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RETAIL • CASINOS • HOSPITALITY | Winter 2010

DIRECTIONS

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WEST MALL, CHADSTONE SHOPPING CENTRE VIC

The West Mall expansion at Chadstone cements the centre's position as Australia's most successful and best-known shopping destination. The new dedicated Luxury Precinct is a world class retail environment of the highest quality and elegance and is anchored by 12 of the world's strongest retail brands: Burberry, Chanel, Coach, Gucci, Hugo Boss, Jimmy Choo, Louis Vuitton, Miu Miu, Omega, Prada, Ralph Lauren and Tiffany & Co. These retailers will be joined by Australia's first Gap store in August 2010.

The development by CFS Global Asset Management and the Gandel Group has been awarded a 5 Star Green Star rating by the Green Building Council of Australia. It is the first retail project in Australia to achieve a 5 Star Green Star rating under the formal Retail Centre v1 rating tool.

The \$140M West Mall expansion comprises a new, 2-level galleria-style mall located on the west side of the Centre and extending 300 metres from the David Jones department store at the southern end, to the entertainment and lifestyle precinct at the northern end. It replaced the only remaining single-level mall and has created 120 new tenancies.

The signature of the development is a dramatic curved, glazed roof that extends the full length of the new mall, allowing natural light to flood interior spaces. The new mall intersects at ground level with an existing cross mall, creating a grand central court. Beyond this, a new entry leads to a large, north-facing plaza where artworks and landscaping give a civic quality. The curved facade of the building is enhanced by a graceful colonnade and is further complemented by the central entry with its striking angled roof. A pedestrian bridge links the development to the newly expanded David Jones car park.

The shopfronts are up to six metres in height and this concept has been extended to the refurbished Stage 20 mall, which was upgraded to accommodate the expectations of international retailers.

The West Mall development opened in two stages. The final stage opened on November 18, 2009, in time for Christmas trading. At the March 2010 announcement of the Annual Big Guns Survey of Australian Shopping Centres, Chadstone was once again ranked as Australia's most successful shopping centre, despite part of the Centre being under development throughout the survey period.

Director Andrew Mackenzie led The Buchan Group team on the West Mall development, and the Project Architect was Senior Associate Ossy De Silva. The project was undertaken in association with RTKL Los Angeles.





A GREEN WINNER

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The 5 Star Green Star rating achieved by the West Mall development is testament to the commitment to ESD made by CFS Global Asset Management and the Gandel Group, and proves that it is possible to overcome the challenges of "going green" in a retail property.

"Going green" has been recognised as extremely difficult for shopping centres, mainly because of the heavy energy demands from many tenancies. Sustainability measures designed for the West Mall development by the consultant team of Simpson Kotzman, Probuild and The Buchan Group, proved that the 5 Star Green Star rating was possible.

The development is expected to achieve a 61% reduction in greenhouse gas emissions compared to a typical retail development. It will also achieve a 63% reduction in potable water, resulting in 13 million litres of water saved every year compared to a typical retail development. The naturally lit mall space provides a significantly improved indoor environment quality.

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MT OMMANEY CENTRE QLD

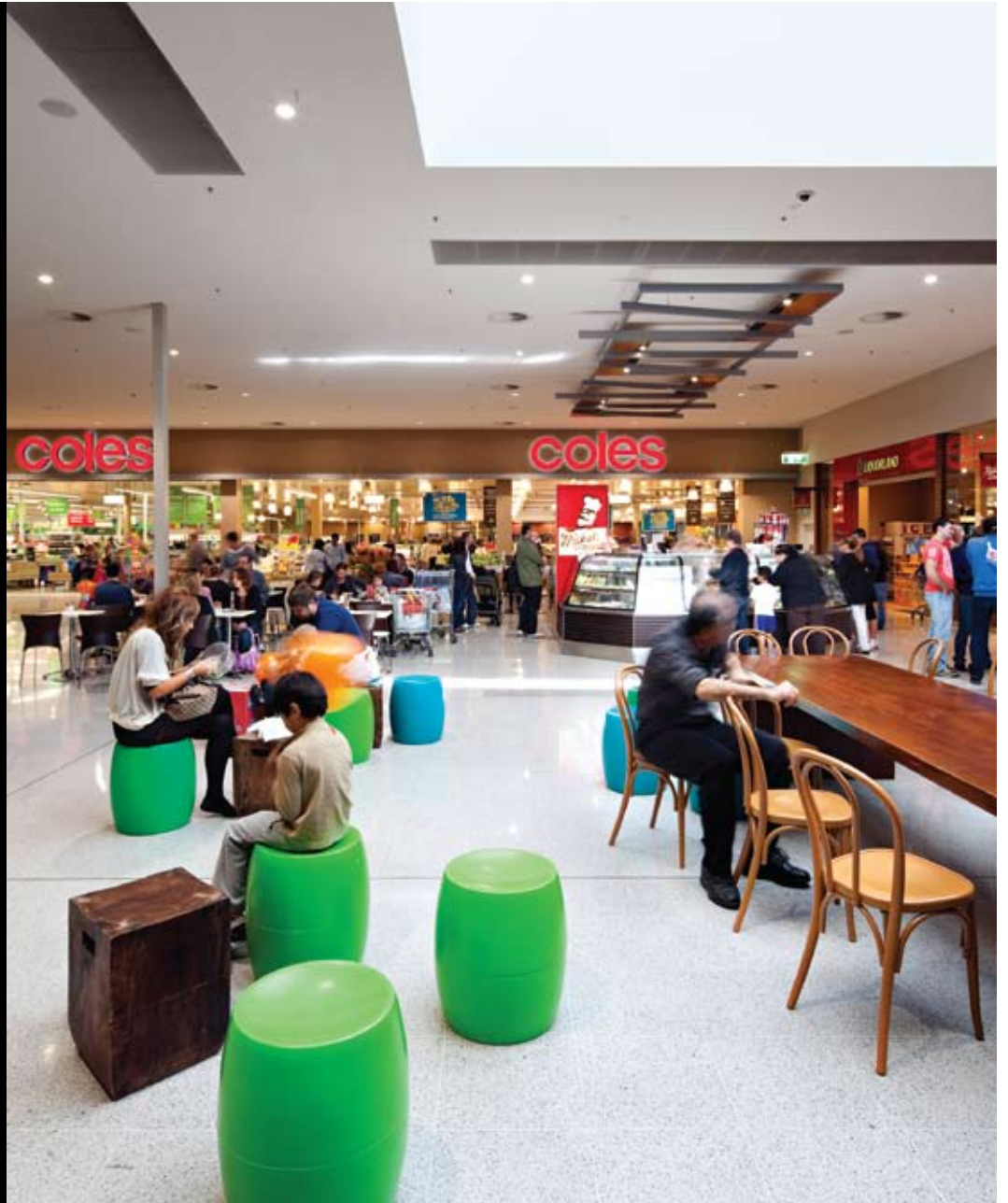
The staged redevelopment of Brisbane's Mt Ommaney Centre by AMP Capital Investors with Laing O'Rourke Australia has been designed to expand the retail offer and give a contemporary edge to the Centre. The \$156M development delivers a completely reconfigured centre and increases retail space from 34 300m² to a total of 56 500m².

Stage 1 of the redevelopment comprised the new Food Terrace and the North Mall, which is anchored by a new, 6 400m² Target store and introduced new specialty stores and kiosks. An adjoining multi-deck car park was also included in this stage. The second stage introduced a new parallel West Mall and a southern extension. The expanded retail offer includes an enlarged and relocated Coles

supermarket, Aldi, a fresh food precinct, three mini-majors including JB HiFi, a Youth Fashion precinct, an additional 65 specialty shops and reconfiguration of the car parks.

The development is the largest expansion to be undertaken at the centre since it opened in 1979. The Buchan Group's design brings a relaxed sophistication to the centre, with improved shopper circulation, ease of orientation and good visibility.

The Buchan Group's project team for the Mt Ommaney Shopping Centre redevelopment was led by Director Peter Bayer and Associate Peter Van Staden. Concept design of the new Food Terrace was by Edge and AMP Capital.



HUNTER & GATHERER, EPPING PLAZA VIC

The new fresh food precinct at Epping Plaza in Melbourne's north is a modern interpretation of a traditional market hall.

Hunter & Gatherer is a large, airy space that has been designed by The Buchan Group to allow retailers to display their fresh food produce, with open tenancies extending out into the mall to create the atmosphere of a bustling market. The precinct connects to both the south and north car parks and is centrally located between the Coles and Woolworths supermarkets. An expanded southern entry is open and inviting and has its own distinct identity, with a striking angled facade and signage announcing the precinct.

The feel of a contemporary market has been created using natural colours and hues of

materials such as timber and neutral tiles as the background. This combines with the clean, fresh feel of the glass and stainless steel finishes that have been introduced to frame and express the individual shop fronts.

The volume of the space has been expressed to create the impression of traditional food halls. A perimeter timber wave bulkhead and floating timber beams reinforce a unique shopping destination. Tenants have been encouraged to open up their frontages and become part of the food hall experience.

Director Grant Beck led The Buchan Group's design of Hunter & Gatherer for Pacific Shopping Centres. Senior Associate Andrew Thomson led the interior design. Hunter & Gatherer opened in late 2009.





CHATSWOOD CHASE NSW

A \$120M redevelopment of Chatswood Chase Sydney has created a sophisticated retail destination that has added 70 premium brands to the already strong retail offer. The success of the redevelopment was evident within only weeks of its completion, with the centre recording a 22% growth in sales in December 2009.

The staged development by CFS Global Asset Management was designed by The Buchan Group to upgrade and update the successful North Shore shopping centre, to increase the lettable area and to improve the efficiency of the layout. An important aspect of the design was the activation of the Victoria Avenue facade and the creation of a new entry that would provide a view of the ground level retail and the new lower ground dining court. Other facades were refurbished, bringing

visual interest to the exterior and providing a strong identity.

Approximately 10 000m² of new lettable space was added to the centre and existing retail space was substantially reconfigured and upgraded. Seventy new tenancies were created and many existing tenancies were refurbished. New ceiling treatments incorporated skylights to allow natural light to penetrate the centre, and new floors were designed for the malls, with customer lounges providing spaces for shoppers to relax. Car parking was increased, with approximately 400 new spaces.

Among the new retailers introduced as part of the development are Hardy Brothers Jewellers, and fashion brands Ralph Lauren, Rodd & Gunn, Ben Sherman, Calvin Klein Jeans, Bettina Liano and Calibre. There is also the first mall Apple store in Australasia, which is also a

project by The Buchan Group, as well as a Fresh Food Precinct, Coles and service retailers.

Stage 1 opened in December 2008 and the second stage followed in March 2009. The services precinct was launched in August 2009 and the final stage of the development completed in November 2009 delivered the much anticipated international dining court.

Directors Bruce Shaw and Chris Ball led The Buchan Group team on the Chatswood Chase redevelopment.



STATION STREET, WATERGARDENS TOWN CENTRE VIC

The Station Street development by QIC Global Real Estate introduces an active street to the Watergardens and is a quality environment that adds to the mix of activities at the Town Centre. The project follows on from the highly successful Stage 2 development of Watergardens that opened in April 2007 and reinforces the centre as a major destination for the whole community. An AMF Bowl currently under construction will add to the drawing power of the precinct when it opens later this year.

Station Street is the first restaurant precinct in the region, with eight restaurants and cafes trading seven days a week. The design by The Buchan Group is urban and contemporary, inspired by the atmosphere of Melbourne's great urban streets. It integrates the retail centre with Watergardens Railway Station and bus interchange, and incorporates the Town Square, which is a major public space. Sidewalk dining, extensive landscaping, artwork and lighting combine to make a vibrant destination.

The materials palette was selected to create a range of tactile experiences familiar in a "High Street" environment. Extensive use has been made of textured and patterned pre-cast concrete, translucent acrylic, natural stone, robust timber and steel, aluminium composite panels, aluminium louvres and various textured and coloured panels.

The inclusion of Taylors Creek in the development has provided the community with a valuable recreation area, with boardwalks and paths blending with the natural appeal of the creek.

Station Street opened in December 2009. Directors Bruce Shaw and Grant Withers led The Buchan Group's team on the project, assisted by Associate Simon Gregory.

07 CURRENT PROJECTS



AOMIQ, TOKYO, JAPAN

AomiQ is the latest project to be designed by The Buchan Group for client Mitsui Fudosan and is a joint development with Daiwa House, Fuji Television and The Sankei Building Co Ltd. Construction has commenced and the A\$500M mixed use development is scheduled to open in the Japanese spring of 2012.

The project comprises a 21-level office tower, seven levels of retail floor space and a three-level, covered civic amphitheatre. The office tower features a striking vertically articulated facade and has been designed to complement the adjacent iconic Fuji Television headquarters. Fuji Television will be the major tenant of the new 45 000m² NLA tower that will link to adjacent retail and events spaces.

The facade design of the retail building features contemporary organic forms that carry through to flowing internal mall spaces. An accessible garden has been planned for the building's rooftop. Leasing in the 50 000m² NLA retail centre will be aimed at Tokyo's 20-30s demographic and will be anchored by entertainment and sports facilities at the upper levels and a large food court at ground level.

Director David Cole is leading The Buchan Group's project team on AomiQ. The Buchan Group also designed Mitsui Fudosan's LaLaport Shopping Centre which opened in Yokohama in May 2007.



STAR CITY CASINO, NSW

The Buchan Group is working with Tabcorp Holdings Ltd on the redevelopment of Star City Casino in Sydney. The Group obtained the original DA for the project and is now working as Master Architect on the upgrade and expansion of the main gaming floor, part of a total \$575M redevelopment project for Tabcorp's flagship casino property. Scheduled for completion in late 2011, the Main Gaming Floor (MGF) is being redeveloped in stages to allow the casino to remain trading during this time. Central to the project is the reorientation of the gaming floor to embrace Sydney's harbour and city skyline. Redevelopment work began in January 2009, and since then Star City has welcomed a new 225 seat Sports Theatre and Bar, Poker Room, Baccarat venue and new restaurant, Fat Noodle. A stage of general purpose gaming is the most recent addition to the MGF redevelopment. The Buchan Group's Star City team is being led by Principal Mike Connolly and Director David Forbes. The Group is working with Las Vegas-based casino specialists, Friedmutter Group.

WINTERGARDEN, QLD

The Buchan Group's design for the redevelopment of this landmark retail centre at the heart of the Brisbane CBD will introduce two parallel malls that visually connect Queen and Elizabeth Streets and invite exploration. A series of internal secondary malls join these primary links and create an ensemble of distinctive precincts that are positioned to captivate various fashion mixes.

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 food court, glazed bridges and natural surface treatments. Gently graded walkways have replaced the original entry stairs and create a seamless transition between Wintergarden and the Queen Street Mall.

The development by ISPT is now under construction, with Stage 1 due for completion in early 2011 and Stage 2 opening in March 2012. Director Gerry Holmes is leading The Buchan Group team, with Associate Director Julian Conrad and Senior Associate Marc Lawrence.



150 ST GEORGES TERRACE, WA

Construction has commenced on the redevelopment of 150 St Georges Terrace in the centre of the Perth CBD. The project includes refurbishment and extension of entrance foyers, lift lobby and ground plane, as well as the establishment of three new, separate freestanding retail tenancies. The Bar Restaurant, Café Terrace and Restaurant Pavilion have been designed by The Buchan Group to take advantage of views of St Georges Terrace and Central Park, and will offer indoor and outdoor areas for patrons. The project is due to be completed in late 2010. Lou Cotter is The Buchan Group's Project Director, working with Associate Anna Meszaros.



PROPERTY COUNCIL AWARDS

Two of The Buchan Group’s projects have achieved success in the 2010 Property Council Awards.

The Northern Malls expansion of Robina Town Centre (above) by QIC Global Real Estate was the Winner of the Shopping Centres Category.

Melbourne The Rialto Intercontinental Hotel redevelopment (left) by Eureka Funds Management, built by Equiset Construction, was the Winner of the Tourism and Leisure Developments Category.



ENOGERA SCHOOL WINS AWARD

The Resource Centre designed by The Buchan Group for Enoggera State School has received a Commendation in the Brisbane Regional Awards of the Australian Institute of Architects. The judges described the project as: “a contemporary building form comfortably sited within the existing school landscape. Beyond its walls is a dynamic learning space which challenges the current perception of a typical school library. Open and flexible planning has ensured that this building will meet the current and future needs of the client.”

NEWS

MYER MELBOURNE

The Buchan Group has been an integral part of the Myer development team from the outset of the new Melbourne store. The project has included the demolition of a number of existing buildings and rationalisation of others in the CBD to create a modern retailing environment and a flagship for the Myer brand.

Megan Foster, Director, Store Development, for Myer said: “The Buchan Group has helped us strategically from the earliest stages of the project.

“They provided us design and vision that will set a new benchmark for department stores in Australia. The skills and experience they have brought to the project will assist the team in ensuring that the vision will be realised.”

The Buchan Group assisted in establishing the planning, circulation and merchandising principles for the new store, along with the



Megan Foster, Director, Store Development, for Myer, on site with The Buchan Group’s Peter Lourey (left) and Andrew Thomson.

overall fitout design and finishes throughout. The Buchan Group has now been appointed as Principal Coordinating Architect to oversee the design and fitout of the individual retail areas of the project.

The design rationale for the project is to present the building as “gift box” that is unwrapped and explored by the customer. Ceilings, walls and floors are the wrapping that embellishes the retail treasures within. The “ribbon” is the walkway that binds the building together, leading the customer to the next experience.

Director Peter Lourey and Senior Associate Andrew Thomson are leading The Buchan Group’s project team. Four levels have now been handed over for the fitout phase. The new Myer Melbourne is scheduled for completion in early 2011.

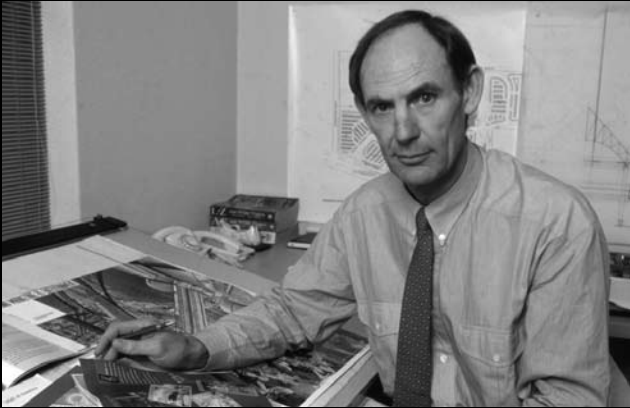
NEW ASSOCIATES APPOINTED

The Buchan Group is delighted to announce the appointment of two new Associates to the Melbourne office.

SIMON GREGORY is an experienced Project Coordinator who has taken a key role on both Retail and Residential projects in his more than seven years with The Buchan Group. He was a senior member of the project team for the highly successful Station Street development at Watergardens Town Centre, a role involving town planning, design development and contract documentation and was also responsible for these aspects of two other precincts of the major Watergardens development in Victoria. Simon’s other projects include the Breakwater Apartments and Hotel development in Newcastle, NSW.

ALEX SU has specialist expertise in 3D concept design, schematic design and presentation drawings, and design development. He joined The Buchan Group’s Melbourne office in 2008 and has had a significant design role on the Vogue mixed use development in South Yarra, as well as a major development in Dubai. Alex has also made a major contribution to other residential projects undertaken by The Buchan Group, as well as the Star City Casino redevelopment in Sydney and the Rundle Place retail development in Adelaide.

The Directors congratulate Simon (left) and Alex on their appointments.



BRUCE SHARP

Bruce Sharp, a former director of The Buchan Group and a member of the Melbourne practice for almost 30 years, died in Perth on May 26, 2010.

Bruce came to architecture after serving an apprenticeship as a carpenter in his home town in Victoria’s Wimmera district. He graduated from Melbourne University in 1967 and worked for four years with the Department of Foreign Affairs on Australian embassies and ambassadors’ residences around the world.

He joined the then Buchan Laird & Buchan as a member of the Design Section, working closely with the late Llew Bawden. His early projects included award-winning office buildings, apartments, retirement villages and education work, as well as retail, where the practice was already gaining a strong reputation. In 1983, the purchase by John Gandel of Northland and Chadstone shopping centres led to Bruce concentrating on retail design. For 18 years, he worked on every stage of development at Chadstone and Northland, including the landmark first stage of the Galleria at Chadstone and the Stage 20 development that introduced David Jones to the centre. Bruce also led The Buchan Group on redevelopments at Broadmeadows, Bayside and Altona Gate shopping centres in Victoria, as well as Eastlands in Tasmania.

Bruce – “Sharpie” – was a director of the Melbourne practice for more than 20 years, retiring in 2000 to move to Perth with his wife, Barbara. Bruce was recognised by all who worked with him for his outstanding design ability and professionalism. He was a valued friend to many and a greatly respected mentor. The Directors and staff honour the contribution he made to his profession and The Buchan Group and will miss him greatly. We extend our deepest sympathy to Barbara and the family.