

To TITAN AWARD Judge Panel:

Please find our application on the award of **Architectural Design** in Mixed-use Development Category for our project 1788 Residences Double Bay.

Please find our supported documents in the attachments.

1788 Residences Double Bay, a new 6 storey luxury residential building located in the heart of Double Bay, aims to capture the boutique culture and European ambiance of its village surroundings. At the neighbourhood scale, the building's sculpted form and concave and convex curves evoke the glamour of the 1920s and art deco style, while two new ground level arcades weave the building into Double Bay's existing network of pedestrian laneways. The building's entrances front the arcades, creating space for 8 retail tenancies and a new restaurant along Cross Street.

Inside, we have aimed to create spacious apartments with high quality amenities and strong indoor/outdoor connections to natural light, fresh air, street views and green landscape. The apartments' interiors and architecture were delivered as integrated design services, so architectural details—in particular the building's curves—have been brought inside via bespoke joinery, ceilings, panelling and finishes.

Should you have any questions, please do not hesitate to contact Nicole Min at nicolemin@sjdpg.com or +61 415 590 527.

Warm Regards



Alex Zhao
Director and General Manager

22/03/2022

**Architecture
Interior Design
Urban Design
Strategy**

2022 PCA Innovation and Excellence Awards

BATESSMART™

Re: 1788 Residences, Double Bay, NSW

To the PCA Awards juries:

We are writing as the architects and interior designers of the 1788 Residences in Double Bay, to offer our support for the project's entries into the 2022 PCA Innovation and Excellence Awards.

From the project's initial briefings with SJD Property, we knew it would stand out as one of the most innovative and luxurious multi-residential offerings in the Sydney residential property market. It is located on Cross Street in Double Bay, an area well known for its established village character and for the rejuvenation that it has undergone over the past few years. The site, to us, represented the opportunity to bring together the highest quality architecture, interior design, higher density residential units and better streetscape engagement. The end result is a beautiful building that demonstrates these qualities and elevates Double Bay's built environment and liveability, both for the public and for the residents and businesses that inhabit it.

Our design for the 6 storey luxury residential building aims to capture Double Bay's boutique culture and European ambiance. At the neighbourhood scale, the building's sculpted form and concave and convex curves evoke the glamour of the 1920s and art deco style, while two new ground level arcades weave the building into Double Bay's existing network of pedestrian laneways. The building's entrances front the arcades, creating space for 8 retail tenancies and a new restaurant along Cross Street.

Inside, we have aimed to create spacious apartments with high quality amenities and strong indoor/outdoor connections to natural light, fresh air, street views and green landscape. They are spacious, well conceived in plan and impeccably detailed. The apartments' interiors and architecture were delivered as integrated design services, so architectural details—in particular the building's curves—have been brought inside via bespoke joinery, ceilings, panelling and finishes.

We are extremely pleased with the built result, which could not have been achieved without the vision and close collaboration with SJD Property throughout all project phases. 1788 Residences stand as a testament to the value of high quality, luxury design and should endure for many decades to come. We hope that the PCA Awards jury also recognises this merit and the project as an enduring positive contributor to Sydney's built environment.

Regards,



Guy Lake
Director, Architecture



Brenton Smith
Director, Interior Design



Ultra Building Co Pty Ltd
ABN 69 609 453 876
L1, Suite 104, 282 Oxford Street,
Bondi Junction NSW 2022

Wednesday, March 23, 2022

To whom it may concern,

1788 Project Information

Project Name:

1788 Residence

Project Website:

<https://1788doublebay.com.au/>

Project Address:

20-26 Cross Street, Double Bay, NSW, 2028

Commencement Date:

May 2019

Completion Date:

December 2020

Project Status:

The 1788 Project was a single stage D&C contract located in the heart of Double Bay, this stage has been completed. The project consisted of 4,409m² GFA, of which 100% has been delivered consisting of 26 residential lots and 9 retail tenancies.

Site Area:

1,257m²

Project Details:

This was a mixed-use development consisting of 26 residential apartment and 9 retail tenancies.

The Project consisted of Five 1 Bedroom Apartments 19% of the residential, Five 2 Bedroom Apartments 19% of the residential, Twelve 3 Bedroom Apartments 46% of the residential and Four 4 Bedroom Apartments 16% of the residential.

The Total Lettable Retail Area = 558.6m²

Total Net Area Residential = 4,195m²

Building Height 21.5m from ground to roof consisting of two basements and 6 storeys

Project Features:

The 1788 Project was a D&C contract located in the heart of Double Bay. The project consisted of the demolition of the existing commercial building, construction of a two level below ground basement and 6 levels above ground consisting of 26 residential apartments, 9 retail tenancies and a public domain refurbishment. These are the kind of homes that will turn heads. Refined, convenient and beautifully conceived in every aspect. These Residences are the benchmark of architecture and luxury interior design. No expense has been spared in creating the finest luxury living in the village. The development consists of a strong inclusion of timber veneers, Calcutta benchtops and natural stone floors.

The Façade on the project was one of the more intricate aspects of the construction involving many different façade treatments ranging from light weight cladding, to face brick veneer, to rendered blockwork, to metal cladding and louvres. The main difficulties with this façade were the junctions where it was common for two to three different façade elements to meet. To resolve these clashes multiple workshops were held to ensure that the manufacturing details of each product were followed and the façade itself remained waterproof.

Elevator Pitch:

The 1788 Project is a unique project in the heart of Double Bay. Not only is it a high-end residential construction, setting new records with its sales. Its construction was innovative and progressive, combining many new ideas to achieve an end product that does not have a like in the Eastern Suburbs of Sydney. The Project has assisted in the revitalization of the area and encourage more developers and builders back into the area.

A target program was established for the project, and from this, the site team then also created a 3 weekly program which was updated on a weekly basis and issued to subcontractors. The program was the tool for tracking how the project was progressing, and what the critical path was to ensure timely delivery of the project. Thankfully, the team managed to deliver the project on time and below budget exceeding the Clients expectations. Considering all of the constraints of the site and also all of the third-party authorities involved in the project, this was an exceptional result for the team.



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Design & Town Planning:

The 1788 Project was constructed in a flood zone, this required considerable planning for construction and longevity of the Project. The two-level basement was excavated in water charged sand, requiring a waterproof TSM piling wall around the perimeter, dewatering to allow the construction of a hydrostatic slab for the lowest basement level. The final basement now restricts the external water table current under approximate 6m of water pressure.

The upper levels consisted of high-end residential construction internally, however it was the external façade that was complicated. Consisting of 7 different façade finishes all having to seamlessly align, but also ensuring these different materials and elements adjoin to form a waterproof seal from the external elements. The main feature of the façade is its face brick which was designed as a brick-snap system consisting of the real brick cast-into a precast panel to increase longevity and efficiencies in construction.

Engineering, Construction & Delivery:

The Basements Hydrostatic Slab and Basement shoring wall system was one of the key elements of the Project, built entirely below the water-table. Failing to get the design and construction right would have meant the basement would leak from the surrounding water pressure. The Design had to resist high-pressure from the water-table, strong enough to withstand the building loads and heavy enough to avoid building buoyancy. The Shoring wall was designed as a TSM piling system with a bentonite additive to control water seepage. A shotcrete wall with bentonite additive was installed directly to the TSM Piling wall to further control leaks. The Hydrostatic slab was poured in a single day, consisting 800m³ of concrete, involving 3 concrete pumps and a dedicated plant from Hanson concrete. The Design of the slab included a foundation piling system to deal with uplift due to buoyancy. The slab, consisting of minimum 500mm thick concrete with downturns around the perimeter and cast in pipework. Waterproofing elements of the slab were Bentonite blanket, installed to the entire slab and multiple water stops around the perimeter to control the construction joint between piling wall and slab. With the final element being Penetron added to the slab.

Market Acceptance & Appreciation:

As one of the first recent developments to occur in the heart of Double Bay, 1788 Residences set a new benchmark of apartment living in the Eastern Suburbs. The finishes, features and overall offering were not seen or experienced in past mutli-residential buildings.

The marketing was created to provide an understated feel and to allow the finishes and features to be showcased.

One of the key points of our marketing was to profile the developer and more importantly the builder to give buyers confidence. We held functions, one on one meetings and provided access to past projects as part of the overall marketing of the project.

Throughout the campaign we also held events with purchasers and the building team to give them accessibility to the team building their new home.

We showcased this throughout the marketing campaign. 1788 Residences has had 3000+ buyer enquiries with all price records breaking throughout the campaign.

Working closely with all stakeholders we reviewed the layouts in real-time based on feedback and redesigned apartments reducing the overall size of the project from 31 residences to 26 with a higher gross realization.

The project has been recently completed and is known across Sydney when mentioned.

Financial Performance & Risk Management:

The 1788 Project is a high-end luxury residential development. All materials were selected for the high-quality look and their opulence. These finishes made the basic costs of the project see unfeasible, however through detailed design review, thorough prior planning and extensive market tendering the Project was able to be delivered at the Clients budget expectations. Gaining confidence in high-end residential construction the Client has reinvested and purchased the neighboring building with the intension of duplicating their success.

The main potential risks to this project were loss or damage to the high-end and expensive finishes within the Project. It was critical to ensure that the upmost care was taken to avoid damage to the Natural stone tiles, timber veneer joinery and Calcutta benchtops.

The returns on the current product have been above expectations, with sales being between \$35,000/m² to \$55,000/m². These returns have set new records in the Double Bay community.



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Environmental Sustainability:

Ultra maintains a high standard of environmental management across all our projects. During this Project existing lots were consolidated in a single lot, each having been used for a different purpose over the years. With this in mind the ground conditions over the entire project needed to be closely monitored to ensure that the environmental concerns associated with the project were managed in accordance with the established Environmental Management Plan (EMP).

During the demolition Ultra had to implement multiple environmental controls, including the assessment of visual impacts, noise impacts and water quality with filtration prior to the stormwater discharge to the public waterways.

Throughout construction multiple geotechnical inspections were undertaken to conduct soil testing and classification. Hazardous Substances had to be closely monitored due to the age of the buildings being demolished for friable and non-friable asbestos, any findings were dealt with by licensed persons according to current legislation and standard procedures.

As a way of ensuring the environmental controls were being maintained, weekly environmental walks were conducted by one to the Project team, these walks were formally documented and if necessary, corrective actions issued for any breaches in the EMP methodology.

Stakeholder Management, Teamwork & Collaboration:

The Client, Superintendent and Ultra had to work with each other closely throughout the Project to ensure that the vision and quality was delivered to the required high standard. This consultation was conducted in multiple Design Meetings, Project Control Group Meetings and Quality Control reviews. It was imperative that all stakeholders were involve in this process to ensure the commitments made to the purchasers was delivered and the architectural integrity was maintained.

The construction team that successfully delivered the 1788 Residence relied highly on the dedication and motivation of each team member to fulfil their roles and responsibilities. The passion of each team member and the excitement of such an exclusive project bonded the team and ensured that they worked closely together. The entire team was based onsite and works well together.

Regular team meetings were held on a weekly basis to discuss project planning, financial control, safety, design, programme, environment, and quality. These meetings were also documented via Team Meeting Minutes and distributed to the entire team. To ensure that the project did have the proper safety a WH&S Manager would visit the site to conduct safety checks.

Community & Social Outcomes:

The 1788 Residence was designed with two walkways allowing direct access from Cross Street to the rear Knox Lane opening up the foot traffic from the main road to the laneway shops. The development also comprises of 9 retail shops bring the commercial and social aspect of Double Bay to an area previously receiving minimal foot traffic.

The 1788 Frontage and rear lane were designed to increase the footpaths, encouraging greater pedestrian traffic with the increase widths. The Public Domain has been completely replaced, revitalising the public walkways and street scape creating a fresh environment that Public is taking advantage of.

Feel free to contact me directly if you require further details of this project.

Regards

Adrian Sicari
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