

05

# Design Description - S2 Silvester Fuller

# 05 Design Description - S2

## DESIGN PROCESS



# 05 Design Description - S2

## DESIGN REVIEW PANEL FEEDBACK AND RESPONSES

Feedback Summary	Key Design Responses
<b>Design Review Panel Meeting 02 - 30.01.2024</b>	
The Panel commended the Silvester Fuller team and noted that the intent of the competition winning scheme has been maintained.	The principles and design strategies embedded in the Competition Scheme have been retained and refined.
The Panel recommended the design team further investigate the impact of prioritizing street trees on residential terraces in the Walker Street setback and consider if further shaping of the terraces is required.	The set back to Walker Street has been increased from 4.5m to 6.5m to the southern end of the building. The number and extent of terraces to the ground level homes has been reduced and the retaining walls have been removed.
The Panel appreciate the defined the entry thresholds at each end of the internal street.	The entry thresholds at each end of the internal street have been retained. The entry to Kettle Street has been further refined to include cover for weather protection by way of an pitched roof motif portal which assists to identify and prioritise this primary entry point.
The Panel noted that changes to the waste, delivery and servicing management would be likely to impact building S2 and could alter the yield.	The building footprint has been enlarged and extended to the south to accommodate the increased driveway ramp. This also results in an alignment to the east/west through site link.
<b>Design Review Panel Meeting 03 - 12.03.2024</b>	
It was confirmed by the design team that the intention was to only partially enclose the pitched roof forms to provide for plant ventilation. It is to be noted the expressive pitched roof forms were a particular selling point for the DRP as part of the design competition.	The expressive roof forms have been retained and refined to comply with overshadowing requirements to Redfern Park and the Walker Street solar plane.
The Panel raised concern for acoustic amenity given the proximity of mechanical rooftop plant and the adjacent rooftop communal areas. There can be no low-level cooling towers in the vicinity of resident's windows.	There are no cooling towers included in the project to either the rooftop or level 10 communal rooftop plant areas. The level 10 A/C farm has been sized and located to mitigate any noise impacts to residents windows. These A/C units are also covered with an acoustic awning to mitigate noise impacts to the adjacent rooftop communal areas.
The Panel queried the small amount of in-apartment storage and whether more storage could be provided.	The apartment storage has been significantly increased through the refinement of the layouts. The majority of the apartments now contain 100% of their storage requirements within the apartment, the remaining achieve 50% within the apartment and 50% located in the basement.
The Panel suggested the design team explore opportunities for screening elements within the area between the outer wall of bedrooms and the open corridor to provide for external storage that could be used for bicycles, etc. or other ways to create a sense of ownership and personalisation for tenants near their front doors.	The interface between the bedrooms and walkways has been developed to include space for a study internally and a shelf externally with space below to allow the storage of bicycles etc. The shelf accommodates the placement of pot plants and other objects to allow personalisation of this threshold space.
<b>Design Review Panel Meeting 04 - 16.04.2024</b>	
The Panel acknowledged a significant amount of design development since the last DRP which was positive, thoughtful and supported and noted that: <ul style="list-style-type: none"><li>The apartment planning was neat and functional.</li><li>The development of the rooftop communal park was supported.</li><li>The development of the materiality and detailing was supported.</li></ul>	The design has been developed to include and build on the feedback provided by the Panel including: <ul style="list-style-type: none"><li>The refinement of the apartment planning to retain the neat and functional layouts whilst incorporating further consultant feedback</li><li>The refinement of the rooftop communal park to further strengthen the diversity of space and programs accommodated</li></ul>
The Panel recommended privacy be further considered at the interface of apartments and the breezeway.	Privacy has been further considered in the detailed design development of the proposal. The pop outs within the breezeway have been positioned to minimise direct visual connections through to apartments and their geometry further optimised based on anticipated uses
The Panel recommended that appropriate detailing of the façade, particularly where concrete materiality is proposed, is retained where possible.	The facade detail has been retained and developed to optimise both adherence to the design intent and buildability. The layered brickwork provides a highly articulated base whilst the pre-cast concrete areas work structurally with key datum articulation providing a sense of scale. The metal shading fins contrast with the masonry base as more feathered and shimmering objects to provide a play of light and shadow.
The Panel questioned the design team's continuation of the pitched roof motif on the lower levels of the building, noting it confused the bold gesture on the skyline as portrayed in the competition scheme.	The pitched roof motif has been retained in key communal locations only (Family rooftop forms, Kettle St entry) and has been removed from all other locations. The conceptual intent of the shaped form is to provide a clear identity to the building, it is also used to communicate the domestic purpose of the building.
The Panel recommended the design team explore a flexible rooftop landscaping solution that can be adapted to meet the needs of the residents with flexibility for alternate programming, noting the demand for the community garden is likely to fluctuate.	The rooftop has been developed together with the landscape architect ASPECT to provide a series of 3 key spaces: Family Plaza (larger gathering and entertaining), Family Room (indoor communal and covered outdoor space), Family Park (small group and individual garden space). Whilst these spaces are designed with a specific character to achieve a good diversity of space, they remain flexible to allow change over time.
The Panel supported the design team's integration of feedback from the design jam that had occurred since the last DRP and agreed that the primacy of the kitchen in the apartments was an important consideration in the general arrangement.	The scheme has been developed and refined to incorporate the design jam feedback. In particular the kitchens have been repositioned to provide a central focus to homes with additional flexible space provided wherever possible for residents to shape according to need.



# 05 Design Description - S2

## DESIGN PRINCIPLES

A community focused collection of homes proposing an evolution in the allocation of private and shared space creating improved amenity with lower cost.

Our vision for Redfern, as established in the competition scheme, strives to rebalance amenity and cost with a more meaningful connection to Country. Taking inspiration from the variety of housing typologies suggested for the site, we take a small step towards rethinking how we occupy and share space.

S2 MIX (Affordable)		
Type	Quantity	Percentage
Studio	27	14%
1 Bed	67	34%
2 Bed	93	47%
3 Bed	10	5%
TOTAL	197	100%
TOTAL GFA	14,557m2	
Silver		167/197
Adaptable (Gold)		15% or 30/197

82%  
2 Hr Solar

64%  
Cross Vent

0%  
South Facing

88%  
Efficiency

197  
Homes

# 05 Design Description - S2

## DESIGN PRINCIPLES

The SSDA scheme builds on the key design principles established in the competition scheme. These principles have been strengthened and refined through the Design Review process. These principles follow careful analysis of both the Design Guide and LEP to identify a clear set of guiding drivers.

### Massing

The collection of smaller, secondary masses creates a clear visual identity of clustered communities, an organisational structure built on permeability providing light and air deep into the floor plan.

### Big Balcony

The sharing of amenity and a reallocation of space to achieve a generous communal roof terrace - the Family Floor.

### Roof Integration

The roof top homes expressed as a collection of houses sitting atop the Family Floor, integrated rooftop services wrap the top of the building neatly concealing plant space.

### Activation

Activation of the primary building frontages. Building entries are positioned on the key street and laneway interfaces. A focus on housing diversity provides a variety of typologies tailored to each location. Moments for pause allow for informal interactions.

### Permeability

Connected building entries and elevated streets provide open air lobbies and maximised opportunities for cross ventilated homes.

### Amenity

Generous communal amenity is concentrated to the family level while opportunities for informal interactions occur on the elevated streets.

### Climate

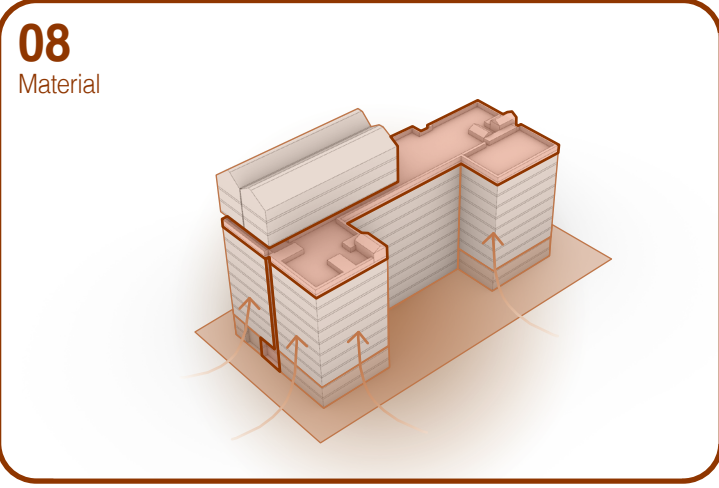
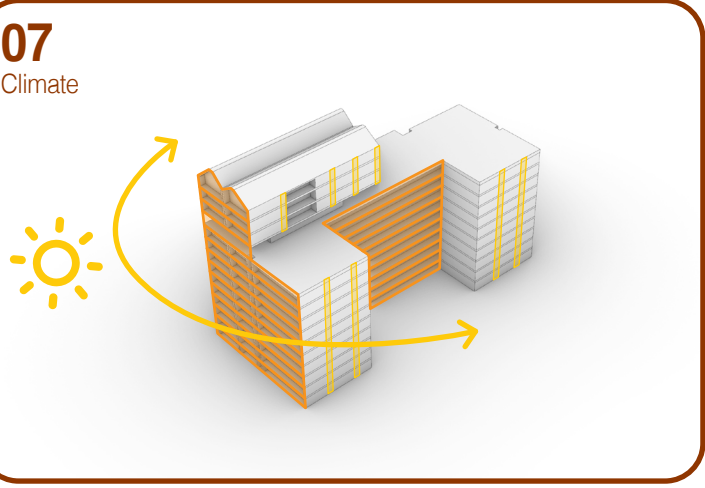
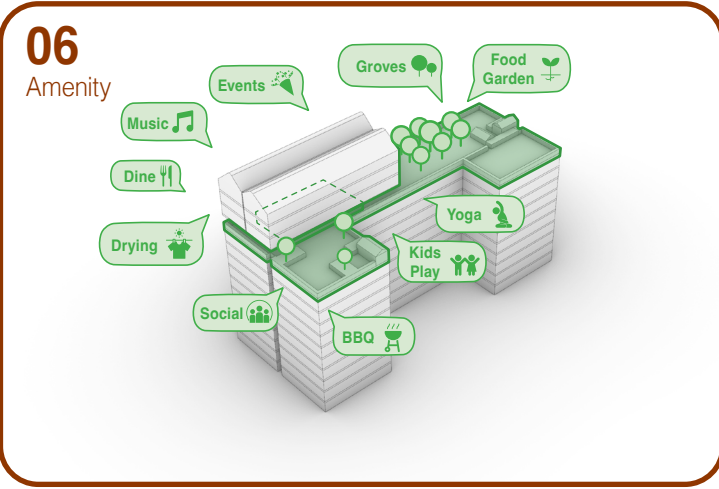
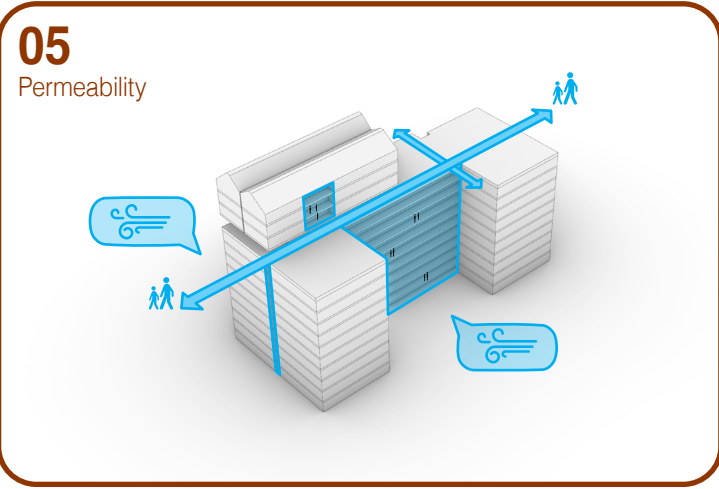
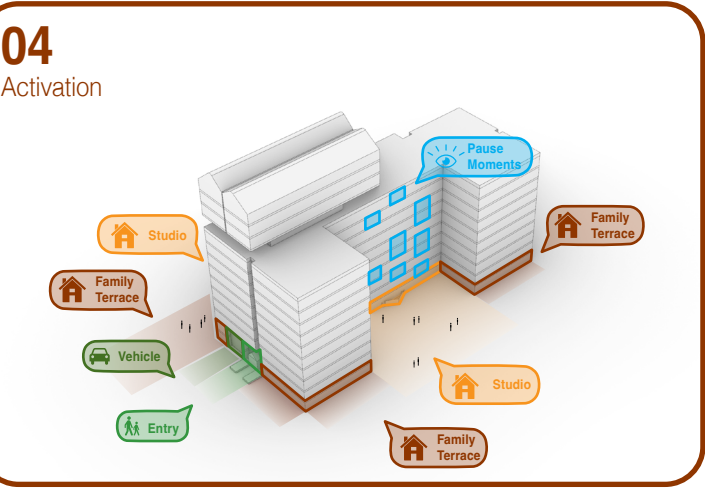
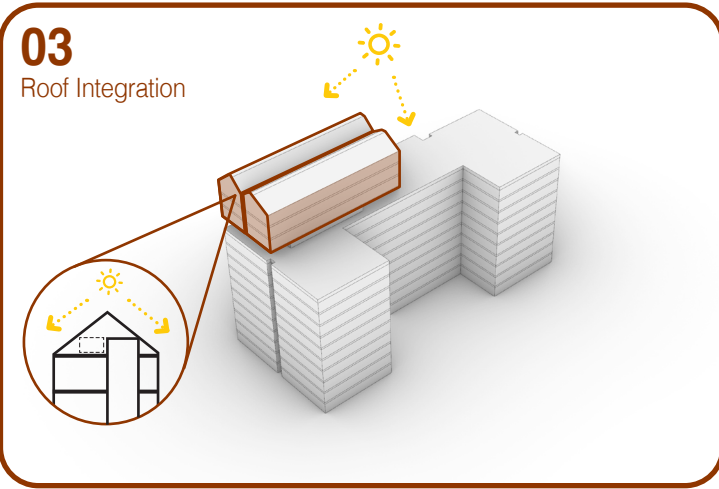
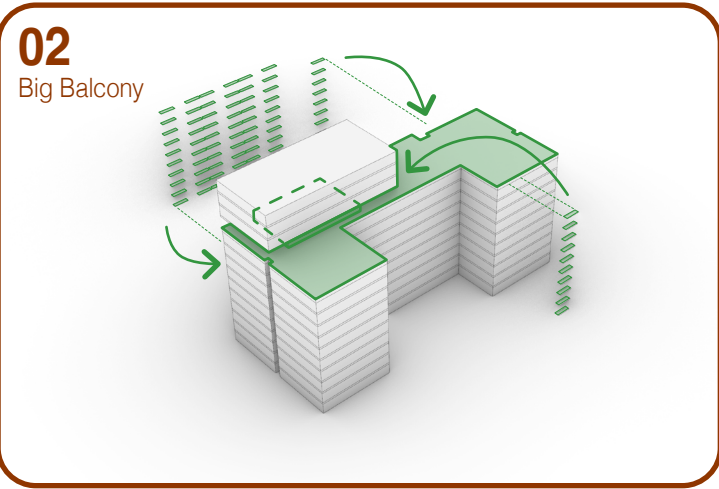
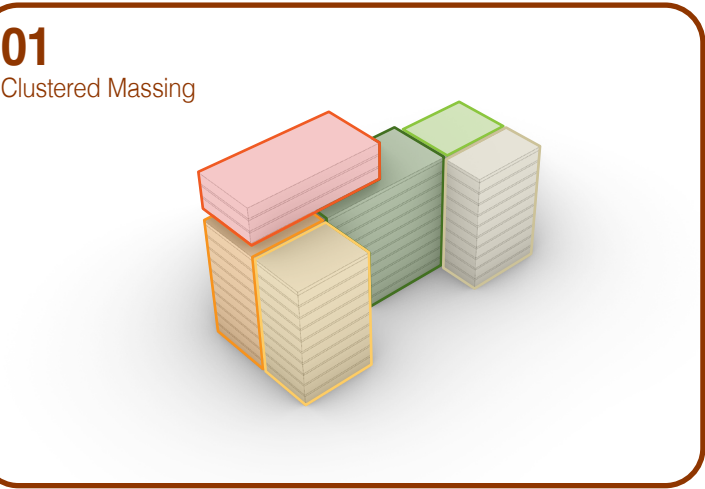
A high performing base building. Passive amenity for residents is maximised with excellent solar access, sunshading, cross ventilation and window-to-wall ratios.

### Material

The primary building form is divided into a base and upper mass defined by a burst of saturated colour to the Family Level. The public domain brickwork texture is extended vertically to define the lower level homes.

### A Place for Everyone

Innovative ways to improve amenity without increasing the cost of housing delivery is a principle that will extend through to the very completion of the project.





# 05 Design Description - S2

## KEY CONCEPT - REBALANCE

Can we revisit the ‘individual’ approach to ownership, a minor adjustment for significant benefit?

A key concept driver established in the competition scheme was to strive for more using less, to offer more amenity whilst being ever mindful of an efficient construction budget necessary for affordable housing. This approach questioned an ‘individual’ approach to ownership and proposed a minor adjustment for significant benefit.

For a number of years now, Silvester Fuller have been collaborating with Indigenous partners and consultants, searching for meaningful acknowledgement and connection to Country guidance to inform our work. To date this has resulted in responses which incorporate Indigenous artwork into our projects, use of Indigenous plants and geometry in landscapes and in some cases inform overall building material choices.

For Redfern we wanted to dig deeper and take a bigger step in recognising and learning from the First Nations people of our country. The question of land ownership is a big topic. Our colonial history introduced the concept of individual land parcel ownership - a literally foreign concept for our first nations people. We propose a small step in the redistribution of area for each home. From sole use to shared amenity. In conceiving of this approach we also wish to rebalance the amenity offering for each apartment, reduce build cost whilst increasing internal size and space flexibility.

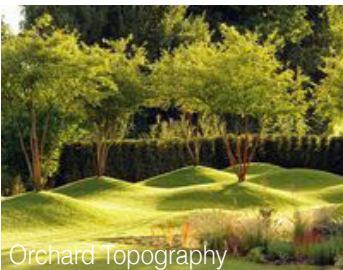
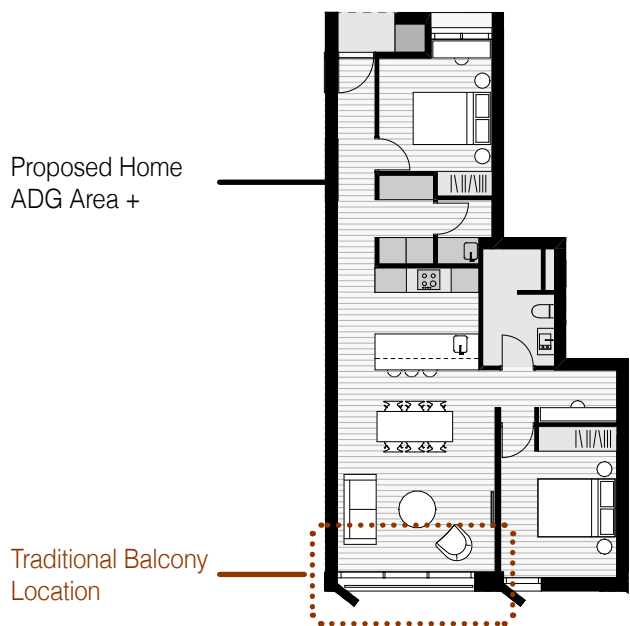
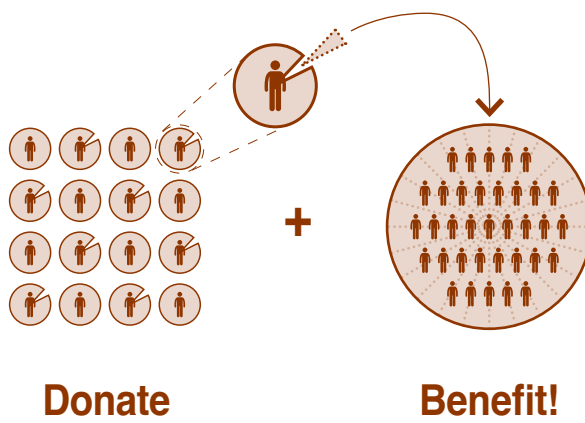
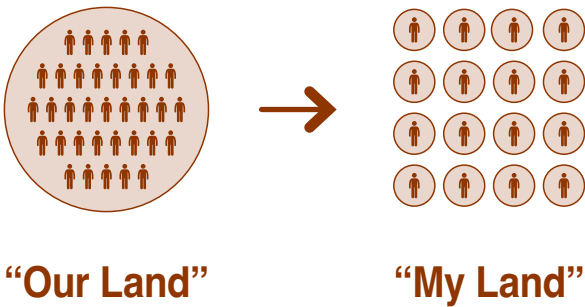
Here is how it works:

For approximately 40% of the total number of apartments we are redistributing the ADG allocated balcony area. For the larger apartments, one half of the allocated area is moved inside the apartment to increase the overall size of the interior. The other half is grouped together and moved to a newly created Family Floor.

<b>Balconies</b>	
Total Redistribution	428m²
<b>Family Floor</b>	
Total Covered Communal Space	487m²
Total Outdoor Communal Space	769m²
Total Communal Space	1,256m²

<b>Precinct</b>	
Communal Open Space	1,431m²

Detailed over the following pages we've articulated how we believe this minor change triggers stronger community bonds, spatial efficiencies, more amenity and potentially reduced construction costs.



# 05 Design Description - S2

## KEY CONCEPT - TRANSFORMING SPACES

The Grand Juliet...

The proposed redistribution of area within the building adds significant additional amenity without the addition of extra area and associated increase in the cost of construction.

Apartment amenity is improved by increasing internal apartment area creating indoor/outdoor spaces with flexible facades paired with the significantly improved shared amenity of the Family Level with it's collection of speciality spaces, dedicated to gathering, entertainment, utility, recreation and wellness.

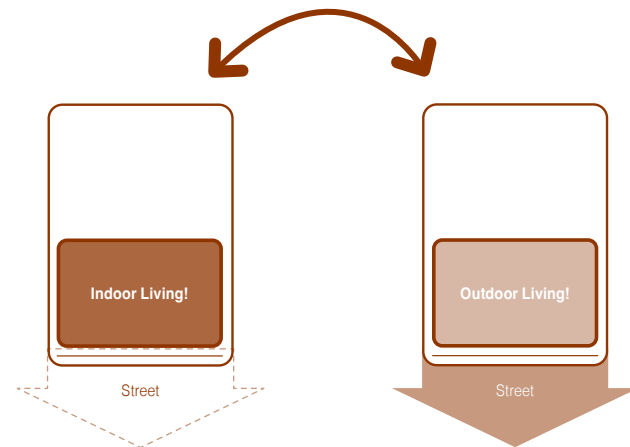
We strive to maximise efficiency in apartment planning and offer flexibility of use particularly in living spaces. In rethinking the distribution of area in the building the opportunity has arisen to offer both efficiency and flexibility of living spaces.

The additional internal area provides more space to offer different internal furniture configurations taking full advantage of the proposed "Grand Juliet" balcony. This idea is not a new one, in fact it is used extensively across Europe where space is at a premium but also chosen as a preferred approach for its practicality in offering more amenity at the apartment edge.

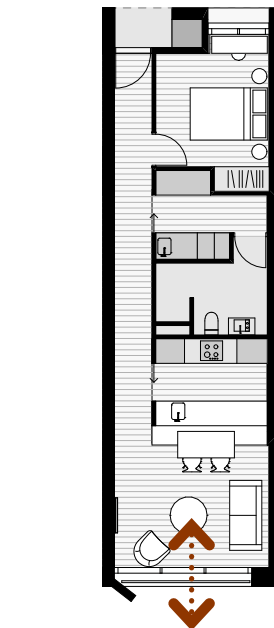
Internal spaces are no longer pushed behind a balcony which may be seldom used. Now the entire living space can be opened to the outside transforming an indoor space into an outdoor one with the added benefit of improving passive surveillance to the street and spaces below.

The flexibility exists to locate either lounge or dining at the Juliet edge. With one furnished space now able to be both an indoor and outdoor environment we also remove the cost associated with furnishing two spaces, e.g. two dining tables and chairs, one for inside and another for the balcony.

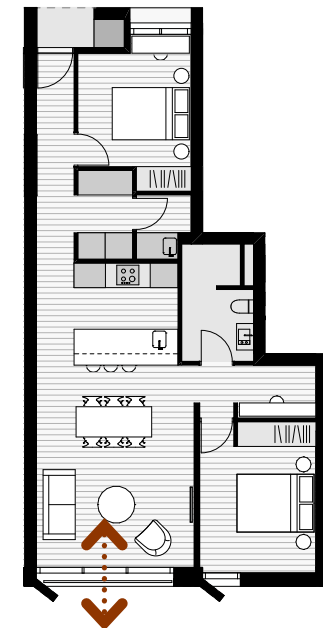
These apartments without conventional balconies benefit from a facade system which merges the operable glazing system with a fixed balustrade creating genuine transformable spaces. Having experienced this configuration first hand we know it offers a compelling alternative to the conventional balcony whilst introducing further diversity of apartment type in response to the diversity of residents we hope to attract to Redfern.



**Indoor becomes Outdoor**  
Operable facade transforms indoor spaces into outdoor living



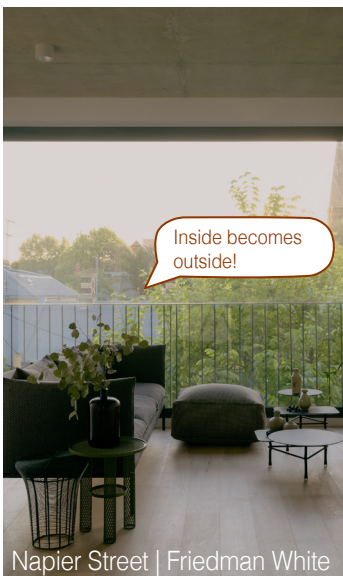
1B Outdoor Room  
57m²



2B Outdoor Room  
80m²



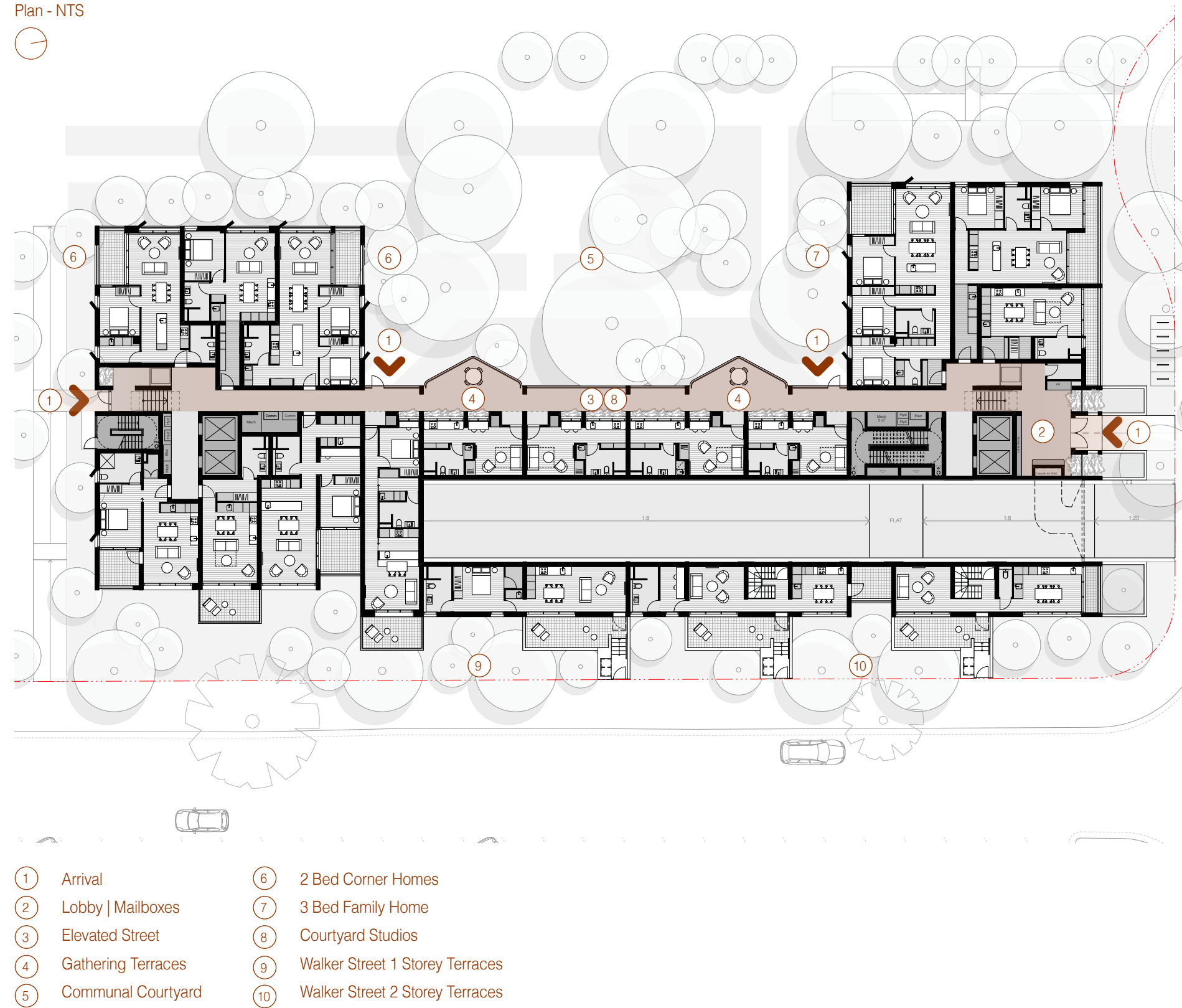
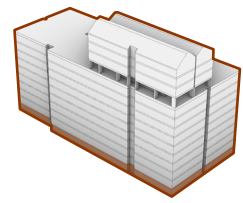
Competition Image | Silvester Fuller





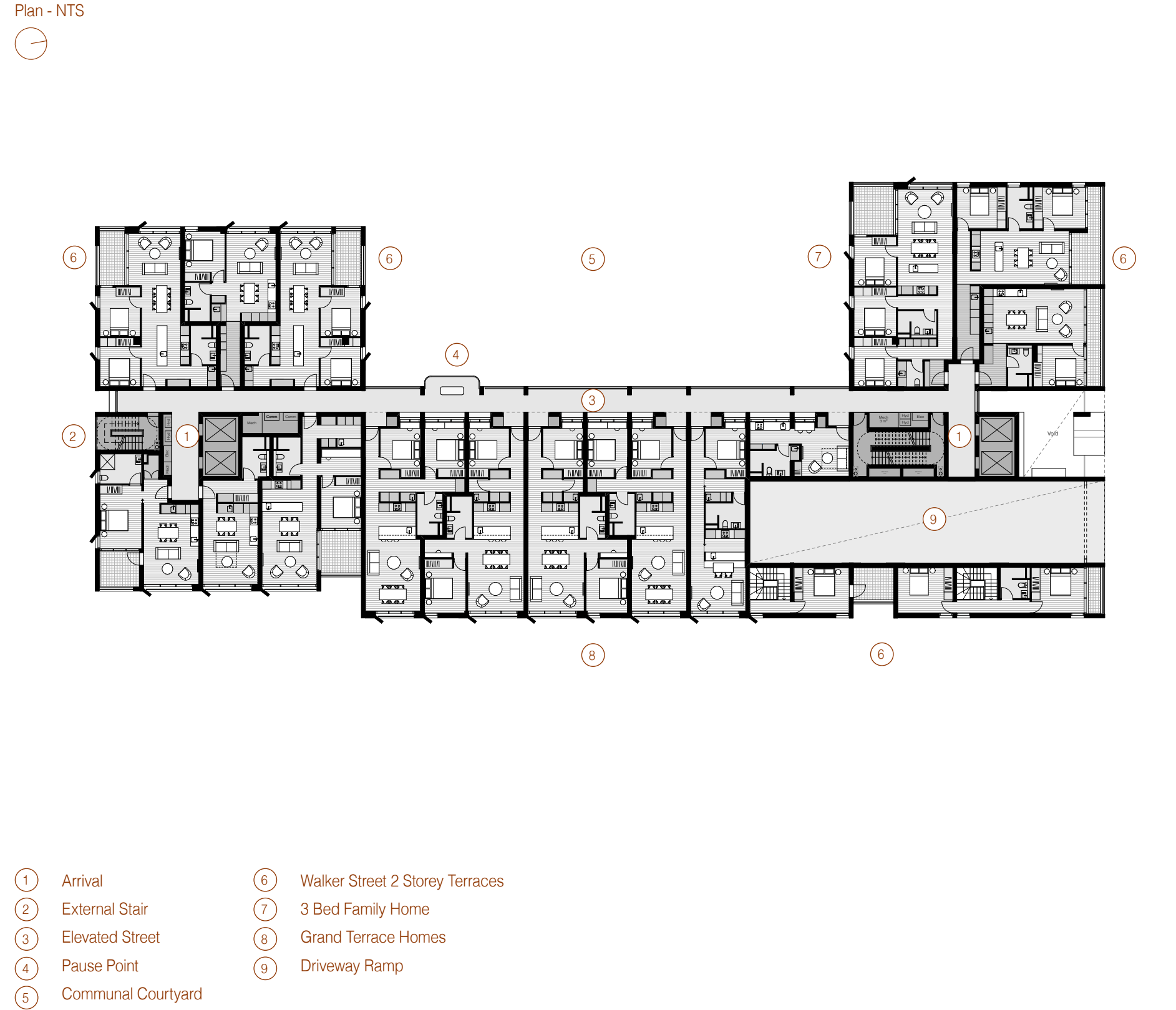
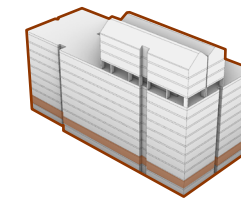
# 05 Design Description - S2

GROUND FLOOR



# 05 Design Description - S2

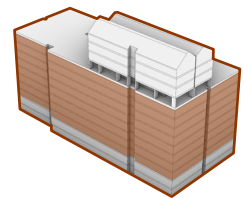
LEVEL 1



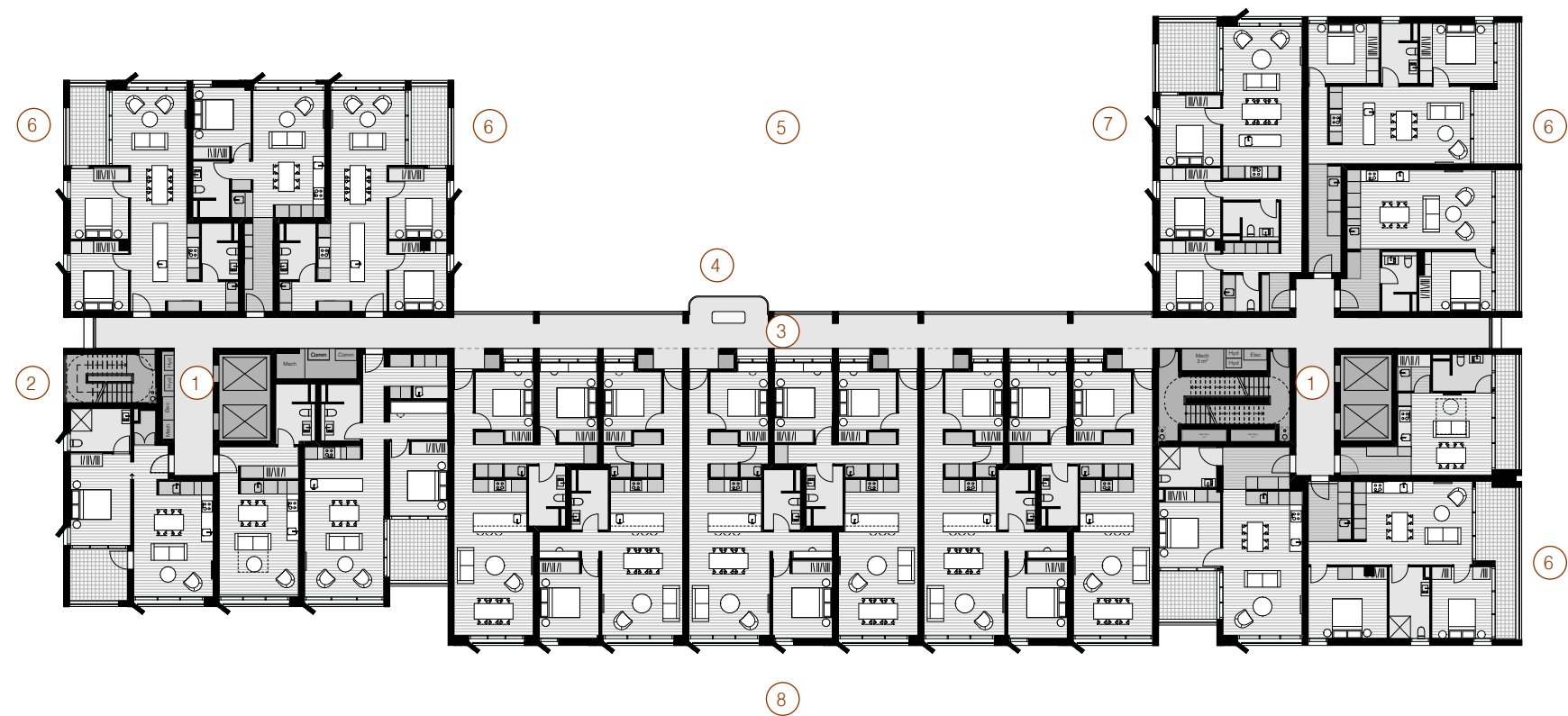


# 05 Design Description - S2

TYPICAL LOWER



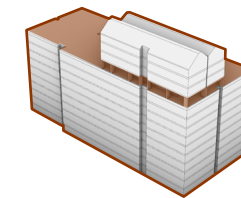
Plan - NTS



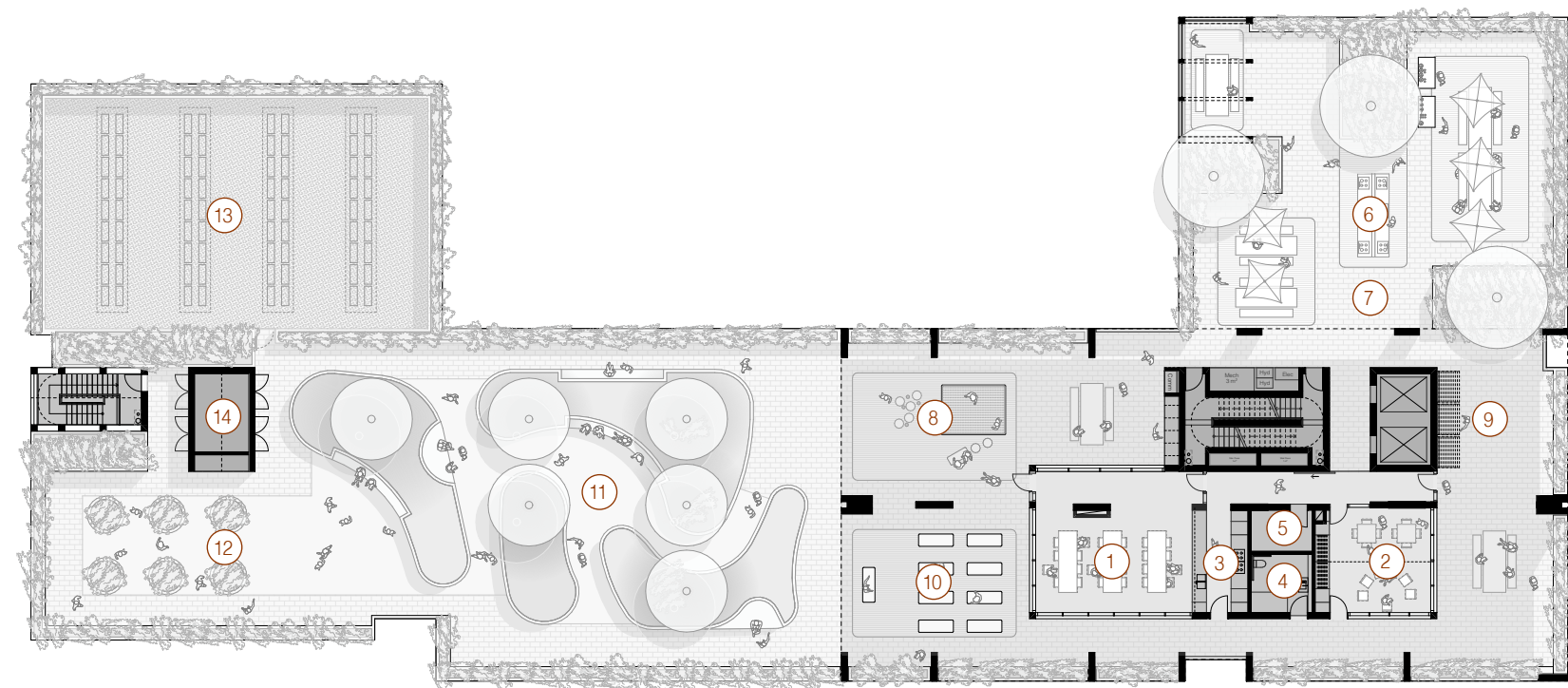
- ① Arrival
- ② External Stair
- ③ Elevated Street
- ④ Pause Point
- ⑤ Communal Courtyard
- ⑥ 2 Bed Corner Homes
- ⑦ 3 Bed Family Home
- ⑧ Grand Terrace Homes

# 05 Design Description - S2

LEVEL 10



Plan - NTS



## Indoor Communal

- ① Large Gathering
- ② Small Gathering
- ③ Kitchen
- ④ Amenities
- ⑤ Storage

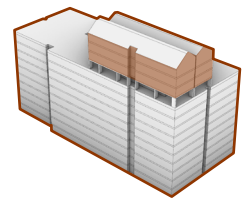
## Outdoor Communal

- ⑥ Family Plaza
- ⑦ BBQ's
- ⑧ Children's Play
- ⑨ Drying
- ⑩ Outdoor Fitness
- ⑪ Family Garden
- ⑫ Vegetable Garden
- ⑬ Solar and A/C Farm
- ⑭ Lift Overrun / Tool Shed

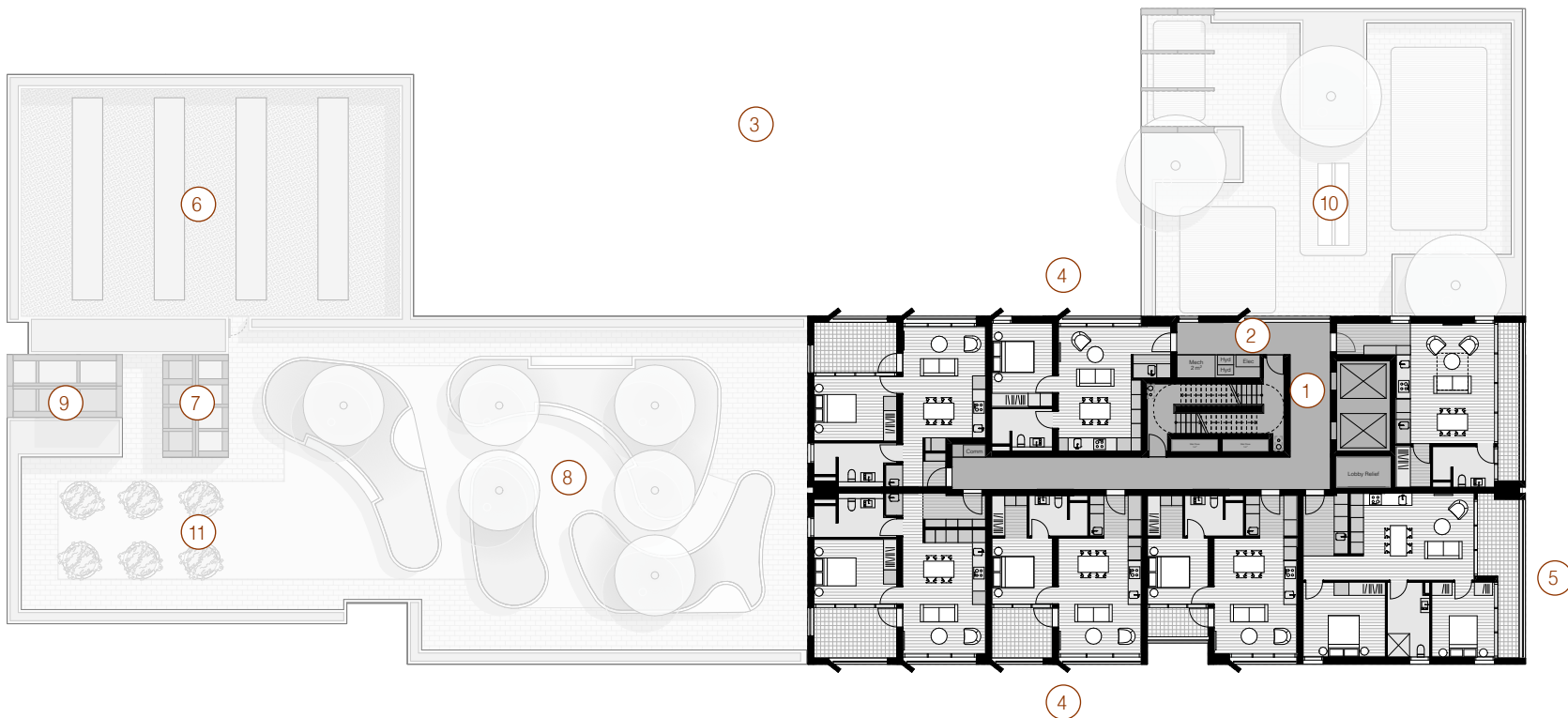


# 05 Design Description - S2

TYPICAL UPPER



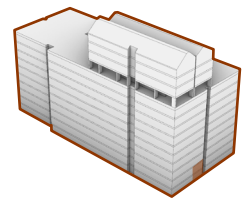
Plan - NTS



- |   |                    |    |                       |    |                  |
|---|--------------------|----|-----------------------|----|------------------|
| 1 | Arrival            | 6  | A/C Farm (below)      | 11 | Vegetable Garden |
| 2 | Internal Street    | 7  | Tool Shed (below)     |    |                  |
| 3 | Communal Courtyard | 8  | Family Garden (below) |    |                  |
| 4 | Compact Homes      | 9  | Egress Stair (below)  |    |                  |
| 5 | 2 Bed Corner Homes | 10 | Family Plaza (below)  |    |                  |

# 05 Design Description - S2

BUILDING WALK THROUGH - ARRIVAL



Arrival to both the building and to individual homes is carefully considered with a clear arrival journey and activity sequence.

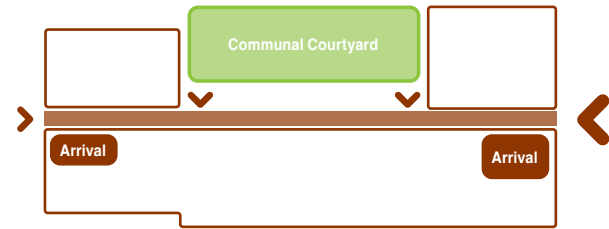
Two building entries are provided, the primary front door is located on Kettle Street and a secondary building access is located on the Walker Street pedestrian link. Each front door is clearly articulated, beneath the void created by the elevated street which runs vertically for the height of the building.

Connecting the two front doors is an 'internal street'. This street links the two lift lobbies creating another layer of permeability to the ground plane and adding to the finer network of circulation arteries within the precinct.

The internal street repeats on each level providing spatial legibility and easily navigated circulation. Ownership of the street is provided by the rhythm of front doors which provide a street like quality to the walkway. The open air street as an organising device allows for flexibility and efficiency, the numerous benefits are covered further on the following pages.

Dedicated arrival spaces within each home are considered important contributors to comfort, health and wellness. Programmed arrival spaces for storage and utility provide a threshold between the outside and the inside. Dedicated arrival spaces create a house like feel, promote cleanliness and prevent dirt from being tracked into the apartment, increasing hygiene and contributing to health and wellness.

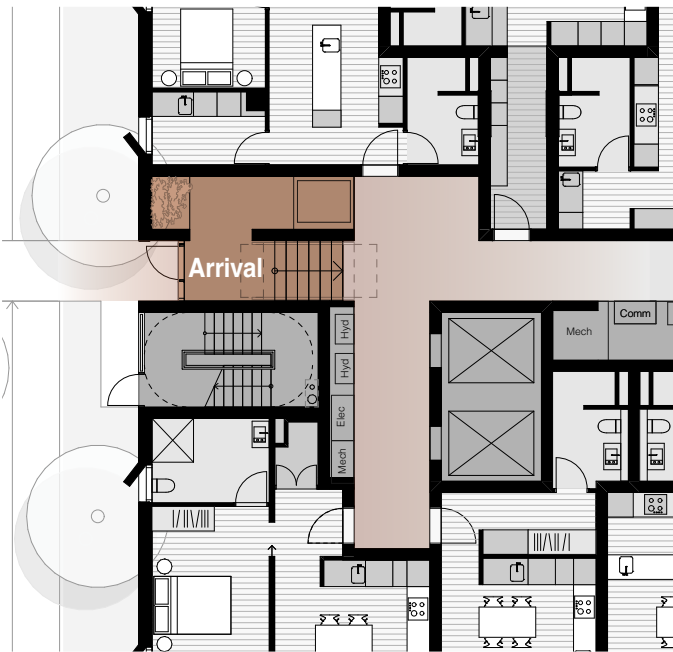
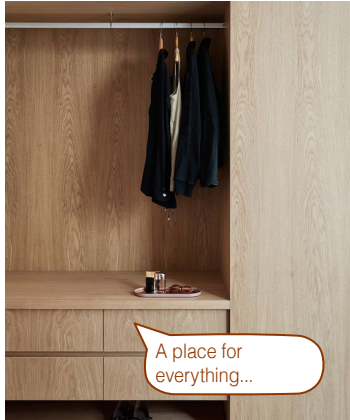
Layouts are arranged such that where ever possible occupants will not need to track across the arrival unless they are leaving the apartment. The arrival spaces will be articulated as a unique space with a different colour and material quality to the rest of the apartment.



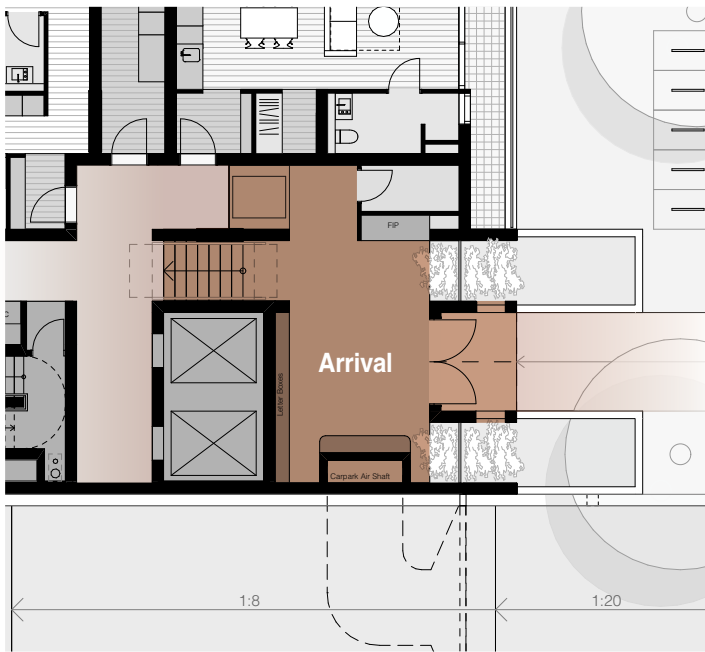
**Internal Street Arrival**  
The internal street acts as an organising device that provides a layer of permeability and way finding clarity. Front doors are located along the length of the elevated street. Residents access and egress is provided via two secure points from the communal courtyard into the internal street.



1 Bed North Home  
55m<sup>2</sup>



Through Site Link Arrival  
Secondary



Kettle Street Arrival  
Primary





# 05 Design Description - S2

## BUILDING WALK THROUGH - BASEMENT ARRIVAL

Building S2 performs an important role in the servicing of the precinct by accommodating the basement driveway access ramp wholly within the building footprint. All servicing, loading and waste collection is located within the basement concealed from street frontages. The waste truck requirements coupled with the flood planning PMF height results in the requirement for a very large ramp void which impacts both the ground and level 01 layouts.

The location of the ramp is driven by the constraint of the northern core and the need to position the ramp away from the Kettle and Walker Street intersection. The ramp width is optimised to retain two-way traffic flow whilst allowing adequate width to the terrace homes that sleeve the access ramp. These homes enjoy a generous frontage unusual for small one and two bedroom homes. Their east facing aspect allows a pleasant garden outlook and external terrace space.

In order to minimise the impact of the ramp length on the number of homes provided, a raised central section has been provided to the two homes located at the end of the ramp impact zone on both ground and level 01 - as shown below. Whilst structure and services have been considered and coordinated to a degree appropriate for design approval submission it is hoped through more detail design phases that the step may be omitted and standard base plans employed.



**Base Plan**  
Base plan arrangement with required raised zone highlighted

**Alternate Plan**  
Raised zone are integrated into the planning through threshold steps into service spaces



# 05 Design Description - S2

## BUILDING WALK THROUGH - INTERFACE

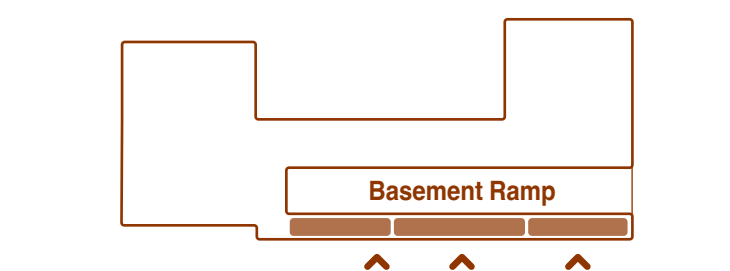
With the building form positioned essentially in the round, the opportunity for ground plane activation is significant. Having considered the location and the opportunities presented by each individual interface we are proposing a ground plane model of multiple residential typologies.

A fine grain collection of street facing terrace homes, courtyard studios and primary street arrival ensures the ground plane is provided with activated edges to allow passive surveillance of the neighbourhood and encourage informal interaction.

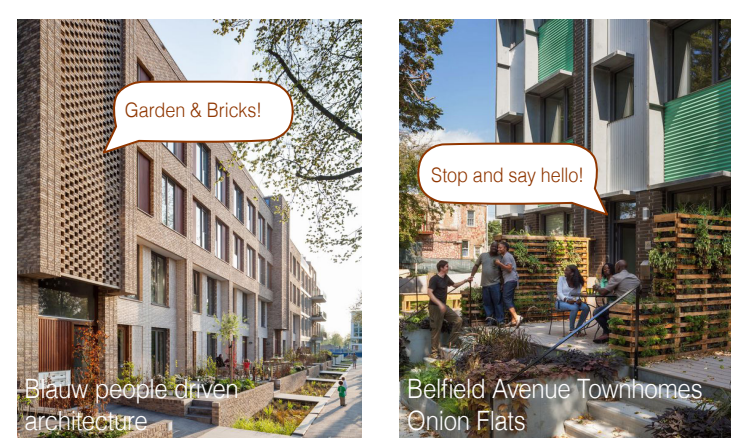
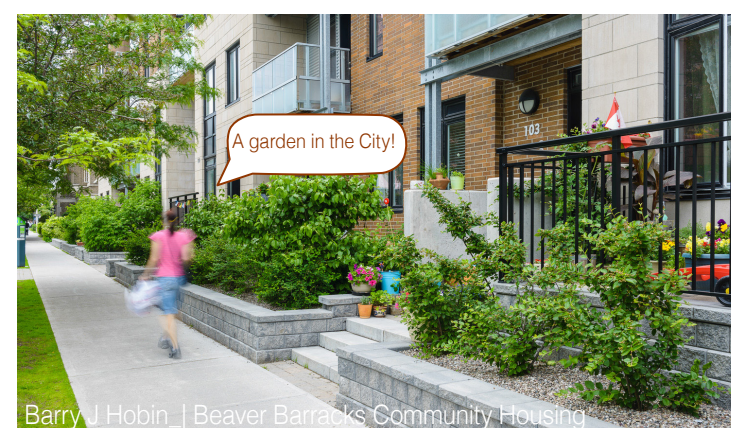
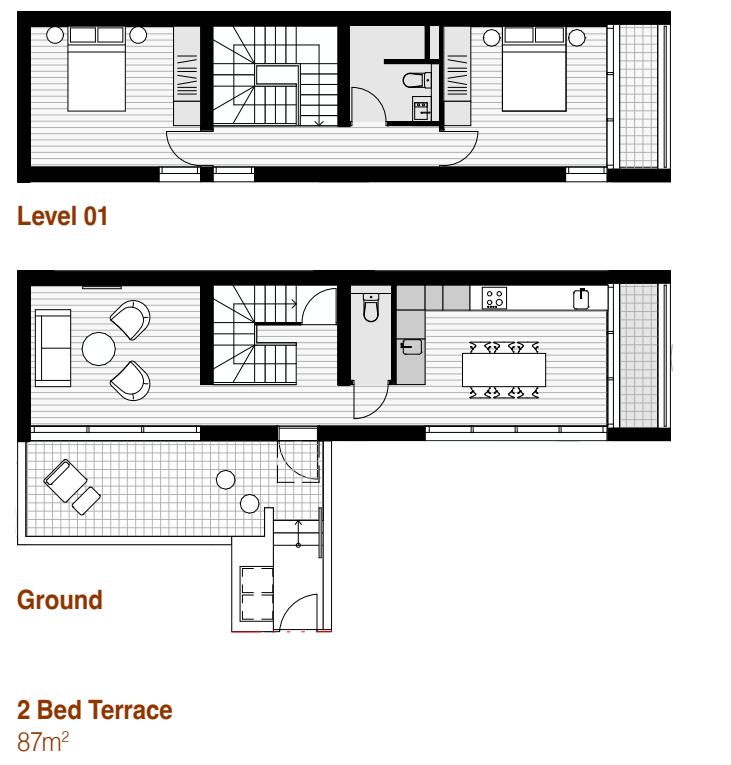
The Kettle and Walker Street corner is an important corner that is passed daily by extensive foot traffic filtering through to the Elizabeth Street pedestrian crossing. It is proposed that a two storey terrace home marks this high exposure corner with sleeping located on the upper level and an outdoor terrace space raised above street level.

The remaining street frontages are occupied by single level terrace homes. To Walker Street the driveway access ramp is sleeved with single level terrace homes that enjoy a generous frontage and direct street access. Front gates are positioned individually to define a finer grain rhythm of individual homes.

The central courtyard homes are described on the following pages.



**Walker Street Terraces**  
Three terrace homes have direct access from Walker Street to their front doors. These homes are separated from the communal walkway by the vehicular ramp to the basement.





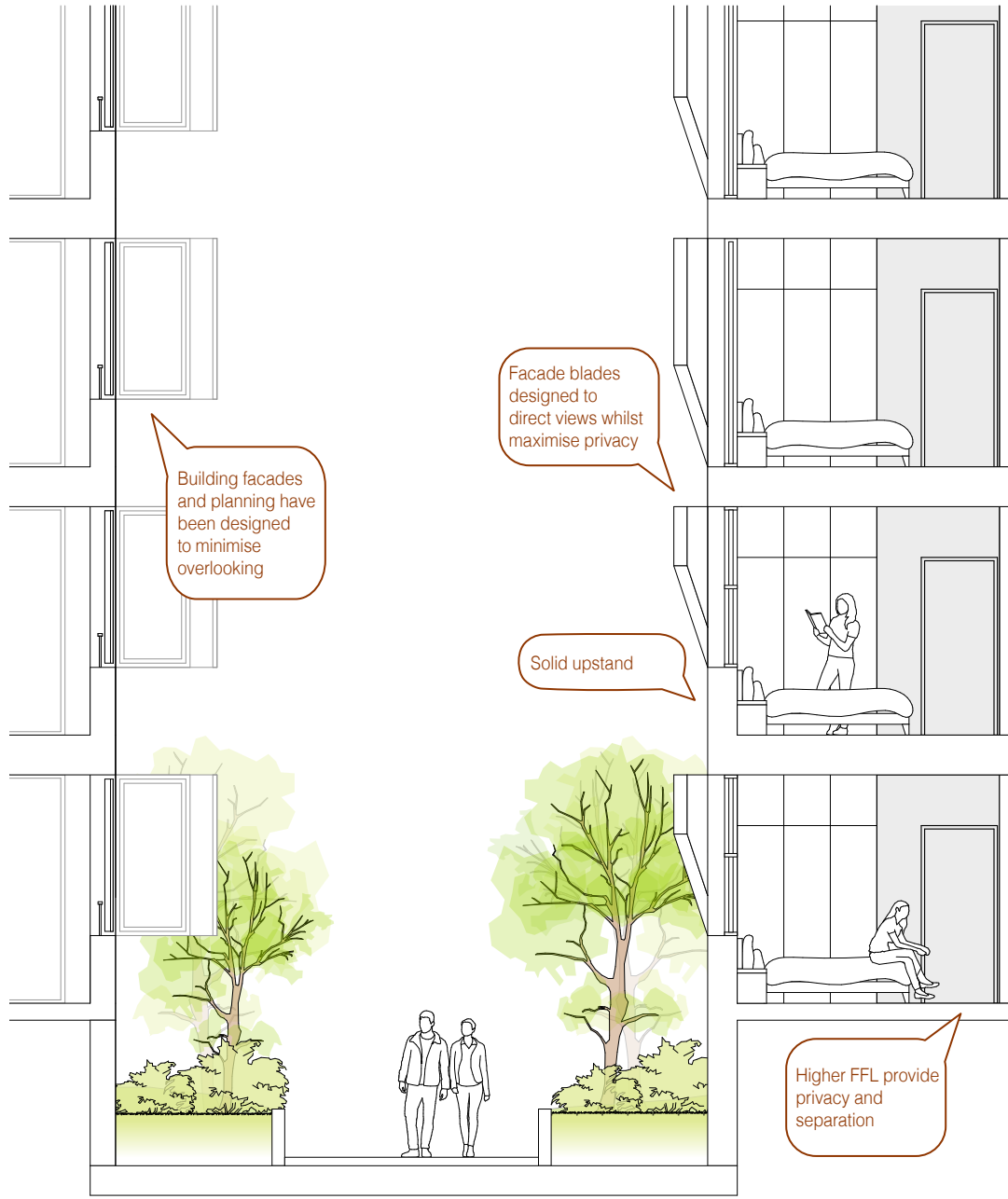
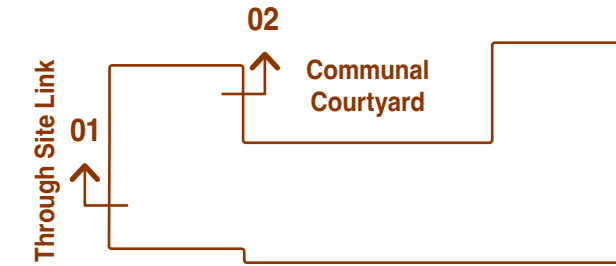
# 05 Design Description - S2

## BUILDING WALK THROUGH - INTERFACE

Building interfaces are carefully considered with a tailored response to each condition resulting in unique facade responses that provide the building's overall character and identity. The measures employed are varied and change over the height of the building in response to the level of privacy required.

To the lower levels the building is more solid where the requirement for privacy is increased due to street, pedestrian laneway and communal garden interfaces. Upstands of 800mm high are provided to both windows and balconies with extensive planter beds utilised to provide separation to the pathways beyond. Additional protection is provided to the East/West though site link due to the difference in height between the lowered exterior path and raised interior rooms. To the communal courtyard additional protection is provided by way of the balcony spaces which buffer the primary living openings from the activity below.

Across the height of the building feathered screen elements are provided to windows requiring sunshading and/or additional privacy measures. These screen elements direct views away from neighbouring buildings and extend sightlines along the length of the linkways, out to the street beyond. These feathered elements provide a play of light and shadow which changes throughout the course of the day.



Section 01  
Through Site Link



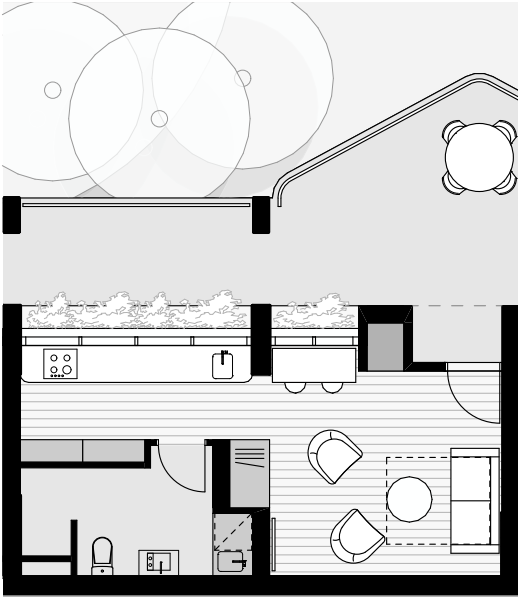
Section 02  
Communal Courtyard

# 05 Design Description - S2

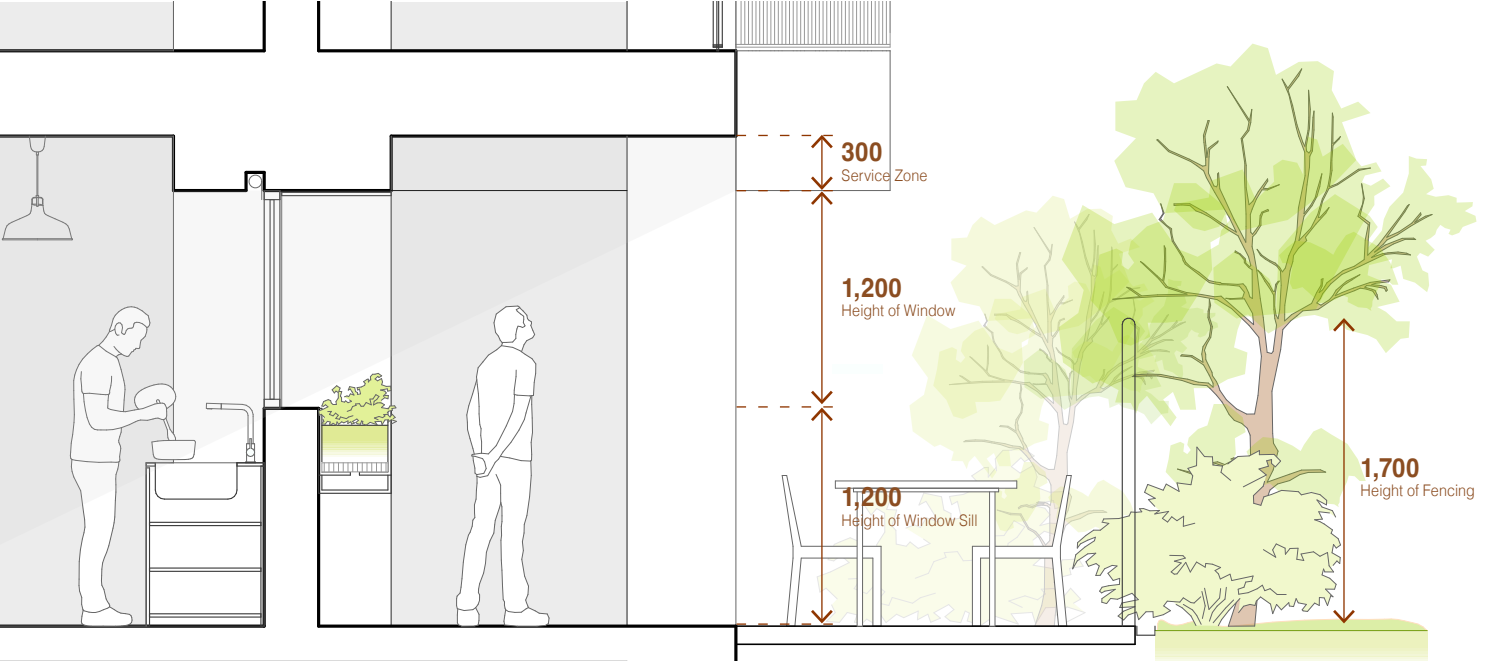
## BUILDING WALK THROUGH - INTERFACE

To the central communal garden are located our more compact studio homes. These studio homes benefit from their ground floor location, pleasant garden outlook and adjacency to the central communal garden space.

The internal layouts of these studio homes are arranged to activate the walkway street edge. Kitchens nestled within windows provide an opportunity for engagement with the garden surrounds. In addition there are two garden terrace spaces provided along the walkway for use by these studio residents. Open to the sky with excellent solar access these gathering spaces provide excellent additional amenity to these compact homes.



Studio  
34m²



Studio  
34m²





# 05 Design Description - S2

## BUILDING WALK THROUGH - ELEVATED STREETS

Permeability is prioritised both within the base building and within the homes themselves. The walkway acts as an elevated open air balcony providing additional amenity for the adjacent homes as well as a place for communal interaction and passive surveillance of the central courtyard.

Moments of pause are located along the 36m length of the walkway. The distribution of these pause points is driven by mid winter solar access as well as the desire to increase the number to the central levels which are more detached from the communal amenity provided by the ground plane and family level gardens. A combination of both covered and uncovered space provides a variety of conditions for inhabitation. Fixed seating is provided to the uncovered areas while flexibility for loose seating is provided to the covered areas with full height safety screening. The pause points are sized for individual or small group gatherings - a place to say hello to your neighbours whilst enjoying the afternoon sunshine.

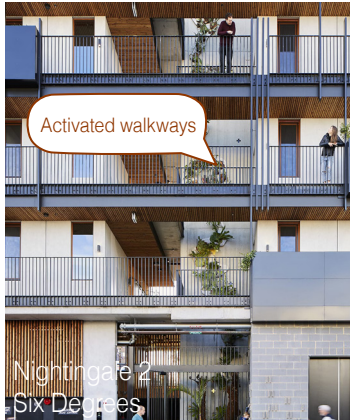
Fronting the walkways are our dual aspect homes providing East/ West permeability and excellent cross ventilation. Front doors are recessed to encourage a sense of ownership and allow for personalisation of the street. Cross ventilation through optionally open front doors provide aspect and engagement from within. Arrival storage and space for study desks are provided as entry thresholds and work from home opportunities. Whilst this typology provides Grand-Juliet balconies rather than traditional balconies, for the most part, the internal area equals or exceeds the combined minimum area requirements in the ADG for interior and balcony spaces. In addition the open breezeway acts as a balcony frontage immediately adjacent these homes.

While the Design Guide proposes an internal corridor arrangement with allowance for 5 circulation cores to achieve minimum ADG cross ventilation, the winning competition scheme proposed an alternative arrangement to achieve a much increased quantum of cross ventilation. A number of building typologies were studied with the elevated street model being selected for the following reasons:

- Amenity Maximisation
- Area & cost efficiencies maximise number of affordable homes
- A single primary building address to Kettle Street
- Equal access for all to the Family Level
- Open walkways assist with BASIX ratings
- Reduction in core size, number of fire stairs and pressurisation
- Natural light and ventilation to circulation
- Maximise cross ventilation to as many homes as possible
- Optimise solar orientation (East facing homes)
- Shading to West facing frontage provided by walkway
- Multiple use potential of walkway
- Passive surveillance and activation of central courtyard
- Dual apartment frontage - street and courtyard
- Pause points and opportunity for informal interactions



2 Bed Terrace  
80m²



2 Bed Terrace  
80m²



# 05 Design Description - S2

## BUILDING WALK THROUGH - FAMILY LEVEL

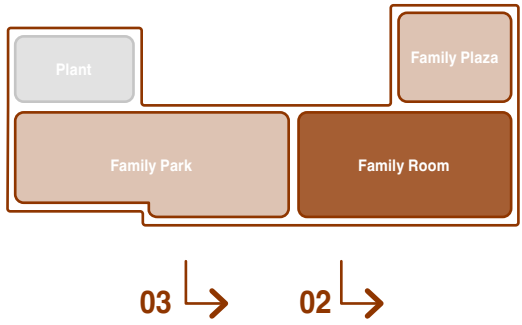
### The Big Balcony...

The primary benefit of the redistribution of apartment balcony area is the transformation of the entire L10 into a shared floor available for everyone in the building. L10 becomes the building's family room comprising covered indoor, covered outdoor and open to sky outdoor spaces. This variety of conditions opens possibilities for a broad collection of shared amenity which is intentionally complementary to the design of each apartment. So now, what was once private balcony space is transformed into a collection of shared spaces supporting health, wellness, music, entertainment, play and gathering. Larger spaces for larger groups, smaller spaces for individual contemplation.

This collection of spaces is nestled within a zone of 1.2m high perimeter planters. This integrated planted edge ensures a sense of refuge and retreat as well as providing a safe barrier to prevent access to the building edge. In the small number of areas where planters cannot be achieved due to egress path requirements, a continuous 1.2m high solid balustrade is provided. A moment of external connection is provided in this garden refuge by the wind protected glazed pergola on the northern wing which allows unobstructed views over the PCYC, Redfern Oval and expansive vista beyond.

As an added bonus, in transforming the entirety of the indoor area to shared amenity on this floor (i.e. no private apartments) we also unlock all the external garden area as shared amenity, eliminating the need for private outdoor space buffering between private indoor and shared spaces beyond. A portion of the rooftop is dedicated to accommodating plant. It is located away from the homes with acoustic treatment incorporated to ensure minimal impact on nearby homes and communal spaces.

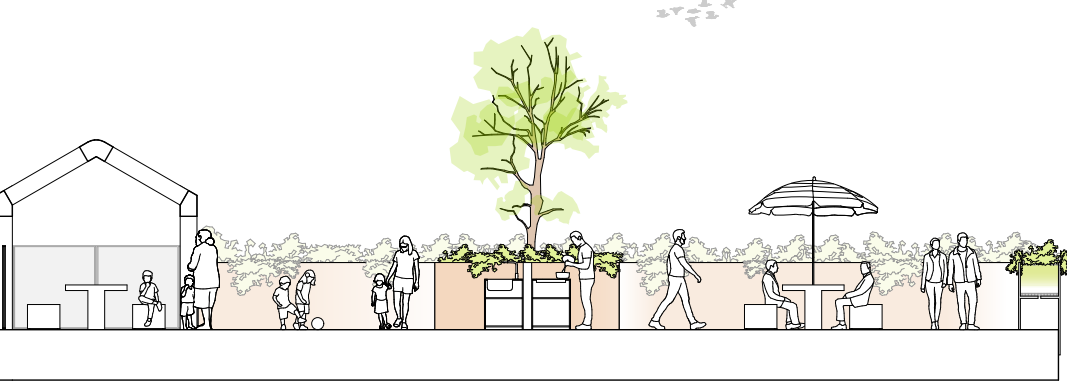
Refer to the Landscape Architect's report and drawings for further detail on the landscape design.



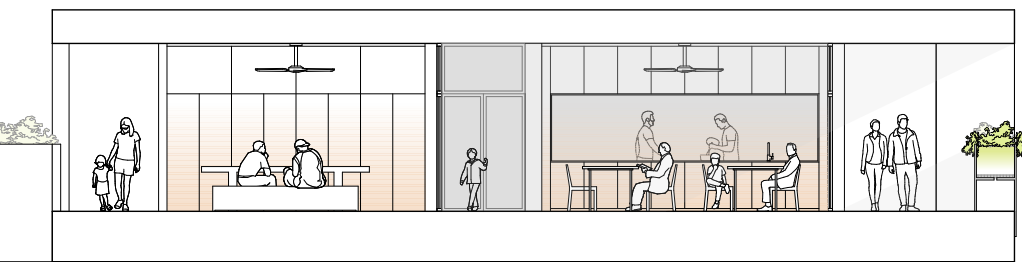
### A Collection of Spaces for Everyone

The family level is divided into a collection of outdoor and sheltered spaces. Each space is designed with distinct characteristics intended to cater to anyone from single individuals to larger groups.

### 01 Family Plaza



### 02 Family Room



### 03 Family Park



Competition Image | Silvester Fuller





# 05 Design Description - S2

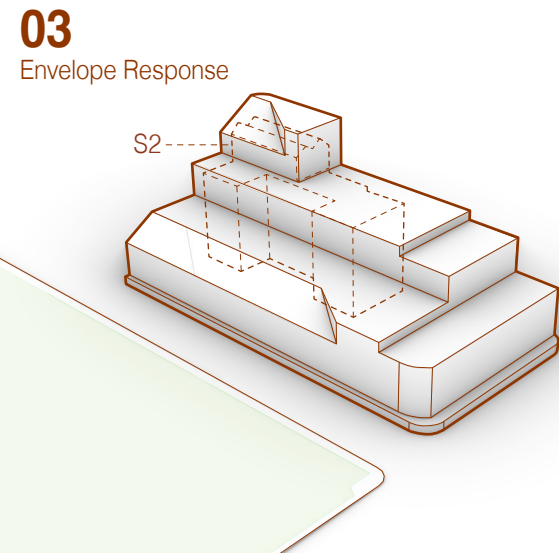
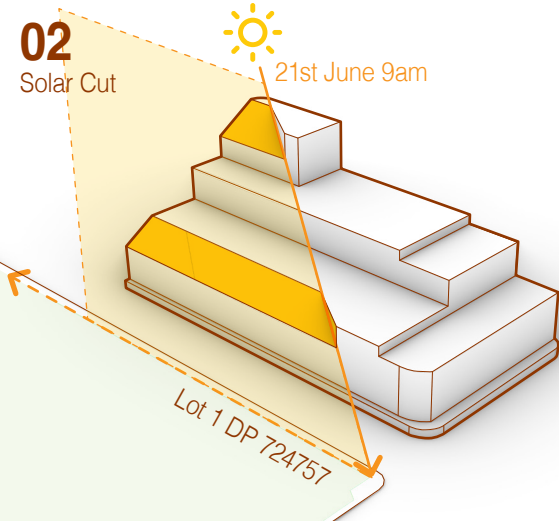
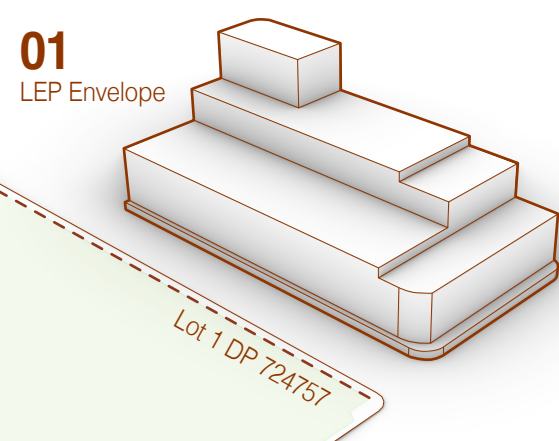
## BUILDING WALK THROUGH - INTEGRATED ROOFTOP

The building massing is intentionally subdivided into a cluster of smaller masses, permeable voids flow through the massing from one elevation to the other. The roof top mass is expressed separately within this composition as a collection of houses sitting atop the family floor.

The primary building identity is marked by a distinctive soften pitched roof form. The double pitch provides a visual cue to the domestic program housed within. The shape of the rooftop is driven by solar access planes externally and the need to integrate servicing requirements within.

Rooftop services are housed within an open to sky plant level wholly concealed from view. The pitched roof form with integrated louvred panels neatly conceals the plant space and provides a striking identity to the building form.

The roof colouration and material is proposed as an extension or completion of the base building form. The result is a rhythm of rooftop houses that sit atop the lower building form and separated by the planted family level. The result is at once playful and distinctive.



# 05 Design Description - S2

## AMENITY

The base building is designed to ensure it performs passively to a very high standard. Amenity for residents is maximised with excellent solar access, sunshading, cross ventilation and window-to-wall ratios. A number of systems are proposed to ensure the building achieves a high level of sustainability and design integrity. An efficient and simple concrete framed building with precast columns, facade panels and glazing infill is proposed.

A number of key areas are targeted:

- Efficiency in all aspects
- Reduce embodied carbon
- Water capture and re-use
- Energy generation
- De-materialisation
- Maximise passive heating and cooling
- Exposed thermal mass - improved comfort and energy reduction

The east and west facades require a specific approach to balance solar access in winter with sun shading in summer. Vertical fins are integrated within the facade and shaped specifically to perform this role.

Specific amenity considerations include:



Social

Communal Engagement  
Community and Public Benefit  
Empathy | Equity  
Passive Surveillance  
Age in Place  
Combat Loneliness



Financial

Reduced running costs  
Income generation opportunities  
Economic cost of construction  
Low maintenance  
Limit applied finishes



Environmental

High passive performance  
High performing envelope  
Ceiling fans to limit AC use  
Low embodied Carbon  
De-materialise  
Water collection  
Grey water re-use  
Compost re-use to Family Park

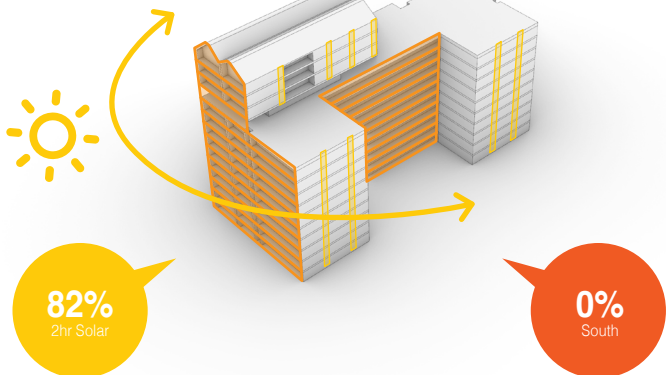


Wellness

Biophilia  
Air Quality and Natural Ventilation  
Water  
Nourishment  
Natural Light  
Fitness  
Passive Temperature Moderation  
Sound and Acoustic Separation  
Material - Low VOC formaldehyde  
Mindful outdoor spaces

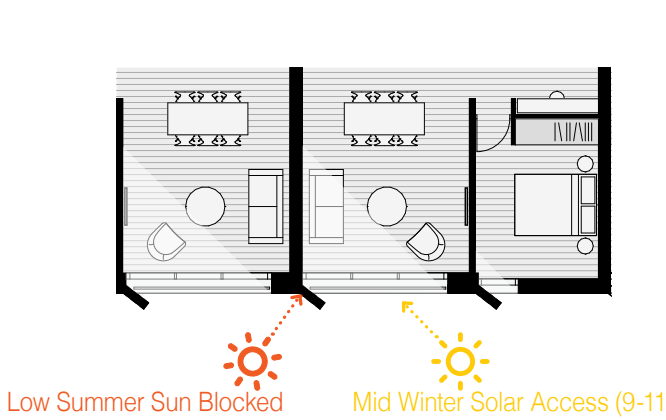
01

Orientation Response



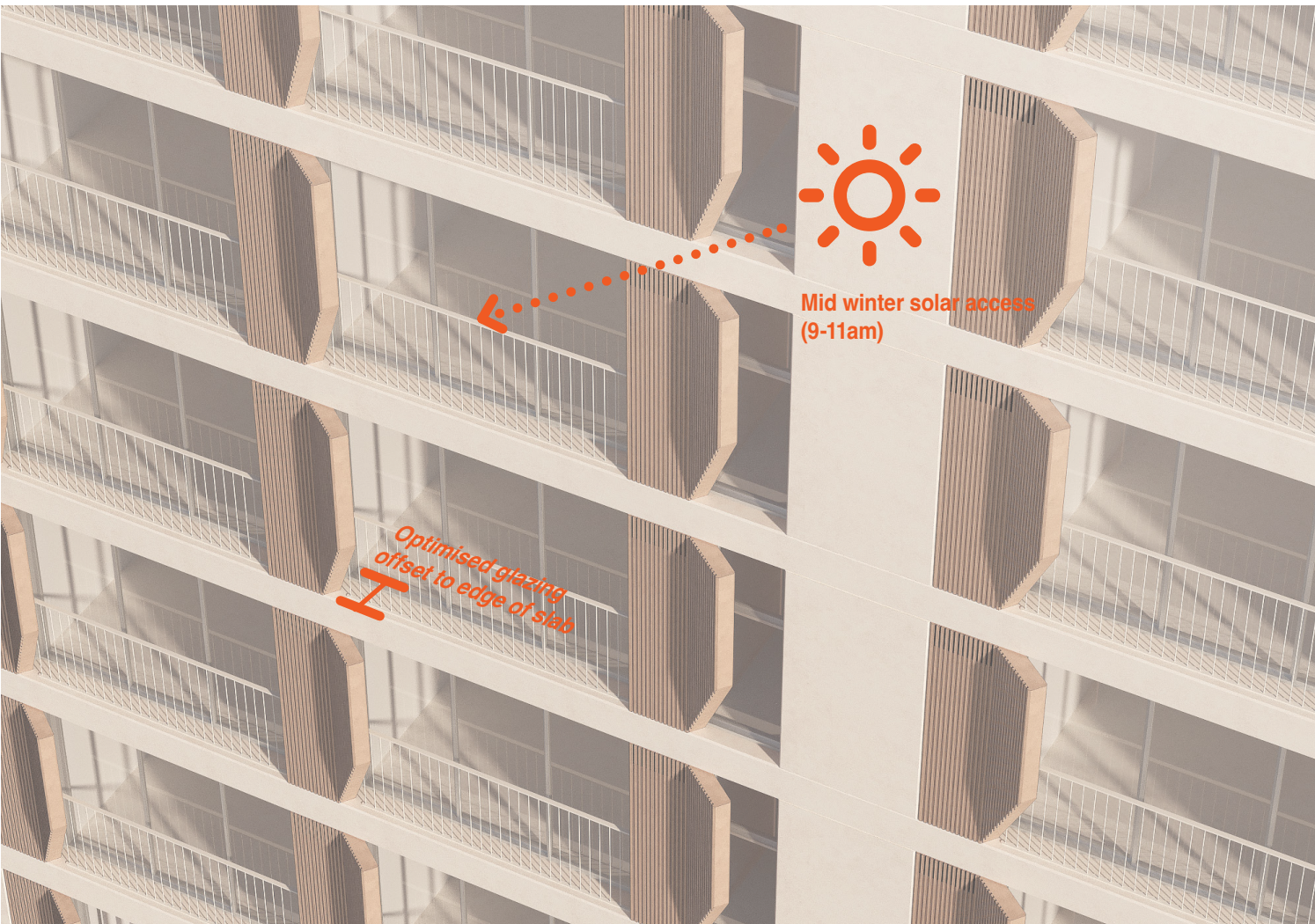
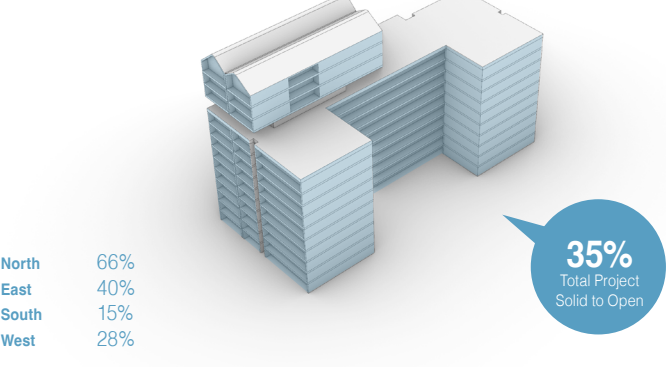
02

Self Shading



03

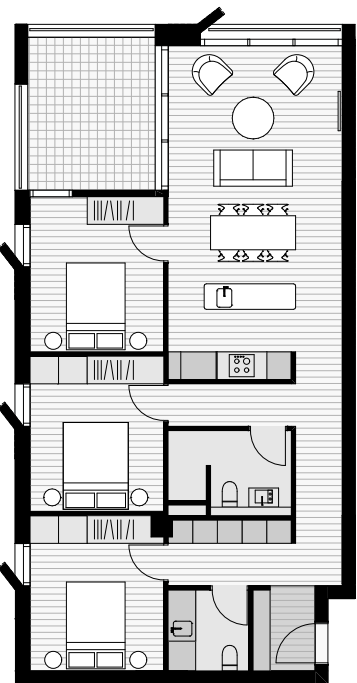
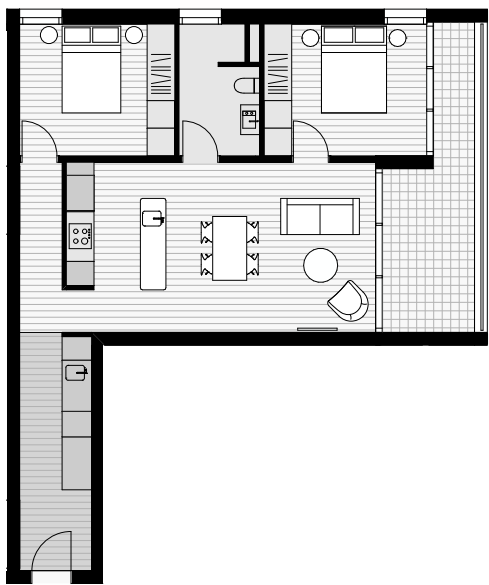
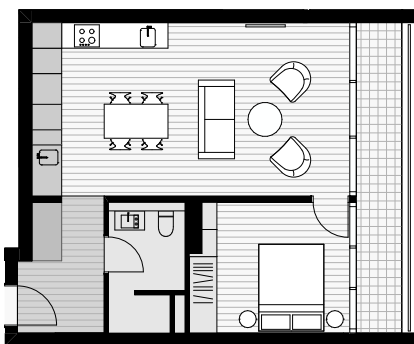
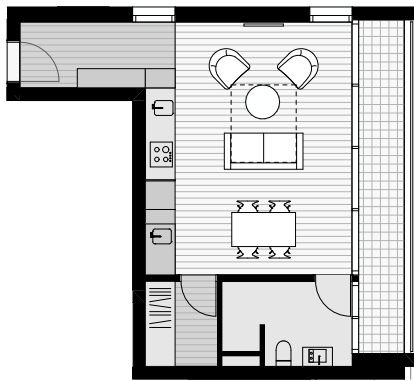
Solid vs. Glazed





# 05 Design Description - S2

## APARTMENT TYPES



**ST**  
ST\_05

Within the roof house above the Family Floor are located our more compact studio homes. These homes enjoy extensive city and district views, excellent solar access and maximised opportunities for natural ventilation. With immediate access to the complimentary amenities of the Family Floor these homes benefit from extensive communal indoor and outdoor space in addition to the facilities provided within the individual homes.

**1B**  
1B\_06

Typical one bedroom homes are located to take advantage of the northern and central courtyard aspects. Each of these typologies benefits from a double frontage. To the north these homes enjoy private outdoor space that extends for the length of the frontage providing an extension to the indoor living whilst shading from the midday sun.

**2B**  
1B\_05

Typical two bedroom homes occupy corner positions which enables all spaces good access to natural light and ventilation. Wherever possible bathrooms are also located to the facade with high level windows placed opposite entry doors to maximise the benefit of this additional source of natural light. Bedrooms are buffered from one another and entry corridors provide for excellent arrival amenity and generous storage space.

**3B**  
ST\_05

Family three bedroom homes overlook the central garden space providing passive surveillance and the opportunity for children to play below in the protected courtyard garden. The sleeping spaces are arrangement such that the third room is located off the living space and flexible for additional uses when inhabited by smaller family units. An additional powder room is co-located within the laundry room with the master room benefiting from a more direct connection to the bathroom.

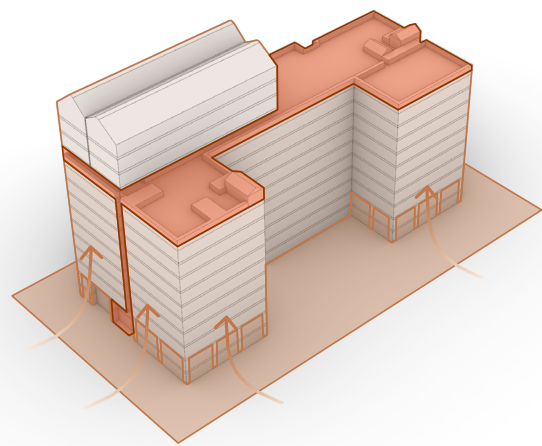
# 05 Design Description - S2

## MATERIAL STRATEGY



### Material Strategy

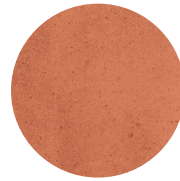
Three primary tones



**01. Brickwork**  
Warm coloured brickwork



**02. Pre-Cast Concrete**  
Warm coloured concrete



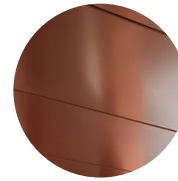
**03. Pre-Cast Concrete**  
Terracotta coloured concrete



**04. Metal Work / Glazing Frame**  
Mid bronze coloured powdercoat metal work



**05. Metal Work**  
Light bronze coloured powdercoat metal work



**06. Metal Work / Glazing Frame**  
Terracotta coloured powdercoat metal work



**07. Paving**  
Warm coloured paving to match brickwork



**08. Paving**  
Terracotta coloured paving



**09. Planter**  
Terracotta coloured modular planters



# 05 Design Description - S2

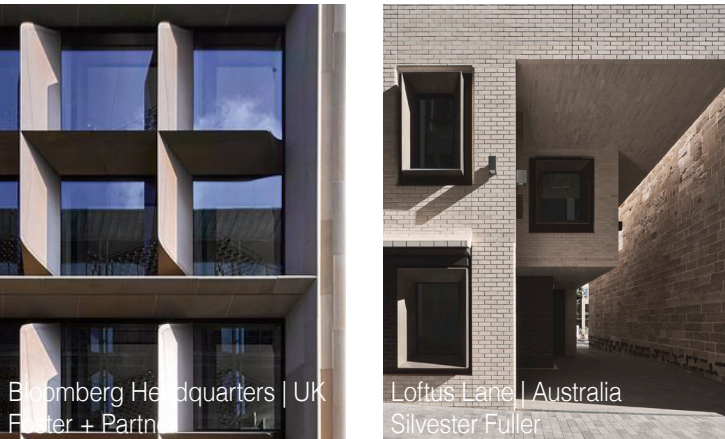
## FACADE

The facade is designed to make individual building elements perform multiple roles. Precast is proposed wherever possible to reduce construction time, building costs and ensure a high level of quality is achieved. Additive and movable elements are avoided. Home type groupings are clearly evident on the facade and provide a reading of the residents within.

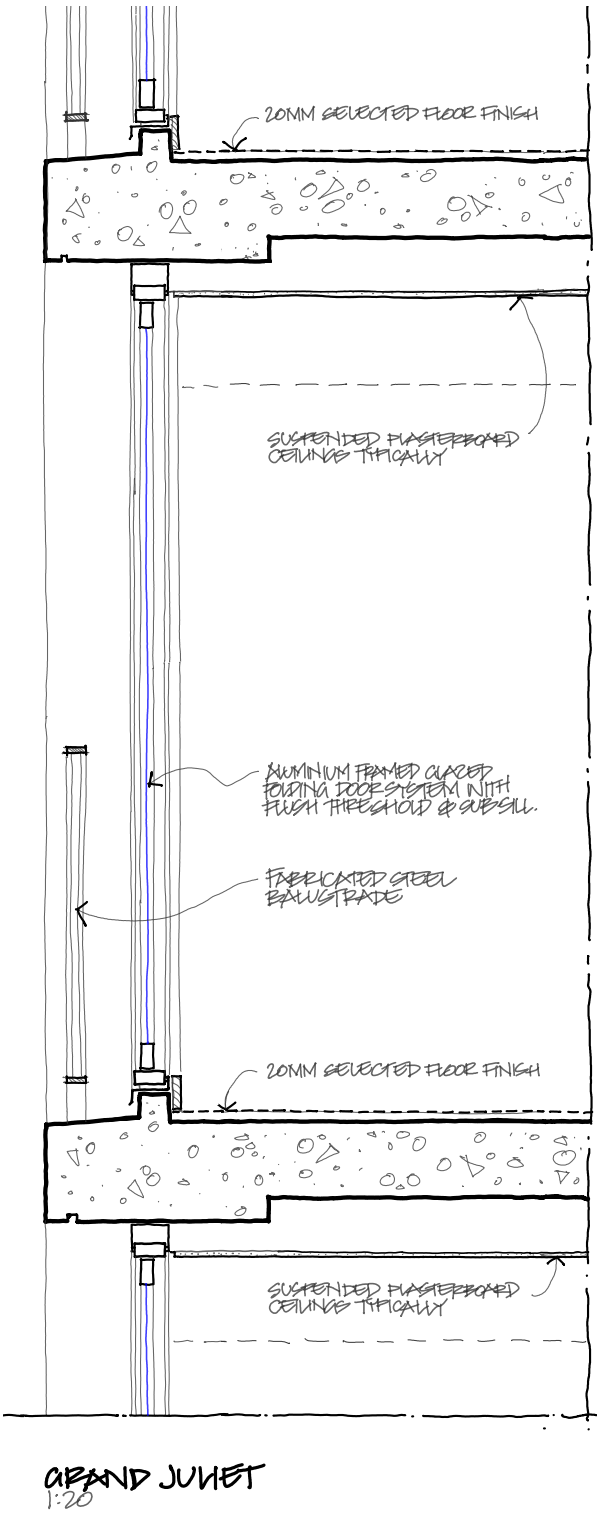
The facade to the lower levels is characterised by brickwork which defines the ground floor terrace homes and provides an additional layer of texture and detail where the building meets the ground.

Grand Juliet homes with their transformable facades and integrated shading fins provide a playful layer of ornamentation to the east and west facades. These lightweight feathered elements are textured and metallic and create a play of light and shadow across the facade.

Indicative facade details are provided for design intent purposes only and are to be developed further in the next project stages.



Note:  
Design Intent sketch only - To be further developed in DD



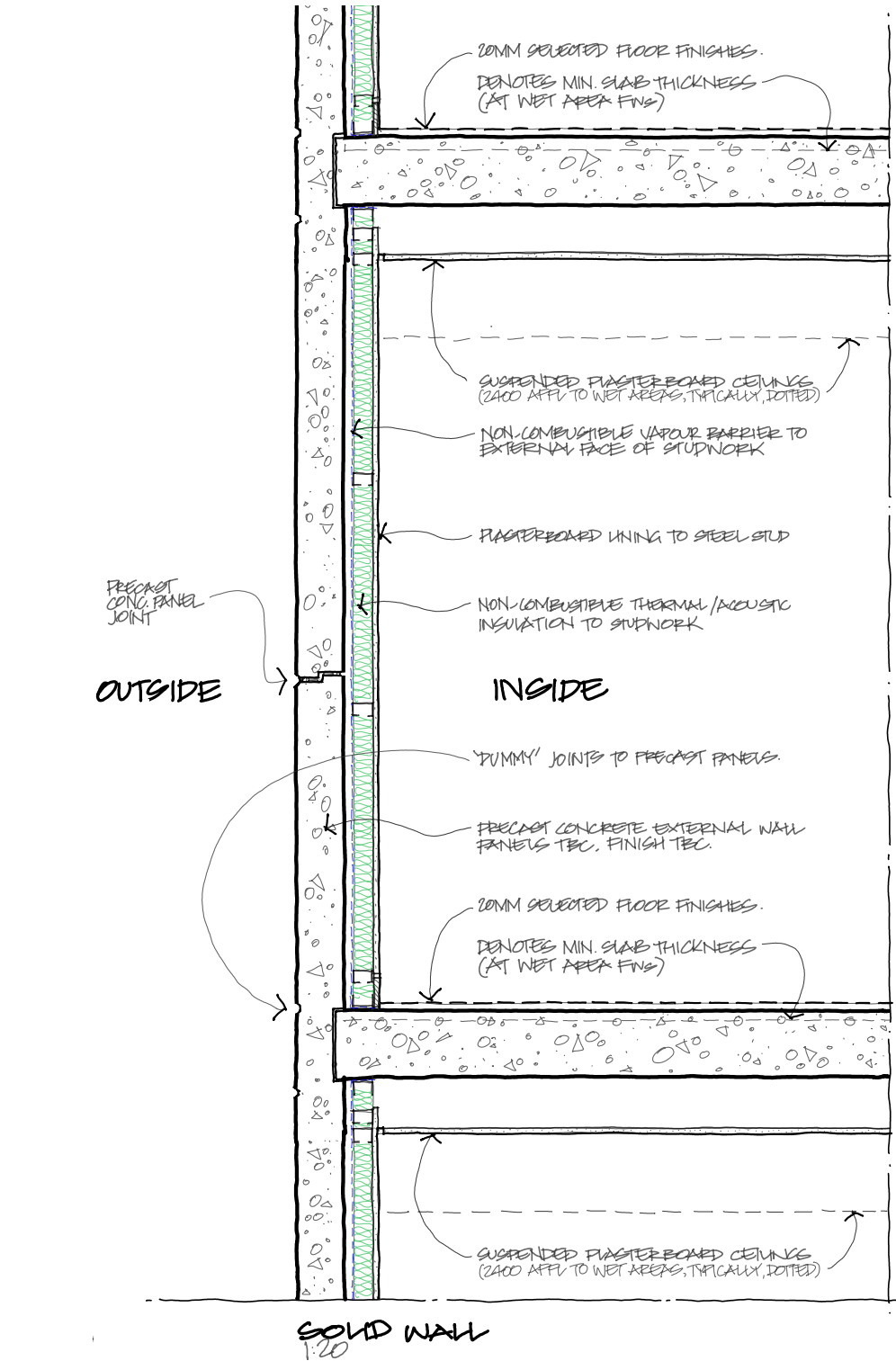
# 05 Design Description - S2

## FACADE

Where more solidity is required to the facade, precast concrete panels are proposed. These precast concrete panels are designed to work structurally in order to optimise columns locations both above and below ground. The precast is pre-finished with an ochre to provide a robust, long wearing, low maintenance yet high quality building that can age gracefully over time.

External metal elements are colour matched in order to provide a cohesive base. These metal elements combined with the panel datums, result in scale overlay appropriate to a building comprised of multiple homes. To the west the external balcony walkway is clearly read as an elevated street providing a related but differing facade character.

Indicative facade details are provided for design intent purposes only and are to be developed further in the next project stages.



Note:  
Design Intent sketch only - To be further developed in DD







IMAGE BY DIM STUDIO