

Watergardens Town Centre



Location

Sydenham, Vic, Australia

Client

Queensland Investment Corporation (QIC)

Project Value

AUD\$100.0 Million

Office Responsible

Cardno Grogan Richards

Responsibilities

Structural, Civil, Hydraulics and Traffic

Contact

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Project Scope

From initial traffic advice on the site master plan and planning applications, through to schematic design, design development, documentation, value management, tender and construction phases, Cardno Grogan Richards provided its full range of fully co-ordinated engineering services for this exciting retail development.

Cardno Grogan Richards has also provided multidisciplinary engineering services on three adjacent Bulky Goods developments and the Sydenham Interactive Learning Centre.

The original shopping centre was constructed in 1997 on a 56 hectare site amid an abundance of newly developed housing estates.

The latest stage commenced in 2005 and was completed in April 2007, consisting of 35,000 square metres on the ground floor, 30,000 square metres at level one and a 4,000 square metre basement.

The structure of the complex includes

post-tensioned slabs to all suspended floors. The first floor is set up for a car park with in built capacity for further retail expansion at a later stage with minimal disruption to trading tenants below.

The new extension was linked to the existing centre via five, six metre wide culverts which bridge the existing Taylors Creek. Extensive hydraulic modelling was necessary to ensure that the Melbourne Water requirements in relation to creek cross section, maintenance and performance were met through the culverts and a new bridge structure was provided further down stream.

A number of highly articulated entries surround the new building which consist of steel and precast concrete elements. These entries have large cantilevered canopies and high glazed facades.