

# ATELIER APARTMENTS

## WATERFRONT ELEGANCE



**MAIN CONSTRUCTION COMPANY :** St Hilliers Property Pty Ltd  
**ARCHITECT :** Bates Smart  
**PROJECT VALUE :** \$45 million

The \$45M Atelier Apartments is Kingston Foreshore's newest premium, absolute waterfront address. Located in one of Canberra's most vibrant areas, Atelier is designed to exceed expectations with its sophisticated and refined design throughout its 73 elegant one, two and three bedroom apartments.

**St Hilliers' prestigious \$45 million Canberra apartment development, Atelier, is destined to be one of the outstanding residences in the nation's capital.** On-track for December 2016 completion, Atelier is prominently positioned on the waterfront in the unique Kingston Foreshore area on Lake Burley Griffin.

Atelier has already been an overwhelming success with all apartments pre-sold. Senior Project Manager for St Hilliers, Michael Rae, said that Atelier had a number of features which made it highly attractive to buyers looking for a quality residence or investors wanting a prime Canberra position for long-term capital growth. "Atelier was designed by award-winning architects Bates Smart and offers 73 spacious one, two or three bedroom apartments, most with spectacular views towards Kingston Harbour and on to Lake Burley Griffin. The external façade is made almost entirely of glass, which will set it apart from others on the Foreshore."

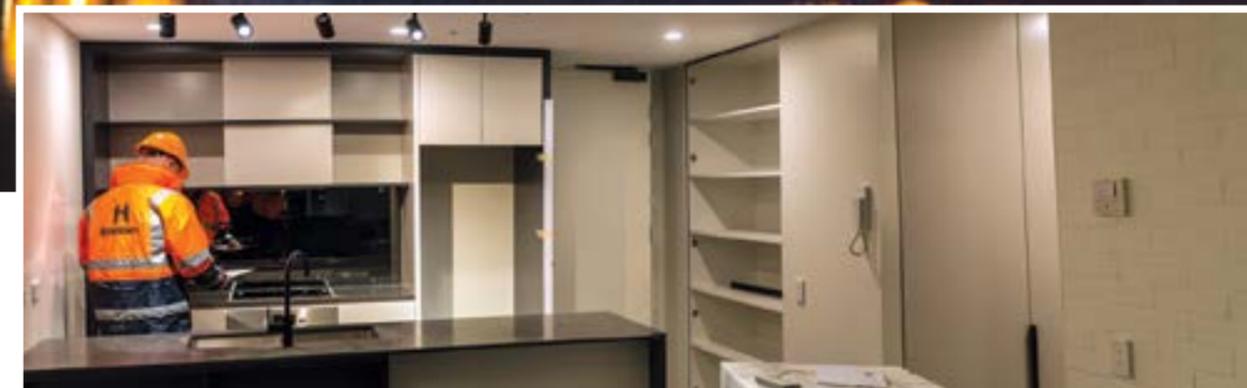
"A unique feature are the external louvres which will provide protection from the western sun in summer as well as privacy for residents. Each apartment has an internal feature wall and utilises a variety of building

materials including brick, metal and glass. The net effect is a warm, Brooklyn-style warehouse feel."

Kitchens have natural stone benchtops and Bosch appliances in keeping with the quality theme. Carpeted floors are standard but buyers can choose a timber floor option if they prefer.

Michael said that the site did pose some challenges. "Working next to water on reclaimed land meant that we had to drive piles down to a rock base. Just over 100 piles were drilled to an average depth of 13-14m. The building's basement slab was constructed above the water table to safeguard the carpark from any potential water ingress issues. The bottom of the lift shafts were below the water table and were managed through a 'belt and braces' approach to meet all engineering specifications and deliver the best whole of life outcome for the building."

"There were also height restrictions applying to all buildings in the Kingston Foreshore precinct," Michael explained. "We had to design and build the 5 floors within that height requirement which we have done."



Most of the Atelier apartments have been sold to local owner-occupiers and investors who have responded to the premium quality in Atelier and the surrounding vibrant precinct, which will include more than 60 retail and hospitality outlets including cafés, restaurants and boutique shops. Positive sentiment about Canberra's future growth including the light rail project and the commencement of international flights has supported strong apartment sales in the Kingston Foreshore area.

St Hilliers is one of Australia's leading, private, integrated property and construction groups. It has been in operation for more than 25 years and has built its business and reputation by ensuring its clients' expectations are delivered if not exceeded. St Hilliers is proud of its record in producing high-quality buildings and has successfully delivered projects in excess of \$4.5 billion. With a full national footprint, it is capable of working with clients in any region of Australia. It is currently engaged in a joint venture major residential development, Thornton, at North Penrith in western Sydney.

As well as residential projects, St Hilliers is well known for its ability to deliver complex projects for Government Departments across

Australia including the Department of Defence and numerous State Education Departments. Testament to this is St Hilliers reputable and unique portfolio of construction projects across the country including the construction of Defence facilities to support the introduction of Special Operation Vehicles and substantial upgrades to over seven schools through regional New South Wales as part of a current Government initiative.

The company's civil capability is also continuing to advance with four civil projects currently underway in New South Wales, Queensland and Western Australia.

"St Hilliers is proud to have been the developer of Atelier, a stylish and sophisticated building positioned elegantly on the shores of Lake Burley Griffin," Michael said. "We congratulate all the buyers who have shared our vision with us."

*For more information contact St Hilliers Property Pty Ltd, 8 Windmill Street, Millers Point NSW 2000, phone 02 9259 5200, fax 02 9259 5201, website [www.sthilliers.com.au](http://www.sthilliers.com.au)*

Below Trak Building Services provided a variety of services for the Atelier Apartments.

Below Purdon Planning provided statutory and strategic planning services for the Atelier Apartments.



Trak Building Services Pty Ltd was selected by St Hilliers to complete a range of tasks during the construction of the Atelier Apartments on the Kingston Foreshore. Owner Director Ron Villero said that sealing the stressing pan, concrete grinding and forming-up then filling the step-downs on balconies were the principal assignments. “We had four people engaged over a period of six weeks on the site and will be doing the line marking in the basement of Atelier prior to the opening of the building.”

Trak Building Services is a relatively new business in Canberra but Ron and his team of 30 bring a great deal of building experience to the company. “We have the capability and flexibility to perform a range of building services, from concrete floor rectification to framing and carpentry. We also have a line marking team, a labour hire service and a traffic control team. We operate throughout Canberra and we were delighted to be part of the Atelier construction.”

For more information contact Trak Building Services Pty Ltd, PO Box 811, Mitchell ACT 2911, phone 02 6255 5911, mobile 0488 388 068, email ron@trakbuildingservices.com.au, website www.trakbuildingservices.com.au



Purdon Planning is a highly experienced team of Canberra-based urban planning consultants working with developers, builders and Government departments to navigate through a range of planning and development requirements to produce outcomes which meet the objectives for the city, and also for those that invest in it. The team strives to enrich the places and spaces that people use, and have a strong focus on building sustainable communities. It has been working with St Hilliers on its Atelier Apartments development on the Kingston Foreshore since the inception of the project.

CEO of Purdon Planning, Kristi Jørgensen, said that the focus at both a government and private sector level in the ACT is strongly in urban in-fill around strategic locations. “Canberra is changing and Purdon Planning has a strong commitment to regeneration projects which will increase the population density around our major activity nodes. For this reason we have been involved for a number of years in the planning and development of the Kingston Foreshore, one of the most significant in-fill projects in Canberra.”

Established in 1985, Purdon Planning has had over 30 years experience in providing deliverable urban planning solutions for its clients. It welcomed the opportunity to work with St Hilliers on Atelier.

Project Director for the Atelier project with St Hilliers, Trevor Fitzpatrick, said that the firm was part of the design team that included the developer, architects, builder and landscape architects. “There were a number of design challenges we had to work through in order to meet statutory requirements, while still striving for the design excellence that befits the site and its location. Our team worked hard to reach negotiated development solutions between Government agencies and the wider project team, in order to deliver an optimal outcome for our client and the site itself. Atelier is an outstanding addition to the Kingston Foreshore development which we are proud to have been a part of.”

Kristi Jørgensen said that Purdon Planning works across all aspects of statutory and strategic urban planning in order to deliver practical, exciting outcomes for clients, contributing to the vibrancy and amenity that is continuing to prosper within the ACT. “Our team has a range of complementary skills and expertise and we pride ourselves on building strong working relationships with all parties based on collaboration, communication and a passion for what we do.”

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