



## Hunter Firm Wins National Design Award

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Newcastle based building design consultants, **The Plan Centre**, has won a prestigious 2006 BDAA (Building Designers Association of Australia) National Design Award for a development at Tea Gardens (NSW).

The Plan Centre received the national award in the High Density Multi Residential (more than 6 dwellings) category for a unit development known as The Pier. The BDAA represent more 900 members from across Australia.

The Pier was developed on the last remaining residential waterfront property in that part of Tea Gardens at Marine Drive and includes eight luxury two storey units with a communal pool area.

The Plan Centre's Cliff Princehorn said the design brief was to maximise water views from the units, whilst providing privacy for outdoor open space decks.

"The unit's designs allow a mixture of two and three bedrooms, and all units have double garages and incorporate open living areas flowing on to large open decks," Cliff said.

Project Designer Andrew Doring said "we approached the design with the view to align the values and style of the development so that it was consistent with what sea change purchasers are looking for. Furthermore we took special care to ensure that the environmental footprint of the building was kept to a minimum while promoting the natural attributes of the site".

"This required a design dialogue that was consistent with a coastal apartment building as outlined by Planning NSW, including incorporating articulated facades and passive solar design in the project, whilst maintaining the key design elements and maximising water views from the living areas".

"The end result is a luxury waterfront development with six of the eight units having a north easterly aspect from their deck areas, and all units having views overlooking the Myall River," Cliff added.

The Plan Centre with its team of talented designers has been regarded as one of the Hunter's leading building design consultants since 1978, providing design and documentation of buildings from the smallest residential additions to large commercial and residential projects. The Plan Centre has consistently won numerous awards, the first in 1991 with its projects accumulating more than 30 awards over the last 15 years, and with this project winning professional recognition at this year's BDAA National Design Awards, HIA Housing Awards and MBA Excellence in Building Awards.

With two of the units already sold, listing agent Rick Wraight from Tea Gardens Real Estate said the combination of quality design; location and price would see a high demand for the remaining units.

“With its waterfront position and its high standard of design and building there has been strong sales interest of late in The Pier development,” Rick said.

“With the principals hoping for three or four sales for 2006, with the remaining units to be used for their own use, the vendors are optimistic of their sale’s forecast.

“With Port Stephens waterfront properties still holding their position in terms of values, unlike non waterfronts that have moved down 30%, we are not expecting the remaining units to last long,” Rick added.

### ***The Pier – Luxury Waterfront Townhouses***

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*Each home is complete with a variety of colour schemes, designer kitchens (granite bench tops, Smeg appliances), which overlook the spacious deck with extensive Myall River views.*

*The units have quality floor coverings throughout with, Blackbutt timber flooring to the living area and staircase, plush carpet to the bedrooms and ceramic tiles to the foyer and rumpus.*

*The main bedrooms feature walk in robes, sparkling ensuite with luxurious spa bath, which opens onto a private balcony. Downstairs bedrooms 2 and 3 have built in robes with bedroom 2 opening out onto the beautifully designed courtyard. Double garages with remote electric roller door allow internal access to the home.*

*Sale Price: From \$680,000.00*

#### **Further Information:**

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