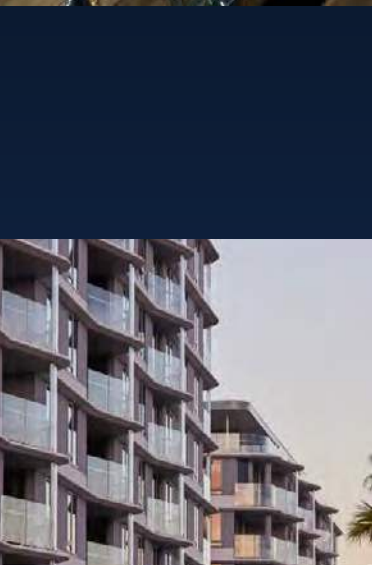




2021

RLB Finalists

Property Council of Australia
Rider Levett Bucknall Property Industry Awards



Contents

- 8** Calvary Adelaide Hospital, South Australia
- 11** Civic Quarter, Australian Capital Territory
- 14** COHORT by Economic Development Queensland
- 17** Darling Square, New South Wales
- 20** George Brown Botanic Gardens –
Event and Visitor Centre, Northern Territory
- 23** GPO Exchange, South Australia
- 26** Melbourne Quarter, Victoria
- 29** Pacific Gateway, New South Wales
- 32** Sixty Martin Place, New South Wales
- 35** The Beach Shack – Scarborough, Western Australia
- 38** The Orchards Norwest, New South Wales
- 41** The Precinct, Mount Pleasant, Western Australia
- 44** The Salisbury Community Hub, South Australia
- 47** 271 Spring Street, Victoria



“

RLB and the Property Council have presented the Innovation and Excellence Awards since 1982. The awards provide an opportunity to promote leading edge practice and future first possibilities. The celebrated developments deepen our understanding of challenges and discoveries. They provide a real and tangible impact, and they gear the industry for success. Congratulations to our 2021 Innovation & Excellence Award finalists.

”

PETER TULLA

DIRECTOR & OCEANIA CHAIRMAN

T +61 8 8100 1200

E peter.tulla@au.rlb.com



Bringing imagination to life

Thirty years ago, during the depths of the “recession we had to have”, RLB and the Property Council launched our ‘best of the best’ award – the RLB Australian Development of the Year.

1991 was not a good year. Weighed down by the Black Monday stock market collapse just a few years earlier, the Reserve Bank cash rate and unemployment were both at double digits and the national office vacancy rate had passed 20 per cent.

Is it a coincidence, then, that the inaugural RLB Australian Development of the Year was the home of bankers and bean counters? What was then called the Advance Bank Building at 60 Marcus Clarke Street in Canberra stood as a symbol of economic stability in a time of turbulence. The fact that 60 Marcus Clarke Street remains one of Canberra’s most prominent commercial buildings is a testament to its longevity – and the instinct of our esteemed panel of judges, led by the indefatigable John McCarthy AO.

Since then, we have applauded and awarded many of our industry’s true gamechangers. Take Pacific Fair on the Gold Coast, a development that delivered a shopping experience long before ecommerce began to reshape retail. Or 30 The Bond in Sydney, which built arguably the first bricks-and-mortar business case for sustainability.

Then there’s Admiralty Quays in Brisbane, a residential tower that reinvented apartment living or International House that took home the top prize for showing how timber construction stacks up.

Last year, RLB was privileged to play a role in delivering Investa’s visionary commercial office at Barrack Place. This building, complete with Australia’s first operational digital twin, demonstrates how great design and smart technology can create an exceptional experience and an enviable asset.

In 2022, RLB will celebrate 40 years of presenting Australia’s most prestigious property awards in partnership with the Property Council. At RLB, we pride ourselves on our fresh perspectives and flawless execution, but in this case the Property Council delivers both, despite – and in some cases because of – market disruptions and downturns.

This is our industry’s secret sauce. We don’t let disruptions and downturns stop us from realising those brilliant drawing board renditions (drawing board dreams), or from turning a hole in the ground into an asset and a place that people will flock to for generations.

STEPHEN MEE
NSW MANAGING DIRECTOR
T +61 2 9922 2277
E stephen.mee@au.rlb.com

Eyes on the prize

The RLB Australian Development of the Year Award turns 30 this year. Rider Levett Bucknall's team reflect on their favourite projects and what awards mean beyond the applause.

RLB and the Property Council have presented the Innovation and Excellence Awards since 1982. Together, we launched the RLB Australian Development of the Year Award in 1991.



Stephen Mee, RLB's managing director in New South Wales, joined the firm in 1983 as a cadet, and has cheered for dozens of game-changing projects since then. But no award winner is closer to Mee's heart than Investa's Barrack Place in Sydney, which took home the coveted title last year.

"I'm personally very proud of Barrack Place. Many times I've driven around the city with my kids, pointed to Barrack Place and said 'that's my project'."

The team behind Investa's asset delivered a series of 'firsts', including Australia's first operational digital twin and the nation's first WELL Core-and-Shell Gold pre-certification.

“
...so many innovations
in design and
technology...set the
building up for the
future of work.
”

There were plenty of challenges on the project, Mee notes. Market costs were escalating as Investa went out to tender, and putting a price on those 'firsts' put Mee's team's skills to the test.

But so many innovations in design and technology – from the advanced air filtration and UV lamps that kill microbes to the extensive greenery and terrace spaces – set the building up for the future of work. Mee says this commitment to innovation helped Investa to optimise the building's value. "Achieving a national award for a building that was a financial success and that respects the heritage of the city was a great accolade."

Heritage heroes

Another project that resonates with RLB's team is the Palais Theatre, an icon along St Kilda's esplanade in Melbourne. This project took home the national heritage award in 2019.

"It's an iconic theatre with significant heritage value. It was a bespoke project – the sort of project that comes along once a decade – and it presented a unique set of challenges," says **Tony Moleta**, RLB's managing director in Victoria.

When RLB's team first sighted the project, the façade was in such a poor state of repair that the theatre was permanently encased in scaffolding. "Parts of the façade were crumbling and causing a hazard to the public," Moleta notes. The electrical systems, with non-conforming cabling, "gave us a real appreciation for the scale of the task at hand," Moleta's colleague, associate Shane Kelly adds.

Restoration of heritage projects like the Palais Theatre depends on subcontractors that have a skillset in conservation. RLB's team scoured the globe looking for craftspeople who could replicate and recast the moulded motifs on the façade. "You can't apply a standard square metre rate to work like this," Moleta says.

"Rectification of façades like the Palais Theatre are really an artform in many respects," Kelly adds. "It is so important that the skillset is preserved and passed on to future generations otherwise we run the risk of not being able to restore our beautiful heritage buildings in the future."

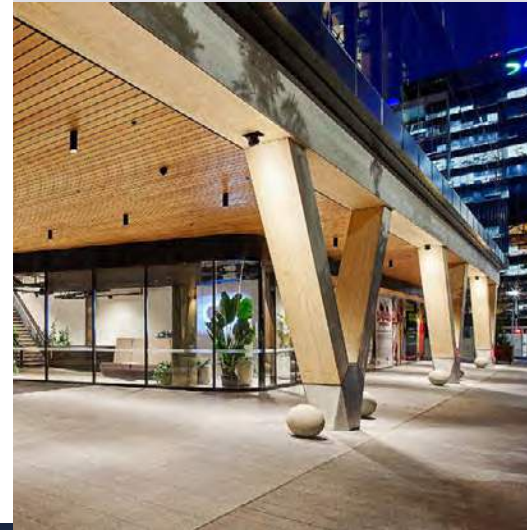
The Palais Theatre project shows that heritage values can be restored without blowing the budget. "We were under budget even after scope of works expanded. It is a source of immense pride to be part of the team that restored this icon to our city," Moleta adds.

“
...the sort of project
that comes along
once a decade...
”



Timber towers

Lendlease took home the top prize in 2019 for Australia's first engineered timber office, International House in Sydney. But it's another timber tower that is closer to home and closer to the heart of **Matt Long**, RLB's managing director in Queensland.



Lendlease's 25 King, which took home the RLB Queensland Development of the Year Award in 2020, is several storeys higher than International House (nine, compared to six), and when completed "was the largest timber commercial tower at the time," Long notes. It also claimed Queensland's first WELL Platinum rating, making it a haven for health and wellbeing.

"It was exciting to work on a project that used a new construction method that was new and relatively unfamiliar to Brisbane, and even Australia," Long says. Construction was not without its challenges. Without an adequate local supply of cross-laminated timber, "we spent a lot of time talking to suppliers in Europe to get our heads around the costs and then talking to the local market about how we would assemble it on site," Long reflects.

“
...a workplace
that looks
towards
the future.
”

Lendlease's vision challenged the project team and delivered a "workplace that looks towards the future," Long adds. "With health, wellbeing and that 'feel good factor', it's an innovative example of how bricks-and-mortar play a role in bringing people back to our cities."

“ It was a **brave and ambitious project**, and that vision has delivered dividends. ”



Spectacular stadium

Steeped in history and loved by sports fans, Adelaide Oval boasts a century-old scoreboard, giant Moreton Bay fig trees and sweeping views of Adelaide's parklands and St Peter's Cathedral. But after a major upgrade in 2014, the Oval's history sits comfortably alongside a contemporary design that maximises the experience for sports fans.

Adelaide Oval's redevelopment took home the RLB State Development of the Year in 2015, and no one could have been prouder than RLB's managing director **John Drillis**, who was part of the project team when it was still designs on a drawing board.

“It was an extremely collaborative project right from the early feasibility stage,” he says. “People approached the project with the right attitude, working through problems to find smart solutions.”

And there were challenges, from a host of heritage constraints to the politics of bringing football and cricket to the same home. “At the time it was the largest social infrastructure project in South Australia. The total project budget was \$525 million, and there was some concern about spending so much money,” Drillis reflects.

“It was a brave and ambitious project, and that vision has delivered dividends. The South Australian people have embraced the redevelopment, and that paved the way for other social infrastructure projects in the state.

“Social infrastructure projects are so important to the community's social fabric. Projects like the Oval redevelopment put money back into the economy and build a legacy for the community.”

Outstanding office

Fiona Doherty, RLB's director in Canberra, also loves social infrastructure projects, and the expansion of the Canberra Hospital currently takes up a lot of her time. But she also worked on another winning building, Winyu House, which was ACT Development of the Year in 2018.

“It really was the benchmark for new office buildings in Canberra the year it won,” Doherty says.



The building incorporates more than 10,000 sqm of commercial office space, as well as ground floor retail, conference facilities, an integrated childcare centre and a government shopfront. There's an impressive open central atrium that connects people both vertically and horizontally.

Doma Group's Little National Hotel is another standout for reimagining the business hotel. “The awards aren't just about the most iconic buildings. They are about the most financially successful projects – which is why we are a sponsor,” Doherty says.

“ It really was **the benchmark for new office buildings** in Canberra the year it won. ”

“
 ...an industry-
 leading commercial
 development that is
 also a **dynamic and
 vibrant place for the
 community**, both
 day and night.”
 ”



Commercial and community

Reflecting the latest concepts in contemporary office design has been a continual theme over the years,” says **Mark Bendotti**, RLB’s managing director in Western Australia.

The one that Mark remembers is Brookfield Place – a tall and notable landmark building on the Perth skyline gently integrated amongst a cluster of repurposed heritage-listed buildings. This project took home the RLB Australian Development of the Year Award in 2014*.

The efficient steel structure coupled with external bracing and energy efficiency makes this building an engineering highlight for modern office developments. The heritage elements were successfully conserved and interwoven within the modern design features, providing a safe, healthy and productive space for over 5,000 people.

“Brookfield created an industry-leading commercial development that is also a dynamic and vibrant place for the community, both day and night,” says Bendotti.

“The cultural and retail precinct combines a state-of-the-art office tower and significant retail opportunity in sensitively restored heritage buildings, art galleries, fine dining and entertainment options. The development enables people outside the industry to actively engage with the building and understand the value that engineering and construction delivers to the community,” Bendotti concludes.

* Brookfield’s success was repeated in 2019 when Brookfield Place Tower 2, which reached practical completion in 2015, won the RLB WA Development of the Year Award.

Stephen Mee

Tony Moleta

Fiona Doherty



Matt Long

John Drillis



Mark Bendotti



Calvary

Adelaide
Hospital

NOMINATION

Woods Bagot Award for Best Public Building

Calvary Adelaide Hospital, South Australia



Client	Commercial & General
Architect	Silver Thomas Hanley
RLB services provided	Quantity Surveying and Post Contract Services
RLB director in charge	Ben Anderson



Commercial & General, on behalf of owner Dexu Healthcare Property Fund, developed the new \$400 million hospital for Calvary Healthcare, one of Australia's leading private health care providers. Calvary Adelaide Hospital is the largest private hospital ever built in South Australia and the largest private development in Adelaide's CBD in 25 years.

The 12-storey, state-of-the-art hospital offers capacity for 344 beds as well as an additional 62 day-patient beds. Boasting an impressive entrance lobby, admissions area and 24/7 emergency department. Including consulting suites, medical imaging, pathology, 16 operating theatres, four procedure rooms, two catheter labs and staff and administrative amenities, the Calvary Adelaide Hospital sets a new benchmark in private patient healthcare in South Australia.

Patient accommodation is on levels 6 to 11, comprising single-occupancy rooms with ensuite bathrooms. An intensive care unit and rehabilitation wing, complete with a hydrotherapy pool and mobility garden, was also delivered.

“

This state-of-the-art facility is an exemplar of leading health care design and delivery, purpose-built to adapt to clinical and technological change into the future.

”

Ben Anderson
Director

T +61 8 8100 1200

E ben.anderson@au.rlb.com

RLB Rider
Levett
Bucknall



NOMINATION

Colliers International Award for Best Office Development

Civic Quarter, Australian Capital Territory



CQ is a 13-level Premium Grade A office building providing approx. 16,200 square metres NLA and basement carparking for 218 cars, bike storage and hotel-style end-of-trip facilities. Fronting Veteran's Park, the double height ground floor entry foyer with full height glazing provides a grand platform for a concierge, business centre, business lounge and café.

CQ promotes flexibility for both employer and employee with opportunities to tailor a fit out to create the perfect work environment for the team to encourage productivity, innovation, and work/life balance. With initiatives to support employee wellness, CQ is providing a leading work environment with its outstanding amenities, which includes a Tenant Community Portal offering an interactive platform for tenant engagement. The latest technologies are incorporated throughout the building within an intelligent Business Services Network (BSN) as its backbone, enabling CQ to encourage sustainability, innovation and target a trio of sustainability ratings – the first of its kind in Canberra.

Blue-chip tenants currently leasing in Civic Quarter include Datacom Australia, Westpac St George, Hub Australia, Ashurst Lawyers, Downer Group, Indesco, AECOM and Colliers; CQ is helping companies retain and attract the very best personnel.

CQ's contribution to the wider community is also evident in winning the recent Master Builders ACT awards for Commercial Development of Year and overall "2020 Project of the Year".

CQ is leading the way as Canberra's workplace of the future, delivering on its design intent, and making a significant contribution to the flourishing urban fabric of the city and the environment.

Client	Construction Control
Architect	May + Russell Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Matt Richard



Civic Quarter (CQ) was designed for leading private organisations to create bespoke workplaces tailored to their operational needs, now and into the future.

“

CQ has put the transformation of this precinct in motion, offering a desirable business address with vibrant pedestrian life and it exemplifies how a commitment to high-quality public space can only enhance commercial objectives.

”

Matt Richard
Director

T +61 2 6281 5446

E matt.richard@au.rlb.com

COHORT

NOMINATION

Award for Government Leadership

COHORT by Economic Development
Queensland



COHORT is the Queensland Government’s unique coworking, innovation, and laboratory space located within the heart of the 200-hectare Gold Coast Health and Knowledge Precinct (the Precinct). COHORT has rapidly become a launchpad for health and technology start-ups, entrepreneurs, and mentors, by supporting and connecting its members with programs and partners to achieve success. Since opening in May 2019, COHORT has been expanded twice to meet growing demand and is now one of the largest innovation spaces in Queensland – connecting entrepreneurs, start-ups, and industry leaders under one roof.

COHORT sits at the centre of the 29-hectare Parklands Priority Development Area (PDA) that was home to the Gold Coast 2018 Commonwealth Games (GC2018) Athletes’ Village. As part of Economic Development Queensland’s (EDQ) post-games development strategy for its 9.5 hectares of developable area (known as Lumina), it was identified that there was a need for flexible working environments that catered for, attracted, and supported the growth of entrepreneurial businesses and small-to-medium-sized enterprises (SMEs), particularly in the health knowledge sector. EDQ also recognised the need to create a working model that would attract further investment and high knowledge jobs to ensure the successful development of Lumina within the Precinct, supporting the diversification of the Gold Coast economy.

Housed in what was the GC2018 athletes’ village, COHORT has quickly become an exemplar innovation space, going beyond traditional coworking spaces due to its proactive and highly curated community management model. COHORT has already accommodated 160+ digital health professionals and start-up innovators that benefit from being co-located with founding partners and collaborators like Griffith Innovation Centre, Gold Coast University Hospital’s Digital Engagement Team, Institute of Glycomics and not-for-profit AI start-up IntelliHQ.

With private offices, co-working desks, bespoke tenancies, meeting rooms, event space, PC1/PC2 Labs, kitchen, end-of-trip facilities, podcast studio and boardroom, COHORT promotes creativity, connectedness, and entrepreneurship.

Client	Economic Development Queensland
Architect	Space Cubed Design Studio & ArkLAB
RLB services provided	Cost Management, Quantity Surveying and Superintendent Services
RLB director in charge	Jim Krebs



“

Cohort has rapidly become a launchpad for health and technology start-ups, entrepreneurs, and mentors, creating places and investment opportunities for Queenslanders to prosper.”

Jim Krebs
Director

T +61 7 5595 6900

E jim.krebs@au.rlb.com

RLB Rider
Levett
Bucknall

NOMINATION

InfraBuild Award for Best Mixed-Use Development

Darling Square, New South Wales





Client	Lend Lease
Architect	Allen Jack Cottier, Denton Corker Marshall, Tzannes, FJMT, Woods Bagot & Kengo Kuma
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Stephen Mee



Darling Square is a vibrant and authentic urban neighbourhood, home to a vibrant square, laneways, public library, 80 food and beverage retailers, 2500 office workers, 4200 residents and student accommodation. The project transformed a previously underutilised and isolated site by sustainably repurposing the site into one of Sydney's newest neighbourhoods and an extension of the Darling Harbour renewal. Situated at the intersection of Sydney's academic, cultural and technology precincts. Darling Square is visited by families, workers, and tourists who come to dine at the bustling retail area, to picnic on the community green, or to explore the rest of the burgeoning precinct.

The precinct's built form, designed by globally leading firms, are modern, innovative, and designed to achieve the highest Green Building Council Australia sustainability benchmarks including Australia's first 6-Star Green Star community. Darling Square is built for community, a thriving hub where visitors are attracted by its unique identity, neighbours come to visit, a place to foster friendships, develop roots, and ultimately a place of welcome that residents and businesses are proud to call home.

“

With more than 4,000 new residents, 2,000 office workers, 80 retailers and millions of visitors, Darling Square is a bold new neighbourhood that pushes the boundaries on how people connect, share, and explore.

”

Stephen Mee
Director

T +61 2 9922 2277

E stephen.mee@au.rlb.com

NOMINATION

Award for Best Tourism & Leisure Development

George Brown Botanic Gardens – Event and Visitor Centre, Northern Territory





The George Brown Darwin Botanic Gardens (GBDBG) are located two kilometres north of Darwin city and provide 42 hectares of tropical plant species for visitors to explore and admire. To enhance the visitor experience, the Northern Territory Government developed and delivered a new Event and Visitor Centre (EVC) under the Turbocharging Tourism Stimulus program.

The EVC is designed to cater for 200 people and aims to be an interpretive signature piece to the gardens, servicing as a base for community and corporate events. The new facility will help attract more visitors to the gardens and improve their experience through a unique building that offers a distinct range of relaxation, recreation and educational experiences, and showcases the cultural, natural, and botanical history of the Northern Territory.

Opened in 2019, the unique and impressive 900 square metre single-storey facility comprises a semi-detached Interpretive Visitor Centre that includes a multi-media room and art gallery reflecting the history and local significance of the gardens, a retail area with an information counter fit out by local artists and much more.

Extensive outdoor and infrastructure upgrades were also a part of the project scope, including feature amphitheatre seating, entry, and surrounding pavement upgrades, decking, and the addition of a lily pond and outdoor entertainment area.

RLB worked closely with Department of Infrastructure, Planning and Logistics (DIPL) and Tourism, Sport and Culture (DTSC) and their nominated suppliers and stakeholders to deliver the project. RLB's extensive experience in project and cost management procedures ensured the project was completed on time and under budget realising residual funds (\$200K+) for the client to reallocate for future additional works.

Client	Department of Infrastructure, Planning and Logistics (DIPL)
Architect	Hully Liveris Design Company (HLDC)
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Paul Lassemillante



“

George Brown Botanic Gardens – Event and Visitor Centre embraces its spirit of place both within the Botanic Gardens and within the broader context of Darwin.

”

Paul Lassemillante
Director

T +61 8 8941 2262
E paul.lassemillante@au.rlb.com

GPO
EXCHANGE

NOMINATION

Colliers International Award for Best Office Development

GPO Exchange, South Australia



The development consists of a prime office tower integrated with the adaptive reuse of the heritage-listed Telephone Exchange building and a new laneway precinct. What sets GPO Exchange apart is the advanced technology masterplan with Australia's most integrated building systems and data platform combined with intelligent infrastructure. Exceptional integrated fit outs include a state-of-the-art remote operations centre for BHP, custom-designed to the anchor tenants' exacting standards and breaking new boundaries for workplace innovation.

Key features include:

- 24,500 square metres of adaptable workplace across 20 levels of A-Grade commercial space
- A sensitive integration of the revitalised iconic Telephone Exchange, providing flexible connectivity to foster collaboration
- A market-leading Integrated Communications Network (ICN), with real-time intelligence to drive building performance and productivity
- Leading sustainability innovation includes world and Australian best practice 6 Star Green Star, WELL Gold, 6 Star NABERS Waste (both firsts for South Australia), 5.5 Star NABERS Energy and 5 Star NABERS Indoor Environment ratings
- An activated and spacious entrance lobby, with a rich materials inspired palette creates a welcoming atmosphere and engaging user experience
- 24/7 access and advanced security, incorporating the latest building technologies including integrated mobile phone access
- Sophisticated private club-style, end-of-trip amenities, for a healthier lifestyle

Client	Charter Hall Group
Architect	Hassell
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Peter Tulla



Charter Hall's GPO Exchange at 10 Franklin Street has transformed an iconic landmark in Adelaide to deliver the next generation of smart workplaces. Located in the heart of the CBD, GPO Exchange sets a new benchmark for office developments for Adelaide and nationally.

Charter Hall has invested \$260M in GPO Exchange to deliver a future-focused, technology-enabled workplace, on time and within budget which has achieved outstanding user and industry feedback and enduring results for investors and the community.

“

The development has delivered a dynamic destination – seamlessly connecting business and community, and ultimately creating an iconic place of exchange – aptly reflecting the building’s proud heritage.

”

Peter Tulla
Director

T +61 8 8100 1200

E peter.tulla@au.rlb.com

NOMINATION

Procure Award for Development Innovation

Melbourne Quarter, Victoria



With a value of \$2.9 billion, Melbourne Quarter (MQ) is one of the city's most innovative and sustainable urban regeneration developments yet. Located in the Southern Cross precinct, with unparalleled major transport connectivity, the completed precinct will comprise more than 140,000 square metres of NLA across three next generation office buildings, two residential towers, community space, retail, and large green public domain.

MQ is set to become Melbourne's greenest city precinct. Across the entire project, forward thinking and scalable solutions are setting new standards in environmentally sensitive and sustainable development.

The precinct has achieved a 6-Star Green Star Communities rating from the Green Building Council of Australia (GBCA), the highest rating available in Australia, based on sustainability performance across energy and water efficiencies, design, liveability, environmental quality, and innovation.

MQ is realising our ambition to create next generation workplaces that adapt to changing business demands and workers' needs. By bringing innovative design together with technology, including an open public Wi-Fi network, we're creating agile, collaborative offices and businesses that foster work-life balance.

MQ has been a massive collaborative effort. Our responsive teams have shown what can be achieved with smart solutions and a mindset that is open to new ideas. The economic success of every project shows the hunger for better, smarter, more connected workplaces, residences, and retail.

In a challenging pandemic environment, the overwhelming praise from stakeholders and users is testament to the cohesiveness of our teams, our deep investment in stakeholder relationships and our shared vision to create the best places for people to live, work and play.

Client	Lend Lease
Architect	Denton Corker Marshall
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Ewen McDonald



“

This is a landmark Lendlease project, which embraces dynamic ways of working and living. MQ confirms the state government's commitment to regenerating the CBD and helping the city retain its status as one of the world's most liveable metropolises.

”

Ewen McDonald

Director

T +61 3 9690 6111

E ewen.mcdonald@au.rlb.com

RLB Rider
Levett
Bucknall

NOMINATION

Award for Best Affordable Housing Development

Pacific Gateway, New South Wales



The project delivers an environmentally and financially sustainable development with a strong sense of place, close to transport, employment, and community facilities.

On completion in December 2019, six units were bought back by government at a discounted value, providing some de-risking of PLH's capital investment. The 2019 innovation of the National Housing Finance and Investment Corporation (NHFIC) allowed PLH to restructure debt and retain 15 units for long-term social, affordable, and private rental.

Through PLH's own social enterprise real estate agency 'Key 2 Realty' we experienced strong interest from residents eligible for affordable housing, appealing designs and an exceptional location, which saw all units fully occupied within two weeks of release to market. The volume of interest reflects the dire shortage of well-located affordable housing in the region.

Client	Pacific Link Housing
Architect	SDA Architecture
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Mark Hocking



The project overcame a range of challenges including:

- Delivering contemporary housing options to create tenure “blindness” between social, affordable and market rent tenancies
- Leveraging of the Affordable Rental Housing SEPP to create greater value for money
- Managing complex construction issues such as decontamination of the site, and execution of road works under the direction of RMS
- Achieving design and planning outcomes whilst maintaining focus on value for money
- The outcome is a long-term, financially viable development that provides modern integrated housing options for very low, low, moderate-income households.

Pacific Gateway by Pacific Link Housing (PLH) is a modern, innovative, liveable, and connected 21-unit development that marks a new milestone for innovation in affordable housing. In the words of Minister Pavey, “this is the most exciting development I’ve seen since being housing minister”. The project is the first to be completed under the NSW Government’s Communities Plus program which saw the sale of vacant government land at market value to a Tier One registered Community Housing Provider, PLH.

“

Designed to strengthen community cohesion and remove some of the assumptions relating to different tenancy types in our society, 'Pacific Gateway' includes a mix of social dwellings and new private homes.

”

Mark Hocking
Director

T +61 2 4940 0000

E mark.hocking@au.rlb.com

NOMINATIONS

Award for Best Sustainable Development – New Buildings
Colliers International Award for Best Office Development

Sixty Martin Place, New South Wales





Client	Investa
Architect	Hassell
RLB services provided	Design & Competition Phase
RLB director in charge	Stephen Mee



Sixty Martin Place was the only Premium-Grade, commercial development to be completed in Sydney's CBD in 2019. It sits in the heart of the legal, banking and government precinct and is a key gateway site at the Eastern end of Martin Place.

The Investa led and Gwynvill co-owned, 33-storey tower was constructed by Lendlease in September 2019 and embodies the highest level of sustainable design, operational building efficiency and occupant experience. All facilitated through an industry leading integrated technology ecosystem with intelligent building devices that provide comfort, security, efficiency, and human connection.

The complex design and construct project included the demolition of the existing 28 level 1970's Westpac Place Tower, the purchase of air-rights from the neighbouring heritage listed St. Stephens Uniting Church and negotiation of a site-specific local environment plan amendment with the City of Sydney council.

The design stands out prominently with a striking curved building cantilever form spanning eight metres over the boundary. Through an international design competition, the winning architect Hassell created this harmonious relationship with the church spire, whilst establishing a visually unique identity when viewed as part of Sydney's spectacular skyline.

Undertaken as a speculative development, the building was 96% leased within 6 months of Practical Completion. The building achieved above benchmark rents and a development profit on cost of 40%+, significantly above the target of 15%, and a yield on cost of approximately 7.5%, 100bps above the original feasibility underwrite.

It has been awarded a 6-Star Green Star As-Built Rating and Platinum WELL certification and is on target to achieve a NABERS 5.5-Star Energy and 4-Star Water Rating.

“

Sixty Martin Place embraces tomorrow with its environmental standards, contemporary design, and integrated smart technology ecosystem, creating the next generation workplace. It is a truly timeless addition to Sydney, positioned amongst Sydney's front row.

”

Stephen Mee
Managing Director

T +61 2 9922 2277

E stephen.mee@au.rlb.com

RLB Rider
Levett
Bucknall

NOMINATION

Procore Award for Development Innovation

The Beach Shack – Scarborough, Western Australia



Client	Norup+Wilson
Architect	Plus Architecture
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Adam Robinson



The Beach Shack is located directly across from the Scarborough Beach and has been designed to exceed expectations.

The medium-rise development comprises a total of 99 high quality, customised apartments including facilities that suit the beach lifestyle such as barbeques, fire pits, surfboard storage, surf-ski storage, etc.

There are several innovative elements such as the: curved 'surfboard' slab edge fin, textured balcony soffits, method of construction (being quasi top-down) and use of hydrophobic paint.

But what sets the Beach Shack apart, is the level of technology which includes the customised building app; customised intercom system; purpose-built EV chargers; remote controllers for car bay sliders; wireless control of the fire pits / fireplaces via the resident's mobile device and much more.

The technology in the building is unique and replicable to both Green-Field and Brown-Field developments. For the first time residents have access to a level of technology which is ordinarily out of reach for most residents, for a fraction of the cost.

“

The developers of the Beach Shack had their eyes on the needs of their future residents from an early stage in the project. The development provides residents with access to technology, such as EV chargers and mobile intercoms, that you do not always see in multi-residential apartment projects in Perth.

”

Adam Robinson

Director

T +61 8 9421 1230

E adam.robinson@au.rlb.com

NOMINATION

Award for Best Residential Development



The Orchards Norwest, New South Wales



Client	Sekisui House
Architect	Turner Studio
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Richard Rigby



The Orchards, incorporating Imperial is situated on one of the first commercial orchard areas in Australia, established in the early 1800s by George Acres. From the onset, Sekisui House was focused on preserving the site's history and implementing best practice sustainability features into The Orchards design. The design, from the masterplan through to landscape and apartments, is informed by Sekisui House's design philosophy – to create a sustainable and prosperous community.

Sustainability and design principles respect and respond to the land and its people to help accentuate and preserve the natural environment. Imperial's built forms worked with various site constraints. By identifying the unique qualities of the site, Imperial's buildings needed to be designed to fit the site.

One large eucalyptus tree was in the middle of Imperial's land area and needed to be retained and incorporated into the design of the buildings. An additional 93 significant trees had to be protected, as well as remnant bushland that surrounded the site.

Imperial, the first expression of The Orchards (Stage 1) consists of 121 apartments across two buildings. Imperial has a handful of apartments remaining with more than 400 residents residing in the two 'Imperial' buildings. Residents of Imperial can enjoy a beautiful rooftop dining area, communal herb garden and vertical orchards on the façade of the building.

“

Sekisui House delivers a sustainable and prosperous community at The Orchards Norwest. The project draws inspiration from the site's unique natural environment and the history of the site.

”

Richard Rigby
Director

T +61 2 9922 2277
E richard.rigby@au.rlb.com

NOMINATION

Award for Best Sustainable Development – New Buildings

The Precinct, Mount Pleasant, Western Australia



Client	Norup+Wilson
Architect	Woods Bagot
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Mark Bendotti



The Precinct – Mount Pleasant is amongst the most technologically advanced apartment buildings in Australia. The 192 Apartment development with 10 bars/restaurant has extensive technological features including fingerprint entry door locks, near field and Bluetooth activation of all access doors to the building, enabling doors to be opened from anywhere in the world. The fibre backbone cabling throughout ensures that any new service update to the building is simply a software and hardware update. This is also the first high-rise building, possibly in the world, that has a dumbwaiter servicing all the floors.

Norup+Wilson aims to future-proof all their buildings, so in 2014 they could foresee home deliveries of meals, food, groceries, and parcels would become more popular in years to come. Also, having 10 food and beverage outlets on the ground floor, it made sense to be able to order and have delivery to every floor in the building. Other unique features are extra high ceilings, 2.4m high internal doors, extensive cabinetwork, and storage solutions and so the list goes on. The lift journey savings by having this dumbwaiter over the long term are significant.

It is also a 5-Star Greenstar design, incorporating significant passive solar design ideas, that experts say is worth far more to sustainability than other peer buildings. Having full wrap around balconies to the building perimeter provided significant shading to the glazing and the careful orientation of the design considered the best solar outcome and reduced wind resistance. Other initiatives include utilising regen drives on the lifts, solar panels on the roof, ceiling fans, zoned aircon, centralised plant, which all added to the environmental credentials of the development.



“ The Precinct – Mount Pleasant is amongst the most technologically advanced apartment buildings in Australia. The 192 apartment development is also a 5-star Greenstar design, incorporating passive solar design initiatives. ”

Mark Bendotti
Director

T +61 8 9421 1230
E mark.bendotti@au.rlb.com

NOMINATION

Woods Bagot Award for Best Public Building

The Salisbury Community Hub, South Australia





Client	City of Salisbury
Architect	Hassell Architects
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	John Drillis



The Salisbury Community Hub project located to the north of Adelaide involved the design and construction of a new contemporary facility serving as the City of Salisbury Council's front of house for customer and community services. The Hub provides an amalgamated community destination consisting of new civic spaces, council chambers, gallery, and library, along with functional office spaces for the council's administration.

The Hub is innovative and dynamic in design, for the user experience it provides to the community. The Hub is fast becoming recognised as the social heart of the Salisbury City Centre, being a location for the public to congregate, exchange ideas, discover, contribute, and commemorate the greater community within an assortment of versatile and flexible community areas.

The Hub is a catalyst project for the Council's 2012 Salisbury City Centre Renewal Strategy and facilitates a significant organisational transformation in the way the council's administration operates and delivers services to the community. Since completion in November 2019, the Hub has proved very popular with the local community, as evidenced by the 92 percent uplift in visitation.

The development of the Community Hub was incorporated within the Council's 2030 City Plan as a high priority action and exemplifies a substantial commitment and venture into the city centre and broader community of Salisbury.

Turner & Townsend was engaged to manage all phases of the project, including planning, design, procurement, construction, and commissioning of the Salisbury Community Hub.

“

The Salisbury Community Hub project involved the design and construction of a new contemporary facility serving as the City of Salisbury's front of house for customer and community services. Innovative at heart, the Hub is experiencing high end user approval ratings.

”

John Drillis
Managing Director

T +61 8 8100 1200
E john.drillis@au.rlb.com



NOMINATIONS

Colliers International Award for Best Office Development
S4B Award for Best Heritage Development

271 Spring Street, Victoria



Client	ISPT
Architect	John Wardle Architect
RLB services provided	Cost Management & Quantity Surveying
RLB director in charge	Chris Robinson



271 Spring Street is the final component of ISPT's Lonsdale Precinct in Melbourne's CBD. A distinctive 16-storey boutique office tower, shaped by the historic building fabric and tailored to meet Australian Unity's needs now and into the future.

Located in the 'Little Lon' historic district, heritage conservation principles paired with contemporary architecture and adaptive reuse of space were integral to the 271 Spring Street design vision and development process.

The two heritage buildings, the Mission Building and the Elms, fronting Spring Street have been sensitively integrated into the building's amenity, enabling viable commercial repurposing of heritage places into vibrant and useful spaces for our customer and the broader community. Aesthetically, the hipped-roof geometry of the original heritage buildings inspired the distinctive finned screen that adorns the tower façade.

271 Spring Street exemplifies the intricate balancing of needs associated with developing a high-quality, future-proofed office tower, the customer's needs, and heritage conservation principles. Intertwining the historic building fabric and contemporary architecture provides an innovative way to humanise large-scale built forms and create exemplary workplaces.

The collaborative partnership with our customer and anchor tenant, Australian Unity from the start of the project enabled an outcome that encompasses the best in workplace design and globally recognised architectural design, unlocking organisational change and strong financial returns and value-for-money for both organisations.

“

271 Spring Street is 16 level, boutique office tower in Melbourne, developed as the new headquarters for Australian Unity. The tower completes ISPT's Lonsdale precinct and brings together the best in workplace design, organisational change, heritage conservation and financial returns.

”

Chris Robinson
Director

T +61 3 9690 6111
E chris.robinson@au.rlb.com

For further information please contact
Stephen Mee +61 2 9922 2277 or your
nearest Rider Levett Bucknall office.

Adelaide

+61 8 8100 1200

Brisbane

+61 8 8100 1200

Cairns

+61 7 4032 1533

Canberra

+61 2 6281 5446

Coffs Harbour

+61 2 4940 0000

Darwin

+61 8 8941 2262

Gold Coast

+61 7 5595 6900

Melbourne

+61 3 9690 6111

Newcastle

+61 2 4940 0000

Perth

+61 8 9421 1230

Sunshine Coast

+61 7 5443 3622

Sydney

+61 2 9922 2277

Townsville

+61 7 4771 5718



