



Bendigo Bank
Corporate Headquarters, Bendigo

March 09

innovation

architecture
interiors
workspace
retail
graphics

graypuksand

Bendigo Bank

Corporate Headquarters, Bendigo, in conjunction with BVN



The new headquarters for Bendigo Bank is now complete and was officially opened by the Prime Minister, Kevin Rudd and Premier John Brumby on 11 December 2008.

The project has been certified 5 Star Green Star (as designed) at a final cost of \$85.0m inclusive of integrated fitout, for approximately 20,000sqm GFA inclusive of retail along the ground floor.

Raising the bar in terms of what is achievable in the regional context was vital to the success of this project. A workplace that reflects the egalitarian nature of the business was achieved through the layout that links positions of the building via communal streets on all levels. A palette of colours were used for emotional response and as a signifier or locator. The colours were deliberately chosen to reflect the building's context within Bendigo. This reflects the briefing requirement that all employees feel connected with the customers that they serve. A feeling of connection with the outside is vital in order to achieve this aim.

Colonial First State

168 Walker Street, North Sydney

Critical as the first point of arrival for tenants and their visitors, the foyer plays a pivotal role in the presentation of a building.

To dramatically improve the foyer at 168 Walker Street Colonial First State did not require a large budget. Gray Puksand enlarged the space by realigning the entry facade, maximising the injection of natural light and improving the entry and flow into the building. Carefully selected new finishes and materials minimised the impact on the operational foyer, while producing a fresh, contemporary space.

Detail was focused on key elements such as the arrival, tenant signage, seating and lighting to provide a cost effective solution to a successful foyer renewal.



388 George Street, Sydney

Building Renewal

The building refurbishment of 388 George Street in Sydney has been granted 5 Star Green Star Design (v2) Certification (Australian Excellence).

Gray Puksand's ESD initiatives were:

- Low Volatile Organic Compound (VOC) adhesives and sealants
- Low VOC paints
- Recycling of 80% of construction/ demolition waste
- Low emission formaldehyde to composite wood products
- All timber and composite timber products FSC certified (Forest Stewardship Council)
- Dedicated recycling room
- Dual flush toilets – 6/3L (WELS Rating: 3)
- Sensor operated low flush urinals – 0.8L (WELS Rating: 6)
- Tapware mixers (vanity taps) (WELS Rating: 5)
- Cleaners taps – 6L/minute flow restrictors (WELS Rating: 3)
- Thermostatic Mixing Valves (TMVs)
- Replacement of energy inefficient hand dryers with paper towel dispensers
- Energy efficient lighting
- Metered soap dispenser system using vegetable based soaps
- Car parking / bicycle parking design
- Cyclist facilities (amenities, lockers etc)

BRISBANE

MELBOURNE

Masonic Care, Arundel

Over 40 years of service to this client continues with a further extension to the existing Aged Care development at Arundel, commenced by Gray Puksand MBS in 1991. The challenge for this project was to integrate a new High Care Facility, at a value of \$3.95m into the existing development.

Axiom Education

Gray Puksand, part of the ABN AMRO led Axiom Education consortium, has been selected to deliver the Partnerships Victoria in Schools (PVIS) Project. This public private partnership (PPP) involves the design, construction, financing and maintenance of 11 new schools in Melbourne's growth areas, at an approx. cost of \$200.0m.

FKP, 31 Queen Street

The \$5.0m renewal of this property is about to commence construction. The scope of works includes external building presentation, ground floor lobby and high quality amenities and cyclist facilities.

AMP Corporate Real Estate

Level 3, 818 Bourke Street, Docklands Melbourne



The most successful workspaces provide the design impact of the 'hero' spaces, but far too often ignore the notion of privacy, in the false truth that it is a blanket way to achieve knowledge sharing, in a knowledge economy. The design of the 3800sqm AMP workspace was to achieve:

- A sense of Connection
- Engender Communication
- Foster a Community

Workshop processes exposed a stratified organisation that valued its intimacy, however its management understood the need to communicate and to be nimble. Staff were committed to reduce stratification however, not at a large loss of privacy. The design provided a series of nooks that acted as pinch/decision points linked by a subtle change in floor finish and lighting. This effectively ensured people travelled along the routes designed and hence avoided the traps of encroaching upon the individuals' privacy. All routes lead to the light filled 'town square' or European style market place, the centre of the community.

NABERS

Owners should be aware that the NABERS energy scheme replaced ABGR as the common rating system for buildings in 2008. As such, documentation and representations should refer to NABERS, not ABGR.

Mandatory Energy Efficiency Disclosure

The Federal Government's proposed new scheme announced on 18 December 2008, requiring owners to disclose the NABERS energy rating of their properties will, if implemented as anticipated in 2010, underscore the ongoing viability and value of property assets. It may be prudent for owners to undertake defensive strategies in the interim.

Settlements provide useful Revenue Stream to Owners

With limited access to capital, to undertake renewal programs in buildings, an unexpected source of revenue has been created through settlements with large tenants now looking to review their space/leasing needs.

GE Real Estate

99 Walker Street North Sydney - New Food Court



To escape the hectic city of Sydney, the new internal food court at 99 Walker Street looked to a rural market for inspiration. Floating ceilings over the seated areas and a selection of materials and colours reflect cobble stones, timber benches, trees and hedges.

We developed a tenant guide to ensure the integrity of the space was maintained with the multiple tenants and their new fitouts, while our graphics team created the centre branding and signage. More than just a new image, the project improved the aesthetic, operational and comfort of the facility while maximising NLA through additional retail tenancies.

SYDNEY

Cromwell, 321 Exhibition Street

This \$28.0m project includes a complete renewal of this 29,000sqm property. Designed to achieve 4.5 Star NABERS, initiatives such as electricity co-generation are being reviewed to maximise the property's sustainable performance.

Slater & Gordon

Gray Puksand have been appointed to undertake the national accommodation requirements of law firm, Slater & Gordon.

CoverMore

Gray Puksand is completing a 2000sqm new workspace for CoverMore in North Sydney.

Mainfreight

In conjunction with BSW Architects in NZ, Gray Puksand is working on multiple sites for logistics company Mainfreight.

Epping Views Primary School

Lyndarum Avenue, Epping



Located between a series of protected nature reserves within a new residential subdivision, the new school buildings provide a distinctive backdrop to a stand of mature river red gums. These trees frame the site and assist in establishing key physical and visual connections between the individual buildings, the landscape and conservation areas beyond.

Principle open learning studios within each building are positioned along shared learning commons. The studios provide an open and transparent home base for students with multiple opportunities for flexible layouts and learning settings. Between these spaces are defined activity zones, quiet study space, student and staff resources, display spaces and flexible storage areas.

Senior Appointments

Gray Puksand are pleased to announce the following Melbourne staff have been appointed to the position of Associate:



Mark Freeman - Associate

Mark commenced as an Architect with Gray Puksand in 2001. Mark's portfolio of projects has centred around the education sector, with involvement in primary, secondary and tertiary projects. His most recent assignment has been the co-ordination of the \$85.0m Stage 2 development of Kangan Batman TAFE Automotive Centre of Excellence, due to commence construction in mid 2009.



Heidi Stowers - Associate

Since commencing with Gray Puksand in 2003, Heidi has taken on a pivotal role in the interior design team. Her assignments have included workspace projects for the private and public sectors, with clients including Alinta, Amcor, Middletons, Slater & Gordon and the Australian Bureau of Statistics. Heidi is currently co-ordinating the workshoping and needs analysis for the Australian Federal Police's 47,000sqm new workspace in Canberra.

South Coast Automotive Group

South City and South Coast Mazda

South Coast Automotive Group are in the process of upgrading two of their Mazda dealerships, South City Automotive in Mt Gravatt and South Coast Automotive in Tweed Heads, both at approx. 2000sqm with a budget of \$1.3m respectively. The upgrades will involve enhancing the interiors to the new Mazda Corporate décor manual. Externally, new Mazda corporate signage will be displayed with the inclusion of the Mazda Performance Wall which provides a visual identity for Mazda dealerships.

Both dealerships will increase their capacity in car servicing by providing more service bays in the workshop. South City Automotive will build a new upper level carpark deck to cater for the increase in customer service. South Coast Automotive will rebuild their showroom in order to provide more space to display cars and create a double storey façade to increase the shopfront display area.



Preliminary Concept

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