



■ Coomerma Waters

Marine Village Commercial Centre and Townhouses

Coomerma Waters Marine Village Town Centre is the commercial hub for the new residential community located midway between Brisbane and the Gold Coast.

The Coomerma Waters Marine Village Commercial Centre and Townhouses facility consists of three visually engaging two storey steel framed commercial buildings combined with eight two storey townhouses.

The expressed steel forms evoke nautical themes such as yacht masts, soaring white sail structures, lightness and layering.

Commercial buildings

The commercial buildings were designed to be icons for the Town Centre and exposed steel was the obvious choice as an expressive architectural feature to achieve this aim.

Steel is integral to the rigidity and support of the commercial buildings, as they are a steel framed structure, with infill walls and suspended concrete slab. Open and voluminous spaces are achieved within the buildings due to the large spans achieved by the steel framed structure. The large spans and significant overhangs are achieved through the use of both hot rolled and cold formed steel sections.

The decision to selectively express the steel work externally was more than just for aesthetics, as the frame is used to support and frame awnings, shading screens, privacy walls, and to allow significant roof overhangs for sun protection and privacy.

Townhouses

The Townhouses are more subtle in their architectural language and composition, whilst utilising the strong elements of exposed steel, screening, glazing, and solid elements to maintain the architectural theme, and achieve privacy and separation from the commercial centre.

Assembly of the precast concrete party walls and infill structural steel frames was speedy and efficient in the construction of the townhouses. The first floor of each townhouse is supported by steel floor bearers and timber floor joists.

The townhouse living spaces embrace the canal frontage views and capture breezes and light throughout the length of the individual homes.

The insertion of these commercial and residential buildings into the town centre for Coomerma Waters has created a dynamic precinct and public space. The exciting and bold architecture has invigorated the marina precinct and it now attracts both locals and visitors from afar. A hub has been created for attracting and sustaining a number of public functions for the community and environment of Coomerma Waters.

Advantages of steel:

- Flexibility in aesthetics and design
- The steel frame was used to support and frame awnings, shading screens, privacy walls, and allowed for significant roof overhangs for sun protection
- The large spans and significant overhangs were achieved through the use of both hot rolled and cold formed steel sections.

Project Team:

Architect: ML Design

Engineer: Robert Bird & Partners

Building Contractors:

Matrix and Capicon

Steel Fabricators: Rimco Building Systems and Major Rigging

Steel Detailer:

Network Drafting Services