

02 CHADSTONE A TRIPLE WINNER 02 POINT COOK LIBRARY 03 ROBINA TOWN CENTRE 04 REBO RESTAURANT 04 GRAPHICS INTO INDIA 05 ROCKINGHAM WINS IN WEST 06 SPOTLIGHT 06 TWEED CITY 07 BENDIGO MARKETPLACE 08 QLD CELEBRATES 25 YEARS 08 CURRENT PROJECTS

RETAIL • CIVIC • ENTERTAINMENT • HOSPITALITY • GRAPHICS | Autumn 2010

# DIRECTIONS

# 26



ROBINA TOWN CENTRE



## CHADSTONE A TRIPLE WINNER

- First 5 Star Green Star rating for a retail development for new West Mall.
- ICSC Asia Gold Award for Chadstone Place.
- Top ranking centre in latest Big Guns Survey of Australian shopping centres.



Colonial First State Global Asset Management (CFSGAM) and the Gandel Group have proved that it's possible for a retail property to go green, with the new West Mall at Chadstone becoming the first retail project in Australia to achieve a 5 Star Green Star – Retail Centre Design v1 certified rating from the Green Building Council of Australia. The rating represents Australian Excellence in environmentally sustainable design.

Shopping centres have faced major challenges in going green because of the heavy energy demands from many tenancies. The design for the West Mall incorporates a range of sustainability measures, setting a benchmark for sustainability in retail property.

Full details of the West Mall development will appear in the next issue of DIRECTIONS.

Chadstone has also been recognised in the ICSC Asia's Awards, winning Gold for the Chadstone Place mixed use development, completed in late 2008.

In March 2010, Chadstone Shopping Centre was once again ranked as Australia's most successful shopping centre in the annual Big Guns Survey. The annual turnover of \$1.071 billion represented an 11.9% increase on the previous year's turnover, despite the global financial downturn and part of the centre being under development.



## POINT COOK LIBRARY, COMMUNITY CENTRE & KINDERGARTEN VIC

The new Point Cook Library, Community Centre and Kindergarten is part of the Point Cook Town Centre, a Main Street, retail-based concept. The initial concept to integrate Point Cook Community Centre into Point Cook Town Centre was designed by The Buchan Group for Walker Corporation.

The concept for the new community facility was designed by Director Craig McLeod and is a key complementary component of the ongoing Town Centre Development. The highly contemporary Library, Community Centre & Kindergarten announces the civic nature of the precinct with bold shapes and colours that reflect the contemporary nature of the diverse forms and materials of the local residential building stock and the Town Centre. Its low scale creates a comfortable transition between residential, wetlands and the more urban scale and built forms of the Town Centre. The Point Cook Library, Community Centre and Kindergarten opened in late 2009.

Stage 1 of the Town Centre opened in August 2008 and comprises three quadrants of retail, commercial office and community uses. The scheme departs from the traditional enclosed mall retail model and creates a true external, street-based Town Centre which caters for most aspects of the life of the local and surrounding communities.

The Point Cook site was nominated for development as a town centre by VicUrban, which maintained a design approval role throughout each stage of its creation.

# ROBINA TOWN CENTRE QLD

The \$400M Northern Malls expansion of QIC's Robina Town Centre has positioned the Centre as the leading retail and entertainment destination on Queensland's Gold Coast.

With three major stages completed between late 2008 and mid-2009 and the final stage now under construction, the Robina Town Centre development has been strongly supported by customers and continually receives positive industry recognition. It has drawn praise from the international shopping centre industry for the strength and diversity of its offer and its successful interpretation of the new generation of town centres.

The Northern Malls expansion was designed by The Buchan Group and has added 40 000m<sup>2</sup> of new retail, fashion and food to Robina Town Centre. The strong retail offer is organised into very distinctive precincts, with a fully refurbished David Jones department store, Australia's largest BIG W, Queensland's first Apple store, the region's first Borders bookstore, and more than 100 new fashion and specialty retailers, as well as a 900-seat Food Atrium spanning an area equivalent to five tennis courts.

A feature of the development is The Promenade, Robina Town Centre, a landmark lakeside dining and entertainment precinct comprising nine lakeside restaurants complete with alfresco dining areas, an 11-screen Event Cinema complex, a children's playground, a boardwalk and extensive landscaping.

The Buchan Group has been closely involved with the development of Robina Town Centre over the past 10 years. The T-form of the original plan, the frontage to the lake and the possibilities afforded by what is one of the largest shopping centre sites in Australia, provided an ideal base on which to create a town centre unlike any other yet seen in Australia. The centre is extremely accessible to a large trade area, with direct connections to arterials and the M1 Motorway that connects Brisbane to northern New South Wales. The planned opening of the new Myer department store in late 2010 will add to Robina's drawing power and reinforce its position as the premier retail centre on the Gold Coast.

In October 2009, Robina Town Centre was named Queensland's Retail Property of the Year at the Property Council of Australia's Queensland Retail Property Awards.

The Buchan Group team for Robina Town Centre was led by Project Principal Peter Zillman and Associate Director Gary Butler. The staged opening of the Northern Malls development was completed in June 2009.

"Robina is a case study example of a true town centre ... how the shopping became the catalyst to focus activity on a specific location and how all the surrounding uses – office, residential, entertainment, auto mall, stadium, train hub – all wanted to become part of it."

IAN THOMAS, Chairman of retail strategists  
Thomas Consultants and ICSC Trustee.





## REBO RESTAURANT NZ

“Warm and inviting” was the brief for Rebo Restaurant at SKYCITY Hamilton Casino, where The Buchan Group merged two existing restaurants to create a 90-plus seat venue with a welcoming ambience suited to all day dining.

The project for SKYCITY Entertainment Group is part of a new entertainment precinct at the casino. The design was developed in close consultation with the SKYCITY team, using BIM software to test design ideas. Every feature from cutlery drawers and servery window to point-of-sale was carefully designed to the client’s specific requirements.

The restaurant features custom-designed and built furniture, a sophisticated lighting system, a full commercial kitchen with walk-in chiller, and an elegant bar.

Principal Mike Jakobi led The Buchan Group team for Rebo Restaurant.



## GRAPHICS INTO INDIA

Recent successful forays by the Buchan Group Graphics team into markets such as China and the Philippines have yielded further opportunities on the subcontinent.

Two projects for Kshitij Retail Destinations in India have created memorable identities and branding for Centre Square (left and middle) in Vadodara, Gujarat and Gulmohar Park (top) in Ahmedabad.

The brand designed for Centre Square is an array of translucent, overlapping squares revealing another at their centre. Bold, super-sized translucent graphic treatments to glazed entry facades lead customers into an impressive atrium space featuring a large hanging sculpture which is a deconstruction of the logo itself.

Iconic totems carry tenant branding and a coordinated wayfinding system all build on and reflect the brand, creating an exciting retail environment.

The flowering poinciana tree characteristic of Ahmedabad was the inspiration behind the brand and environmental graphics strategy for the multi-level retail centre Gulmohar Park. The project also included building and wayfinding signs, and guidelines for tenancy signage.

Associate Director Gary Edmonds was the Design Director for the two projects.



# ROCKINGHAM SHOPPING CENTRE WA



A \$160M expansion of Perth's Rockingham City Shopping Centre has won the 2010 Property Council of Australia Award for Retail Property of the Year, Excellence in Retail Development in Western Australia. The award was announced at the WA Innovation and Excellence Awards in Perth in March.

The Buchan Group worked with Colonial First State Global Asset Management (CFSGAM) on the staged development, which has added over 16 000m<sup>2</sup> to Rockingham and confirmed the Centre as the shopping and entertainment destination of choice within the region.

The project has introduced two new mini-majors, about 50 new specialty shops with an emphasis on fashion, an 8-screen ACE Cinemas complex, restaurants, a vibrant new retail Main Street linking with the Rockingham Town Centre Transit Street, a food court seating more than 500 people, an enhanced fresh food offer and additional parking. Rockingham is now the fifth largest centre in Perth, Western Australia.

The design for Rockingham is fresh, relaxed and contemporary, from the strong architectural statements of the refurbished entries to the colourful Main Street Entertainment and Leisure Precinct. The project also included a significant upgrade of amenities, as well as refurbishments of Kmart and Target.

The Rockingham Shopping Centre development opened in stages, with the final stage opening in August 2009. Directors Andrew Mackenzie, Ken Musto and John Vardis led The Buchan Group team, and the Project Coordinator was Associate George Karapouloutidis.



## SPOTLIGHT VIC

High profile locations have been maximised by The Buchan Group's designs for three developments by Spotlight in Victoria. Spotlight sites at Carnegie in Melbourne's south east, as well as in Frankston and the regional city of Geelong all have strong identity and profiles to major highways with signage announcing national brand tenants.

At Carnegie (right), the format extends the traditional bulky goods centre with the inclusion of a Woolworths supermarket and specialty retail in a tenant mix that is also anchored by Spotlight and Anaconda. The development is now the gateway to the busy Koornang Road shopping strip and has an active edge to this lively retail precinct. A large gym and convenience shops give the centre strong appeal and ensures a flow of shoppers throughout the day. Access is from both the Princes Highway and Koornang Road and two levels of basement parking complete the offer.

At the Frankston centre, complimentary retailers create the value setting, with national brands including Spotlight, Anaconda, Harvey Norman and JB HiFi. Prominent signage announces the centre and gives an identity to the development which, at approximately 49 000m<sup>2</sup>, is the largest bulky goods centre in Victoria. Facades are stepped and articulated to provide individual identity to the major tenants. Generous on-grade parking is easily accessed from the major roads.

The Geelong centre (below) uses its location on the main road to the Surf Coast to announce its lifestyle retailers. Signage, easy access and good parking are again characteristic of this development.

Directors Grant Beck and Peter Lourey led The Buchan Group teams on the Spotlight developments.



## TWEED CITY NSW

A \$60M revitalization and expansion of Tweed City in northern New South Wales has been highly successful, with increasing sales and community support giving a new edge to this major regional shopping centre.

The development by DEXUS Property Group has introduced a new eastern mall anchored by Coles, with Best & Less, fresh food and specialty shops. A major extension to the basement carpark was included in the development, with travelator, lift connections and associated amenities.

A second stage included the relocation and redesign of the main food court and added mini-major JB HiFi and new specialty retail.

The Buchan Group's team on Tweed City was led by Project Principal Peter Zillman and Associate Director Gary Butler. The project was completed in late 2008.





## BENDIGO MARKETPLACE VIC

The \$60M redevelopment of Bendigo Marketplace by Colonial First State Global Asset Management (CFSGAM) has created a new-generation shopping centre for one of Victoria's largest regional cities.

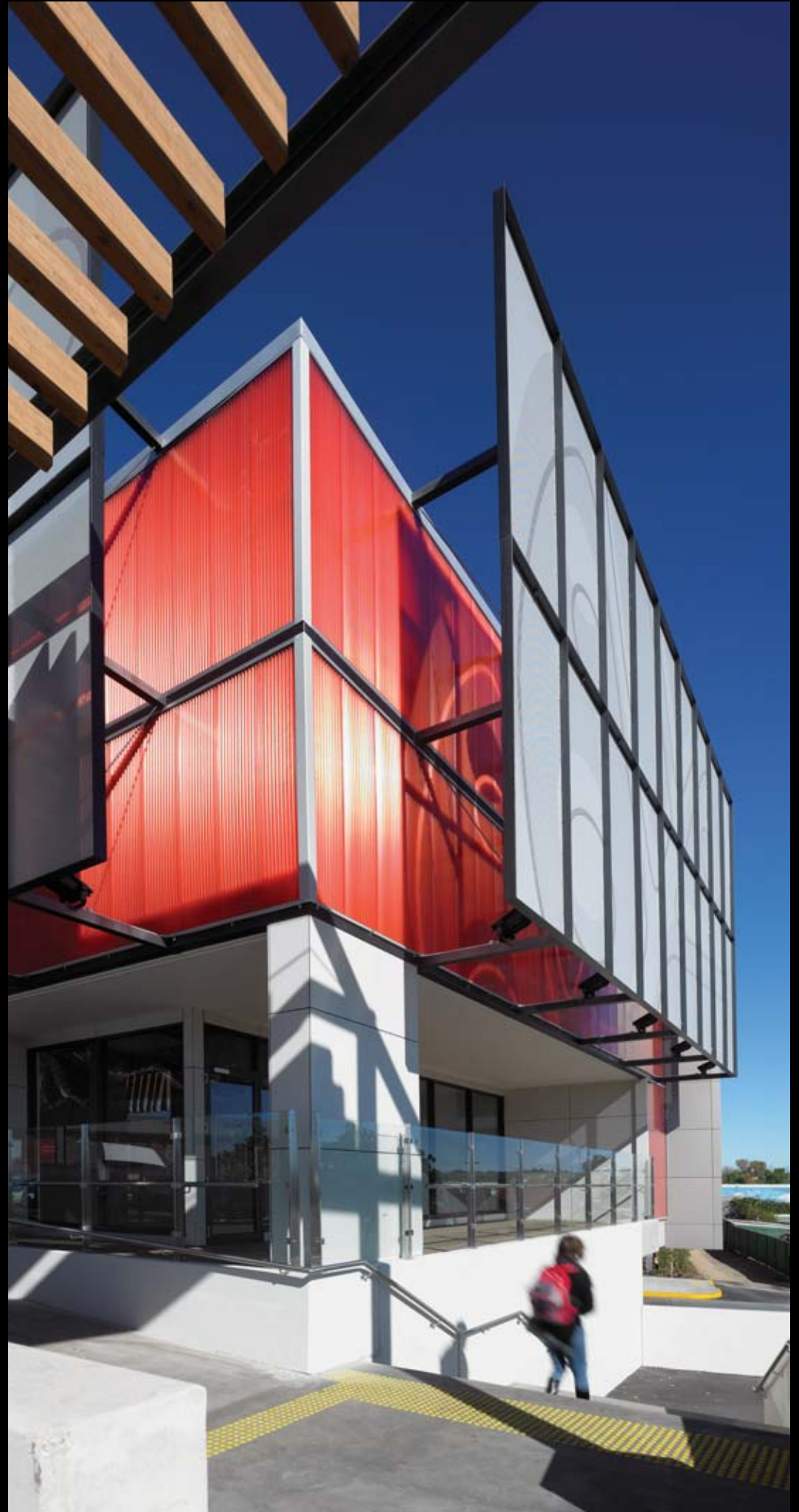
The original centre comprised two major retailers and a single mall of specialty shops. The Buchan Group's design maximises the strength of the site which is adjacent to Bendigo Railway Station and bound by residential, commercial and industrial precincts. Central to the development is a new mall that links with the existing, creating a continuous loop. Two new mini-majors have been added, as well as 45 new specialty shops, stores and kiosks, a new 270-seat food court and a new basement car park. An active exterior has been created by introducing restaurants and cafés adjacent to the main entries. This has been further strengthened along the northern edge by a covered walkway that links the town centre with the railway station. Environmental graphics, also designed by The Buchan Group, were included in the project.

The Green Star - Retail Pilot Tool was used throughout the design process and a number of sustainable initiatives were incorporated. Energy efficiency has been achieved through integrated design elements, which include a raised mall ceiling with clerestory glazing and automated louvres. The clear glazing

maximizes natural light and reduces the need for artificial lighting, whilst the louvres warm the air and provide natural ventilation during ambient temperatures. Extended eaves to this roof and the provision of canopies to all exterior glazing reduce solar heat gain and the need for cooling.

A reduction of potable water usage has been achieved through the specification of water-efficient fixtures and fittings and by harvesting rainwater for irrigation and flushing. Where possible materials and finishes were specified for their sustainable properties and in particular their ability to be recycled in the future.

The expanded Bendigo Marketplace opened in December 2008. Directors Andrew Mackenzie and Grant Withers led the project for The Buchan Group, with Associate Director Mary Traitsis as Project Architect.





Above, L-R: Clients Chris McCluskey (Brookfield Multiplex) and Ryan Anderson (DMA Partners) enjoy the anniversary celebrations with The Buchan Group's Brett Wilson and Greg Sheehan.

## QLD CELEBRATES 25 YEARS

The Brisbane practice of The Buchan Group celebrated its 25th anniversary on November 24, 2009.

A cocktail party marking the event brought together clients and other key property industry identities at Old Customs House.

Managing Director Greg Sheehan said that the practice had worked in every provincial city in Queensland and currently had projects in Port Douglas, Cairns, Mackay, Townsville, Rockhampton, Hervey Bay, Bundaberg, Toowoomba and Ipswich, as well as the Sunshine and Gold Coasts, New South Wales, New Zealand and South East Asia.

"We are recognised as having specialist expertise in retail and entertainment, and we have an equally strong track record in major mixed use developments, high-rise apartment

towers, casinos, hotels and resorts, including the Surfers Paradise Hilton Hotel now under construction," Greg said.

"We are also working on education facilities and a number of allied health projects including the Clem Jones – Sunland Leukaemia Foundation Village and AEIOU Childcare Centres for Children with Autism."

A highlight of the evening was state-of-the-art experiential graphic projections, designed and produced by the practice. The heritage-listed fabric of the building's Long Room could not be modified or attached to in any way. Instead, detailed, perspective-correct animations were unwrapped across the walls, including perspective illusions, textures, imagery and lighting effects, ranging from purely architectural to whimsical supergraphics.



## CURRENT PROJECTS



**AIRPORT VILLAGE, QLD**  
Director Peter Bayer is leading The Buchan Group on the development of a master plan for a site on the fringe of the Brisbane Airport. Scheduled for completion in 2020, the master plan is approximately 25% into implementation, with some major components such as the first three stages of DFO already complete. The \$400M development by Brisbane Airport Corporation Ltd contains a number of precincts that will ultimately interrelate to create a dynamic, vibrant, and exciting urban place.

**ACACIA APARTMENTS, VIC**  
The Acacia Apartments at Northcote Plaza is the first significant residential development in Melbourne to integrate with a shopping centre and a major urban park. The 10-storey development by JLR Property Group is located above a new Public Piazza which provides a link between the park and the shopping centre. The project is scheduled for completion in November 2010 and comprises 90 apartments, 96 basement car spaces and public artwork in the Piazza. Director David MacLeod is leading The Buchan Group team.



**226 ADELAIDE TERRACE, WA**  
Construction is nearing completion on a flexible, large footprint, low-rise office building that capitalises on the prominent corner location in the active eastern end of the Perth Central Business District. The development comprises a six-level low-rise office mass with a central light court, located above an expansive open lobby. A café tenancy activates the Ground Floor corner of Hill Street and Adelaide Terrace. Director Lou Cotter is leading The Buchan Group on the \$60M development by First State Group.

**JOHNSONVILLE SHOPPING CENTRE, NZ**  
The \$300M expansion of this Wellington shopping centre by DNZ Property Group will create a vibrant destination with dining, leisure, shopping, commuters, a gymnasium and wide community use. A two-level galleria-style retail core is planned, with major tenants anchoring each level. A public forecourt will provide a transition between external pedestrian and vehicular networks, the major west entrance to the Centre and the internal mall. The Buchan Group's Project Principal is Peter Zillman, with Senior Associate Marc Lawrence leading the design team.

## THE BUCHAN GROUP

[buchan.com.au](http://buchan.com.au)

DIRECTIONS is published by The Buchan Group of architectural practices. For additional copies or information about any of the projects that appear in this issue, please contact:

- AUSTRALIA**  
**Brisbane** – Greg Sheehan  
Tel: +61 7 3859 9222 · Fax: +61 7 3859 9234  
[tbg@brisbane.buchan.com.au](mailto:tbg@brisbane.buchan.com.au)
- Gold Coast** – Brett Saville  
Tel: +61 7 5574 0344 · Fax: +61 7 5574 0231  
[tbg@goldcoast.buchan.com.au](mailto:tbg@goldcoast.buchan.com.au)
- Melbourne** – Bruce Shaw  
Tel: +61 2 9329 1077 · Fax: +61 3 9329 0481  
[tbg@melbourne.buchan.com.au](mailto:tbg@melbourne.buchan.com.au)
- Perth** – Ken Musto  
Tel: +61 8 9211 9898 · Fax: +61 8 9211 9899  
[tbg@perth.buchan.com.au](mailto:tbg@perth.buchan.com.au)
- Sydney** – Phil Schoutrop  
Tel: +61 2 9566 1611 · Fax: +61 2 9566 1622  
[tbg@sydney.buchan.com.au](mailto:tbg@sydney.buchan.com.au)
- NEW ZEALAND**  
**Auckland** – Mike Jakobi  
Tel: +64 9 303 1451 · Fax: +64 9 303 1452  
[tbg@akl.buchan.co.nz](mailto:tbg@akl.buchan.co.nz)
- Christchurch** – Raylene McEwan  
Tel: +64 3 377 2973 · Fax: +64 3 377 2098  
[tbg@chc.buchan.co.nz](mailto:tbg@chc.buchan.co.nz)

**UNITED KINGDOM**  
**London** – Craig McLeod  
Tel: +44 79 1862 8440  
[tbglondon@buchan.com.au](mailto:tbglondon@buchan.com.au)

**UNITED ARAB EMIRATES**  
**Dubai** – Grant Withers  
Tel: +971 55 635 8473  
[tbgdubai@buchan.com.au](mailto:tbgdubai@buchan.com.au)

The Buchan Group is an association of independent practices with several liability.

©The Buchan Group 2010. Copyright in this document and the concepts it represents are reserved to The Buchan Group – 2010. No unauthorised use or copying permitted. All rights reserved. Some of the incorporated images and concepts may be subject to third party copyright and/or moral rights. Images supplied by and courtesy of Christopher Frederick Jones (Robina Town Centre, Tweed City); Aaron Pocock (Chadstone Shopping Centre, Point Cook Library, Spotlight Centres, Bendigo Marketplace); SKY CITY Entertainment Group (Rebo Restaurant); Kenny To, main image, and Michael Conroy of Silvertone Photography (Rockingham Shopping Centre); Kshiti Retail Destinations (Centre Square, Gulmohar Park); The Buchan Group and EventPhotography (25th Anniversary).