

# DOMAIN LODGE

A new residential project designed by award-winning Wood Marsh Architecture, developed & built by Schiavello.





Previous Page  
The striking front facade - set a grid  
of concrete, glass and black  
anodised aluminium

Left  
Top level terrace with lap pool

**The Museum of Modern Art in New York houses quite the Piet Mondrian collection. Renowned for its grid like compositions with a limited palette of black, white and primary colours, his works appear simple, yet are a much more complex exploration of space and form upon further examination. The same could be said for Domain Lodge.**

The latest residential property development and construction project for Schiavello, Domain Lodge comprises four apartments in one of Melbourne's oldest and most affluent inner city suburbs, South Yarra. Situated on Domain Road, overlooking the lush Royal Botanic Gardens and in close proximity to bustling cafes and restaurants, it is amongst some of Melbourne's most prestigious residential addresses. The building, which lifts off the ground by a textured, bush hammered concrete plinth, will be covered in foliage over time, creating a visual connection to its idyllic location.

Award-winning Wood Marsh Architecture designed the building based on an arrangement of glass, concrete and black anodised aluminium. "We liked the idea of the concrete appearing like a remnant of something else, but we also saw this building like a Mondrian painting. The clear, simple form is punctuated by a rhythmic pattern of windows and openings across the façade", says Wood Marsh Co-Director, Randal Marsh.

The building is mostly off-form concrete at the rear, but as it moves around to the opening city views, becomes more lightweight. The frontage is entirely glazed and reflects the Botanic Gardens opposite. A lush garden sits at ground level and the top level features a terrace, lap pool and expansive rooftop garden. A dramatic 'Babylon-style' garden reaches each of the three levels. Promoting sustainable living, the development makes use of rainwater, solar heat and hydronic heating.

There is seamlessness between exterior and interior, with concrete materials carried internally and black anodised aluminium turning into black timber walls. "The minimalism in it, is actually a maximum of design", says Randal. Internally, there are introverted and extroverted spaces. A quick transition to a dark, moodier foyer, immediately juxtaposes the street experience prior. Vast open living areas and expansive light-filled voids, contrast compressed private spaces, to create three dimensions. "The more you look into it, the more you see. You're subtly drawn to different details as you enter new spaces", says Wood Marsh Project Architect, David Goss.



Opposite Page\_Top Left  
Calacatta marble, an artform in itself - amongst the blackened bronze surrounding

Top Right  
Concrete vs timber - a contrast of materials leading to the skylight

Bottom  
Strong use of materials create maximum design

This Page\_Top  
The off-form concrete becomes more lightweight translating to glass as you look towards the Botanic gardens

Bottom  
Corridor with a view - detailed joinery walls contrast the concrete floor

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**“It’s rewarding to see Schiavello deliver a substantial, rather than superficial execution of the design. To follow through with the quality of materials and finish, it has been beautifully built”**  
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Delivering the construction from ground up was “an exercise in precision”, says Schiavello Managing Director, Peter Schiavello, his eyes glistening with reserved excitement as he discusses the property. Intricate use of in situ concrete, presented a level of complexity rarely seen in concrete work. The level of collaboration between Schiavello, Wood Marsh Architecture, expert concreters and engineers, yielded spectacular results. “Every element impacted another part of the build, so meticulous planning, design and project management was paramount”, says Peter.

Wood Marsh Architecture acknowledges that this attention to detail attributed to a cohesive process between the two parties. “It’s rewarding to see Schiavello deliver a substantial, rather than superficial execution of the design. To follow through with the quality of materials and finish, it has been beautifully built”, says Randal.

In addition to the construction, the building also showcases the breadth of Schiavello subsidiaries. A custom designed and built façade of anodised aluminium, steel and high performance double glazing by Heritage Glass, detailed bespoke joinery by Prima Architecture, steel element by Metcon and Omvivo provided bathroom ware.

The result is a building that has passers-by, such as renowned architecture writer Stephen Craft of The Age, impressed. “The building is contemporary and sophisticated. And rather than screaming for attention, there’s an understated elegance. It is destined to become a Melbourne landmark”. 📍

Client: Schiavello Property  
 Location: 137 Domain Road, South Yarra  
 Area: 1680 m<sup>2</sup>  
 Duration: 20 months  
 Project Type: Property Development & Construction  
 Project Manager: Peter Schiavello  
 Construction: Schiavello Construction (Daron Johnson)  
 Architect: Wood Marsh Architecture (Randal Marsh, David Goss)  
 Façade & Glazing: Heritage Glass (Andrew Belurov)  
 Joinery: Prima Architectural Joinery (Robert Pegoraro, Angelo Cocciardi)

