

A HOUSE IN THE SKY



MAGNOLIA FOYER



"IT IS VERY MUCH A CONTEMPORARY BUILDING USING CONTEMPORARY MATERIALS, BUT ALMOST FEELS AS IF IT IS FLOATING." - DAVID CARABOTT

DEVELOPING OUR CITY \ Magnolia will be Doncaster's tallest building, but it's designed for home comforts

WEEK 1

When David Carabott and James Mo of CHT Architects set out to design Magnolia in Doncaster, they were aiming for luxury, simplicity and apartments that have the feeling of a house.

Magnolia will be the tallest building in Doncaster, with 15 levels of two, three and four-bedroom apartments in a garden setting. On the corner of Hepburn Road and Short Street, it will be within walking distance of Westfield and many of Doncaster's amenities and facilities, but tucked away from main roads and traffic.

"This is very much a luxurious development," Carabott says. "It is laced with a lot of nice things that you don't usually get in apartments."

Magnolia is designed to sit lightly in its suburban location. "It is very much a contemporary building using contemporary materials, but almost feels as if it is floating," Carabott says. "It is very light. It seems to hover on the site rather than being heavy and clunky."

Magnolia's welcoming entrance foyer will set the tone for a beguiling combination of luxury and homeliness. A vine-draped pergola leads to the foyer, where marble

and timber will create a warm, elegant background. Lighting will be subtle, but dramatic in design as it "drips" down a wall of timber battens. Lounges will be indulgently big and squashy and, in winter, a fire will burn in a contemporary marble fireplace. The garden will be emphasised, even in the foyer, with a trail of star jasmine around the walls.

"We didn't want to make a cold foyer full of marble. We wanted to create intimacy in the space and bring the garden in," says CHT Architects interior designer Chantelle Balliro. "We wanted to create a welcoming area, an interactive area, a place where residents can relax."

The building will have 175 apartments, all with balconies or terraces. Some apartments look into a large garden; others have views to the city or the Dandenong Ranges.

"The floor plan of the apartments is very much about replicating a typical house. There is a definite entry, and then a zoned living area and a zoned bedroom area. It's a house, but taken up into the sky," Carabott says. "It is reinforcing an Australian way of living."

Carabott says developer Stanley Field has been

generous in the building's design and facilities, particularly with the communal areas. "It's great to have the opportunity to work with a client who is happy building at the top end, and not just trying to squeeze everything out of the development," he says.

Magnolia will have two shared relaxation areas. It is hoped these will encourage residents to interact. Residents will be able to relax in the shade of magnolia trees on the podium level or enjoy entertainment facilities on level 14.

The rooftop terrace on level 14 will look out to the skyscrapers of the city. Residents will be able to book this area and entertain groups of friends, or just wander up and relax.

Lush greenery will surround paved and decked spaces with lawn edging up to a reflecting pond. The stylishly furnished dining and lounge area will have an open fireplace and residents will be able to cook at an outdoor kitchen with barbecue.

"This will be a place to bring friends for a glass of wine and to bump into other people who live in Magnolia. It will be like having your own café," Carabott says. "It means you are not confined to living

just in your apartment; you live in the whole building."

"Magnolia will be a great place for downsizers, for people who want to stay in the area with their network of family and friends. It will be low-maintenance, secure and yet have the feeling of a house."

All apartments will have storage and bike racks will be available. Two-bedroom apartments will have one car space and three-bedroom apartments will have two. All car parks will be drive-in, drive-out; there will be no car stackers.

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» **Magnolia's interactive showroom is open by appointment. Phone Ross Hams, 0410 160 151, or Michael Wong, 0488 200 800, of Marshall White Real Estate.**

NEXT WEEK \ OCTOBER 15
WE LOOK AT MAGNOLIA'S GARDENS,
DESIGNED BY JACK MERLO

(SUPPLIED)

PLAY WHERE YOU LIVE

Magnolia is ideally located for a busy, happy lifestyle for singles, couples and families.

In the immediate area, there are primary and secondary schools, community facilities, reserves, the Aquarena Aquatic and Leisure Centre, golf courses and other sports amenities. Westfield, with its cinemas, shops, events and services is just moments away.

Yarra Valley wineries, provedores and restaurants are an easy drive away for lunch or an afternoon's wine tasting and the entertainment and retail options of the eastern suburbs are close by. The city is 18 minutes by car.

Also within easy walking distance is Manningham City Square (MC²). This community centre houses health,



RUFFEY LAKE PARK

education, arts, cultural and heritage services and organisations. The square incorporates a library, maternal child health services, the Manningham Art Gallery and art studios, Chinese community services and a café. Every second month, the Fine Design Market is held at MC², showcasing the works of emerging and established designers and artists.

For a peaceful walk, Ruffey Lake Park has rolling hills and a network of trails and paths.