

August 2016 – December 2016 | \$1m+



**Client:** The Dunes Property Holdings Pty Ltd

**Builder:** Maben

**Architect:** ClarkeHopkinsClarke

Design, manufacture, supply and installation of 800m<sup>2</sup> of wood-finished composite aluminium panels, internal panels and lightweight steel framing for the new Woolworths Supermarket and surrounding retail outlets in the picturesque seaside township of Torquay North.

- Regional Shopping Centre
- New Retail Precinct
- Delivered in Live Environment
- Internal & External Cladding



## CASE STUDY

The Dunes Village Shopping Centre in Torquay North is delivered as part of the expansion of Torquay North in the Surf Coast Shire. It includes a new Woolworths Supermarket, BWS Liquor and 13 other specialty tenancies. The site is tucked away behind the Surf Coast Shires council offices at the corner of Fischer St and Merrijig Drive, just 3km from Torquay's town centre.

## DESIGN

The new retail precinct, designed by ClarkeHopkinsClarke, features wood-finished aluminium cladding as a prominent design feature. During the project's design phase, we worked closely with long-term supply partners to find a suitable product, ultimately choosing *Alcoil* panels for walls and an *Alucubond* product for the large soffit featured near to the main entrance.

In addition to the project's external cladding requirements, the interior of the Woolworths supermarket features a raked interior roof, which required our design team to adapt 3D models of the building's interior to design the many bespoke drop-frame components required to realise the vision.

## MANUFACTURE

The primary manufacturing challenge was creating the framework to suspend the raked ceiling within the supermarket. Our factory team produced all required droppers and tophat mounts required to realise the design, which were customised to fit to the steel framework of the building.

## DELIVERY

Access to the external façade was complicated by the presence of an existing building on site which was delivered prior to the delivery of the supermarket building. Additionally, the ongoing scheduled concreting works continued throughout installation of the façade, which required us to coordinate our activities closely with the contractor to ensure ongoing site access for our installation team.

These restrictions also meant that it was not possible to deploy cranes on site to lift façade elements. We developed a solution which required only a single scissor lift to install all the panels required for the walls and soffit, and committed a larger team of onsite installers during critical periods to maintain the program.