

A WALK DOWN MEMORY LANE

DEVELOPER : Domain Hill Property Group
MAIN CONSTRUCTION COMPANY : Glenville
ARCHITECT : Kavallaris Urban Design (KUD)
STRUCTURAL ENGINEER : VAYCO Structures
CONSTRUCTION VALUE : \$60 million



The \$60M St. Joseph Terraces Project transforms the former St. Joseph's Technical School into a boutique residential masterpiece of 78 luxury dwellings including six heritage apartments, 61 terrace homes and 11 rooftop warehouses. It incorporates the site's rich history with the façades displaying images from the 1930s and 40s.

St. Joseph Terraces are a fine example of innovative thinking and an intelligent response to the property market's need and craving for beautiful terraces and warehouse style-living.

Domain Hill's ingenious vision and planning saw them develop and build the \$60 million project: converting and integrating the 1893 St. Joseph's Schoolhouse and Victorian cottage into 78 modern and luxurious dwellings, with six heritage apartments, 61 terrace homes and 11 rooftop warehouses.

A prominent and innovative feature of the terraces is the distinguished homage paid to the old school where photographs of former pupils are laser-etched onto metal screens which form two of the three street façades that wind around the building like a shell.

The building also portrays, in respect of Maurice Buckley, a cleverly designed, engineered and manufactured podium level boulevard, as a tribute to the St. Joseph's student who was awarded the Victoria Cross for his heroic services in World War 1.

Operating for over 20 years Domain Hill has an established reputation as boutique developers encompassing a broad range of residential and commercial projects. "As a developer one has to be very multi-skilled," says Peter Cahill, Managing Director of Domain Hill.

St. Joseph Terraces saw Domain Hill take charge of an extensive and programme: starting from identifying the site, negotiating acquisition and arranging funding. They went on to engage and lead the foremost consulting teams, conceptualising the development scheme right through to overseeing a build – from demolition to construction – making sure all constituents remained true to the original design.

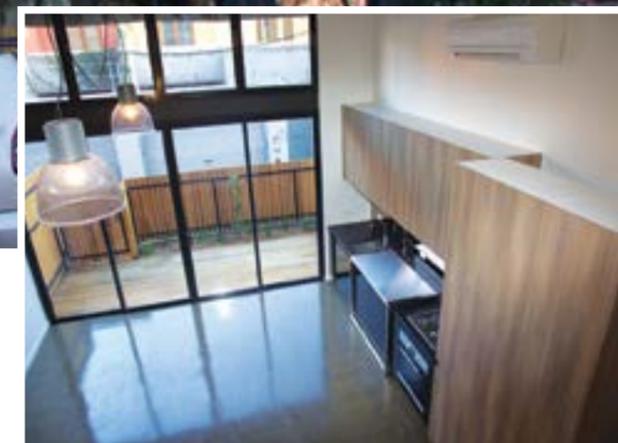
Domain Hill has demonstrated ability in recognising and producing a product that is commercially viable with an end result that meets market acceptability. They facilitated town planning, communicated with major stakeholders, set up all required approvals and agreements with Council and Departmental authorities. In the final stages of the programme, they lead the sales team and implemented marketing plans and branding strategies, ensuring all prospective buyers were 100% satisfied.

A significant challenge of the construction programme was integrating a selection of old images of past students into the façade. Domain Hill worked with Architects Kavallaris Urban Design (KUD) to incorporate an element of history with a strong emotional content into the design.

Bespoke finishes, timber cabinetry, full-height glazing, and filtered light through the perforated metal screens from the photographic façade – all masterstrokes in design. The Maurice Buckley Boulevard, an upper level circulation area acting like a private elevated laneway was tricky, trying to conceptualise this very abstract component was both rewarding and testing.

Town planning was scrupulous as Domain Hill had to handle and negotiate several heritage buildings on the site referred to as 'notable' under the local planning scheme.

By working along with Council and providing extensive consultation with the local community they gained approval and support to remove the buildings and replace them with a moderate low rise development of terrace homes rather than furnish another development of high rise apartments. "If we tried that then the likelihood of getting the approval without going to VCAT would have been slim and even then a positive VCAT result was not assured," said Peter.



Setting themselves apart from other companies by focusing on an owner occupier type product rather than an investment grade product Domain Hill offer an alternative, "we like to think we can provide a point of difference to every project and offer a high level of desirability." Peter adds, "we call it real estate integrity, everyone says they offer a point of difference but it's often just marketing speak. In our case the buying public tend to embrace that we do in fact deliver a point of difference."

The impressive and outstanding response to St. Joseph Terraces and Warehouses is a commendable achievement, a success which now sees Domain Hill set their sites on further commercial projects.

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PUSHING THE BOUNDARIES

As Australia's largest specialist bath, spa bath and shower manufacturer, Decina constantly push the boundaries in bathroom design by supplying and manufacturing products that are both functional, innovative and suit our Australian lifestyle. St Joseph Terraces saw them add to an already unique building by enhancing a clever construction with bathrooms that are relaxing and beautiful.

Founded in 1989, Decina is an established name and has an outstanding reputation in the building community for bathroom ware and products that are unique, practical and aesthetically appealing – making Decina frequently on top of the list by builders looking for quality bathroom products.

St Joseph Terraces saw Decina supply and fit 24 Novara baths. The Novara bath was chosen by the project's builder and Decina's team for its angled design, which maximised space, usability and provided optimum reclining comfort. The Island Style could be set away from the adjoining walls to give a simple, elegant feel – a perfect fitting in St Joseph's fresh and modern bathrooms. A large majority of buyers of the apartments took up the option of having a bath put in, quickly snapping up an offer on a long-lasting product at an affordable price.

Decina's Victorian sales team were employed on St Joseph Terraces at the early specification and selection process up to and including the final stages of construction. They ensured the Novara bath, assigned by the project's builders, was the right size and shape for the bathrooms in the terraces, and that it was installed to meet and exceed their client's needs. Decina managed the production schedule efficiently; being in charge of all product orders, making certain each bath was delivered on-time and installed properly.

Entirely manufactured in Australia, Decina were confident that product quality and delivery would not be a concern. Decina products use

the highest quality materials and craftsmanship. All of their products are tested and made to strict Australian Safety Standards. Decina use premium, sanitary grade acrylic, which is the highest quality acrylic on the market today – providing high gloss finish, scratch and chemical resistance. Decina baths come with one of the longest warranties on the market, all their inset baths include an extensive 15 year warranty, proof of Decina's quality and conviction in their manufacturing processes.

Fully Australian owned Decina manufacture approximately 90% of their products in Australia. Beginning over 26 years ago they have manufactured over one million baths in their Queensland factory.

Employing up to 89 people, with all manufacturing done in Brisbane, their sales distribution offices, and warehouses are found in most major cities nationally: testimony to a company trusted by architects and builders.

Decina are currently being considered for the following construction programs:

- Skytower – Brisbane Sky Tower, planned for completion in five years at 270m, with 90 floors it will be one of the tallest residential towers in Australia.
- Cornerstone Living – Queensland's largest suburban renewal project costing \$600 million will create almost 1,200 homes over a ten year period.
- Spire – \$200 million Residential Tower located with 42-stories and 340 Units, at 451-461 Ann Street, Brisbane known as Spire.
- Jupiter's Casino – \$345 million complete transformation of the existing 592 room Gold Coast Hotel & Casino and facilities, including a 6-star luxury hotel tower.

For more information contact Decina, phone 1300DECINA, email info@decina.com.au, website www.decina.com.au





St. Joseph Terraces, Queensland

BEST FOOT FORWARD

Vayco Structures provided structural engineering consultancy on St Joseph Terraces, administering design, documentation and engineering solutions for the project.

Starting with a positive recommendation from KUD Architects, and a competitive fee proposal, they went on to win the contract for the construction and conversion of the 1893 St Joseph's Schoolhouse and Victorian cottage, into 74 modern terrace homes, and 11 rooftop warehouses.

In partnership with KUD and the builders, Vayco were in charge of all structural design aspects, their components, managing all the technical, economic, environmental, aesthetic and social aspects of the building. With three dedicated employees assigned to the program, beginning with the design and concept phase, Vayco were engaged throughout the construction, providing regular inspections, stability checks, monitoring and maintenance.

Vayco designed all the footing, stacker pit, ground floor slabs, retention systems, conventionally reinforced suspended slabs coordination with the Post-Tensioning contractor, reinforced concrete columns, reinforced walls, all steel, timber framing and retaining walls.

"We had to re-design the slab and footing as the ground conditions were problematic due to the number and size of BASALT boulders needing excavating, to a fully suspended slab," explains Con, the Managing Director.

Another innovative element of the structure was a cleverly engineered podium level boulevard, offering a 'wow' factor to the terraces. "Maintaining an original structure, and incorporating this respectfully into a modern design, required thorough consulting," continues Con.

Vayco have been in business for five years, employing eight people they run a small to medium firm working steadily on \$5 million to \$10 million constructions encompassing:

- Structural Design and Documentation.
- Site inspections and Reporting Services
- Storm-water design and documentation (retention system OSD and WSUD)
- Certification of Structural/Civil Design

For more information contact Vayco Structures, 330D South Road, Hampton East VIC 3188, phone 03 9553 1376, email admin@vayco.com.au, website www.vayco.com.au



MACRO MANAGERS

Nash Project Management were engaged as the clients project managers on St Joseph Terraces. After an established and successful relationship with Domain Hill Property Group Nash provided all project management services to the construction programme.

This \$60 million project saw Nash oversee the design of the old school house into 78 modern terraces, all builder negotiations and manage the construction on behalf of the developer. The design involved liaising with the local community to protect and maintain several heritage buildings on the site, all approvals with respective authorities as well as meeting the needs of the developer in terms of the product they wanted to deliver to the market. The construction started with a complex demolition and excavation process due to public access and safety issues, that are apparent to a three street frontage project such as this.

Nash Project Management have commercial acumen. They communicate and understand that a project is not just about individual aspects of a project but the project needs in its entirety.



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