

**JACKSON TEECE**

**2010 WORKS**





### **2010 Works**

Completing a project is always cause for celebration.

This year Jackson Teece completed a number of projects which showcase the combined expertise of our major disciplines - Urban Design, Architecture, Interior Design and Conservation.

In this, the second of our yearly brochures, we invite you to enjoy a selection of those projects, together with a range of new commissions.

As 2010 concludes we are also launching our new web site at [www.jacksonteece.com](http://www.jacksonteece.com)

### No. 1 Scott Street Apartments

Kangaroo Point, Brisbane, for Waterford Properties

Waterford Properties commissioned Jackson Teece to design a new apartment building to provide single plate luxury accommodation on a riverside site in Kangaroo Point directly opposite the Brisbane CBD.

The new building, comprising 12 apartments over 15 storeys, utilises an asymmetrical planning device to create a sinuous building form. A concrete screen to the eastern facade presents a dramatic sculptural landmark to the east. This element creates an identity for the project with a pattern derived from the indigenous riverside Mimosa trees.

The northern and southern facades have subtly curved profiles with cast concrete elements perforated with windows to bedrooms and amenities. These create a transition from the screened eastern facade to the filigreed western balconies. The balconies provide generous private external spaces for each residence and give the building a strong horizontal rigour.

The building is playfully suspended above the site on a collection of tilted support columns, making an 'undercroft' for the concierge and reception lobby.

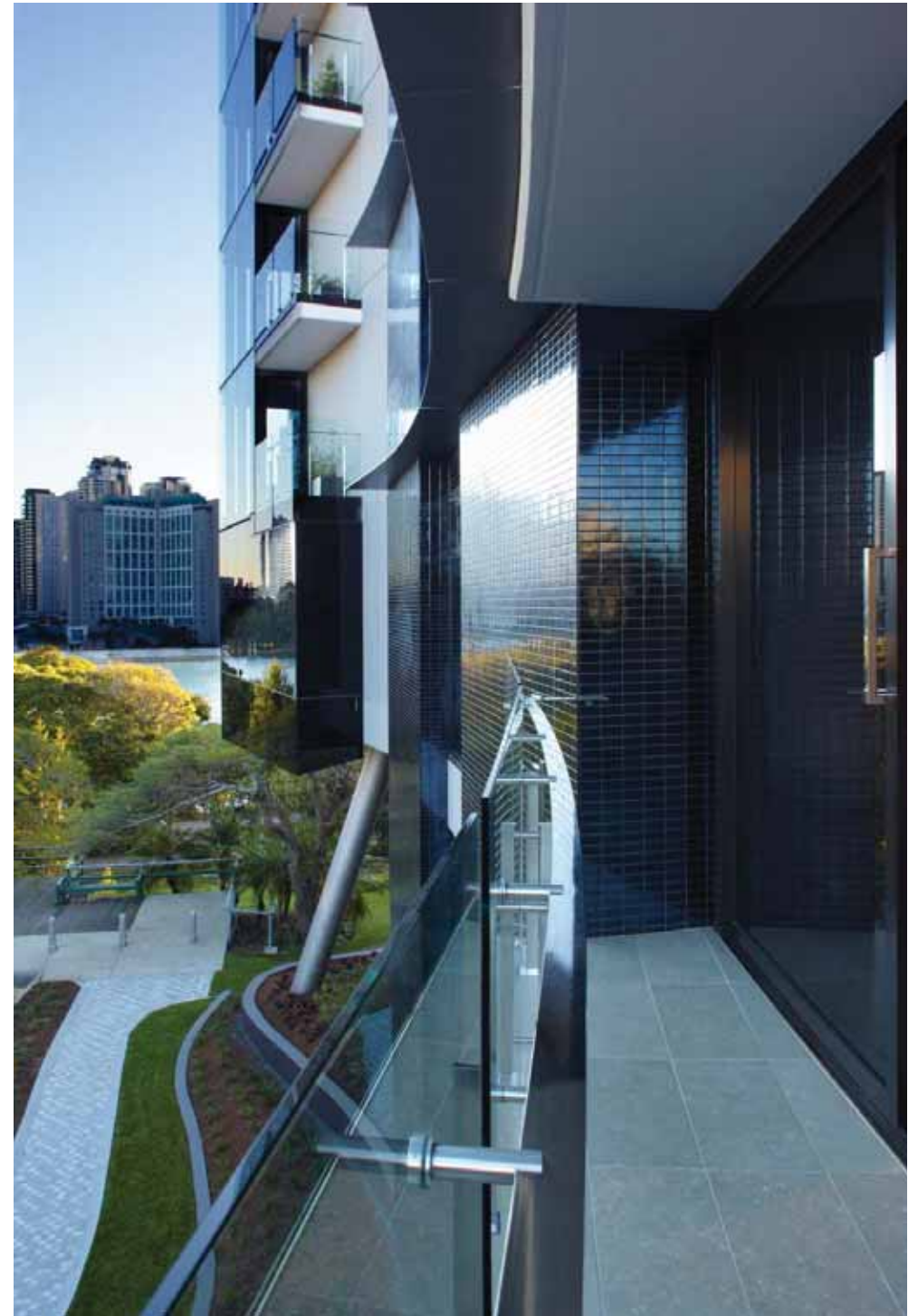
Distinct public and private spaces within each apartment

are separated by an arrival lobby. The lobby contains a glass decorative screen which makes subtle reference to the external concrete facade, and provides both privacy and cross-ventilation to the apartments.

Internally the apartments are finished in a mix of pale Japanese Sen veneer and white walls. Limestone floor tiles cover the entry lobby and internal circulation. Living rooms feature European Oak timber floors and the bedrooms are surfaced with a plush, pale-grey carpet.

The ground floor apartment, a 3 storey villa, has external grounds and a large pool. Above this are 10 single plate apartments each with 4 bedrooms, extensive living areas and balconies and the building culminates in a two storey penthouse, complete with roof terrace and lap pool.

Now completed, the building creates an iconic residential tower, adding an exciting new element to the Brisbane skyline.







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**St Vincent de Paul Society State Office,**  
Lewisham, Sydney

This contemporary new office building has four levels with a semi-basement for parking and staff amenities. The building's design responds to, and complements, its heritage setting while internally the building's form provides clear and flexible work spaces with full height glazing to give excellent views out to parks and the heritage chapel to the rear.

Environmentally sustainable design initiatives have been included as part of the servicing strategy and are integral to the building's design. These include displacement air conditioning through raised floors giving thermal comfort, energy efficiency and accessible space for a power and data

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network. Exhaust air is extracted via external glass-faced stacks to a sub-ground pipe network taking advantage of stable thermal ground conditions for initial passive conditioning of the air.

Jackson Teece worked with Paynter Dixon Constructions under a Design and Construct contract.

The building has won the Master Builders Association's Commercial Building Award, the NSW Dept of Environment, Climate Change & Water Green Globe Award and Marrickville Council's "Beyond Target" Sustainability Award.



**Julius Street Apartments**  
New Farm, Brisbane, for Gumbali Developments

Jackson Teece was engaged by Gumbali Developments to redesign an existing proposal for their riverfront site in New Farm, Brisbane. Located on the western side of the New Farm peninsula, facing the city, the site offers breathtaking views towards the Story Bridge and the Brisbane CBD.

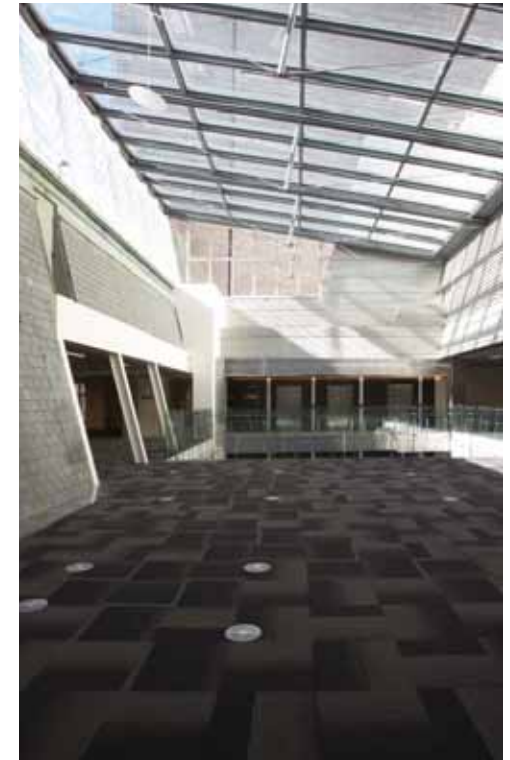
Located in a heritage-listed precinct, the proposal takes an organic approach to form drawing reference from the meandering Brisbane River. Although contemporary, the proposal is sympathetic to adjacent heritage buildings and sits proudly among riverside Jacaranda trees.

Comprised of four apartments over six levels, a two storey villa with private pool at its base, two single level apartments above and a penthouse with a roof deck and private pool; the project required a consultative approach with the local approval authority.

The western riverfront facade will consist of an external operable screen offering control of heat load, views and privacy. The eastern facade is a curved concrete shell in which the apartments are contained. Breaks in this facade offer screened view corridors through the building to the city.

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**39 Hunter St - Commercial Sustainable Refurbishment**  
 Sydney, NSW, for the Kador Group

Built in 1916, 39 Hunter Street has stood at the centre of the city's financial district for more than ninety years. The seven storey building has been 'modernised' three times during its life, with its two light voids being largely filled in and the ornate coffered ceilings concealed behind a commercial tiled ceiling. By the early 21st century, with no provision for parking and the interior spaces cramped and dark, the building required a significant upgrade to ensure its continued viability.

Building on their commitment to delivering sustainable workplaces, the Kador Group recognised the potential to create a unique office environment at 39 Hunter Street. The challenge? To transform the existing building into 'A grade' office space that would achieve a 6 Star Green Star Office Design rating; a first for a heritage building in Australia.

Led by Director Damian Barker, Jackson Teece worked closely with the client, Project Managers JCK Consulting, and consultants ARUP and Hyder to develop the following key design initiatives:

- 1 Reconfigure the voids to allow more light.
- 2 Remove the suspended tile ceilings to reveal the heritage ceilings.
- 3 Create a flexible contemporary work environment.
- 4 Generate onsite power for peak load management.
- 5 Minimise water use.
- 6 Improve indoor air quality to boost performance.
- 7 Encourage self transport with extensive bike and shower facilities.
- 8 Provide a new entry experience and disabled access.
- 9 Reuse as much of the building as possible to minimise waste.
- 10 Incorporate low VOC emission materials.
- 11 Ensure energy efficiency in all services.
- 12 "Shell and cove" refurbishment to avoid redundant fitout.

The contemporary adaptation of 39 Hunter Street now stands complete. With its heritage presence assured and a new whole-building tenant moving in, this ground-breaking project demonstrates the potential to revitalise heritage buildings while applying innovative environmentally sustainable features.

## Orange Campus Master Plan

Charles Sturt University, Orange, New South Wales

Jackson Teece has prepared the Master Plan for Charles Sturt University Orange campus, located 4km north of Orange. Situated on an undulating 500ha rural site, the core academic activities and buildings are concentrated atop a knoll, with the remainder of the land being used for viticulture, horticulture, equine management and pasture. The design process placed considerable emphasis on consultation with students, University staff and Orange City Council. In addition, we engaged in a highly productive on-campus design session that allowed us to test ideas on-site. The resultant Master Plan reflects the inputs of stakeholders and is finely tailored to the requirements of the campus and its context.

The holistic and flexible development strategy proposes a walkable campus with a distinctive heart and identity – a campus focussed on the needs of students and welcoming to the community beyond its boundaries. A fundamental

strategy adopted in the master plan is the generation of a critical mass of people and activity in the heart of the campus to inject vitality into campus life and maximise opportunities for interaction amongst the campus community.

Shared facilities are concentrated around a focal public space where two major pedestrianised axes meet at the campus core. This draws in campus users to establish a vibrant and welcoming 'Social Hub' that functions as the centre of campus life and provides identity to the campus. A direct link is made to a proposed Wiradjuri Reconciliation Garden as an expression of the University's commitment to serving the needs of indigenous students and community. Sustainable principles proposed to guide the development of the campus extend from the infrastructure services, particularly water and energy, to Ecologically Sustainable Design guidelines for buildings.



## Avoca Street Residential Development

Avoca Street, Randwick

This large land holding in Randwick, formerly the Nissan Car dealership, is bound by Avoca, Barker and Dine Streets.

Exceland Property Group acquired this site with the intention of reconfiguring an existing development application for 53 dwellings into smaller one and two bedroom apartments within the approved envelope to cater to market demand.

Jackson Teece successfully designed a proposal that achieved a Joint Regional Planning Panel and Randwick Council approval for 124 dwellings while achieving better amenity and open space for residents within a less bulky building envelope.

Greater setbacks to main street frontages were achieved by negotiation with Council and residents and the use of a variety of housing types.





### Marine Operations Centre

Port Botany, NSW, for Sydney Ports Corporation

Jackson Teece completed the base building for this new Port Operations centre in 2009. This year, a new fit-out was completed which brings together five separate operational groups into one building for the first time.

The building incorporates the refurbishment of an existing two storey structure into a new four storey addition. The lower levels are occupied by support and storage facilities, together with departments dealing with port security and general reception facilities. The upper levels house the port operational groups over a range of commercial office spaces.

The fit-out design takes full advantage of the long narrow building plate which provides excellent visual access to full height windows which have louvered sunlight control systems.

The planning for SPC arranges workstations and storage elements in a configuration which runs perpendicular to the facade. Desking groups of 2 or 4 staff members are then separated by storage elements which vary in height. This system allows for an open plan environment which still offers areas of privacy for staff with more sensitive privacy requirements.

The colour palette is created through the use of metallic automotive paints, running in a spectrum of grey/green tones enlivened with acid yellow. Breakout spaces, casual meeting areas and staff amenities pepper the working environment.

The building incorporates PV cells and extensive solar shading with chill3ed beam air conditioning.





### Bellevue Hotel Apartments

Cnr Hannell and Hunter Streets, Newcastle

Originally built in 1865, the heritage-listed Bellevue Hotel stands on an island site surrounded by land which has undergone continual changes of use. The hotel served as licensed premises until 1995, and then became unoccupied.

Jackson Teece provided a commercially viable solution for this problematic site, adaptively re-using the heritage hotel building to accommodate its historic significance.

The development retains the old building with commercial space on the ground floor and apartments above. A new, eight-storey building stands behind the old hotel with a total of 31 apartments over car parking.

### East Village – Mixed-Use Precinct

Cannon Hill, Queensland, for the Anthony John Group,

The Southgate Mixed Use precinct is adjacent to the Southgate Business Park at Cannon Hill and will support a new residential community, commercial offices, retail and community uses. Jackson Teece was engaged to prepare a Master Plan for the site, currently occupied by CSIRO, incorporating the objectives of the developer and Brisbane City Council.

The proposed development aims to strengthen the character of the area with an urban and architectural design that responds to its context and contributes to the definition of the public interfaces such as the streetscapes and public open spaces. A central retail hub activates the main streets of the precinct, while buildings are oriented and situated within the site to maximise views, natural lighting and ventilation.

The yield was optimised by the distribution of medium rise buildings along Wynnum Road transitioning to low rise developments towards the railway line to the north. A centralised open space provides amenity to the new precinct and is part of a green network that includes several pocket parks and connects with key pedestrian links to the surrounding areas.

Jackson Teece has commenced detail design for the central mixed-use precinct.

This precinct will include retail facilities, cinemas, a hotel, parks, a fitness centre and commercial and residential uses.



**Pacific Highway Upgrade – Sapphire to Woolgoolga**  
 Mid-north Coast, NSW, Leighton Contractors / Fulton Hogan  
 Joint Venture for the RTA

Jackson Teece is providing Urban Design services for the successful Design & Construct tender bid for the Sapphire to Woolgoolga upgrade. The 25km long project constitutes an important component of the Pacific Highway Upgrade Program.

We are presently involved in the detailed design and construction stages to deliver positive outcomes for the highway as well as the surrounding community and context.

The highway upgrade commences at Sapphire, north of Coffs Harbour. The initial 15km of the route upgrades the existing highway to a dual carriageway with local road connections. The latter 10km is a bypass of Woolgoolga through the Wedding Bells State Forest that rejoins the existing Pacific Highway near Arrawarra.

The context along the route is highly diverse and includes coastal resorts, banana plantations, nature reserves, rural and suburban residential communities and forest. The urban design approach identifies three character zones along the alignment delineated by significant variations in the visual and landscape character. Our design solutions are inspired by the three character zones - coastal, rural/suburban and forest.

The project benefits from our extensive experience on other Pacific Highway Upgrade projects, which ensures a unity of design approach within the project and the design of engineering structures. We have also been extensively involved in community consultation to ensure that the concerns of the local community are addressed in the design.





**Park Street Residence**

Merewether, NSW, for Mr and Mrs Thoroughgood

Located on a hillside overlooking the south of Merewether, this private residence is conceived as a response to immediate environment and context. A steeply sloping site has resulted in a house organised over three levels.

A public entertainment level occupies the lowest (or garden) level of the site. Above this the mid-level contains guest accommodation and general living accessed directly from street level. The upper floor contains private spaces, bedrooms, studies and bathrooms.

The volume is divided into two forms, connected with a stair. Timber clads the house, with each section being identified with a variation in timber colour, from black through graphite to pale silver.



**13 - 19 Glebe Street Apartments**

Glebe, NSW, for WA Bergman Pty Ltd

A residential conversion project for developers WA Bergman Pty Ltd, this development refurbishes a 1930s Art Deco warehouse building into 11 contemporary multi-storey apartments.

Retaining an existing Art Deco facade to Glebe Street, our proposal inserts new windows and louvered elements to extend existing window apertures. This has created a new language which subtly references the existing facade, while adding a sandstone pediment to the base. This sandstone references the historic sandstone terraces found along the street and assists the transformation of the commercial warehouse into a residential building.

To the Glebe Street frontage 7 new three storey two bedroom 'townhouse' style apartments are created over a common basement car park. To the north-facing rear of the site, 4 new two storey apartments with courtyards face Crown Street. This façade, as shown above, is finished with sandstone to reference the main street frontage, with timber louvres creating an upper screen to provide filtered light and privacy to living spaces.

This project has Development Application approval and will move to pre-sales in early 2011.





**Montefiore Aged Care Facility - Site D**

Randwick, NSW, for the Sir Moses Montefiore Jewish Home

Jackson Teece was commissioned to provide master planning and architectural services for the extension of an existing major aged care facility. The site is bounded by a mix of uses, including low to medium density residential development and educational / institutional uses. The master plan for the extension was designed to sensitively address the variety of adjacent uses and built features of the area and complement the existing facility.

The proposed built form and scale varies on its four elevations to interact appropriately with the changing conditions of the surrounding context. A public plaza with retail frontages is provided at the corner of King and Dangar streets to complement the existing retail premises opposite at the corner of Church and King Street. At the same time the plaza respects the residential nature of Dangar Street and creates a new public space for the local community to enjoy.

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Fundamental to the design philosophy of our aged care projects is the “deinstitutionalised” style and character of our buildings. Our aim with this project is to create a vibrant residential community for elderly people, not a nursing home for the aged.

We are currently seeking approval for the first stage (Section D on the adjacent plan), with construction likely to commence in mid-2011.







**250 Pacific Highway, Charlestown**  
Newcastle, NSW, for Tia Properties Pty Ltd

Located on the northern edge of the Charlestown CBD on the west side of the Pacific Highway, the building occupies a site in the rapidly growing Charlestown CBD.

The building takes advantage of the high exposure gained as motorists travel south along the Pacific Highway. Rising above the radio station to the north, the building creates a striking architectural composition.

A central external foyer, and an internal waterfall which falls 4 storeys, has been created to give occupants a sense of daylight and fresh air as they make their way to the tenancies.

This restricted site required an innovative stepped design response. Achieving natural light and good passive ventilation was the greatest challenge.

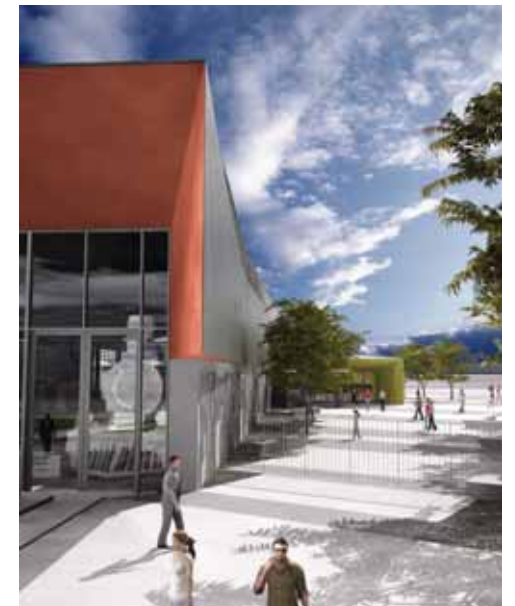
The project won a Certificate of Merit in the Landcom 2010 Lower Hunter Urban Design Awards [Hunter Development Corporation Large Scale Development Award (Commercial/Industrial)].



**Thirlmere Rail Heritage Centre**  
Thirlmere, NSW, for Office of Rail Heritage, RailCorp

Scheduled for completion in early 2011, this new museum will contain RailCorp's rich and important rail heritage collection. With a simple linear floor plan for the main exhibition space, and an asymmetric 'intrusion' which forms the entry, shop and cafe, the building incorporates a dynamic shift in height which is accented with coloured relief panels in Red & Yellow.

The new Centre will include a large exhibition hall as its main focus, complemented by a series of outdoor and under-cover spaces. A large existing display shed is to be retained and made user-friendly and safe for visitors. The outcome is to embrace sustainable features and minimise energy consumption.



For more information on any of the projects in this document,  
or to discuss a business opportunity, please contact:



Damian Barker  
Principal of Jackson Teece

T 02 9290 2722  
E [dbarker@jacksonteece.com](mailto:dbarker@jacksonteece.com)  
M 0411 545 773



Nadira Yapa  
Director Urban Design

T 02 9290 2722  
E [nyapa@jacksonteece.com](mailto:nyapa@jacksonteece.com)  
M 0411 572 471



Ian Brodie  
Principal of Jackson Teece

T 02 9290 2722  
E [ibrodie@jacksonteece.com](mailto:ibrodie@jacksonteece.com)  
M 0411 545 771



John Gow  
Director of Newcastle Office

T 02 4969 5199  
E [jgow@jacksonteece.com](mailto:jgow@jacksonteece.com)  
M 0419 716 616



Paul Brace  
Director

T 02 9290 2722  
E [pbrace@jacksonteece.com](mailto:pbrace@jacksonteece.com)  
M 0431 648 611



Daniel Hudson  
Director of Brisbane Office

T 07 3236 2711  
E [dHUDSON@jacksonteece.com](mailto:dHUDSON@jacksonteece.com)  
M 0423 766 377

Sydney Office  
Level 3, 101 Sussex Street,  
Sydney NSW 2000

T +61 2 9290 2722  
F +61 2 9290 1150  
E [sydney@jacksonteece.com](mailto:sydney@jacksonteece.com)

Brisbane Office  
Level 35, 123 Eagle Street  
Brisbane QLD 4000

T +61 7 3236 2771  
F +61 7 3236 2338  
E [brisbane@jacksonteece.com](mailto:brisbane@jacksonteece.com)

Newcastle Office  
744 Hunter Street,  
Newcastle West NSW 2302

T +61 2 4969 5199  
F +61 2 4969 6177  
E [newcastle@jacksonteece.com](mailto:newcastle@jacksonteece.com)





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