

# newsletter 06 spring 2001

Architecture Urban Design+ Planning Interiors Heritage Facility Management



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## The Golden Door Health Retreat.

Golden Door Health Retreat in the Hunter Valley is being developed by the Cypress Lakes Group Ltd who have successfully run the popular Golden Door Health Retreat in Queensland for the last three years.

The site for their Hunter Valley Retreat has a strong natural energy, a high open knoll with wonderful views to the Brokenback Range. These mountains arc in a beautiful sweep from the north east, through the west to the south, forming a broad

canvas for the changing moods of the day, from sunrise to sunset.

AJ+C won a limited competition for the Hunter Valley Retreat in mid 2000. From the outset we felt the site demanded a strong unambiguous concept that would sit comfortably within this powerful landscape. Based on a philosophy of 'outward vision from inward focus', our scheme sits a collection of buildings around and just below the high point of the knoll. The communal facilities of din-

ing room, lounge, sporting studios and pool take advantage of the expansive views out over the Hunter Valley landscape. In contrast, the centre for massage and therapeutic treatments is a building of individual rooms and courtyards that offer intimate and private spaces. The residential villas are linked to these communal facilities via a trail that circumnavigates the knoll. They are informally organised, but underpinned by a simple structure, utilising natural finishes and materials. At the point of arrival to the complex there is a threshold

that, once crossed, will dispel any connection with one's normally stressful existence of work, traffic and time demands. One is given ample opportunity for solitude, contemplation, exercise, communal activities, and, of course, a little pampering. Are you ready? Can you wait?

AJ+C Project Team:

Peter Stronach, Peter Ireland, John Suprun, Thom Wright, Henry Young



3D images by Haycraft Duloy



3D images by Haycraft Duloy



3D images by Haycraft Duloy



inward focus



## Cienna & Cicienna Mosman

**Cienna** This large residential development at Spit Junction, Mosman acts as a mediating element between the commercial and retail activity of Military Road and the smaller scale residential development on its southern side. Containing 93 residential apartments plus associated resident parking, it sits above a 190 space public car park that serves the Spit Junction Town Centre. Public toilets are also provided adjacent to the car park entry. The site was previously owned by Mosman Council and tendered for sale with tight development controls.

With the project involving sensitive design issues within an area identified as being of significant urban design quality, extensive negotiations took place over many months with Council and local community groups. The residential accommodation is divided into two main blocks which flank a large internal landscaped courtyard. Upper floors of the building step back from the street frontages to minimise the apparent building bulk and height,

and elevations are carefully modulated to relate to the scale of adjacent facades.

**Cicienna**, recently granted DA approval, follows the successful public acceptance of the Mosman Cienna development by the local community. Immediately to the north of Cienna, 86 residential units will sit above a 25 metre indoor public swimming pool, continuing the policy of providing and concentrating key public facilities within existing town centres by way of integration within new residential developments.

The client for both projects is the Cienna Group.

AJ+C Project Team Cienna:

Reg Smith, John Suprun, Mark Corbet, Sue Melosu, Alena Smith, Daniel Staebbe

AJ+C Project Team Cicienna:

Reg Smith, John Suprun, Ross Chalmers, Ben List, Sue Melosu, Tony Spragg

## Woollahra DCP

Allen Jack + Cottier has recently been engaged by Woollahra Municipal Council to prepare a Development Control Plan for the Heritage Conservation Area of Woollahra and West Woollahra.

The Conservation Area is bounded by Jersey Road, Oxford Street, Syd Einfield Drive, Cooper Park and Edgecliff Road and includes a great variety of significant residential buildings. These include not only the stone and timber cottages and terrace houses of the Victorian period but also several significant Federation buildings, a large number of houses and flats from the Inter-War period and a selection of excellent examples of late 20th Century residential architecture. The

## 96 Beach Street

The site is located at the northern end of Coogee, on the corner of Beach and Arcadia Streets and is approximately 150 metres from Coogee Beach.

Number 96 will contain 14 exclusive three bedroom apartments, 2 penthouse apartments and 1 large attached house, all with panoramic views of Coogee Beach and surrounds. Each apartment will have two security parking spaces and additional storage.

The design ensures that every apartment has through ventilation and natural light by capturing the northern sun over the landscaped garden at

retail buildings of Queen Street, Edgecliff Road, Oxford Street and Ocean Street also contribute to the area's visual complexity, as do the important public, commercial and religious buildings which have become landmarks.

Stage One of the project involved researching Woollahra's historic background and identifying the distinctive precincts within the area as a whole. During foot surveys involved in the early stages of the work, approximately 1750 photographs of buildings were taken within the Conservation Area, which contains over 2000 lots.

AJ+C Project Team:

Keith Cottier, Rod Simpson, Kate Mountstephens, Richard Silink, Janet Chapell



the rear of the site.

There are 3 lifts allowing the apartments to have direct lift access to its own private lobby. All apartments feature an integrated intelligent control system for automatic lighting, sun control, video intercom and security. The building will be wired for broadband internet access.

The three bedroom apartments have a floor area of approximately 140m<sup>2</sup> internally and 20m<sup>2</sup> of balcony (the garden apartments have approximately 90m<sup>2</sup> of private garden terrace). The penthouses are 190m<sup>2</sup> internally with an 80m<sup>2</sup> terrace. The attached house is set over three levels with a floor

area of 206m<sup>2</sup> and 270m<sup>2</sup> of private landscaped terraces.

AJ+C were also engaged to produce all the marketing material for the project, including posters, a marketing brochure and CD with fly-throughs of selected apartments.

AJ+C Project Team:

Michael Heenan, Simon Stokes, Nic Bailey, Mark Corbet, Cameron Donald, Paul Owen, John Whittingham

Number  
**96**

Beach Street Coogee

## 25 Year Award

The Cater House, located in Red Hill, ACT and designed by Russell Jack (one of the founders of AJ+C), has been awarded a special 25 year award by the RAlA. On completion in 1965, the Cater House received The Canberra Medallion, awarded by the RAlA. In the awarding of the 25 Year Award the RAlA described the Cater House as "A wonderful house as modern and relevant for today's living as when it was built 35 years ago. The simple and modest face to Mugga Way gives no hint to the joy of the interior."

## Colour Awards

Moore Park Gardens Stage 2 won the best residential exterior Dulux Colour Award for 2001. Congratulations to Colin Janes, Project Architect, and Sue Melosu, Materials and Finishes, for their work on this part of MPG!

## Premiers Award

At the 2001 RAlA Awards the Premier's Award went jointly to The Hudson designed by Allen Jack + Cottier and The Domain, Marrickville designed by Stanislav Turner. The Premier acknowledged that The Hudson, consisting of 272 units arranged around a landscaped central courtyard and retail precinct, represented excellence in residential flat design. The Hudson is the first major redevelopment project of the newly established Green Square area, the urban renewal of a former industrial precinct. The Hudson achieved record "off the plan" sales when the development was first released for sale prior to going to tender.

## Heritage Awards

Redleaf, Woollahra Council Chambers, and St Thomas' Kindergarten, North Sydney were both recognised in the 2001 EnergyAustralia National Trust Heritage Awards.

AJ+C and Design 5, conservation architects, won the Adaptive Reuse, Corporate/Government Award for the work completed on the 1860s Redleaf Victorian Italianate villa. The award acknowledged the successful restoration of the villa and the adaptive reuse the Woollahra Council.

AJ+C Heritage were awarded a Commendation in the Conservation, Corporate/Government category for the restoration of the first school house in North Sydney, dating from 1848. The school house is now St Thomas' Kindergarten, associated with St Thomas Anglican Church, North Sydney. Kate Mountstephens, Project Architect for the conservation works, also received a DPWS Merit Award for Achievement in Design in the National Association of Women In Construction (NAWIC) Awards 2001.

## Green Awards

The inaugural national Green Building Awards, organised by The Architecture Show Magazine and The Francis Greenway Society, were held in July 2001. Again AJ+C won two awards - with Woollahra Council Chambers and the Stanhope Gardens Master Plan both receiving bronze medals for the Projects over \$10 Million and Special Project categories respectively.

Woollahra Municipal Council's strong commitment to ESD principles allowed AJ+C and Advanced Environmental Concepts to develop and design significant energy saving measures for the project with the aim of promoting environmentally sound development and providing a healthier and more pleasant work environment for the Council staff. For the first time in Australia the offices are only artificially air conditioned and lit when necessary (there are natural ventilation and lighting systems) making significant savings in running costs.

Stanhope Gardens' Green Award was won in conjunction with Annand Alcock Urban Design for a master plan for a new suburb on a 189 Ha site in NW Sydney. The master plan reveals three major Green initiatives: it embraces the natural environment; establishes a clear urban structure to encourage walking and cycling and Alcock Urban Design for a master plan for a new suburb on a 189 Ha site in NW Sydney. The master plan reveals three major Green initiatives: it embraces the natural environment; establishes a clear urban structure to encourage walking and cycling and building design to maximise solar access. Construction of the new suburb has only recently begun.

## North Wentworthville

### Urban Design Study

for Parramatta City Council

AJ+C Urban Design + Planning continues to be involved in the early stages of the development process, in the preparation of Local Environmental Plans, Development Control Plans and urban design guidelines for the growing NW area of Sydney. A current project in this rapidly changing area is the North Wentworthville Study.

The North Wentworthville area was previously deferred from consideration in the Parramatta City Council draft LEP 2000, primarily due to flood affectation and its hitherto unresolved impact.

The current study is an integrated urban design approach to determine the desired future character for the area, whilst coming to terms with the flooding constraints. Once the desired future character is defined, then an appropriate zoning can be determined and Council's draft LEP 2000 finalised.

The project will include amendments to the current draft DCP, including new development controls and urban design guidelines.

AJ+C Project Team:

Rod Simpson, Jennifer Bautovich

## Mixing Space



3D images by AJ+C Graphics

AJ+C has won a limited design competition to develop a new corporate meeting facility for Macquarie Bank within their GPO site.

This facility will be known as the "mixing space" and will incorporate a café, lounge, library and meeting areas for the internal use of MBL staff.

It is intended to function as a conduit for greater interaction and knowledge sharing among the 2500 staff.

The design philosophy aims to develop a greater importance on the interaction of people and place and offer staff an oasis within the current corporate facility to explore alternative working models. AJ+C is currently working with key MBL personnel to develop a working brief for this exciting project.

Stay tuned.

## Mandible Street Alexandria



3D images by AJ+C Graphics

Australand have commissioned AJ+C to design a medium density mixed-use project in the Green Square precinct called 'The Linc'. The commission includes design, partial documentation and planning packages, 3D visualization, marketing material and interior design work.

The development comprises 3 separate buildings over a podium with a cafe and home offices at ground level. Each building offers a distinct range of accommodation; the Wyndham Street building comprising 100 split-level 'switchback' apart-

ments, the Mandible Street building containing 50 'crossover' apartments and the 'Piazza' building containing 30 two storey maisonette and loft apartments. The variety will offer prospective purchasers a good range of products and also will address an ESD agenda. The design offers solar access and cross-ventilation to the majority of the apartments. The 3 buildings will be white and modern with infill bands of colour and sunscreens to modulate the facades. Another feature will be the piazza which is to contain landscape and water features designed by Anton James Design. The DA was submitted to South Sydney City Council in May. 'The Linc' will be launched for sale to the public in September 2001.

AJ+C Project team:

Reg Smith, Tanya Trevisan, Nic Bailey, Tim Beattie, Michael Buchtmann, Ross Chalmers, John Gunnell, Peta Hewitt, Ben List, Nola Nichols, Paul Owen, Laura Robinson, Tony Spragg, Lisa Trevisan, Tanya Vincent

## Chowder Bay



The Interim Sydney Harbour Federation Trust engaged AJ+C to undertake the conservation works to the Former Submarine Mine Depot Building at Chowder Bay, Mosman.

Built in 1892 this significant former naval building was integral to the early defence of Sydney Harbour and is listed on the Register of the National Estate.

AJ+C Project Team:

Keith Cottier, Kate Mountstephens, Richard Silink



Cater House 1965 - Photographer - David Moore



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