



FLOUR POWER

Interesting things happen when worlds collide. The conversion of a disused flour mill into one of Sydney's most anticipated office developments began as a collage of ideas. Intimate, funky, industrial, Flourmill Studios is an exciting – if unprecedented – fusion of new meets old.

The brainchild of property developer, Andrew Podgornik, the studios are a lean, green alternative for creative small-business people who appreciate an inner-city location.

Carpets are made from recycled PET plastic bottles, the cyclists' room is fitted out with secure

bike and personal lockers, and a shared 'Go Get' car is available to occupants via an internet booking system.

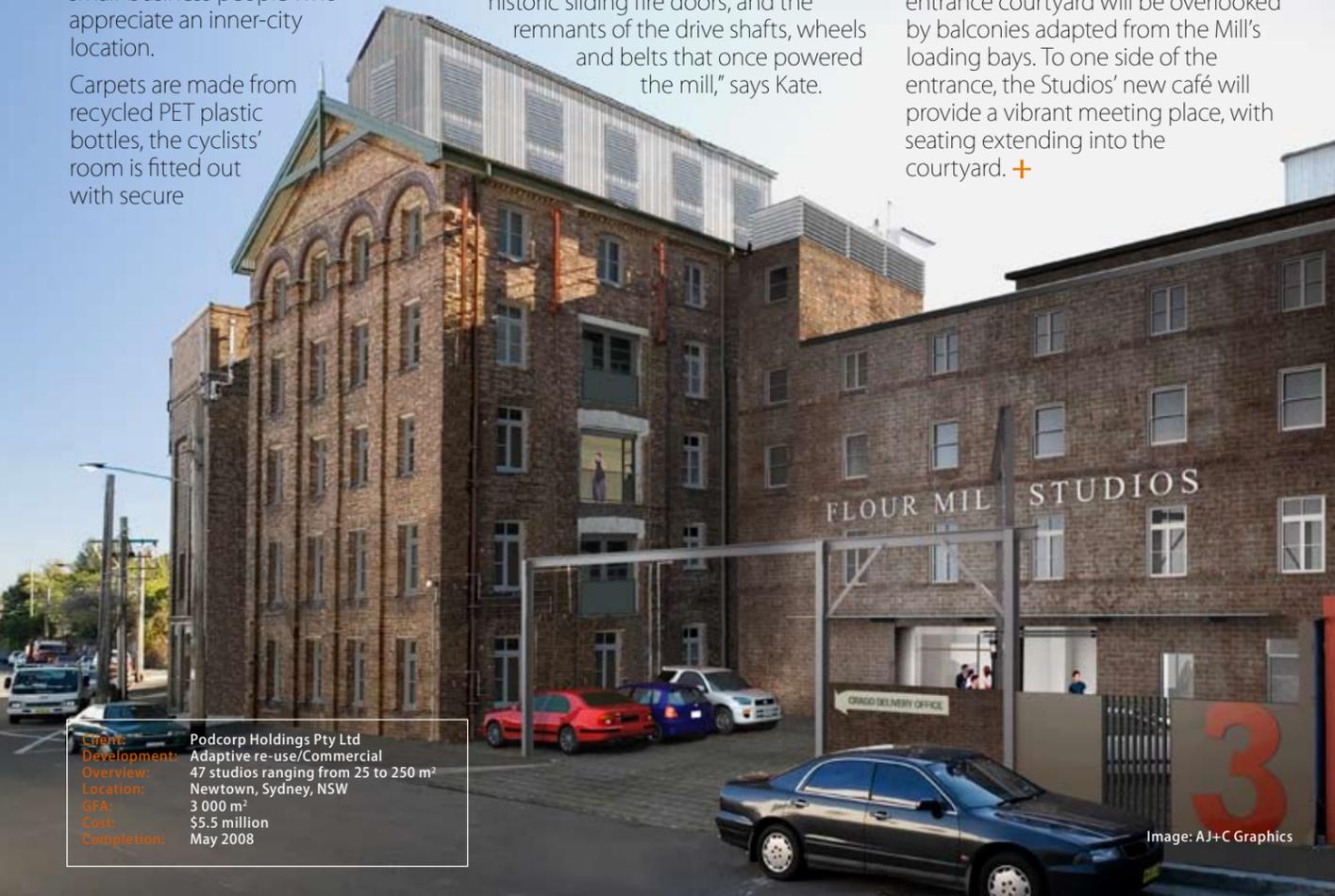
But the building's tangible grain, from weathered brickwork to rusted apparatus, proved irresistible to project architect, Kate Mountstephens, and the adaptive re-use team.

"Some studios will feature warehouse-style timber columns and beams, original timber loading-bay doors, historic sliding fire doors, and the remnants of the drive shafts, wheels and belts that once powered the mill," says Kate.

Other studios will take advantage of soaring double-height spaces with concrete ceilings, steel beams and an overhead soda hopper once used to produce flour.

Common 'break out' areas will incorporate balconies and tea stations, providing informal meeting places for all the buildings users.

Topped by a framework of original steel columns and beams, the entrance courtyard will be overlooked by balconies adapted from the Mill's loading bays. To one side of the entrance, the Studios' new café will provide a vibrant meeting place, with seating extending into the courtyard. +



Client: Podcorp Holdings Pty Ltd
Development: Adaptive re-use/Commercial
Overview: 47 studios ranging from 25 to 250 m²
Location: Newtown, Sydney, NSW
GFA: 3 000 m²
Cost: \$5.5 million
Completion: May 2008



Without Frontiers

AJ+C warmly invites you to *without frontiers* – a multi-media exhibition at Customs House, Sydney. Running from 2nd August to 23rd September. The exhibition will explore the work of not-for-profit organisation, Architects Without Frontiers.

This Australian group of volunteer designers assists disadvantaged communities with the design of community development projects. Occupying the ground floor and level 2, *without frontiers* will integrate sketches, photographs, models and audio diaries.

"We're excited about this exhibition," says Peter Ireland, AJ+C Director. "As a society, we need to better understand the consequences of architecture."

In addition to co-authoring *without frontiers*, AJ+C staff contribute to AWF projects, and our Sydney office is a regular venue for meetings.



Out of Hours

The recent inhouse art exhibition, *Out of Hours*, delved into personal waters. Held in late May, the exhibition asked staff to slip out of their professional skin and submit works as artists. The response was extraordinary.

Sculpture, jewellery, photography and sketches were all submitted, transforming the foyer and reception into a visionary, idiosyncratic space. There are now rumours of an annual exhibition.

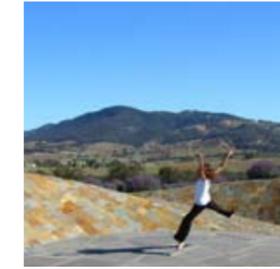
Green Star Accreditation

AJ+C is committed to promoting ecologically sustainable design and recognises that creating sustainable communities is a joint venture. A recent inhouse Green Building Council Australia Green Star training course underlined this objective with over 30 AJ+C staff (from each of our disciplines) and a cross-section of our clients and consultants learning how to apply the Green Star rating tool.

AJ+C architect Pip Bowling, who is a member of the GBCA Working Group developing the Green Star rating tool for multi-residential projects says, "AJ+C realises how important collaboration is to establishing a higher industry standard, which is why we invited clients and consultants to the training course."



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Gourmet Traveller Award

The Golden Door Health Retreat – Elysia has been awarded Australia's Best Spa/Health Retreat in the inaugural 2007 *Gourmet Traveller Awards*.

Aiming 'to recognise what is truly special about our homeland', the awards were judged by a panel of prominent writers, authors and television presenters. AJ+C designed Elysia's 74 villas and lodges, together with its sport, social and spa facilities.



RAIA Blacket Award

Lake Ainsworth Recreation Hall shone brightly at the recent 2007 RAIA NSW State Chapter Awards, receiving the Blacket Award for Regional Architecture, and commendations for the categories of Public Architecture and Sustainable Architecture.

Located on the north coast of NSW, the new multipurpose sports and recreation hall was commissioned by the Properties Division of the NSW Department of Arts, Sport and Recreation.

Prix d'Excellence

Norwest Business Park in Sydney's Hills district, was runner-up in the Masterplan category of the International Real Estate Federation (FIABCI) Prix d'Excellence Awards for 2007.

AJ+C was a member of the original design team that conceived the masterplan during the 1990s. Since then, the Business Park has become a runaway success, with over 450 businesses, 25 000 employees and 4 700 residents.

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COVER: THE POINT, PORT MACQUARIE
 PHOTO: NIC BAILEY



Photos: Nic Bailey



THE POINT

The Point Apartments invite a sense of natural wonder. Perched on the mouth of the Hastings River, these luxury residences open to the Pacific Ocean, basking in warm light and views along the beach.

The environment is palpable, seeping into the architecture until the distinction between interior and external spaces seems irrelevant. The effect is cleverly enhanced by high ceilings and floor-to-ceiling glass, lengthening the perception of space.

Sustainability was considered a high priority for The Point. To harness light, living rooms, balconies and main bedrooms all enjoy the northern sun. Cooling sea breezes provide cross-ventilation to all apartments reducing

“Why look elsewhere for inspiration when the beach and site offer so many perspectives?”

the need for air-conditioning. The energy efficiency is quantifiable, with apartments achieving a 5-star NatHERS rating.

“Design principles hold true when they incorporate the environment and a sense of pragmatism,” says project director, Peter Stronach. “Even subtle considerations, such as the use of face brickwork, reduce the expense of maintenance over time.”

For delivery architect, Ben List, from AJ+C’s Brisbane office, the coastal environment offered a rich palette of natural features. “The location is one that architects dream about: spectacular ocean and beach views, northern aspect and a fascinating history.”

“Why look elsewhere for inspiration when the beach and site offer so many perspectives?” asks design development architect Scott Norton rhetorically. The eye can immediately detect natural tones and textures of the beach in the use of colour and external materials.

The apartments are also responsive to the site’s gripping history, involving the archaeological remains of an 1830s convict-built gaol. Brick footings remain on site, with an interpretive landscape created for residents and the community. +

Client: Linear Group
Builder: Ware Building
Development: Residential
Overview: 20 luxury apartments
Location: Port Macquarie, NSW
GFA: 3 700 m²
Completion: March 2007

Development: Adaptive re-use/residential
Overview: 9 apartments
Location: Sydney, NSW
GFA: 1 555 m²
Completion: June 2007



SYDNEY CONVENT

Photos: Nic Bailey

In essence, the clean expression of design neatly marries contemporary and traditional elements.

The robust, solid stature of this new Sydney convent conveys a reassuring weight. It is, says project coordinator, Tina Tziallas, an appropriate response that owes much to the existing buildings on site.

The design strategy hinged around the adaptive re-use of the existing buildings, and the sympathetic connection of the existing school house with a new building – to form residential accommodation for the Sisters.

“We retained the existing buildings because they made a positive contribution to the streetscape and the built character of the area. They tell their own story of the history of the site.”

The building entrance was relocated from the northern side of the site to increase privacy. This meant that the Sisters can appreciate a sunny, private outdoor courtyard

in the place of a former carpark. The building interior counters the exterior mass with an abundance of open space and natural light.

In essence, the clean expression of design neatly marries contemporary and traditional elements. New building elements are fresh yet sympathetic, so that the distinction between new and old is legible, preserving the historic identity of the site.

“Responding to the requirements of the Sisters was a central ongoing concern,” says Tina.

“We collaborated with them to ensure that the living arrangements in the convent were appropriate and responded to their concerns for security, safety and privacy.” +