

# COTTON BEACH

BROOKFIELD MULTIPLEX  
CASUARINA NSW



**M**ultiplex Living is dedicated to the creation of exceptional living environments in iconic locations. As the premium residential brand of Brookfield Multiplex, Multiplex Living successfully harnesses the Group's 42 years of experience, resources, buying power and highly skilled workforce.

From magnificent apartments with breathtaking views, to elegant and spacious homes within master planned communities, the company's recent development portfolio includes the \$1.3 billion Portside Wharf riverfront precinct in Brisbane, the Bluewater master planned community at Trinity Beach just north of Cairns and the luxurious The Leighton beachfront residences in Perth.

Through a fusion of expert architects, designers and builders, Multiplex Living oversees each project through the entire development process, from the drafting of initial plans to client handover.

Newly completed, the Cotton Beach project is being touted as a signature residential apartment development for the Tweed Coast and indeed for Multiplex Living in Australia, according to Multiplex Living's Director of Sales and Marketing, Tim Willing.

Multiplex Living's Cotton Beach is located at the southern precinct of

Casuarina Beach, itself an award winning master planned community of 650 house lots and 1000+ apartments, with a proposed community town centre to be developed.

Construction of Cotton Beach's first stage, a \$120 million absolute beachfront low-rise residential resort, was launched with an earth breaking ceremony on site on 11 April 2007, after a four-year planning and design process.

Designed by award-winning Australian architect Noel Robinson, Cotton Beach takes its inspiration from Bali's Discovery Kartika Plaza resort and the luxury five-star Sheraton Mirage resort on the Gold Coast.

Unlike the other residential developments currently underway on the New Tweed Coast, Cotton Beach is the only major apartment project currently being developed with a residential zoning approval. This is one of several reasons why the project has generated so much interest.

Location is another. The building will occupy the 1.6 hectare southern portion of the seven-hectare Cotton Beach site, which covers more than half a kilometre of beachfront land in the \$1.5 billion Casuarina Beach township. Only 30 per cent of the entire Cotton Beach site is to

be developed, with 70 per cent set aside for landscaping, pools, green corridors and public open space. The absolute beachfront apartments are less than 20 minutes south of Gold Coast Airport at Coolangatta, and a little over an hour from Brisbane CBD. Occupants will be within close proximity of the proposed \$650 million town centre, Casuarina Village, which will be the community's commercial and retail heart including supermarket, hotels, shops, cinemas and community centre.

The first stage of the Cotton Beach project comprises 129 one, two and three-bedroom residential apartments in a single, three-level building. The development features a lagoon swimming pool, separate lap pool, and water features. A brasserie-style restaurant, 'Zinc', has also been incorporated. It will be run by the operators of the local award-winning Bamboo and Sandbar & Grill restaurants.

One of the design aims has been to facilitate integration of the interior and exterior landscapes. Most top floor apartments feature rooftop terraces, and most ground floor residences come with private plunge pools. The apartments themselves offer a seamless transition between indoor and outdoor living areas, and feature high quality natural finishes such as stone and timber. The use of colour and texture reflects the surrounding landscape, but with sharper contrast and clean sub-tropical finish.

The central atrium has heavily landscaped planters, with established trees reaching far into the upper levels. Walkways meander through this vegetative canopy, and apartments enjoy natural cross ventilation.

The Porte Cochere is a contemporary architectural entry statement representing the form of a cuttlefish. It is the official point of arrival and departure. The lobby is open to natural – but not direct – light, and is an inviting space. Seating areas are provided for waiting guests or residents who just wish to sit and read a book, or relax in a more open and social setting.

The \$350 million Cotton Beach project is the largest single development project yet to be built on the New Tweed Coast. The development's unique qualities have made it one of the fastest selling apartment projects in the region, achieving sales of more than \$60 million in 12 months. Cotton Beach is a fine example of the outstanding residential developments being undertaken by Multiplex Living.

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NatSteel Australia specialises in producing reinforcing bar, reinforcing mesh, reinforcing accessories and building accessories. NatSteel Australia operates from Sydney, Townsville, Brisbane and Sunshine Coast, providing the Australian building and construction industries with the company's premium quality steel. NatSteel is also the major shareholder in a joint venture with Best Bar Reinforcements who has operations in Northern Territory, Western Australia, Victoria and South Australia making them a truly national operation.

The NatSteel flagship plant in Singapore serves as the company's Asia Pacific hub, providing research and development, engineering consultancy, logistics, procurement and other support services. It leads the industry in efficiency and productivity, constantly pushing the frontiers in manufacturing processes, service, as well as environment, safety and health. The company's various achievements have been recognized through certification. Most recently, the plant achieved green certification for improvement in efficiency in the production process. New technologies implemented have resulted in a decrease of energy consumption by 25%, and furnace oil consumption has been reduced by over 40%. The plant operates at 100% process water recycling.

Steel products provided to the local market are exclusively supplied from the Singapore operation. All reo and mesh produced is 91% Post Consumer Recycled Steel. NatSteel was engaged to provide reinforcing steel on the Brookfield Multiplex Cotton Beach project. This low rise residential development is located on the NSW / Queensland border, and NatSteel serviced the project from its factory in Richlands, Qld.

Having developed a long standing professional relationship with Brookfield Multiplex, NatSteel was pleased to be involved with the project from the design stage and to provide support for scheduling, production, site inspection and delivery. During the project period of 12 months, NatSteel was at all times committed to on time delivery.

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## MULTI-LEVEL SCAFFOLD SYSTEM

The role of SGB Raffia on the Cotton Beach project was to provide an access scaffold for the duration of the job to all external areas. This translated into 12000m<sup>2</sup> of full perimeter scaffolding, built as a safety catch system to ensure the construction workers were protected from falls.

SGB entered into the Australian marketplace through a local acquisition around five years ago. SGB Raffia is part of a business currently operating in over 56 countries around the world, where they are recognized in the fields of petro-chemical, civil and major construction. With an extensive product range, SGB is well equipped to work in many parts of the industry offering products for formwork, shoring and access. Some of the systems are unique to SGB and employ the latest technology that is available on the international scene.

SGB provided a scaffolding system for the construction of the Cotton Beach development, which allowed access for trades to complete their work. The method of construction employed by Multiplex at Cotton Beach involved the installation of three levels of wall form system or precast paneling at the one time. The challenge for SGB was to keep up with the installation of these panels by ensuring that the appropriate

numbers were on site with gear at the ready. Due to the size of the yard available and the logistics of stock movements, the scaffolders were able to stock pile their gear on site, and in this way the possibility of equipment shortages was avoided.

SGB currently employs its own team of scaffolders and have a supply of equipment that is quality controlled from manufacture to delivery to SGB's yard. The equipment is serviced and subject to quality control again after being used on site.

SGB has been involved with many of the major builders including Hutchinsons-SW1, Baulderstone-Hornebrook with The Wesley Hospital extension, and Multiplex-Wharves 8 & 9 (NSW) to name a few.

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Cardno Pty Ltd is committed to continuous improvement in the development of community infrastructure. An integrated professional service provider, Cardno has honed its skills over many years experience in urban development.

Offering leading edge engineering solutions and highly sought after advice, Cardno has changed the standard for urban development design. Many of these simple and innovative approaches have been incorporated into Cotton Beach.

Cardno Gold Coast is the civil consulting engineer for the project. In the design and construction phase, Cardno were responsible for all civil engineering aspects of the development including design, documentation and construction management, as well as certification. The civil engineering component of infrastructure works includes roads, car parks, storm water, sewer and water management.

The two car parks provide parking for 110 cars, offering access to both the development and the beach. Cycle and pedestrian walkways will be provided on all of the surrounding roadways and will link up to the existing cycle ways which run along the beach front. Bus stops and shelters have been provided on the Link Road.

With Cardno's supervision, this development has had a minimal environmental impact on its surrounds. Innovative solutions to parking and access have achieved success, without impacting negatively on the surrounding residential area.



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