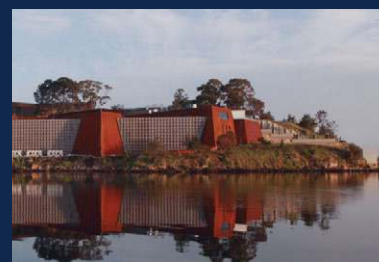
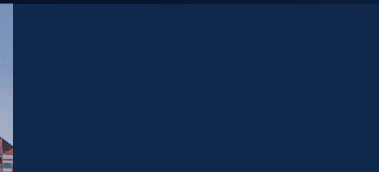


Celebrating  
70 Years in  
Australia



CELEBRATING  
70 YEARS IN  
AUSTRALIA



## MESSAGE FROM OUR CHAIRMAN



This year marks the 70th anniversary of Rider Levett Bucknall (RLB) in Australia – a rare and special opportunity to come together and celebrate our unique story.

Since our establishment in Melbourne in 1949, RLB has enjoyed close working relationships with many in the Australian property and construction industry and abroad. With our experience, people, and global reach, we derive immense satisfaction in taking our partners on a journey to success.

We recently marked the tenth anniversary since Rider Hunt formed a global practice to become Rider Levett Bucknall (RLB) in June 2007. The past decade has seen substantial change in our industry globally, and RLB enjoyed significant growth over this period.

Today, the foundations, values and ethos upon which the first Australian partnership was established still hold strong.

It is with great pride that RLB has been voted the number one global cost consultant partner for the fourth year running in the Building Design World Architecture 100 Survey for 2019. This endorsement recognises the high quality of our cost management, project programming and advisory expertise – our network has grown to more than 120 offices, and 3,600 people, with global business turnover now over US\$300 million – allowing RLB to provide flawless execution and independent thinking to bring imagination to life.

It is my great honour and pleasure to congratulate all who have contributed to 70 successful years of operations. These commendations are extended to the many clients and partners who have worked with us to shape the future of Australian cities and to create vibrant, connected communities.

**STEPHEN MEE**  
RLB GLOBAL CHAIRMAN





1949 →  
2019



## HISTORY

RLB has a rich and vibrant history.

The firm originated in Great Britain as professional Quantity Surveyors in 1785 and has continued uninterrupted since that date.

The first Australian partnership was established in 1949 in Melbourne. Melbourne had become a major metropolitan city during this time with its population growing every week. The term 'modernity' was a term broadly used during this period, specifically towards the end of the 19th Century. It saw the beginning of the modern era.

One of the firm's first commissions was the initial construction stage of the Australian National University in Canberra.

The Sydney office opened in 1954 with the practice subsequently spreading to all mainland capital cities.

The Rider Levett Bucknall (RLB) global practice was launched in June 2007, in response to growing globalisation and increased customer requirements. A key objective was to combine our experience and expertise to help our customers to achieve optimum value from their property and assets.

The recently completed projects featured in this publication continue this successful legacy with our dedication to the value, quality and sustainability of the built environment.



Ben Chifley, Prime Minister of Australia, accompanied by Professor Brian B Lewis, Professor of Architecture, University of Melbourne and ANU Architect, laying the foundation stone of the John Curtin School of Medical Research at the Australian National University.



FIRST AUSTRALIAN  
PARTNERSHIP FOUNDER  
HARRY WEXLER





Harry Wexler was born in London UK on 17 May 1921.

He was educated in London and undertook a full-time course in Building and Quantity Surveying at the Northern Polytechnic in London.

Harry was in the Royal Engineers attached to the Indian Army during the Second World War. He served in India, Burma and Malaya and was promoted to the rank of Captain.

Harry worked in London with EC. Harris & Partners as a quantity surveyor between 1939 and 1949 except for the period of service in the war.

Harry Wexler came to Australia in 1949 to open the first office of Rider Levett Bucknall (then Rider Hunt) in Melbourne.

He subsequently acted as initiating partner in the commencement of practices in all Australian mainland capital cities and was involved in establishing associated offices in Singapore, Jakarta, Kuala Lumpur, Kota Kinabalu, Hong Kong, Auckland and Wellington.

Before retiring in 1990, Harry had over fifty years' experience in all aspects of cost management and quantity surveying and property consultancy services.



## RLB 2019 PROJECT SHOWCASE

In 2019 we celebrate a special anniversary for RLB as we mark 70 years since the opening of our first Australian office in Melbourne in 1949.

The idea of the public sphere was quite evident in Melbourne at that time with a growing number of retail premises, museums and lecture theatres. The civic buildings featured in this publication, including the Palais Theatre Redevelopment in Victoria, continue this idea of people coming together to interact, exchange stories, and to create a public sphere.

The founder of Rider Hunt (now Rider Levett Bucknall) in Australia, Harry Wexler, was very active in both professional and community services. As members of the Australian community, the concept of partnership between business and the local community continues to form a central tenet to RLB's approach.

Harry was the initiator of many computer innovations in the construction field, and a strong focus on technology continues to the present day as we embrace new digital tools and resources to work together across project teams and to facilitate improved communication.

Through the collaborative efforts of the global practice and the skills and passion of our people, RLB has enjoyed remarkable growth and achievements in the last 70 years. From the Shanghai Tower and London 2012 Olympics to the Sydney Opera House, RLB continues to build on our global knowledge and local expertise as a leader in our industry, helping to shape the places we live, work and play every day.

This publication touches on just some of the projects crowned as finalists in the 2019 Property Council of Australia / Rider Levett Bucknall Innovation and Excellence Awards. These developments exemplify the future direction of Australia and RLB takes great pride in being associated with all of these projects.

We look forward to continuing to partner with our customers towards a better tomorrow.





## MILTON GREEN, QUEENSLAND

A significant investment of more than \$6 million over two years has repositioned Milton Green into a precinct where commercial occupants enjoy a dynamic and flexible workspace that celebrates a balanced work life.

The repositioning project, supported by the new name 'Milton Green' has incorporated new retail amenity, dynamic external spaces, an ever-changing activation strategy and facilities supporting health and wellness.

Following the success of the repositioning, the Milton Green precinct is 99.5% leased compared with a wider suburb vacancy of 23.6%.

**Client:** AMP **Services:** Cost Management & Quantity Surveying  
**Architect:** Woods Bagot, Arkhefield, Lat27 **Finalist:** LJ Hooker  
Commercial Award for Best Business or Industrial Park



The precinct fosters a

**dynamic workplace,  
set amidst a green oasis**

surrounded by fig trees, where a perfect balance of permanent on-site amenity complements an ever-changing program of events.

WOODS BAGOT





The building represents the very core objectives behind WorkSafe's imperatives, of

health and wellbeing,  
sustainability, innovation,  
flexibility and adaptability,  
safety and inclusiveness.

PECKVONHARTEL





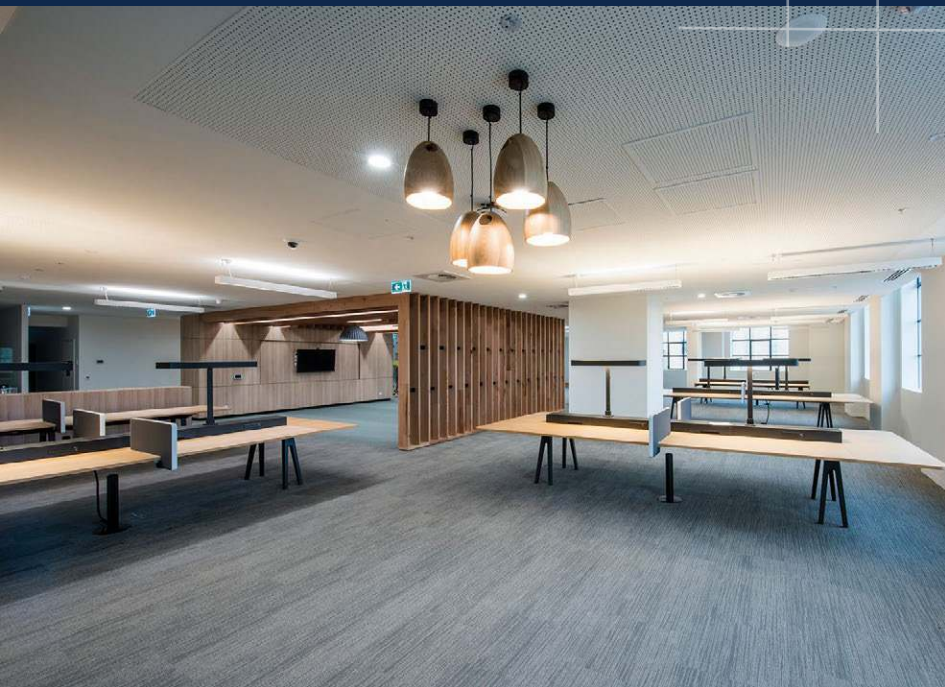
## 1 MALOP STREET, VICTORIA

Quintessential Equity's 1 Malop Street is a world-class office building at the global forefront of sustainability and occupant wellbeing.

With market-leading environmental credentials and excellent tenant amenity, it exceeded initial targets to become the first project in Victoria, and the second development in Australia and the world, to achieve Platinum Core & Shell WELL Building Certification by International WELL Building Institute.

1 Malop Street brings social, economic and environmental benefits to the heart of Geelong, a regional city on the rise.

**Client:** Quintessential Equity **Services:** Cost Management & Quantity Surveying **Architect:** Peckvohartel **Finalist:** SAS International Award for Best Office Development / WSP Award for Best Sustainable Development - New Buildings







## 1 WILLIAM STREET, QUEENSLAND

A significant and striking addition to the Brisbane skyline, 1 William Street provides a new integrated workplace for the Queensland public service.

A major catalyst project for the Queen's Wharf precinct, the project offered the opportunity to develop a landmark commercial office tower and reintegrate an undervalued section of the foreshore back into the physical and social fabric of Brisbane City.

The iconic 46-level tower provides a symbol of Queensland's strong sense of purpose, identity and confidence in its future.

**Client:** Cbus Property **Services:** Cost Management & Quantity Surveying **Architect:** Woods Bagot **Finalist:** Eagle Lighting Australia Award for Best Workplace Project / SAS International Award for Best Office Development / WSP Award for Best Sustainable Development - New Buildings



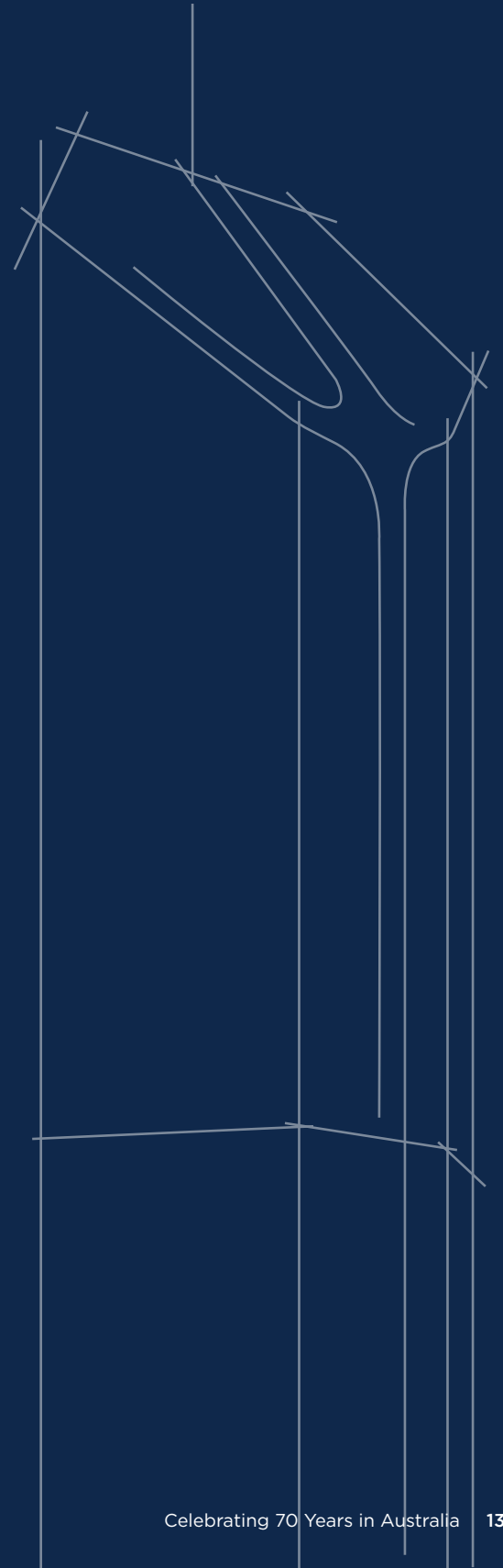


Positioned on the banks of the winding Brisbane River,

**the form of the tower reflects the river with its glazed façade.**

A sharp chamfer facing outward towards the state of Queensland defines the crown of the tower, creating a striking visual profile.

WOODS BAGOT







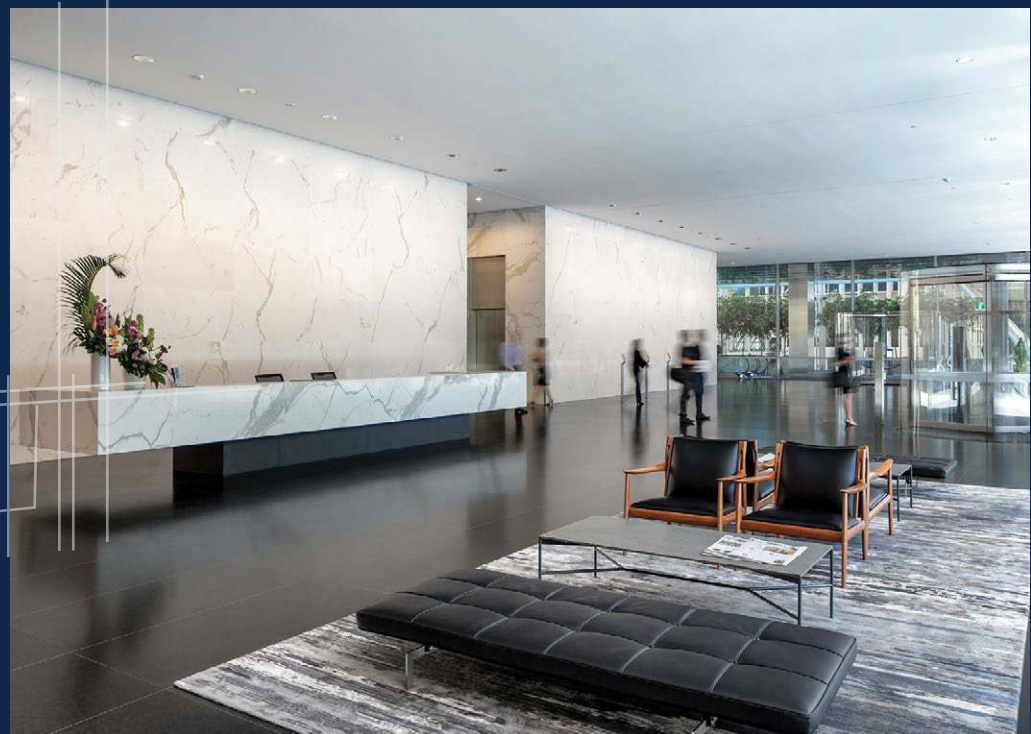
## BROOKFIELD PLACE TOWER 2, WESTERN AUSTRALIA

Brookfield Place Tower 2 comprises 16 levels of premium-grade commercial space with approximately 34,000 square metres of net lettable area.

Delivery of Tower 2 was the final stage of the Brookfield Place precinct and has reinforced the development as one of Australia's most significant commercial precincts – offering premium-grade office accommodation, high-end retail, food and beverage and service outlets, as well as free arts, culture and community events to Perth's CBD.

The tower is home to Westpac, Deloitte, Ashurst, Corrs Chambers Westgarth, Cannings Purple, Dentsu Aegis Network, Multiplex and Wesfarmers.

**Client:** Brookfield Office Properties Australia **Services:** Cost Management & Quantity Surveying **Architect:** Woods Bagot  
**Finalist:** SAS International Award for Best Office Development / WSP Award for Best Sustainable Development – New Buildings





The development has been designed to enhance the public realm and rejuvenate the area while

**remaining sensitive to the surrounding context.**

It helps to define a well-proportioned city square with rich connectivity, both physical and visual, to the surrounding public realms.

WOODS BAGOT



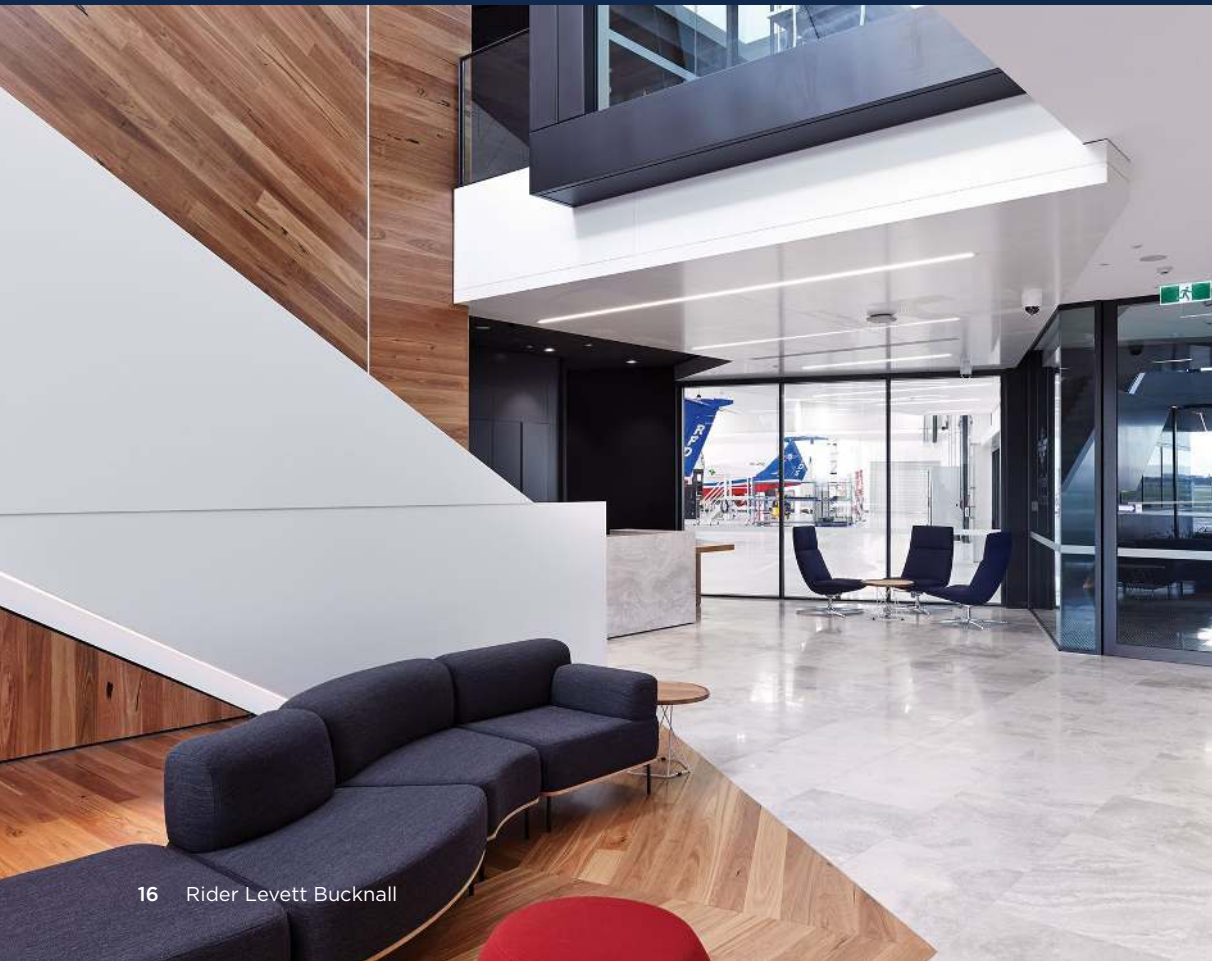


## ROYAL FLYING DOCTOR SERVICES ADELAIDE HEAD OFFICE, SOUTH AUSTRALIA

The RFDS Adelaide Head Office was designed to bring the entire operation under one roof, with enough room for six aircrafts, another nine more on the tarmac, patient transfer areas, ambulance bays, a video conferencing room, medical simulation area, two administrative areas, boardroom, executive offices, multiple training, meeting rooms and associated staff and visitor car parking.

The new patient facilities add greatly to the comfort of patients and improve efficiency of operations for staff.

**Client:** Royal Flying Doctor Service of South Australia  
**Services:** Cost Management & Quantity Surveying  
**Architect:** Walter Brooke **Finalist:** SAS International  
Award for Best Office Development





One of the challenges of the project was to find a balance between achieving a high-quality, cutting-edge design that was also cost effective and

**projects an aura of refinement and restraint,**

so as not to suggest wastage of funds that could be spent on the vital, core operations of the RFDS.

WALTER BROOKE





## PALAIS THEATRE REDEVELOPMENT, VICTORIA

The iconic Palais Theatre was completed in 1927 and is listed on the Victorian Heritage Register.

The collaborative investment of approximately \$20 million was made by the Victorian State Government and City of Port Phillip.

The repair and refurbishment works addressed the building's critical maintenance and refurbishment issues, and was repainted in its original colour – a sand tone consistent with the building's c.1927 finish.

These works were critical to securing the long-term future of the Palais Theatre as a live performance venue.

**Client:** Development Victoria **Services:** Cost Management & Quantity Surveying **Architect:** Lovell Chen Heritage Architects  
**Finalist:** S4B Award for Best Heritage Development

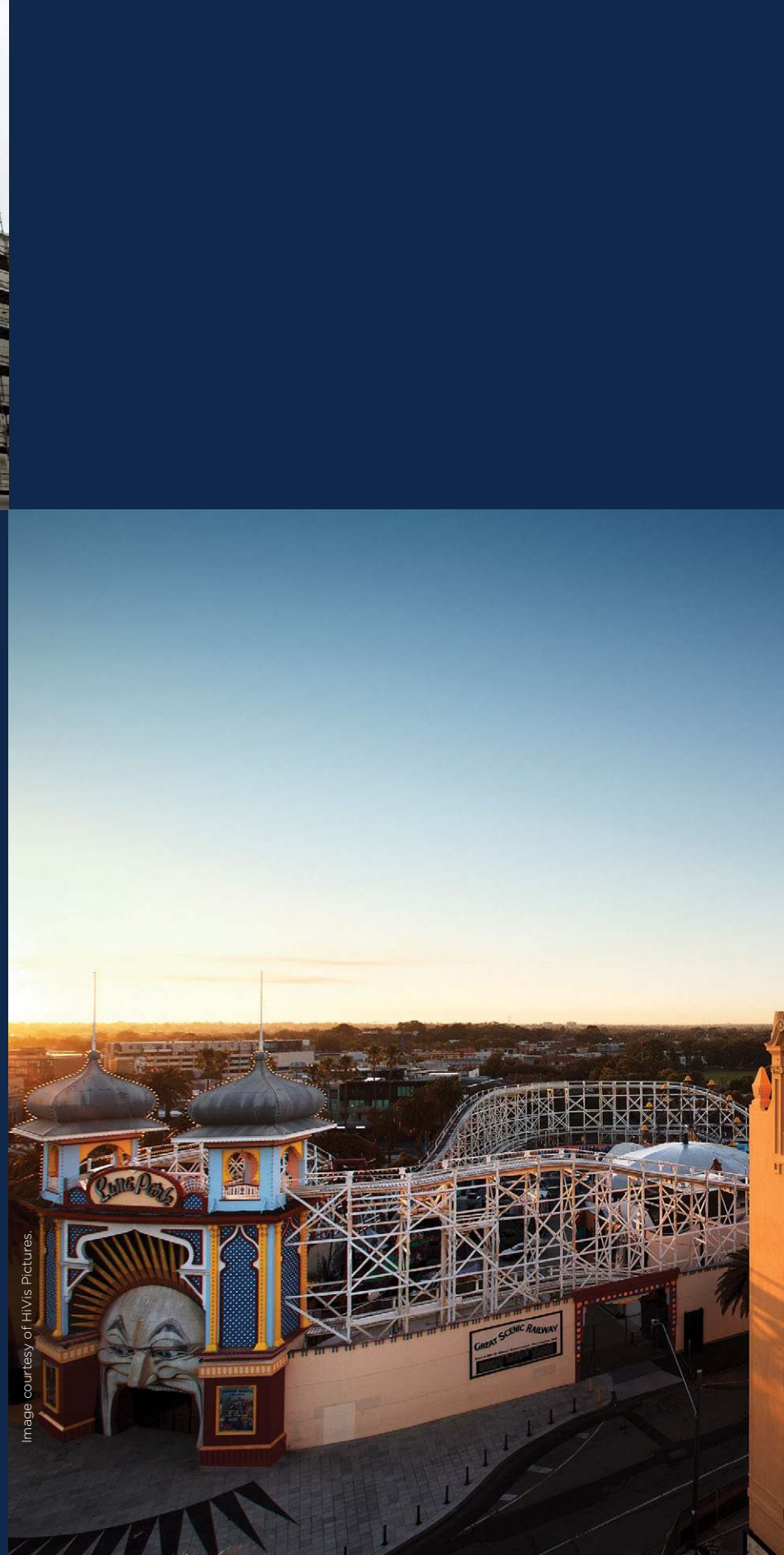


Image courtesy of HIVis Pictures.

As part of the heritage permit requirements for the sign,

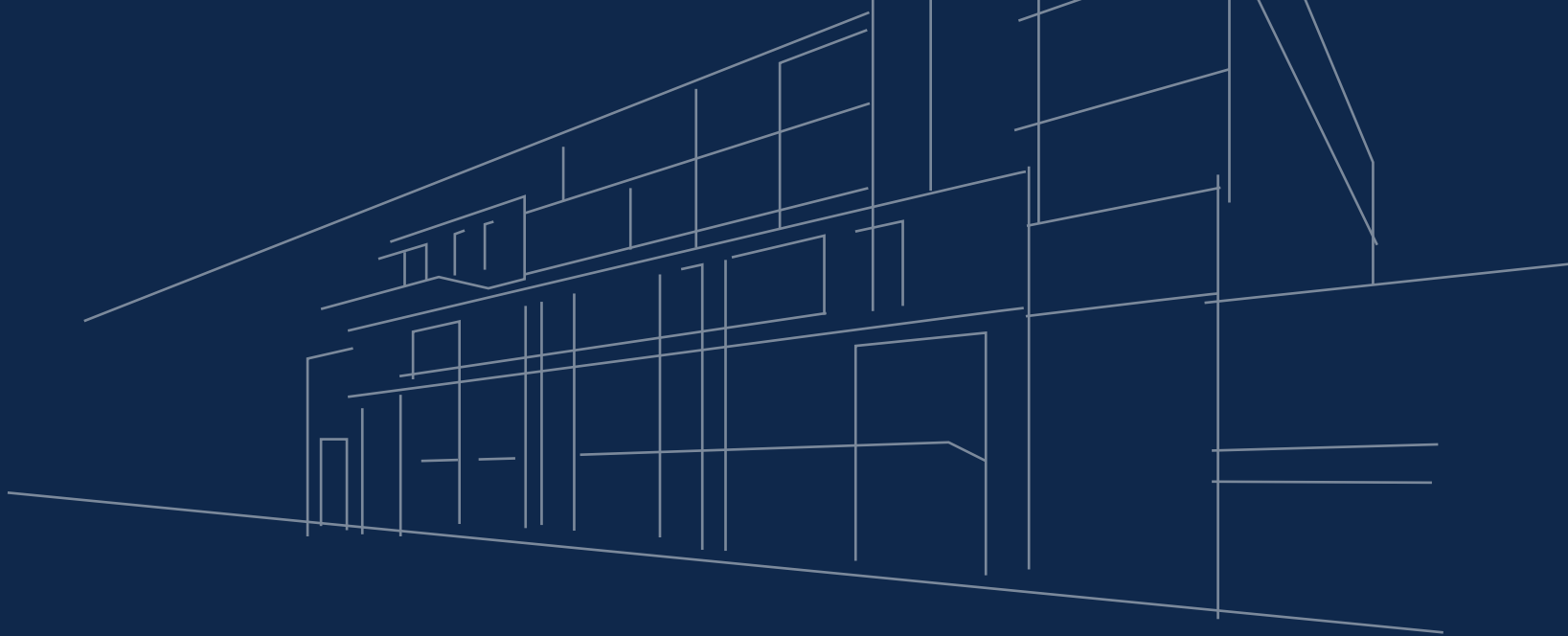
ten of the original porcelain light fittings, set in two rows, have been retained

in each 1927 letter, beneath the neon staging platforms.

LOVELL CHEN







**JACQUES RICHMOND,  
VICTORIA**

Jaques Richmond is a premium property development lead by Riverlee that blends an iconic industrial past with contemporary city living, offering tranquil living spaces in what is now identified as Melbourne's most lively cultural hub.

The project consists of 377 expertly crafted apartments and townhouses with a remarkable story of urban regeneration, which were all designed by the renowned Fender Katsalidis Architects and feature the interiors of Hecker Guthrie and Samantha Eades.

**Client:** Macriver **Services:** Cost Management & Quantity Surveying **Architect:** Fender Katsalidis Architects  
**Finalist:** KONE Award for Development Innovation

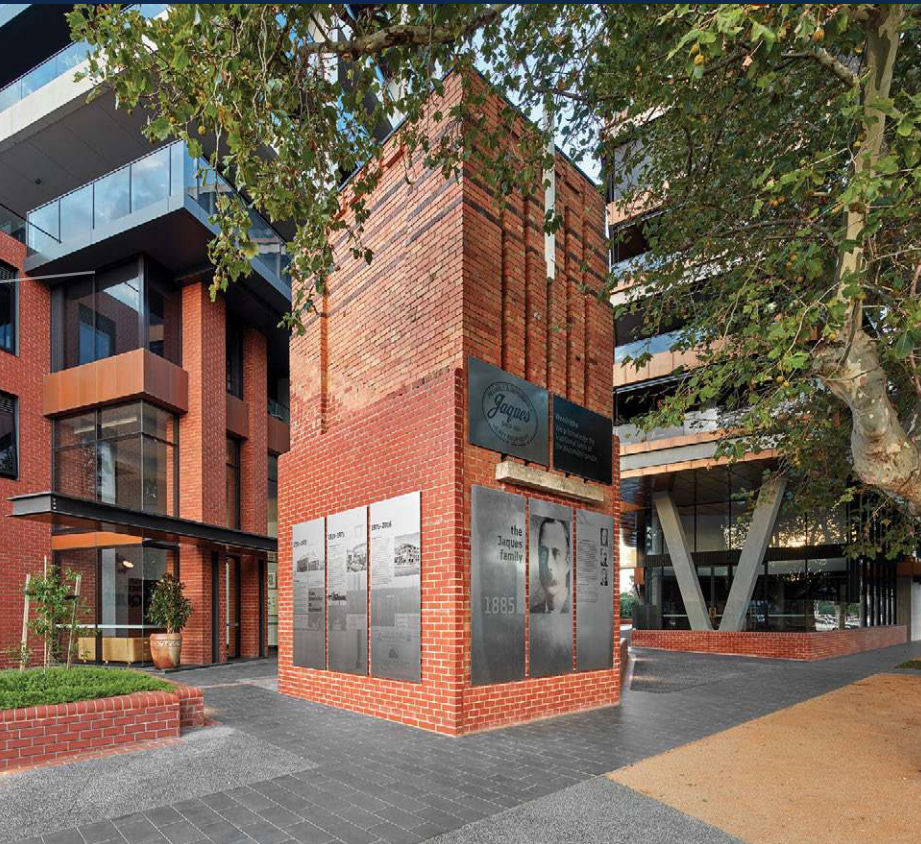


Once a container for industrial activities, the site's signature multi-storey red brick façade is preserved and adapted to its new residential use.

**A gesture of historical solidity and design practicality, the wall scales the development across multiple frontages,**

informs its materiality, and provides both framed views of the neighbourhood and privacy from the street.

FENDER KATSALIDIS







## WOOLWORTHS DISTRIBUTION FACILITY, VICTORIA



The Melbourne South Regional Distribution Centre is Woolworth's latest state-of-the-art facility using world class automated technology to deliver enhanced customer, safety, supply chain, economic and sustainability benefits.

Global benchmarking indicates the end-to-end design of product flows, process design and development innovation has not been delivered previously providing a clear competitive advantage.

The collaboration with development partners, suppliers and store operations has reset the benchmarks of what can be achieved in distribution centre development in Australia and worldwide.

**Client:** Woolworths Group **Services:** Cost Management & Quantity Surveying **Finalist:** KONE Award for Development Innovation





## COORPAROO SQUARE, QUEENSLAND

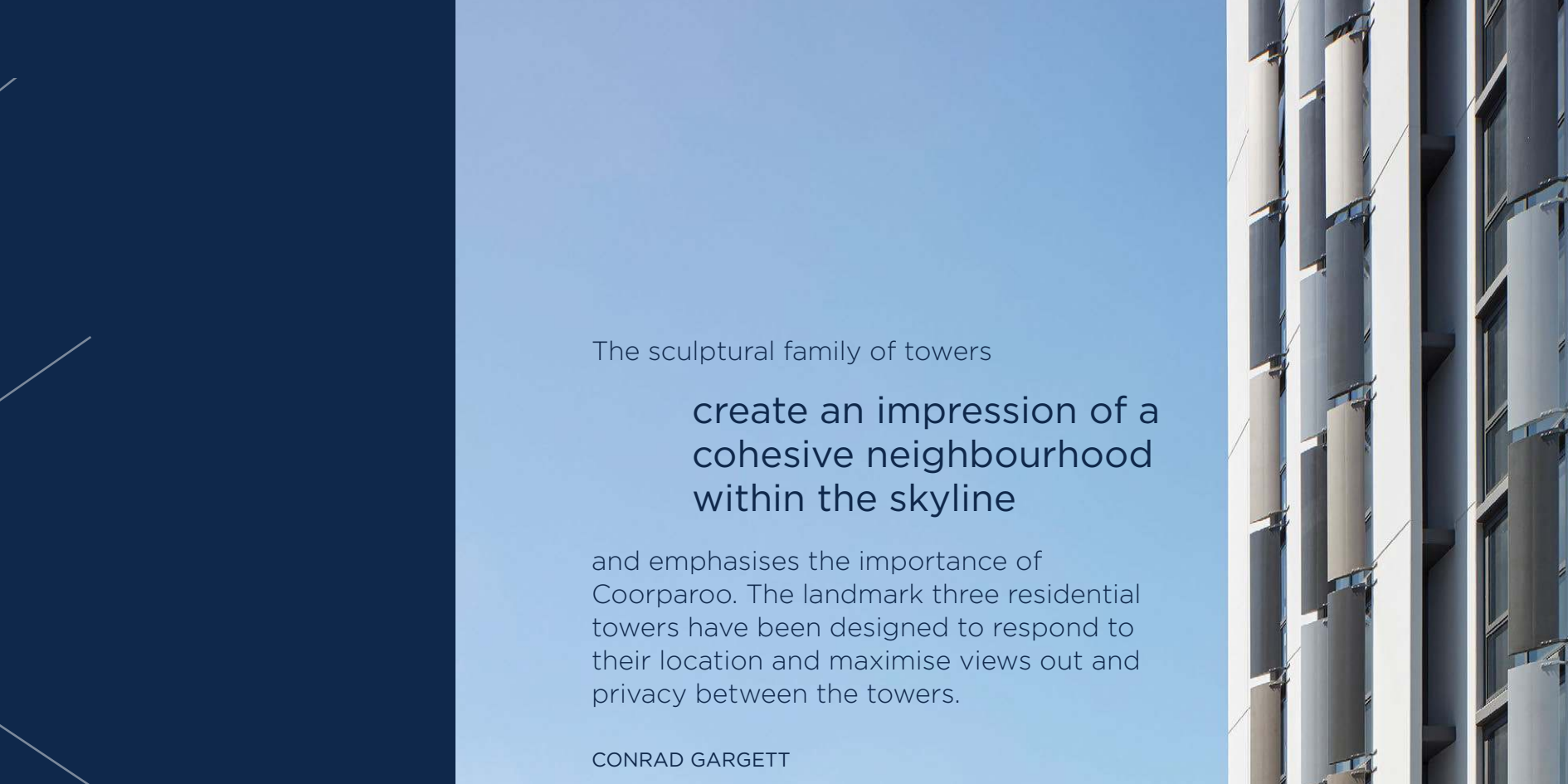
Coorparoo Square is a \$250-million mixed-use joint venture between Frasers Property Australia and Honeycombes Property Group, which comprises 366 residential apartments, resort style resident facilities, and 6,500 square metres of retail floor space.

The project has redefined the heritage-rich suburb of Coorparoo through the urban renewal of what was previously Queensland's first Myer building.

Coorparoo Square's stunning architecture has changed the face of the Coorparoo skyline and the project has been well accepted in the marketplace becoming a landmark precinct within inner Brisbane.

**Client:** Frasers Property **Services:** Cost Management & Quantity Surveying **Architect:** Conrad Gargett  
**Finalist:** Liberty Award for Best Mixed Use Development





The sculptural family of towers

create an impression of a  
cohesive neighbourhood  
within the skyline

and emphasises the importance of  
Coorparoo. The landmark three residential  
towers have been designed to respond to  
their location and maximise views out and  
privacy between the towers.

CONRAD GARGETT











## JEWEL / PIERSIDE AT WENTWORTH POINT, NEW SOUTH WALES



Completed in 2017, Jewel and Pierside is a 10,420-square-metre north-facing waterfront property located at 1 Burroway Rd, Wentworth Point, NSW.

The site is adjacent to the Sydney Olympic Park Ferry Wharf and the Sydney Olympic Parklands.

The nine-storey mixed-use development consists of 256 residential apartments, 3,500 square metres of ground floor retail containing a small supermarket, restaurant, specialty retail, a child care centre and more than 400 basement car parking spaces.

**Client:** Payce Communities & Sekisui House

**Services:** Cost Management & Quantity Surveying

**Architect:** HDR | Rice Daubney (Concept Architect)  
& Stanisic Architects (Construction Architect)

**Finalist:** Liberty Award for Best Mixed Use Development



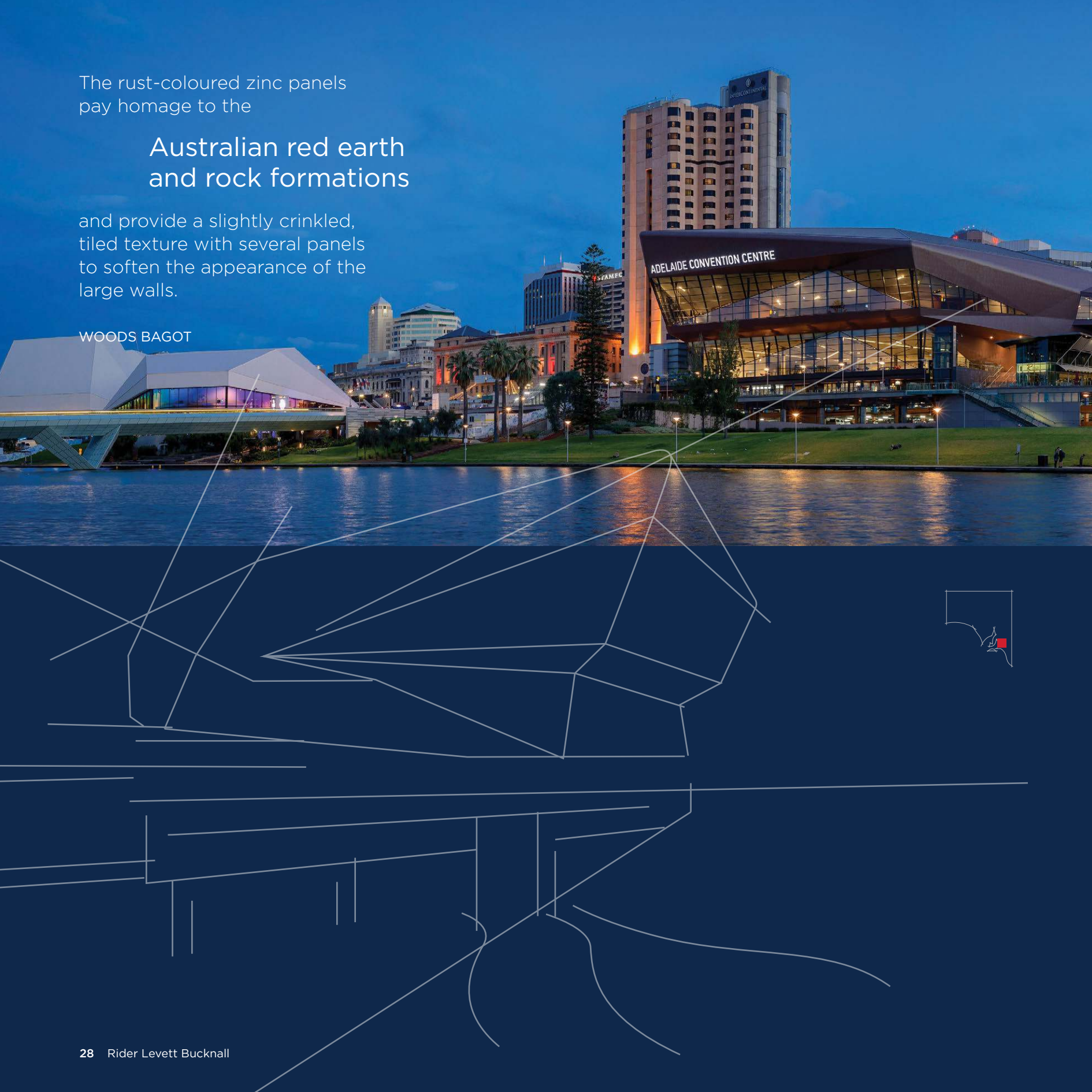


The rust-coloured zinc panels  
pay homage to the

## Australian red earth and rock formations

and provide a slightly crinkled,  
tiled texture with several panels  
to soften the appearance of the  
large walls.

WOODS BAGOT





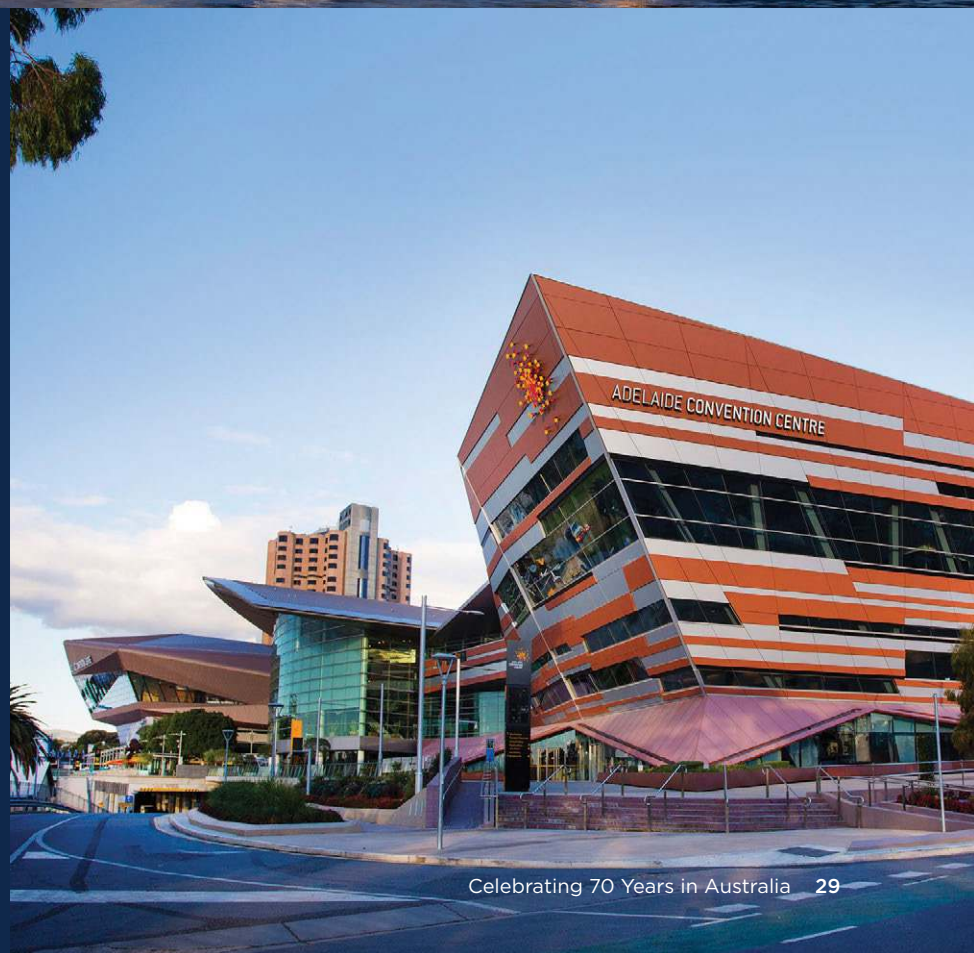


## ADELAIDE CONVENTION CENTRE, SOUTH AUSTRALIA

The Adelaide Convention Centre (ACC) is a city icon – part of the River Torrens postcard image of Adelaide and a South Australian business tourism success story.

The ACC redevelopment has transformed Adelaide's skyline with two new buildings and boosted the centre's overall footprint to 20,000 square metres of multi-purpose space. The expansion shines a spotlight on not only the centre's incredible innovation and market-leading capabilities, but also engenders a tremendous sense of South Australian pride.

**Client:** Department of Planning Transport and Infrastructure **Services:** Cost Management & Quantity Surveying **Architect:** Woods Bagot **Finalist:** Hickory Award for Best Tourism & Leisure Development





## SUNSHINE COAST UNIVERSITY HOSPITAL, QUEENSLAND

The \$1.8 billion Sunshine Coast University Hospital is the largest building in Australia to have received 6 Star Green Star Design and As Built Healthcare V1 ratings from the Green Building Council of Australia (GBCA).

The project has been independently awarded excellence in sustainable design principles and construction.

**Client:** Queensland Health **Services:** Cost Management & Quantity Surveying **Architect:** SCA Architects (JV Architectus and Rice Daubney Architects) **Finalist:** Woods Bagot Award for Best Public Building / WSP Award for Best Sustainable Development - New Buildings

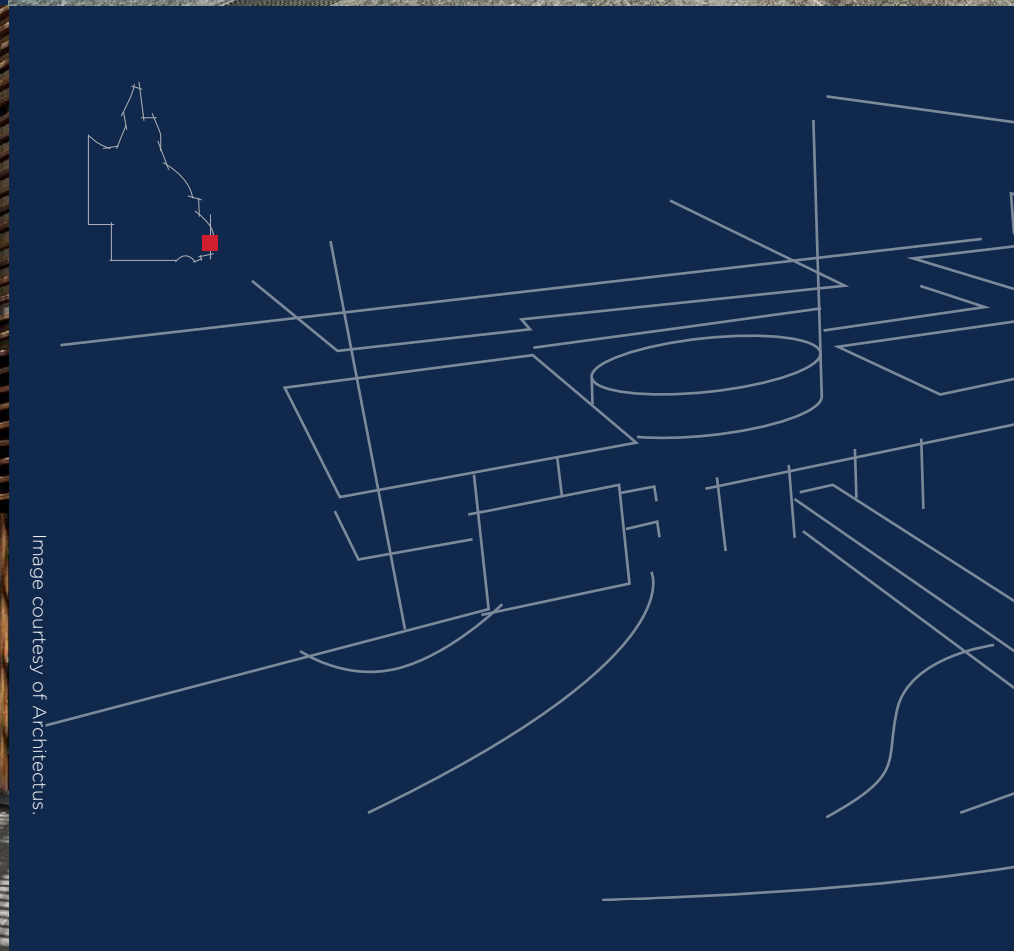


Image courtesy of Architectus.



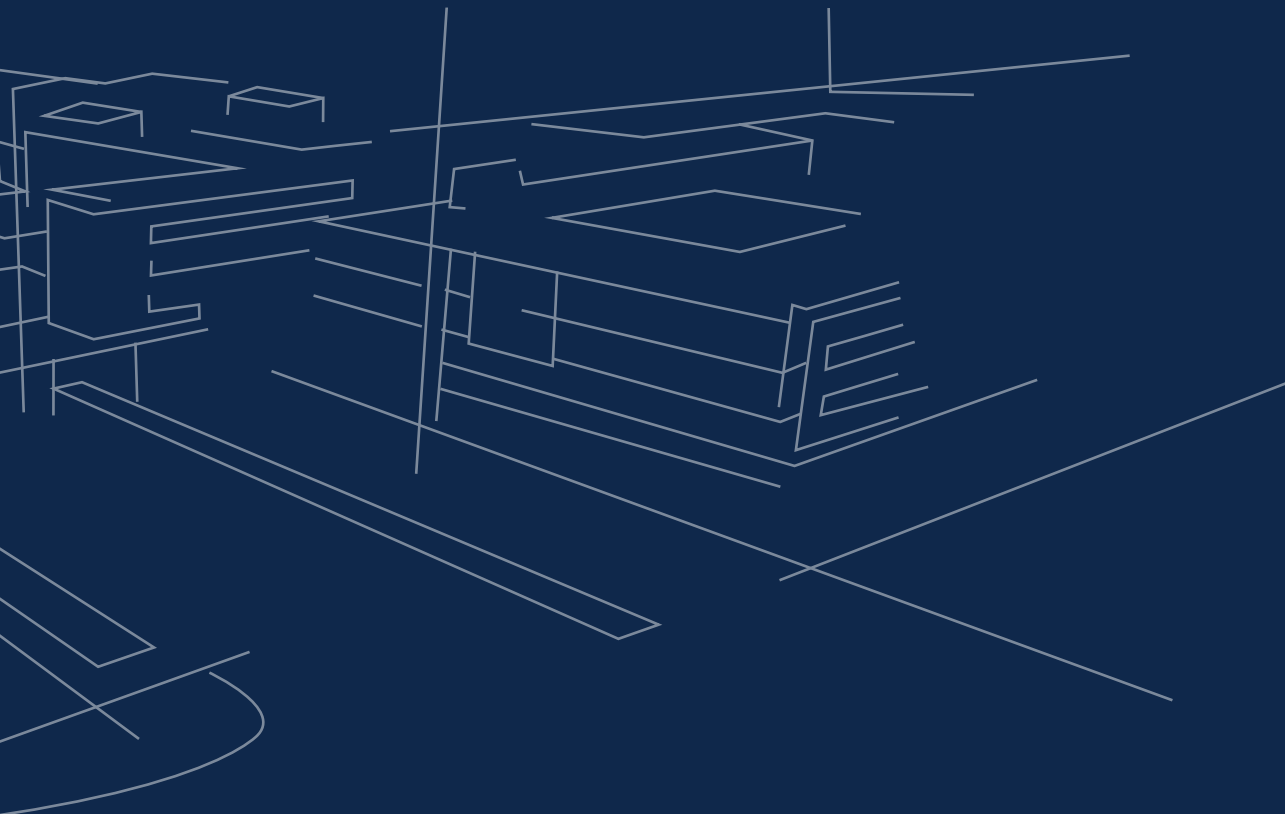


Key features of the design include a large integrated central Courtyard and the Outdoor Room

designed to take advantage of the local climate, coastal lifestyle, and the healing properties of natural air and light.

These major spaces use the natural environment and landscape to create a hospital that blends buildings with landscape, seamlessly linking inside to out.

ARCHITECTUS











The main entrance to the building is located off the new Urban Park,

a vital green space on the precinct, which energises the area,

supporting an integrated precinct of academic, researcher, clinician, student and the public.

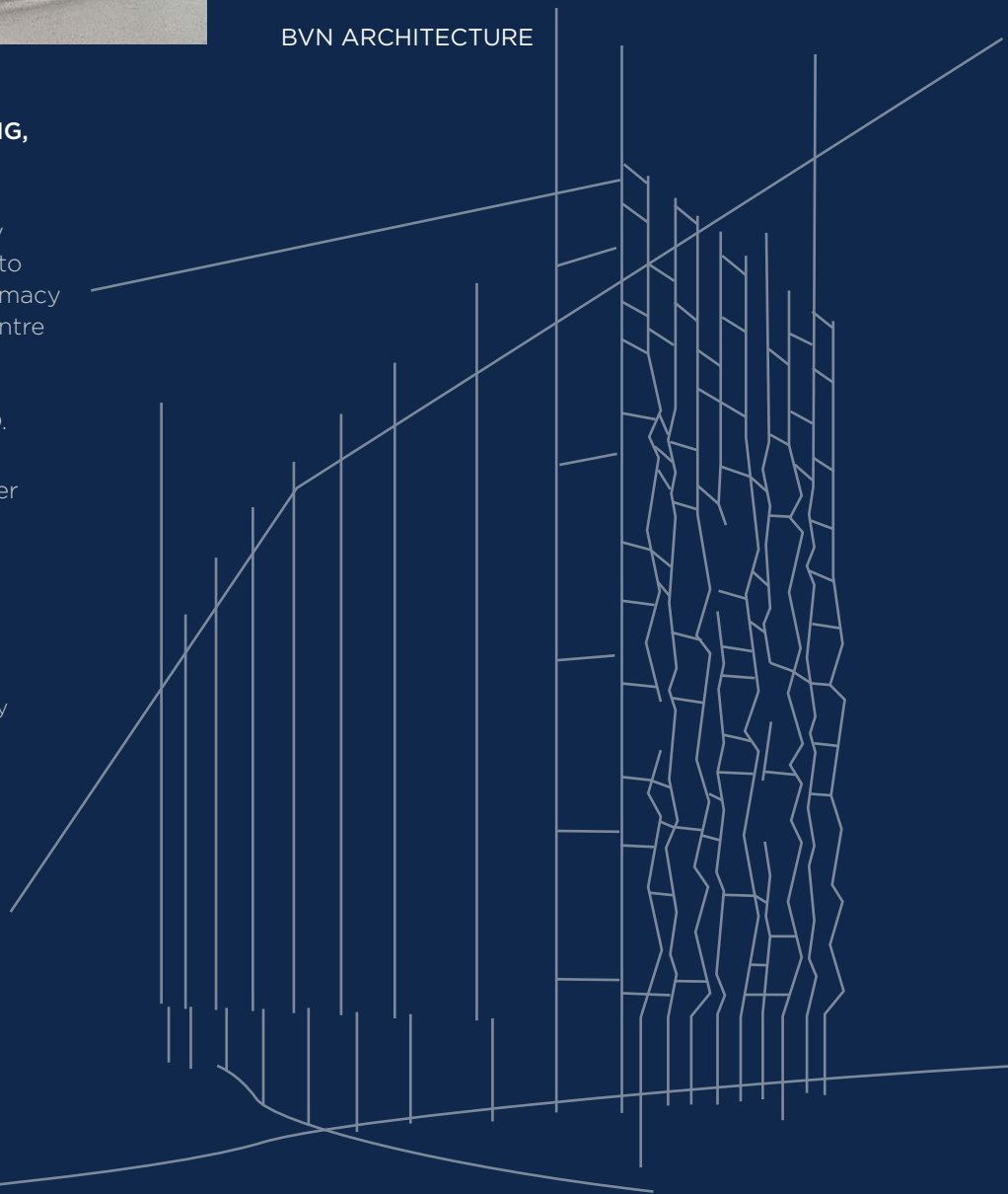
BVN ARCHITECTURE

### UNISA CANCER RESEARCH INSTITUTE BUILDING, SOUTH AUSTRALIA

The UniSA Cancer Research Institute designed by architects Swanbury Penglase and BVN, is home to the University of South Australia's School of Pharmacy and Medical Sciences, the globally recognised Centre for Cancer Biology, UniSA's technology-based business incubator hub, Innovation Collaboration Centre and future-focussed public museum, MOD.

The building is unique in the way it brings together students, researchers, industry and the public to create a connected and engaged community of inquiry connecting the Adelaide BioMed City precinct to the city.

**Client:** University of South Australia **Services:** Cost Management & Quantity Surveying **Architect:** Swanbury Penglase Architects **Finalist:** Woods Bagot Award for Best Public Building





## 35 SPRING STREET, VICTORIA

35 Spring Street is a residential tower that occupies an extraordinary position on the eastern boundary of the Hoddle Grid, opposite the Treasury Gardens.

The tower's sculptural quality and patterned façade distinguishes it as a unique tower within the Melbourne skyline.

On a 1,320-square-metre site, the 44-level tower incorporates 241 apartments, 299 car parks and amenities including a 25-metre pool, gymnasium, wine cellar, lounge, dining facilities, kitchen, deck and barbecue.

**Client:** CBUS Property **Services:** Cost Management & Quantity Surveying **Architect:** Bates Smart **Finalist:** Crown Group Award for Best Residential Development





Images courtesy of Peter Clarke.

The façade was inspired by the history of Flinders Lane and the establishment of the fashion industry in the 1880s, as well as the significant political buildings that characterise Spring Street.

The tower skin reflects both the warp, weft and layering of fabric and the ashlar patterning found in historic masonry walls.

BATES SMART



This approach represents  
a fundamental shift in  
apartment typology planning,

with each dwelling providing a specialised  
solution as opposed to the streamlined  
uniformity typical in unit development.

WOODS BAGOT





## ELWOOD HOUSE, VICTORIA

Created by Piccolo, Elwood House is a boutique development on an exclusive corner site at the gateway to Elwood Village.

Designed in collaboration with the award-winning team of Woods Bagot and Hecker Guthrie, the development draws on the character of its immediate context through scale and materiality creating a unique set of 30 luxury homes within an architectural building that respects its environment.

Completed in June 2017 Elwood House has been an extremely successful development occupied by extremely satisfied residents.

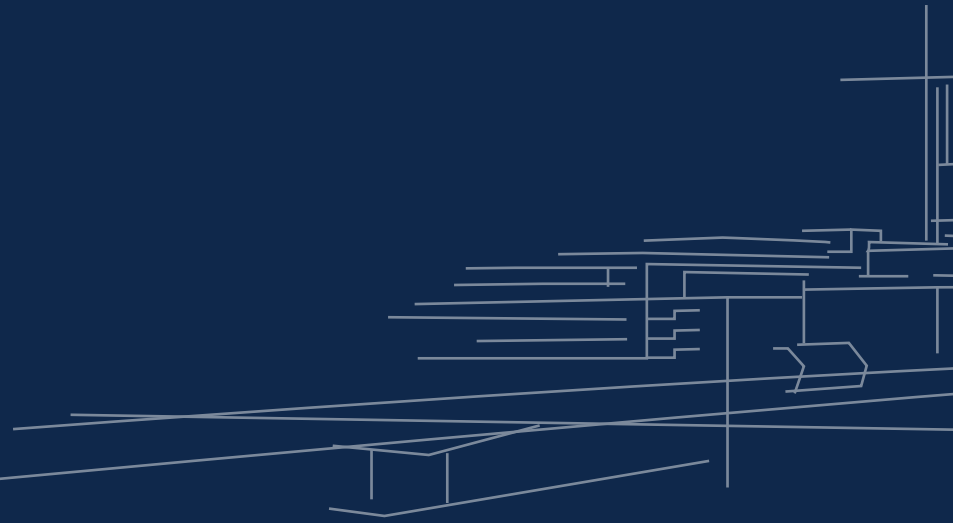
**Client:** Piccolo Developments

**Services:** Cost Management & Quantity Surveying

**Architect:** Woods Bagot **Finalist:** Crown Group  
Award for Best Residential Development







## WENTWORTH POINT MARINAS, NEW SOUTH WALES

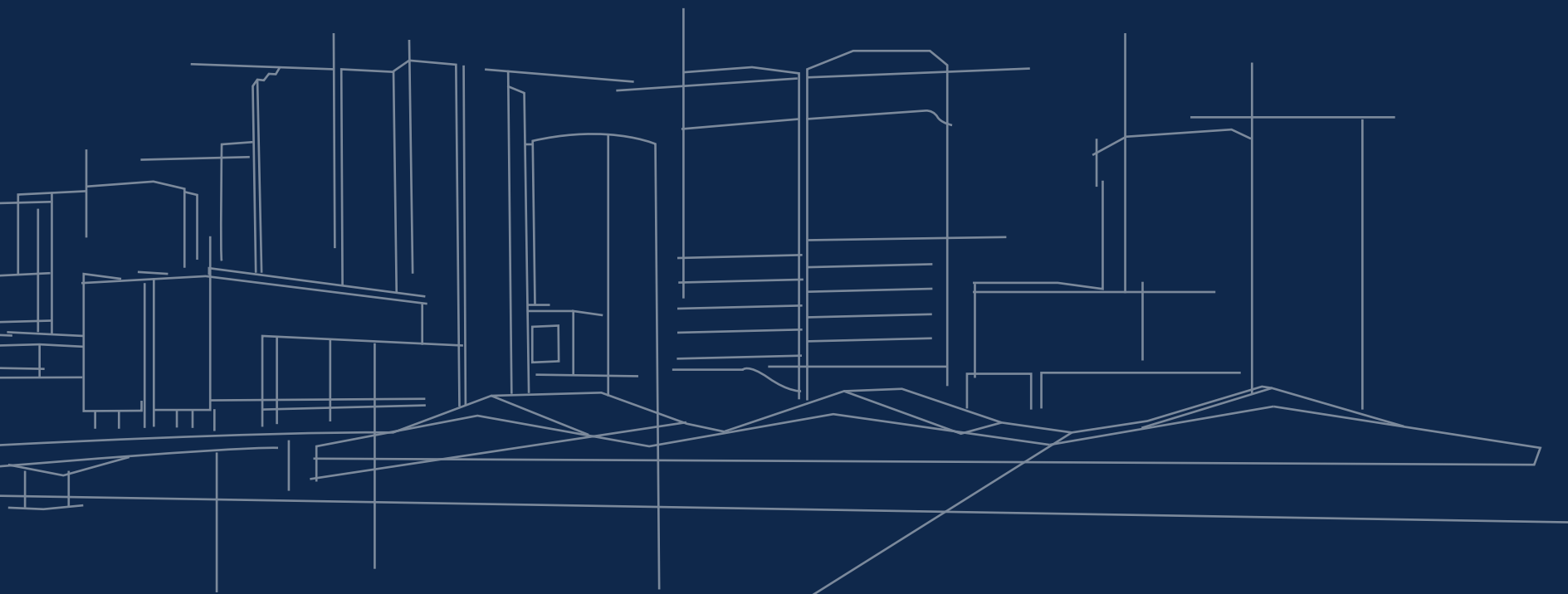
Wentworth Point Marinas encompasses the full property cycle of land acquisition, rezoning, design development, sales, marketing and construction.

It provides an innovative and integrated approach to high density living, balanced with strong community outcomes through public amenity, transport connections and open space.

Located on former industrial land, the Scott Carver designed project, incorporates 1,149 apartments, together with a \$63-million bridge, connecting the project to Sydney's transport network.

**Client:** Billbergia **Services:** Cost Management & Quantity Surveying **Architect:** Scott Carver **Finalist:** Crown Group Award for Best Residential Development





Diversity of architectural styles and types, vigorous public and private landscaping and the careful location of social amenities, all culminate in a vibrant new neighbourhood replete with civic amenity.

**Density is only defensible  
when facilitated by  
connectivity.**

SCOTT CARVER



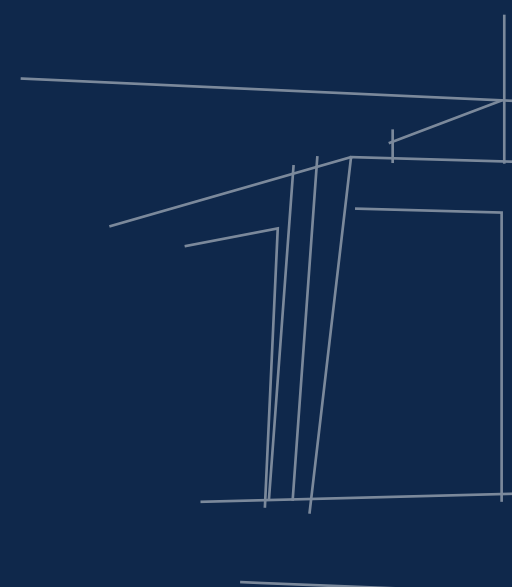
## HYATT PLACE HOTEL & EVENTS CENTRE, VICTORIA

Located just seven minutes from Melbourne Airport Hyatt Place Essendon Fields is a hub for local, domestic and international travellers.

Offering unparalleled service at affordable prices the hotel and events centre has already hosted a myriad of events and delegates.

This development has injected funds into the local economy and created many jobs from construction to operations.

**Client:** Essendon Fields **Services:** Cost Management & Quantity Surveying **Architect:** Bruce Henderson Architects  
**Finalist:** Hickory Award for Best Tourism & Leisure Development





Enhancing the aviation history of Essendon Fields with gold clad north and south wings delicately attached to a robust and solid spine. The shrouds of gold aluminium panels will allow

a constant display of changing colour, glow and reflection throughout the day offering a unique experience for visitors.

BRUCE HENDERSON ARCHITECTS





[RLB.com](http://RLB.com)

**RLB** Rider  
Levett  
Bucknall