



Digital Edition now available! Click here for a **free** trial issue.



- [home](#)
- [subscribe](#)
- [back issues](#)
- [e-mag](#)
- [news](#)
- [projects](#)
- [events](#)
- [upfront](#)
- [resources](#)
- [video](#)
- [e-news signup](#)

### Innovators bring sustainable townhouses to Abbotsford



1 2 3

Email this

SHARE

On the edge of the Yarra River but within strolling distance of bar and restaurant-packed Collingwood, Fitzroy and Richmond, the sleepy neighbourhood of old workers' cottages and factories is just a hop from Melbourne's CBD, but feels a world away. You can graze on wood-fired pizza at culture-hub Abbotsford Convent, cycle riverside bike trails, wander through peaceful parks or just kick back at Three Bags Full café.

Seduced by the area's charms, design-led developer Kalex – helmed by Kyp Bosci – is developing Park & Raphael, a series of 19 'secluded yet connected' luxury townhouses in this emerging quarter. "This pocket of Melbourne has the best of both worlds," says Bosci. "On the one hand it is secluded – nestled amid parkland – and on the other it's connected to the CBD, the inner north and the city's entertainment precincts. That's something unique in Melbourne and only Abbotsford can offer."

Collaborating with some of Melbourne's most creative design talents, Kalex aims to deliver inspiring spaces that mirror both the location and changing lifestyles. Architecture is by award-winning practice Jackson Clements Burrows (JCB), interiors are by respected studio DesignOffice, furniture hails from experts Great Dane Furniture and landscaping is by progressive duo Urban Commons.

Stretching from 59 to 67 Park Street, with frontages also on Raphael Street, the townhouses will offer a choice of two or three bedrooms in seven different configurations, spanning a generous 150 to 220 square metres over two or three levels. Star features include bespoke design, chef's kitchens by Cantilever with Gaggenau appliances, bathrooms fittings and fixtures by Rogerseller, rooftop terraces with chic, integrated cooking zones designed by Urban Commons built by Tait Furniture, and individual lock-up garages.

Architect JCB will craft the brick screen façades, with black metal and timber detailing. Taking his cue from the surrounding terrace houses and warehouse conversions, principal architect Tim Jackson believes these authentic residences will stand the test of time. "We were conscious of the aesthetic and heritage streetscape that exists in this patch of Abbotsford and wanted to retain the integrity of that local character, as well as offering new ideas about what contemporary townhouse living can be."

DesignOffice is behind the sleek interiors, where neutral tones, polished concrete, tactile timber and immaculate details rule. Sociable island-based chef's kitchens are at the heart of each home, manufactured by world-class local craftsmen Cantilever and sporting Gaggenau appliances. "It's a response to the increased importance that cooking,

### projects

<< 1-3 records >>



#### Innovators bring sustainable townhouses to Abbotsford

This sleepy neighbourhood of old workers' cottages and factories is just a hop from Melbourne's CBD, but feels a world away.

10 Sep 2013



#### Australia's National Arboretum

The National Arboretum Canberra has redefined the meaning of the 21st century public garden.

03 Sep 2013



#### Meditation and Indigenous Cultural Centre

The 100 per cent sustainable and 100 per cent renewable Meditation and Indigenous Cultural Centre (M&ICC) at Bentleigh Secondary College has opened its doors to students and teachers.

27 Aug 2013



follow us [Twitter](#) [Switch](#)

## THE MAGAZINE FOR BIKE LOVERS



### SUBSCRIBE TO TREADLIE AND SAVE UP TO \$21.60

## WWW.TREADLIE.COM.AU



food, communication and conviviality have developed as part of our lives," says DesignOffice's Mark Simpson. A series of living spaces will provide flexibility and smart use of natural light, while ensuite bathrooms have a luxe boutique hotel feel. "We aim to create spaces that are really humane, beautiful and enjoyable to use," adds partner Damien Mulvihill.

Simple but elegant Scandinavian homewares come care of Great Dane. Having been fully involved with the design process, the furniture store is perfectly placed to help owners kit out their houses in style, says founder Anton Assaad. "All of the buyers at Park & Raphael will be invited to Great Dane and offered a focused consultation on the furniture and lighting that's tailored to their home and we can contribute pieces that complement the interiors."

Landscapers Urban Commons, worked with Kalex and Great Dane on recent residential project 350 Clarke Street, Northcote. The team will add its own custom- designed rooftop barbeque unit called with kitchenette call TILT (built by renowned Melbourne outdoor furniture company, Tait) and low-maintenance, edible gardens to the rooftops, encouraging owners to cook and entertain alfresco. "Each of the collaborators brings little moments of surprise," says Urban Commons' Justin Hutchinson. "That's what really makes a space, those little moments that you don't expect – whether it be on the rooftop or down on the drive, it's those stories that attach themselves to the idea of home."

Targeting style-savvy professional couples and families, the townhouses are due to be completed by late 2014, with prices from \$875,000 to \$1.35M. A display suite will open on site late August 2013.

Kalex views sustainability as inherent in its approach, not something they tack on as a marketing tool. Liam Wallis studied planning (as well as architecture) with Jan Gehl in Copenhagen and learnt the positive impact good planning has on the environment. Energy efficiency and quality are the Kalex focus in the context of sustainability.

Each townhouse ranges from a 6.6 to 7 Star rating. A focus on design, flexibility and use of quality material and detailing should limit obsolesces, reduce the risk of future waste and hopefully ensure that these buildings are much loved members of Abbotsford's built fabric and are also there for longevity.

With regards to Urban Commons, their approach to development is that we can no longer continue to construct residences without considering produce plantings to feed the residents in the buildings. Their inclusion of edible plantings in common areas and in this particular project on the rooftop gardens is a consideration to this.

You can view videos with the collaborators here:  
[www.kalex.com.au/selling/park-raphael](http://www.kalex.com.au/selling/park-raphael)

---

[home](#) [back issues](#) [subscribe](#) [emagazine](#) [projects](#) [events](#) [resources](#) [news](#) [upfront](#) [contact](#) [advertise](#) [media](#) [e-news](#) [privacy policy](#) [terms and conditions](#)

©2007 green magazine  
powered by: [greenpress](#)