



Bringing imagination to life

Welcome to the Property Council of Australia Rider Levett Bucknall Innovation & Excellence Awards.

For more than forty years now, the construction industry has come together each year to celebrate the terrific projects and the significant benefits to Australia's built environment.

A selection of the 2023 development finalists that RLB helped to bring to life are showcased in this publication.

We also bring you the twelve pieces showcased for the Rider Levett Bucknall Award for Best Public Art Project.

Congratulations to all the 2023 finalists.

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Bringing Imagination to Life

The Property Council of Australia/Rider Levett Bucknall Innovation & Excellence Awards is a celebration of the industry's best projects, developments, people and companies. Finalists are vying for of one of 19 prestigious award categories with the overall winner crowned Rider Levett Bucknall Australian Development of the Year.

The awards champion the people who show up each day to create a strong and thriving property industry. The superior examples of iconic projects showcased contribute to cities that are liveable, prosperous and vibrant, and communities where people love to live and work.

Last year, RLB was privileged to play a role in delivering Billbergia's Wentworth Point Town Centre. This spectacular project was a worthy winner of the Rider Levett Bucknall Australian Development of the Year award for its industry-leading transformation of an isolated industrial site into a vibrant residential community.

We are, once again, pleased to recognise the role that public art plays in creating brilliant spaces, enriching and enlivening our cities and suburbs, with the Rider Levett Bucknall Award for Best Public Art Project.

It is also fantastic that so many in our industry are now prioritising the application of sustainability practices that reduce a project or existing building's eco footprint.

To those in the running for the first time: you are among an elite group of gamechangers within this invigorating industry. It's wonderful to have you join us. And to past finalists: welcome back. I hope 2023 is the year you've been waiting for.

We extend our thanks and appreciation to the Property Council of Australia for partnering with Rider Levett Bucknall for more than four decades to deliver the Innovation & Excellence Awards.

We also thank the Property Council for its continued advocacy of an industry that builds prosperity, creates jobs and shapes the future of our cities, towns and communities.

Congratulations to the 2023 finalists and winners for your commitment to positive social impact, diversity and meaningful stakeholder engagement. Thank you for playing your part in bringing imagination to life and creating a better tomorrow for millions of Australians.

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Client	Charter Hall
Architect	Intro Architecture
Services	Cost Management &
	Quantity Surveying
Director	Peter Tulla



The \$194 million 68,000 sqm 5 Star Green Star Metcash Mega DC development provides a custom-built innovative facility for the Group's SA and NT operations.

Strategic staging enabled Metcash's liquor business to be fully operational during construction and relocated once the new facility was constructed at another location on the site.



ROE is a 75-ha industrial land development with sustainability at its core. Targeting large-scale logistics and warehouse requirements, ROE is one of the largest premium industrial estates in Perth. Road and rail connections, including RAV7 access, enable tenants and owners to maximise efficiency in freight movements and logistics operations.

Client	Hesperia
Architect	Multiple
Services	Cost Management &
	Quantity Surveying
Director	Adam Robinson











Client	Economic Development	
	Queensland	
Architect	Buchan Group	
Services	Cost Management &	
	Quantity Surveying	
Director	Matt Long	



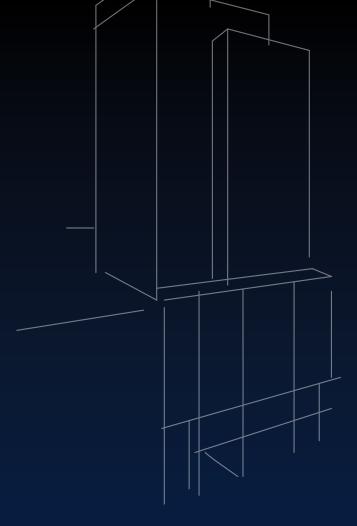
As a showcase residential community, Carseldine Village demonstrates how green technology can tangibly benefit residents, the community, and the planet. We're packing technological innovations into every home, making them comfortable and affordable. Each home includes solar PV, battery, EV charger ready, Wi-Fi air conditioning, and heat pump hot water system.





Client	Brookfield Properties
Architect	MAKE Architects
Services	Cost Management &
	Quantity Surveying
Director	Richard Rigby





The award-winning BPS seamlessly integrates a railway concourse, new commercial offices, and retail with two significantly important heritage assets, Shell House and Beneficial House. It boasts one of the tallest heritage facades in the Southern Hemisphere.

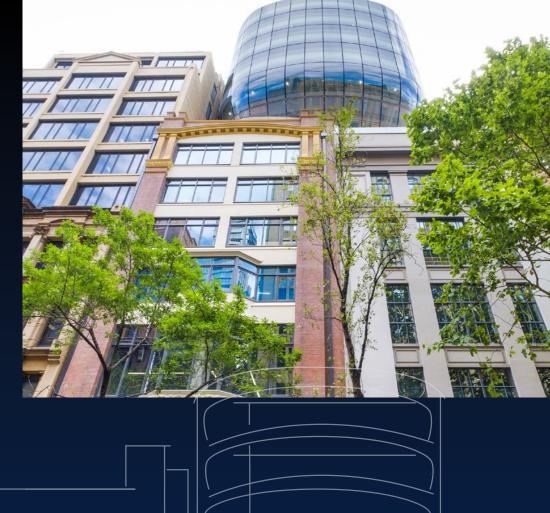
Brookfield Properties has set an impressive precedent for heritage-integrated cityscapes, showcasing development excellence.



SubStation No.164 is a rare development with complex challenges that left two heritage buildings dormant for decades. From adapting heritage buildings and overcoming a highly constrained site to delivering the design and engineering requirements of the cantilevered glass extension, and setting new sustainability benchmarks, SubStation No.164 demonstrates what ingenuity can achieve.

Client	Built
Architect	FJMT Studio
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee









Client	Dahua Group Australia
Architect	Arcadis
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee



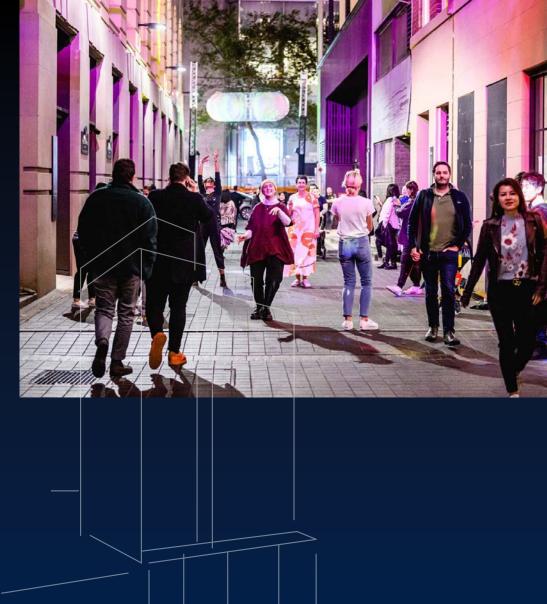
Spanning 89 hectares, New Breeze is a vibrant new masterplanned community, pioneering a range of affordable housing types in South Western Sydney. The thriving community is strategically positioned beside Bardia Public School and adjacent to Edmondson Park Train Station and Ed Square Town Centre.

NOMINATION Hames Sharley Award for Best Mixed Use Development Brookfield Place Sydney, New South Wales Rider Levett Bucknal

BPS is a transformational mixed-use development combining heritage preservation with a rejuvenated transport hub and delivering next-generation commercial and retail space. An innovative solution to a challenging transport amalgam, it was the first real estate Unsolicited Proposal approved by NSW Government and sets a new benchmark for transport-oriented developments.

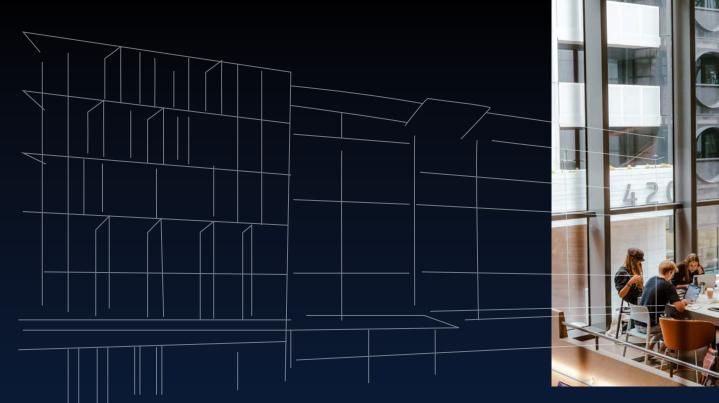
Client	Brookfield Properties
Architect	MAKE Architects
Services	Cost Management &
	Quantity Surveying
Director	Richard Rigby









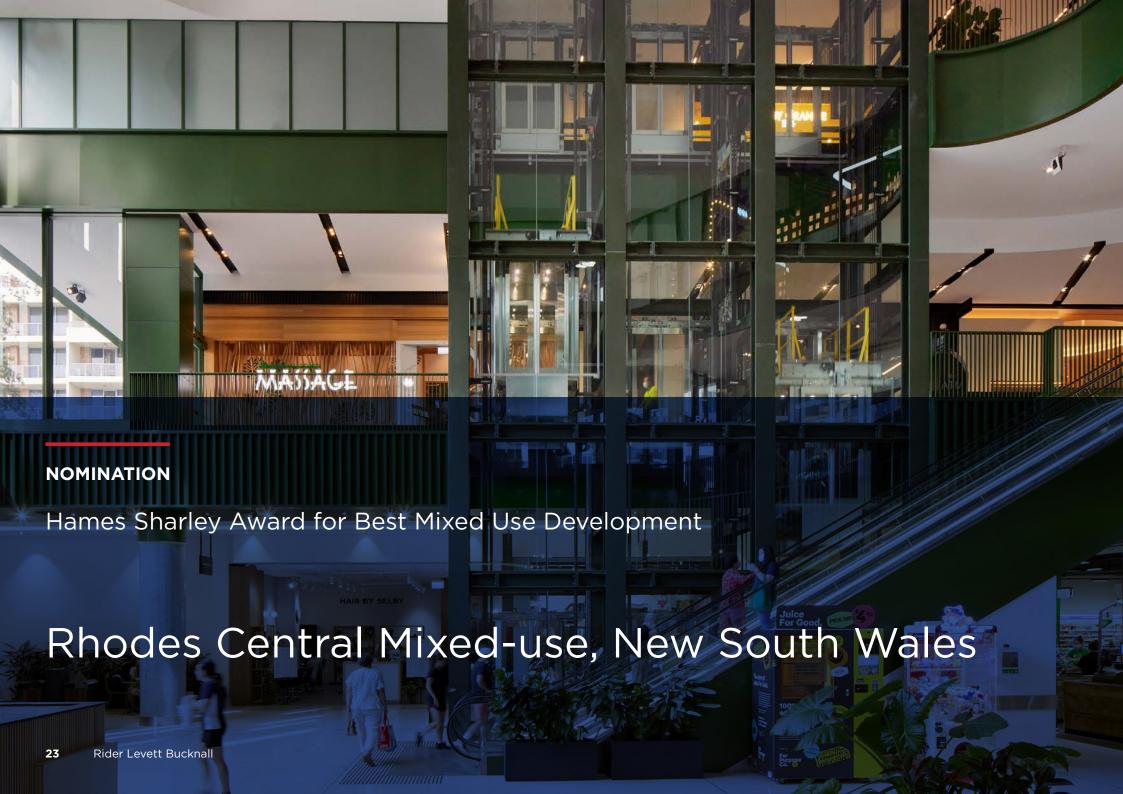




Client	Curtin University
Architect	Six Degrees /
	Nettleton Tribe
Services	Cost Management &
	Quantity Surveying
Director	Mark Bendotti



Exchange is Curtin University's first dedicated innovation precinct. It's a vibrant mixed-use, medium-density and green urban heart designed to combine the qualities of great places around the world with industry and education. Exchange seeks to connect people by being a place to live, work, study or simply enjoy.



Rhodes Central is the \$800m first stage of Billbergia's \$2.5billion master planned development, featuring 558 apartments in one 39-storey tower crowned by a heliostat and second 25-storey tower. Located above a 13,181 sqm retail and dining precinct, the project has established a new Town Centre in the heart of Rhodes.

Client	Billbergia
Architect	SJB Architects
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee



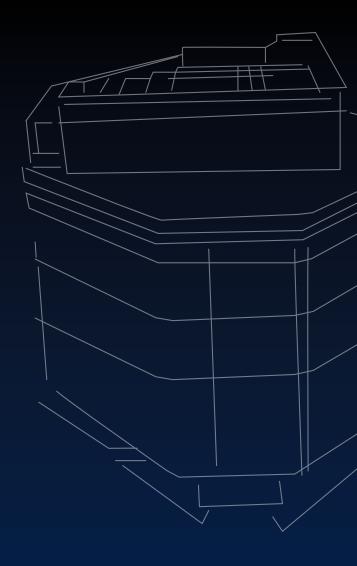


NOMINATION Herron Todd White Award for Best Office Development 73 Miller Street, New South Wales Rider Levett Bucknall

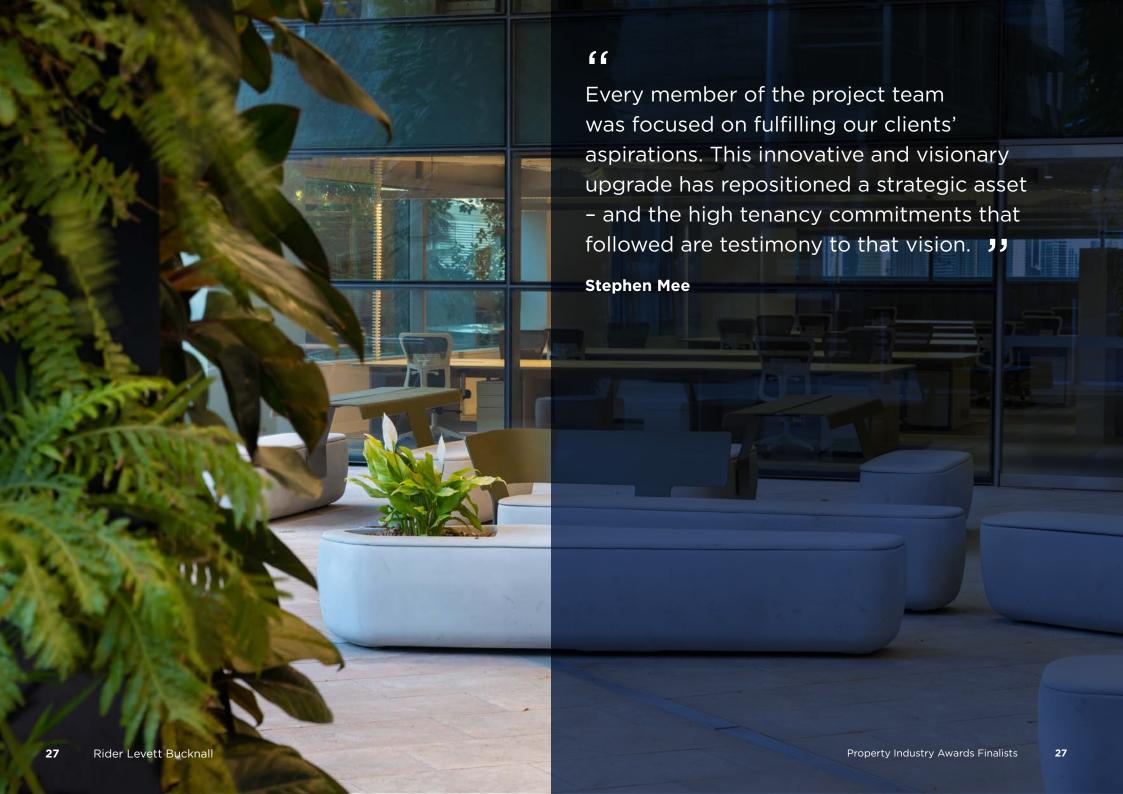


Client	ESR Investment Nominees 2
	(Australia) Pty Ltd
Architect	Fitzpatrick + Partners
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee





73 Miller Street leads by example. Originally constructed in 1990, 73 Miller St has transformed into a highly efficient and design focused building to rival and outperform new development. The built and natural environment is celebrated throughout the use of recycled concrete, green walls, natural light and unobstructed harbour views.



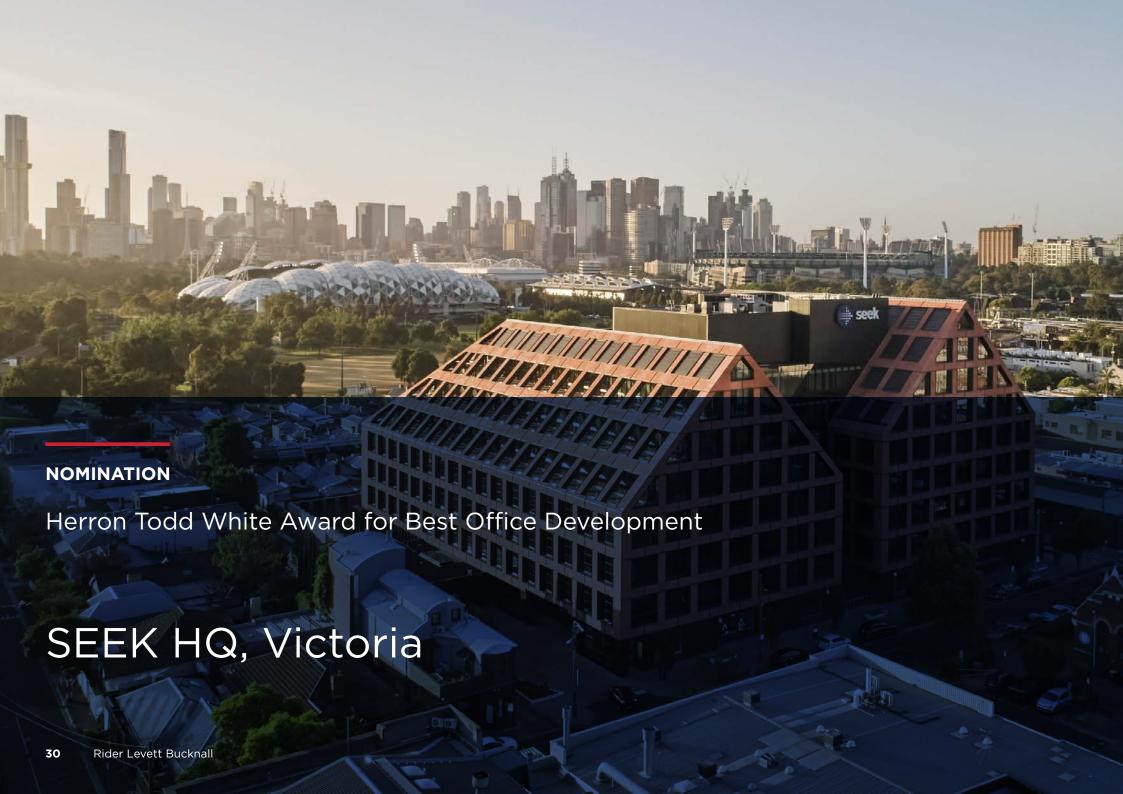


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Client	Brookfield Properties
Architect	MAKE Architects
Services	Cost Management &
	Quantity Surveying
Director	Richard Rigby



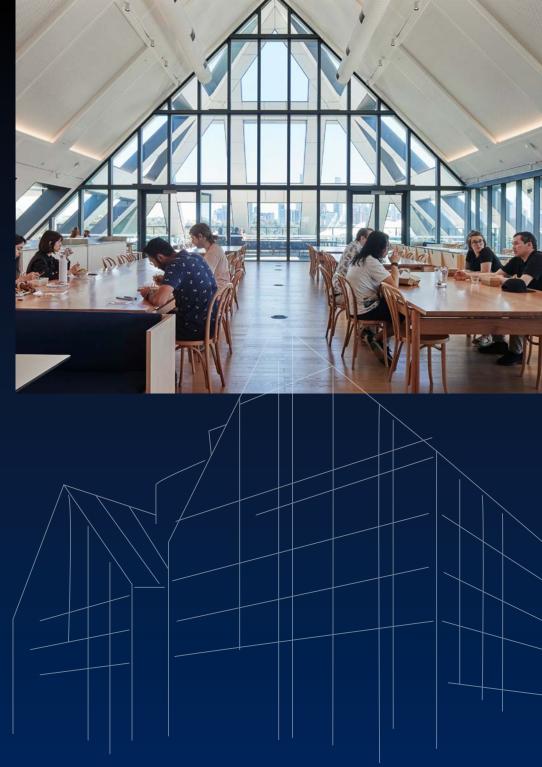


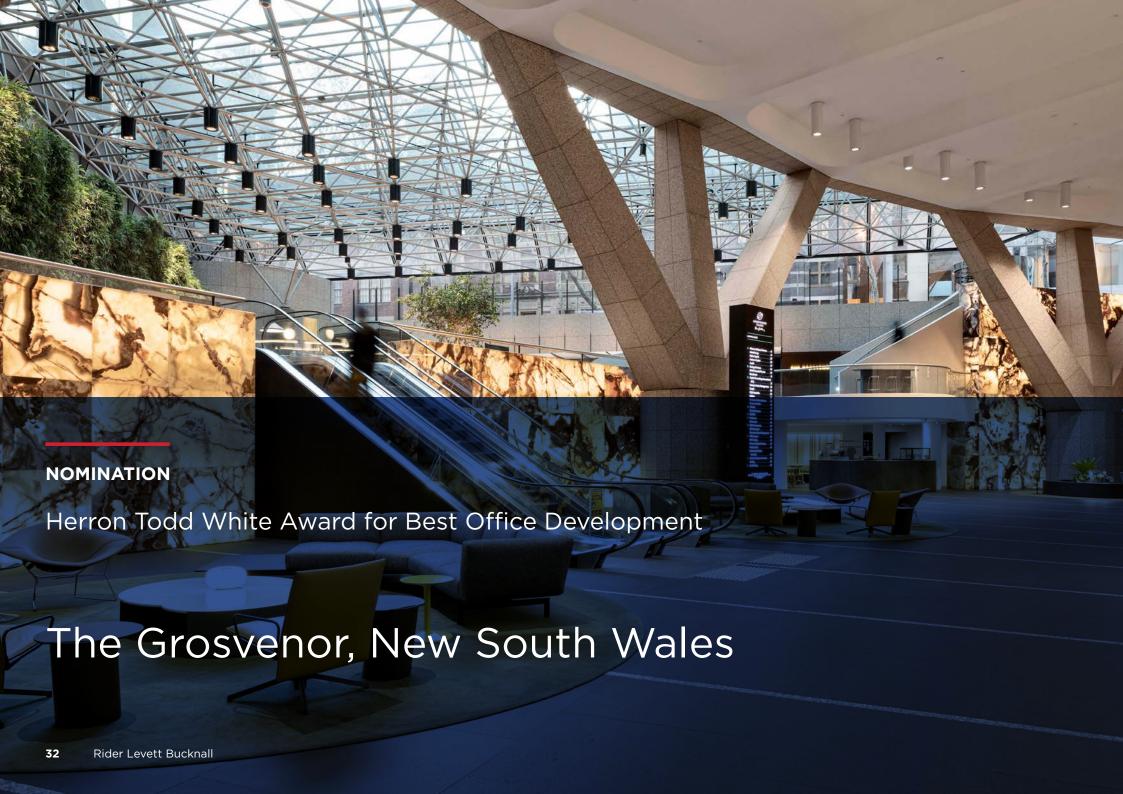


Situated in Melbourne's burgeoning Tech Hub in Cremorne, the design of SEEK's new international headquarters places the interests, character and identity of its workforce at its core. Referencing the rich, industrial heritage of local makers and manufacturers, the contemporary building sits comfortably within the existing urban and historical context.

Client	Cremorne Properties
Architect	Hassell
Services	Cost Management &
	Quantity Surveying
Director	Tony Moleta





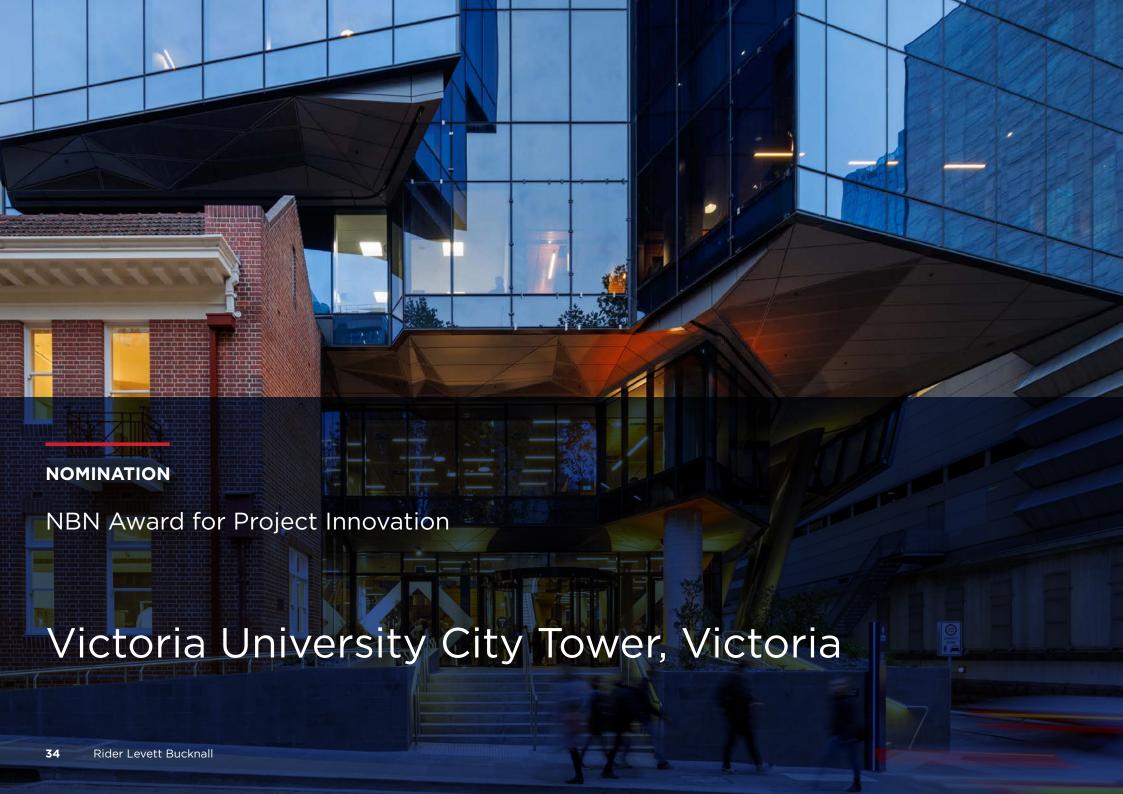


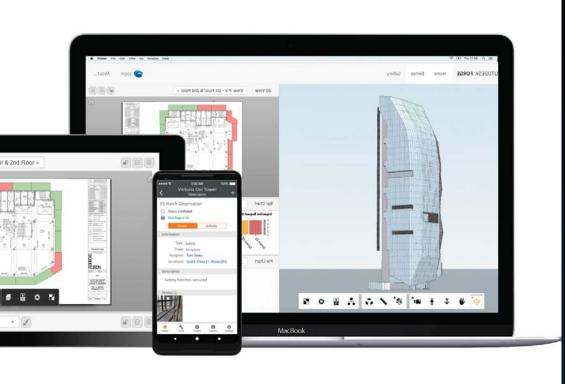


Client	Grosvenor Place
	Management
Architect	DesignOffice
Services	Cost Management &
	Quantity Surveying
Director	Richard Rigby



With a grand sense of scale, flooded with natural light and modern design touches, The Grosvenor, offers opportunity for chance-encounters, intimate breakouts, and shared events. The refurbishment preserved Grosvenor Place's history while also constructing a modern, cutting-edge, collaborative workspace with community at its centre.





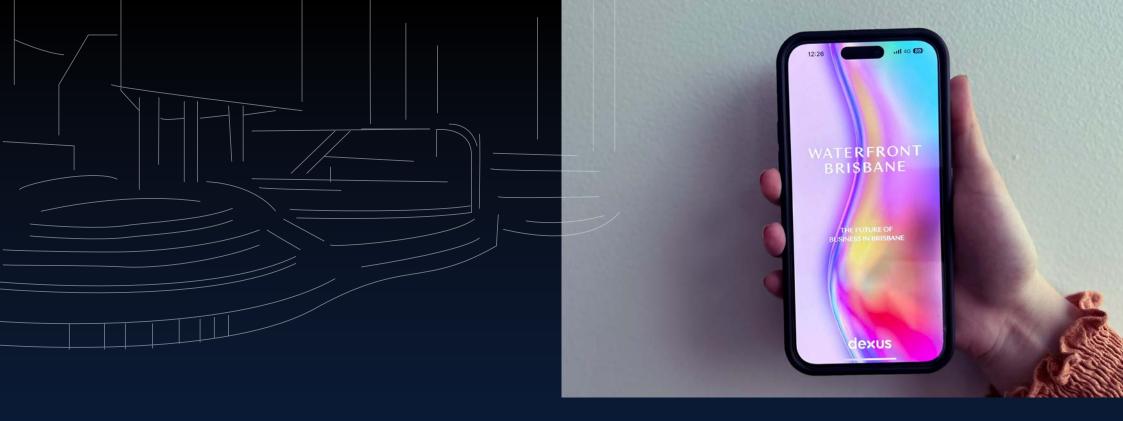
Client	ISPT
Architect	Jackson Architecture /
	Woods Bagot
Services	Cost Management &
	Quantity Surveying
Director	Tony Moleta



In an Australian commercial first, ISPT has deployed CSIRO-developed tracking technology to transform three critical paths during the building of VU City Tower, a landmark education project. The solutions significantly improved the safety of construction workers and productivity on site, to set a new benchmark for smart construction connectivity.



Waterfront Brisbane, Queensland



Client	Dexus
Architect	FJMT / Arkhefield
Services	Cost Management &
	Quantity Surveying
Director	Paul Megram



The \$2.5 billion Waterfront Brisbane project by property leader Dexus stands as a shining example of innovative development thanks to a ground-breaking approach to community engagement. The Waterfront Brisbane app, is playing a critical role in reducing community impact throughout the construction process.

Rider Levett Bucknall Award for Best Public Art Project

32 Smith Subtractive Wall Art, Parramatta, New South Wales



The Public Wall Mural demonstrates the collaboration with Darug community to celebrate and recognise their thriving culture and community as this helps build understanding and shared pride in the Parramatta community. 32 Smith brings people together, with connections to the river, to the city and to tomorrow.



All Our Boys, Westmead, New South Wales

'All Our Boys' is located at the entrance to the Highline Development in Westmead, former site of St Vincent's Boys' Home. A transformation of the traditional, suburban gate; the paper-like sheets of mirrored pillars represent the boys who lived there, and the history of the home as a book-binding facility.

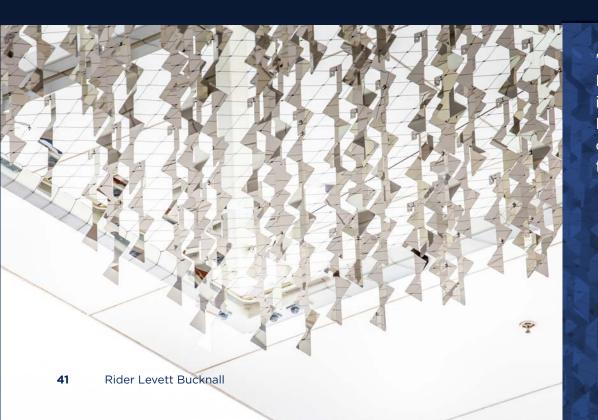
Rider Levett Bucknall Award for Best Public Art Project

Burwood Brickworks
Shopping Centre
ceiling mural &
outer facade artwork,
New South Wales



Rider Levett Bucknall Award for Best Public Art Project

'Chandelier Lane' for Stockland Wetherill Park, New South Wales



'Chandelier Lane' is an immersive kinetic installation by Office Feuerman in the new Eat Street in Stockland Wetherill Park, it highlights the unique intersection of cultures in the City of Fairfield. It reappropriates the domestic and cultural symbol of the chandelier that lights many meals shared between families and friends.

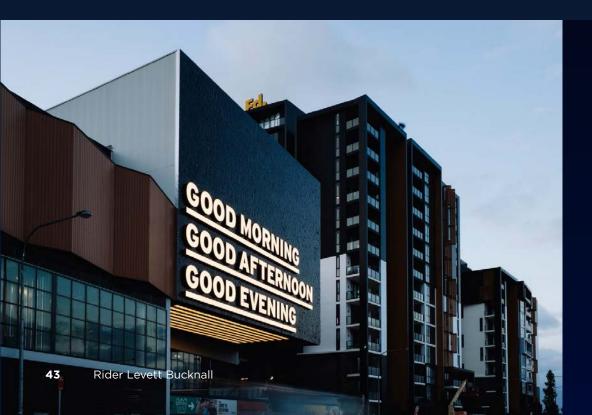


Fishermans Bend 2021, Victoria

George Rose's mural depicts a topographical map of Fishermans Bend before the Yarra River redirection in 1857. Colourful lines brightly represent the natural systems of the land and the new formations of life to represent our rich cultural history, paying homage to the building's past.

Rider Levett Bucknall Award for Best Public Art Project

'Greetings', 'Flowers', 'Ping Pong 1000', New South Wales



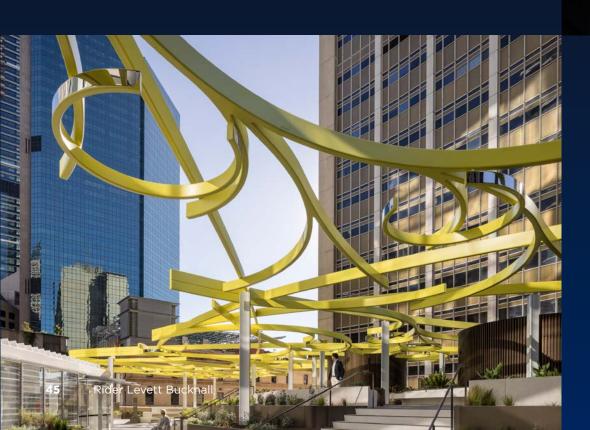
There are three major public art components at Ed.Square: 'Greetings', 'Flowers' and 'Ping Pong 1000'. Each plays an integral role in reinforcing identity and creating belonging in the community, connecting it to its environment, its past and its future, while emphasising the Town Centre's status as a regional destination.

Rider Levett Bucknall Award for Best Public Art Project

Interchange Pavilion, New South Wales



Rider Levett Bucknall Award for Best Public Art Project



'Roof for stray thoughts', Quay Quarter Lanes, Remembering Arabanoo, New South Wales

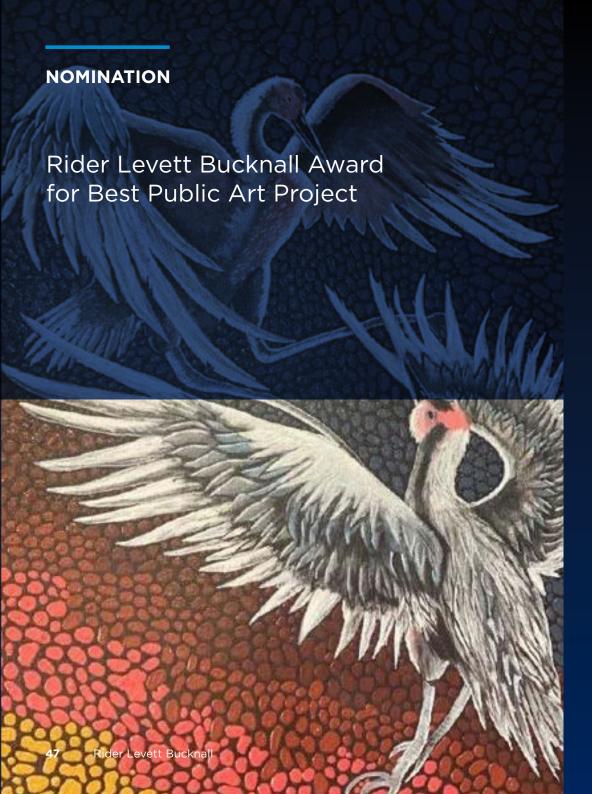
Quay Quarter Tower is home to 'Roof for stray thoughts', a monumental sculpture on the rooftop podium of Quay Quarter Tower. 'Remembering Arabanoo' is comprised of five unique artwork elements embedded into the architecture of the Quay Quarter Lanes.

Rider Levett Bucknall Award for Best Public Art Project



'Resources', Queensland

'Resources', by artist Casey Coolwell-Fisher a Quandamooka, Nunukul woman of Minjerribah, represents the Albert River, which provides the community with resources. Smaller rivers at the top and bottom of the design are outlets to the main river, while motifs along the top represent the community. The piece stands at 8mx38m.



'To Dance – Wakakirra', New South Wales

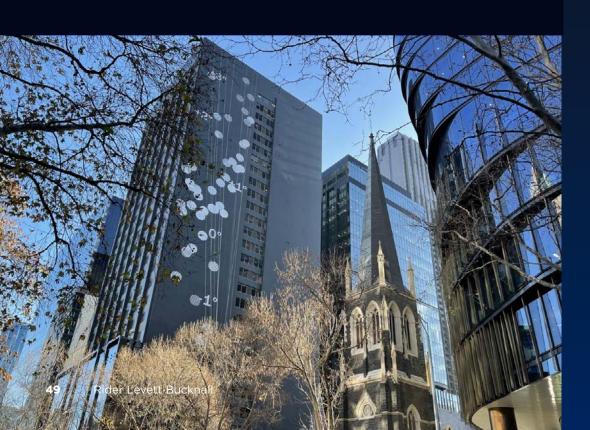
TAFE NSW's CLCs all feature local Aboriginal artwork that represents the artist's history and story. Each project involved selecting an indigenous artist from each community to create, share and install their artworks at a CLC location. The artwork is part of our commitment to connect with indigenous communities and country.



Visy Glass Murals, Spotswood, Victoria

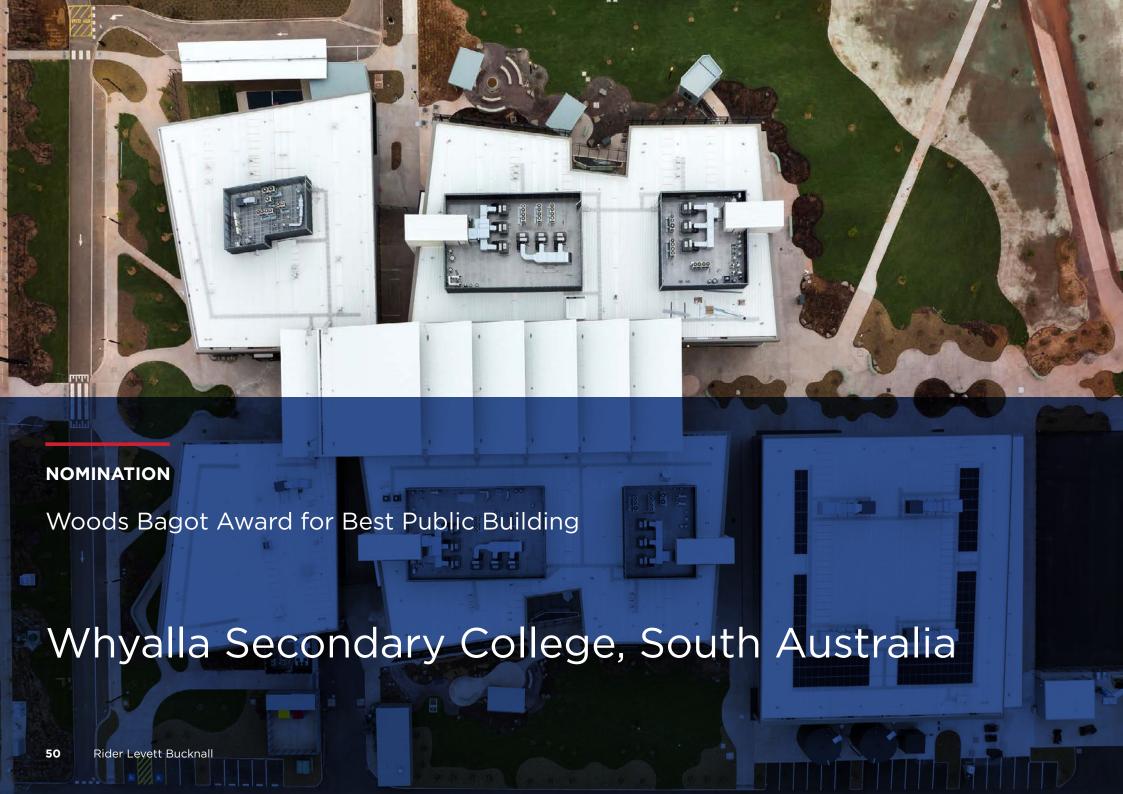
Visy Glass in Spotswood breaks the mould of traditional industrial design, featuring uniquely designed murals of magnificent scale from celebrated street artists Kitt Bennett and Georgia Hill. The artwork thoughtfully pays homage to the history and industrial heritage of Spotswood, modern elements throughout are a nod to the future.

Rider Levett Bucknall Award for Best Public Art Project



Wesley Place Public Art Project, Victoria

The \$1.5m Public Art project at Wesley Place is unique in its scale, intricacy and approach. A highly integrated, diverse and transformative art program connects the site's rich heritage with its future. Bringing together 6 leading Australian artists to achieve a thought-provoking and engaging art experience through the 1ha precinct.









The Whyalla Secondary College is a \$100 million project that combined three high schools into one college in South Australia, accommodating up to 1,500 students from Years 7 to 12. The state-of-the-art college opened on time amidst COVID-19, creating an education precinct with UniSA and TAFE campuses.





Client	Mosaic Property Group
Architect	Rothelowman
Services	Cost Management &
	Quantity Surveying
Director	Jim Krebs





Bela by Mosaic draws inspiration from the iconic Gold Coast beach shacks of the 1950s. It is a modernist reinterpretation of 119 vertically stacked 'beach homes' over 26 levels, delivering residents an unparalleled level of amenity relative to its scale, at almost an extra 10 sqm per apartment.





Aqualand Award for Best Residential Development

BLUE at Lavender Bay by Aqualand, New South Wales



Client	Mosaic Property
	Group
Architect	PTW Architects
Services	Cost Management &
	Quantity Surveying
Director	Richard Rigby





Aqualand's BLUE at Lavender Bay, designed by PTW Architects, is an inspired example of how commercial buildings can be successfully repurposed into luxurious, high-end residences with unparalleled harbour views, in harmony with local landscapes. Innovative design transformed a 20-storey office structure into a stunning apartment complex featuring 125 residences.





Client	Piccolo	
Architect	Jackson Clements Burrows	
Services	Cost Management &	
	Quantity Surveying	
Director	Ewen McDonald	
Bilector	EWEIT FIEDORIAIA	



Created by Piccolo and designed in collaboration with the award-winning team of Jackson Clements Burrows and Hecker Guthrie, Fitzroy House is a boutique development of 34 luxury homes within an architectural building that celebrates its heritage context drawing on the unique character of its immediate surrounds through scale and materiality.

NOMINATION Aqualand Award for Best Residential Development Home Southbank, Victoria 58 Rider Levett Bucknall



Client	HOME (BTR)	
Architect	Bates Smart	
Services	Cost Management	
	& Quantity Surveying,	
	Superintendency,	
	Programming	
Director	Tony Moleta	



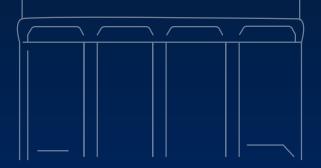
Home is Australia's leading creator and operator of apartment communities, designed exclusively for renters. Home Southbank is Australia's first purposely designed and built BTR asset. Inspired by the services of great hotels, Home Southbank delivers luxe living, quality apartments, private on-site amenity, professionally managed services and events programs for residents.



Macrolink and Landream Australia Land's high-end residential project, Opera Residences, was born in 2016 with the acquisition of an unsurpassed site in Sydney's most distinctive neighbourhood – Bennelong Point. The developers came together as development partners to bring this iconic project to life, with breathtaking views of The Sydney Opera House, Harbour Bridge and the Royal Botanic Garden.

Client Macrolink/Landream	
	Australia Land
Architect	Tzannes
Services Cost Management &	
	Quantity Surveying
Director	Stephen Mee









Client	Billbergia
Architect	SJB Architects
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee



Rhodes Central is the \$800m first stage of a \$2.5 billion masterplanned development, featuring 558 apartments in a 39-storey tower crowned by a heliostat, and a second 25-storey tower. Located above a 13,181 sqm retail and dining precinct, the project has established a new Town Centre in the heart of Rhodes.



Offering redefined levels of elegance, luxury, and attention to design detail - The Brougham located 3 km from the Adelaide CBD represents an unmatched lifestyle for residents. The boutique 18-residence development simultaneously provides panoramic views of the city, whilst contributing to and enhancing the local community through sympathetic design, true to site heritage.

Client	Hindmarsh Development Australia	
Architect	PACT Architects	
Services	Cost Management & Quantity Surveying	
Director	Daniel Jones	







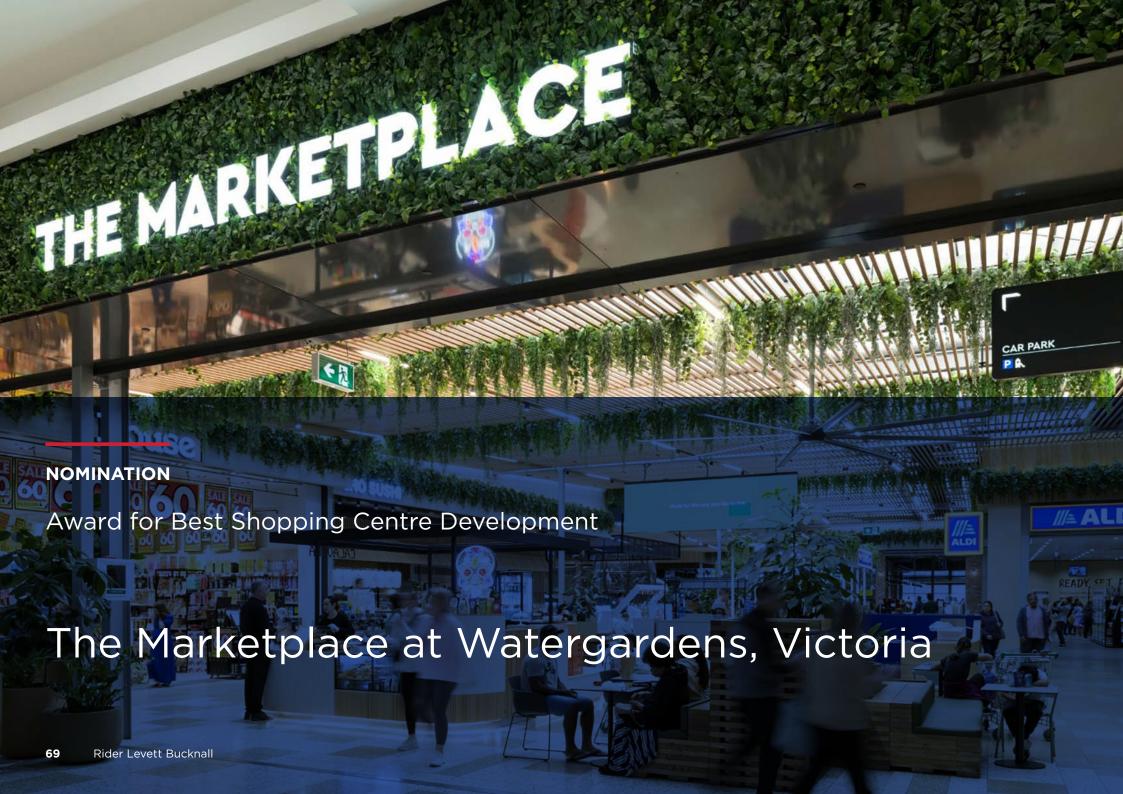


Client	Billbergia
Architect	SJB Architects
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee



Rhodes Central Shopping Centre is part of Billbergia's broader \$2.5 billion Rhodes Central masterplan. Designed by architects SJB, the Centre has delivered much needed shopping facilities and an authentic Asian-inspired Bamboo Lane dining precinct under a unique semi-enclosed translucent canopy, that delivers an outstanding level of public amenity and services.



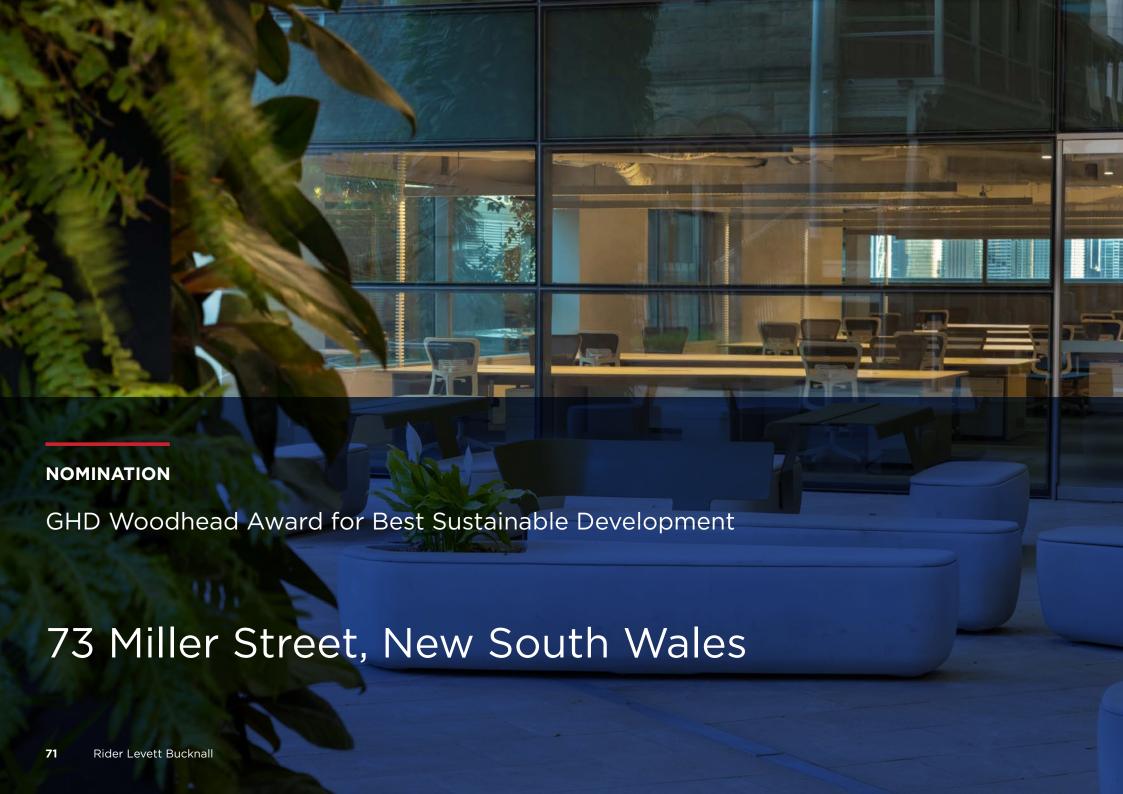




Client	QIC
Architect	Archer Office /
	NH Architecture
Services	Cost Management &
	Quantity Surveying
Director	Ewen McDonald



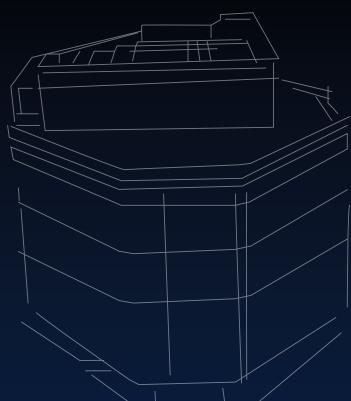
The Marketplace at Watergardens is an adaptive reuse, naturally ventilated fresh food precinct, inspired by traditional open-air markets. The new precinct presented a highly strategic selection of food operators to reflect its diverse customer base and has delivered incremental sales of \$25m and doubled its performance for sales psm productivity.





Client	ESR Investment Nominees 2 (Australia)
Architect	Fitzpatrick + Partners
Services	Cost Management &
	Quantity Surveying
Director	Stephen Mee





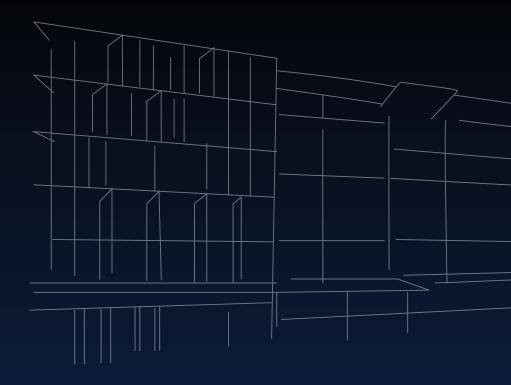
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Client	Curtin University
Architect	Six Degrees /
	Nettleton Tribe
Services	Cost Management &
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Director	Mark Bendotti





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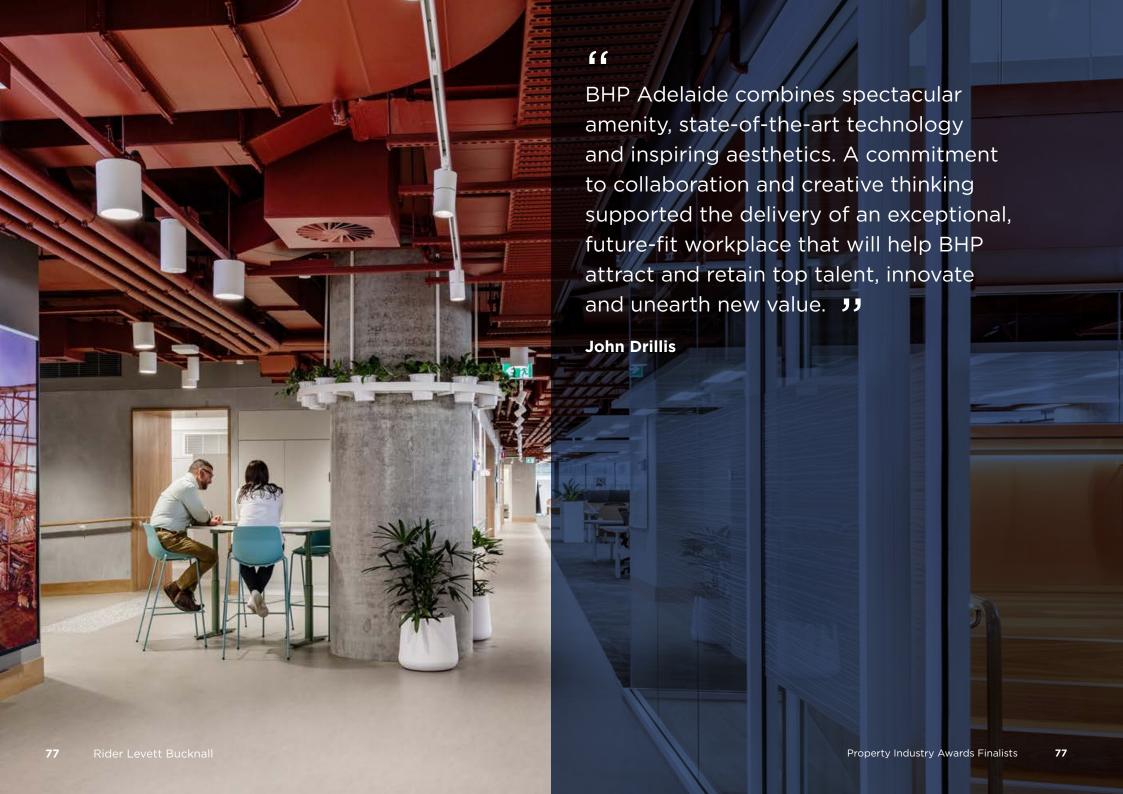


In creating a welcoming base for SA we bring the site to the city in how we activate the space – extraction speaks to built form, infrastructure inspires detailing, and our products reflect internal materials. This workplace is welcoming, proud and feels uniquely South Australian.

ВНР
Woods Bagot
Cost Management &
Quantity Surveying
John Drillis









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

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