



# URBAN CONNECTION

The second stage of Jaques Richmond continues to transform an industrial relic into a contemporary example of urban architecture.

**As major cities are rebuilt to meet the ever increasing demand for accommodation near city centres, there is also an expectation that history will be respected and preserved for future generations.** Riverside Group have done this in Richmond with the latest stage of Jaques.

Riverside, part of the Riverlee Group, purchased the historic Jaques site in 1997 with a grand vision to transform an industrial relic into a contemporary example of urban architecture. It was back in 1885 that Edward Jaques and his partner Edward Phillips started small engineering works on the site, specialising in rock crushers that filled a void in the Australian market for the huge machines that were vital to the development of the economy in that era.

A major part of the appeal of the site's development across all stages has been Riverside's commitment to enhancing the architectural history of the original Jaques buildings. In Stage 1, the original brick façade was restored and maintained to form the perimeter walls. Stage 2 continues to follow this same brick scale and character and also features throughout the building the original Jaques Bros drawings and blueprints for the manufacture of the rock crushing machinery, some of which date back to 1915.

The original brick tower entrance to the Jaques foundry has been retained and restored at the Griffiths and Palmer Street corner entry. Riverside Group commissioned etched steel history panels which pay homage to the site's history, with dedicated panels on the Jaques machinery and family. In addition, the laneway

that separates Stage 2 and Stage 3 has officially been named 'Dyer Street' by the council after the famous football player, coach and active Richmond community member, Jack Dyer.

Jaques Richmond Stage 2 comprises 213 apartments and was designed by Fender Katsalidis Architects with interiors by the acclaimed Hecker Guthrie. Building amenities include a gym, courtyard, rooftop terrace retreat and residents' lounge. The Level 4 courtyard is a shared communal space at the heart of Jaques Richmond, and features decking over slab with complex geometry and soft landscaping elements.

Riverside Group Sales and Marketing Director, Kristine Lee said that the expansive apartments on offer was just one of the building's point of difference in a suburb where buyers demand larger living options. "Richmond is emerging as a top market for empty nesters and downsizers who require luxurious, quality, larger format apartments when they sell the family home and want to move closer to the city," she said.

Stage 3, Palmer Street, is the final building in the Jaques Richmond development and features 56 luxury apartments across a 6-level wedge-shaped boutique building and will be completed in late 2016.

Riverside has recognised that people who live in the inner city are relying less on cars and opting instead to use public transport, bikes and car share. In a Victorian first, LCD screens to display live 'Tram Tracker' information have been installed in the ground floor lobbies of Stages 2 and 3 and will operate 24 hours a day showing tram information for the Coppin Street and Bridge Road tram stop which is less than 100m away from Jaques.

Riverside Group has established itself as one of Victoria's leading property development companies. The Jaques Richmond project has enhanced its reputation as a quality developer with a sensitive approach to culture, history and the environment.

**For more information contact Riverlee**, Level 11, 379 Collins Street, Melbourne VIC 3000, phone 03 9620 3888, fax 03 9620 4988, website [www.riverlee.com.au](http://www.riverlee.com.au)



DEVELOPER : Riverlee  
MAIN CONSTRUCTION COMPANY : Hacer Group  
ARCHITECT : Fender Katsalidis Architects  
PROJECT VALUE : \$270 million

## JOINING IT ALL TOGETHER

Cazam Kitchens, as an Australian owned and family operated business, has been successfully designing and manufacturing custom made cabinetry for Australian residences for over 25 years.

Producing over 50 kitchens a week, Cazam Kitchens are not only specialists in Kitchens & Bathrooms, but Commercial Fitouts and Architectural Joinery also. With their team of experts, Cazam Kitchens is committed to creating high quality innovative, contemporary and classic cabinetry to suit any home and lifestyle.

Having experienced significant growth in the last several years, Cazam has become the preferred cabinetmaker to many leading Melbourne residential & commercial builders and developers.

Cazam Kitchens had a dedicated team of 20 people committed to the Jaques Project, ranging from Estimators to Project Managers, Cabinetmakers, Site Supervisors & Installers as well as Fitters and Labourers.

With over 400 apartments, Cazam Kitchens was contracted to coordinate all the joinery on the project, which included the kitchens in over 40 different styles, bathrooms, laundries, storage & feature cabinets, wardrobes and studies. They also manufactured the joinery in all the common areas and lobby.

A large portion of the job consisted of custom made designs, and as Cazam Kitchens' Chris Obeid explains, this is not typical for

a project of this size. As most cabinet doors had a profile design which had to be handmade, one can appreciate the challenges such intricacies presented.

"There was also a large number of custom made furniture and joinery for this project which was challenging for a job of this scale as most of the work and detail could only be achieved by hand. Therefore we decided to treat each apartment as an individual, boutique style job as opposed to a mass produced project" adds Chris.

Although these aspects of the job were demanding, they were welcomed challenges for the Cazam team, as it is projects such as the Jaques Richmond that allow Cazam Kitchens to hone their skills and demonstrate their diverse capabilities, skillset and knowledge in the joinery industry.



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## URBAN RENEWAL BREATHES NEW LIFE

Tract Consultants in collaboration with Fender Katsalidis Architects and the Riverside Group, have designed and delivered an outstanding urban renewal project in Richmond, inner Melbourne. Jaques Richmond at 1 Palmer Street has seen the conversion of an historic engineering factory, circa 1885, into a vibrant apartment and retail development. The project has been a success in its own right, but also as a catalyst for other high quality, contemporary building conversions in this pocket of Richmond.

The \$270 million Jaques development comprises over 400 apartments, delivered in three stages, with a strong emphasis on community, a high quality built environment, and retention of the character of the former factory. As project Landscape Architects, Tract were responsible for the design of all external areas, including communal podium landscapes, private balconies and the streetscape interfaces to the site curtilage.

The main roof garden in stage one is entirely on structure and uses the most current construction techniques for the waterproofing and planting medium. The garden area is traversed by a series of decks created for outdoor living and relaxation. Stage two contains a second roof top garden together with a laneway that links Palmer and Griffiths Streets. This laneway comprises retail, bicycle stores and entries to the apartments, whilst retaining the old brick gateway to the Jaques Factory, forming a dramatic entry to the building. Paving to

the laneway will incorporate the materials from the original factory building and surrounds, including brick and coloured concrete, adding to the richness of this space.

Tract Consultants have grown to their present level of prominence through a commitment to design and technical excellence, together with an understanding of the construction and development processes. The diverse but complimentary skills of the Directors are supported by a staff of around 140 qualified and experience professional in Melbourne, Sydney, Brisbane, Geelong Canberra and Adelaide offices.

The national company specialises in Landscape Architecture, Urban Design Town Planning and Media 3D services. Tract's ethos is to work with clients to produce site sensitive, high quality designs that express a unique sense of place, and strive to improve quality of life by improving built environments. They are committed to improving the natural and cultural environments through their planning, design and community-building expertise.



For more information contact Tract Consultants Pty Ltd, 195 Lennox Street, Richmond VIC 3121, phone 03 9429 6133, email Melbourne@tract.net.au, website www.tract.net.au