

IMPROVING RETAIL PROJECTS THROUGH INTEGRATED CONSTRUCTION DELIVERY

DEVELOPER : SEVENTYSIX
MAIN CONSTRUCTION COMPANY : Akura
ARCHITECT : Akura
STRUCTURAL ENGINEER : Barnson



Gateway Kelso is a large-format retail precinct designed for high-performing tenant occupation, supporting major national retailers across 5,300m². The development prioritises visibility, accessibility, and operational efficiency, delivering a cohesive retail environment that enhances customer experience, improves circulation, and supports long-term commercial performance in a regional growth setting.

Delivering large-format retail precincts in regional markets requires a careful balance of speed, precision and long-term performance. At Gateway Kelso, Akura has demonstrated the strength of its vertically integrated model, delivering a high-quality, multi-tenant retail hub that is already reshaping the commercial landscape of the region.

Working in partnership with SeventySix Developments, Akura took an existing DA-approved concept and transformed it into a fully resolved, end-to-end delivery solution. By leveraging in-house capabilities across design, manufacturing and construction, the team streamlined decision-making and enhanced buildability across every stage of the project.

“We were able to leverage our vertically integrated capabilities, from early planning through to in-house steel and precast manufacturing, structural delivery and final construction, to streamline decision-making and enhance buildability,” said James Hargreaves, Development Manager.

This approach proved critical in meeting the demands of a compressed delivery program. With structural steel and precast concrete panels

manufactured at Akura’s facility just 400m from site, the team maintained tight control over quality, logistics and sequencing. The proximity enabled rapid installation and ensured the project maintained momentum through key construction phases.

Gateway Kelso was designed to accommodate major national retailers including Rebel Sport, Supercheap Auto, Snooze and Officeworks, each with distinct operational requirements. Achieving this required a considered and highly functional design response.

“The design was carefully refined to maximise visibility and presence for all retailers, while delivering efficient access, clear loading zones and intuitive circulation,” said Clinton Hadenham, Design Manager.

A key planning priority was the clear separation of customer and service zones, an essential feature for large-format retail. Front-of-house areas were designed with generous, customer-friendly parking and intuitive wayfinding, while rear loading docks ensured seamless and unobtrusive stock movement. Internally, each tenancy required tailored solutions, from security and staff amenities to specialised fit-out requirements, all delivered within a cohesive precinct design.

To accelerate the program without compromising durability, Akura implemented a staged Construction Certificate approach, allowing early works to commence while documentation progressed in parallel. This was complemented by value engineering strategies that improved constructability and streamlined the structural design. Clear span configurations and increased steel capacity enhanced both efficiency and long-term flexibility, ensuring the asset will perform well into the future.

Central to the project’s success was Akura’s integrated delivery model. By managing design, manufacturing and construction in-house, the team achieved a high level of coordination and cost certainty.

“This integration eliminated many of the typical disconnects between design consultants, suppliers and contractors, allowing for faster decision-making and reduced risk of delays or rework,” James said.

Site planning also played a critical role in the precinct’s functionality. With over 5,300m² of retail space, careful attention was given to traffic flow, parking layout and accessibility. The consolidation of three individual lots enabled the scale required to deliver efficient circulation for both customers and heavy vehicles, improving safety and usability across the site.

“The completed development stands as a strong example of our commitment to elevating commercial assets in regional markets,” said Matt Jordan, Development Director. “It reflects our ability to combine



thoughtful design, construction efficiency and long-term performance to support the growth and vibrancy of the community.”

Importantly, the project also highlights the value of strong collaboration across all stakeholders—from developers and consultants through to tenants and on-site teams. This unified approach ensured a seamless delivery and has created a retail environment designed to adapt, evolve and serve the region for years to come.

Through collaboration, innovation and a fully integrated delivery model, Akura has reinforced its reputation as a leader in efficient, future-focused construction across Australia’s regional markets.

For more information contact Akura, 33 Hampden Park Road, Kelso NSW 2795, phone 1800 062 548, email sales@akura.com.au, website www.akura.com.au

Below Central West Floorcoverings delivered coordinated commercial flooring systems, managing preparation, material selection, and installation sequencing.

Below Glazeguard Windows delivers high-performance retail glazing through early engagement, improving durability, security, and coordination.



MANAGING FLOORING PERFORMANCE IN HIGH-TRAFFIC RETAIL ENVIRONMENTS

In high-traffic retail environments, flooring systems must balance durability, compliance, and finish quality while being delivered within tightly sequenced construction programmes.

At Gateway Kelso, Central West Floorcoverings delivered a coordinated flooring package across retail and back-of-house areas, aligning material selection, surface preparation, and installation with the demands of a multi-tenancy commercial precinct.

“The types of flooring we installed included vinyl tiles, carpet tiles, commercial sheet vinyl with coving up walls, marine carpet for indoor and outdoor use, vinyl planks and feather-edge vinyl skirting,” said Rod White, Commercial Sales Manager. “Alongside that, we completed all necessary floor preparation, including grinding and skim coating with Ardit, to ensure a quality foundation for every finish.”

Working within a fast-paced construction programme, the team’s ability to coordinate effectively with other trades was key to maintaining momentum on site.

“We specialise in commercial flooring and understand the environment,” Rod explained. “We work closely with the site manager

to determine the best timing for installation around other trades, and we offer advice on what needs to be completed before we begin. Site visits prior to starting help us monitor progress and plan our approach.”

While the flooring specifications were largely determined by the builder and architect, Central West Floorcoverings brought valuable practical insight to the project. “If we see something that’s not suitable for purpose based on our experience, we always flag it with the builder,” Rod said. “In some cases, the specification has been adjusted following our advice.”

Through a combination of technical expertise, proactive communication and a commitment to quality, Central West Floorcoverings delivered flooring solutions that not only met the design intent of Gateway Kelso, but will continue to perform in a demanding commercial setting for years to come.

For more information contact Central West Floorcoverings, 1A Gateway Crescent, Orange NSW 2800, phone 02 6362 0174, email info@centralwestfloors.com.au, website www.centralwestfloors.com.au

HIGH-PERFORMANCE GLAZING FOR HIGH-DEMAND RETAIL

High-traffic retail environments place competing demands on glazing systems, requiring a balance of transparency, impact resistance, thermal performance, and security across large-format shopfronts.

At Gateway Kelso, Glazeguard Windows Pty Ltd delivered a coordinated glazing package across the major tenancies, integrating large-format panels and entry systems, including automatic sliding door systems, and a dedicated airlock entry to the Officeworks tenancy, to meet both performance requirements and operational use.

Central to the project was the selection of high-performance glass systems designed to meet both aesthetic and functional demands. The team specified 13.52mm Comfort Plus Clear toughened laminate glass with an SGP interlayer across the project.

“This balanced thermal performance while retaining the natural light you want in a large-scale shopfront, while also meeting security requirements,” explained Mitchell McKenzie, Director of Glazeguard Windows. “We focused on maximising natural light and visibility while delivering a high-access environment through reliable automatic sliding systems,” Mitchell added.

In higher-demand areas, Glazeguard upgraded to 17.52mm laminated glass to provide additional strength and resilience. The result is a glazing system that not only enhances visibility but delivers long-term durability in a high-traffic commercial setting.

“Everything was smooth from first site measure to final installation, the site was always ready, and the other trades were professional and easy to work with,” Mitchell said.

Gateway Kelso is a clear example of what’s possible when glazing is approached as a performance-driven system, not just a finishing trade.

By engaging a specialist contractor early, project teams can unlock better material selection, streamline coordination, and deliver shopfronts that meet real-world demands from day one. In high-traffic retail environments, that translates directly to reduced maintenance, improved security, and a better customer experience.

For more information contact Glazeguard Windows Pty Ltd, phone 0499 270 499, email office@glazeguardwindows.com, website www.glazeguardwindows.com



Below Skybuilt Projects delivered the Gateway Kelso retail fitout, adapting on-site methods to maintain programme continuity.



DELIVERING COMPLEX FITOUT SOLUTIONS UNDER PRESSURE

Offering 5,300m² of large-format retail space to accommodate major national retailers, Gateway Kelso's design focused on visibility, accessibility, and operational efficiency. The development required a cohesive internal environment to support high tenant performance and long-term commercial function.

Skybuilt Projects delivered the full internal fitout package, including drywalls, plasterboard ceilings, and suspended ceiling systems. Works were undertaken within a fast-paced, tightly coordinated programme, requiring a flexible on-site delivery approach to manage multiple tenancy interfaces and staged access constraints.

"We specialise in fitout construction. Skybuilt prides ourselves on providing efficient solutions to achieve projects milestones. This requires flexibility and regular coordination to adapt to a changing program," explained Erick Stefanik, Managing Director. "We did consider prefabricated frames in the early stages but due to program timeframes we deemed it more efficient to build and erect the framing in situ."

Working within a regional location also presented additional logistical challenges, particularly around materials supply and scheduling.

"Due to the size of the project, and the man power on site, we relied heavily on the delivery of materials. Majority of our deliveries will come from our trusted suppliers which are based in Sydney. This required consistent planning. Especially at the pace we were trying to maintain" Erick explained. "You've always have delays, whether it's weather, deliveries, or conditions outside your control. The goal is to mitigate those delays improve efficiency in delivery and maintain project milestones."

Skybuilt maintained programme efficiency through strong communication and collaborative site management. "This really was a Team effort," Erick said.

Beyond subcontract fitout delivery, Skybuilt Projects is continuing to expand its footprint as a principal contractor across commercial, aviation, heritage, and specialised upgrade works throughout Sydney and Canberra, bringing a hands-on management approach focused on quality, service, and project delivery outcomes.

For more information contact SkyBuilt Projects, Unit 6, 9 Lithgow Street Fyshwick, 2609 ACT, phone 02 6109 7843, website www.skybuiltprojects.com.au

