

4-18 Doncaster Ave, Kensington

Design Report

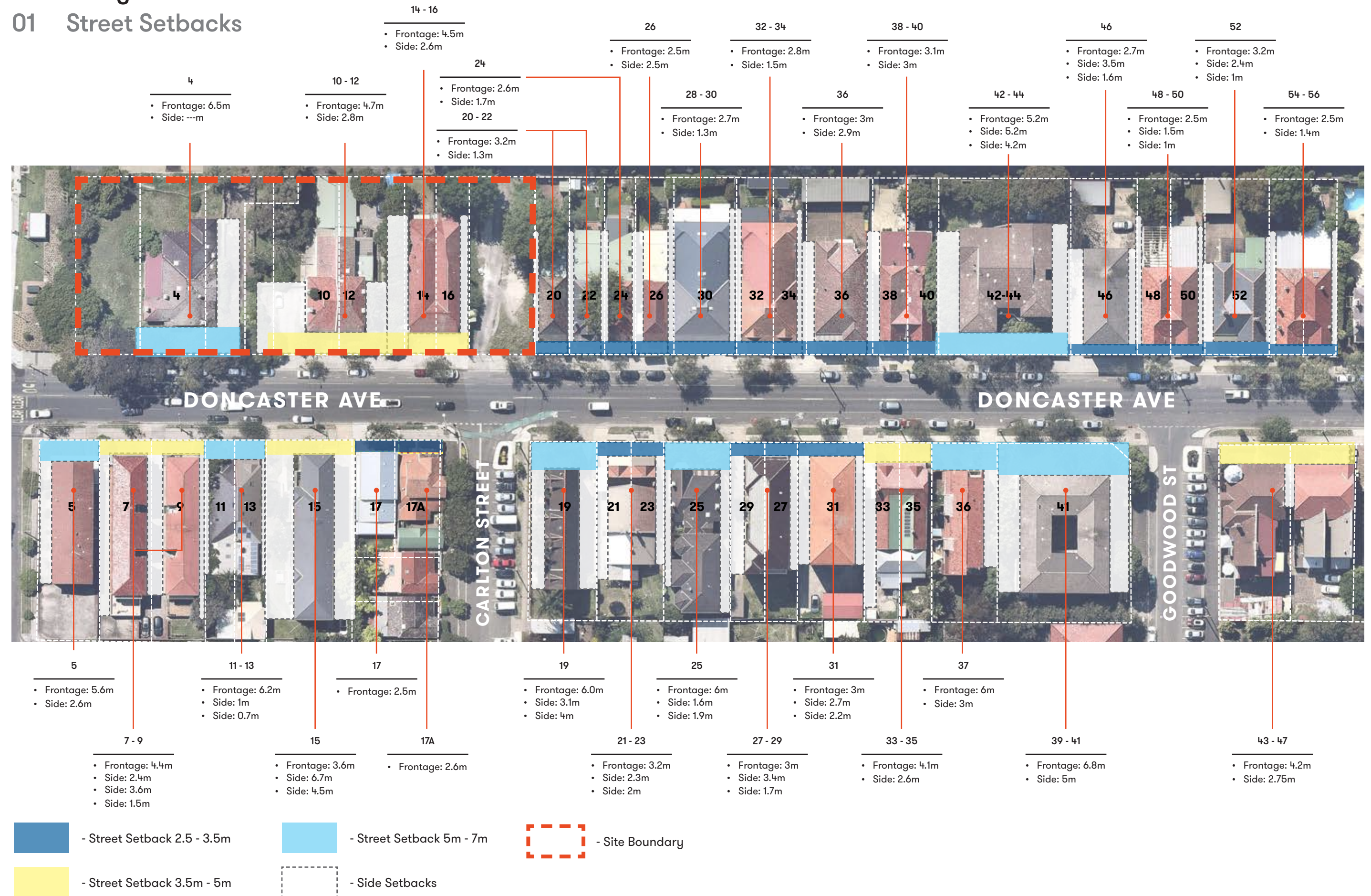
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01

Analysis

01 Analysis

01 Street Setbacks



01 Analysis

02 Building Heights



01 Analysis

03 Landscaped Area - Front Yards



01 Analysis

04 Architectural Style & Materials (Eastern Side of Doncaster Ave)



Character Type 1

- Single storey federation and Victorian period character cottages
- Hipped and Pitched roofs
- Gable vents
- Bay windows
- Timber decorated Gables
- Fretted timber brackets
- Terracotta hip tiles
- Face brick chimney stacks
- Decorative timber columns
- Entry porch

Character Type 2

- Two storey semi-detached Victorian Filigree terrace houses

Character Type 3

- 2 or more storey residential apartment block
- Face brick or rendered brick construction
- Pitched, hipped and flat roof styles
- Some with street facing balconies
- 1960's to current architectural style



01 Analysis

04 Architectural Style & Materials (Western Side of Doncaster Ave)



Character Type 1

- Single storey federation and Victorian period character cottages
- Hipped and Pitched roofs
- Gable vents
- Bay windows
- Timber decorated Gables
- Fretted timber brackets
- Terracotta hip tiles
- Face brick chimney stacks
- Decorative timber columns
- Entry porch

Character Type 2

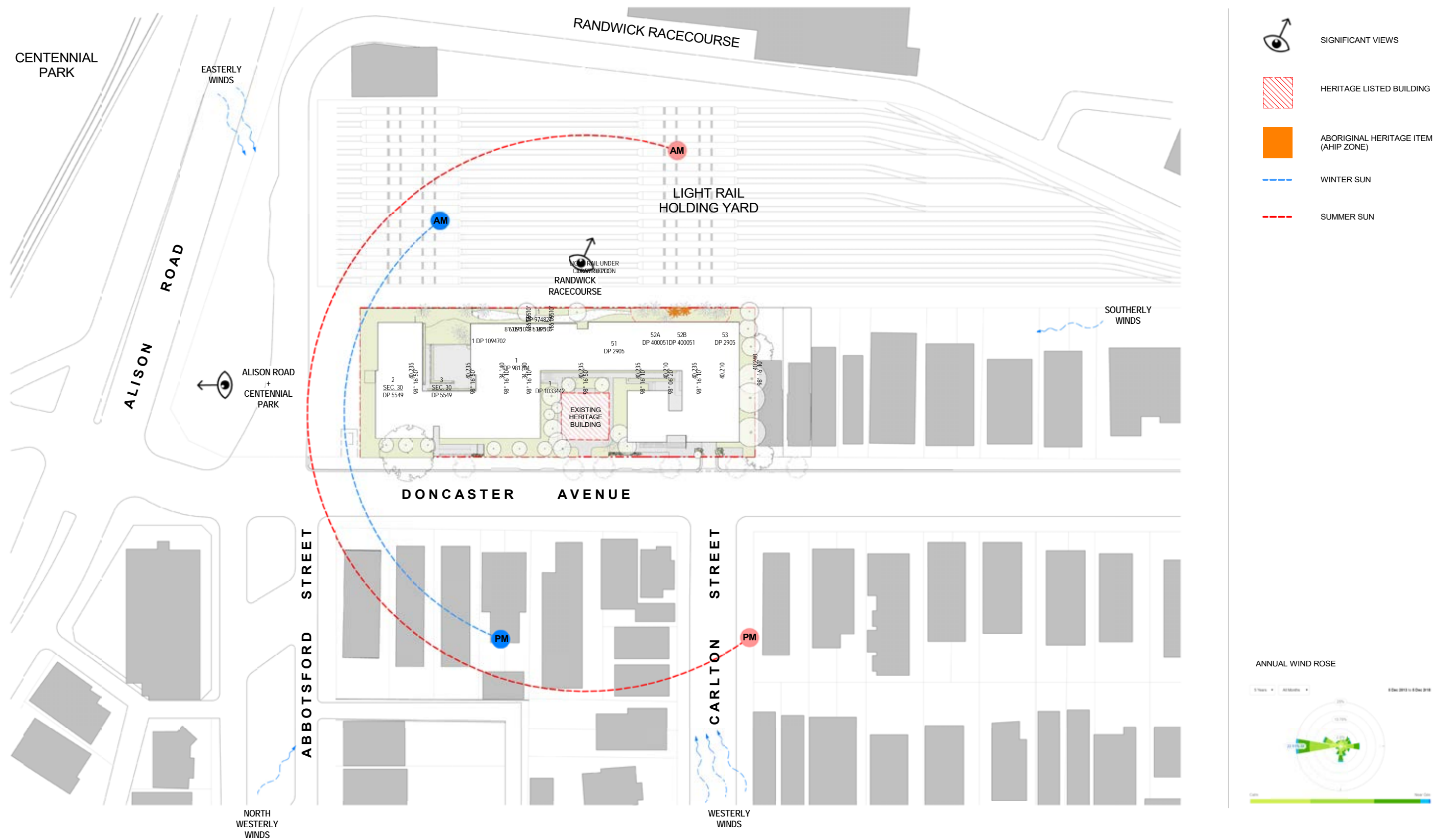
- Two storey semi-detached Victorian Filigree terrace houses

Character Type 3

- 2 or more storey residential apartment block
- Face brick or rendered brick construction
- Pitched, hipped and flat roof styles
- Some with street facing balconies
- 1960's to current architectural style

01 Analysis

05 Solar & Cross Flow



02

Exterior

02 Exterior

01 Design Principles

The following design principles have guided the design of the proposed development.

Conservation and adaptive reuse of the heritage listed terraces on the site for the purposes of student accommodation, with minimal impact to significant heritage fabric of the items.

- The majority of the existing heritage form that is presented to the streetscape is to be retained and improved.
- The residential use of the original internal layout is consistent and the internal room division respected and maintained.
- Existing materials and details are to be made good to the original quality in accordance with the Heritage Architects recommendations.
- The unsympathetic 1980s rear addition is proposed to be removed and a minor addition not visible from the street is to added.

Provide building massing addressing the street consistent with the scale of attached terraces and the historic subdivision of the locality.

- The analysis of the residential street scape, showed a varied collection of subdivision and development patterns from different eras with varying lot widths, street setbacks, heights and multiple discernible architectural characters.
- The proposal includes varying landscaped street setbacks together with a collection of pavilions breaking the horizontal mass, with contrasting but contextual architectural detail characters and alternating parapet heights.

Dominant facade to the heritage listed terraces and adjacent dwellings to the south.

- The articulated form and massing of the pavilions directly adjacent to the heritage-listed terraces at 10-12 Doncaster Avenue, makes reference to the heritage item and the rhythm of the Doncaster streetscape
- The upper storey of the pavilions located directly adjacent to the heritage-listed terraces at 10-12 Doncaster Avenue, will give the impression of rooms in the roof due to the materiality, providing a gradual transition to the existing one and two storey scale of the heritage item located at 10- 12 Doncaster Avenue and the adjacent cottages located to the south.

Ensure a curtilage is provided around the heritage listed terraces to ensure they remain a significant element in the streetscape.

- The physical separation averaging 5 meters of the heritage-listed terraces at 10-12 Doncaster Avenue from the new building will ensure that the heritage item is retained within an appropriate visual heritage curtilage.

Provide primary and secondary vertical articulation and vertical proportions as a way to interpret the historic character of dwellings in the locality.

- A vertical rhythm of projecting engaged brick pilasters of varying thickness create an order that interprets the character of the adjacent character.

Positioning the driveway to minimise impacts to the heritage listed terraces and dwellings to the south.

- The driveway is offset more than a lot width from the brick cottage of 20 Doncaster Rd to the south and approximately 3 existing lot widths from the retained heritage listed terraces .

Position communal living and open spaces away from neighbouring dwellings.

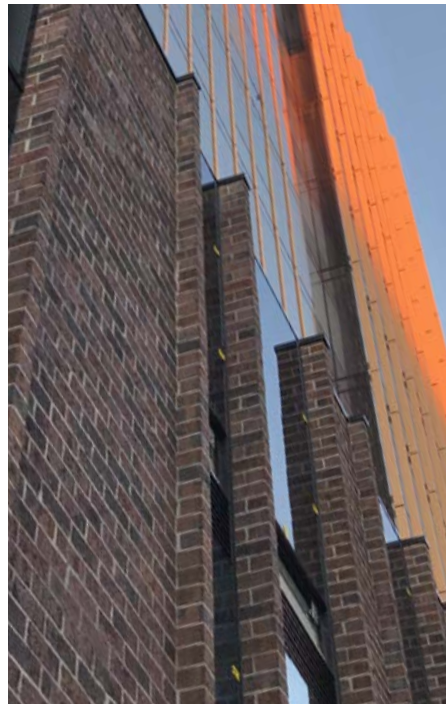
- Two major ground floor communal spaces intended for group gatherings are provided near key vertical circulation points that are also directly adjacent to protected outdoor landscaped communal spaces.
- On all uppers levels a variety of small and mid-size spaces have been distributed to provide equal access to semi private shared spaces for smaller groups or individuals with good solar access and views to the streetscapes and landscaped areas.

Minimise the number of south facing rooms and maximise natural light to rooms and open space.

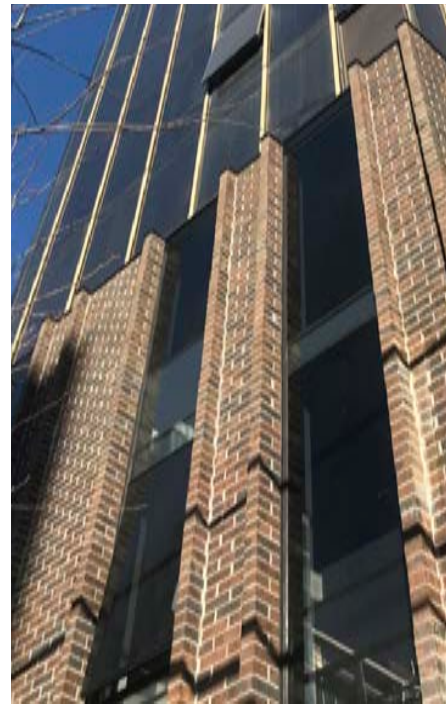
- The distribution of bedrooms and living spaces have allowed a minimal amount of south facing aspects.
- Living spaces to the cluster units have been positioned on the corners to allow west and easterly aspects with minimal single aspect studios representing less than 10% of the total bedrooms.

02 Exterior

02 Precedents



599 SWANSTON STREET, CARLTON
STUDENT ACCOMMODATION



599 SWANSTON STREET, CARLTON
STUDENT ACCOMMODATION



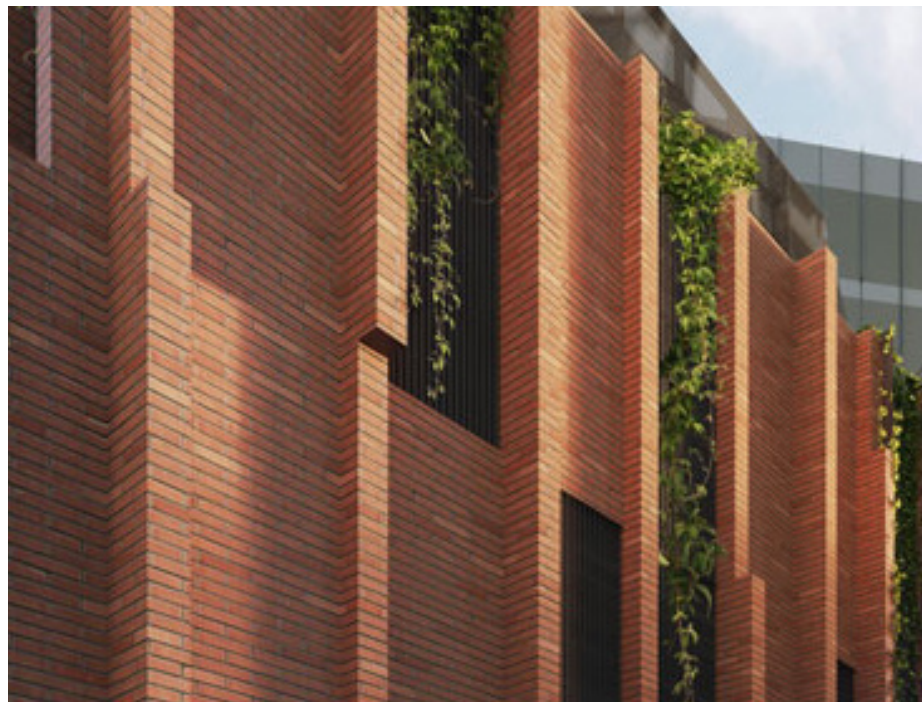
599 SWANSTON STREET, CARLTON
STUDENT ACCOMMODATION



JOHNSTONE STREET, SUBURB
APARTMENT



HOLMESGLEN TAFE, GLEN WAVERLY
STUDENT ACCOMMODATION



17 - 21 HARCOURT PARADE, CREMORNE
OFFICE



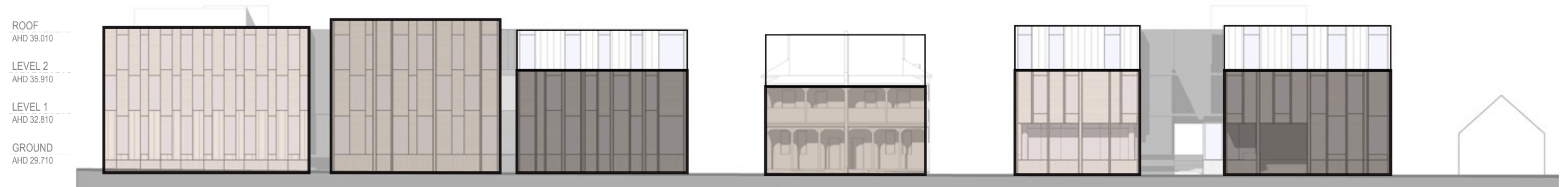
578 - 580 RIVERSDALE ROAD, CAMBERWELL
APARTMENT



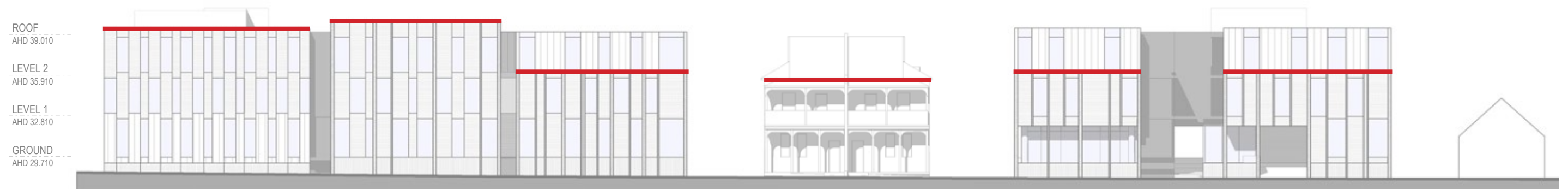
PROJECT 100, TRINITY COLLEGE
STUDENT ACCOMMODATION

02 Exterior

03 Facade Concept Diagrams



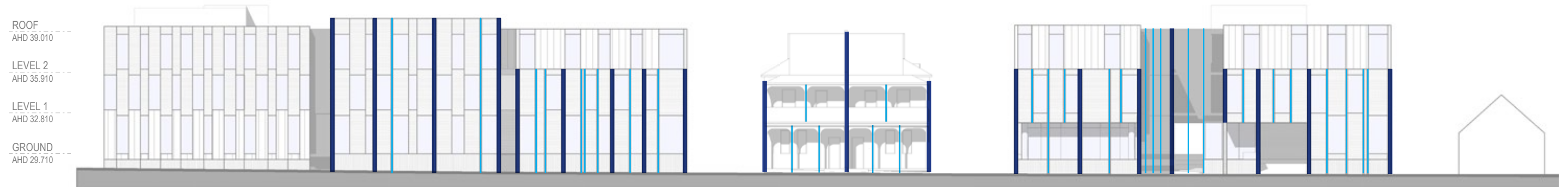
1. Distinct series of pavilions reminiscent of the original subdivision



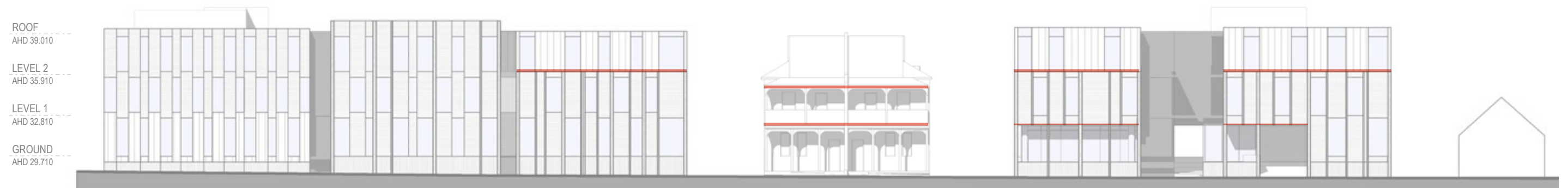
2. Stepping down of dominant facade in acknowledgment of heritage dwellings

02 Exterior

03 Facade Concept Diagrams



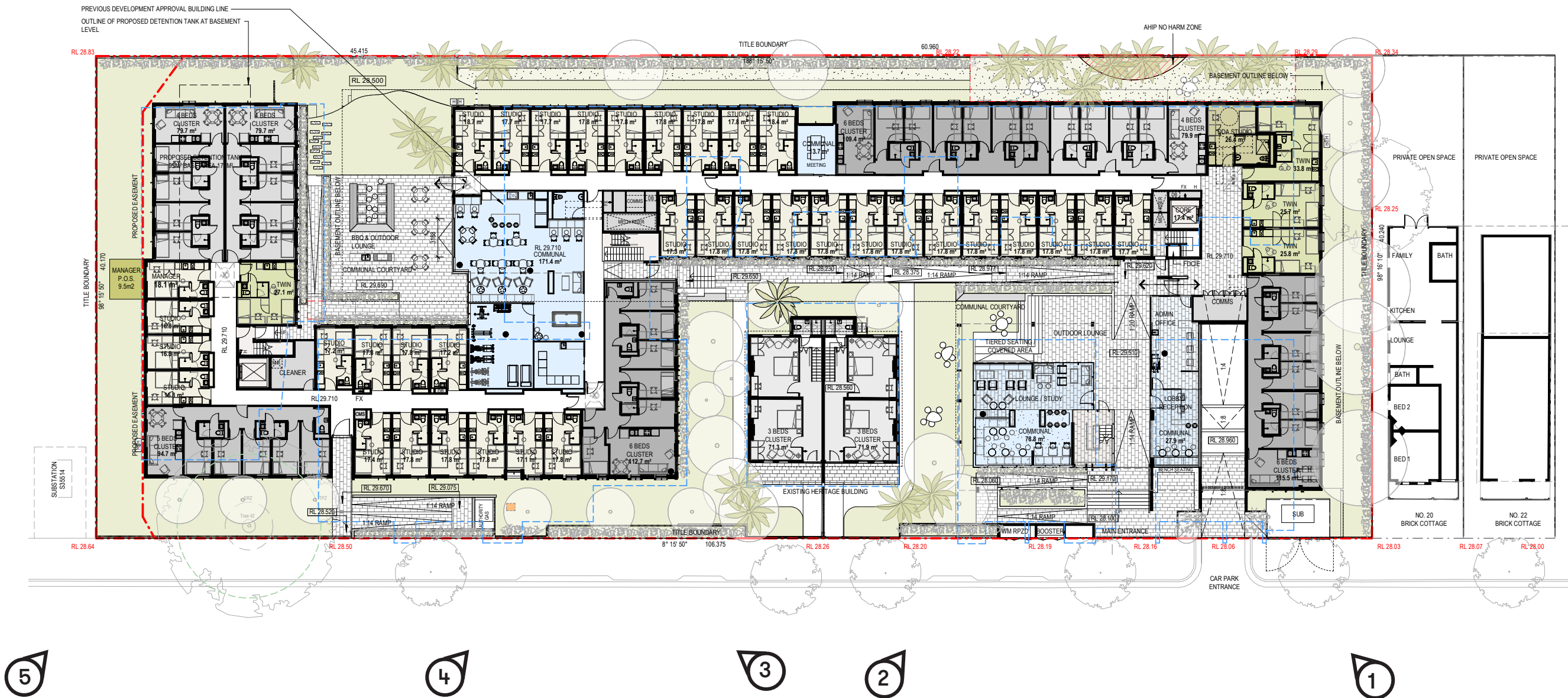
3. Primary & secondary vertical articulation interpretation of heritage language



4. Fine horizontal articulation resonating heritage dwelling

02 Exterior

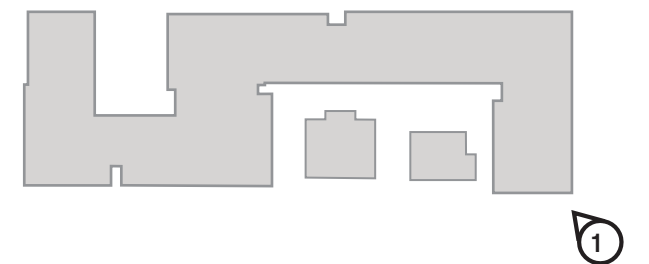
04 View Key Plan



1 — VIEW NUMBER

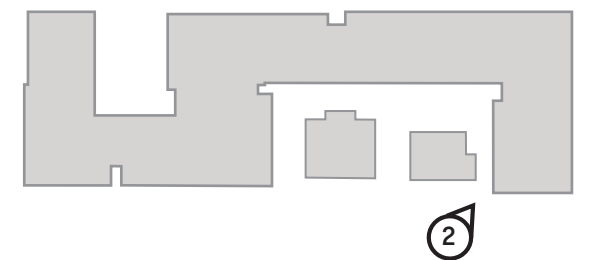
02 Exterior

05 Doncaster Avenue Views



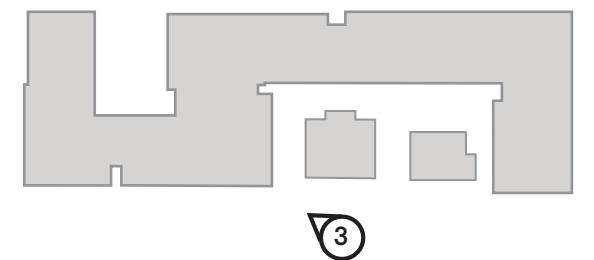
02 Exterior

05 Doncaster Avenue Views



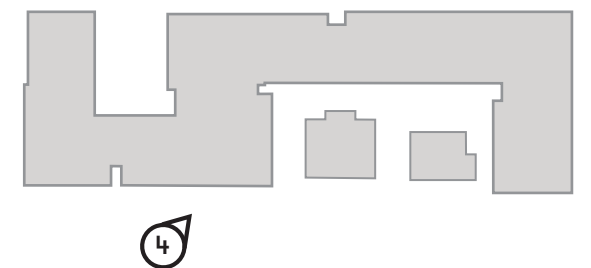
02 Exterior

05 Doncaster Avenue Views



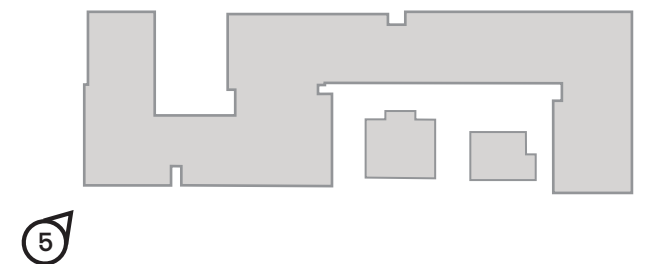
02 Exterior

05 Doncaster Avenue Views



02 Exterior

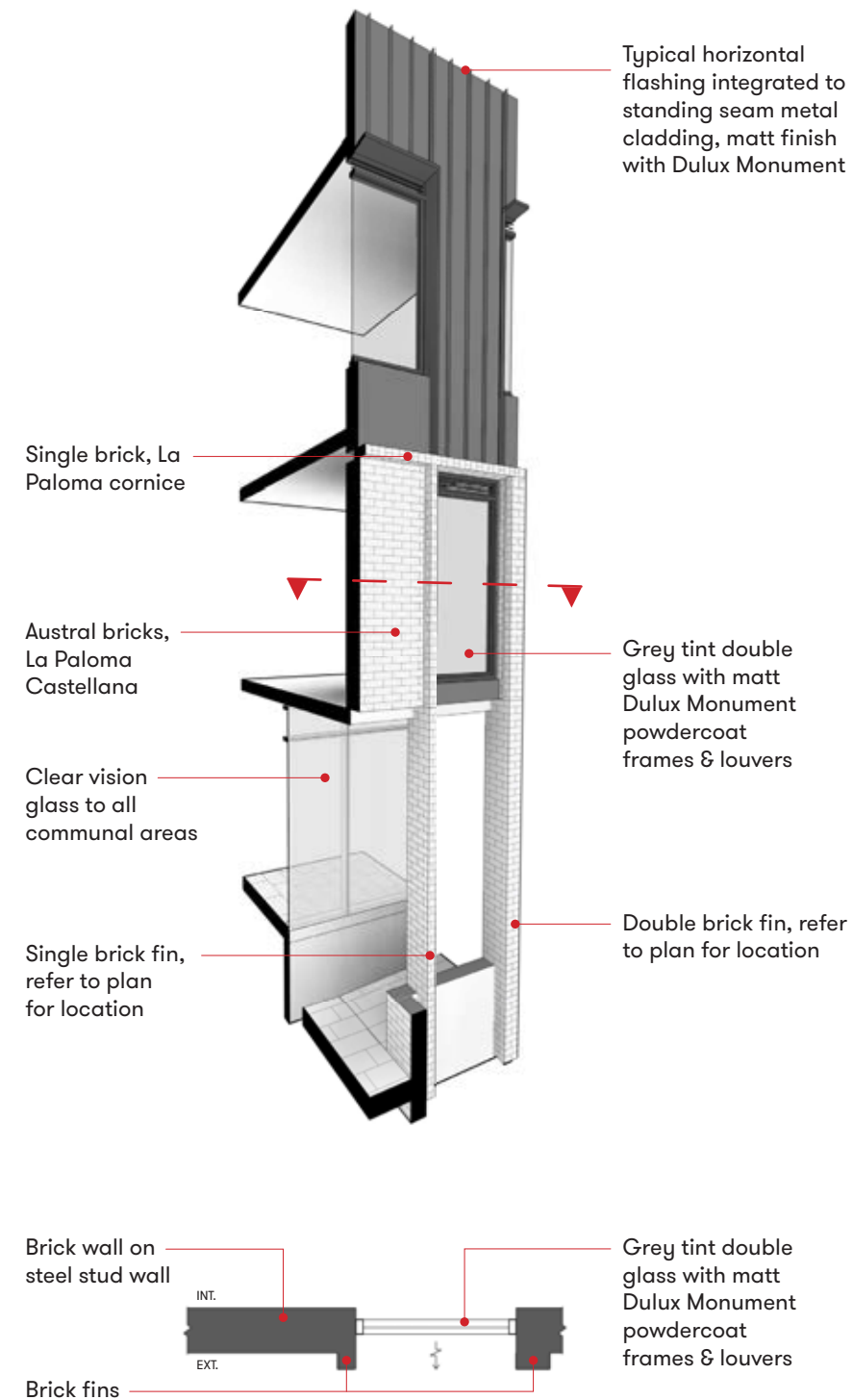
05 Doncaster Avenue Views



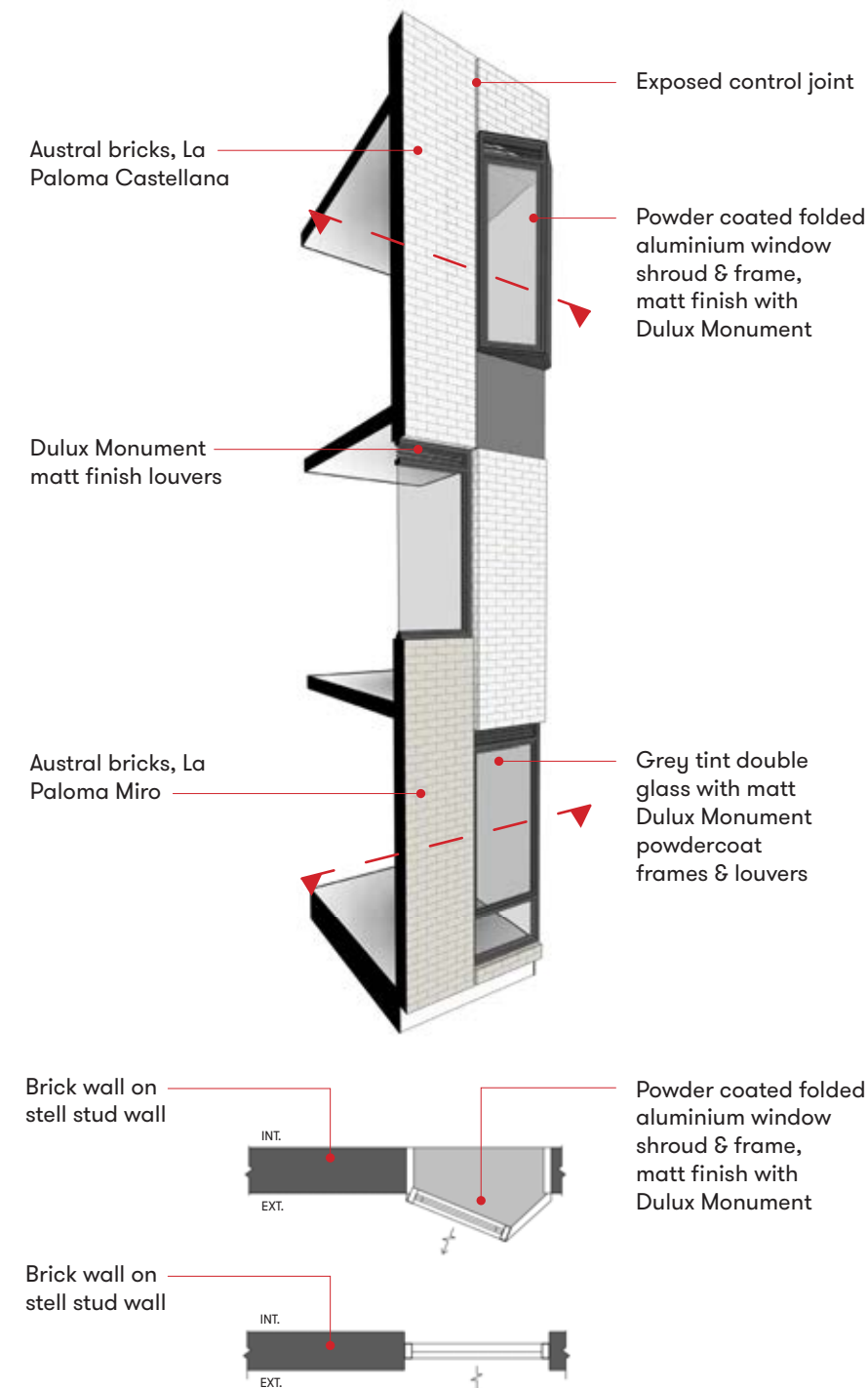
02 Exterior

06 Kit of Parts

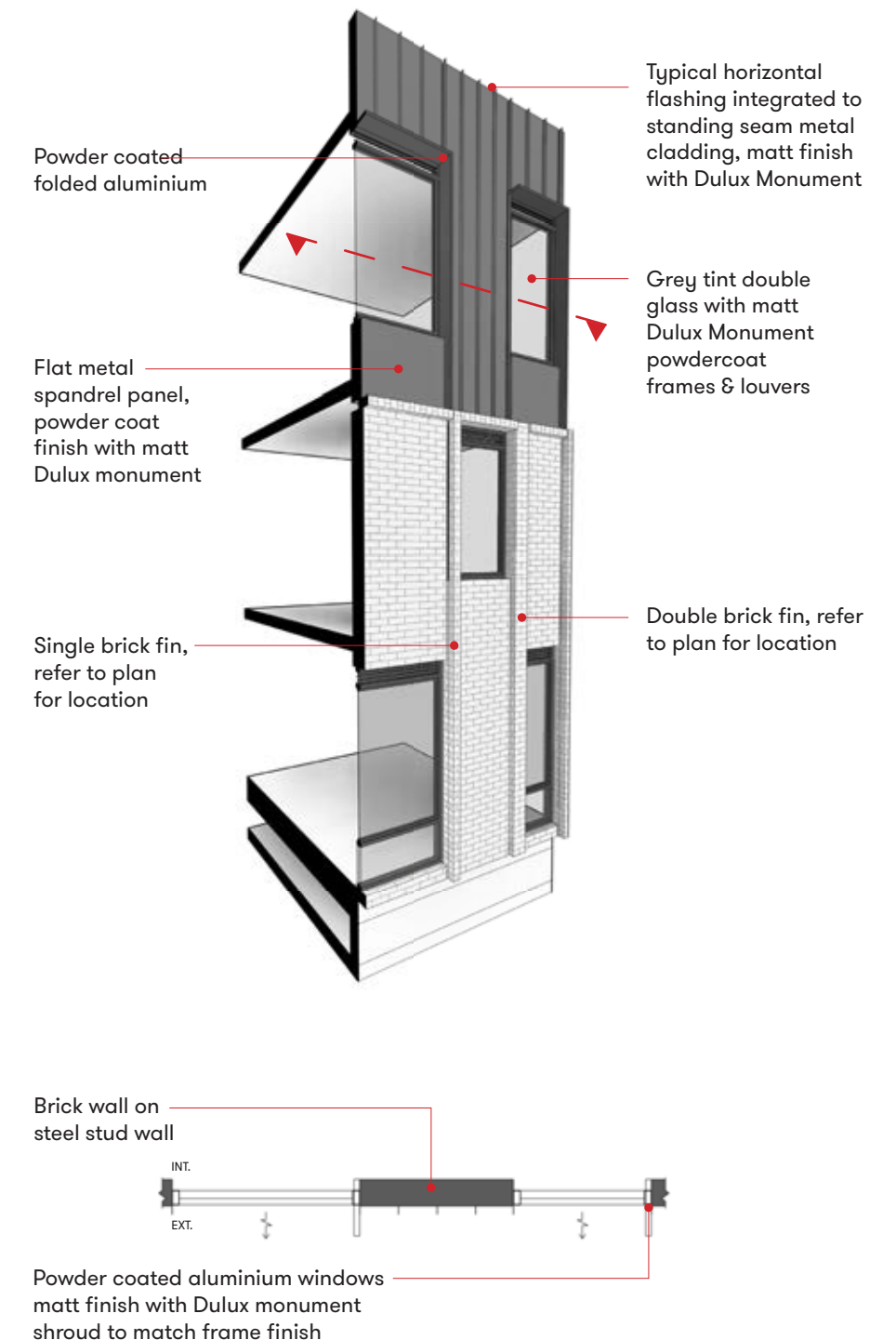
Brick & Steel Cladding Overhang with Brick Fin Columns



Brick Cladding with Angled Privacy Window Module



Brick & Steel Cladding with Single & Double Brick Fins



03

Communal



BUILDING A HOME



BUILDING A COMMUNITY



03 Communal

01 Ground Floor - Communal Areas



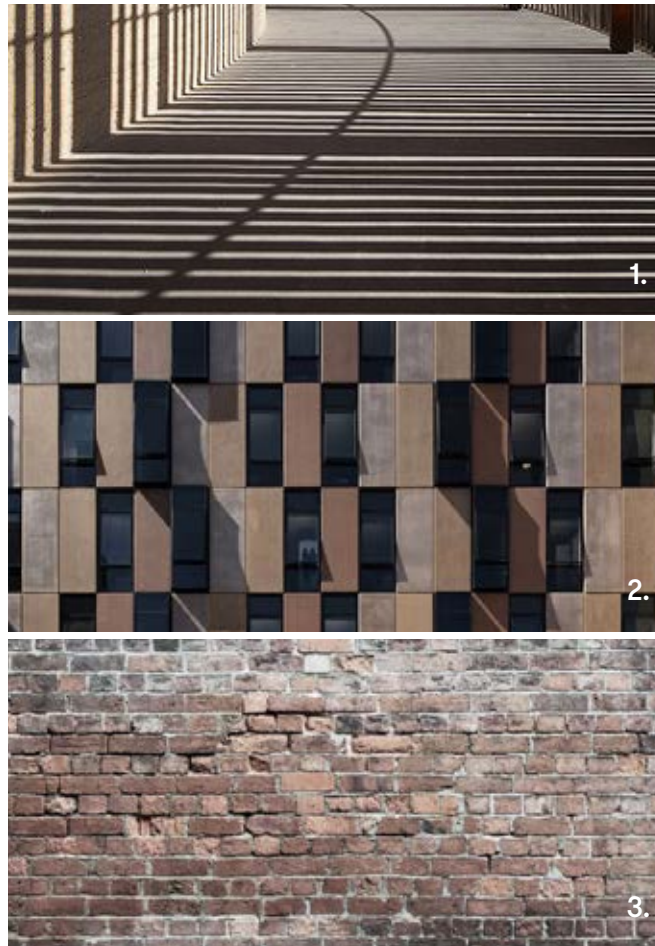
03 Communal

02 Level 1 & 2 - Communal Areas



03 Communal

03 Concept



- 1. Light and shade
- 2. Rhythm
- 3. Texture



03 Communal

04 Finishes Palette



1.



2.



3.



4.



5.



- 1. Feature lighting to focal points
- 2. Brick wall/floor lining to echo exterior treatment
- 3. Upholstery - textiles to add softness and textural contrast with hard finishes

- 4. Perforated timber ceiling to selected feature areas
- 5. Greenery and internal planting linking indoor and outdoor spaces



6.



7.



8.



9.



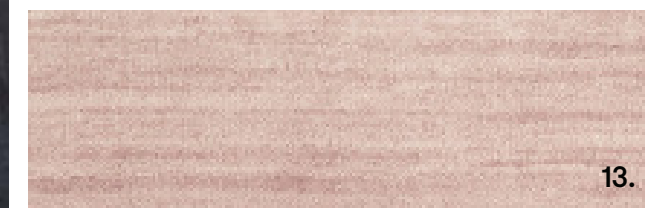
10.



11.



12.



13.

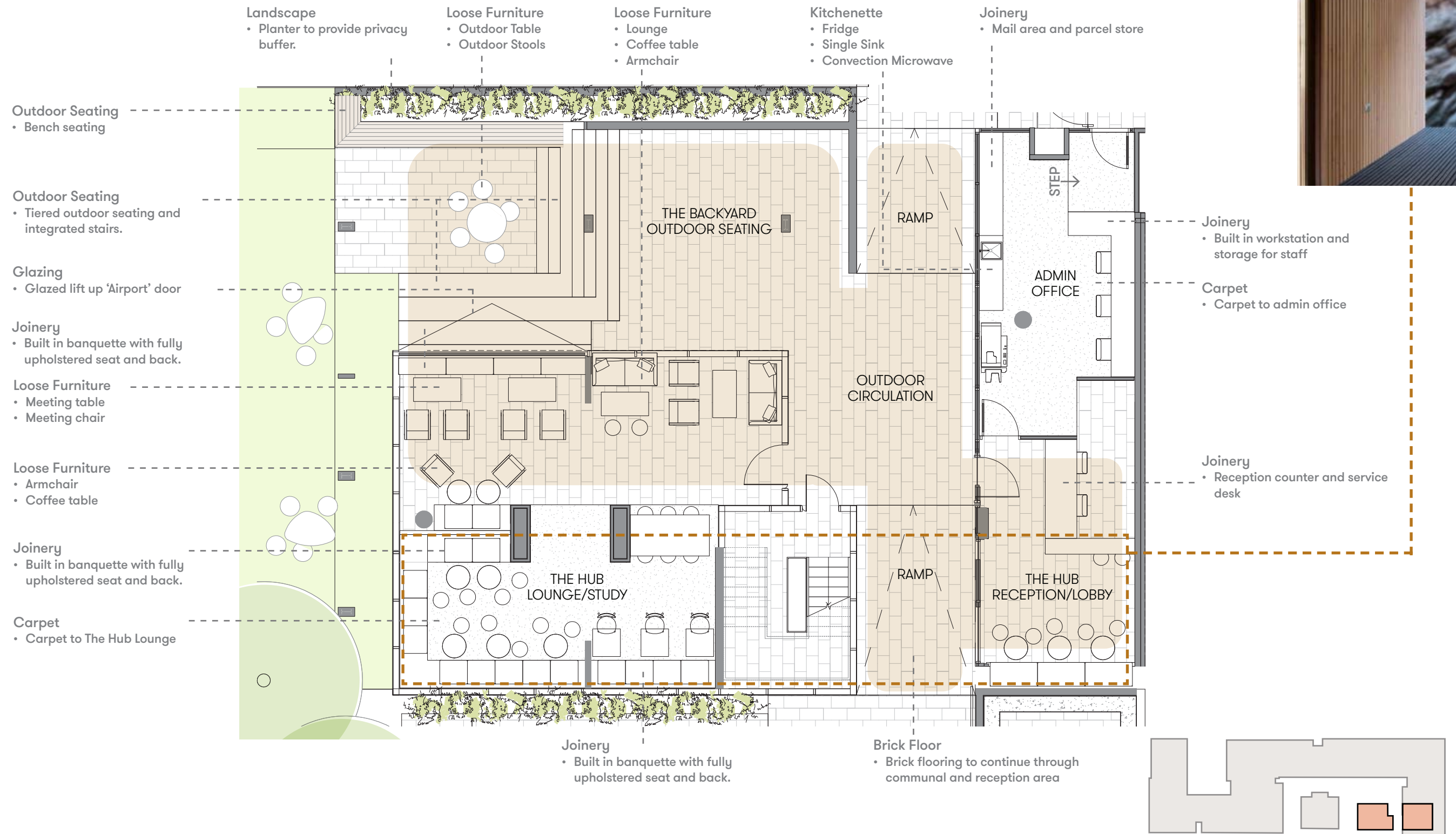
- 6. Perforated metal balustrade
- 7. Tiled flooring
- 8. Steel trim to stairs and joinery
- 9. Tiled walls to selected feature areas

- 10. Perforated timber panels for warmth
- 11. Splashback - tiles
- 12. Upholstery - leather
- 13. Feature carpet

03 Communal

05 The Hub and Reception Lobby - Plan

Feature timber wall ceiling
Timber wall and ceiling cladding
to feature area. Timber ceiling to
extend outdoors.



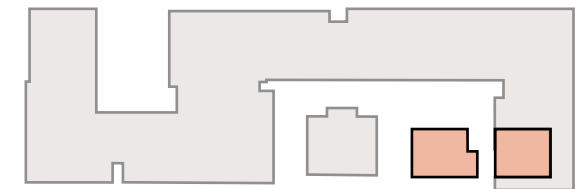
 Circulation

03 Communal

05 The Hub and Reception Lobby - Look & Feel

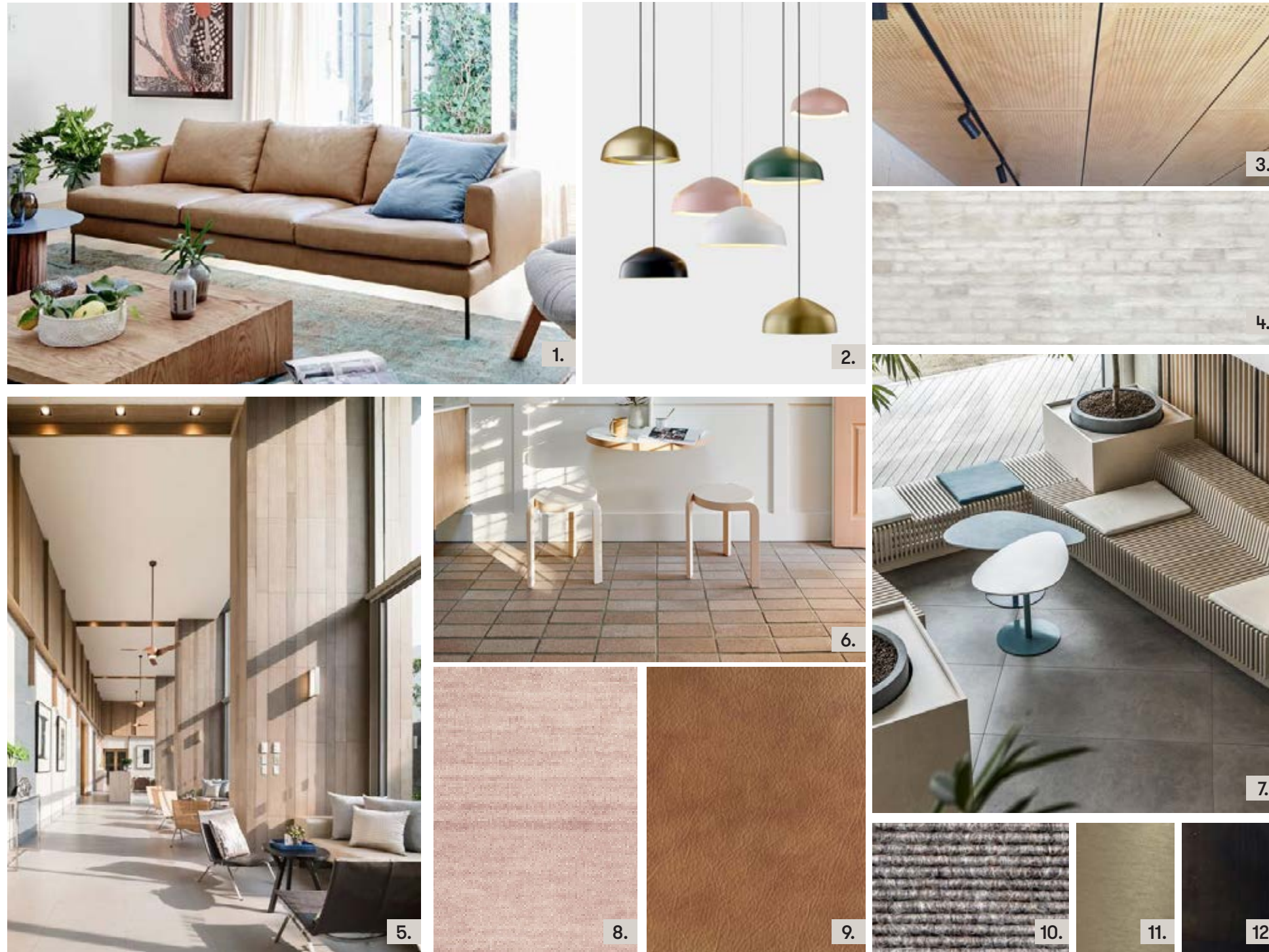


- Professional lounge feel – comfortable and business like.
- Structured, understated and simple.
- Natural, timeless materials (leather, timber, metal)
- A place for study and quiet gatherings



03 Communal

05 The Hub and Reception Lobby - Material Palette

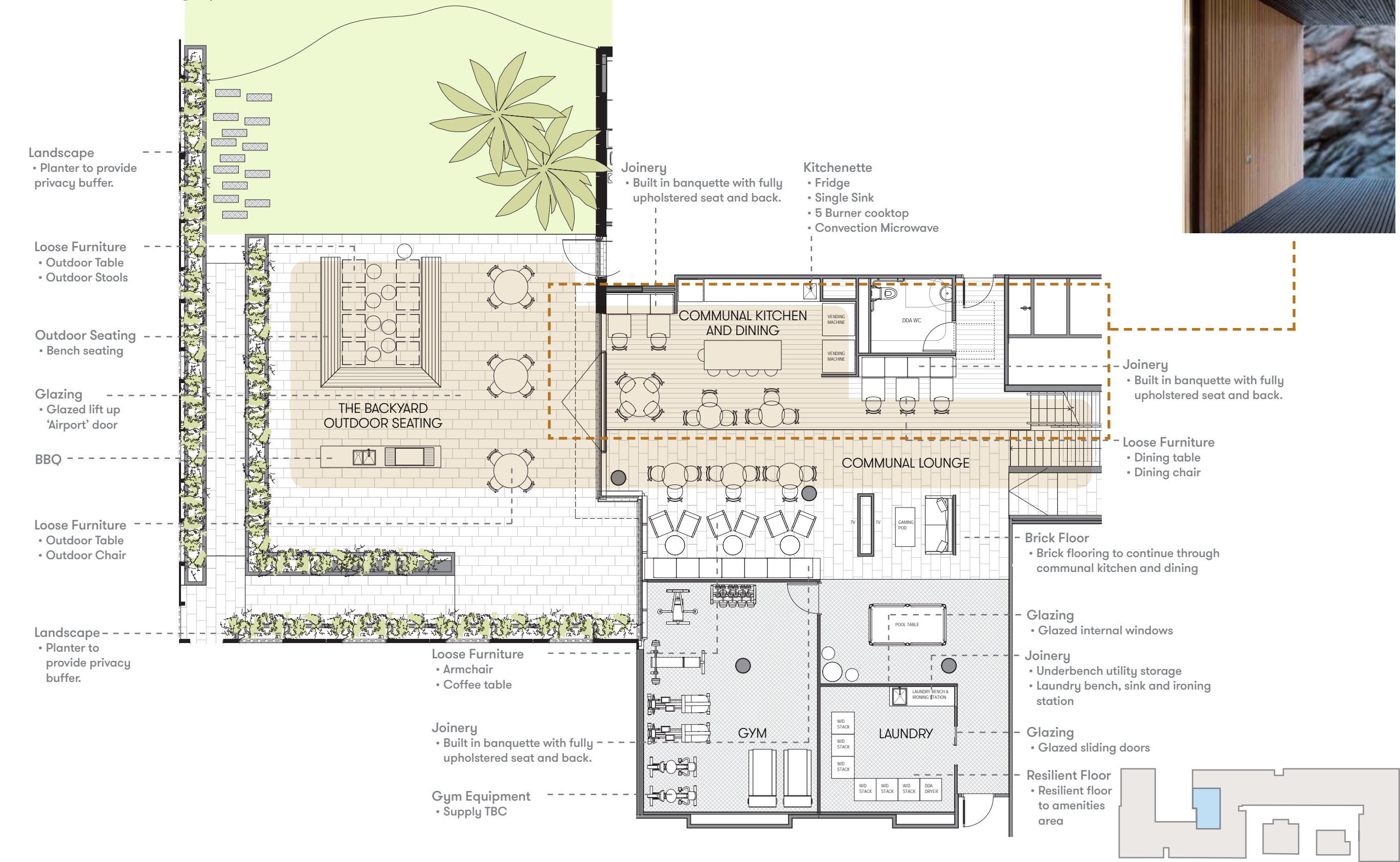


Interior Concept Design:

1. Leather lounge suite
2. Feature pendant lighting
3. Perforated timber ceiling
4. Brick wall lining to reception foyer
5. Timber wall lining
6. Brick flooring
7. Slatted timber joinery
8. Feature rug
9. Leather upholstery fabric
10. Tretford carpet to selected areas
11. Metal trim detailing
12. Metal trim detailing

03 Communal

06 The Family Room - Plan



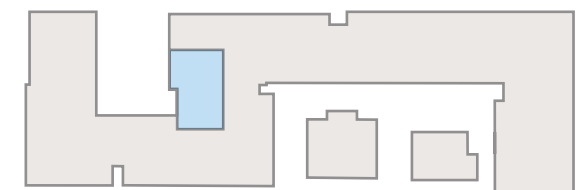
Circulation

03 Communal

06 The Family Room - Look & Feel

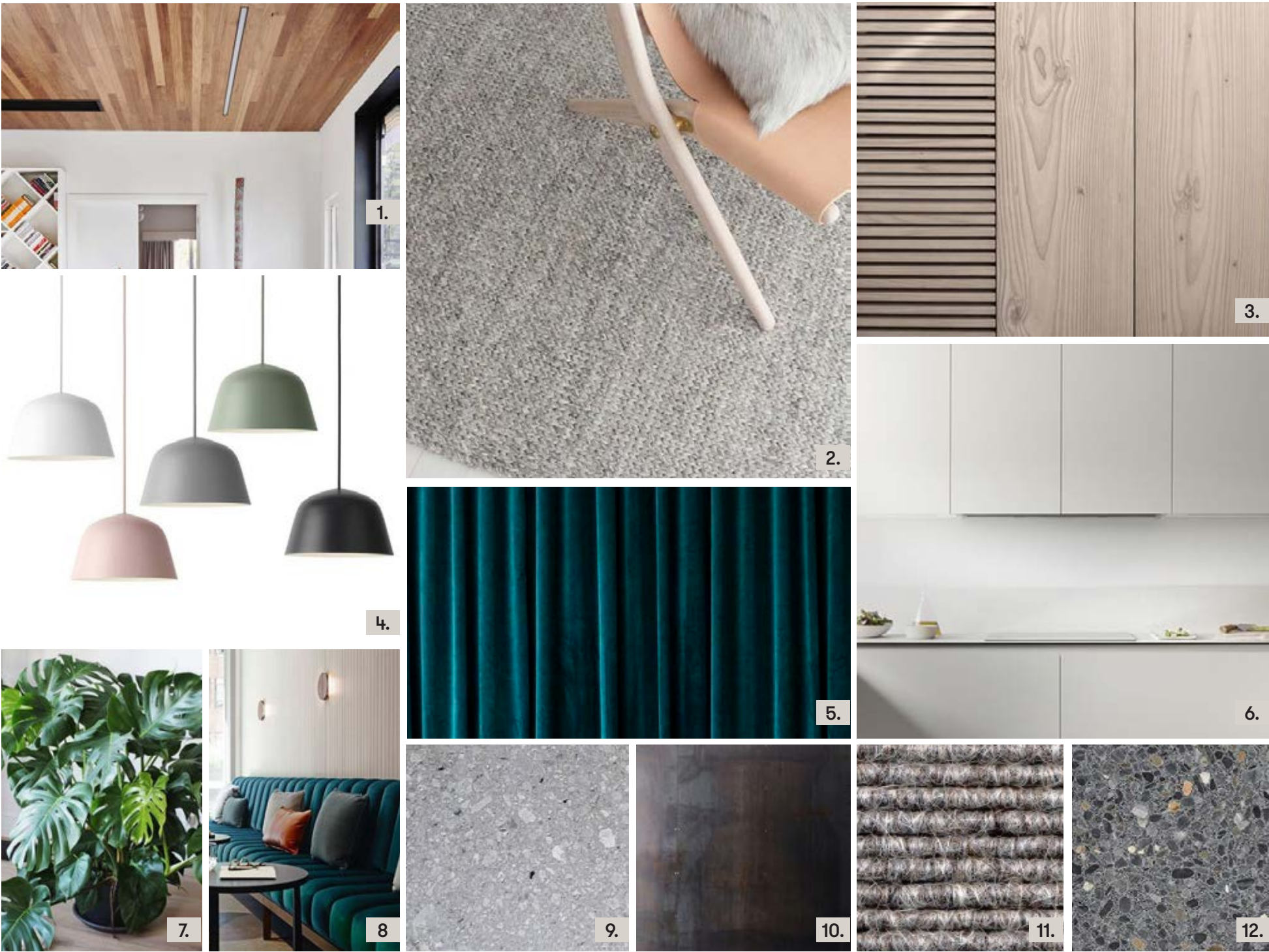


- Relaxation and down time
- Playful and comfortable
- Social interaction and internal gatherings
- Sharing meals and cooking
- Fresh air and outdoor eatery



03 Communal

06 The Family Room - Material Palette



Interior Concept Design:

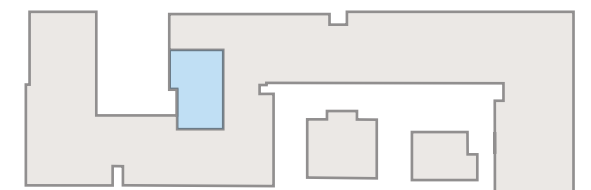
- 1. Timber ceiling panel
- 2. Feature rug
- 3. Perforated timber paneling
- 4. Feature pendant lighting
- 5. Textile - Upholstery
- 6. Coloured 2PAC to island bench
- 7. Greenery
- 8. Custom upholstered banquette seating
- 9. Polished concrete floor
- 10. Metal trim detailing
- 11. Tretford carpet
- 12. Terrazzo slab to benchtop and splashback.

03 Communal

07 Amenities - Look & Feel



1. The Gym - exercise and wellbeing
2. The Family Room - casual and relaxed, away from study and work
3. The Laundry - shared chores and communal activities, colourful and pleasant

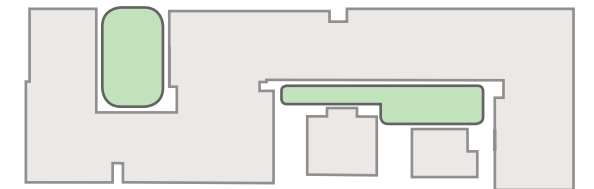


03 Communal

08 Outdoor Areas - Look & Feel

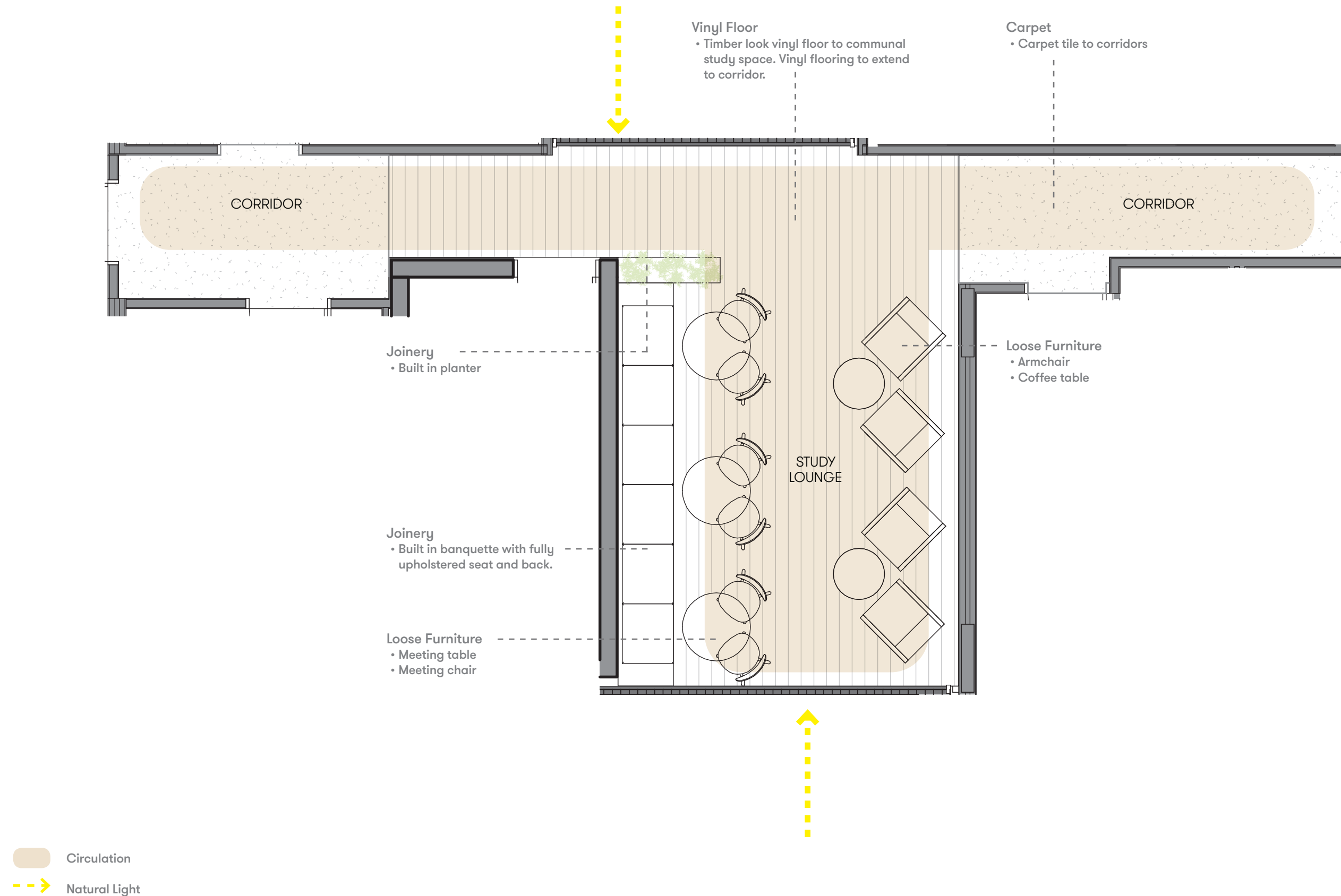


- Extension to indoor spaces
- Backyard activities
- Outdoor eatery and relaxation
- Fresh air and well being



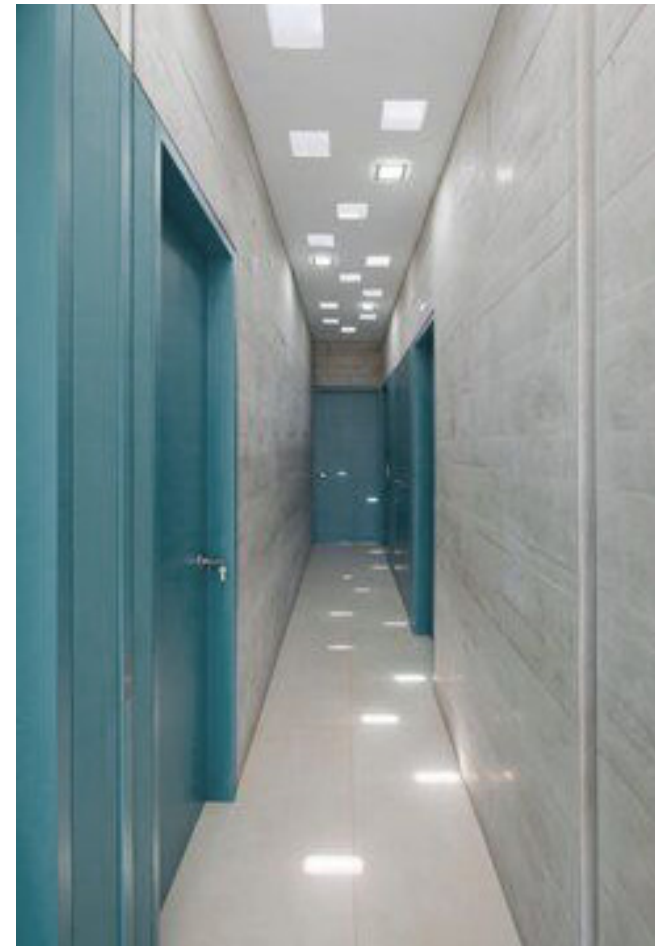
03 Communal

09 Circulation & Break Out Spaces - Plan

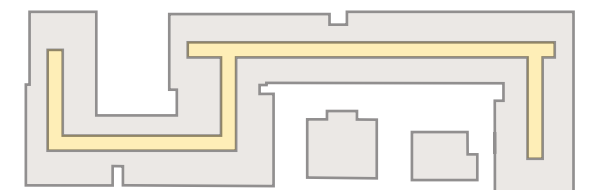


03 Communal

09 Circulation & Break Out Spaces - Look & Feel

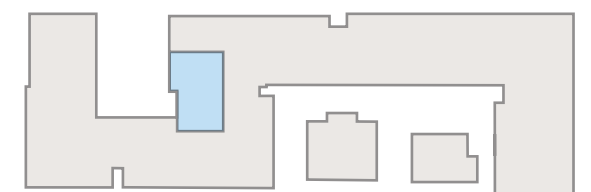
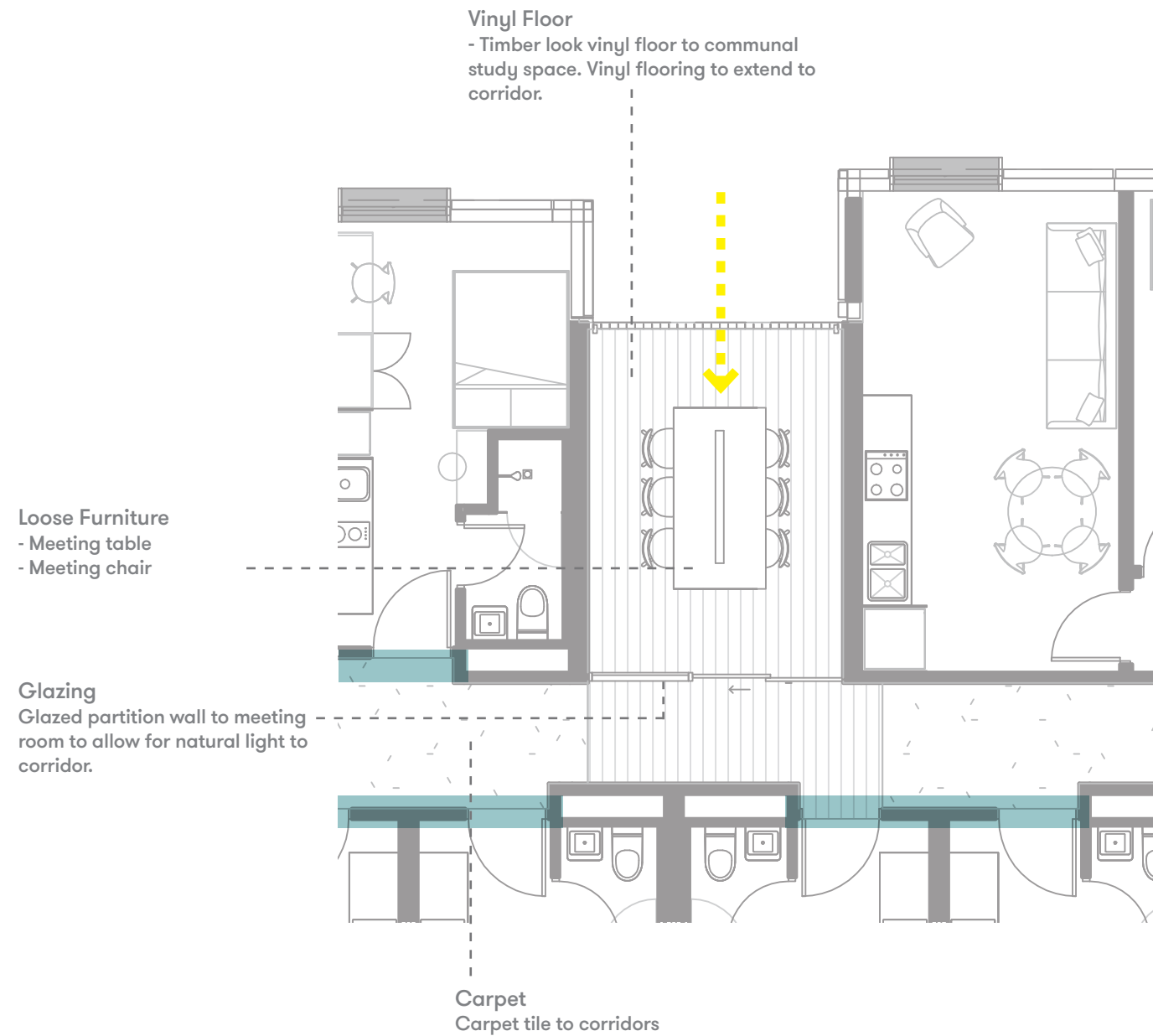


- Quiet study and contemplation
- Small groups and individuals
- Light and views to outside.
- Colourblock to corridors - paint finish



03 Communal

09 Circulation & Break Out Spaces

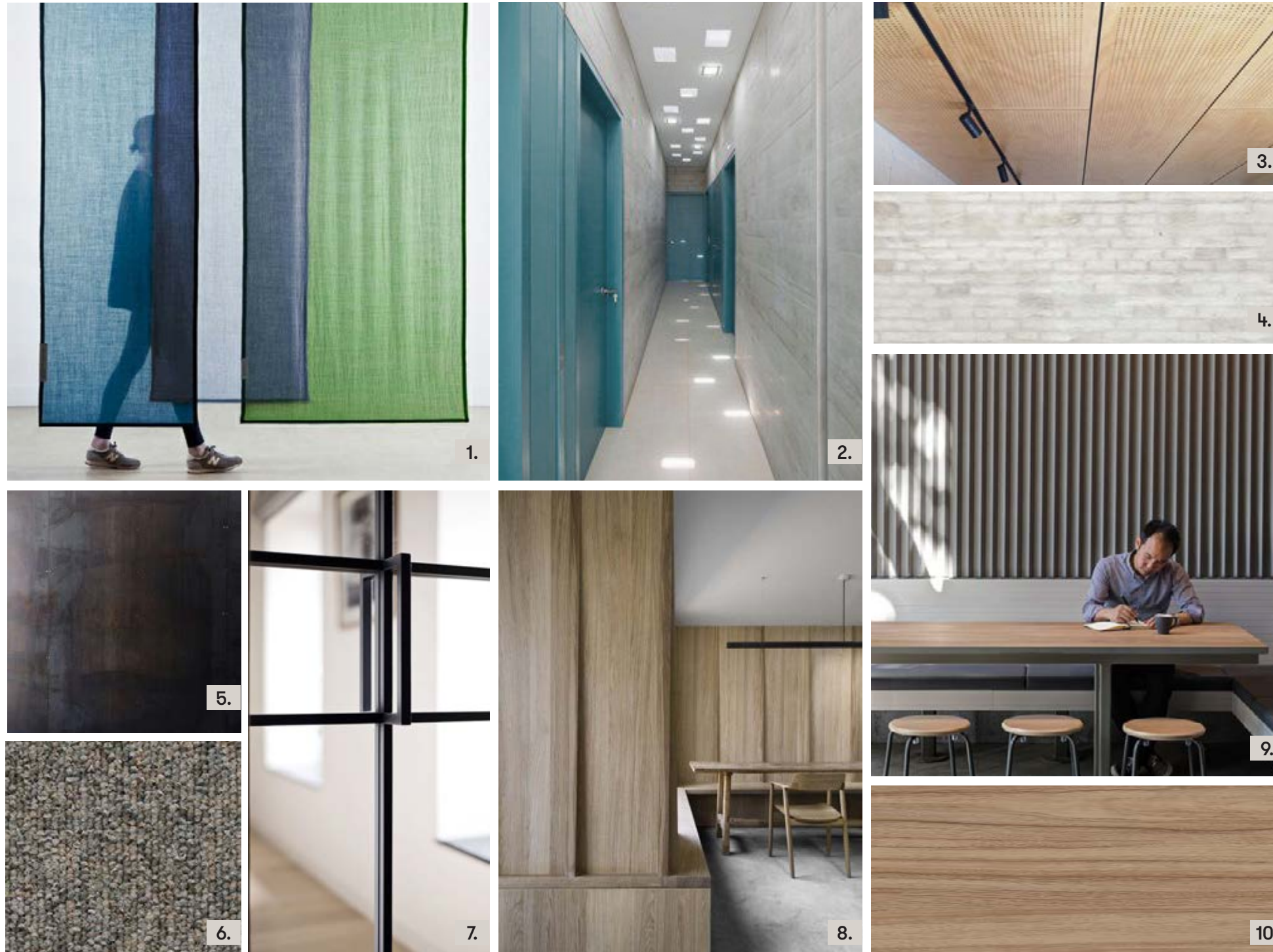


Feature Paint Colour

Natural Light

03 Communal

09 Circulation & Break Out Spaces - Material Palette



Interior Concept Design:

1. Colour gradient to corridors - paint finish
2. Colourblock to corridors - paint finish
3. Perforated timber ceiling meeting / study areas
4. Brick wall lining to study areas
5. Metal trim
6. Carpet tile to corridors
7. Detailed aluminum framing to glazing
8. Timber wall panels to meeting room
9. Custom banquette joinery
10. Vinyl timber plank to ,meeting/study areas

04

Private

04 Private

01 Rooms - Look & Feel



- Simple, clean palette
- Classic materials
- Light and airy

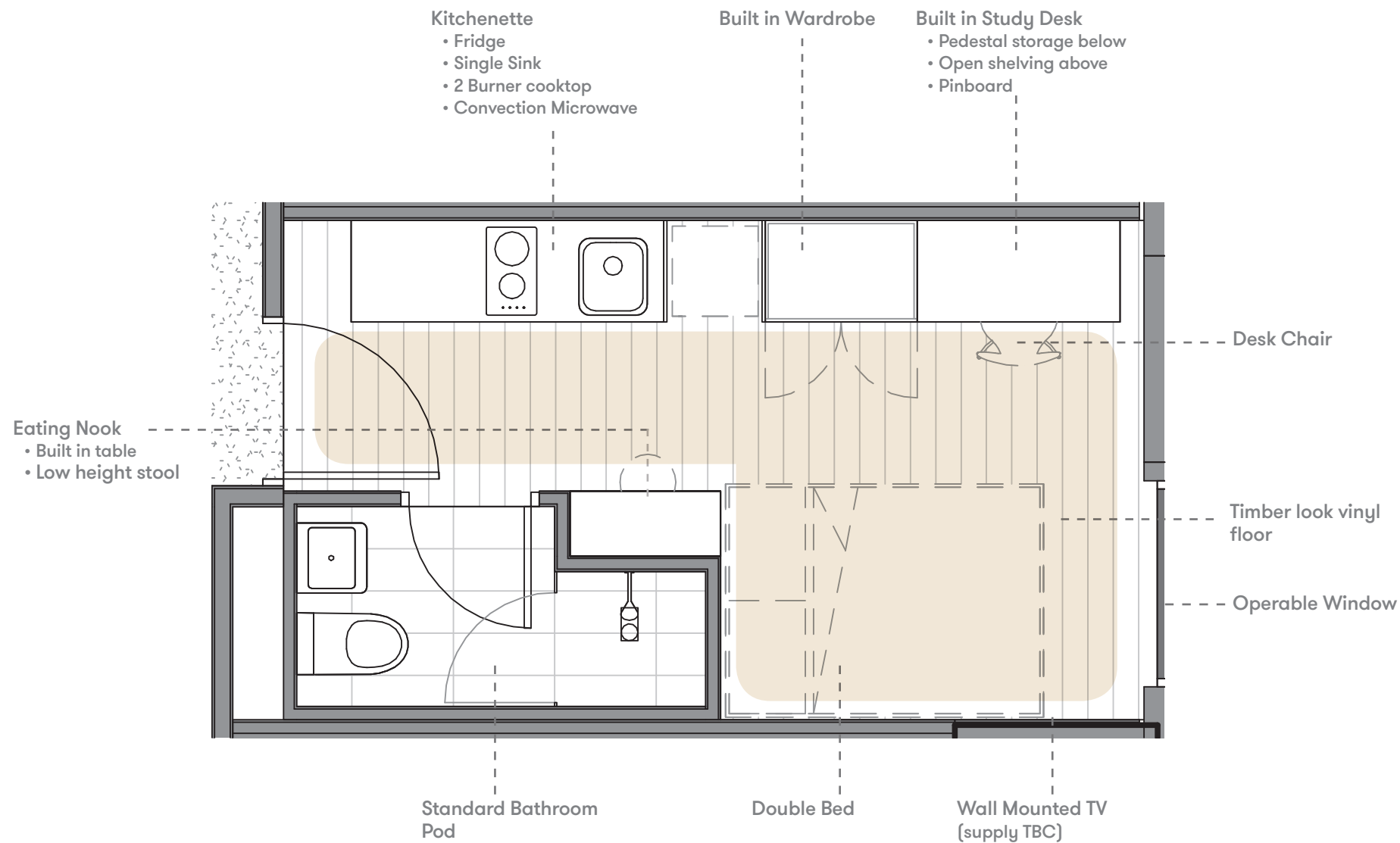
04 Private

02 Studio - Artists Impression



04 Private

03 Studio - Typical Plan

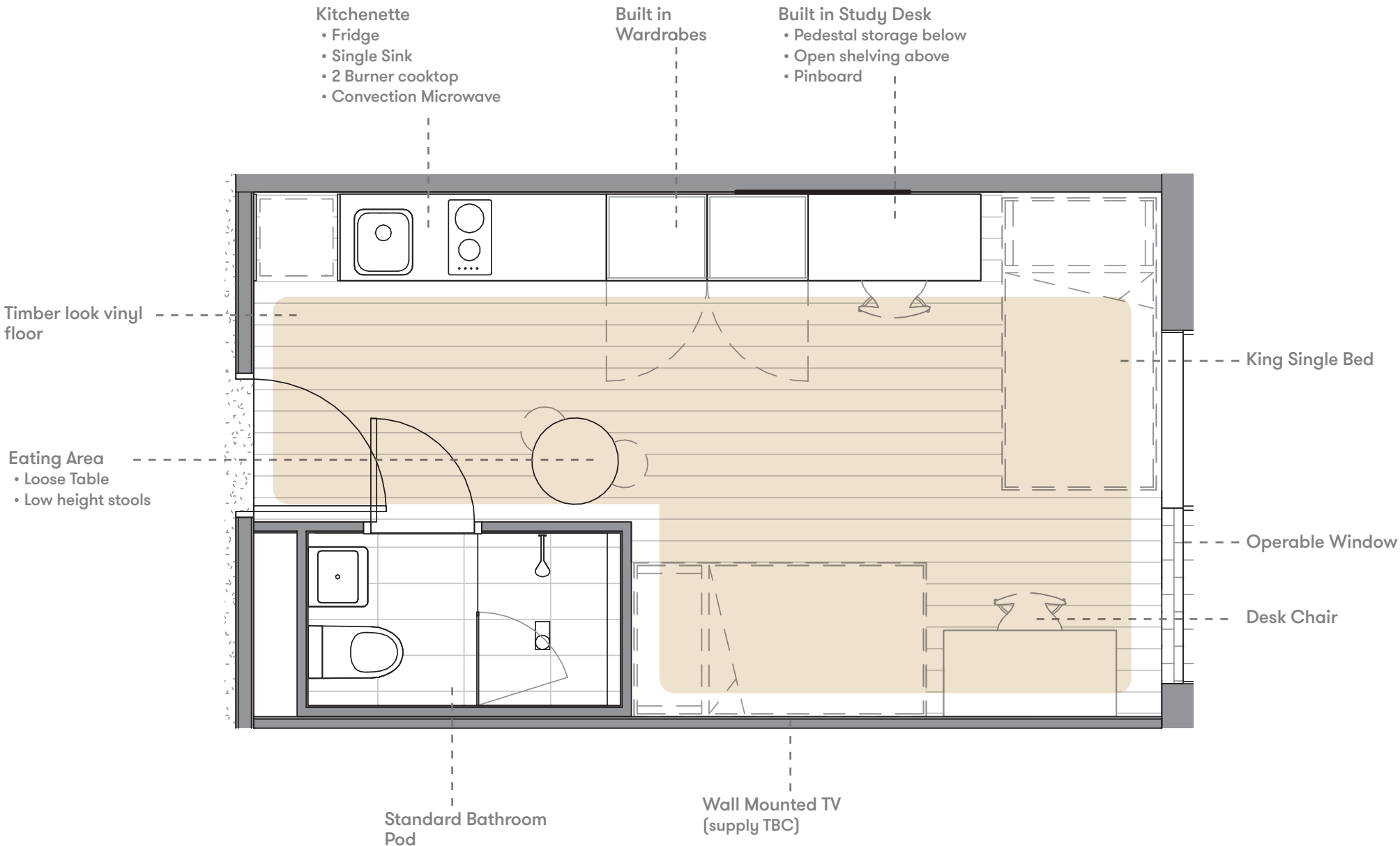


Room Design Principles:

- A diversity of types from studio, twin, accessible and shared cluster models
- Direct access to light and fresh air from external operable windows
- High ceiling with localised bulkheads
- Robe storage
- Separate spaces to study and eat
- Shared spaces in clusters to promote communal living

04 Private

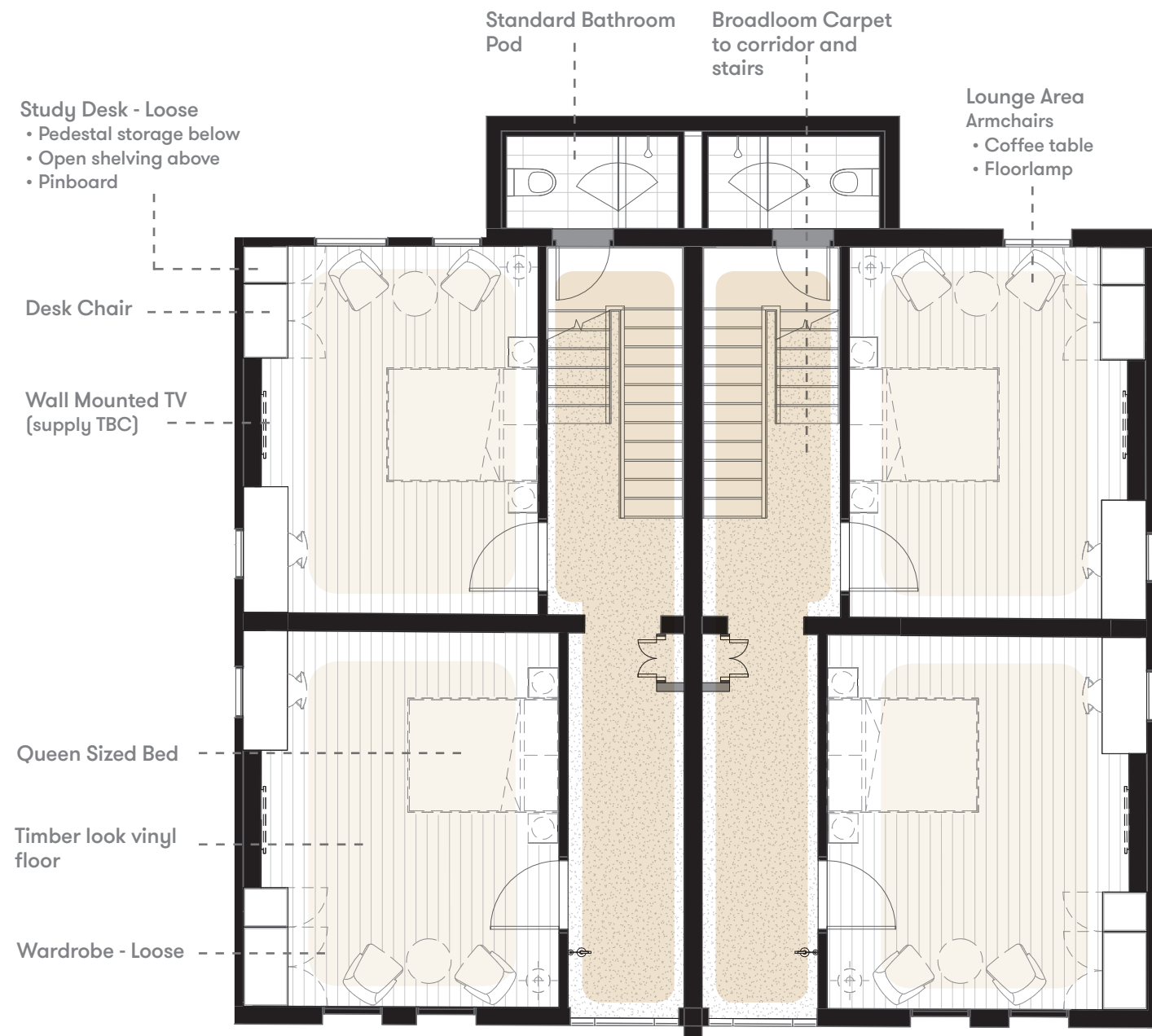
04 Twin Studio - Typical Plan



Circulation

04 Private

05 Clusters - 3 Bed - Heritage Building

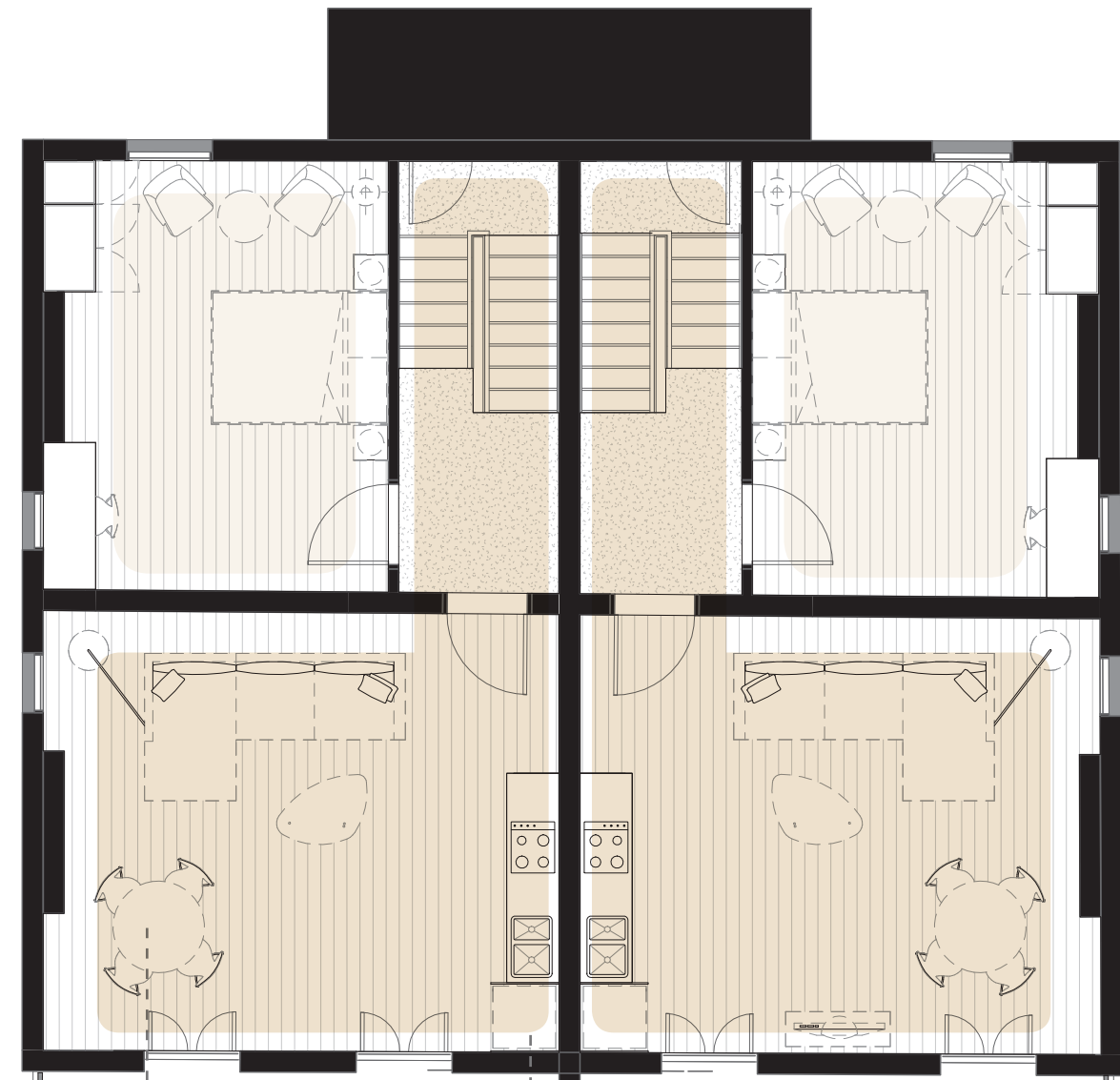


- Queen sized beds
- Large desk - Loose furniture
- Large robe - Loose Furniture
- No TV's to communal spaces
- TV's to room over fireplace

- Desk lamp
- Floor lamp
- Bedside table and lighting

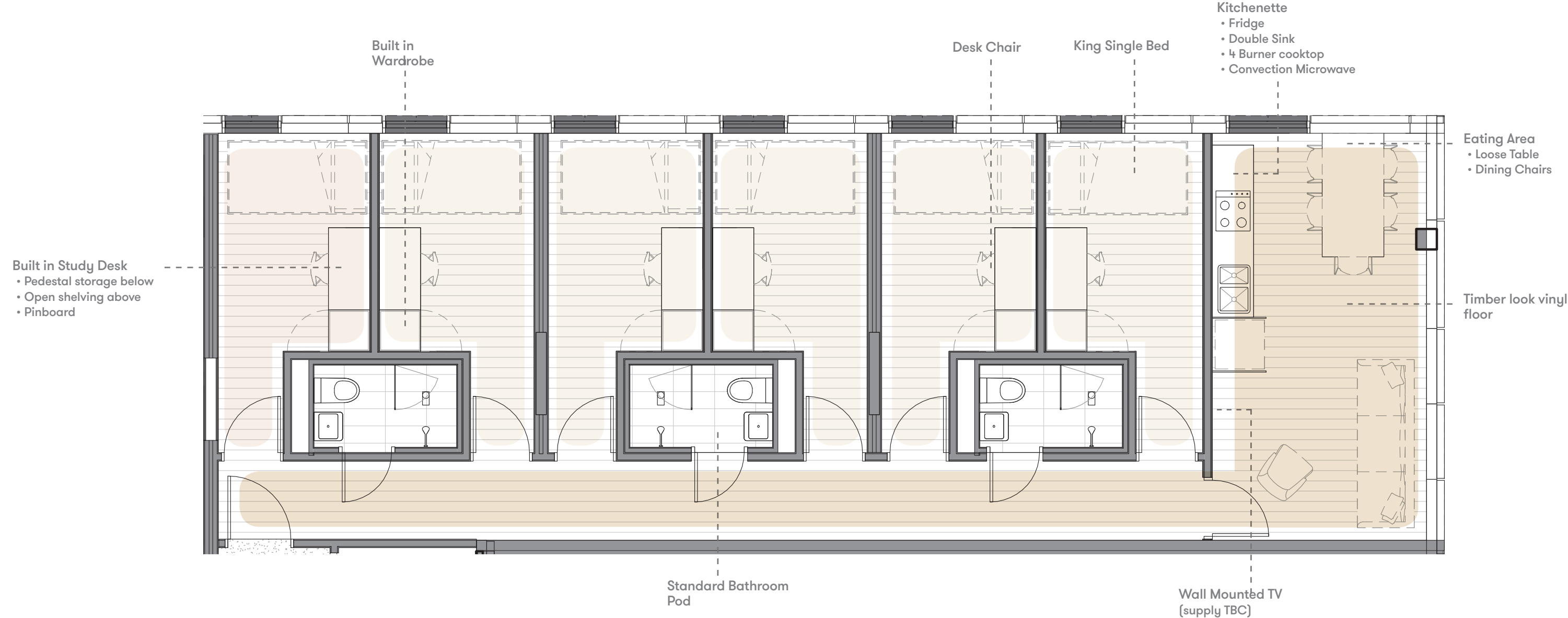
**All furniture to heritage buildings to be loose furniture items. Kitchenette to be only fixed joinery.*

- Circulation - Studio
- Circulation - Communal



04 Private

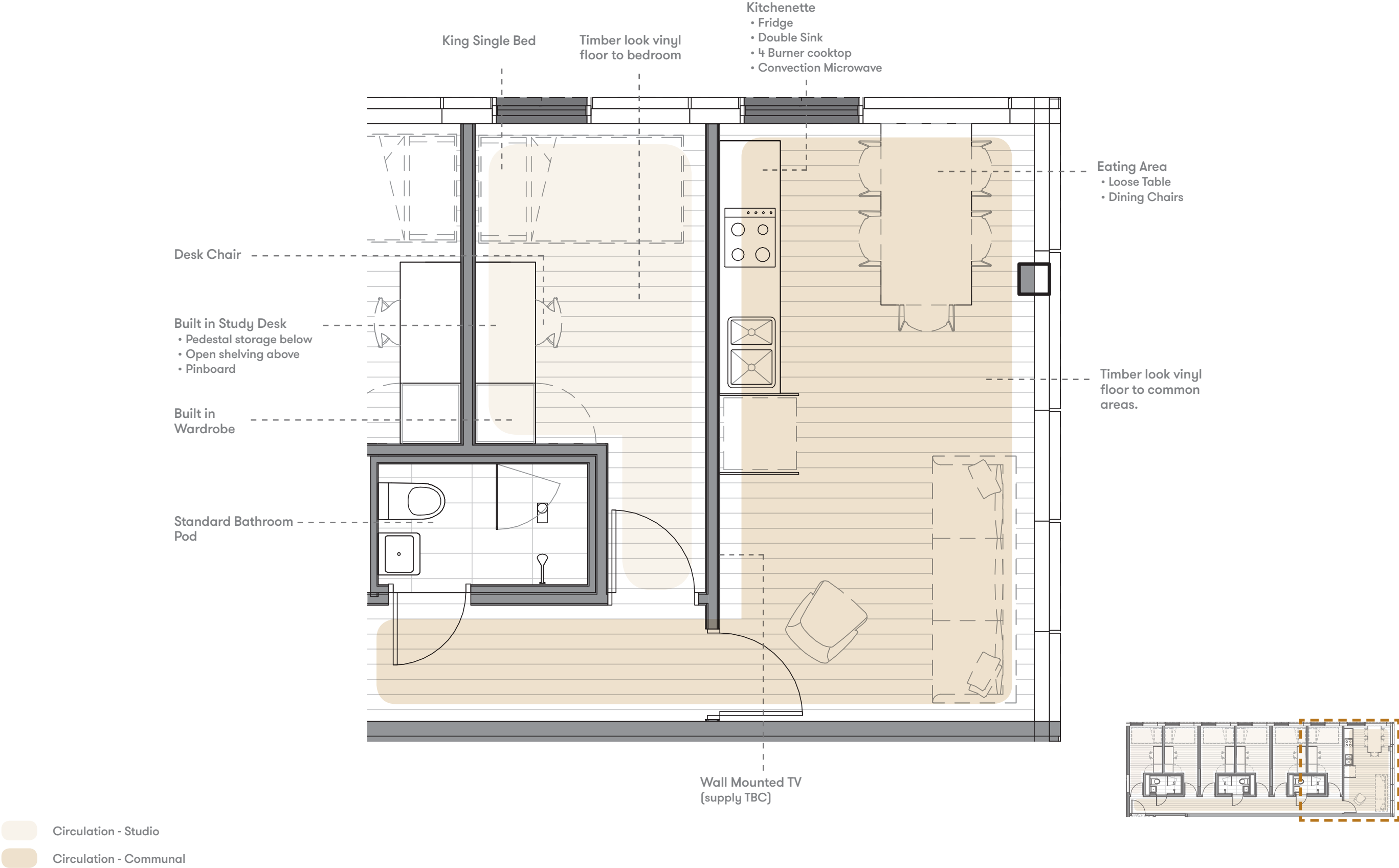
06 Clusters - Typical Plan



- Circulation - Studio
- Circulation - Communal

04 Private

07 Clusters - Typical Bedroom & Livingroom Plan

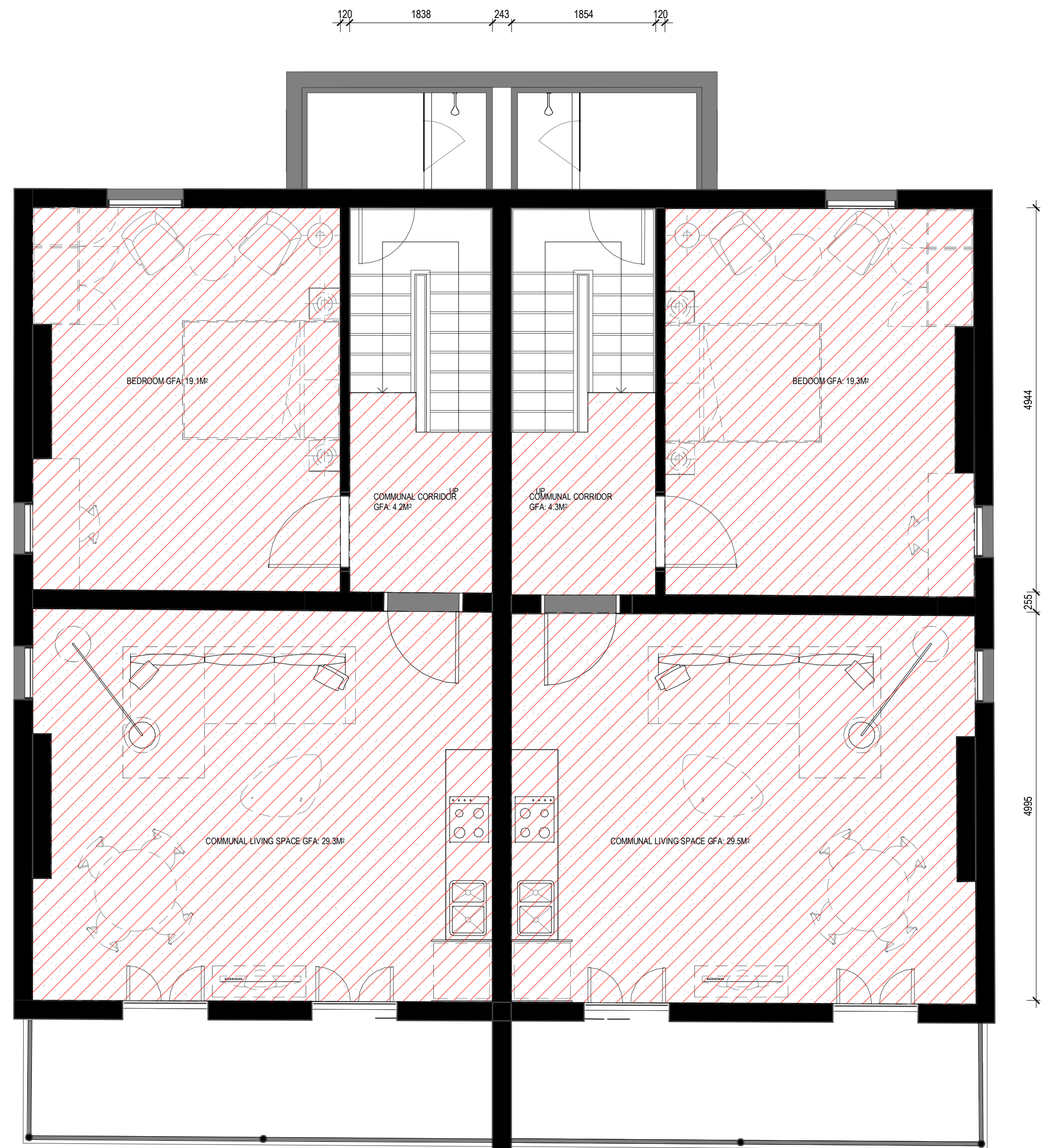




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1 3 BED CLUSTER - GROUND

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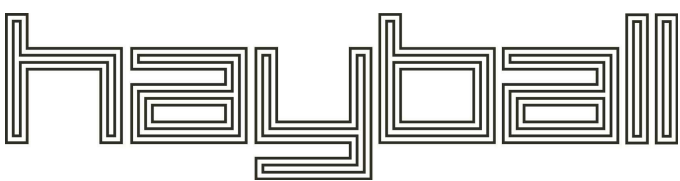



QTY: 2

2 3 BED CLUSTER - LEVEL 1

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Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KL	Rev	Date	Description	Melbourne :
4-DONCASTER AVE	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.03	1	JV	17/01/2019 10:50:24 AM	1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY						1: 50@ A1					Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 20107 +61 2 9660 9329
											Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
											ABN: 94006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





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1:5

4-DONCASTER AVE
KENSINGTON SYDNEY

ROOM TYPES

FOR DEVELOPMENT
APPLICATION

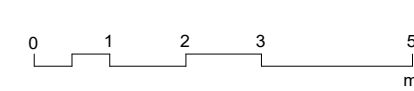
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Rev	Date	Description
1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : Ground/Floor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
 Richard Leonard 7522, David Tordoff 8028

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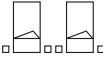
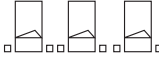
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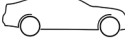
Development Summary

05 Development Summary

01 Overview

m²	4276	DEVELOPMENT SITE AREA SQM
G m²	5978	GFA SQM
R	1.40	FLOOR SPACE RATIO

	498	COMMUNAL EXTERNAL AREA SQM
	374	COMMUNAL INTERNAL AREA SQM
	276	STUDENT BEDS
		STUDENT ROOM TYPE MIX
	46%	STUDIO
	7%	TWIN STUDIO
	47%	CLUSTERS (3B2B, 4B2B, 5B3B, 6B3B)

	54	MOTORBIKE PARKS
	60	BIKE PARKS
	56	BASEMENT CAR PARKS

06

Appendix

06 Appendix 01 Survey

CARLTON STREET

ABBOTSFORD STREET

DONCASTER

ELEVATION 1

AVENUE

MGA

72
DP 1062908

73
DP 1062906

2009
DP 1169042

LIGHT RAIL
(UNDER CONSTRUCTION)



NOTES :

- BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY
- LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPM
- BEARINGS RELATE TO MGA NORTH ORIGINATING FROM DP 1159828
- LEVEL DATUM IS AHD ORIGINATING FROM BENCHMARK LOCATED IN FRONT OF No14 DONCASTER AVE. RL 28.07
- VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- CRITICAL SERVICES MUST BE EXPOSED AND LOCATED. ARE APPROXIMATELY ONLY.
- NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
- FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
- CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
- REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.



LEGEND

- ELP - ELECTRIC LIGHT POLE
- HYD - HYDRANT
- TW - TOP WALL
- TK - TOP KERB
- TG - TOP GUTTER
- PP - POWER POLE
- SMH - SEWER MANHOLE
- SP - SIGN POST
- SV - STOP VALVE
- TEL - TEL/STRA PIT
- VC - VEHICLE CROSSING
- WM - WATER METER
- RG - RIDGE
- RF - TOP OF ROOF
- PPT - PARAPET
- BW - BASE OF WAL

© PROJECT SURVEYORS-2018
REPRODUCTION WITHOUT WRITTEN
APPROVAL IS STRICTLY PROHIBITED

REV AMENDMENTS DATE

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

SHEET 1 OF 1 - DETAIL SURVEY

CLIENT : BLUESKY FUNDS

SURVEYOR : EDYTA
DATUM : AUSTRALIAN HEIGHT DATUM
ORIGIN : BENCHMARK RL 28.07
JOB REF. : B04394
DRAWING NO. : B04394-DETAIL
CHECKED : SCOTT D
DATE OF SURVEY : 20.11.2018
REDUCTION RATIO : 1:200

PLAN OF: 4-18 DONCASTER AVENUE
KENSINGTON

SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

BELLA VISTA

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A1

- * AUTO CONSOL 2816-209 BEING LOTS 2-3 SEC. 30 IN DP5549, LOT 1 IN DP974821, LOT 1 IN DP1094702
- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. 274828 COVENANT AS REGARDS LOT 1 IN DP974821
- 3. 274828 LAND EXCLUDES MINERALS BELOW A DEPTH FROM THE SURFACE OF 457.2 METRES AND IS SUBJECT TO RIGHTS TO MINE AS REGARDS LOT 1 IN DP974821
- 4. 538275 COVENANT AS REGARDS LOTS 2 & 3 OF SECTION 30 IN DP5549 AND LOT 1 IN DP1094702
- 5. A1512511 RESTRICTION(S) ON THE USE OF LAND

- * LOT 52A IN DP400051 TITLE NOTES:
- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. EXCEPTING LAND BELOW A DEPTH FROM SURFACE 457.2 METRES BY TRANSFER 257114
- 3. 257114 CONDITION(S) CONTAINED THEREIN
- 4. H494738 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 7928 FOL 137
- 5. H494738 CROSS EASEMENT (S181 B CONVEYANCING ACT,1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 52A AND 52B IN DP400051

- * LOT 52B IN DP400051 TITLE NOTES:
- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. EXCEPTING LAND BELOW A DEPTH FROM SURFACE 457.2 METRES BY TRANSFER 257114
- 3. 257114 CONDITION(S) CONTAINED THEREIN
- 4. H494738 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 7928 FOL 137
- 5. H494738 CROSS EASEMENT (S181 B CONVEYANCING ACT,1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 52A AND 52B IN DP400051

* LOT 52A IN DP400051 TITLE NOTES:

- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. 233882 COVENANT
- 3. 274828 LAND EXCLUDES MINERALS BELOW A DEPTH FROM THE SURFACE OF 457.2 METRES AND IS SUBJECT TO RIGHTS TO MINE
- 4. A12213 RESTRICTION(S) ON THE USE OF LAND

* AUTO CONSOL 12411-51 BEING LOT1 IN DP981704 AND LOT 1 IN DP1033442

- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. 274828 LAND EXCLUDES MINERALS BELOW A DEPTH FROM THE SURFACE OF 457.2 METRES AND IS SUBJECT TO RIGHTS TO MINE
- 3. A1512511 RESTRICTION(S) ON THE USE OF LAND

* LOT 51 IN DP2905 TITLE NOTES:

- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE UNDER 457.2 METRES FROM THE SURFACE
- 3. A1512511 RESTRICTION(S) ON THE USE OF LAND

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