

2011 WORKS





JACKSON TEECE

Thanks to our valued clients and colleagues, 2011 has been a productive and exciting year for Jackson Teece despite worldwide economic uncertainty. This brochure is a snapshot highlighting several interesting and diverse projects we completed this year, as well as giving a hint of some of the projects we are designing for 2012 and beyond.

Jackson Teece had an eventful and busy year, including moving our Sydney office to exciting new premises at Wharf 8/9 in Walsh Bay's arts precinct. While still multidisciplinary in our make up, our new office incorporates many of the ideas and sustainable initiatives we design into our clients' projects: it has been a breath of fresh air for staff and clients alike.

This year has seen all three Jackson Teece offices enjoying industry recognition through a variety of awards and successes:

- Southpoint Mixed-Use Development in Southbank Brisbane - Jackson Teece are the architects and urban designers for the development as part of a consortium led by the Anthony John Group and Brookfield Multiplex successfully securing Suncorp as a major tenant for their new Brisbane work place.
- Scott St Apartments was honored with a win in the Queensland Architecture Awards securing the prestigious 2011 Job & Froud award for Multi-Residential Architecture.
- 39 Hunter Street - our six star green star refurbishment of a heritage commercial building - received a commendation in the NSW Architecture Awards for Sustainable Architecture.

- Sydney Ports Corporation's Port Botany Operations Centre won a Master Builders' Award for AJ Lucas Operations in the \$10-\$20m Commercial Building category
- The Taronga Zoo Chimpanzee Enclosure won a Master Builders' Award for The Lipman Group in the \$5-\$10m Public Buildings category
- Bellevue Hotel Apartments in Newcastle won the Landcom 2011 Lower Hunter Urban Design Awards Multiple Dwelling Award for High Rise architecture.

Our management team has expanded with Peter Donn of our Newcastle office accepting our offer to join as an associate. Peter's commitment to quality and eye for detail is well-known and we are delighted that he will be more involved with staff and technical development across the practice in his new role.

The range of projects displayed here, showcases the diversity and experience that we offer as a practice. We have enjoyed working with all of the professional colleagues who have contributed to this process and wish our clients and contemporaries growth and success in the new year.

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

SOUTHPOINT MIXED-USE DEVELOPMENT

Client Anthony John Group
Fields Architecture, Urban Design and Master Planning,
Interiors, Residential, Commercial
Status In Progress Location South Bank, Brisbane

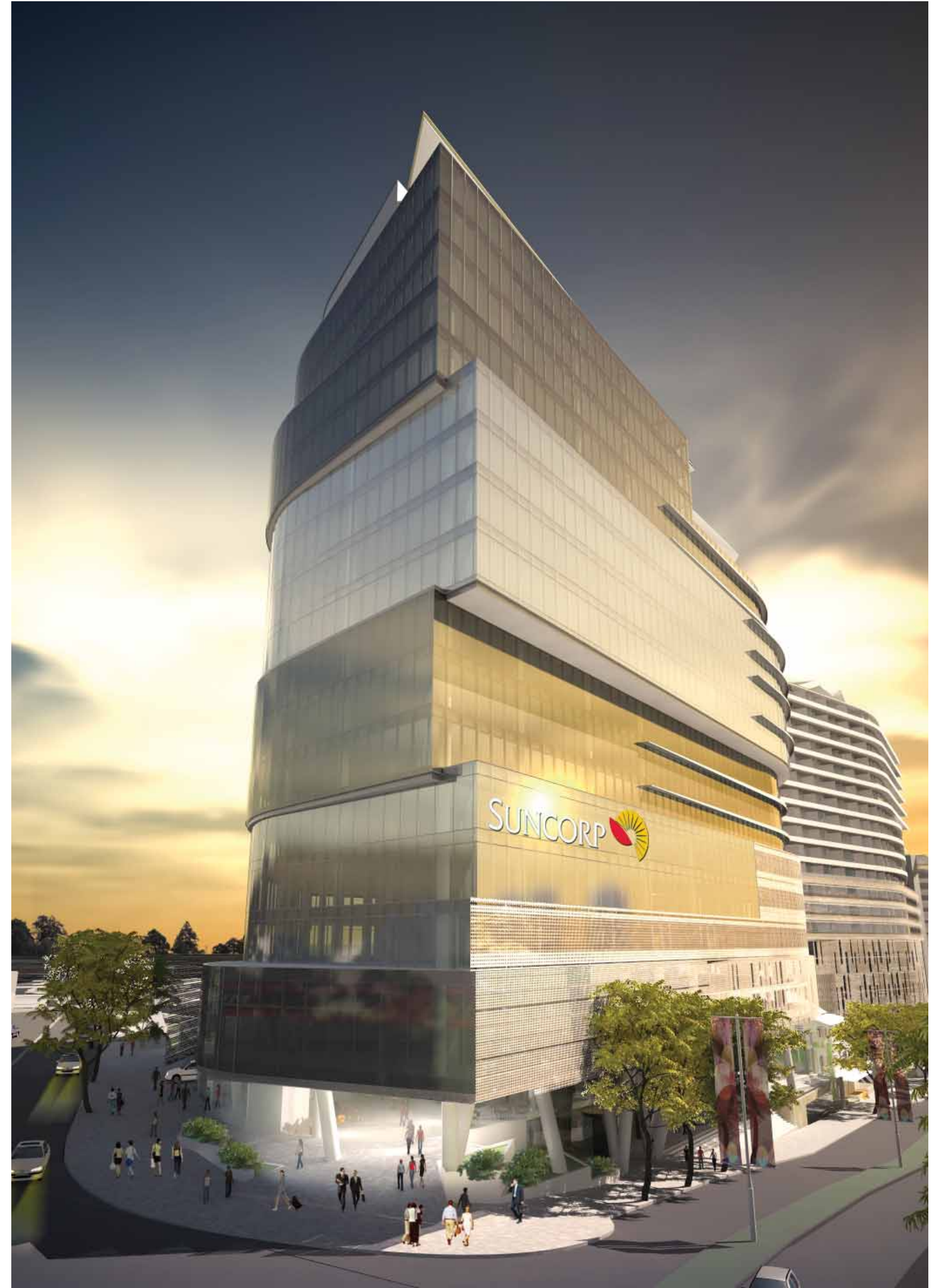
The Southpoint project was originally secured through an international design competition and received high praise for its dynamic architectural character, sensitive master planning and urban design. It will be the largest commercial building in Southbank, the gateway to the Grey Street boulevard and home to a new Suncorp campus-style workplace.

Southpoint is a transit-oriented development which marries commercial, retail, residential and hospitality development with a direct connection to the urban transport network of Brisbane through the incorporation of Southbank Station and close links to the South Eastern Busway station.

Jackson Teece provided numerous services to our client, including full architectural services for the development which comprises a commercial tower and separate residential/hotel tower above a podium level. The project, which has DA approval, will be constructed in two stages, the first stage providing a commercial and retail building.

The complete Southpoint project includes

- 48,000 square metres of commercial space NLA
- Retail space
- 20 Storey residential / hotel tower
- Conference Centre
- Gym, day spa and pool
- Restaurants and cafes



All images by Jackson Teece Visualisation



TARONGA ZOO CHIMPANZEE ENCLOSURE

Client Taronga Zoo Conservation Society Australia
 Fields Architecture, Commercial, Cultural
 Status Completed 2011 Location Taronga Zoo, Sydney

Awards 2011 MBA Excellence in Construction Awards for Public Buildings \$5 - \$10 Million.

The Taronga Zoo Chimpanzee Exhibit was designed by Jackson Teece with support from Studio Hanson/Roberts and built by Lipman builders. With pressure in their native habitat including climate change, habitat destruction and poaching, organisations like the Taronga Conservation Society Australia play a critical role in the survival of such species.

The Taronga Zoo Chimpanzee Exhibit has as its residents what some consider to be the most dangerous of the animals exhibited at the zoo, having the strength of up to seven times that of a human and incredible agility. The design challenge was primarily to keep these escape-artists enclosed while providing an environment that provides enrichment with the variety and challenges of the wild.

The most striking feature of the exhibit is the new Separation Enclosure, designed as a translucent net structure providing a full three-dimensional climbing experience with immersive viewing from the new Interpretive Building. The Separation Enclosure's parallel function is to facilitate introduction of new chimpanzees and for the re-introductory management of the maturing sub-adult males. The project also included total refurbishment of the Night House and keepers' facilities in back of house.

To create the illusion that the visitor has just entered the chimps' domain, sheets of non-reflective armoured glass are used to safely immerse the visitor within the chimpanzee experience.

The Chimpanzee Exhibit is one of the numerous exhibits designed and completed by Jackson Teece at the Zoo that makes Taronga Zoo one of Sydney's number one tourist destinations.



LOBER SQUARE

Client Anglican Retirement Villages
 Fields Architecture, Urban Design and Master Planning, Seniors Living, Residential
 Status In Progress Location Castle Hill, Sydney

Jackson Teece won a design competition to prepare a Master Plan for Anglican Retirement Villages on their Castle Hill Village Centre site, called Lober Square. The objective of the project is to regenerate the existing centre of the retirement village located on the site. Our expertise in public domain design, master planning, architecture and heritage conservation was critical in developing a compelling design solution that resolved many complex issues within the site.

The key concept within the project is to promote the wellness of the residents through the creation of a high quality public domain which knits together the various community and residential uses for the retirement community. The town centre is designed to be 'a celebration of life' that agglomerates active

uses to create a vibrant centre, and provides a variety of green open spaces for active and passive recreation. The Master Plan also considers the historical development of the site to reinstate the heritage buildings and gardens as active components of the public domain that enrich the experience of the centre.

The project provides for 6 new apartment buildings, new villas and 3 new community buildings comprised of a wellness centre, café and restaurant and a community centre. Smaller scale existing buildings have also been identified for refurbishment.

Jackson Teece is currently engaged in the design development of the various buildings and public domain within the project for a Development Application.

SYDNEY TOWN HALL - CLOCK TOWER CONSERVATION

Client Council of the City of Sydney
Field Heritage Conservation Location Sydney CBD
Status In progress; programmed for completion in mid-2013.

Construction of Sydney Town Hall commenced in 1869 and was completed in stages up to 1890. The building is of exceptional heritage significance to Australia because of its continuing use as the seat of government of the City of Sydney and because it is one of the finest examples in Australia of High Victorian Second Empire style architecture. The building is listed as a heritage item on the NSW State Heritage Register and Council's LEP.

Jackson Teece was engaged by Council as the lead consultant for the conservation works on the clocktower and portion of the east facades of the Town Hall building, this being the first stage of the comprehensive conservation works program on the exterior envelope of the entire Town Hall building. Our services to date have involved detailed inspection of the condition of the façade components - sandstone, timber windows and metalwork - recording of its deterioration, and development, documentation and tendering of the repair works. Development of the repair works related to the specific deterioration on the clocktower has required our collaboration with materials scientists and experts in Australia, USA and Scotland.

Other major components of the project include design of seismic bracing for the clocktower, design of new energy-efficient lighting of the exterior of the Town Hall building and clocktower, and fire and access upgrading of the interior of the clocktower.

Through close collaboration with the structural engineer Hyder Consulting, we designed and prototyped new cast stainless steel seismic bracing posts to be installed against the existing sandstone belfry columns supporting the sandstone dome. The stainless steel posts will be cast to match the profile of the existing columns and positioned against the rear face of the columns so as to make them largely invisible when viewed from street level. Similarly, we collaborated closely with the lighting designer, Point of View, in order to design fixings and positions for new lights and their wiring that will be as unobtrusive as possible.

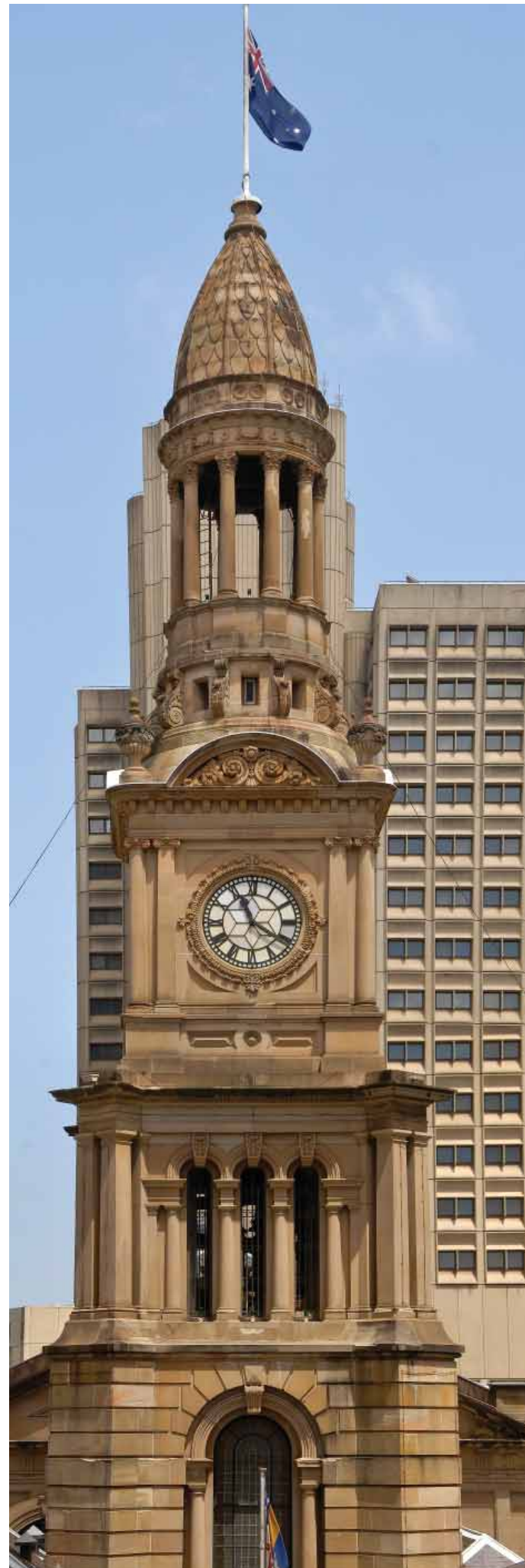


Image by Council of the City of Sydney



All images by Jackson Teece Visualisation

AUBURN ROAD APARTMENTS

Client E K Nominees Pty Ltd
Fields Architecture, Residential
Status In Progress Location Auburn, NSW

This site has dual street frontages to Auburn Rd in the East and Harrow Rd in the West, and is designed to provide 200 low cost apartments within three separate 9 storey residential towers. Ground floor retail tenancies are located along the urban strip of Auburn Rd, while the more residential character of Harrow Rd has street level commercial premises.

Each affordable housing unit has spacious balconies and well-planned living areas allowing for excellent privacy & amenity. The use of a robust and articulate residential architecture allows each building a specific identity. With a base material of brick in accordance with Council ordinance, specific apartment building identity is achieved with a variety of colourful external elements which provide both privacy and sun shading.

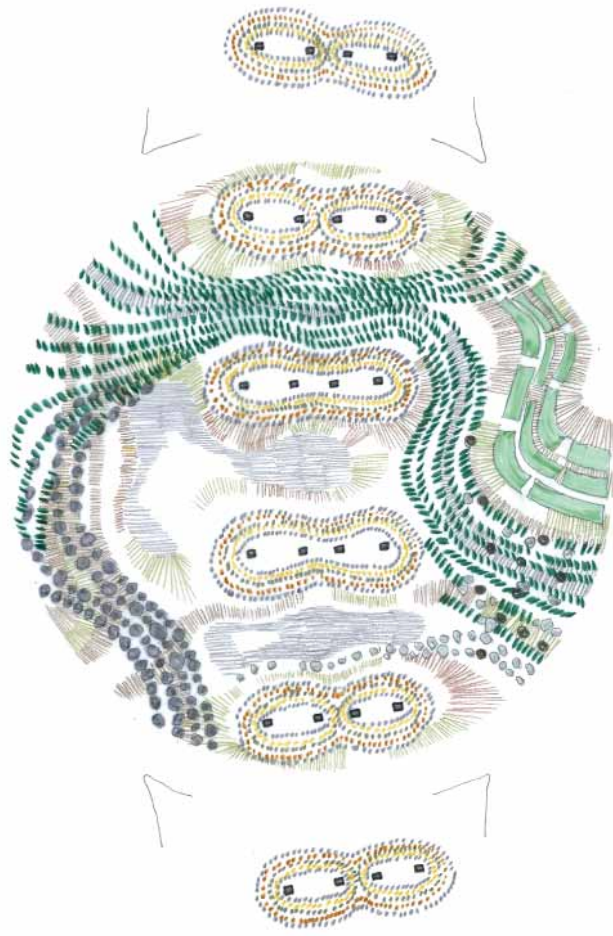
BALLINA BYPASS - PACIFIC HIGHWAY UPGRADE

Client Ballina Bypass Alliance for the RTA
Fields Infrastructure, Public Artwork
Budget \$640 Million Location Ballina, NSW
Status Completed 2012

Jackson Teece provided urban design and architectural services for the concept, detailed design and documentation and the construction phases of the project. Construction on the project commenced in 2008 and the first section of the second phase was open to the public at the end of November this year.

As part of our role as the Urban Designer for the Ballina Bypass Alliance, Jackson Teece prepared the gateway design to Ballina at the Teven Interchange. The gateway is comprised of a 120m diameter roundabout with a 360m long over-bridge.

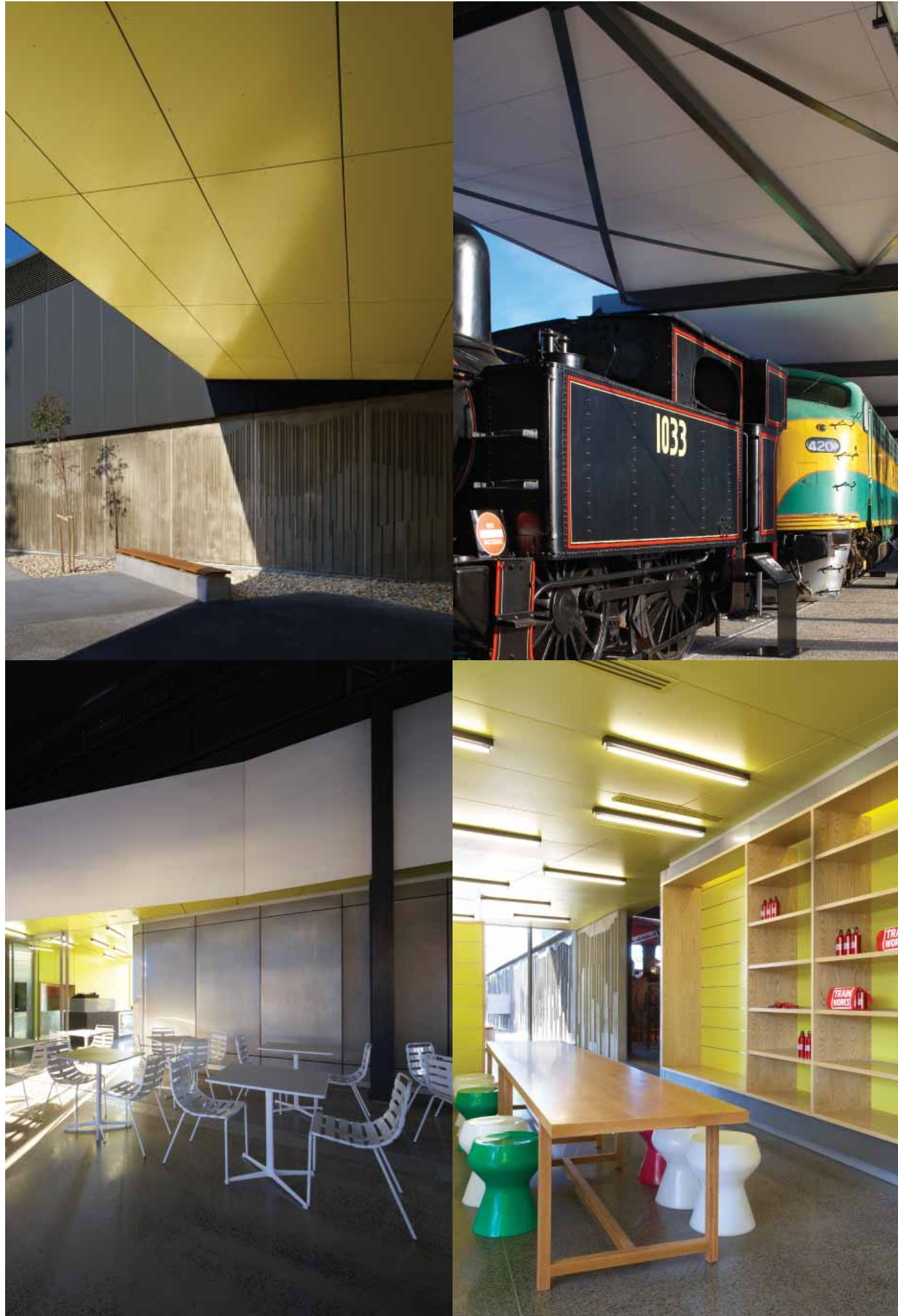
The design of the gateway involved extensive consultation with the elders and the artists of the local aboriginal community. The artwork design is a commemorative landscape of the local tribes and their habitation of the land.



Photos by Ballina Bypass Alliance



Image by Sharrin Rees Photography



THIRLMERE RAIL HERITAGE CENTRE

Client Office of Rail Heritage, RailCorp
 Fields Architecture, Interiors, Heritage Conservation, Cultural
 Status Completed 2011 Location Thirlmere, NSW

RailCorp controls a rich and important heritage to which the State Government allocated funding for conservation and display, with a commitment to significantly upgrade the Rail Heritage Centre at Thirlmere. The new centre has a large exhibition hall as its main focus, complemented by a series of other outdoor and under-cover spaces. The large existing display shed has been retained and made user-friendly and safe for visitors. The outcome embraces sustainable features and minimises energy consumption.

An exciting 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 HPA we developed displays which tell the story of the history of the rail system in NSW, its technology and the lives of the people who worked in it. In a large existing shed, visitors will be able to engage with the main body of the centre's rolling stock. Platforms with universal access give visitors the opportunity to get close to and inside many of the locomotives and carriages.

The project boasts a variety of initiatives over a range of areas of concern for sustainability. The exhibition hall is not air-conditioned, but naturally ventilated to reduce energy consumption, with an under-floor hydronic heating/cooling system. On hot days, cold water is pumped through the slab to provide cooler conditions and on colder days the system will reverse to pump hot water through the pipes to take the chill out of the air. There is significant re-use of rainwater with the installation of a 100,000 litre tank supplying water for the flushing of toilets, irrigation and wash-down.





STRATHEARN VILLAGE

Client Private
 Fields Architecture, Seniors living, Master Planning
 Status In Progress Location Scone, NSW

Jackson Teece has provided master planning and architectural design for a new Aged Care Village, in Gundy Road, Scone in the Upper Hunter region of NSW, for a not-for-profit provider. The Village will have a 204 Bed Residential Aged Care Facility and approximately 100 Independent Living Units, along with a range of community facilities, including community centre, cafe, salon, medical centre, pool and child care centre.

The facility will have a mix of high care extra service, low care and high care concessional rooms and will provide a flexible and secure environment that allows most or all wings to cater for residents with dementia.



Before

After

REPAIRS TO A RESORT HOTEL ON THE NSW CENTRAL COAST

Client Confidential
 Field Building Diagnostics Location NSW Central Coast
 Status Stage 2 of 3 completed 2011

The second year-long stage of a three-stage repair programme is now complete.

Inappropriate material selection and dependence upon liquid-applied coatings for weatherproofness led to extensive and severe deterioration of the exterior building fabric of this hotel within ten years; particularly those elements constructed of highly-porous materials including precast gypsum and aerated concrete.

Jackson Teece Building Diagnostics designed and documented an overcladding system which would protect the existing walls from further deterioration, reduce ongoing maintenance requirements, and mask the damage suffered by the building.

Aluminium-faced cladding panels were substantially prefabricated, reducing on-site installation time. The expressed sealant joints between the aluminium panels emphasise the building's verticality, and the updated palette of finishes, selected primarily on the basis of durability, has renewed the hotel's appearance. Though the task of detailing such a system to accommodate high tolerances and varying substrate

conditions was challenging, the result is serviceable, reliable and visually impressive.

Jackson Teece Building Diagnostics designed repairs to solve numerous further problems, including:

- Failed balcony waterproofing
- Water leakage through aluminium-framed sliding doors
- Failure of powdercoating on aluminium-framed balustrades
- Corrosion of steel wall cladding
- Delamination of ceramic tiling on walls, floors and within swimming and spa pools
- Defective passive fire protection
- Deformation and corrosion of gutters and rainwater goods
- Cracking of wall finishes
- Distortion of wall-mounted mirrors
- Exfoliation of stone paving
- Inadequate acoustic insulation
- Interior condensation



SURRY HILLS RESIDENCE 2

Client Confidential
Fields Architecture, Interiors, Residential
Status Completed 2010 Location Surry Hills, NSW

The owners of a double-storey terrace house in Sydney's Surry Hills approached Paul Brace, Director of Jackson Teece for help to create a contemporary family home. The brief was to demolish a cluster of previous poor quality additions to the rear of the house and to extend the living / family spaces, create a new kitchen and ground floor bathroom, and to extend upwards to create a third storey, together with a general refurbishment of the existing terrace.

The site is an unusual wedge-shaped block - rare in Surry Hills - giving the property a large rear yard where the site at its widest is 12.6m across. Extensive vegetation including existing mature trees presented the opportunity to create a new living / entertaining space which sits in the garden environment rather than being a direct extension of the house.

A new glass pavilion links to the existing house and creates an entertaining courtyard separating the two volumes. A continuous piece of American Oak joinery lines the Eastern side of the house linking the pavilion to a new stair within the terrace itself.





Jackson Teece Visualisations



UNIVERSITY OF WESTERN SYDNEY HAWKESBURY CAMPUS MASTER PLAN

Client University of Western Sydney
 Fields Urban Design and Master Planning, Heritage Advice,
 Stakeholder Consultation
 Location Richmond, Sydney, NSW
 Status Completed 2010 – 2011

The Hawkesbury campus of the University of Western Sydney (UWS) is an extensive, historical campus located on the edge of Richmond town. It was one of the first agricultural colleges instituted in Australia and is notable for its distinctive heritage buildings and landscape. Jackson Teece was commissioned by UWS to prepare a Master Plan to guide the transformation of the campus to one that excels in the field of sustainability education and research.

The key concept underpinning the Master Plan is the establishment of an 'exhibition campus' that expresses the sustainability ethos of the campus through its planning. This is achieved on a number of levels – in the master planning as well as the presentation of the campus, in particular the sustainability-focused research and activities of the campus.

The Master Plan rationalises the existing campus structure, introducing simple but significant changes to the way people access the campus and move around within it. Circulation is designed to create a highly permeable network of routes for pedestrians, cyclists, buses, private cars, service vehicles and parking. These initiatives create a 'walkable' campus prioritising pedestrian and bicycle traffic.

The proposed public realm is designed to interface actively with adjacent ground level uses in the precinct, which include shared learning, administrative, social and recreational facilities accessed by the entire campus population. A new Student Precinct is proposed within the academic core along the major pedestrian route to create a vibrant heart for the campus, which it presently lacks. The proposed landscaping for the precinct takes its design cue from the character of the existing heritage landscape. Covered walkways and seating areas provide shelter from the climate and impart definition to the spaces.

The new public spaces create a much-improved setting for the heritage buildings in the precinct, drawing these presently under-utilised buildings into the heart of campus life. The result is a contemporary yet historically sensitive public realm design that will establish a strong identity for the campus.

Further, areas of land that interface with Richmond have been identified for related development with uses such as sustainable residential development and town centre uses, such as retail and entertainment, to forge a closer integration between the campus and adjoining communities.



CARRINGTON RECREATION CENTRE

Client Carrington Centennial Care
 Fields Architecture, Seniors living, Commercial
 Status Construction in 2012 Location Camden, NSW

An existing 1980s function and recreation centre within the Carrington Centennial Care facility is to be expanded and repositioned to include restaurant functions, gymnasium, retail store and meeting and function spaces, together with revamped public external spaces in which family groups can congregate and socialise.

The new facilities are conceptualised with the mood of a holiday resort, combined with a traditional small scale village square.

Two new buildings contain various functions, with a style and material palette drawn from contemporary holiday facilities - timber, glass, large eaves and shaded external balconies. White painted timber structures, with timber floors, central gardens and plantings on site, will be retained and enhanced.

Shaded covered balconies wrap around buildings. Activity spaces, function rooms for various gatherings - from Yoga groups to craft and art groups - are all provided. Lift access and extended ramps allow for pedestrian circulation.

All images by Jackson Teece Visualisation



BONDI APARTMENT 3

Client Confidential
 Fields Architecture, Interiors, Residential
 Status Construction 2012 Location Bondi, NSW

The extensive remodelling of an existing three-bedroom apartment located in a sheltered position at the southern end of Bondi Beach achieves harmony between the vibrance of an extraordinary view and a pared-back beachside aesthetic.

A muddle of interior walls has been removed and the kitchen, laundry and bathroom relocated. The apartment has been extended forwards towards the view, with external landscaping and gardens refurbished to accommodate indoor / outdoor living.

A new palette of limed timber and white walls coupled with a painted timber ceiling forms the shell of the apartment. Large new sliding glass doors have been inserted into the apartment walls, together with a relocated entry door to allow for flexible circulation and ventilation. Two new bathrooms are created, one an ensuite, the second amalgamates an existing laundry and WC into the main bathroom, lined with pale grey limestone.

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*Cover Image & Inside Sleeve Image of the Thirlmere Rail Heritage
Centre by Sharrin Rees Photography
Portrait Images by James Green Photography*

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