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RETAIL • RESIDENTIAL • HOSPITALITY • COMMERCIAL | Winter 2012

# DIRECTIONS

# 30





## BURNSIDE VILLAGE SA

A \$50M redevelopment and expansion of Burnside Village by The Cohen Group has positioned the Centre as the premium fashion and lifestyle destination for South Australia.

The project delivered an additional leasable area of over 7000m<sup>2</sup>, with 35 new shops taking the total number of tenancies to 120. A feature of The Buchan Group's design is the retention of one of Burnside's oldest landmarks, a 20m high River Red Gum, in a central, light-filled piazza space. The tree is protected under a ventilated, energy-efficient glazed roof and provides a strong sculptural element.

The project has extended the established fashion offering with new premium brands such as Zara, Carla Zampatti, Mimco and Sass & Bide, and introduces cafes and restaurant tenancies on the same level. Some existing areas were upgraded, and undercroft parking was expanded with an additional 300 car spaces.

Burnside Village celebrated the completion of the redevelopment in October 2011. The Buchan Group's project team was led by Director David MacLeod and Paul Harrison was the Site Architect.

New premium brands reinforce Burnside Village as Adelaide's major fashion and lifestyle destination.





## VOGUE VIC



The dominant element of this development is a residential tower elevated over a mixed-use podium that defines the street edge.

Vogue is a new landmark situated at the northern end of South Yarra's Chapel Street. The dominant element of the \$400M development is an iconic tower form elevated over a mixed-use podium that defines the street edge and maximises the opportunities afforded by this superb site.

The residential tower has a layering of fine detailing that affords a constant play of light and shade. The glazing is designed as a series of enveloping curtains, which open to reveal large balcony areas for all apartments. The curved, free-flowing form presents itself in a unique fashion when viewed from different perspectives, providing direct views to the Yarra River and CBD. The crown of the tower is a triangulated, faceted form, which captures and reflects sunlight over the course of the day.

The 498 Vogue podium and tower apartments were completely sold early

in the project. They include The Terraces Home Office Apartments, The Podium Apartments, The Lofts apartments; the 77 Vogue Tower apartments and the 3-level Vogue Penthouse of 1800m<sup>2</sup>.

Vogue Plaza comprises two levels of retail, with approx. 40 specialty shops anchored by Woolworths and Big W. Underground parking for 600 cars was included in the development. Both retail and parking were completed in the first stage, allowing retail operations to commence while the apartments were constructed.

Vogue South Yarra was developed by The Stamoulis Group and was completed in 2011. Directors Bruce Shaw and Nick Nigro led The Buchan Group team, which was also responsible for the design of signage.



# WINTERGARDEN

## QLD

ISPT's Wintergarden in Brisbane received a warm welcome from shoppers and the media alike when the redeveloped landmark retail centre opened in March 2012.

The Buchan Group's design introduces two parallel malls that visually connect Queen and Elizabeth Streets and invite exploration. A series of internal secondary malls join these primary links, creating distinctive precincts. The main feature mall cuts a void through the building, exposing the retail levels and offering the customer a point of reference.

Abundant natural light highlights the 700-seat food court, glazed bridges and natural surface treatments. Unifying the architectural, interior and graphic design is an original fractal pattern, present in elements at all scales, including stone floors, ceiling features, signage, bespoke joinery and furniture. Gently graded walkways have replaced the original entry stairs and create a seamless transition between Wintergarden, Queen Street Mall, Elizabeth and Edward Streets. Facade screens were designed by Studio 505.

The Buchan Group provided an integrated design service that included architecture, interior and graphic design. Director Gerry Holmes led the Group's project team with Associate Director Gary Edmonds, Senior Associate Marc Lawrence and Simone MacGinley.



Wintergarden is the lifestyle hub at the heart of Brisbane CBD, where leading brands and a range of experiences inspire people to shop and live with creativity and individuality.





## 150 ST GEORGES TERRACE WA

A holistic, sustainable approach was the core philosophy for revitalising this largely untenanted 1970's tower in the heart of the Perth CBD. The building had been the State headquarters for the Commonwealth Bank of Australia, which was renewing its lease, but a substantial refurbishment and upgrade were required to bring the property up to current standards.

The project included the refurbishment and extension of the entrance foyers, lift lobby and ground plane, as well as the establishment of three new, freestanding retail tenancies, on an extremely constrained site. An innovative design approach delivered a striking solution and the building is now fully tenanted.

A dramatic 9m high bespoke suspended glazed curtain wall was introduced to the entry, providing visual transparency and interaction with the streetscape. The oval portals provide strategic daylight to the ground floor break-out area, while concealing service areas. The lobby itself

is minimalist, with a splash of blood red mosaics in the reflection pool. A floating steel and marble staircase hovers above the pool, while in the lift lobby a backlit marble wall forms a fitting backdrop.

The project was completed in 2011. Director Lou Cotter led The Buchan Group's project team, working with Associate Anna Meszaros.

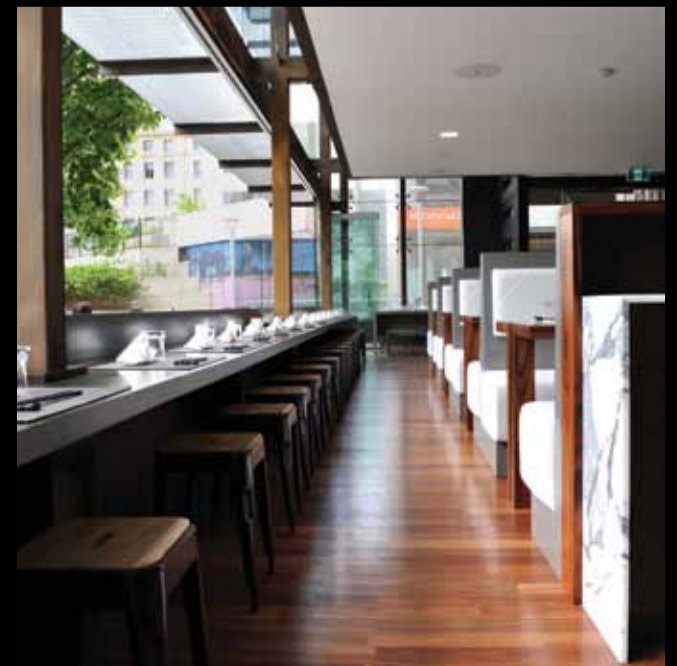
### SHIRO IZAKAYA

The new Bar/Restaurant, The Deck Café Terrace and a Japanese Restaurant Pavilion were included in the project and were designed by The Buchan Group to take advantage of views of St Georges Terrace and Central Park, with indoor and outdoor areas for patrons.

The design for the pavilion for the Shiro Izakaya Japanese restaurant was informed by the urban garden context and historical and contemporary Japanese aesthetic. The pavilion has a defining seven metres high recycled timber spine, while the

glazed lineal structure reflects traditional Japanese ideals of beauty, ageing, grace and subtlety. This aesthetic also translated into various design details including the custom lighting inspired by traditional Sake vessels. The garden view has been optimised from all internal vantage points.

Environmental sustainability was a key factor in the design, through features such as the floor to ceiling operable glazed facade, sunshades providing natural ventilation and daylight, the use of recycled timber in the seven metres high spine that seamlessly connects the building, and an energy-efficient LED lighting system. The Buchan Group worked with Bremick on the fitout of Shiro Izakaya.





## TRAVEL CAREERS & TRAINING CENTRE NZ

This purpose-built facility is a world class training centre for one of New Zealand's major industries, travel and tourism. Located in the Auckland Airport Business District, the \$3.6M Centre is a landmark building designed by The Buchan Group to house a Boeing 737 fuselage used for training purposes. Extensive glazing showcases the plane to the street and is popular with travellers and locals alike.

Inside, all rooms open onto the main aircraft training module zone, reinforcing the link to the industry for which the building was designed. Natural lighting is provided to all training rooms and affords views over expansive fields to the east. The use of timber for the balustrade and staircases gives warmth to the interior and contrasts with the polished concrete floor, textured concrete walls and exposed steel.

The project for Auckland International Airport Ltd was completed in 2011. The Buchan Group team was led by Associate Director David Thornton and Project Leader Bradley Jowitt.

Located in the Auckland Airport Business District, the Centre was designed to house and showcase a Boeing 737 fuselage, creating a landmark as well as a world class training facility.





Dandenong Market is one of Melbourne's great fresh food markets. The redevelopment has enabled an expansion of the offer that will ensure that it meets the demands of its diverse trade area.



## DANDENONG MARKET VIC

A major redevelopment of Dandenong Market was required by the City of Dandenong to ensure that it would continue to meet demand with an expanded offer, improved connectivity throughout the market site, and improved accessibility and parking for customers.

The design embraces the concept of the Urban Market, with a partial reorganization of the spaces, creation of a new General Merchandise Hall above an existing car park, and a new glazed southern façade that affords a strong visual link between the market and the city. A new market square has been created, and is used for events, promotions, festivals and food vans. Balconies and a new café were introduced to the street edges.

Markets by their nature are simple and functional and the language and materials of the new market are expressive of this, with no applied finishes. Simple roof forms, block work, steel framing, corrugated iron, timber battens and exposed roof insulation create the feeling of a traditional market, while natural ventilation and natural daylight add to the ambience. An Aldi supermarket was introduced, complementing the market offer and value profile. A new produce hall was created from a former basketball pavilion and all existing floor surfaces and roof structures were upgraded.

Director Grant Beck and Associate Director Peter Brown led the architectural team.

## CURRENT PROJECTS



### SILVERLEAF APARTMENTS VIC

(left) Construction commenced in early 2012 on this 14 storey residential apartment development in Kings Way, Melbourne. It comprises 155 apartments and 185 car spaces and retains an existing two-storey Victorian heritage building, which is to be restored for retail and commercial accommodation. The design features a curving stepped tower form and a 4-storey art wall that wraps across the Kings Way facade of the new building and envelops the heritage building. Maximum floor space efficiency and quality residential amenity are a feature of the apartments, which are orientated to maximize views. The building achieves 5-star Green Star rating. The development is by the Lustig & Moar Group and is being built by Hamilton Marino. Directors David Cole and Nick Nigro are leading The Buchan Group's project team.



### THE EMERALD VIC (right)

Located on a prime site between St Kilda Road and Kings Way, at 35 Albert Road, Melbourne, The Emerald is a new 20-storey residential apartment tower being developed by Golden Age. The project was granted Planning Approval in August 2011 and is currently in marketing phase, with construction expected to commence in 2013. The tower features a striking organic rippling form and comprises a 5-storey podium containing car parking and apartments, surmounted by a further 15 levels of apartments. There are 291 apartments and 294 car spaces, as well as a roof-top garden with spa pools, amenities and BBQ area. The building design achieves 5-star Green Star rating. The Buchan Group is responsible for the architectural design and documentation, with Hecker Guthrie undertaking the interior design. Director David Cole is leading The Buchan Group design team.



### TESCO PRC (left)

The Buchan Group Shanghai is working with Tesco Property China on a roll-out of retail centres across China. Following a review of Tesco's development portfolio, Directors Joe Genovesi and David MacLeod have led The Buchan Group's architectural team in the detailed design of six projects for delivery, including Interior Design and graphic design for two of the developments. The Tesco retail centres across China range in size up to 100 000m<sup>2</sup> and typically comprise a mix of specialty, entertainment and food retailing over five levels, with a Tesco supermarket and car parking below ground. The first of these current projects, at Zibo (left), is scheduled to open towards the end of 2012.



### RIVERSIDE RICHMOND VIC (above)

The Riverside Richmond apartments and townhouses development by Salta Properties received Planning Approval in 2011. The project comprises four separate residential apartment blocks ranging from four to eight levels in height, containing a total of 388 apartments, plus an additional single block of 17 three and four level townhouses. The Riverside Richmond site is directly adjacent to the Yarra River and large communal landscaped areas are a feature of the project. Two basement levels of car parking contain 448 car spaces for the residential apartments, with a further 34 car spaces on grade for the townhouses. The overall project achieves 5-star Green Star rating. Construction of the townhouses is expected to commence late 2012 and the apartments in 2013. The Buchan Group is responsible for the architecture and interior design, under the leadership of Director David Cole.



### WICKHAM 358 QLD (above)

A 15 level commercial tower in Fortitude Valley is planned for Queensland's fastest growing commercial precinct. The development by Prime Space Projects comprises 14 levels of commercial office space totalling 22,130m<sup>2</sup>, a multi-level basement car park and ground floor retail tenancies, and a foyer connecting Wickham Street with Acland Lane, a proposed future laneway. The lower two floors have been recessed at Constance Street to preserve sightlines to the adjacent Mill Building, a Local Heritage Place. A DA has been lodged with Brisbane City Council, and Director Brett Saville is leading the project team.

# 08 AWARDS

## VIVA WESTFIELD LONDON!

Westfield London has won the top international award for Retail Design & Development. The project was named as the 2012 ICSC Design & Development VIVA Winner at an award ceremony in Las Vegas on May 21. The VIVA Awards are for Vision, Innovation, Value and Achievement, and only Gold winners from ICSC regional competitions are eligible to enter. Westfield London was the winner of the 2011 ICSC European Shopping Centre Awards for a New Development: Extra Large. The Buchan Group provided Executive Architectural Services for the development, supporting Westfield's Concept Design team, acting as lead design consultant for the project and delivering its scope of services from Schematic Design through to Construction Support services and final contract completion. Westfield London is Europe's largest urban shopping centre, with 367 stores and a GLA of 172 760m<sup>2</sup>. The £1.7 billion development opened in October 2008.

In May 2012 three retail projects by The Buchan Group received major global and national awards



## ICSC HONORS CHADSTONE

Chadstone's West Mall development has been named by the International Council of Shopping Centres as a Design & Development Honouree at the 2012 VIVA Awards. The award follows the development's 2011 Gold Award for Sustainable Design for the Renovation or Expansion of an Existing Project at the ICSC Asia Awards. The Buchan Group and RTKL Los Angeles were architects in association for the development by Colonial First State Retail Trust and Gandel Group.



## CHATSWOOD CHASE IS PCA RETAIL WINNER

The staged redevelopment and complete refurbishment of Chatswood Chase (left) by Colonial First State Global Asset Management has received the Property Council of Australia's Ray White Retail Award in the national 2012 Innovation & Excellence Awards. The redevelopment was designed by The Buchan Group and increased the lettable space and improved the efficiency of the layout. The project included the addition of 70 premium brands to the retail offer. The project was completed in November 2009 and the following month the centre recorded a 22% growth in sales. Chatswood Chase was also the PCA's NSW Development of the Year 2012, and won the Silver Award for Sustainable Design for the Renovation or Expansion of an Existing Project at the 2011 International Council of Shopping Centre's Asia Awards.

# NEWS

THE BUCHAN GROUP



## CONTAINER MALL MAKES WORLD NEWS

The Buchan Group's award-winning design for the Re:START temporary retail mall in the heart of earthquake-damaged Christchurch has captured attention around the world. The BBC, UK press and other mainstream and design media have featured the story of the relocatable, modular system, which uses shipping containers to create an interesting, vibrant retail precinct of single and multi-storey shops and cafes. At the NZ Property Council's 2012 Rider Levett Bucknall Awards for Excellence in Development, Re:START received an Award for Merit in the Retail Property Category.

The precinct has proven to be a strong draw for both the Christchurch community and the tourists. Although originally intended to stay for just six months, the container concept will now operate until early 2013. It has provided a lively, sustainable and flexible part of the answer to the city's needs and is a major step in the reinvention of Christchurch as a model of urban design.



## DIVERCITY TOKYO PLAZA OPENS

DiverCity Tokyo Plaza has opened in Japan, marking the completion of The Buchan Group's second major project for client Mitsui Fudosan, with joint development partners Daiwa House, Fuji Television and The Sankei Building Co Ltd. The project comprises a 21-level office tower, seven levels of retail floor space and a three-level, covered civic amphitheatre. Director David Cole led the design team for DiverCity Tokyo Plaza. The project will feature in the next issue of DIRECTIONS.



## LONDON APPOINTMENT

**Simon Scott** has been appointed Principal UK-Europe and will lead The Buchan Group's UK practice in its continuing expansion into the United Kingdom and Europe. Simon is a specialist in Retail Planning and Design and Transportation including International Airport Design and Rail, and also has extensive experience of large-scale Mixed Use, Commercial Office and Residential projects. Prior to joining The Buchan Group, Simon had leading roles on developments such as Cabot Circus, Bristol; Metro Centre, Gateshead; Spiceal Street, Birmingham; St Pancras International Station; Heathrow Airport Terminal 5; and Dubai Airport Concourse 3 and Kings Cross Station.

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