

A DESIGNED RESPONSE TO COASTAL TRANQUILLITY

DEVELOPER : Habitat Development Group
ARCHITECT : K Architecture



St Clair redefines coastal luxury living, balancing urban convenience with tranquil lakefront design. Delivered by Habitat Construction Group, the project combines resort-style amenities, sustainable principles, and community-focused planning to create a refined, contemporary residential destination on the Sunshine Coast.

Designed by K Architecture, the project embodies the balance between urban connection and coastal tranquillity, its soft curves, sandstone textures, and natural materials echoing the calm of the lakefront environment. Positioned beside the thriving Oceanside Health Hub precinct and minutes from beaches, shopping, and dining, St Clair offers residents both serenity and accessibility, that defines true contemporary lifestyle.

At the heart of St Clair lies a commitment to community and quality of life. The development's resort-style amenities rival those of a luxury retreat: a 25m lap pool surrounded by lush gardens, an expansive 1,000m² open entertainment park, and communal firepit and BBQ areas for gathering and connection. Residents can host celebrations in a private entertaining suite that accommodates up to

16 guests, complete with kitchen, dining, and pool table, or retreat to the exclusive rooftop terrace offering panoramic views across Lake Kawana to the Pacific Ocean and the Glasshouse Mountains beyond.

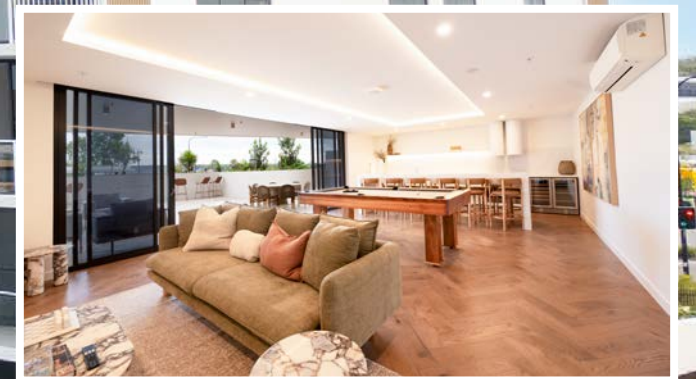
Construction started in early 2024 under Habitat Construction Group's integrated delivery model. The project builds on Habitat's successful legacy of Sunshine Coast developments, including The Corso and Market Lane, continuing a tradition of craftsmanship and reliability. With more than 400 workers on-site at peak construction, St Clair is not only shaping the region's skyline but also fuelling its economy — prioritising local trades, suppliers, and consultants to keep investment and employment within the community.

Habitat's design philosophy extends beyond aesthetics. Sustainability

drives every decision, from material selection and building orientation to the generous green spaces that connect residents to their natural surroundings. Each element of St Clair, from its architectural form to its landscaped courtyards, is designed to maximise light, privacy, and comfort while minimising environmental impact.

“Our focus remains the same: to contribute positively to growth with homes that stand the test of time in places people truly want to live,” says Managing Director Cleighton Clark. “Projects like St Clair reflect not only strong demand but our ongoing commitment to creating vibrant, liveable communities right here on the Sunshine Coast.”

Recognised among Australia's Top Six Apartment Builders by the Housing Industry Association, Habitat Development Group's reputation for quality and consistency continues to grow. With upcoming projects like The Millwell in Maroochydore underway, Habitat's vision for the region is clear, to create spaces that are both architecturally inspiring and deeply human.



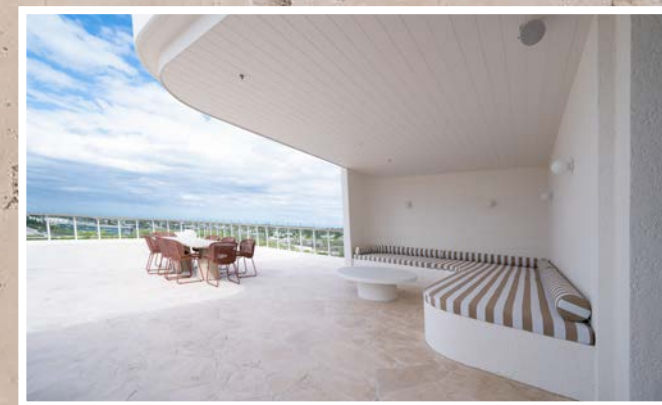
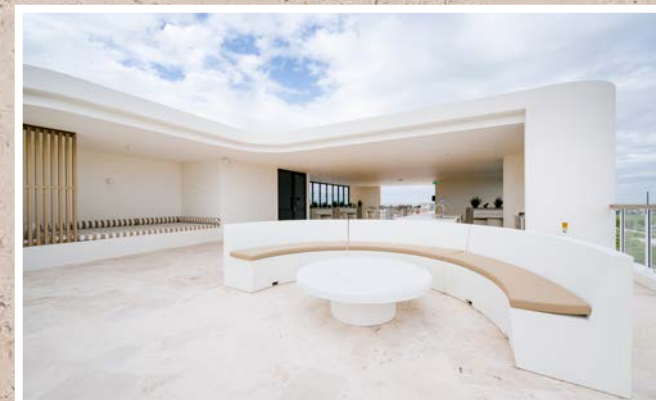
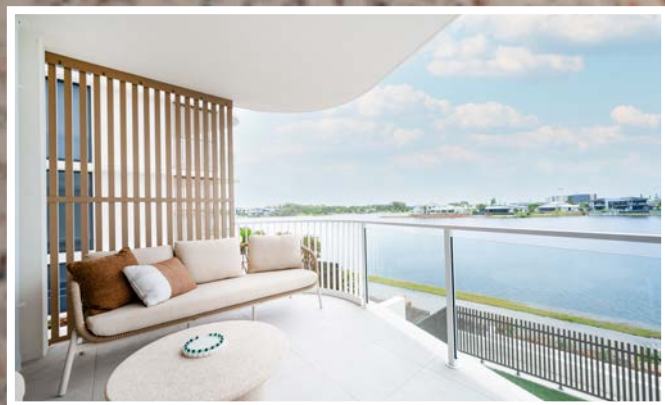
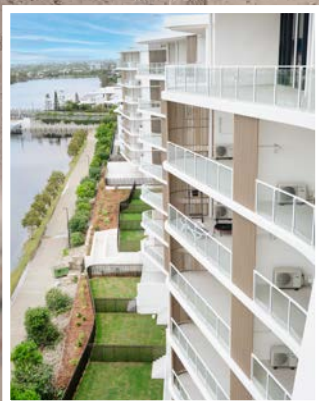
With over 100 years of combined management experience and a flawless record of delivery, Habitat Construction has an impressive high quality workmanship record, a distinction in the industry that underscores their uncompromising standards. St Clair not only continues that legacy but elevates it, representing a thoughtful blend of craftsmanship, innovation, and coastal sophistication.

This landmark development is more than a collection of residences, it's a lifestyle, a community, and a lasting contribution to the Sunshine Coast's future.

For more information contact Habitat Development Group, 5 Future Way, Maroochydore QLD 4558, phone 1800 717 709, website www.habdev.com/st-clair

Below Axiom Group delivered precision engineered, curved balustrades at St Clair, preserving design intent and ensuring compliance.

Below Livingstone Render & Paint delivered co-ordinated the façade finishes across St Clair, enhancing architectural forms with specialised render finishes.



CONTINUOUS CURVES, SEAMLESS DESIGN: INTEGRATED BALUSTRADE SOLUTIONS

At St Clair, Habitat Development Group's landmark lakeside development on the Sunshine Coast, the architectural ambition was clear: a series of continuous, curved balconies that respond to the site's expansive water views while reinforcing the project's sculptural identity.

Axiom Group was engaged to design, engineer, and deliver a fully integrated balustrading solution that preserved the architectural vision while meeting stringent structural, safety, and durability requirements.

"We designed and supplied all the balustrading and screens on the balconies," said Connor Baker, National Business Development Manager. "This included the glass balustrades, aluminium balustrades, and vertical screening, all seamlessly integrated within the project's striking curved façades."

The curvature of the balconies posed one of the project's greatest technical challenges. Each level required exacting alignment between three different materials; glass, aluminium, and vertical screen elements, to ensure structural integrity while maintaining the fluid architectural vision conceived by K Architecture.

"The complex curves demanded meticulous co-ordination between our design, fabrication, and installation teams," Connor explained. "Every element had to align perfectly to achieve the sleek, continuous aesthetic that St Clair is known for, while meeting strict engineering and safety standards."

Axiom's bespoke balustrade systems are engineered for longevity, combining premium materials with advanced manufacturing processes to withstand coastal conditions without compromising on visual appeal. "Every project is an opportunity to push design boundaries," Baker said. "At St Clair, that collaboration between form and function truly shines."

Founded in 1999, Axiom Group has grown into a leading provider of architectural balustrading and metalwork solutions. With a 48-strong team of engineers, designers, and fabricators, the company combines cutting-edge design with manufacturing precision to produce elegant, compliant, and durable systems for residential and commercial developments nationwide.

For more information contact Axiom Group, phone 1300 652 336, email enquiries@axiomgroup.com.au, website www.axiomgroup.com.au

EXPRESSING ARCHITECTURAL FORM THROUGH FAÇADE FINISHES

Within contemporary residential developments, the execution of façade systems and finishes plays an important role in achieving architectural consistency and long-term performance. At St Clair, Livingstone Render & Paint delivered the full exterior render across both the North and South towers, along with specialist interior and rooftop finishes, providing a cohesive façade.

At St Clair, Livingstone Render & Paint applied over 22 years of experience to deliver a tightly coordinated, sequenced project. "We specialise in rendering for large commercial developments, project homes and renovations," said James Livingstone, Director of Livingstone Render & Paint. "St Clair was a great opportunity to showcase not only our standard rendering finish and a specialty Bokarina finish, but our capacity to complete a project of this scale efficiently."

Applied to the Entry Lobby Walls and the Rooftop Terrace of the South Tower, the light float 'Bokarina' finish offered a refined and durable texture suited to outdoor coastal conditions providing long-term surface resilience, and was a complement to the architecture's contemporary palette. "This speciality finish is a unique one because it was specifically crafted for a recent project in Bokarina (hence the name). It's not your standard render, it's pretty impressive," James concluded.

Livingstone Render & Paint delivered a structured workflow across both towers over 6–9 months. "We ran two full-time teams on each tower — each would go up and complete the walls and then as we rounded out the top and the waterproofing was complete, we came back down completing the slab edges" James explained. "This sequence worked best with the schedule on site, it meant a seamless job flow for the crews. We were able to achieve the render scope in a significantly shorter time frame than is typical for a project of this scale."

The team maintained quality control, surface uniformity, and seamless transitions across elevations. "We're proud of the finish we achieved. It's consistent, clean, and really enhances the architectural form of the buildings. The additions of the speciality finishes we think really makes it" James added.

Livingstone Render & Paint continues to deliver reliable, high-quality rendering services across commercial and residential projects throughout Queensland, including; Plantation Retirement Resort in Maroochydore, 'Jura' in Noosa and the Birtinya Social Housing Project.

For more information contact Livingstone Render & Paint, phone 0449 151 827, email info@lsrp.com.au, website www.lsrp.com.au



Below Kawana Flooring delivered durable, design-conscious flooring at St Clair, preserving aesthetic continuity while meeting performance standards.



MEETING HIGH-TRAFFIC DEMANDS WITHOUT COMPROMISING AESTHETICS

St Clair required flooring solutions that combined durability, aesthetic continuity, and comfort across both internal and common areas. Bringing together premium materials, seamless co-ordination, and a collaborative approach, Kawana Flooring supplied and installed carpet, underlay, and commercial carpet tiles, ensuring quality, consistency, and comfort throughout the project.

“Our scope included supplying and installing carpet and underlay to all bedrooms in the internal units, as well as commercial carpet tiles in all corridors and the manager’s office,” explained Project Manager, Alina Hickey. “The products were carefully selected to balance durability and aesthetic appeal—creating warm, inviting interiors that still meet the high-traffic demands of multi-residential living.”

The project progressed at an accelerated pace, requiring agile responses from the Kawana Flooring team. “The project ran very smoothly and was completed faster than expected,” said Alina. “We adapted quickly and kept everything on track.”

Strong communication and teamwork were key to this success. “We’re proud of supporting the on-site team and maintaining close collaboration with all Habitat staff,” Alina explained. “Their flexibility

was incredibly helpful—especially allowing us to cut carpet on site in the basement, which streamlined our deliveries and installation.”

Founded in Queensland, Kawana Flooring has built a reputation for reliable, high-quality flooring solutions across multi-residential and commercial projects nationwide. By collaborating closely with architects, developers, and on-site teams, Kawana Flooring ensures that material selection, installation, and coordination preserve design intent, meet performance standards, delivering finishes that are both visually compelling and functionally robust.

“It’s been amazing to see the St Clair project come to life,” said Alina. “The results speak for themselves, and we can’t wait to work on the next project with Habitat.”

With projects spanning Queensland, New South Wales, and beyond, Kawana Flooring continues to set the benchmark for efficiency, quality, and finish in the flooring industry.

For more information contact Kawana Flooring, 1-2/6 Premier Circuit, Warana QLD 4575, phone 07 5493 9540, email info@kfloor.com.au, website www.kawanaflooring.com.au

