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## \$290m Richmond development launches second phase

5 June, 2013 Geraldine Chua 3 comments

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Stage two of Jaques, a \$290 million development in Richmond, Victoria, launched to the market over the weekend.

With all 126 apartments and townhouses sold in stage one of the development, the Riverside Group and Macquarie Real Estate Equity Funds are expanding their creation of a contemporary residential community. Design teams Fender Katsalidis Architects and Hecker Guthrie are delivering the project.

Just three kilometres from the Melbourne CBD, the site was used to build giant rock crushers 100 years ago. This rich industrial heritage serves as the context for the design of Jaques.

Lead architect Karl Fender notes that referencing the past presence of the site is as important as responding to the current needs of the area. This is supported by Paul Hecker, co-founder and Director of Hecker Guthrie, who says that bringing to life a sense of what was previously there is a key element in the planning and design of the site.

"The ideas were derived from the actual industry as well as the aesthetics of the original buildings," he says. "Stage two dwellings feature a warm yet minimal palette that finds its way through all public spaces as well as the residences, where glass, concrete and timber materials pay homage to the site's industrial past."



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Sustainability is also a core focus at Jaques. All windows are double glazed, while the lobbies and apartment corridors are set to be drenched in natural light and fresh air access. Solar collection will boost the energy efficiency of the hot water system water, and water conservation will be in place enabling rainwater harvesting and grey water recycling.

The stage two release features a mix of 229 one-, two- and three-bedroom apartments spread across two buildings; a ten level 5 Tonne Apartments, and a six level Iron Works Building. Residences range in size from 46 to 170 square metres, with prices starting from \$395,000.

The development, which is positioned at the heart of Richmond, will come complete with amenities to complement those already on offer in the local area. A 10th floor communal rooftop offers residents a 270 degree view of the city, while a central courtyard provides residents with their own piece of Central Park. Other facilities include an on-site gym and internal parking and bicycle spaces.



*Rooftop terrace which will offer a 270 degree city view.*

Construction for the Jaques stage two apartments is scheduled to commence in early 2014, and the brand new display suite will open its doors on the corner of Palmer and Griffiths Streets, Richmond on 1 June 2013.



For more information, visit [www.jaquesrichmond.com.au](http://www.jaquesrichmond.com.au).