

Case Study

ROXBURGH PARK



“We have achieved a focal point for the local community and an exciting urban precinct that we are very proud of. “

Don Smith

**Development Manager,
Colonial First State Global
Asset Management**

**Finalist
“Design & Development:
Renovation & Expansion”
Asia Pacific Shopping
Centre Awards**

2014

A sense of place, community and distinction are the defining aspects to the design philosophy behind the Roxburgh Park Town Centre Development.

The new \$40 million development includes a Coles Superstore, Aldi store, 40 specialty retail stores and upgrade to the existing shopping centre to create a retail hub and community centre for the multicultural Roxburgh Park community.

The town centre development encourages activity throughout the site by providing points of interest that create meeting places for leisure and relaxation.

Architectural aspects typical in Middle Eastern cultures have been incorporated using various heights with narrow spaces designed for movement, and wider spaces for places of gathering.

Shading has been created by existing large canopy trees and solid canopies.

“i2C adopt this (collaborative) approach to their projects working closely with the team to not just meet their goals, but to exceed them.”

Ben Weber - Project Manager Probuild

Challenges

An undulating sloping site that resulted in one entry lobby located significantly higher than the other was overcome by creating a ramped retail mall that formed the main accessway through the new centre and created a pedestrian link between the new centre and existing centre located at the lower level.

Maintaining access for all the specialty tenancies flanking the ramped retail mall was paramount whilst minimising reduction in lettable floor area within these tenancies.

Finalist
“Best Shopping Centre Development”
Property Council of Australia Awards
2014

Approach

Environmental sustainability was a core consideration in every aspect of the design. Cyclist’s facilities were included for centre staff and pedestrian linkages to trains and buses encourage centre users to use public transport.

Natural ventilation is facilitated by the retail mall roof design that directs rising hot air towards high-level louvres that discharge externally.

Natural light streams into the building through high-level, translucent glazing that significantly reduces the glare from direct sunlight and illuminates the mall evenly to create a pleasant internal community environment whilst reducing energy usage.



Outcomes

The highly-successful first stage of the development opened to the public on November 2012 as result of a fantastic collaboration between i2C, Colonial First State Global Asset Management and Probuild. The design concept will be extended in subsequent stages to include additional tenancies and further activation of the pedestrian access to Roxburgh Park train station.

PROJECT DETAILS	
Value	\$40M
Client	Colonial First State Asset Management
Discipline	Urban Planning, Planning, Design
Expertise	Retail, Urban
Year	2012
Location	Roxburgh Park, Vic
Status	Completed