



## Case Study 33

### St Ives Centro

Jolimont WA

**Representing Australia's clay  
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“It’s all loadbearing, you just put

*Anti-clockwise from above right: Red brickwork at ground and first floor levels is strongly punctuated, a theme carried throughout the site.*

*Access to the 230-unit complex is monitored. The project is at the fourth stage of six.*

*The estate’s facilities include a three-lane lawn bowling green. The facade articulation – easily achieved thanks to brickwork’s modularity – adds interest and individuality.*

*The entire complex is constructed in loadbearing cavity brick construction. “It’s the cheapest way to do it, cheaper than doing stud work,” maintains architect Danny Jones.*

St Ives Centro  
Jolimont WA

Developer: Patton Enterprises

Village managers: St Ives Group

Architect: McDonald Jones Architects

Builder: Keywest Constructions

Photography by Gary Peters





# St Ives Centro

More than a million bricks have so far gone into St Ives Centro, a retirement village on the fringe of Subiaco, "the best urban village in Perth" according to Danny Jones of McDonald Jones Architects.

The project is now in the fourth of six stages that will see the eventual completion of 230 units and communal facilities as diverse as a workshop, spa, restaurant, respite care facility and even a cinema. McDonald Jones picked up on elements of Subiaco's Federation architecture. "We gave it red brick as a base, and very high-pitched grey steel roofs, reflecting some of the Subiaco tradition," Jones tells us.

Other Federation touches include Dutch gables and large apertures in the ground and first level brickwork. There's also a hint of a resort throughout the complex. "It's got a little bit of Bali in it," he comments.

The elongated rectangular site, former industrial land, falls about eight metres from south to north. The designers utilised existing retaining walls. In common with Western Australian building practice, the entire complex is built in cavity brickwork. "It's all loadbearing, you just put your formwork up and pour a slab, and keep going! So it's the one trade on the site. It's the cheapest way to build," Jones says, a statement that will cause gasps of disbelief on the east coast.

The red brickwork base anchors the design. The brickwork above has been rendered. Internally all services are chased and the walls wet plastered. All partition walls are single leaf brickwork. Sound isolation within and between units is excellent.



**your formwork up and pour a slab, and keep going!"**

The entire complex is fenced and access is restricted to monitored points. All units are pre-cabled for broadband Internet and cable television. Not surprisingly unit sales (and pre-sales) have been brisk.

## Links:

[www.stivesgroup.com.au/villages/centro.asp](http://www.stivesgroup.com.au/villages/centro.asp)

[www.macjones.net](http://www.macjones.net)

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