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DIRECTIONS

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ALLUVION WA

Alluvion was designed to satisfy market demand for a major new workplace in the heart of the west end of the Perth CBD. The development was essential to the revitalisation of this significant CBD site and it has also added a significant new urban space to the city.

Located directly opposite the new Perth Convention and Exhibition Centre, and at the nexus of several busy pedestrian routes, this 20 level mid-rise office tower is perfectly situated to satisfy the demand for a major new workplace in the heart of the west end of the Perth CBD.

Consideration for the skyline has driven a compact regular form with an asymmetrical vertical expression to the architectural fabric, resulting in a well proportioned tower intensifying and enhancing the skyline.

Terminating the podium, at the underside of the tower, is a generous 3-level high office foyer / pedestrian plaza focusing on a highly developed outdoor space with a cantilevered canopy, providing sun and wind protection. The plaza links to a walkway system connecting the Convention Centre and Busport to Westralia Square, and incorporates a new park, large scale public artworks, a water feature, and cafe.

The office building rises above the plaza lobby, commencing at Tower Level 6, with a constant floor plate of approximately 1570 nett square metres. A penthouse office tenancy at Level 20 with a setback terrace completes the vertical expression of the tower.

Sustainability initiatives and features were a priority in the design of the building and achieved a 4 Star Green Star office V2 design rating, and targeting 4.5 Star NABERS Energy rating. Sustainability initiatives and features include an offset central core and floor plate footprint configuration to maximise natural light and views to work spaces, energy-efficient Central HVAC air conditioning, low energy lighting systems and daylight harvesting lighting system to office floor.

The \$130M development by Cape Bouvard Investments Pty Ltd and Charter Hall was completed in mid-2010. Director Lou Cotter led The Buchan Group team for the development.





MYER MELBOURNE FITOUT VIC

The design for the fitout of Myer Melbourne skilfully maximises the selling space and showcases exclusive brands in a light-filled, airy environment that invites shoppers to explore and to enjoy the experience.

The redevelopment is the first total refurbishment in the store's 100-year history and has consolidated the offering into a single building with a floor plan that maximizes the square metre return throughout.

The design process was highly collaborative, with The Buchan Group's designers working closely with Myer's project managers, in-house design and merchandise teams. The previous total floor space of 100 000m² has been reduced to 45 000m², which is all selling space. Support staff and back-of-house operations have been reduced, giving a clear selling space on each level.

Each of the nine levels is a different layer with a different texture, extending the sense of discovery. A void at the centre of the store creates a sense of openness and the resulting natural light is an important element in creating the store's fresh ambience.

Long sight lines make it easy for customers to understand the space and to orientate themselves and circulation throughout is easy and logical. References to the store's history are captured with details such as pressed metal ceilings in the transition from the entry to the interior, and in the art deco features of lift lobbies. Customer amenities are of 5-star hotel quality, from toilets and family rooms, to fitting rooms, customer lounges, cafes, a salon bar, a VIP lounge and personalized shopping.

Myer Melbourne opened in March 2011. The Buchan Group worked with Myer since the project's inception in 2007, designing the fitout for Myer and providing Executive Architectural Services. Director Peter Lourey and Senior Associate Andrew Thomson led The Buchan Group.

The Buchan Group is now working with CFSGAM on The Emporium redevelopment of the former Myer Lonsdale Street store.

The new Myer Melbourne is a world class retail environment that is testament to one of Australia's strongest brands.



MYER ROBINA QLD

The opening of Myer at Robina Town Centre in October 2010 marked the completion of a \$400M expansion program that has confirmed Robina as the Gold Coast's leading retail and leisure destination.

The Buchan Group has worked with QIC Global Real Estate on each stage of the Northern Malls expansion and the development of the 2-level Myer store. The 12 000m² Myer store has been created on the site of Robina's original cinema complex and also includes additional specialty retail, the creation of a new link shopping mall, a significant upgrade to the Arbour Lane car park and various road improvements. The precincting created in the Northern Malls expansion to maximise Robina's strong retail offer has been reinforced in this latest stage. The highly contemporary design with its clean lines and abundant natural light provides long sightlines that aid navigation and showcases the new brands.

Robina Town Centre is now one of Australia's largest shopping centres, with direct connections to arterials and the M1 Motorway that connects Brisbane to northern New South Wales.

The Buchan Group was led by Peter Zillman.

The Robina Town Centre development has been strongly supported by customers and continually receives positive industry recognition. The introduction of Myer has reinforced the strength and diversity of the centre's offer.



STOCKLAND TOORONGA VIC

Stockland Tooronga shopping centre is a contemporary boutique convenience shopping mall created on the site of the former Tooronga Village. The centre is part of a major mixed use development located on a major intersection in Melbourne's inner east.

The 7 800m² shopping centre is anchored by a Coles supermarket, with 1st Choice Liquor and 20 specialty shops. There is undercover retail parking for 480 cars.

The brief called for a landmark retail destination integrating the retail experience with the Tooronga Village development, with linkages to podium-level restaurants and residential apartments. The concept achieves this through the creation of an interior retail street that links Toorak and Tooronga Roads with an open village plaza at the heart of the development.

Retail entries are announced by the use of strong colours and the bold architecture of the podium building. The entry architecture extends into the interior "street", where a folded timber ceiling feature defines the pathway as it navigates through the podium. Generous open space at the central node provides a hub for vertical circulation and a skylit opening makes a visual connection to the podium level plaza activity above. Wayfinding signage to the retail, residential and public spaces was also designed by The Buchan Group.

The Buchan Group worked in collaboration with PLUS Architecture on the design of the retail entries, retail carpark facility and skylight over the retail area. Stockland Tooronga opened in 2010. The Buchan Group team was led by Design Director David Forbes and Project Director Peter Lourey.





MARINA MIRAGE QLD

The refurbishment of Marina Mirage maximises the strength of its spectacular waterfront location, with activated frontages that invite exploration.

The refurbishment and extension of the Marina Mirage has reasserted the centre's position as a dynamic retail and dining destination on the Gold Coast.

The brief called for the reinvigoration of the centre's existing uses and spaces and the creation of new retail opportunities. A major feature of the design is the activation of the Seaworld Drive frontage by the introduction of shops and restaurants, with outdoor dining areas and landscaping. Glazed operable facades allow restaurants to open to the street, strengthening the integration of indoors with outdoors. Two internal courts were modified to improve the retail experience and new finishes and landscaping have been introduced to the lower level of the courts. Additional parking was included in the project and above-ground parking at Level 1 has been enclosed with facade treatments designed to screen external views of the cars.

The \$30M Marina Mirage redevelopment was completed in late 2009. Director Brett Saville led The Buchan Group team.



MELBOURNE'S GPO VIC

A new way-finding system, exterior branding and decorative graphics were designed for Melbourne's GPO. The heritage nature of the building called for great sensitivity, with the need to maintain views of the architecture at all times. It also posed challenges in the design of the way-finding system, with the historic layout making navigation difficult in parts of the building.

The Buchan Group's concept was inspired by the building's postal history and its new life as a vibrant fashion retail precinct. "Postal" red cloth banners brand the exterior and have an open weave to ensure that the architectural detail of the building is never obscured. The same red is used for throughout the ground level postal hall and on the upper levels, defining a path and aiding navigation. A giant pendant suspended above the postal hall incorporates the names of retailers and provides a striking sculptural element. The internal way-finding system uses the height and volume of spaces, with oversize lettering and more information sculptures.

The project for ISPT Super Property was led by Director Andrew Mackenzie.





ENOGGERA STATE SCHOOL QLD

A Resource Centre designed by The Buchan Group for Enoggera State School has received a Commendation in the 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.”

The building is organised along a linear progression of spaces which allow visual

connections throughout. The entry axis cuts across the space, providing a visual and functional hub from which activities can radiate. The form of the building stands in contrast to the existing school but the use of the weatherboard cladding and complimentary colour selection link the facility to its site. The interior design responds to the volume in its fresh treatment, adding a sense of arrival and orientation with entry elements reinforced by the playful triptych in the reception space.

The project was lead by Associate Director Anne Rigby. It was completed in December 2009.



AEIOU FOUNDATION CENTRE QLD



The new Autism-Specific Early Learning and Care Centre will give children with Autism Spectrum Disorders access to specialist early childhood services to help them reach their full potential.

AEIOU Foundation operates an early education program for children with autism in Queensland. In 2010, it opened its first purpose-built centre in the Brisbane suburb of Nathan on the Campus of Griffith University. The centre is designed to meet the needs of children aged two-and-a-half to five years Autism Spectrum Disorder (ASD).

Catering for up to 40 children, the 1000m² building has been designed with additional space for support programs such as research, speech pathology, psychologists, occupational therapy and parent support. Specific motor skills and sensory rooms were important design considerations and there is a blackened sensory room with specialised lighting and sounds to heighten sensory perception.

The AEIOU Foundation manages its work in Queensland from the centre, which is now a benchmark for centres of excellence and valuable in attracting support for extending AEIOU Foundation’s work. The Buchan Group worked in close collaboration with AEIOU Foundation, Griffith University and Hutchinson Builders and is proud to be a supporter of AEIOU Foundation. Associate Paul Watson led The Buchan Group team.

Construction of a 75-place purpose-built centre on the campus of the Sunshine Coast University is nearing completion and the centre is expected to open in July 2011. Also on the drawing board is a new, purpose-built centre at Central Queensland University, Bundaberg.



ONE BRIGHTON WA

The One Brighton apartment complex is situated within the historic heart of Mandurah, and forms an integral part of the staged redevelopment of the Brighton Hotel site.

One Brighton comprises 11 levels of luxury residential accommodation above three levels of parking. The width of the main tower was constrained, requiring innovative apartment layouts to allow maximum views, natural light, ventilation, functionality and efficiency to be achieved. The building design has a semi-organic form inspired by the maritime location, and is essentially two buildings with individual cores, attached in the centre.

The two-storey lobby has high quality stone finishes and a striking water feature. It is set back behind a landscaped entry forecourt with reflection ponds, public spaces and a cafe tenancy. Apartments commence at level one, where a swimming pool and gym are also located.

High quality finishes, fixtures and fittings are evident throughout. The apartment layouts have large open plan living areas, full height glazing and generous balconies. The top two levels comprise penthouse apartments. All apartments enjoy balconies protected from winds and are fitted with Low-E glass and extensive insulation. Generous overhanging eaves and sun shades provide passive solar protection to maximise the energy efficiency of the building. The building itself takes advantage of its thin footprint along a broad northerly aspect to provide excellent passive solar penetration and cross-flow ventilation.

The first stage of One Brighton sold directly to the database over a few days and was completed in late 2010. Director Lou Cotter led The Buchan Group project team.



NEWS

CHADSTONE SHOPPING CENTRE'S WEST MALL has been awarded the Laing O'Rourke Award for Best Shopping Centre Development at the 2011 Property Council of Australia / Rider Levett Bucknall Innovation and Excellence Awards. The \$140M development by CFS Global Asset Management and the Gandel Group is a luxury precinct anchored by 12 of the world's strongest retail brands, including Tiffany, Chanel, Prada and Louis Vuitton. The development, which has a 5 Star Green Star rating, was designed by The Buchan Group in association with RTKL Los Angeles.



NEW CHAIRMAN MELBOURNE

The Buchan Group (Melbourne) has appointed the company's first Chairman. **PETER JACKSON** is a leading consultant in strategic planning, organisational reviews, leadership development and structures and has been associated with Melbourne practice for many years. He is the former Chief Executive and Managing Director of Essendon Football Club.

Peter's appointment reflects the company's vigorous growth and new, enhanced structure. He brings considerable experience and expertise to Melbourne practice and will contribute to its local and international strength.



APPOINTMENT BRISBANE

TODD CRIGHTON has been appointed a Director of The Buchan Group (Brisbane). Todd is a Lead Designer, working on a diverse range of landmark projects. He has a depth of experience in master planning and design, and is a specialist in mixed use, retail and multi-residential projects. Todd's portfolio features a range of international projects in Malaysia, Jakarta, Milan, Qingdao and Shanghai, as well as local projects such as Element on Coolum Beach, Surfers Paradise Hilton, ANA Tower, Marina Mirage redevelopment, Lunchoo and Ipswich Riverlink.



RETIREMENT BRISBANE

BRUCE LOCKWOOD retired on December 23, 2010, after a career of almost 25 years with The Buchan Group. He was one of the earliest directors of the then Malone Buchan Laird & Bawden practice in Brisbane and led the design and delivery of a number of major and complex retail, commercial, residential and mixed use projects in Australia and Southeast Asia. He was Project Director of the Myer Centre and Australian Taxation Office in Adelaide, developments in Brunei and Malaysia, The Wharf at Woolloomooloo and Myer Robina. Most recently, Bruce led projects in Mackay, Ipswich and Victoria Point.

08 CURRENT PROJECTS



WESTFIELD STRATFORD CITY, LONDON

This £1.45Billion development is currently under construction by the Westfield Group and will be the prestigious gateway to the London 2012 Olympic Park and a key component of the regeneration of this significant area in East London. When complete, Westfield Stratford City will be the largest urban shopping centre in UK, with a combination of indoor and outdoor retail and leisure environments that link the Olympic Park, the existing Stratford Town Centre and major transport interchanges. A curving glazed roof sits above a 3-level retail mall that complements an outdoor boulevard that will be open for public access 24 hours a day with a vibrant mix of shopping and dining opportunities.

The 1.9M sq ft of retail comprises two major department stores, over 300 individual retail units, restaurants and cafes, cinemas and leisure outlets, supplemented by 5000 car parking spaces and approximately 1.1M sq ft of office space.

Westfield appointed The Buchan Group in 2006 to provide Executive Architectural Services for Westfield Stratford City. The Buchan Group is supporting Westfield's Design Team, acting as lead design consultant for the Westfield Stratford City project and delivering its scope of services from development of the Scheme Design, (RIBA Stage D), through to Construction Support services and final contract completion.

Westfield Stratford City will open on September 13, 2011.

27 LITTLE COLLINS STREET, MELBOURNE VIC

27 Little Collins Street is a new 32-storey mixed use development by Golden Age Developments at the "Paris" end of the Melbourne CBD. It comprises 142 residential apartments, and a further 44 luxury residences and penthouses in the top six floors of the tower, as well as a new 5-star Sheraton Hotel of approximately 174 guest rooms and suites, and three levels of basement car parking. The 32-storey tower has been designed to create an iconic, predominantly glazed sculptural form. The interior design of the residences and penthouses is of the highest quality, with areas of timber and marble floors and generous living, bathroom and balcony spaces. Residents will enjoy the convenience of utilizing the facilities of the hotel within the one building. Work on site will commence in late 2011. Director David Cole and Associate Director Mary Traitsis are leading the architectural and interior design team.



HIGHPOINT SHOPPING CENTRE VIC

A 30 000m² expansion of Highpoint Shopping Centre at Maribyrnong will grow the Centre to 156 000m² and introduce new retail and community spaces. The \$300M development is being managed by The GPT Group on behalf of co-owners Highpoint Property Group, GPT Wholesale Shopping Centre Fund and The GPT Group. Sustainability is a feature of the project, including the use of recycled materials in construction, natural ventilation and energy efficient lighting. Directors Joe Genovesi and Harvey Male are leading The Buchan Group team, which is working in association with Grimshaw Architects. Construction is expected to take around two years to complete.

THE BUCHAN GROUP

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BURNSIDE VILLAGE SA

Construction is progressing on the \$50M extension to Burnside Village Shopping Centre in Adelaide's eastern suburbs. The development by The Cohen Group provides an additional leasable area of over 7000m² and extends the established fashion offering with new international and Australian fashion brands and café and restaurant tenancies on a single level. An additional 300 car spaces are provided in a basement level below. One of Burnside's oldest landmarks, a 20m high River Red Gum, will become the centrepiece of a central, light-filled piazza space, protected under a ventilated, energy-efficient glazed roof. Director David MacLeod is leading The Buchan Group team. The development is programmed to open in November 2011.



BARRINGTON SHOPPING CENTRE NZ

The Buchan Group is designing a 1800m² expansion to this Christchurch shopping centre. Construction will commence in 2011 and will add a new internal concourse and 11 new specialty stores to the centre, making it the only prominent retail offer in the east of the city. The new mall will open in late 2011. The development is by Tinline Properties Ltd and the head contractor is Mainzeal Property and Construction Ltd. Associate Raylene McEwan is leading the Buchan Group's project team.