

## 2.13 Principle 8: Housing Diversity and Social Interaction

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.*

A project of this scale provides a unique opportunity to engage the community and occupants on many levels.

The location of the development, within the city-fringe suburb of Redfern, provides for a broad range of residents, driven in part by the transitional nature of the area between the CBD and the southern and eastern suburbs.

The proposal incorporates 4 apartment types, 15% of which are adaptable. All apartment layouts are flexible and designed to be customisable to suit the specific needs of the occupants. The range of apartment sizes and types will respond to varying needs of household types within the area thereby maximising housing choice.

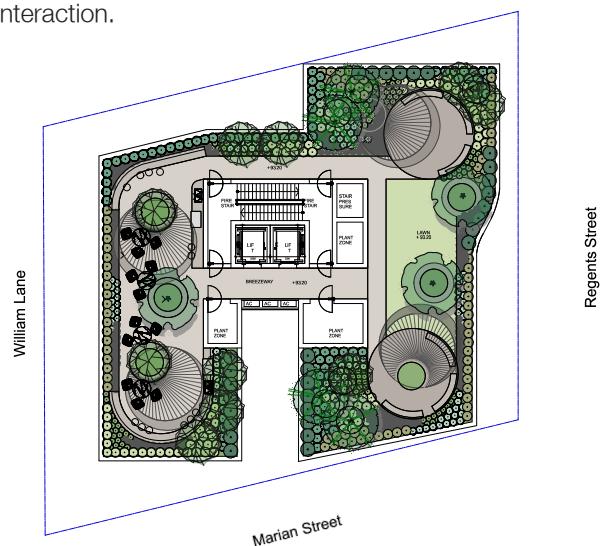
The foot-traffic generated will be significant and will contribute to the future vision for the Redfern-Waterloo area.

The urban context is rich with predominantly commercial developments, the project would provide accommodation in the area and contribute to the overall diversity of Redfern.

The activated streetfront, shared entry and access, culminates in a large shared outdoor rooftop terrace which enhances the communal nature of the development and provides opportunities for social interaction.



01. Photomontage - Proposed development



02. Plan - Rooftop terrace

## 2.14 Principle 9: Aesthetics

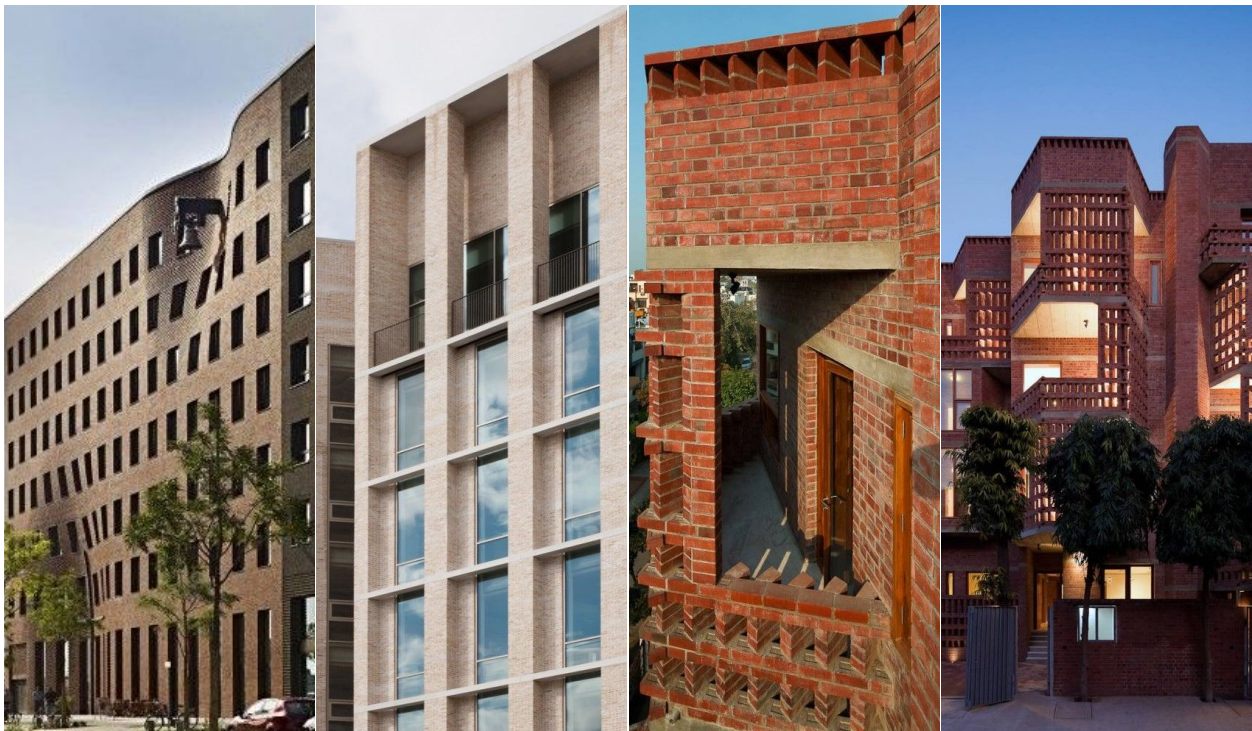
*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The aesthetics and composition of the proposal are driven primarily by the surrounding buildings, and in keeping with the historical pattern of development.

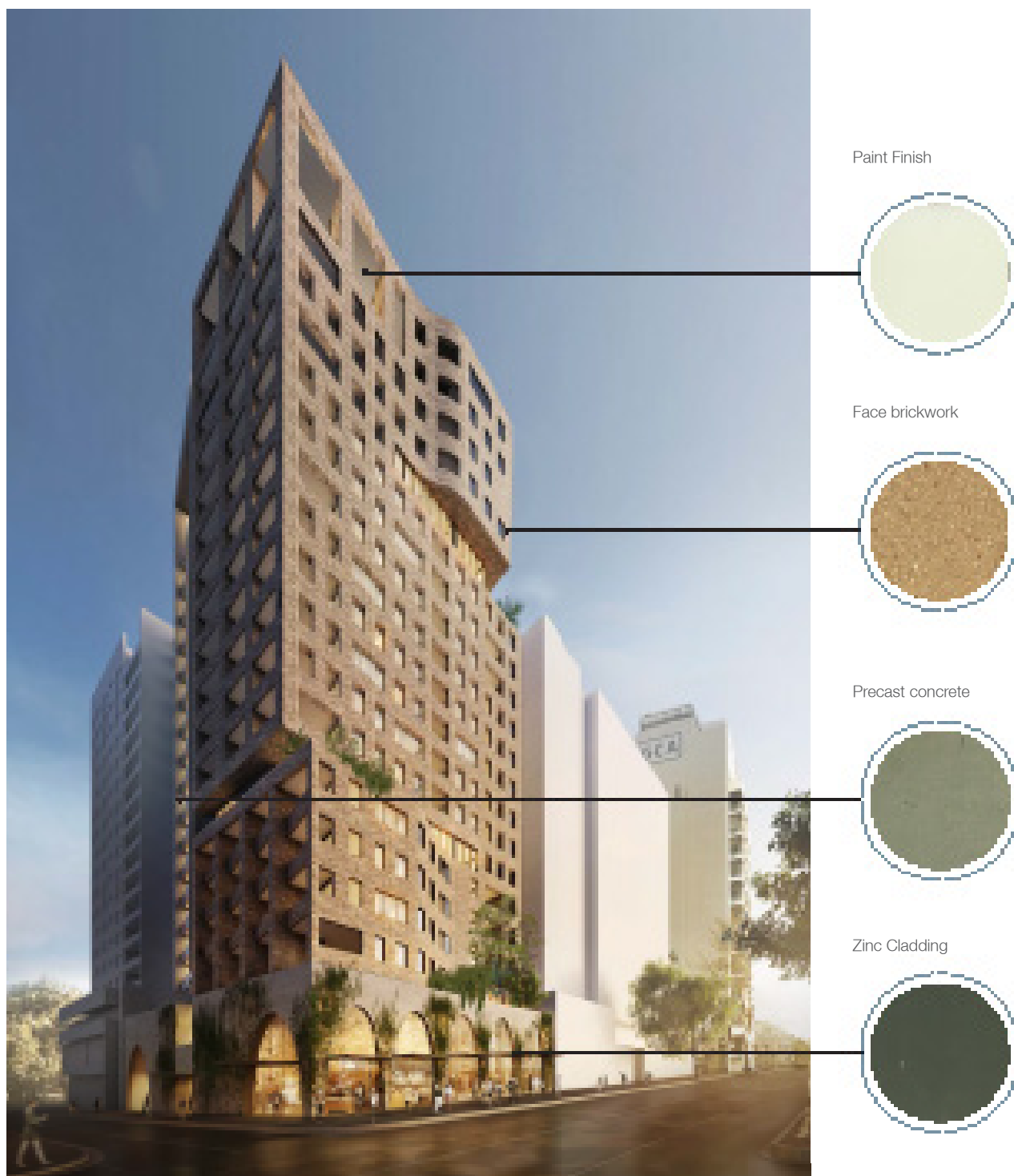
Below are some of the features that have been considered in response to the buildings unique context:

- Material selection to complement the existing building fabric; precast concrete and face brickwork giving a clear reading of scale and texture, providing thermal mass and alluding to the original building;
- Articulation of the building form to provide scale, street definition and pedestrian interface;
- When used, applied colours are found naturally in oxides;
- Use of permeable screening elements to provide a buffer at the interface between the site and neighbouring properties;
- Articulation of the building form to break up the perceived bulk of the building;
- The incorporation of setbacks to the residential tower to retain the existing spatial relationships and the legibility of the parapet heights from the street
- Subtle detailing to delineate openings
- Robust materials which are long lasting and weather naturally
- Extensive use of landscaping elements



01. Brickwork precedents

## 2.15 Principle 9: Aesthetics



02. Perspective indicating materiality

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# ADG Response Table

The following content outlines the response to Part 3 & Part 4 of the Apartment Design Guide.

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