



# LUXURY

## ON THE BANKS OF THE SWAN RIVER

Architect John Colliere revisited the 1990's to transform this beautiful Bindaring property into a modern-day masterpiece.

■ **WORDS** DANIEL GREENLAND  
■ **PHOTOGRAPHY** ROBERT FIRTH

**COLLIÈRE  
ARCHITECTURE**

T. 08 9385 2858  
W. carch.com.au

**P**erth's waterfront properties surrounding the Swan River are some of the best and most valuable homes in WA and one of the very best views and locations available can be found on Bindaring Parade, Claremont.

Providing close proximity to prestige private schools, the beach, and the Napoleon Street Cafe strip, this location is in high demand.

Bindaring Parade's east side properties are located on a narrow 45-meter-wide strip of land poised 38 meters above the Swan River.

The property's North-East facing block features a steep bank of natural vegetation that drops down to the water's edge.

From this unique vantage point, this majestic home enjoys uninterrupted views of the Swan as well as amazing 180° views over Perth CBD, the Freshwater Bay Yacht Club and the Perth foothills beyond.

This site provides a unique Zen-like quality and a beauty that is hard to describe.

It makes living in this apartment a very special and privileged experience for the owners to enjoy.

### THE OLD PROJECT

This featured additions and alterations project was carried out within an existing luxury apartment constructed in the 1990s.

Unusually, both the donor apartment and the new additions and alterations project were designed by the same architect; John Colliere of the Claremont based architectural practice, Colliere Architecture.

"Originally, the donor site of the 90's apartment project was a private school," Mr Collier said.

"They sub-divided the lot into three blocks, creating six apartments, three sets of two.

"The configuration of the design solution for the site was quite unusual, a bit like a Rubix cube.





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A site of indescribable beauty and Zen-like qualities

“The middle two of the six apartments featured an 8.5-metre long swimming pool and alfresco on the roof.

“They were premium sites.”

The original apartment provided an already luxurious 362 m<sup>2</sup> of internal living area, a 203 m<sup>2</sup> five-car garage and cellar together with 160 m<sup>2</sup> of terraces and balconies.

“Having an apartment with a five-car garage, cellar and a lift was very unusual at that time, more so than now.”

“The apartments were aimed at successful couples with older children and they sold to high profile owners.

“But it wasn’t focused on young children.”

#### THE NEW PROJECT

The new owners loved the original apartment with its elegant, generously proportioned spaces and rooms, quality finishes and tall 3.4-meter ceiling heights.

However, to maintain and extend the quality of their home, they sought out John Colliere, wishing to adapt and expand an already luxurious apartment. >>







To suit their needs the new owners wanted Mr Colliere to create a relaxed family entertaining area suitable for their growing number of grandchildren.

"The owners came to me and said; "We would love it if you could work out a way to give us a family room.

"The redesign required meeting the new design brief."

Planning changes allowed an additional 32 m<sup>2</sup> of internal floor area (now 394m<sup>2</sup>) to meet the requirements of a new family room and subsequently a total reconfiguration and modernization of the kitchen, scullery, pantry and laundry areas.

Mr Colliere and Associate Director, Philip Geraghty, worked closely with the owners to extract the benefits of new planning codes brought into effect since the original building was completed.



“Philip and I worked closely with the owners on the interior design, detailing and integration of services.

“The projects construction was made that little bit more challenging by the owners opting to remain in occupation of the apartment during the construction of the works.

“To allow the owners to remain in residence during construction, we worked in close collaboration with Jason Snell of JRS Building Services to ensure that all works and services remained uninterrupted.

“Considerable challenges were easily met with the excellent on-site working relationship.”

One of the main construction challenges of the design was to integrate these new requirements and additional space under the existing apartment and its swimming pool above.

“We worked closely with the original structural engineers, Airey Taylor, to carefully integrate the new transfer beams and structural requirements, Mr Colliere said.

“Like most alterations and additions projects, there were many construction and detailing challenges to overcome during the demolition and construction phases including working close to the apartment owners living above to minimize construction noise and service interruptions.

“However, these considerable challenges were easily met with the excellent on-site working relationship we enjoyed with JRS and their quality on-site trades contractors.

“The successful collaborative approach achieved the very high-quality standard of finish evidenced in the photos. From an architect’s point of view, it’s a truly great pleasure to work with quality tradesmen and builders.”



#### THE ARCHITECT

John Colliere’s projects have received a number of prestigious national and state awards. The practice specialises in luxury apartments and homes, resorts, mixed-use development, adaptive reuse, and heritage projects. @



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