

A LEVEL OF SOPHISTICATION

CLIENT : Anglican Diocese of Canberra and Goulburn
PROJECT END VALUE : \$35 million
ARCHITECT : Cox Architecture Pty Ltd
STRUCTURAL ENGINEER : AWT Consulting Engineers
CIVIL ENGINEER : BSellick Consultants



The \$35M Jamieson Apartments in Canberra is to be the first residential complex built within the Parliamentary Triangle on Constitution Avenue.

The \$35 million Jamieson Apartments is situated in the heart of Canberra and is the first residential complex to have been built within the Parliamentary Triangle. Its comprised of 89 apartments with a ground floor containing commercial spaces, with apartments from levels 2 to 9.

The planning and approvals period for the construction of the apartments was a layered process involving heritage interests, a need for a common vision from the client, and concurrent road works along the sites boundary, which was negotiated by the main builder Hindmarsh Constructions Australia. Whilst the Anglican Diocese of Canberra and Goulburn owns the site, it is also designated as Commonwealth land. Planning approvals were therefore required to go through National Capital Authority, with work eventually beginning in April 2013.

The previous existing office block known as 'Jamieson House', was deemed unserviceable and in need of essential maintenance and refurbishment. It was this reason as to why the Diocese made the decision to redevelop Jamieson House. Being adjacent to the church, an historic schoolhouse and other buildings, certain elements were needed in the development process.

One of the challenges that the project faced was with the parish of St John the Baptist, Canberra. It was important that the project blended with the historic precinct, which dates to 1843.

In gaining NCA planning approvals for the Jamieson Apartments, the façade had a selection of finishing requirements to ensure a positive contextual relationship. Sandstone cladding was specified for the first five levels to connect with the surrounding existing sandstone buildings and the upper levels required honed and polished pre-cast concrete panels to continue a subdued stone presence.

A sustainable building was high on the priorities for the Anglican Diocese of Canberra and Goulburn which resulted in elements such as composting facilities, use of harvested rainwater, bike racks in storage spaces and choices in building materials to earn its green star rating.

The Diocese pushed for a very high energy efficiency rating in the units. It achieved a 4 Green Star as built rating for the building.

Timing affected the construction process in regards to Federal-funded civil works being conducted along Constitution Avenue. This kept the ground level of the building an unknown factor. The building was under a 25m height restriction in the area, so the builders couldn't establish where the ground floor was going to be until the height for the road was finally locked in.

Jamieson Apartments demonstrates charm and sophistication. The use of natural materials has been emphasised including timber and stone finishes, ambient lighting and spacious outdoor terraces. The rooms will be enhanced with outlooks towards Lake Burley Griffin to the south west and towards Mount Ainslie in the north east. A shared viewing deck on the 9th floor will also allow all residents to take in the expansive panorama over the lake whenever it suits.

Residents will also be surrounded by greenery, with Anzac, Commonwealth, Glebe and Kings Parks close by. Jamieson Apartments is in the centre of it all.

For further information on the Jamieson Apartments, visit www.thejamiesonapartments.com.au



THE PHILOSOPHY OF MIXED USE

The \$35M Jamieson Apartments project is the first mixed use development to be located along Canberra's Constitution Avenue, which is currently being realised as a major civic boulevard as part of the Griffin Legacy – the National Capital Authority's vision for the future development of the Central National Area of the Nation's Capital. Cox Architecture has worked successfully with their client the Anglican Diocese of Canberra & Goulburn, and builder Hindmarsh Construction Australia to implement a precedent development which will set a benchmark for high quality urban development along Constitution Avenue.

The principal characteristics of the Jamieson Apartments and indeed Cox Architecture's design philosophy is the integration of the building and site with its urban context, an expression of the buildings structure in its architectural form, a responsible approach to sustainability, and the flexibility for buildings and spaces to be adapted over time.

With a team of 40 Architects, Interior Designers, Graphic Designers and Administration / Support staff based in Canberra, Cox is arguably the largest and most skilled architectural practice in the ACT.

Cox's aim is to optimise value to clients by exploring how any given project can extend beyond its brief to deliver unforeseen benefits. These may be to the project value or attraction, to the wider community, to authorities, to the environment. The substance of their process is developing collaborative relationships with clients that enable open negotiation based upon trust. It is no happenstance that the majority of their work is for repeat clients.

Jamieson Apartments is just one of a number of mixed use projects that Cox are involved with where they have had the opportunity to explore and articulate the philosophy of mixed use. As architects, Cox see themselves as urbanists essentially 'city builders' at the forefront of creating the new city. Like many urban design and architectural practices, Cox have been focused in the past decade on creating new models for mixed use living. Each of their mixed use projects explore and tease out the opportunities of what 'living and working' in an urban environment presents.

Perhaps no better example of this 'philosophy' is Cox Architecture's new office located in the

Aurora mixed use building located in the new Kingston Foreshore precinct.

Having been involved in the master plan for the Kingston Foreshore from a very early stage they knew the potential of the mixed use precinct and wanted to be a part of it. So when the opportunity arose, they were the first commercial business to relocate there. Indeed they are the first commercial office on the shore of Lake Burley Griffin.

Relocating to the foreshore enabled the company to create and fit out a purpose built -facility, tailored to the needs of its team of planners, architects, interior designers and graphic designers.

The result is a raw, simple interior with an open-plan office space, generous meeting rooms and a sunny balcony offering impressive lake views.

"We wanted to show confidence in the precinct and be in a place that was purpose designed and created by us" said Cox Director Ian Smith. "Over the past decade and a half, we've had a hand in the Foreshore precinct, this new Aurora building, and now our new studio fitout."

"When we have the opportunity to do the base building - the shell of the tenancy - and the fit-out as an integrated process, that's when we feel we get the best results because the two inform and enrich each other."

"We wanted a treatment that is raw and honest to the building so you can see what is going on with the structure, the roof and the floors, and just intervene where needed, to create the fit-out that we want," Smith said. "We're refining it to get it where we really have it as we want, and it will evolve as our needs change."

"I think what we're trying to do here is really contribute to the precinct," Smith says. "We can share our space and also use the other amenity that's here, such as the coffee shops and the restaurants. In time we hope it will develop a bit of a community spirit that people feel welcome to just drop in."

In time this is much the same way the residents and community of Jamieson Apartments will feel about their precinct.

For more information contact Cox Architecture, 1/19 Eastlake Parade, Kingston ACT 2604, phone 02 6239 6255, website www.coxarchitecture.com.au



Jamieson Apartments, Artist Impression



Aurora Apartments, Photo: Ben Wrigley



Mode 3, Photo: Rodrigo Vargas



Mode 3, Photo: Rodrigo Vargas





THE RIGHT MIX FROM DIVERSE CONCRETING

Established as one of Canberra's most capable concreting companies, Diverse Concreting have provided a high-quality service and product for the new residential development in Reid, Canberra, namely the Jamieson Apartments.

Awarded the contract from Hindmarsh, Diverse Concreting supplied and poured over 21,000 square metres of concrete, including the basement carpark, and to a height of 9 floors. Work began May 2012, and working through often adverse weather conditions, is nearing contract completion of 10 months. The high quality commercial standard concrete and the commitment to completing on time is part of the expected service from this concreting company.

With over 15 years of experience, Diverse Concreting can offer premiere concrete services, and cover concrete pumping, placing and finishing. Catering to projects across NSW, they have a range of other current commercial and industrial contracts such as University of Canberra laboratory Buildings and Belconnen Community Health Centre.

For more information contact Diverse Concreting, Con Manouras, phone 0404 152 152, email con@diverseconcreting.com.au, website www.diverseconcreting.com.au



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ESSENTIAL SOLUTIONS

FS Solutions is the local team that delivered comprehensive essential services across the sectors of fire protection and security to the Green Star rated Jamieson Apartments in Canberra.

The company offers a unique service of designing, installing and maintaining services in both fire and security protection. They focus on providing clients with a highly co-ordinated and efficient experience on each project.

The scope for FS Solutions on the detailed-oriented Jamieson Apartments included fire detection systems, occupant warning systems, sprinklers and extinguishers, access control systems, intercom, MATV and CCTV.

An early initiative taken by the company was a reduction of base cost to the client by introducing a single leadership team to cover both fire and security services in all projects. Management of the Jamieson Apartments was undertaken in this exact approach, leading to a highly successful staging of the works, and the working relationship with the main construction company Hindmarsh.

The Jamieson Project team included Managing Director Stephen McKenzie-McHarg, Project Manager- Jaimie Hardie, Security Design Engineer Dave Healey, Fire Design Engineer Dave Reid and the Site

Supervisors Tom Hannan, Will O'Brien and James Carmona. They have been proud to be part of what is considered an early step in the greater vision currently being presented in Canberra, specifically the master planning of 'City to the Lake' concept.

Established in 2008, FS Solutions now employ over 45 staff ranging from fire and security engineers, designers and technicians, electricians, sprinkler fitters, carpenters and plumbers to deliver all facets of system design, construction, maintenance and repairs. They access locations across Australia and have completed over 400 projects in a range of complexities and across different markets.

FS Solutions have worked on a number of other projects from a variety of sectors including; the Australian Institute of Sport (AIS), AFP Forensics Building Majura Park, BUPA Aged Care Stirling, DFAT building Barton, the National Gallery of Australia, Canberra Regional Cancer Centre and the Acute Mental Health Unit, to name a few.

For more information contact FS Solutions, 2/13-15 Stephens Road, Queanbeyan NSW 2620, phone 1300 131 357, email protectnow@fssolutions.com.au, website www.fssolutions.com.au



DOORWAY TO SUCCESS

MultiDoors is an Australian owned company that prides itself on being a market leader in the area of commercial and residential doors, frames and hardware, passive fire protection and specialty glazed applications. Our services include:

- Design and scheduling
- Commercial door sets (fire, smoke, solid core)
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- Bio containment door sets
- Fire rated sliders
- Pressed metal and fire rated timber door frames
- Fire rated glazing
- Aluminium suites
- Auto operators
- Passive fire rating
- Fire rated access panels and hatches
- Service and maintenance

MultiDoors was recently responsible for the delivery of over 515 FSC (Green Star) doors for Jamieson Apartments. The range included all unit entry fire doors, aluminium glazed sliders and doors, internal doors, and fully metal clad fire doors, service cupboards which included electrical, fire hose and communications cupboards.

MultiDoors believes design and scheduling is a critical part of delivering a quality project. Gathering all necessary documentation and specifications is essential. Architectural, fire, acoustics, smoke, DDA, door hardware and security are some aspects which need to be taken into consideration.

MultiDoors ensures that their team focus on working within the AS and BCA regulations, along with local council requirements. For MultiDoors, it is a matter of making sure the projects they contribute to, have a "fit for purpose" selection of products and design.

Some other projects include: Altitude Apartments, Canberra Airport, Wilara Apartments, Centrelink Offices – Greenway, HMAS Albatross, Bridge Point Apartments, Belconnen Health Centre, Gungahlin Commercial Offices, Arte Apartments, Fusion Apartments and the New Canberra Airport Hotel.



For more information contact MultiDoors, 1/89-91 High Street, Queanbeyan ACT 2620, phone 02 6232 9655, fax 02 6297 1315, email info@multidoors.com