

Mixed use developments are not just for the residents, they are also for the community.

- Project Director Stephen Black



STOP PRESS - AJ+C WINS WORLD ARCHITECTURE AWARD

## John Suprun

1951 - 2009



Allen Jack+Cottier (AJ+C) is saddened to announce the sudden passing of John Suprun on Friday 6<sup>th</sup> November 2009.

John studied Architecture at the University of New South Wales and was awarded Bachelor of Science (Architecture) in April 1972. He began his career fulfilling a passion; to build, not only designing additions and alterations for friends and family, but physically constructing them. This passion was core to his amazing and rewarding career. John was fortunate enough to work for landscape architect Harry Howard, who became much more than an employer, growing to be John's mentor and father figure. One of Harry's exceptional projects was the landscape architecture for the High Court in Canberra. John's mathematical mind enabled him to tackle the calculations required to successfully design the project's feature fountain. John however, was much prouder of the contours he did for the National Art Gallery sculpture garden, which he visited annually with his wife Nina to view the progress of the landscape.

John started working for AJ+C in 1984, under a two week contract when he was borrowed from a good friend of Principal, Peter Stronach, Bruce Eeles. 25 years later, Peter still hasn't paid the debt for stealing this dependable and charismatic architect.

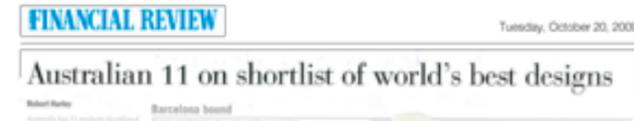
John worked closely with Peter throughout his time with AJ+C, and he embraced the role of project architect on many of our early residential projects, including the Nankervis House in Paddington. His ability to identify the client's requirements, and deliver them with what appeared to be such ease, was extraordinary. His greatest love in architecture was to give every client a successful working design irrespective of the job or budget.

John's contribution to AJ+C's history is invaluable. His professionalism, humour and breadth of knowledge contributed greatly to our architecture and the life of our office. John recently led the team responsible for 2,500 apartments as a part of the multi-award winning 'The Waterfront' at Homebush Bay. His role encompassed all aspects of project design, development and management; from masterplanning to construction. He approached these roles with vigour and encouraged his team to deliver to the highest standard.

On a personal level, John is known as a great friend and mentor. AJ+C has been touched by his passion, integrity, generosity and willingness to teach. He was an unconventional powerhouse whose laughter and roguish smile will be greatly missed. Our thoughts and condolences go to Nina his wife and Larissa his daughter.

### AJ+C the talk of the town after World Architecture Festival (WAF) win

Berry Sports Hall received the sports category award at the WAF. The theme for the awards this year was 'less is more' which suited this modest multi-purpose hall, beating the Wimbledon Centre Court Redevelopment in what the judges described as a clear winner. This is the first World Architecture Festival Award for AJ+C and Project Architect John Whittingham along with Principal Michael Heenan have been part of a media whirlwind featuring in local, national and international press.



### More awards!

Another award to announce is for the AJ+C design Sisters of Charity residential dwellings in Shellharbour. The AJ+C design development took home the Master Builders Association of NSW Excellence in Housing Award in the category of Home Units \$500,001 - \$700,000. The MBA of NSW Excellence in House Awards showcase the very best in residential building, rewarding quality, workmanship and innovation.

AJ+C would like to congratulate all involved in both Berry Sports Hall and Sisters of Charity Shellharbour for these fantastic results!

### Christmas donation

All of us at Allen Jack+Cottier wish you and your family a safe and happy Christmas. In keeping with the Christmas spirit, AJ+C will be donating money to the Heart Foundation as an alternative to sending out Christmas Cards.

Proudly supporting the



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How do you capture the essence of casual beachside living without compromising style?

Allen Jack+Cottier (AJ+C) achieved the right balance by drawing from beach-inspired architecture and reinterpreting it in Stockland's latest mixed use development, offering great synergy between lifestyle and commerce.

Situated on a 2.1 hectare site between Condamine Street, Sydney Road and Woodland Street, Balgowlah, the development comprises a Coles supermarket and 60 speciality shops, 240 apartments with district and coastal views, restaurants and cafes, gardens, a resort style 25 metre swimming pool and parking for more than 1000 cars.

'Balgowlah was identified as a casual suburb where people wanted to feel like they're on holiday,' said AJ+C's CEO and Project Director Reg Smith. 'So the whole idea was to integrate retail and residential elements into a framework that provided a relaxed living experience.'

The challenge was to strike a good balance between an active retail environment and private residential development. It was important to ensure that while residents enjoy the convenience of living above a retail development, the sanctuary of their home is preserved.

The landscaped plaza is the focal point of the development, forming the link between the retail areas, the residences and the local neighbourhood. Its covered colonnade, seating, public art installations and performance space draw local residents and shoppers alike.



The Village balances retail buzz with residential privacy.

*'It was important to ensure that while residents enjoy the convenience of living above a retail development, the sanctuary of their home is preserved.'* - Project Architect, Pip Bowling

The residential towers range from three to eight storeys and feature different configurations, colours, floor plans and views, giving residents variety. Expansive balconies, pergolas, external sliding louvre screens and shaded windows enhance the beachside feel.

By using a blend of timber fences and glazed balustrades, the apartments maximize views out to Sydney Heads, the harbour and the northern Sydney coastline and still maintain privacy for the residents.

The design and quality of the finishes, combined with the views offer the kind of seclusion you only find in resorts, making the Village a true urban oasis.

## The Art of Retail

When AJ+C was approached to create a master plan for this mixed use development, there was an opportunity to seamlessly blend art and retail.

AJ+C replaced the original 1960s Totem Shopping Centre with a modern dynamic village which fulfilled the needs of the community.

While embracing the new, the design also preserved its historical heritage. Working with independent historian Virginia Mcleod, the AJ+C graphics team designed two 4.5 metre heritage walls, set back against each other at the public plaza, documenting the colourful history of Balgowlah, its local residents and photos of the iconic totem poles. The same aesthetic appeal was adopted and carried through to the carpark and residential building signages.

Working in association with art consultant Pamille Berg, local artists created beach-inspired public sculptures. This included a wave like bowl made from wooden skate boards, a linear wall made from colourful surfboard fins and disused bicycles welded together into a tower.



Open spaces punctuated by public sculptures give the plaza a welcoming ambience.

Photographs - Nic Bailey

# Q&A Pip Bowling



*As Sydney becomes denser, design is becoming more innovative. Sites that were once used for single functions are now requiring multiple uses. Communications Co-ordinator Kristina Andersson talks with Pip Bowling, Project Architect for 'The Village' and 'Stockland Balgowlah', about the rise of mixed-use developments.*

**KA You've been at AJ+C since 2005. What projects do you most enjoy working on?**

**PB** I really like working on a project from beginning to end. As an architect, it's really beneficial for your career development. Additionally, from a client point of view, the continuity of the team leaders is an advantage.

**KA You were the Project Architect for The Village at Balgowlah. What is the appeal of mixed use developments?**

**PB** The appeal to residents is the convenience while the appeal to developers is the ability to diversify the product they're offering. Mixed use developments are not just for the residents, they are also for the community. With Balgowlah, there was an opportunity to improve the existing facility, which wasn't satisfying the needs of the locals. We were able to offer a better community hub and a better quality shopping centre.

**KA What are the specific challenges of designing such developments?**

**PB** The key challenge is to ensure a clear retail and residential separation. At The Village, the retail entrances, services and parking are all deliberately separated from the residential development. Residents don't feel as though they are living above a shopping mall. For example, as you stand at the swimming pool, which is just above the retail area, you can't tell there's a shopping centre below.

**KA What gives the apartments their individuality?**

**PB** There are eight towers in The Village at Balgowlah and they vary from three to eight storeys to give the development some variation. All the buildings have varying floor plans, louvres, window configurations, screens, orientations and colour schemes to provide variety across the site.

Great attention has been paid to the layouts of the apartments to develop simple, streamlined spaces, that are easy to furnish and easy to live in. Corridors are kept to a minimum, kitchens and bathrooms are both well appointed and efficiently laid out, therefore maximising the size of the living spaces. The balcony spaces are generous, and we've considered the outlook from each apartment without compromising privacy.

**KA Is having open space an important aspect of this mixed used development?**

**PB** It was important on this scheme. There are a series of public spaces in this development, including the main public plaza, as well as a series of semi private spaces and private residential spaces.

**KA What purpose does the open space serve?**

**PB** We wanted to create a clear separation between the retail and residential areas and maintain the right balance between privacy and community. The plaza acts as a meeting point and its atmosphere of a town square creates a natural space for residents, neighbours and shoppers to interact.

**KA What is the most unique aspect of The Village at Balgowlah?**

**PB** The design has cleverly worked with the slope of the site to keep the retail as low as possible. This minimises the impact of the retail 'blank box' on the streetscape and gives our plaza level and main access points good connections to Condamine Street, Sydney Road and Woodland Street. This is not a development where the apartment access is at a higher level, disengaged from the neighbouring streets.