

BAYSIDE SHOPPING CENTRE EXPANSION, FRANKSTON VIC

Client

Gandel Retail Management
(for CFS Gandel Retail Trust)

Location

Frankston, Victoria

Value

\$150m

Completion

Cinemas:
December 2004

Retail:
March 2006



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Frankston's Bayside Shopping Centre is a thriving four-level regional shopping centre 40km south of Melbourne. With over 170 retailers, including major tenants Myer, Coles, Target, Rebel Sport and Toys R Us, the centre required a major upgrade to cater for the growing population.

APP's respected reputation in managing retail projects across Australia for Westfield, QIC, Stockland and Coles Myer ensured that this facility would be completed within the parameters set down by owner Gandel.

APP was appointed to the project to provide PM support to Gandel's in-house staff who were overstretched at the time.

The Frankston development comprised an expansion to the north and south of the existing Centre, which runs through Frankston's Town Centre.

The Convenience Retail component (18,900m²) is being built on a 3.4ha former Council carpark site, and comprises Kmart, Safeway, 55 specialty retail shops, and 1,800 car spaces (including 500 commuter car spaces).

The building is elevated to alleviate flooding problems and connected to the current Centre by a two-level retail bridge over Beach Street, with parking underneath, on the roof, and in an abutting multi-deck car park.

The Cinema component comprises a 12 screen AMC cinema complex, Strike Bowling, 20 restaurants, cafes, and lifestyle shops, with 420 car spaces. The frontage on Wells Street has been widened and landscaped to create a new civic town place as a joint project between Gandel Retail Management, Frankston City Council and the Victorian State Government under the Transit Cities Program.

Due to a series of protracted delays in securing Development Approvals, Council Negotiations and Design Resolution, procurement of the works was stymied for 15 months. By then Gandel's own resources became available and APP's role was renegotiated to coordinate the services infrastructure relocations and streetscape works with Council, as part of the Transit Cities funding program.



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