

House and garden

> A Range News advertising feature

Unique approach builds a winner

MALENY is all about the unique, and that is a theme Bo Williams of the Unique Structural Company weaves throughout his work.

Recently another of his buildings was awarded a prestigious prize when it was named Best Retail Facility up to \$4 million at the Queensland Master Builders Housing and Construction awards on the Sunshine Coast.

The Coral Street building is a retail shop with offices that was constructed to enhance as well as reflect the surrounding aesthetics of Maleny.

Replacing an original bungalow on the site, the project was outlined to maximise use of required car parking and services while keeping mature trees in the established gardens for shade and ambience around the two-storey building.

Bo said he and Unique Structural Company were very proud of what they achieved in this project.

Minimal environmental impact to the surrounding area of commercial and residential buildings was of importance, as was creating access and functionality important for current and long-time usage of the site.

The criteria included replacing a small timber bungalow with a modern light-weight construction building that was environmentally sensitive, and which co-exists with a Queensland previously renovated internally into offices.

The design and orientation was considered in relation to the shape and constraints of the block.

The need for fire-rated walls accounting for over 50% of external walls meant a design was sought to enhance the existing character and vegetation of Coral Street, but also a design to be much more than a worker's cottage or shed which dominate the existing residential feel.

To achieve this, the roofline is low to minimise visual impact and allow the landscaped vegetation to shade and dominate the front area of the development. Large windows visually connect the interior and exterior spaces.

Generous ventilated eaves, vegetation shading, high tech glass and louvre galleries to capture summer south-east and north-easterly breezes and cross-ventilate the building. Air-cell reflective insulation was used in all cavity walls and under the roof cladding.

Reduction of onsite pollution and storm water control was paramount. All roof areas are connected to water tanks, some are available for onsite usage, and others are used as storm water surge control measures.

All runoff goes to a sediment control pit and this pit and all storm water is directed to an onsite, underground sand filter, before percolating out in the rear garden.

As a responsible environmentally aware building company, Bo believes his design and building philosophy exceeds current environmental benchmarks and building compliance requirements.

"We are proud that this development has been recognised by the 2010 Queensland Building



Unique Structural was awarded Best Retail Building for this Coral Street structure.

Design Regional Awards for most sustainable development both the best commercial development Sunshine Coast, and over all categories on the Sunshine Coast," he said.

