

the last 10 years of

apartment design

At the beginning of 2002 AJ+C returned to work to reports in the international media that we had been ranked No.1 in the world in Residential Architecture, the result of a survey conducted by World Architecture Magazine. The accolade, however wonderful, was somewhat surprising, and a little investigation soon revealed that this survey had been based on annual financial figures, but, sadly for us and our bankers, figures that, in the case of many Australian practices, were misread or misinterpreted. We nevertheless rode the back of this kudos, which, although misplaced, only confirmed what we already knew!



The Hudson, Alexandria

Over the past 10 years, AJ+C has designed, built and/or are now constructing nearly 4000 apartments in Sydney alone. These apartments have led the way in residential development, earning major design awards and returning excellent returns for developer and investor alike. So we thought that perhaps it was an appropriate time to celebrate our international standing with an issue of the Newsletter dedicated to a selection of these residential developments.

Australia's most talked-about residential developments. The four-stage development consisting of 560 apartments was built over a six-year period. Only a few kilometres from the centre of Sydney, it provides accommodation for a great range of incomes, with apartments ranging from studios to luxury penthouses. This development 'moved the goal posts in residential development in Sydney', creating a rare sense of community and amenity in so large a project, and at an affordable cost. A cross-over section in the high-rise blocks allowed over 90% of the apartments to enjoy a north orientation, and the project incorporated several new 'green' features, such as the use of bore water for garden irrigation.



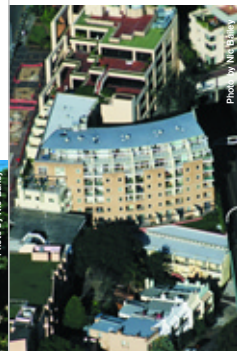
Delano, Surry Hills

Moore Park Gardens was selected by the Property Council as one of the eight top projects in its 'Design Dividend' research report - an Australia-wide study that set out to investigate the link between good urban design and good financial returns. Needless to say, it has received numerous awards in urban design, architecture and even colour! A project demonstrating that good design can bring even better returns. Awarded the 2001 inaugural RAAIA Premier's Award, the Hudson is the second largest residential community created by AJ+C from an industrial site. A new neighbourhood was created on The Alcatraz Factory site, providing 272 apartments arranged around a central landscaped courtyard. The design of the Hudson followed the lessons of Moore Park Gardens, with careful delineation of



The Block, Rushcutters Bay

private and public spaces, and a series of communal and recreational facilities. AJ+C's talents in adaptive reuse are illustrated by a number of projects over the years. In 1997 AJ+C re-designed the Colgate Palmolive Building on Sydney's waterfront into residential apartments. A former rag-trade warehouse in Surry Hills - Delano, was converted into 59 modern residences for city dwellers. Currently, a rather ugly 70s office block, located on leafy Cooper Street - The Hart is being transformed into a contemporary 60 studio to three-bedroom development.



Diseno, Edgecliff

'Domain' readers will be well-informed about the following large scale mixed-use developments. The Linc - This is AJ+C's most recent project in the Green Square precinct. The \$32 million first stage - the eight storey Linc Central - will comprise 94 residential apartments and has a landscaped central 'piazza' or courtyard with a swimming pool and a café creating meeting places and public walkways - and a neighbourhood atmosphere. Unique to this project is the inclusion of split-level live/work apartments providing spaces for people who want to work from home or for small businesses. These proved popular and were quick to sell off the plan. The other current project located in the Green Square area is



Kings Row, Newtown

Sonoma a 170 apartment development in Waterloo. Both Stage 1 and Stage 2 of the development has received staggering off-the-plan sales. The development consists of 6 buildings ranging from four to eight storeys and includes commercial and retail spaces. Stage 1 is now under construction, with both Stages due for completion in 2003. Just launched is a development in Broadway, Ultimo. Fusion has been designed to combine retail, commercial and residential living. An existing building on the site will be refurbished to showcase the original timber



Paddington Green, Paddington

beams, columns and ceiling and will provide 76 commercial and retail suites. The new building will provide 83 residential apartments and a 'street-style' courtyard will be finished in cobblestones in-keeping with the history of the site. The largest mixed-use development currently in progress is Bullecourt. Located in Ultimo the development will provide 217 units, commercial and retail space contained in three new buildings. The Bristol Arms Hotel is also part of the development and will be refurbished for commercial space. The residential spaces have been designed to allow occupants to use the spaces for either commercial or home use. A cross-site link will connect Bullecourt with Darling Harbour. Off-the-plan sales will commence soon and construction is due to be completed in 2003.



Quay Apartments, Pyrmont

Moving from large scale medium-density developments AJ+C also has a reputation for designing high-value luxury apartments. Recently completed are 48 luxury apartments on the prominent headland of Pyrmont Point. The Quay Point harbour apartments give people that little bit extra. Quality materials and finishes complement the spaciousness. As with all AJ+C projects, the apartments have the latest in energy efficient design with through ventilation and feature optional day/night air conditioning systems. Adjustable louvres and sliding screens on east and west balconies and windows control solar access and create protected outdoor spaces. No 96 Beach Road is another example of luxury design, this time - by the beach. These residential spaces have been designed to allow



Moore Park Gardens, Redfern

occupants to use the spaces for either commercial or home use which is an exclusively three-bedroom project, perched on the hill above Coogee, with each apartment overlooking the beach and ocean. The design ensures that every apartment has through ventilation and natural light by capturing the northern sun over a rear landscaped garden. The project is now under construction. AJ+C's current overseas project is KLCC, which will be known as the 'most luxurious residential building in Asia'. Its location is certainly prestigious, in the heart of the downtown area, the site is directly opposite the highest building in the world - The Petronas Tower. The luxurious features of AJ+C's design of 152 apartments contained in this 44 storey tower building begins with the spaciousness of each of the apartments which range from 200 to 600 sqm. The contemporary design is expressed in local materials which are relevant to the Asian climate and lifestyle. The project is currently in documentation stage, and construction is due to commence October.

more than just architects



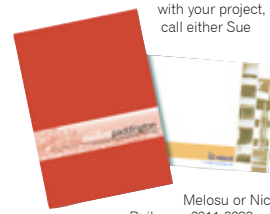
Sonoma Display Apartment

Allen Jack + Cottier aim to offer our clients a cradle to grave service. We have recently been assisting several clients with the marketing of their project. Our Interiors section has designed and styled display suites for 'The Linc', 'Sonoma' and the soon to be marketed 'Bullecourt'. Allen Jack + Cottier's Graphics have also been in on the act. Working closely with the real estate agent, we have designed and produced all the marketing material for 96 Beach Street, Coogee. That included brochures, newspaper advertisements and an interactive CD. More recently we have worked with the advertising agency 'Our Agency' on the 'Fusion' project. Here, we either produced or managed the production of all the interior and exterior perspectives, a fly through on DVD, individual unit plans, floor plans and elevations.



96 Beach Street, The Hart

We have also built and maintained our own web site, www.ajcarch.com.au, and designed and produced this newsletter. If you would like to know more, or think we can help you with your project, call either Sue



Melosu or Nic Bailey on 9311 8222. Even if we can't help you, we probably know someone who can.