

A low-angle photograph of a modern concrete bridge structure. The bridge's underside is visible, showing a series of parallel concrete beams. In the foreground, a decorative facade with a complex, geometric pattern of dark, angular panels is visible. The sky is a clear, bright blue. The text "2009 WORKS" is overlaid in white, bold, sans-serif font in the center of the image.

2009 WORKS



JACKSON TEECE



2009 Works

Jackson Teece is delighted to introduce you to the first of a new series of annual brochures which will highlight our works from the preceding year.

While 2009 was a tough year for many of our clients and colleagues, it is during such difficult times that it is even more critical to keep alive the drive for creativity, design excellence, commitment and teamwork to achieve the very best outcomes. Thanks to our valued clients, 2009 was a year of achievements for Jackson Teece.

This brochure is a snapshot of the exceptional projects our offices have completed in 2009 – and hints at what we'll be up to in 2010.

For more information about Jackson Teece, please visit www.jacksonteece.com



Tumbarumba Bridge Pier

Hume Highway Northern Alliance

Winner CCAA Public Domain Awards for 2009

The Tumbarumba Bridge was constructed in a 'top-down' method. The bridge deck was built first on a ridge with bored piles supporting the bridge. The hill was then excavated leaving the rough bored piles exposed. The precast panels serve the primary function of cladding these crudely finished piles.

The bridge form is a cast in-situ voided slab. This gives a slender line in elevation and an uncluttered bridge soffit. The cladding design known as 'the Lizard Tree' complements this simplicity of form and line.

The 'trunks' of the lizard trees on either side of the bridge form the safety barriers required to protect the bridge piers from accidental vehicular impact.

Bridge piles need regular and long term maintenance. This design removes the requirement for maintenance by in-filling and encasing the piles in concrete.

The design is inspired by silhouettes of nature and the play of light and shadow moving through trees framed against the blue sky and the mountains in the distance.

It is designed to be experienced while moving at a speed of 100km/hour. At a distance the motorist perceives the tree with a play of the perspective creating intrigue. Upon moving closer the motorist is struck by the power and scale of the piece. The tree creates a sense of moving with the driver through its grounded trunk at one end and outward reaching branches at the other seen in perspective.

The experience of the tree at night against a dark starlit sky is particularly beautiful.

The bridge has been conceived as an intrinsic part of the surrounding landscape, using the colours, light and shadow of the trees, grasses, hills and rock outcrops. Rock gardens are being established at the abutments of the bridge and the

adjoining embankments to provide a habitat for two local endangered lizards, the Striped Legless Lizard and the Pink Tailed Worm Lizard.



95 Pacific Highway

Charlestown, Newcastle
Commercial Development

Winner Landcom 2009
Lower Hunter Urban Design Awards
Hunter Development Corporation
Large-Scale Development Award
(Commercial / Industrial)

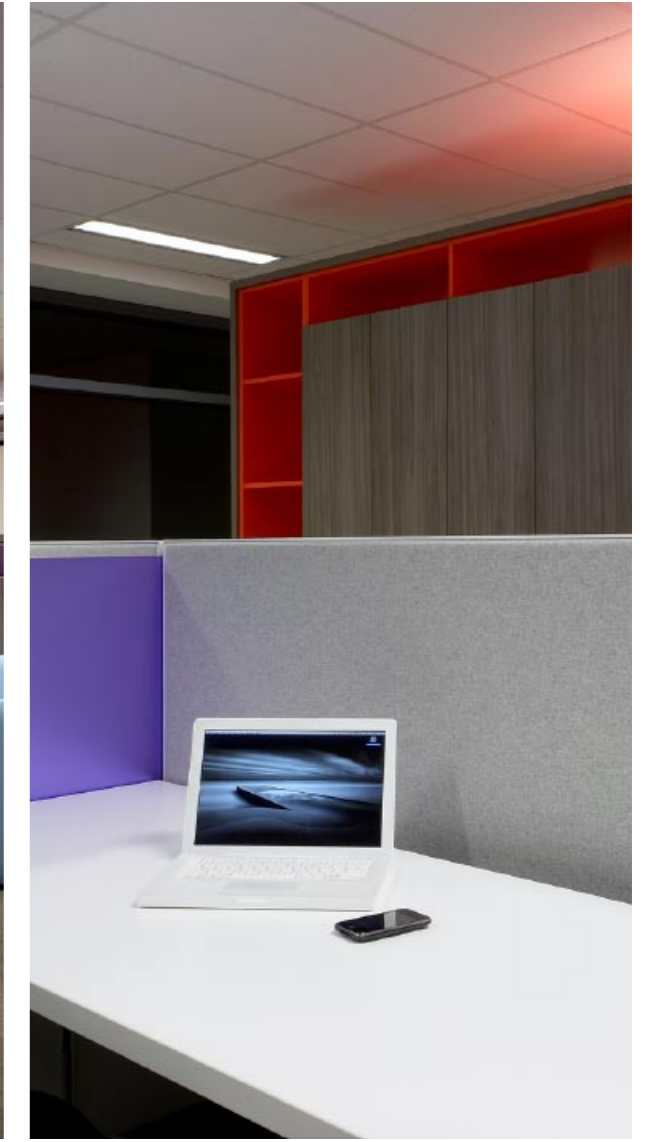
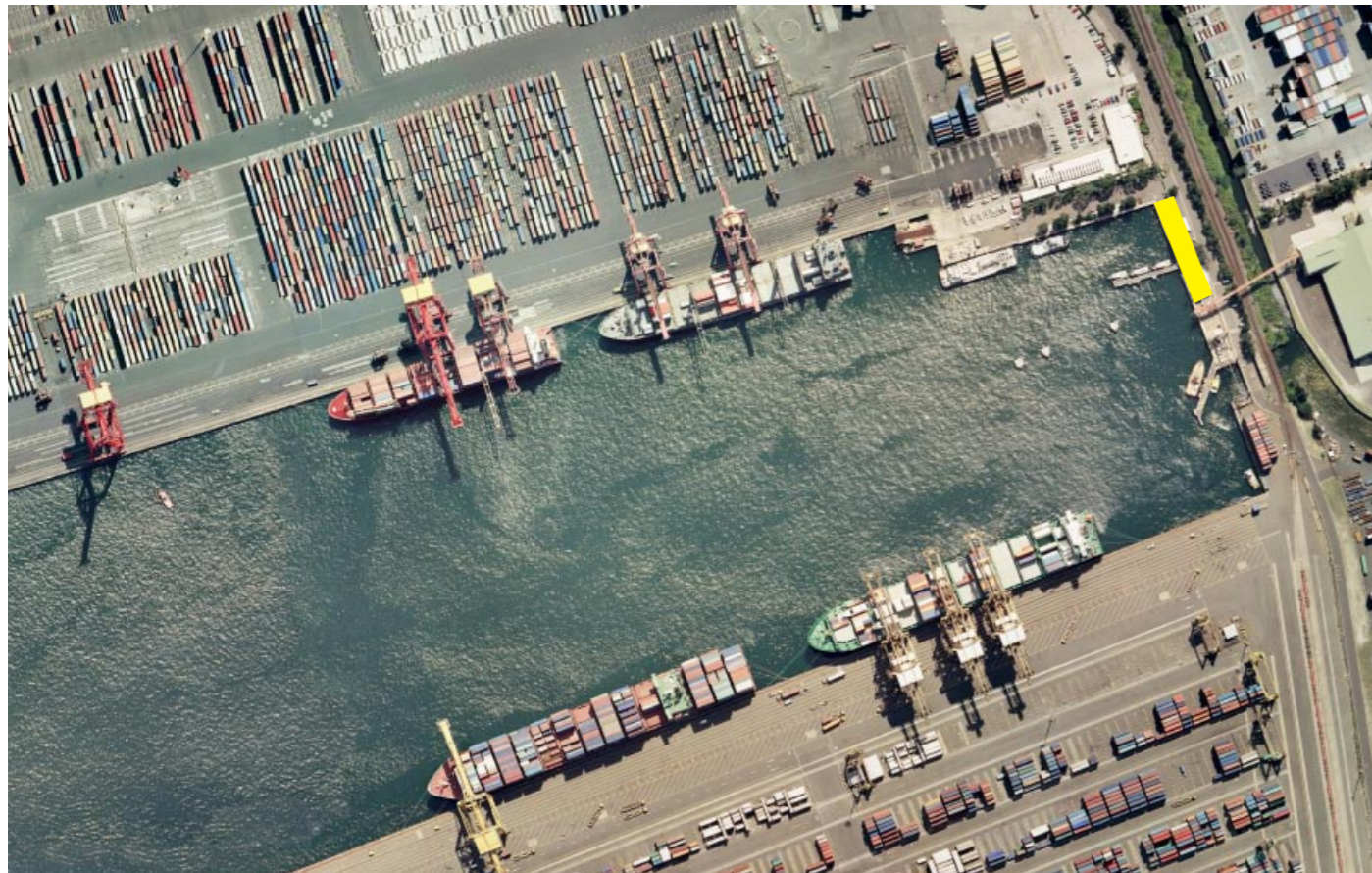
This landmark commercial project was completed in January 2009. It occupies a very prominent site in the rapidly growing Charlestown CBD. The Jackson Teece design takes advantage of its high exposure location fronting the Pacific Highway by creating a striking architectural composition at the corner of the block. The distinctive presence of the building sets a new standard for commercial buildings in Charlestown and Newcastle.

The building provides a total of 3,300m² of commercial office space over four levels and two levels of car parking. It provides a prestigious home for its major tenant, Allianz, which now occupies two complete floors.

Its siting and orientation optimises access to sunlight and takes advantage of magnificent views to Mount Sugarloaf to the west and the Pacific Ocean to the east. The sun-shading devices are an integral component, reducing the need for mechanical cooling, while doubling as trafficable walkways to allow access for window cleaning.

The use of high quality finishes such as aluminium composite panelling and aluminium louvre sun screening enables the facade to be maintenance free.

Project Architect, Daniel Hadley, working with John Gow in our Newcastle Office, has played a key role in seeing the project through the construction phase to successful completion.



Sydney Ports Corporation

Port Botany Operations Centre &
Corporate Head Office, 1 Bond Store, Walsh Bay

Jackson Teece completed two new projects for Sydney Ports Corporation [SPC] in 2009. Designed by Jackson Teece Directors Damian Barker and Ian Brodie, and developed by Project Architect Andy Oxnard, the new Marine Operations building at Port Botany reflects a commitment by Sydney Ports to create high quality and environmentally sustainable buildings.

The four storey building houses a variety of functions including administration, port navigation and emergency/incident response. The site, a narrow strip of land between road and wharf, has largely driven the design and form of the building - distorted rectangular blocks which appear to slide over and under each other across the site. The upper commercial block cantilevers out dramatically at the northern approach, whilst the lower operational block stretches out southwards to envelop an existing building.

The main aspect is west, along the Brotherson Dock. This elevation is largely glazed to maximise the opportunity for views, whilst translucent vertical sun shades control heat gain. The corrosive nature of the air necessitates the building to be sealed and thus multi-service chilled beams have been utilised as part of an energy conscious servicing strategy.

A new headquarters for SPC has been completed within the Bond Store building in Sydney's Walsh Bay. This Interiors project, headed by Paul Brace, Director of Jackson Teece, assists SPC in transitioning their corporate culture from a traditional office-based framework to an open-plan work environment.

Spread over three levels and covering 3,500m², Jackson Teece has designed all components of the project, from work desking to storage, allowing for a tailored cost-effective design outcome. The efficient planning provides all staff with sightlines to local views, a multitude of breakout spaces and casual meeting areas coupled with professional and stylish front-of-house reception and meeting rooms.



Grasmere Terrace
Camden, NSW
Carrington Centennial Care

Grasmere Terrace is a 100 Bed Residential Aged Care Facility located at Carrington Centennial Care, Camden in Sydney's south-west. The two-storey building provides 68 Low Care Beds and 32 High Care Beds, with each part of the building having its own distinct identity.

The Jackson Teece team, led by Design Director Damian Barker and Associate Director John Gow, developed an innovative design for the building which is a groundbreaking approach to providing accommodation for the elderly in Australia. It responds to the context of its hilltop setting by

following the curve in the land to enclose a pair of landscaped courtyards.

Natural light is allowed into the building at every opportunity, including the main circulation spaces, creating an airy interior which connects regularly and directly with the external spaces. Its unique curved form creates a diversity of spaces of varying volume and character. Each of the Low Care rooms have their own private balcony or terrace, with every room enjoying extensive views to the surrounding countryside.

The building incorporates a range of passive Environmentally Sustainable Design initiatives to reduce operating costs and improve amenity for both workers and residents.



International Hotel & Apartments

Spring Hill, Brisbane

This project, headed by Daniel Hudson from our Brisbane Office, and Damian Barker and Paul Brace from Sydney, is a commission in collaboration with Parsons Brinkerhoff to develop a proposal which would best utilise a parcel of land (currently a car park) adjacent to the International Hotel on Boundary Road, Spring Hill on the fringe of the Brisbane CBD.

The constraint of this complex site, located in a dense urban environment informed the design development process, resulting in a considered proposal which sits comfortably within its environment. The 3000sqm+ development will consist of 33 apartments and street front retail tenancies.

The development will feature flow-through ventilation to all apartments, most with a northerly aspect, and a five level central void naturally lit from above which provides cool air circulation and access to each apartment via suspended walkways.

The semi-permeable facade treatment of vertical louvres provides a sense of enclosure and privacy without completely segregating the occupants from the external environment. These louvres also provide solar control and articulation through their variable placement and colour.

The folded roof form is a sculptural response and will provide a welcome respite in a precinct where more utilitarian building forms dominate.



Taronga Zoo - Various Projects

Mosman, NSW

As part of our ongoing relationship with Sydney's famous Taronga Zoo, Jackson Teece successfully completed a range of new exciting exhibits in 2009. These include the Great Southern Oceans Precinct, the Koala Encounters Exhibit and the Male Elephant Holding Facility.

2010 sees us working on new facilities for the Chimpanzees in a major reworking of the exhibit and living habitat for these popular primates.

Our continued involvement with Taronga Zoo leads to rewarding, creative and innovative ideas. The complexities of this specialist field are immense, displaying our broad range of skills and technical knowledge.





Thirlmere Rail Heritage Centre

Office of Rail Heritage, RailCorp
 Thirlmere, NSW
 Under Construction - Completion 2010

RailCorp controls a rich and important heritage and, supported by the State Government's allocation of funding for conservation and display, has committed to upgrade the Rail Heritage Centre at Thirlmere, NSW.

The new Centre will include a large exhibition hall as its main focus, complemented by a series of outdoor and under-cover spaces. The 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.

The Main Exhibition Hall provides enclosed space for exhibits both large and small, which need protection from the elements, and has a rail platform alongside for travelling exhibitions, such as the Southern Aurora. Working with exhibition designers, Convergence Design, we have developed displays which tell stories of the history of the rail system in NSW, its technology and the lives of the people who worked in it.

Accessible platforms provide all visitors with the opportunity to get up close and inside many of the locomotives and carriages. Retention of three heritage buildings (the Station, Station Master's cottage and Co-op shed), extensive open landscaped areas and other, smaller, display buildings combine to provide a comprehensive and varied setting for the range of displays on offer.

The project boasts a variety of sustainable initiatives over a range of areas. The main exhibition hall will be naturally ventilated to reduce energy consumption, with an under-floor hydraulic heating/cooling system providing thermal comfort. On hot days, cold water will be pumped through the slab to provide cooler conditions, while on colder days the system will reverse hot water through the pipes to warm the spaces. There will be significant re-use of rainwater with the installation of a 1000 megalitre tank which will supply water for flushing of toilets, irrigation and wash-down.

Other ESD initiatives include:

- Use of daylight where this does not interfere with exhibition requirements.
- Overall lighting set at the minimal level necessary to comply with general and fire safety guidelines, using low-energy lamps in floodlight luminaires.
- Use of 4 WELS rating to water fixtures and fittings.
- Selection of low VOC and recycled materials where possible.
- 90% native tree selection to reduce water consumption.
- Permeable external surfaces wherever possible.
- Locally served landscape materials.
- Use of natural detention basins rather than man-made underground tanks to satisfy Council OSD detention requirements.





Birubi SLSC & Function Centre

Location: Anna Bay, NSW

Birubi Beach at Anna Bay has an existing single storey brick Surf Life Saving Club and attached café. Jackson Teece, with a team lead by Director Paul Brace and Associate Director John Gow, have been engaged to extend the existing facilities with a brief that contains 250m² of function and restaurant space, a commercial kitchen, Surf Life Saving Club facilities and patrol rooms, a residence for a permanent on-site caretaker and general landscaping and public amenity works.

For the client, this project was about creating an iconic facility to match the extraordinary headland location. Birubi Beach is a destination for local residents, summer holiday makers and international tourists as they travel up the coastline.

Jackson Teece's response proposes a building which moderates its presence by adopting its shape from its immediate natural surrounds. We wanted a building that was approachable, has material reference points drawn from domestic architecture and contains articulation of form to minimise its scale. Our building is in effect three prisms, one of timber, one of brick and one of concrete which overlap each other. The relationship of the forms creates a dynamic building presence. To the beach façade, the building opens out with a series of large scale balconies and bi-fold glazed walls which offer shaded spaces to appreciate the views and intimacy for each of the various users.

Ballina Bypass

Ballina, NSW

This major infrastructure project involves the upgrade of a section of the Pacific Highway. Nadira Yapa is leading the urban design of the project, including the design of all engineering structures and the gateway entry statements to the Ballina Township.

Completing in 2012



1 Scott St Apartments

Brisbane, QLD

This sensational apartment block, with architecture by Damian Barker and interiors by Paul Brace, recently unveiled its eastern facade; a show stopping 350 tonne concrete screen which suspends 2 storeys above the footpath.

Completing in June 2010





Southpoint
South Bank, Brisbane, QLD
2007 - 2013

Our project 'Southpoint' for the Anthony John Group continued its development during 2009 and will be Brisbane's first realised transit-oriented development offering luxury residences, a unique boutique hotel, A-grade commercial offices, destination shopping facilities, a cinema complex and parking. The South Bank Railway Station is located on site.

The Brisbane River was the inspiration for the building's curving form. The shimmering quality of its layered façade emulates the play of light on water and represents the relationship of the river's edges, mangroves and parklands. The architecture creates a landmark gateway to the South Bank Precinct and gives South Point a unique identity.



Carrington Lifestyle Village
Oran Park, NSW
2010 - 2013

We begin 2010 with a large scale project for our clients Carrington Centennial Care. Oran Park represents a new standard in facilities for Retirement living. An entire new community with independent houses, recreational facilities, town square, parks, gyms, swimming pools, commercial premises, child care facilities and a 120 bed aged care facility will be provided.

This project exemplifies the ability of Jackson Teece to combine our specialist teams, Urban Design, Architecture, Interiors and Sustainability, to produce a cutting edge distinctive project.

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



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