conducted annually. Technicians based in QLD, NSW and Victoria, but we travel to all states as required with trips a minimum of twice a year.

For more information contact Thermoscan, 8a/1990 Logan Road, Upper Mount Gravatt QLD 4122, phone 1300 132 517, email info@thermoscan.com.au, website www.thermoscan.com.au



AMBITIONS IN HEIGHT

A key factor in any successful shopping mall is circulation, and for The Strand at Coolangatta on Queensland’s South Coast, this important aspect is a highlight of the shopping centre refurbishment.

Sub-contracted to the project for the design and installation of these services was Liftronic Pty Ltd, Australia’s largest independently owned lifts and services company. The scope of works for Liftronic Pty Ltd was the replacement of the 2 atrium lifts, installation of two new moving walks, and replacement of 4 escalators to the 6 level complex.

A main concern for any upgrade within an operational building is the successful co-ordination in the staging of the project, and in this case, Liftronic’s years of experience ensured a safe and timely delivery with minimum inconvenience.

Working with the existing atrium design, 2 new glass observation lifts were installed, located behind a glass shaft and offering a birds-eye experience for the visiting shoppers. 2 escalators were removed and replaced with new moving walks between the 2 busiest levels containing Woolworths and the level above, helping to maximising the movement of people and creating an ease of shopping for the clients.

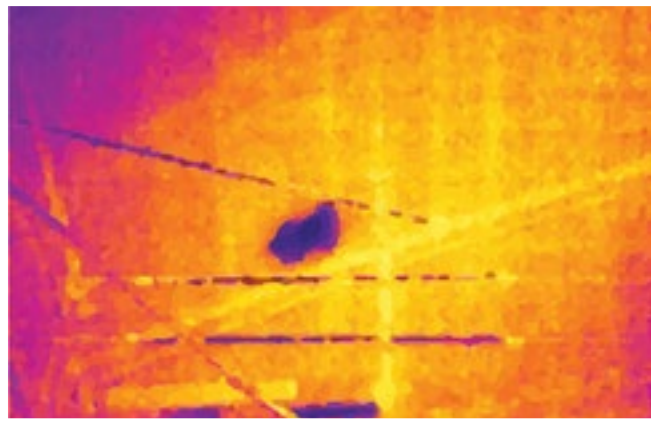
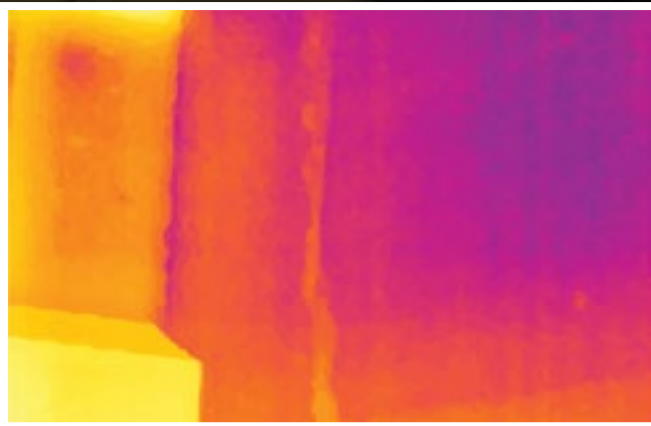
Liftronic Pty Ltd employs approximately 170 people, and are a wholly owned and grown Australian company. Specialising in the sales, installation and servicing of lifts, escalators and moving walks, Liftronic are considered the leading Australian company for new and refurbishment projects across all sectors of commercial, industrial, residential, retail and residential.



Liftronic Pty Ltd have numerous transit hubs as a major focus area of ongoing work, completing major contracts with state governments and contributing to railway projects across NSW, QLD and VIC.

Other projects currently underway include the Morten Bay Rail link and a number of railway stations in Queensland. They have previously installed specialist equipment on the GOMA project, the Queensland Museum, and Robina Town shopping centre.

For more information contact Liftronic Pty Ltd, 29 Canberra Street, Hemmant QLD 4174, phone 07 3890 0522, mobile 0407 666 966, fax 07 3890 0722, website www.liftronic.com.au





THE FULL SPECTRUM OF AUDIO VISUAL AND SOUND WORKS

Light and sound are the attributes of a space that offer a level of sensorial sophistication to every area. JVG Sound Lighting and Visual is defining themselves for its design ability, breadth of technical knowledge and quality of service. Based in Tweed Heads, the company has a passion for its trade which is reflected in the work they undertake.

The Strand Shopping Centre Refurbishment, awarded JVG a design and construct contract. The scope of works being for audio visual on Level 1 of the food court area. Particular challenges for this site included accommodating for large noise while also considering the challenge of the beach-front location in regards to salt and corrosion.

Working alongside the acoustic engineer, the process involved mapping out the system for the correct space – “We look at all the finishes, hard surfaces, recessed ceilings, light fittings, tables, table layout settings and then plan the design for the correct speakers and the correct spacing” explains company Director Jade Golar.

Installed into the Centre Management Offices was a BOSE digital audio system. This is the specified system for use in public spaces, such as The Strand’s food court. A unique aspect for this project was the inclusion of a BOSE audio interface user system, which allows the user to nominate audio either as background music or the fire alarm.

JVG Sound Lighting and Visual is a family owned business and has been operating since 1998. Their expertise covers sales, design, installation, hire and maintenance of professional audio, public address, stage and architectural lighting, visual display, CCTV, integration and automation design, special effects and noise control equipment covering commercial and theatrical through to retail and high rise.

For more information contact JVG Sound Lighting & Visual, 2/38 Ourimbah Road, Tweed Heads NSW 2485, phone 1300 JVG JVG (584 584), fax 07 5599 2643, email admin@jvgsound.com.au, website www.jvgsound.com.au

