

**Younghusband
Wool Store**

2-50 Elizabeth Street
Kensington, Melbourne

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**ADVERTISED
PLAN**

WOOL - YOUNGHUSBAND

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**ADVERTISED
PLAN**

**CREATING A VILLAGE FOR
THE COMMON GOOD**



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INTRODUCTION

01

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● DESIGN STATEMENT

Our continued focus as a design team has been to provide a sustainable framework for a community.

Building on the success of the design of Stage 1, Stage 2 of the Younghusband masterplan includes alterations and additions to an existing building on Elizabeth street and the addition of a new 8 storey building along the rail line.

The values for the precinct are still in place for Stage 2, focusing on community, heritage and sustainability. The project will integrate with Stage 1 and is again aiming to achieve new benchmarks for commercial development in Melbourne with a One Planet Living Framework adopted through-out the masterplan. These principles and frameworks have informed the design decisions made for the ground floor planning, site access and façade design for Stage 2. Our aim is to create a happy and healthy place for current and future occupants.

In this planning application for Stage 2 of the masterplan of the Younghusband site we will give an introduction and overview of the Younghusband masterplan. Following in the body of the report we will go into the detail of the design for Stage 2 which is primarily of a commercial use.

Our approach for the new buildings is to build on the learnings from Stage 1 and apply them to a new building that sets the benchmark for Arden Macaulay in an effort to achieve a vision of a sustainable and mixed use community development for the residents of Kensington and the City of Melbourne.

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1
**THE SITE -
MASTERPLAN**

The site is located on the corner of Elizabeth and Chelmsford Street in Kensington. There are a collection of existing buildings on site that once operated as a wool store. The site is well connected to road networks and has three train stations that are within 1 kilometre of the site. A forth-proposed station will come on line in the coming years.



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ADVERTISED PLAN

THE DEVELOPER



Daniel Madhavan Chief Executive Officer
 Darren Brusnahan Head of Funds Management Real Estate
 Callum Evans Senior Development Manager
 Dr Erin Castellias Chief Impact Officer

Impact Investment Group (or IIG) is a leading Australian funds manager. Our goal is to shift capital towards investments that blend financial returns with deep social and environmental impact, and to lead by example in using all of our resources to create the world we want to live in. We are a B-Corporation.

We have been investing in commercial real estate since 2013. We started a renewable energy team in 2015 and a venture capital team in 2016. Within our real estate work, we have two styles of investments; we invest in new property that is best-in-class from an environmental sustainability perspective, and in existing properties, like Younghusband, that we

believe can be rejuvenated and/or retrofit with highly sustainable elements. We aim to provide leases to tenants who share our values.

About 30 people work for Impact Investment Group (but we're growing fast), mostly based in St Kilda, but with a small group in Sydney. The company is owned by Small Giants, Berry Liberman and Danny Almagor (who is also Chair of the business). The manager of the Younghusband rejuvenation project is Callum Evans. For the majority of our projects, we co-invest with other people and families in a syndicate we have put together for the investment. At time of writing we've got more

than \$750m in funds under management (directed towards impact investments), and more than 350 co-investors across all our projects.

www.impact-group.com.au



B Corp certification is to sustainable business what Fair Trade certification is to coffee.

B Corporations represent an emerging group of companies that are using the power of business to create a positive impact on the world and generate a shared and durable prosperity for all.

Certified B Corporations have undertaken the B Impact Assessment, scored over 80, and have signed a term sheet that declares that they will consider all stakeholders. It is a rigorous assessment that explores a company's

governance, transparency, environmental and social impact. B Corps voluntarily hold themselves to a higher level of accountability in these areas.

Together, B Corps redefine success in business by competing not to be the best in the world, but to be the best for the world.



25 King, Brisbane

Compelled in 2018, 25 King, is touted as the tallest engineered-timber office tower on Earth. CLT has a lower carbon footprint than other building materials, the production process produces zero waste, and timbers were sourced from certified sustainably managed forests. These materials are sustainable, strong and light, with a structural strength akin to the traditional concrete and steel.

<http://www.abc.net.au/news/2017-06-22/all-timber-office-building-to-be-built-brisbane/8642424>

3

MASTERPLAN VISION - VALUES

Sustainability

Our team is committed to sustainability. We recognise that this project has the responsibility to deliver long term environmental improvements but perhaps more importantly the project must set an example for industry and the community to follow. For this reason this project can be truly transformative in its approach to sustainability.

Our experience has shown that sustainability is much more than just achieving a point score or the implementation of symbolic gestures. That is why we have developed a methodology to underpin our design process. It is based around 6 key themes:

1. Recycling and Waste
2. Community
3. Urban Impact
4. Health
5. Performance
6. Timeless design

Community

A community already exists on site that is vibrant, cohesive and intelligent. The community is a mix of education, arts, production, co-warehousing and co working space. In many respects, most of the work that needs to be done has already been done. It is proposed to build upon, rather than replace the existing community on site. The master plan will add new uses to the existing community mix with the aim of creating a more holistic and sustainable community focused development.

With a core building program that centres around Food, Education, The Arts, Technology, Co-working and Wellness, we hope this guiding mix of uses will promote organic growth within the buildings, and support the community on site and beyond.

Heritage

The unusual spatial diversity of this collection of buildings is a rich condition that we will build upon. This is not a preservation project and it is not a new architectural project it sits somewhere in the middle. A dialogue between what has been done and what is possible is what we are striving for.

Respecting the past while innovating for the future. The architectural moves we do make or don't make will define the character of this project.

Kensington is a vibrant neighbourhood with an eclectic mix of people and places. The diverse demographics and range of communities in the area have become a cornerstone of the Younghusband wool store master plan. From the established Macaulay road village and the mix of the industrial buildings and worker's cottages this rich tapestry of the neighbourhood will shape our design direction of the project.

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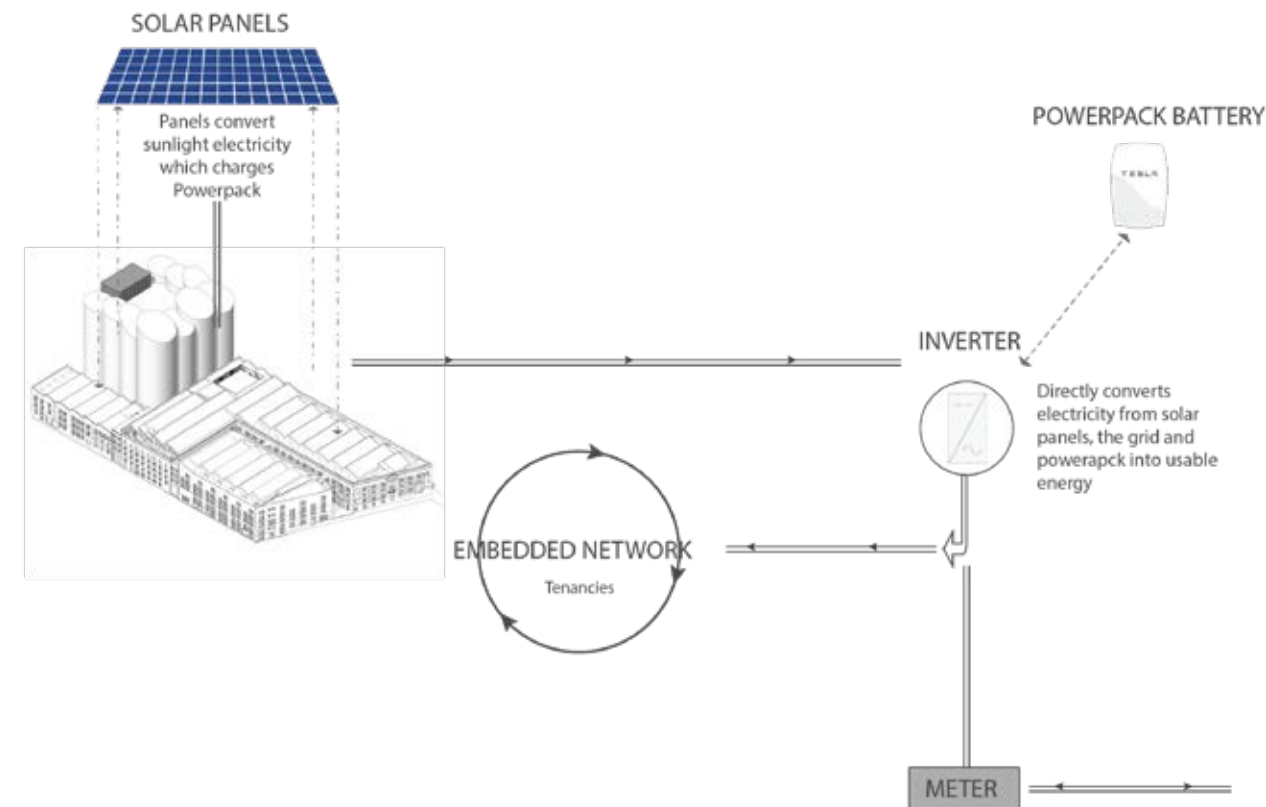




THE VISION IS TO SET A NEW BENCHMARK FOR SUSTAINABLE BUILDING DESIGN

ENERGY

- Key energy innovations
- Building integrated photovoltaics used in retrofitting existing buildings
- Building integrated photovoltaics used as part of roofing solutions
- Photovoltaic and battery system within an embedded network
- Electric car charging points.



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4 MASTERPLAN VISION - SUSTAINABLE DEVELOPMENT

ADVERTISED PLAN

We are more interested in thinking about sustainability as an integrated system rather than as an overlay. Our approach is to focus our thinking on building ecology. The vision is to make water and energy systems a key part of the site response. The obvious question is why innovate when there are no regulatory requirements to reduce the importing of water and energy within the site. The key reasons for this approach are:

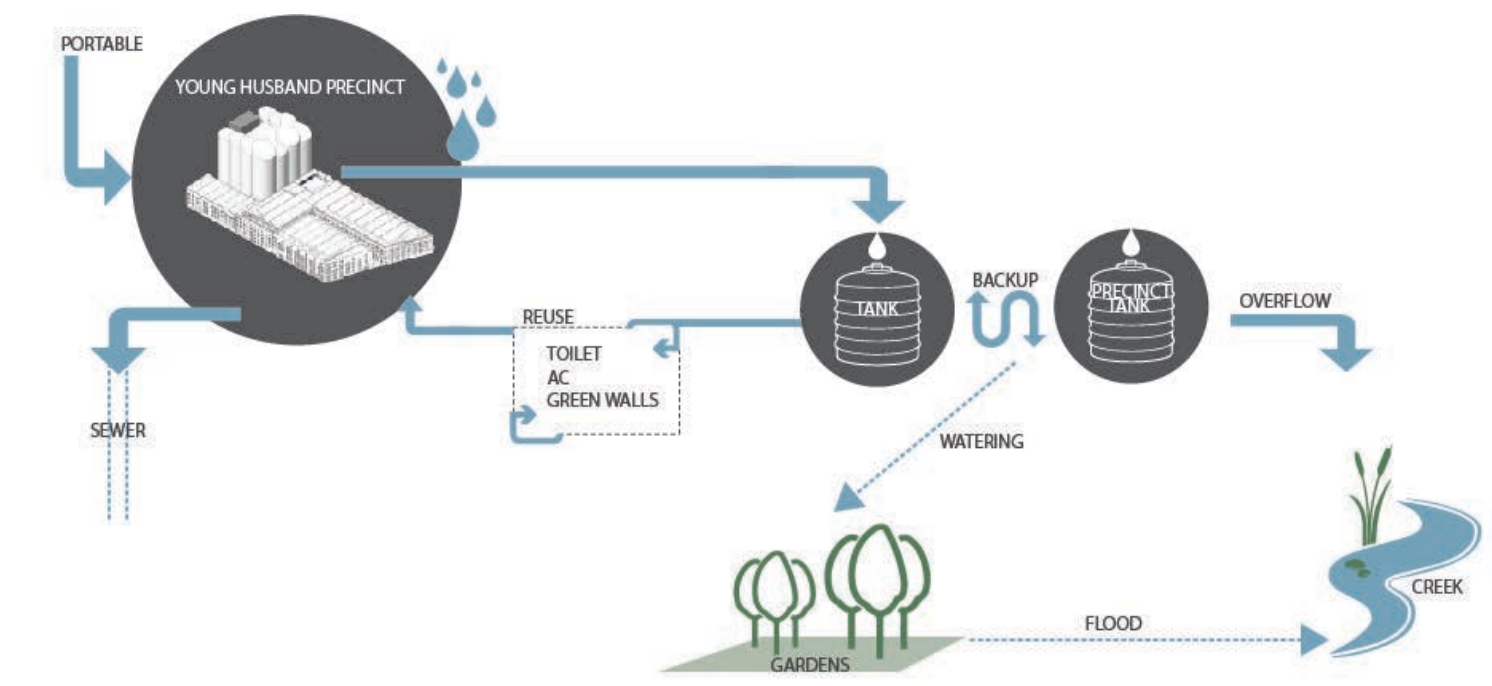
- It is the responsible approach given the impact cities and developed countries have on climate change, and the immediate need to take action and reduce greenhouse gas emissions
- Liveable and creative spaces are known to attract new businesses and create a more comfortable environment for residents and tenants.

- If well designed and managed, these innovations generally provide lower cost solutions over a long term lifespan

This is our intent. We have a long road to travel and things may change however we are working hard to ensure these values are retained.

WATER

- Key Water Innovations
- Distributed rainwater harvesting system
- Above ground storage with photovoltaic powered pumping
- Green treatment plant for recycling of black water





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5 THE MASTER PLAN VISION

ADVERTISED PLAN



6 MASTERPLAN VISION - TENANT MIX

A curation of the tenants will be essential towards establishing the desired community. The diversity of tenant types are in line with the masterplan vision, and the objectives have been outlined below. These are only suggestions but begin to establish the tenant mix and tenancy sizes.



- OPEN SPACE
- OFFICE
- MIXED USE



7 MASTERPLAN VISION - STAGING

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ADVERTISED PLAN

- 1 STAGE 1**
Industry (Artisan Manufacturing) Technology, The Arts, Co-Working, Food, Laneway and Public Space
- 2 STAGE 2**
Workshops and office space
- 3 STAGE 3**
Publicly Accessible Park
Childcare, Education and office space





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8 MASTERPLAN PUBLIC REALM

ADVERTISED PLAN

To support the vision for the site the public realm and how it is composed has been a key design driver. Existing spaces such as the internal Laneway and open space along the train line will be pedestrianized and activated by adjacent building uses. This space will be open and accessible to the public. In addition to this a new publicly accessible park will be a key feature of the masterplan. In addition to the park a laneway that will connect Elizabeth Street and the rail line is proposed to open up inaccessible parts of the site.



- 1 PUBLIC ACCESSIBLE RAIL INTERFACE
- 2 PUBLIC ACCESSIBLE HERITAGE LANEWAY
- 3 PUBLIC ACCESSIBLE LANEWAY
- 4 PUBLIC ACCESSIBLE ROOFTOP
- 5 PUBLIC ACCESSIBLE PARK

- EVENT AND BREAKOUT
- ENTRY AND ARTISAN
- URBAN FARM
- RECREATION
- BUILT FORM

9

MASTERPLAN - TRAFFIC



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Traffic management is a key issue that has been raised during the community consultation process. How the proposed uses will generate traffic and how it will be managed on site have been considered for the masterplan and each stage of the development. Managing vehicles on and around the site including cars, loading movements and bikes has been assessed and planned to minimise impact on surrounding residents and business owners. Carpark and loading entries have been minimized and strategically located. Green travel plans will be implemented that promote the use of public transport and bike transport.

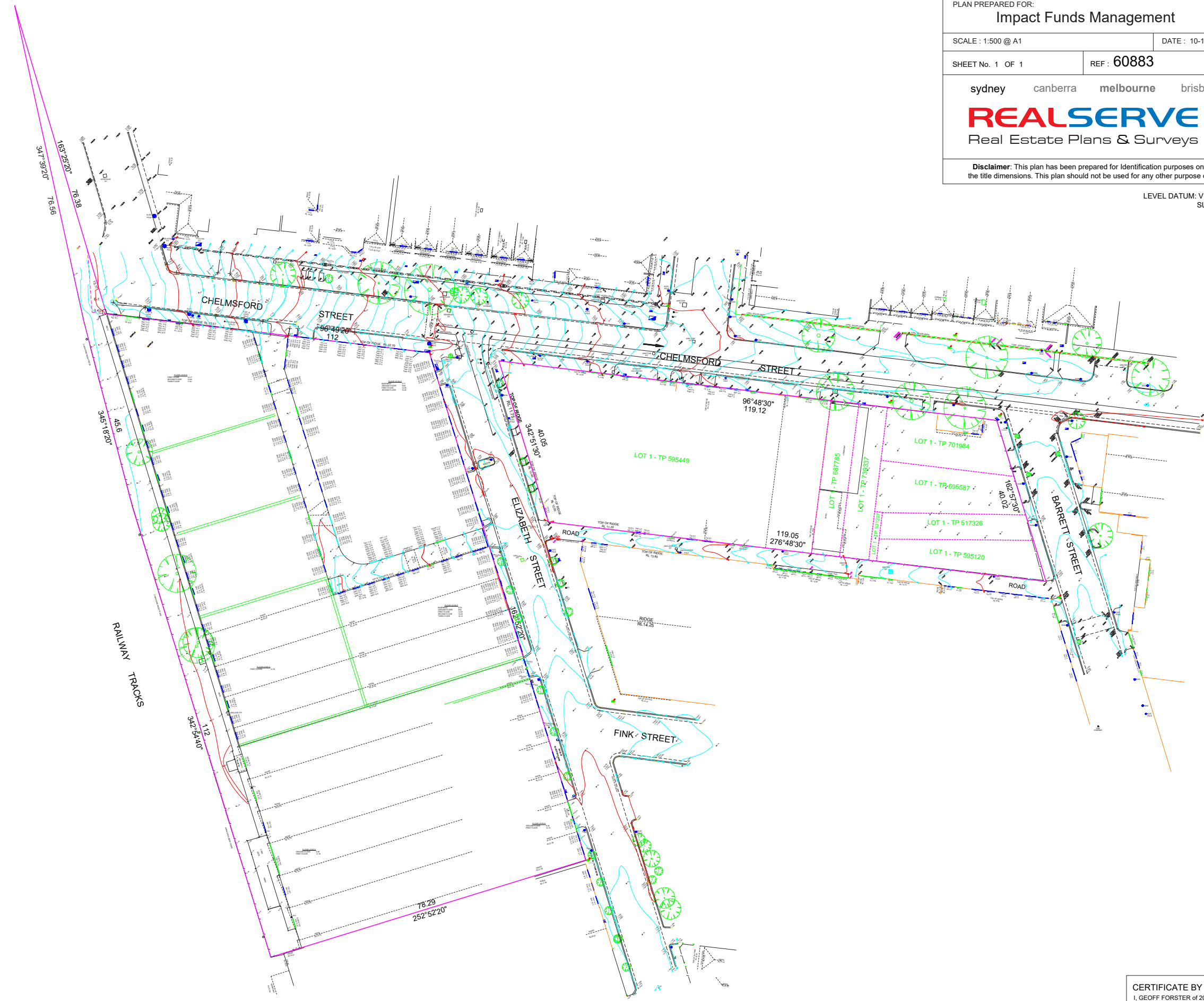
- CAR PARKING
- BIKE PARKING
- ↕ VEHICLE ENTRY

- 1 BIKE PARKING & EOT
120 BIKES
- 2 CARPARKING
180 CARS
- 3 BIKE PARKING & EOT
170 BIKES
- 4 BIKE PARKING & EOT
120 BIKES
- 5 CARPARKING
120 CARS



Site Survey

M.G.A. 94
ZONE 55



PLAN OF TITLE RE-ESTABLISHMENT & FEATURE SURVEY 2 Chelmsford St / 10 Elizabeth St, KENSINGTON		
PLAN PREPARED FOR: Impact Funds Management		
SCALE : 1:500 @ A1	DATE : 10-10-2016	
SHEET No. 1 OF 1	REF: 60883	REV:
sydney canberra melbourne brisbane adelaide perth		
REALSERVE Real Estate Plans & Surveys		P 03 9415 6565 www.realsolve.com.au
Disclaimer: This plan has been prepared for identification purposes only and as such is not a new survey of the title dimensions. This plan should not be used for any other purpose other than to identify the parcel of land.		
LEVEL DATUM: VIDE DOUITTA GALLA FM 329, RL 4.1 (GNSS) SUBTRACT 8'49'20" FOR TITLE (PC 359143N)		

10 PROJECT TEAM

ARCHITECTURE

Woods Bagot
woodsbagot.com



TOWN PLANNING

Metropol Planning
metropolplanning.com.au



STRATEGIC PLANNING

Hodyl + Co
hodylandco.com



ESD

Cundall
www.cundall.com



TRAFFIC

GTA Consultants
www.gta.com.au



BUILDING SURVEYOR

BSGM Building Surveyors
bsgm.com.au



CERTIFICATE BY LICENSED SURVEYOR FOR PLAN
I, GEOFF FORSTER of 204/134 Cambridge Street, Collingwood,
certify that this plan has been prepared from a survey made under my
immediate direction and supervision in accordance with the Surveying Act 2004
and that this plan is accurate and correctly represents the adopted boundaries
and the survey accuracy accords with that required for level land as defined
in regulation 1 (2) of the Surveying (Cadastral Surveys) Regulations 2005.
Date: 28/09/2016 Page 26
Signed: *Edwin* Licensed Surveyor,
Surveying Act 2004.

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CLIENT

Impact Investment Group
impact-group.com.au



LANDSCAPE ARCHITECT

Oculus
oculus.info



PROJECT MANAGER

HGW Projects
hgwprojects.com.au



QUANTITY SURVEYOR

Rider Levett Bucknall
rlb.com



HERITAGE

Michael Taylor
michaeltaylorarchitects.com.au



STRUCTURAL ENGINEER

Webber Design
webberdesign.com



BUILDING SERVICES

Lucid
lucidconsulting.com.au



WASTE

Rawtec
rawtec.com.au



FIRE ENGINEER

Red Engineering
www.red-eng.com



ACOUSTIC

Wood & Grieve
wge.com.au



COMMUNITY ENGAGEMENT SPECIALIST



NOTATIONS -
* THIS SURVEY HAS NOT BEEN EXAMINED AT LAND REGISTRY. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY FUTURE SURVEYS THAT MAY CHANGE THE BOUNDARIES OF THE SUBJECT SITE WHEN REGISTERED AT LAND REGISTRY.
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* ONLY VISIBLE SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDERGROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN.
* STRUCTURES BELOW THE SURFACE LEVEL, IF ANY INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJACENT PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH IF ANY.
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* TITLE CONNECTION NOT SHOWN TO SCALE.
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SITE ANALYSIS

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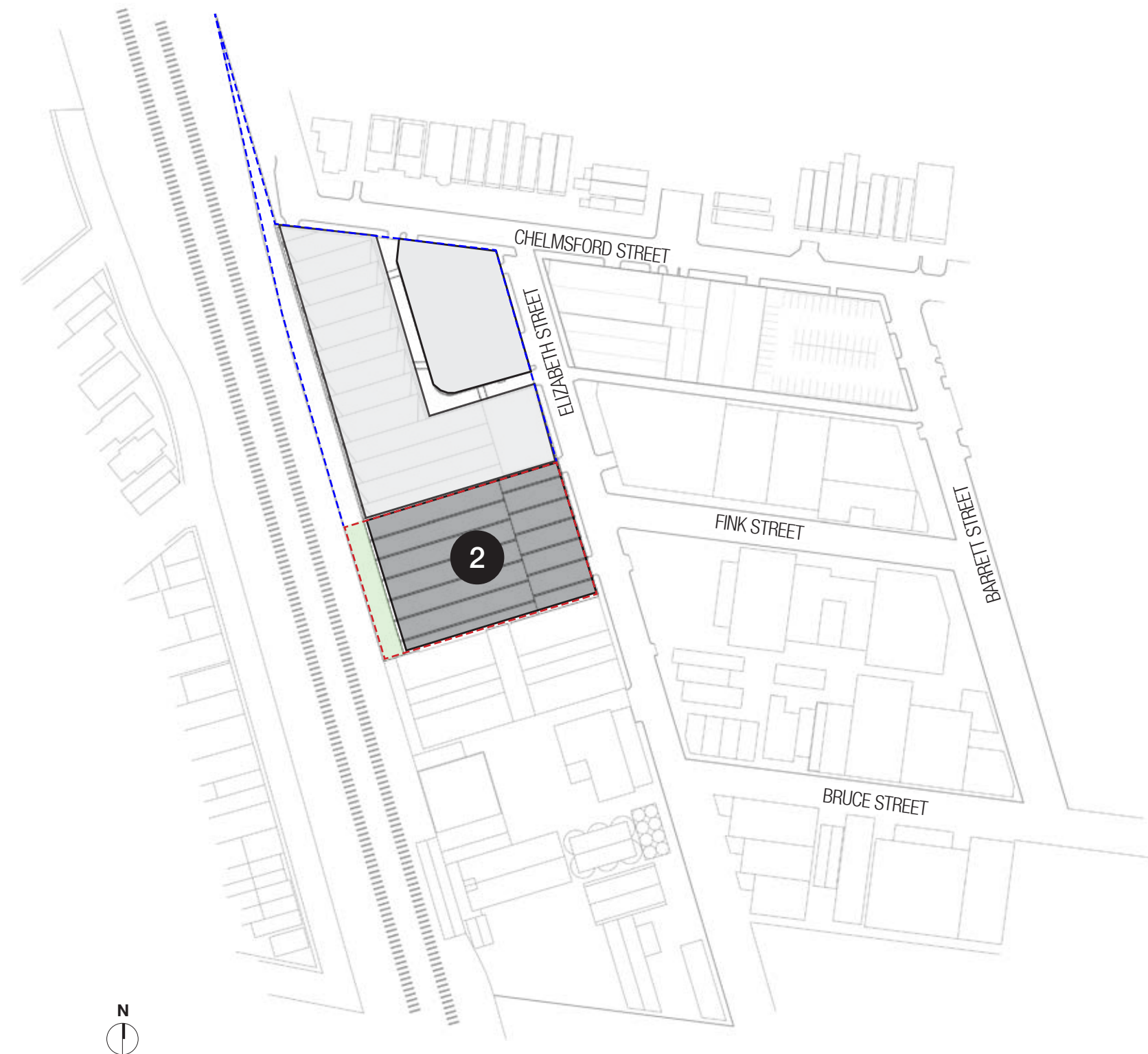
02

Site Location Stage 2

Site Location

The Younghusband rejuvenation Stage 2 site is located on Elizabeth street. The development includes the adaptive reuse and redesign of an existing Wool store building and the construction of a new commercial building in place of an existing warehouse. Both buildings adjoin the existing L-shaped building along Elizabeth Street known as Stage 1.






Stage 2 rejuvenation will also include the open space area along the train line, part of which was previously proposed in Stage 1.



2

STAGE 2

Technology, Food, Co-working, Office Spaces, Public Space, EOT.

-  Application Boundary
-  Previous/Stage 01 Application Boundary
-  Subject Building
-  Existing Buildings on Title
-  Open space

Site Planning Controls

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Existing Planning Scheme Provisions

The Melbourne Planning Scheme controls that apply to the subject sites are as follows:

- Commercial 2 Zone (C2Z)
- Design and Development Overlay - Schedule 63 (Area 4) (DDO63A4)
- Development Contributions Plan Overlay - Schedule 2 (DCP02)
- Heritage Overlay 1162 (2-50 Elizabeth Street only)

The **Commercial 2 Zone** is effectively a zoning which seeks to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

A site specific Heritage Overlay (No. 1162)

was applied to 2-50 Elizabeth Street via Amendment C207 to the Melbourne Planning Scheme which was gazetted on 14 July 2016. This overlay is based on a 2012 heritage study by Graeme Butler & Associates which identifies the Goldsbrough/Younghusband complex as historically and aesthetically significant due to its significance as a former wool store, high consistency of scale, and the physically and aesthetically powerful imagery of the complex. Varying elements are considered more significant than others. The complex is graded 'B' (of high metropolitan significance) and the streetscape grading is 1, of outstanding significance. The significance of Wool Store 5 (Warehouse 5) has been thoroughly assessed and it has not been included in the statement of significance.

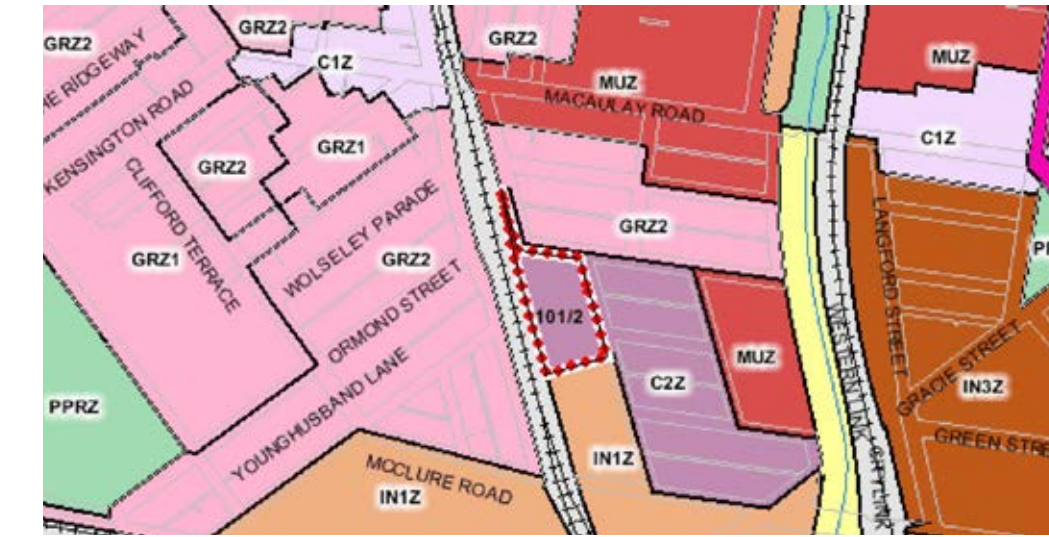
Clause 52.06 of the Melbourne Planning Scheme sets out on-site car parking requirements for a wide range of land uses. The standard rate of car parking for the office uses is 3.5 car spaces per 100m² of net floor area.

The Design and Development overlay - Schedule 63

seeks to create a compact, high density, walkable neighbourhood that steps down at the interface with the low scale surrounding established residential neighbourhoods

Furthermore development at the frontage must not exceed a height of 4 storeys. Development should be set back 1 metre for every metre of height above a height of 15 metres.

As part of the schedule (A4), an absolute maximum height for the buildings is 8 storeys.



01 COMMERCIAL 2 ZONE (C2Z)



02 DESIGN AND DEVELOPMENT OVERLAY (DDO63A4)



03 HERITAGE OVERLAY (HO1162)

Site Context

Site Significance

The site is located within a commercial zone and is on the edge of an industrial and residential zone. The context is made up of a range of industrial buildings that vary in height from 1-4 storeys and extend up to the predominant height of the neighbouring silos (Equivalent to 9 Storeys).

The residential context is a mix of 1 and 2 storey dwellings.



04 W FINK ST



05 E CHELMSFORD ST



01 S ELIZABETH ST



02 SE CHELMSFORD ST & ELIZABETH ST CORNER



03 N ELIZABETH ST



03 N ELIZABETH ST

Site History

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Built History

The unusual diversity of this collection of buildings is a rich condition that we will build upon. This is not a preservation project and it is not a new architectural project, it sits somewhere inbetween. A dialogue amongst what has been done, and what is possible. Respecting the past while innovating for the future. The architectural moves we do or don't make, will define the character of this project as a whole. We respect the traditions of craftsmanship and will use this knowledge to inform construction details. Through considered material selection, and the use of a restrained material palette, the new will age gracefully with the old. As a wool store it is clear that there is an economy to the methods of construction used that represents a time and place. Our approach will follow this tradition to design an authentic and honest space.



VIEW OF THE WAREHOUSES AT KENSINGTON.



URBAN CONTEXT ANALYSIS

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**ADVERTISED
PLAN**

03

Existing Land Use

Existing Land Use

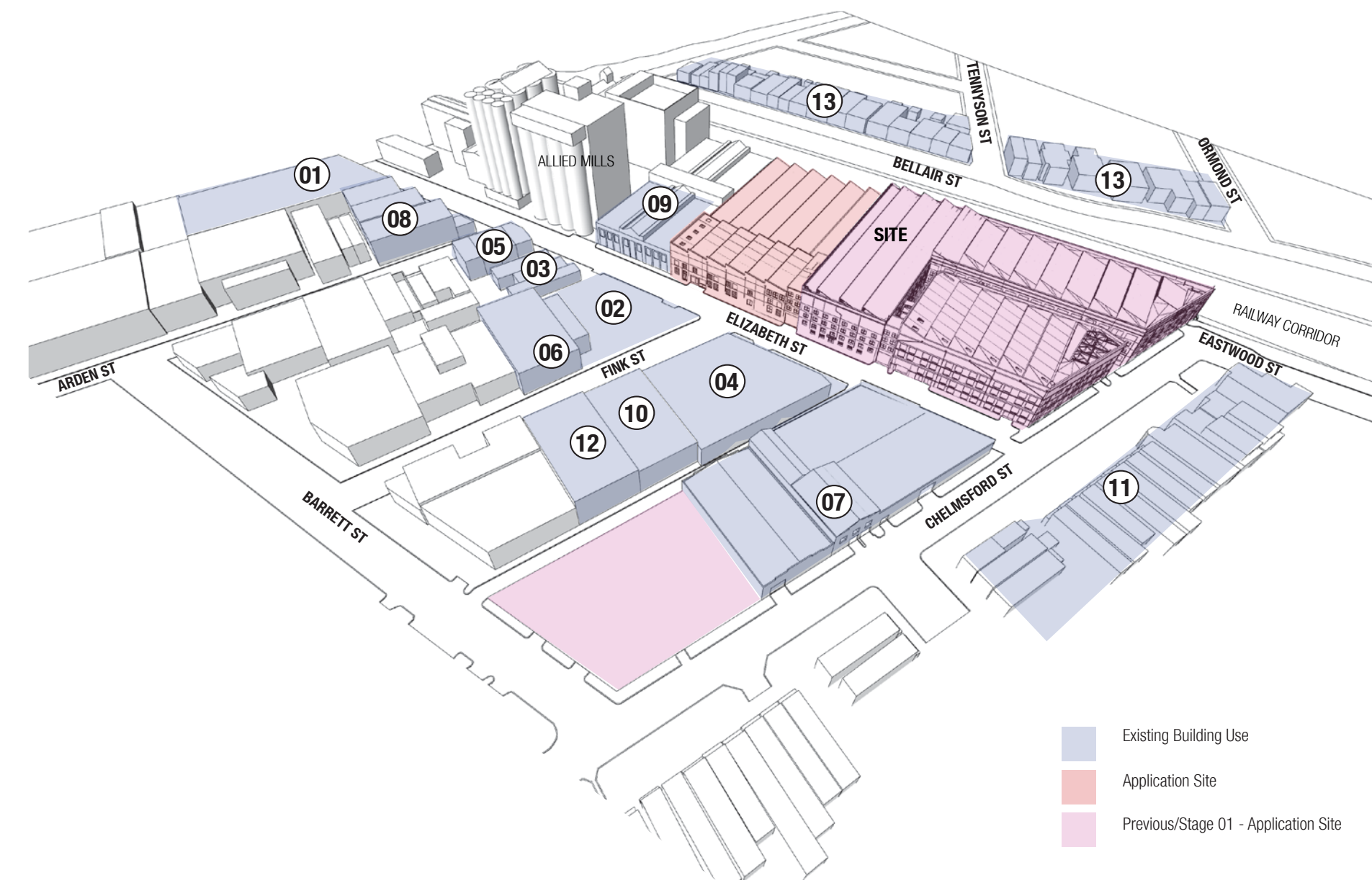
The site is in a commercial zone that is surrounded by residential, commercial, industrial and mixed use zones. The zoning is a result of the Arden Macaulay Structure Plan that has been implemented via amendment C190 to the Melbourne Planning scheme.

- Industrial Zone
- Public Use (Service & Utility) Zone
- Public Use (local government) Zone
- Public Use (transport) Zone
- Public Park & Recreation Zone
- Residential Zone
- Proposed Site
- Commercial Zone
- Mixed Use Zone
- Community Housing / Centres
- Hospital
- Retail
- Arden Macaulay Precinct



Existing Land Use

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01 UNIFOUR - CORPORATE FOODSERVICE
358 ARDEN ST - ONE STOREY



02 CARPARK
2 FINK ST - ONE STOREY



03 RESIDENTIAL
31-35 ELIZABETH ST- ONE STOREY



12 WAREHOUSE
9 FINK STREET - ONE STOREY



13 RESIDENTIAL AREA
BELLAIR ST - ONE STOREY



04 WAH LIEN TRADING
9-17 ELIZABETH ST - ONE STOREY



05 OFFICE BUILDINGS
37 & 39 ELIZABETH ST & 1, 1A & 3 BRUCE ST - TWO STOREY



06 KANSOM AUSTRALIA
6 FINK ST - ONE STOREY



07 WAREHOUSE
CHELMSFORD ST - TWO STORES



08 WAREHOUSE
43-51 ELIZABETH ST- ONE STOREY



09 ELIZABETH ST - TWO STOREY



10 WAREHOUSE
5 FINK STREET - ONE STOREY



11 RESIDENTIAL AREA
CHELMSFORD ST - ONE STOREY



Urban Context Plan

Existing Building Use

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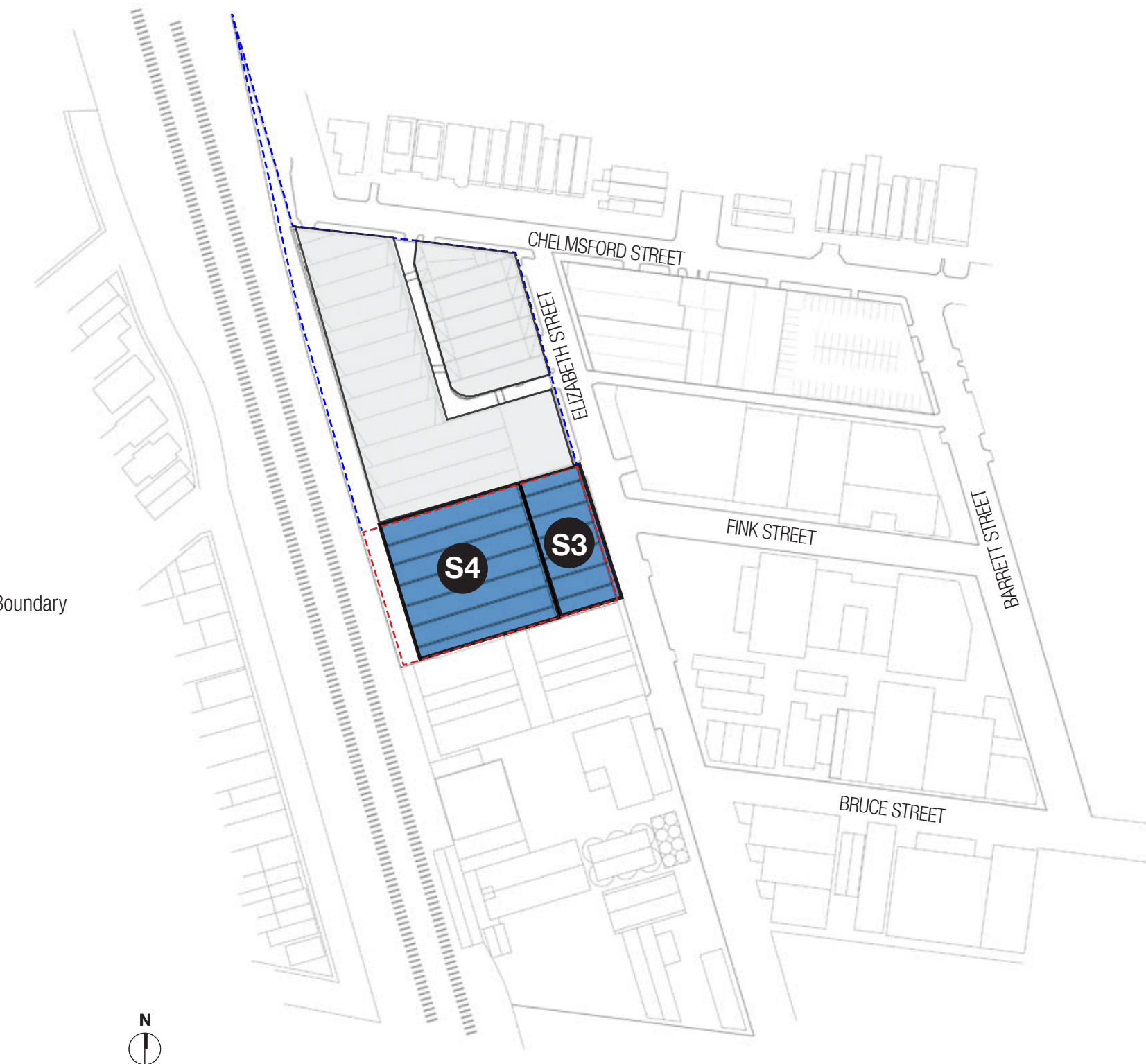
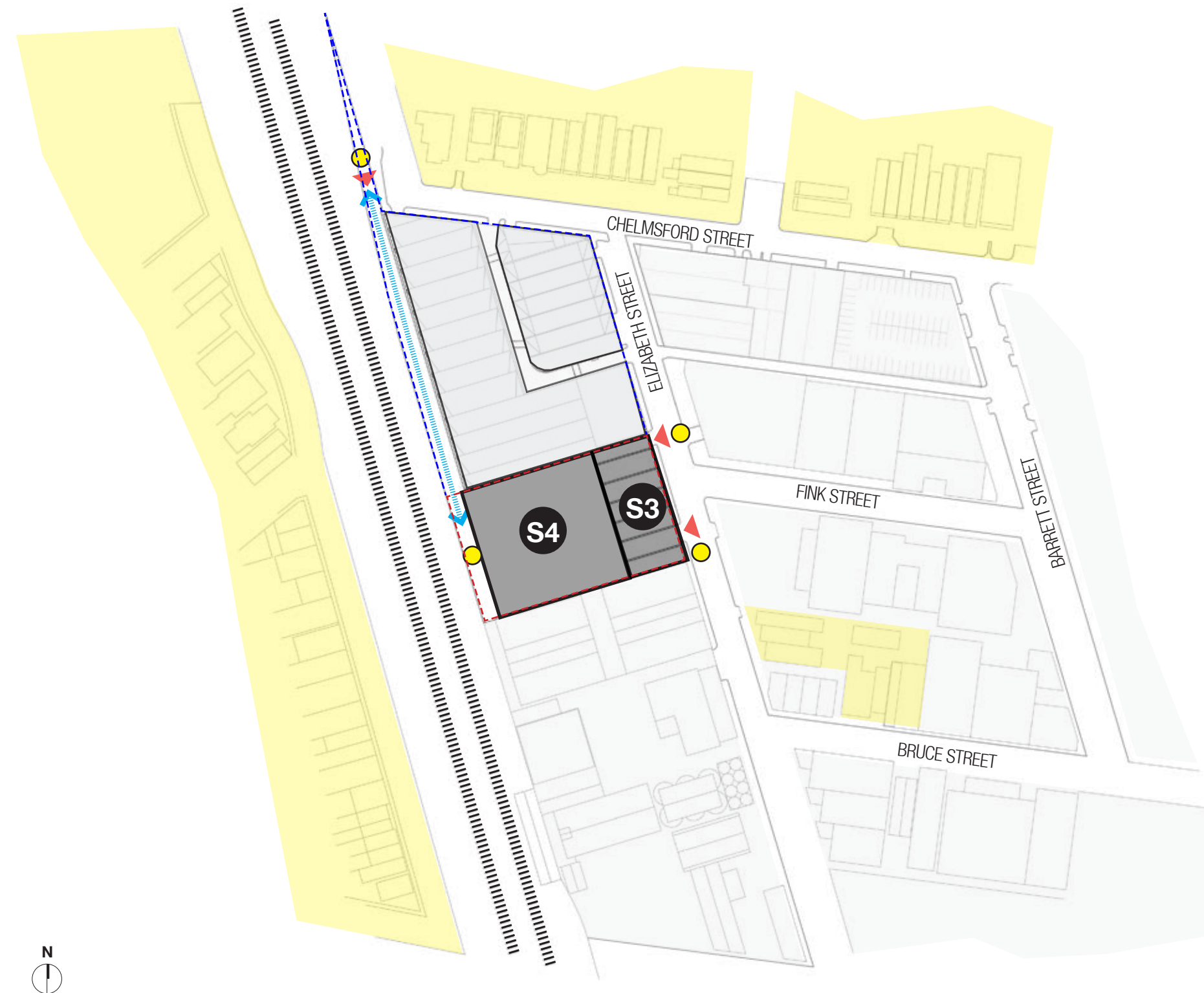
ADVERTISED PLAN

Urban Context

The site is double sided with one street interface to Elizabeth Street. Generally all forms of access around the site are mixed with both pedestrians and vehicles sharing the same space. Main pedestrian entries are located on the train line and Elizabeth Street. Vehicles access the site from two entries, one shared pedestrian entry and one primarily for loading activities, both along Elizabeth Street.

- S3** SITE AREA
1 100 SQM
BUILDING AREA
3 300 SQM
- S4** SITE AREA
2 830 SQM
BUILDING AREA
5 000 SQM

- Application Boundary
- Previous/Stage 01 Application Boundary
- Commercial
- Existing Buildings on Title

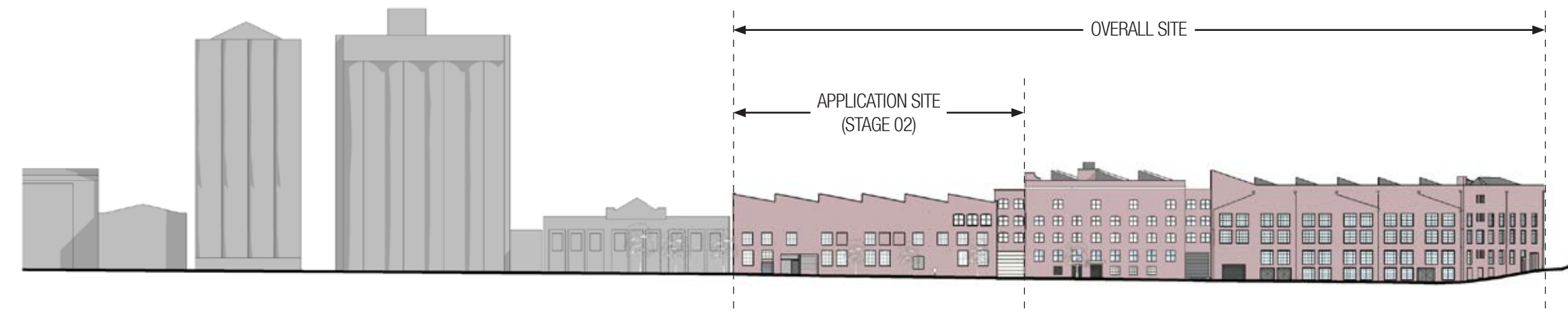


The existing land use on site is a mixture of warehousing, office, artist spaces and vacant space. This mixed use character has established a rich and diverse community of makers and innovators on the site. Many of the existing spaces have been repurposed in ad-hoc ways.

Existing Streetscape

Streetscape

The streetscape is composed of a 3-4 storey brick walls with punched windows and a zero setback from the title boundary. The roof form is a sawtooth profile and the windows are painted timber frames. The majority of the windows are fixed and not operable. The heritage façades have a rhythm of punctuations with openings for both pedestrian and vehicle access. Some of the more modern modifications are not in keeping with the character of the building however offer an indication of the passing of time over the buildings history as needs and uses have changed.



01 EXISTING ELIZABETH STREETScape

Environmental Analysis

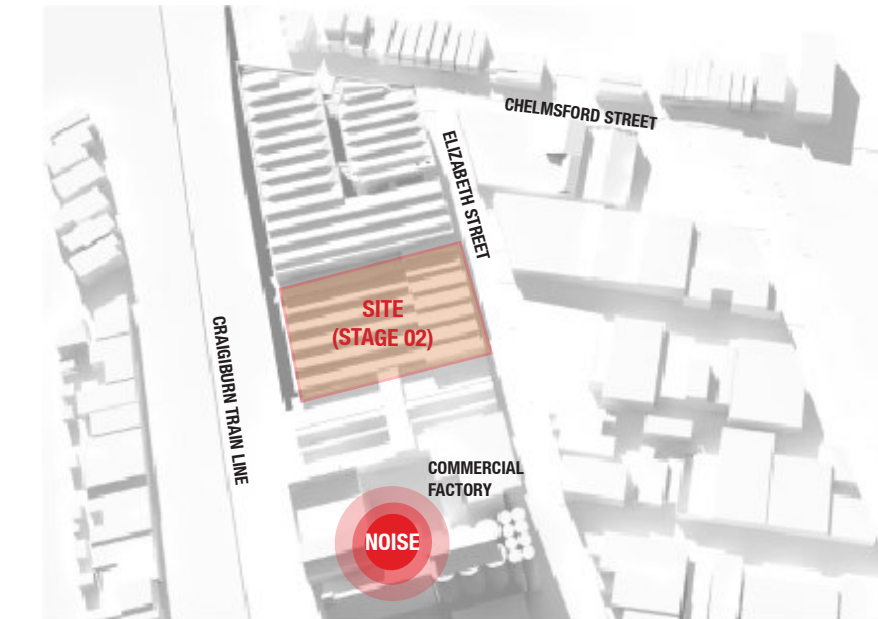
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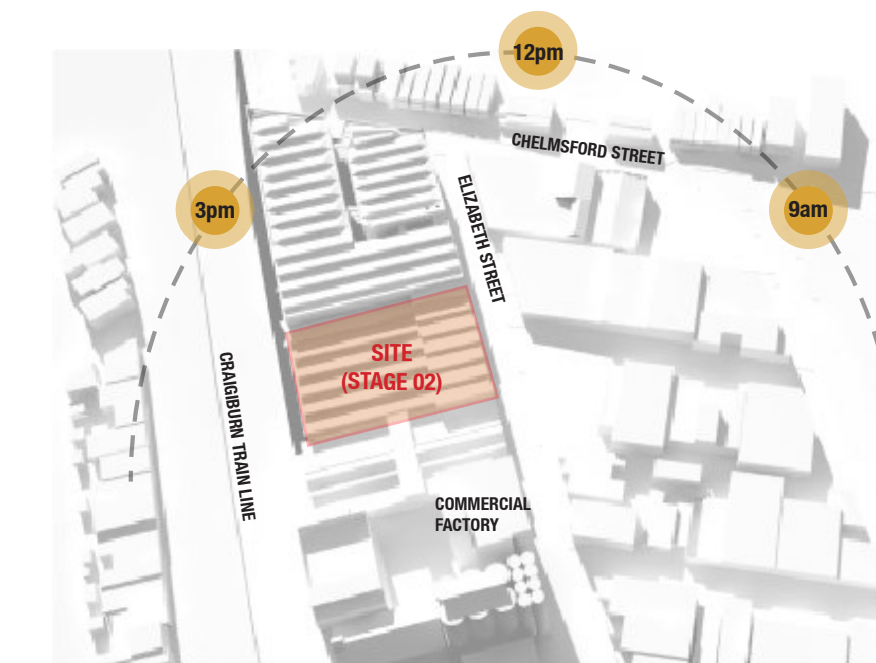
Environmental Analysis

The site is oriented to the north. This orientation allows varied natural lighting conditions creating different qualities of light in space throughout the day. Noise sources are from the rail and Allied Mills. At the higher levels of the existing building views are possible towards the CBD over adjacent buildings. Dust from the train line and Allied Mills will need to be addressed through the detailed design of the proposed development.

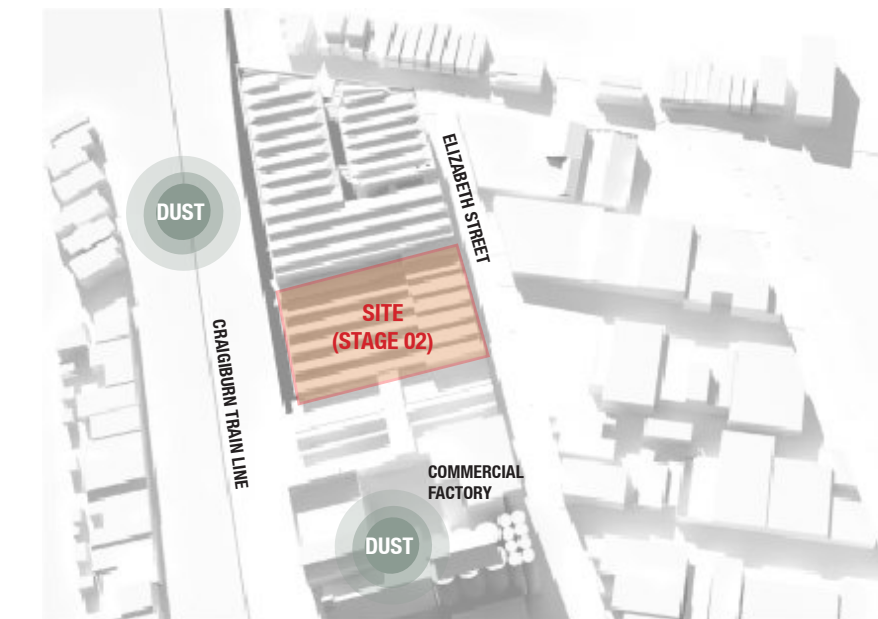
01 NOISE SOURCES



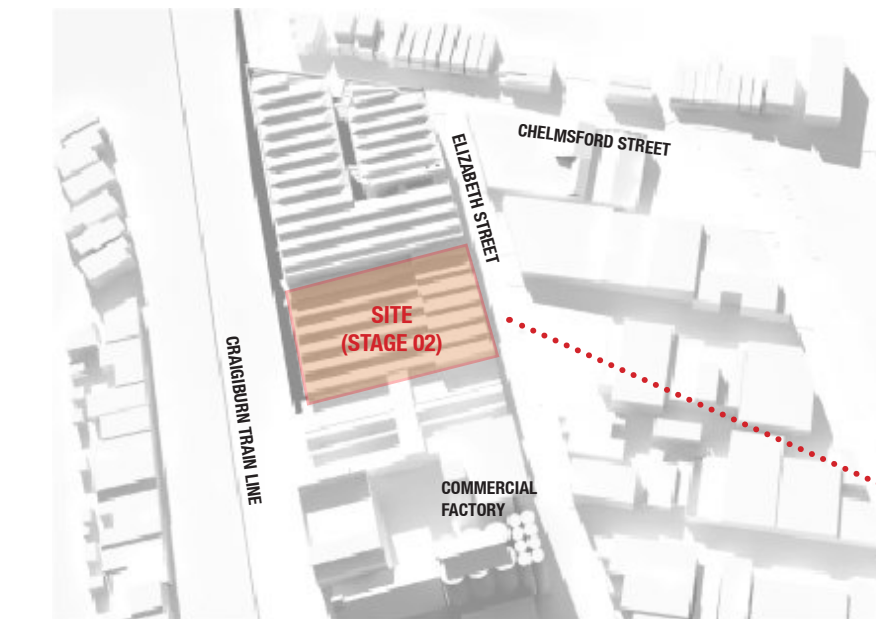
02 SOLAR PATH



03 DUST SOURCES



04 VIEWS

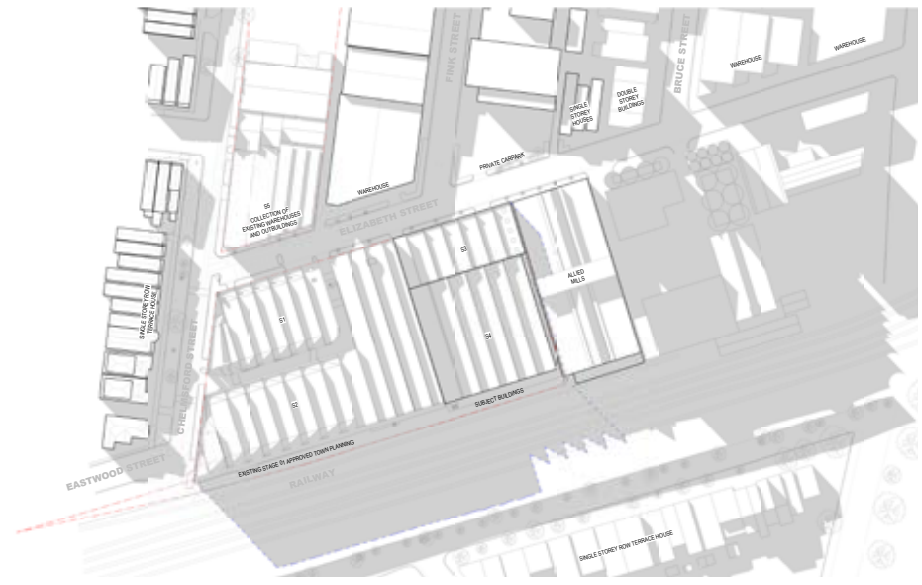


Shadow Studies Existing

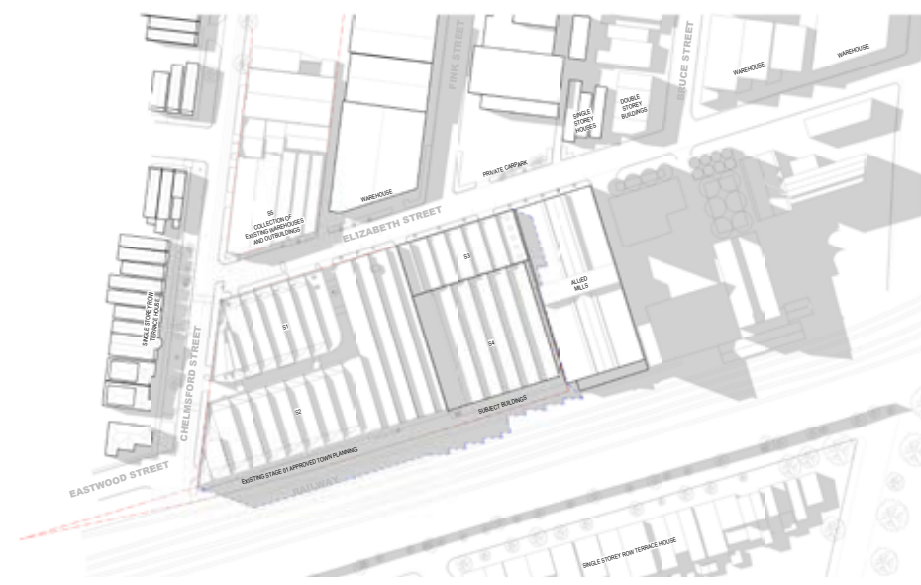
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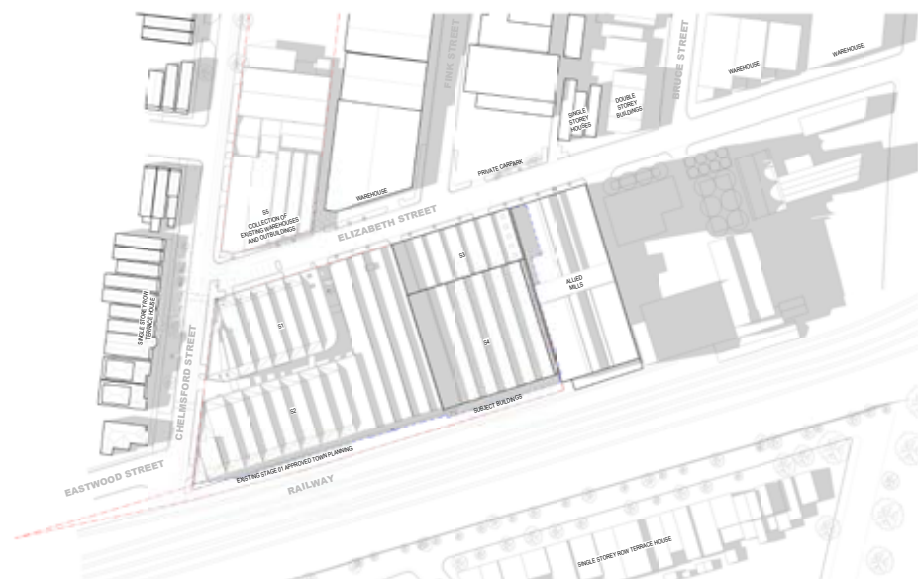
Shadow Studies
 The shadows of the existing buildings on the subject site during the Winter Solstice are shown here.
 All shadows diagrams are prepared based on survey information provided by Real Serve, reference 60883, prepared 10-10-16.



June 22 9.00am



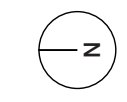
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June 22 13.00pm



June 22 15.00pm



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DESIGN RESPONSE

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04

Design response Built Form and Access

Design Response Proposed Building Use

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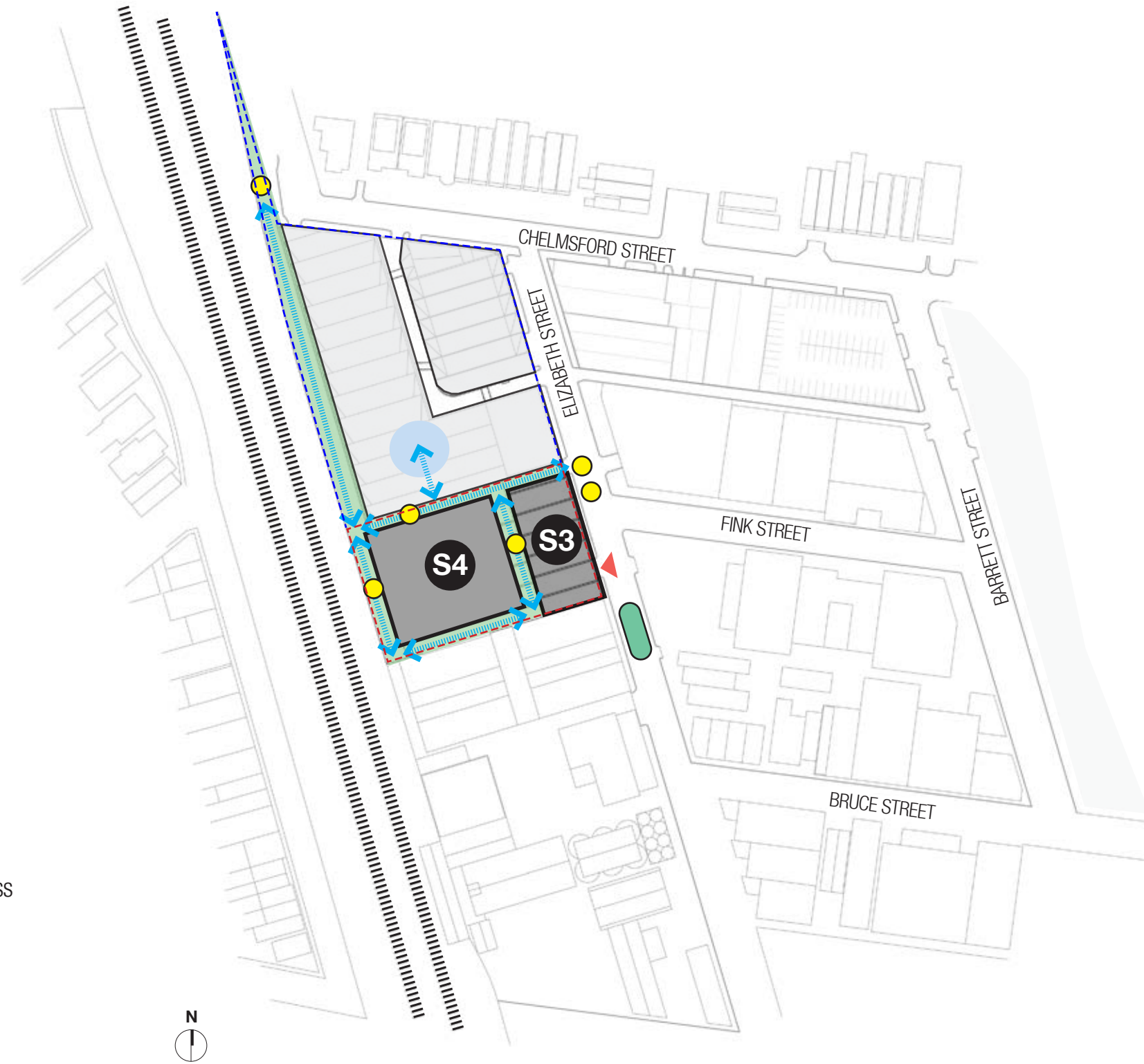
KEY POINTS

- 01 Improved Connectivity through site via a new laneway
- 02 Vehicles access only on Elizabeth Street
- 03 Active edge to Rail Interface (West) and Elizabeth Street
- 04 Landscaped publicly accessible areas
- 05 Clearly defined entry points

The purpose of this planning application is to modify and rework the most southern part of the site with a new built form, and, address pedestrian and vehicle movement and access through this deep part of the site. The street scape, landscaping and building servicing requirements have been considered with regard to heritage and also to meet current building standards.

There are opportunities to increase the pedestrianised elements of the site and minimise car and loading impact. The proposed lane way and open space along the train line will only be accessible for pedestrians, cyclists and emergency vehicles.

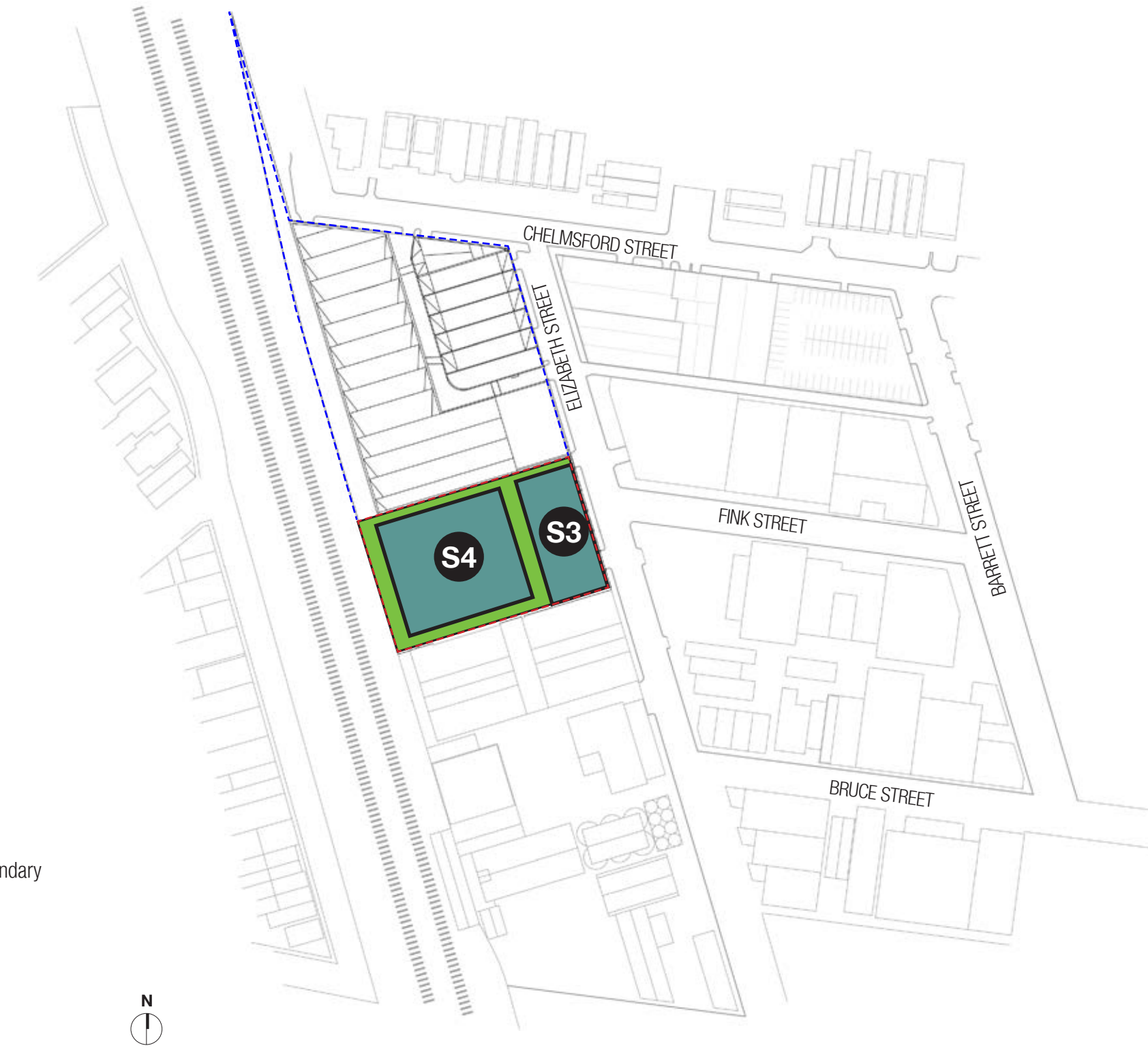
Along Elizabeth street consideration has been made with regard to the proposed road closure making safe zones for car and loading vehicle access to the site from Elizabeth Street.



- Application Boundary
- Previous/Stage 01 Application Boundary
- Subject Building
- Existing Buildings on Title
- Proposed Road Calming
- Train Network
- ▶ Vehicle and Loading Access
- Main Pedestrian Entries
- ↔ Pedestrian only Access

- S3
MIXED USE
5 000SQM
- S4
MIXED USE
18 000 SQM
- S3 S4
CARPARK
7000 SQM
- OPEN SPACE
950 SQM

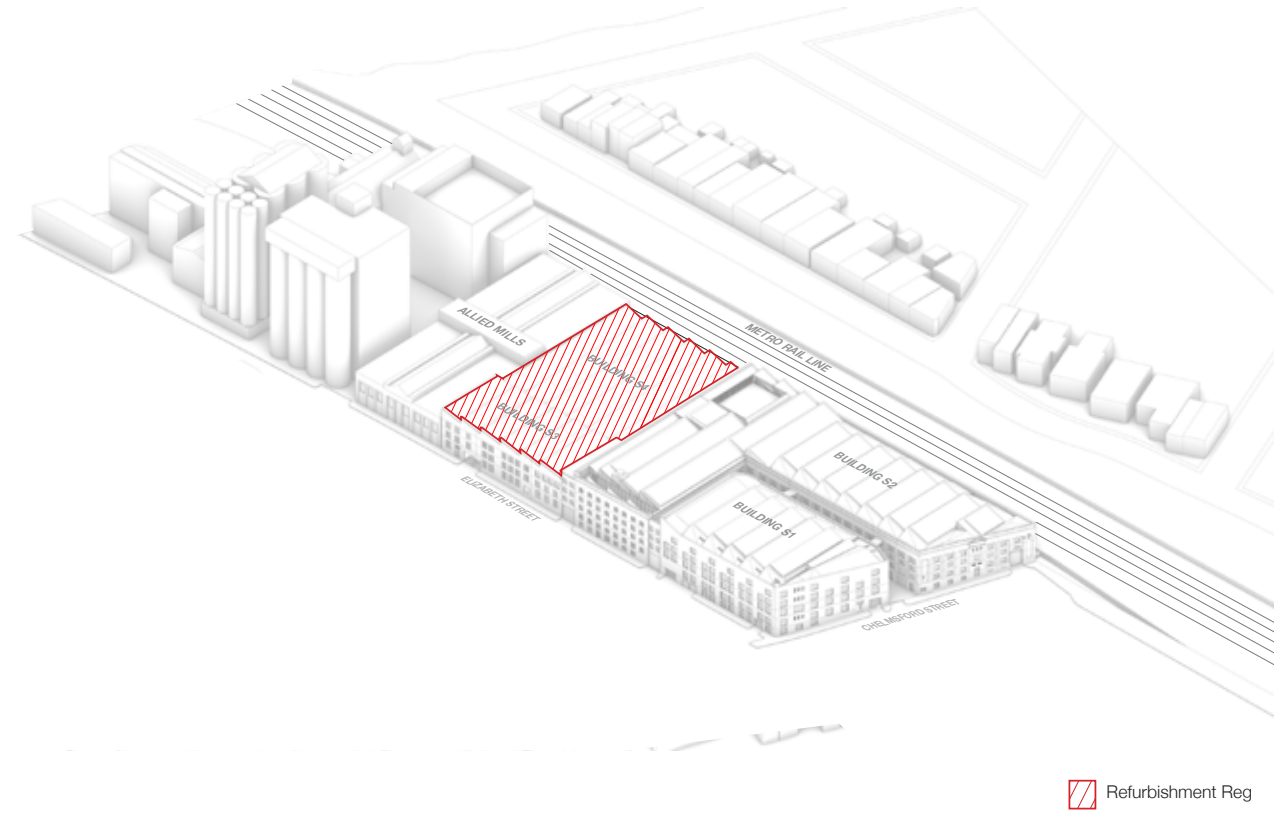
- Application Boundary
- Previous/Stage 01 Application Boundary
- OPEN SPACE
- MIXED



The building uses will compliment those already surrounding and located on the site. The primary use for this stage will be commercial office with support spaces of F&B, manufacturing and sales and retail.

As mentioned in Stage 01, access for the community to the site is a key driver of the design. Both the bluestone laneway and area along the train line will be open to the public. These areas will be pedestrian spaces that will act as places for the building community and wider Kensington community to meet, linger as well as also connecting various parts of the site.

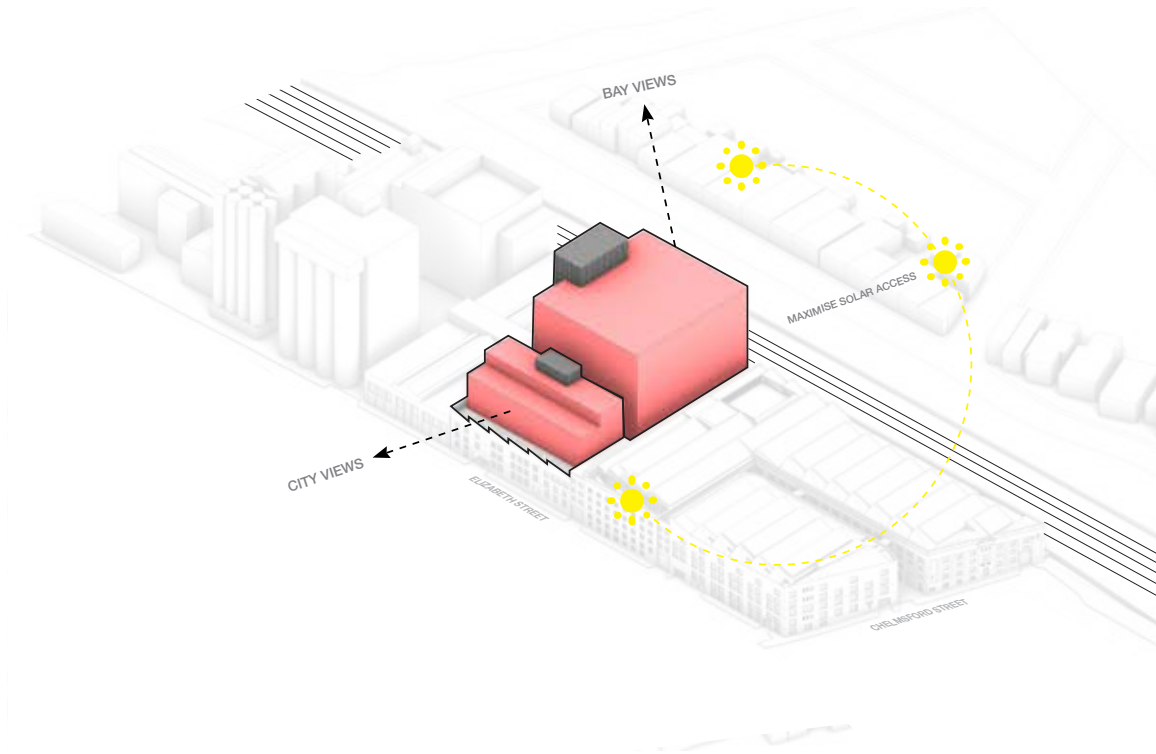
Design Response Built Form Site Strategy



SITE

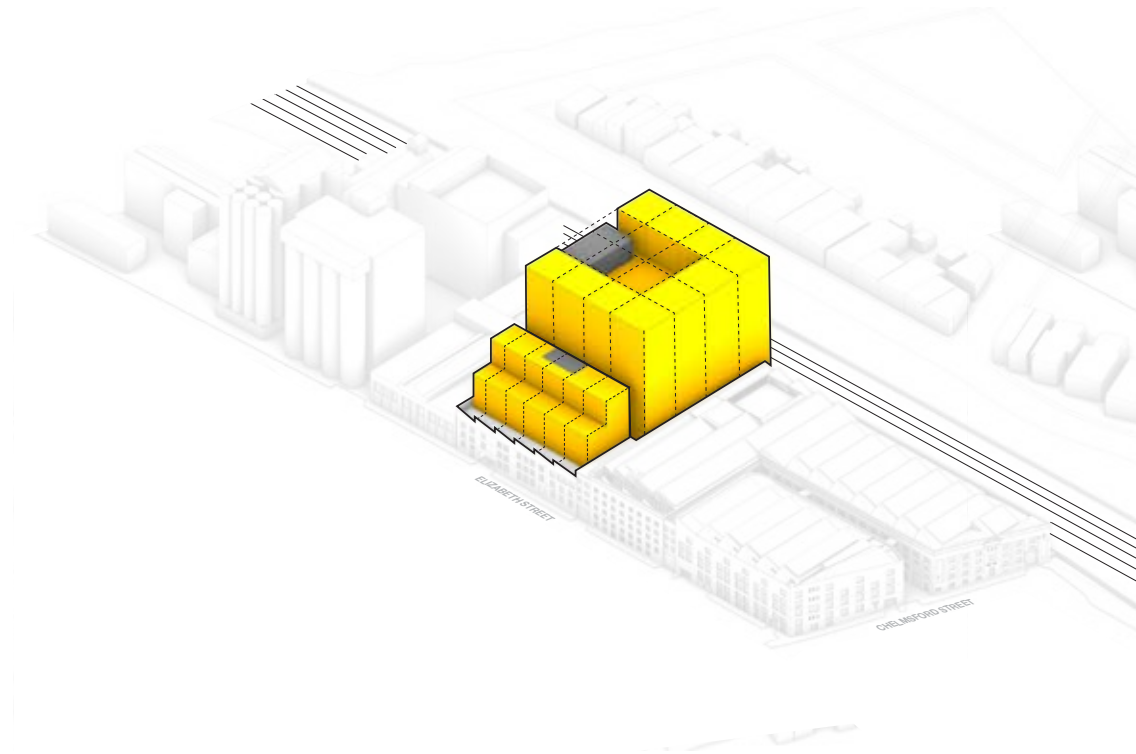
This project is seen as the addition of new layers to the site history of Younghusband.

Three key interventions will be made to the existing site. The first is the demolition of the double storey warehouse to the rail interface. The second is bespoke interventions into the existing building along Elizabeth street that will work with rather than against the existing built fabric. The third is the addition of an east west through site laneway connecting Elizabeth street and the rail interface.



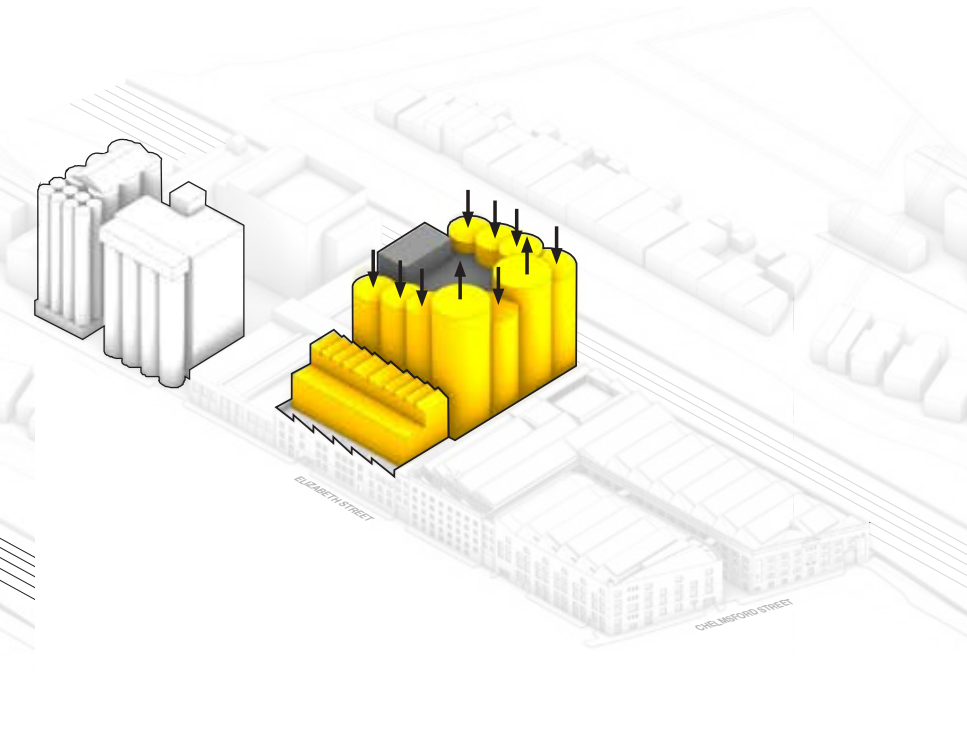
HEIGHT

The extruded massing caters to its surrounding view, capping at 8 storeys in height. The height references and is in dialogue with the silos of Allied Mills. The core is located at the southern elevation toward Allied Mills. Having the core situated at the south side means the floor plate attains maximum solar access from the edge into the space. Three additional levels will also be added and set back along Elizabeth Street Frontage.



ARTICULATION

In this context a flat glass curtain wall facade is not considered an appropriate. We have investigated ways to divide the massing into grids, to reduce the overall scale of the building to be similar in proportion to the scale of the sawtooth roof form.

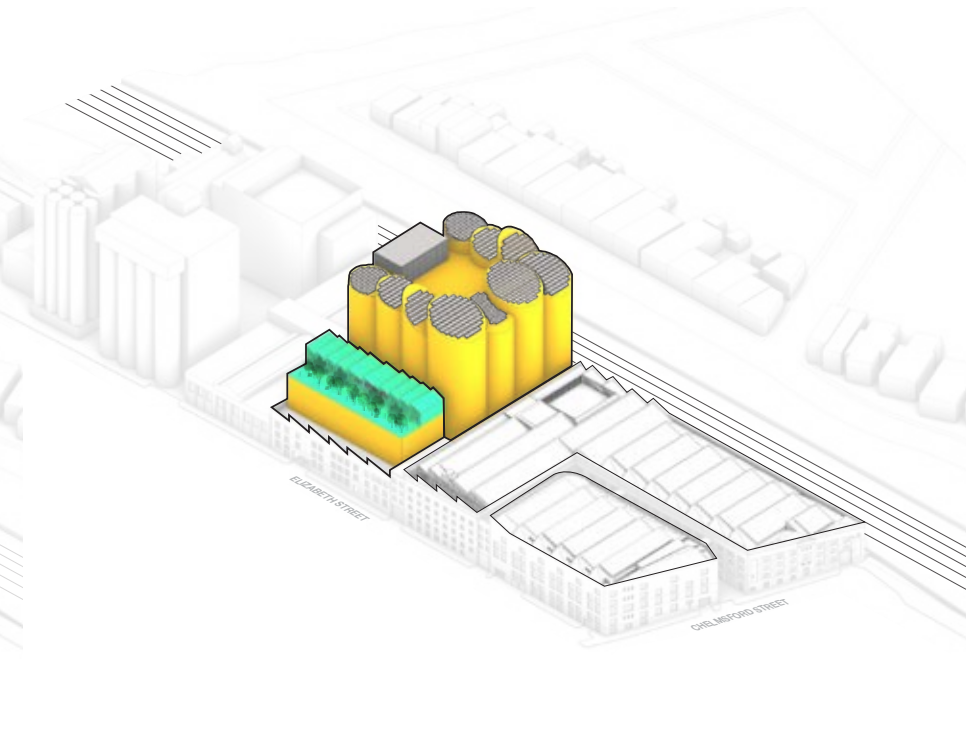


CONTEXTUAL VARIATION

Diversity has been a key driver for the design of the master plan and we have also carried this thinking into the design of the new built form.

The form of Building 'S4' is sculpted in a way that echoes the shaping of the adjacent silos. The form is pushed and pulled to create height variations to articulate the built form.

For Building 'S3' the additional levels form is much simpler. We have purposely adopted a more restrained geometry for the additional levels and allow the existing brick facade to dominate the building's visual identity.



ROOFSCAPE HARNESSING

Historically the saw tooth roof form was a key feat of industrial warehouses which provided light into the warehouse below.

Similarly, the roofscape for both building 'S3' and 'S4' are designed for maximum potential. Building 'S3' roofscape is activated by an urban farm. Whilst the 'S4' roof silhouette is optimised to collect energy from the sun.

For both buildings the sculpted roof forms conceal all plant equipment from any neighbouring views.

Design Response Built Form Site Strategy

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Shadow Studies Proposed

Shadow Studies Proposed

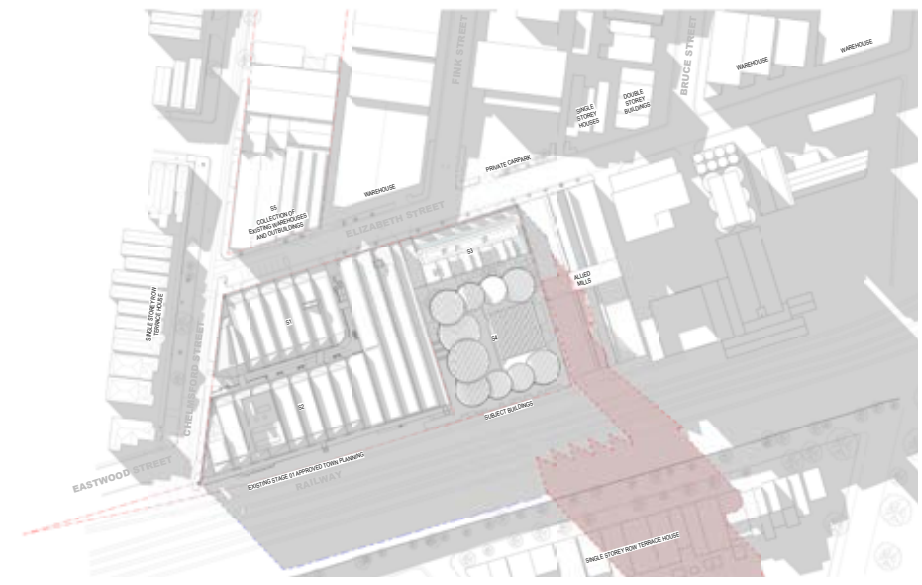
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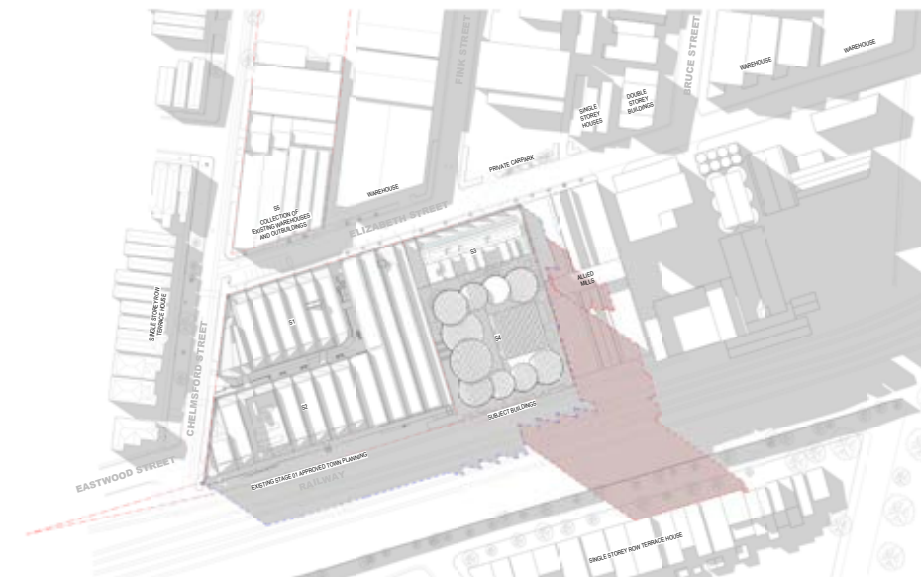
Shadow Studies

The built form has been positioned on the site to minimise the creation of additional shadow on sensitive interfaces and does not impact on surrounding residents or public spaces.

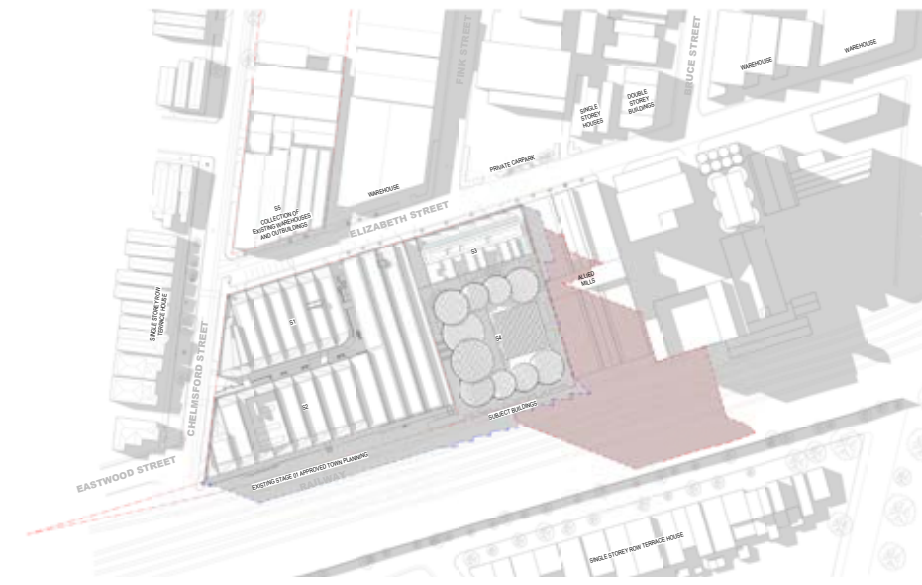
All shadows diagrams are prepared based on survey information provided by Real Serve, reference 60883, prepared 10-10-16.



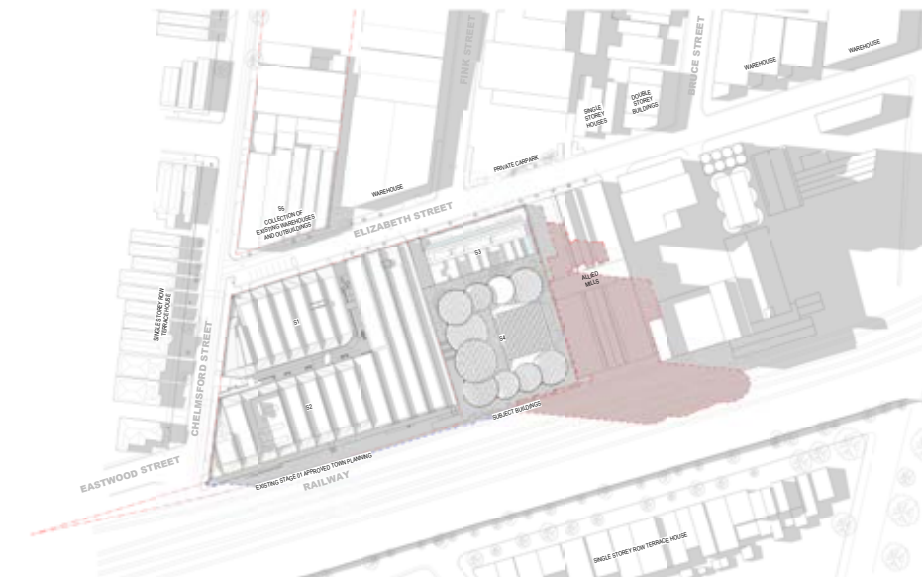
June 22 9.00am



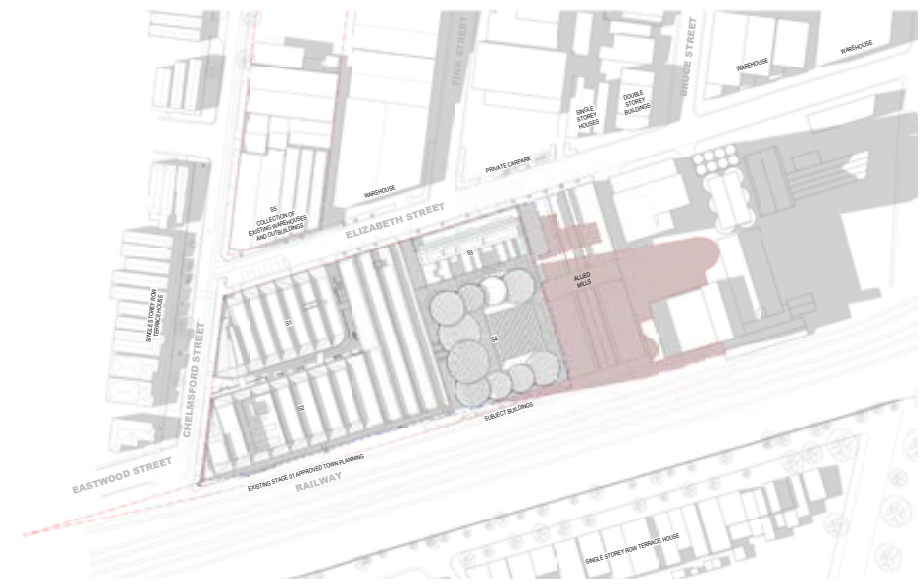
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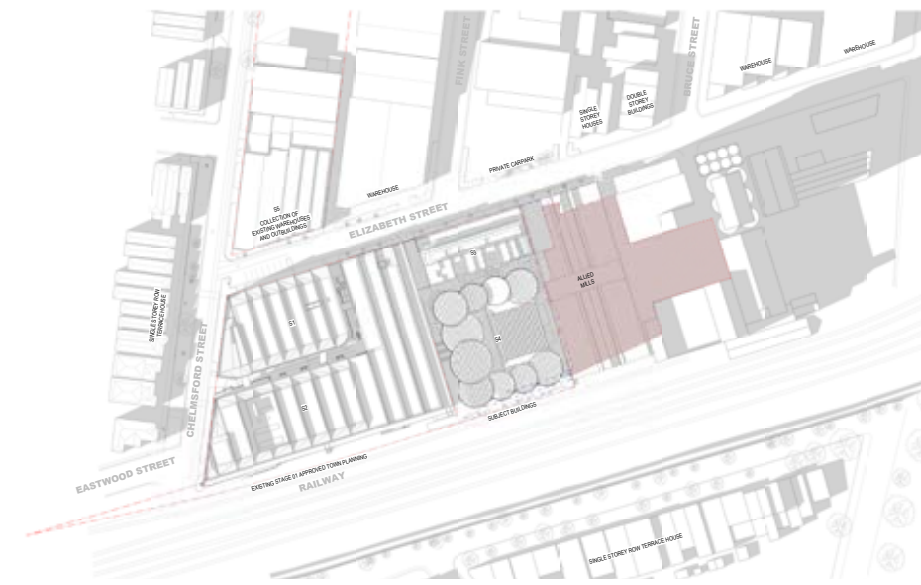
June 22 11.00am



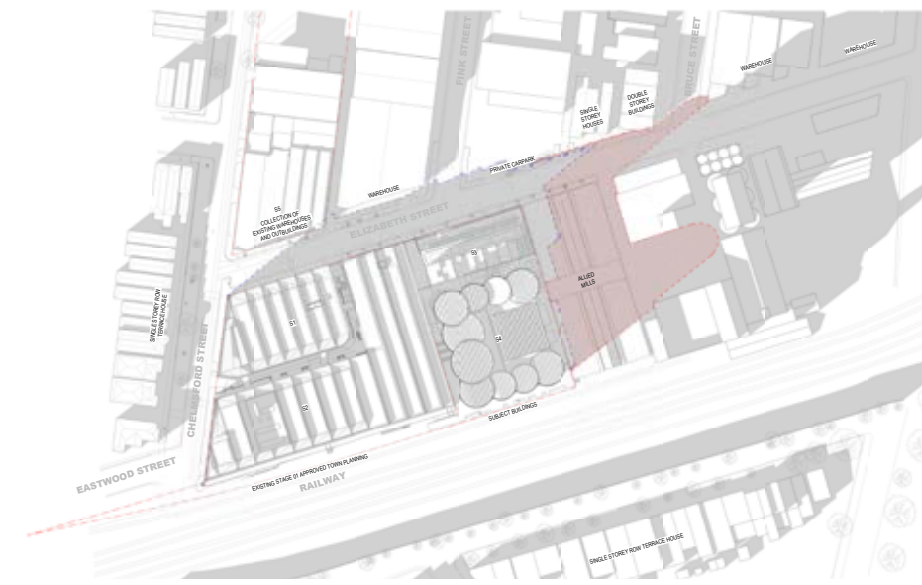
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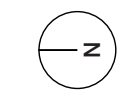
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June 22 2.00pm



June 22 3.00pm



Design Response Proposed Streetscape

Design Response Proposed Streetscape

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Streetscape

In keeping with the existing streetscape there is minimal and considered change proposed to the Elizabeth street streetscape.

1. Elizabeth Street - Existing fixed timber and steel framed windows will be retained and refurbished where required.

2. We recognise on the existing facade are some artefacts and historical signage which resemble the building's industrial past - We intend to preserve these.

3. Elizabeth Street - Two new entry will be inserted into the brick facade to provide equitable entry into the building.

4. Elizabeth Street - We have designed the services in a manner that have a minimal impact on the existing heritage facade and where possible do not front Elizabeth Street. Any required new service openings have been carefully considered and designed to compliment the existing heritage fabric.

5. Elizabeth Street - New timber and steel windows are proposed in the existing facade to maximise occupant comfort levels. We have done so in a manner that respects the existing facade rhythm and vernacular.

6. Elizabeth Street - Three set back levels will be added to the building fronting Elizabeth street that are recessive yet complimentary to the existing streetscape. When looking along Elizabeth Street these levels appear as a single level form only.

7. The existing vehicle entry opening remains unchanged and will be replaced with a new roller door.



01 Elizabeth Street Elevation - Proposed



02 View of looking existing streetscape looking north along Elizabeth Street



03 Partial view of existing Building 'S3' Elizabeth Street facade
All historical signage to remain



04 View of existing Building 'S3'
undercroft entry



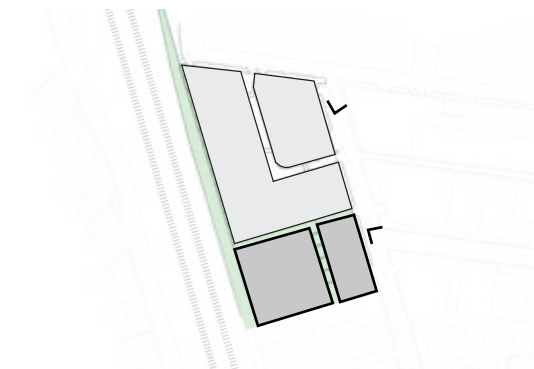
05 View of existing Building 'S3'
'S3' loading door to remain



06 View along Elizabeth Street from Allied Mills



07 View along Elizabeth Streets looking South West



Design Response Built Form - Building 'S3'

Built Form - Building 'S3'

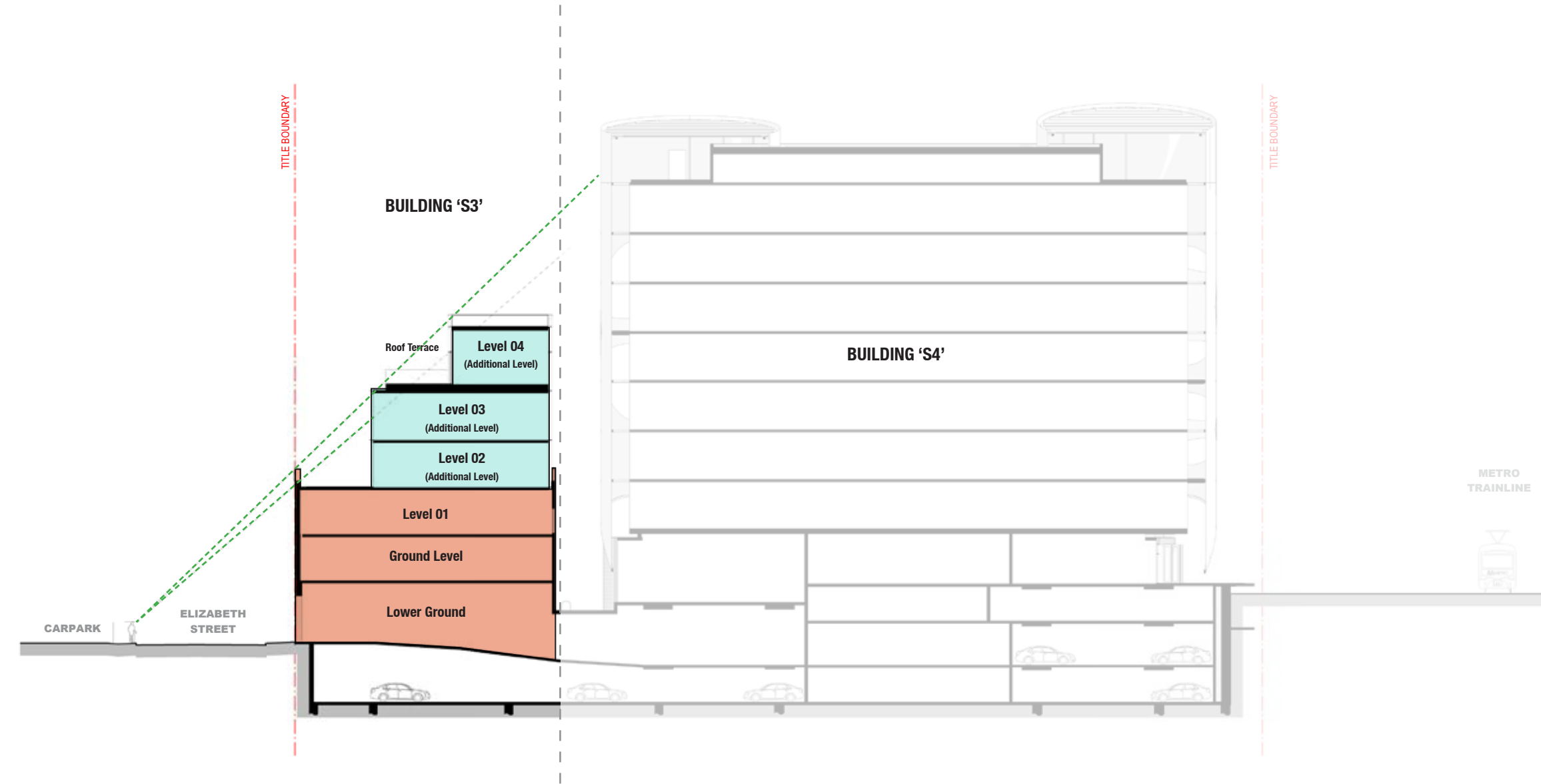
Respecting street facade and existing heritage building along Elizabeth Street has been a priority to approaching the built form of the proposed architecture.

In consultation with the Heritage Consultant, a thoughtful and considered approach has been identified to avoid having an adverse impact on the contributory significance of the building.

Further to the considered streetscape strategy outlined previously, *refer Streetscape*, the west elevation of Building 'S3' is reinstated with a masonry facade. The newly proposed internal facade provides a clear distinction between the old and new fabric and most importantly re-defines the scale of the existing warehouse.

To accommodate an additional three levels, the proposed built form above the Elizabeth Street building is recessed in order to reduce visibility from the street. When viewed from the street the additional levels are hidden by the parapet of the existing facade and the overall additional form appears as a single level addition.

In addition to the setback, a careful and considered minimal approach to the architecture has been designed to work respectfully with the existing brick fabric. The facade is made up of a repetitive fin that allow light into the space and references the repetition of the existing facade. This approach also creates minimal obstruction for occupants to view their surrounding context.



01 East to West site section

Design Response Built Form - Building 'S3'

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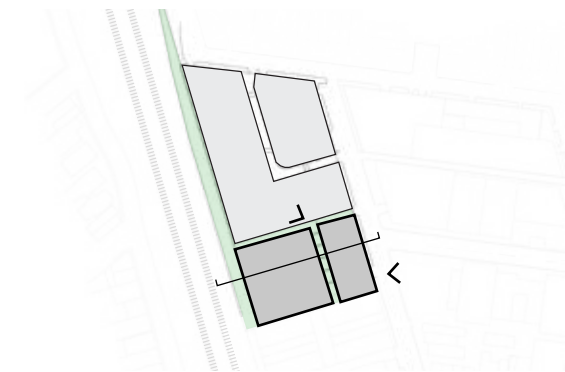
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02 View along Elizabeth Street



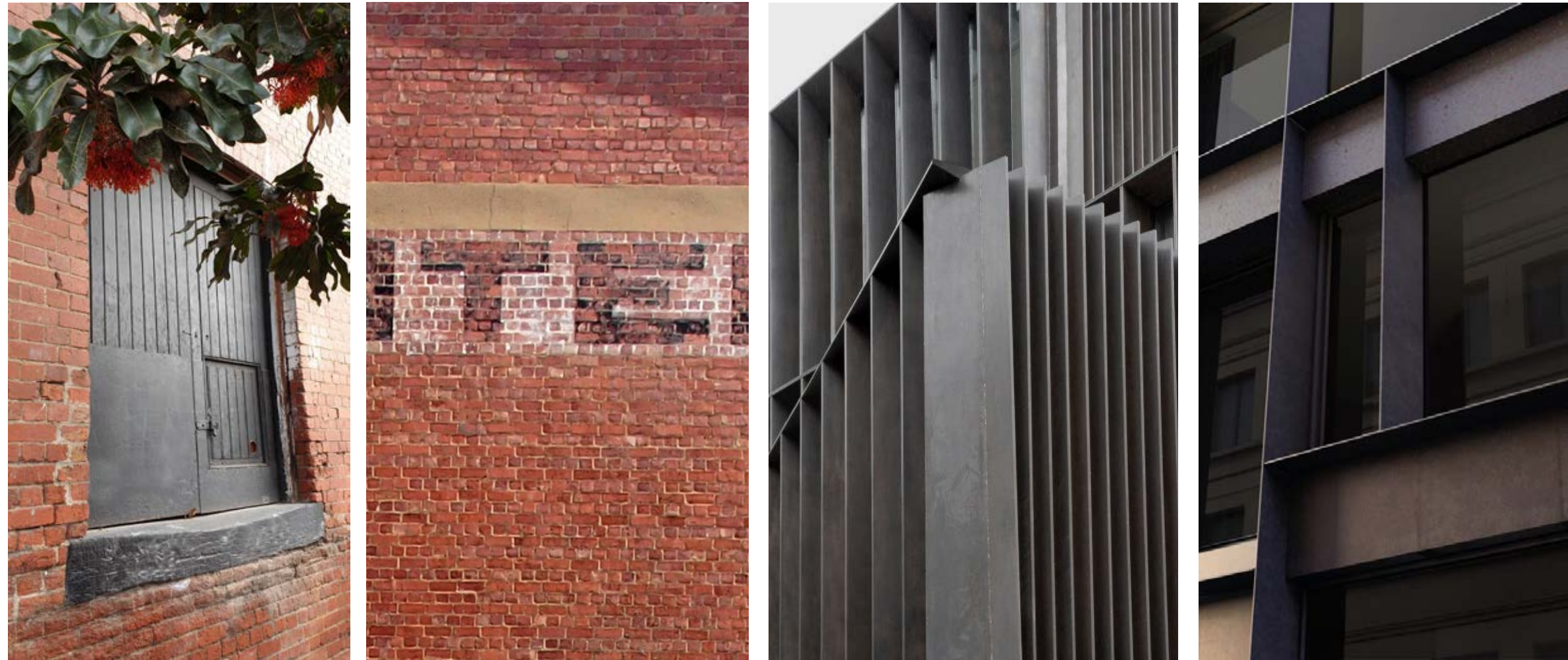
03 View of Building 'S3' internal facade



Design Response Materiality - Building 'S3'

Materials

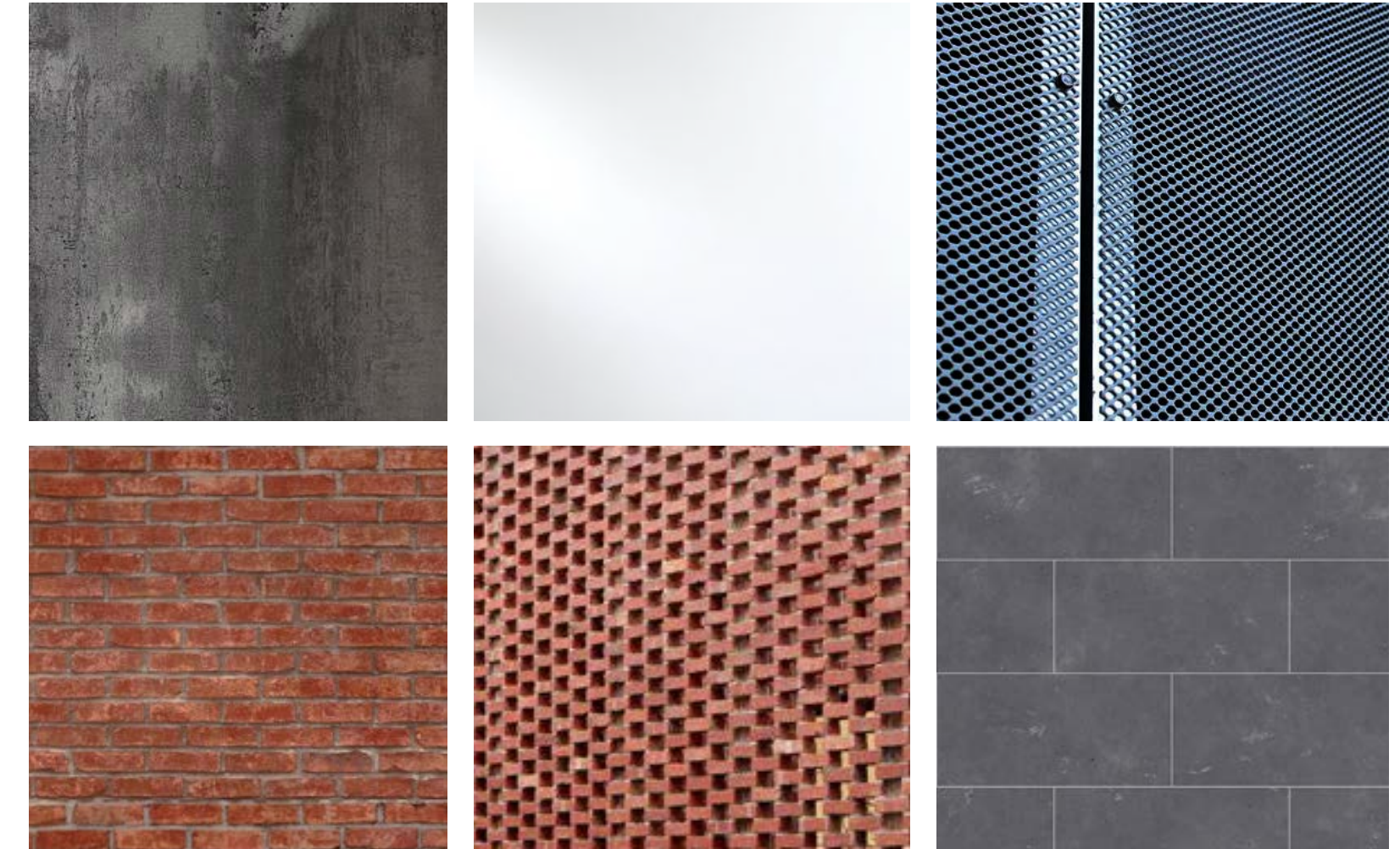
A restrained palette of materials references the material heritage of the buildings and will give the proposed development a timeless quality. The materials, as a collection, are durable, varied and will patina over time adding another dimension to the quality of the buildings. This combined with the robust nature of the materials will allow the interventions to blend into the building and allow it to continue to age gracefully




Design Response Materiality - Building 'S3'

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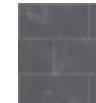
LEGEND

-  **WD-01 FACADE FIN**
WD-02 WINDOW FRAME
MW-01 BALUSTRADE RAILING
MW-04 METAL PLATE
Blackened Steel Finish
-  **MA-01 EXISTING MASONRY**
Natural finish brick
-  **MA-02 RECYCLED MASONRY**
Natural finish brick to match existing

-  **WD-01 FACADE GLAZING**
WD-02 WINDOW GLAZING
Clear Low-E Glass

-  **MA-02 RECYCLED MASONRY**
Natural finish brick to match existing
Hit and miss

-  **CD:01 FACADE CLADDING**
Perforated Steel with Blackened Finish

-  **PV-01 BLUESTONE PAVER**
Natural Finish

Design Response Built Form - Building 'S4'

Building 'S4'

Building 'S4' is a proposed new layer to the precinct.

We recognise that the building sits within an already strongly characterised industrial context.

Respecting the existing heritage buildings has always been a priority and we have adopted a more familiar approach to the building facade.

A cylindrical form echos the neighbouring silo whilst galvanised perforated screening captures the spirit of an industrial village.

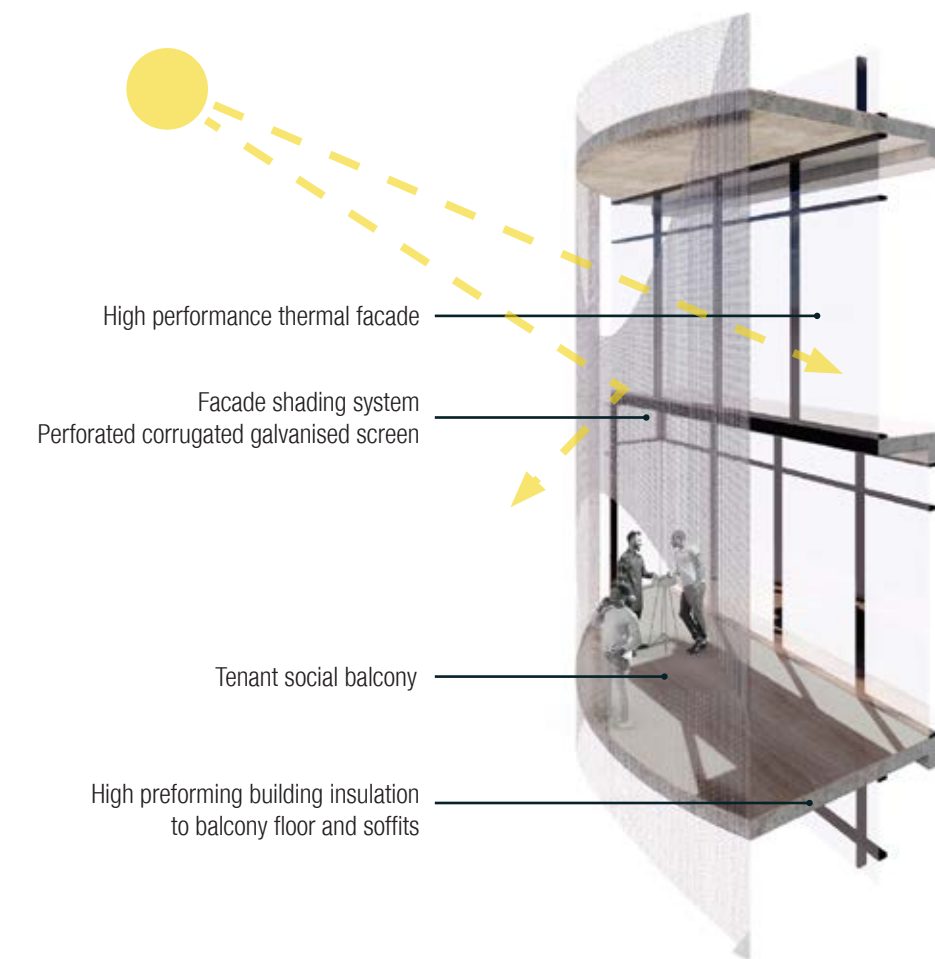
Our interest in thinking about sustainability as an integrated system has driven our screen design. Building 'S4' will adopt the principles of Passivhaus having an emphasis on external passive solar, glare control and internal environmental quality. The variation in apertures and layering of screen densities vary throughout the elevations to efficiently shade the building.

Balconies are provided at every level as social spaces that promote collaboration and sharing of ideas for the occupants.



01 Aerial View

Our interest in thinking about sustainability as an integrated system...



02 Facade Detail

Design Response Built Form - Building 'S4'

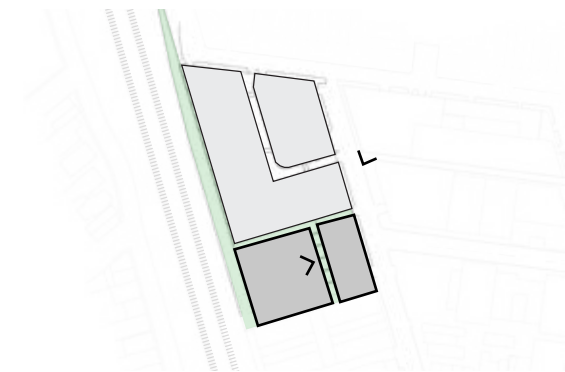
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Social assembly spaces inform a community architecture

03 Typical Balcony



Design Response Materiality - Building 'S4'

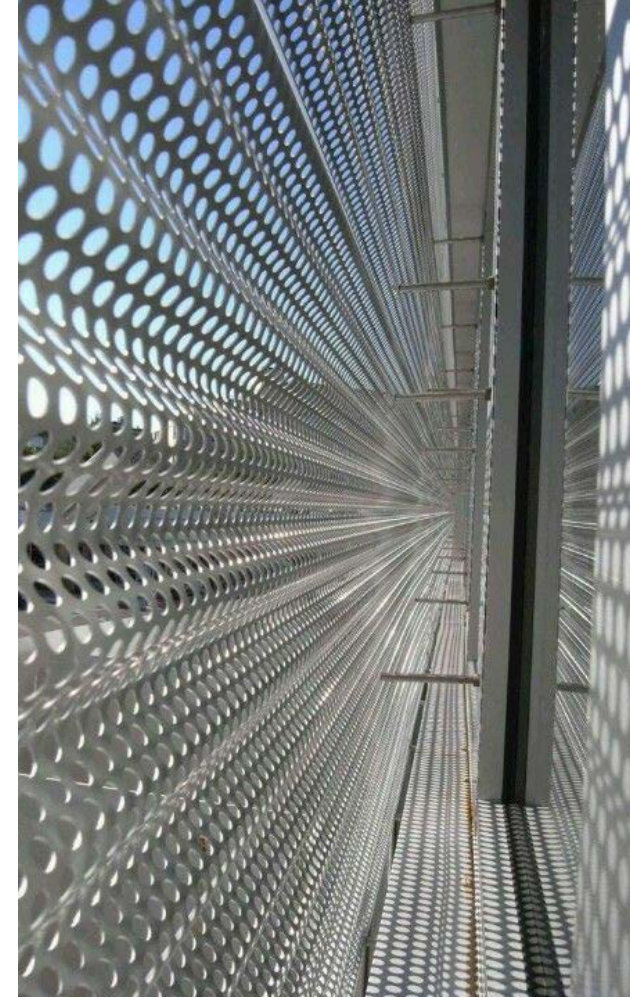
Materials

Materials that wear well over time was an important consideration for us. Many questions were asked like what texture and details are familiar that we can adopt in the building design? And what additional materials can we introduce that will compliment the industrial character?

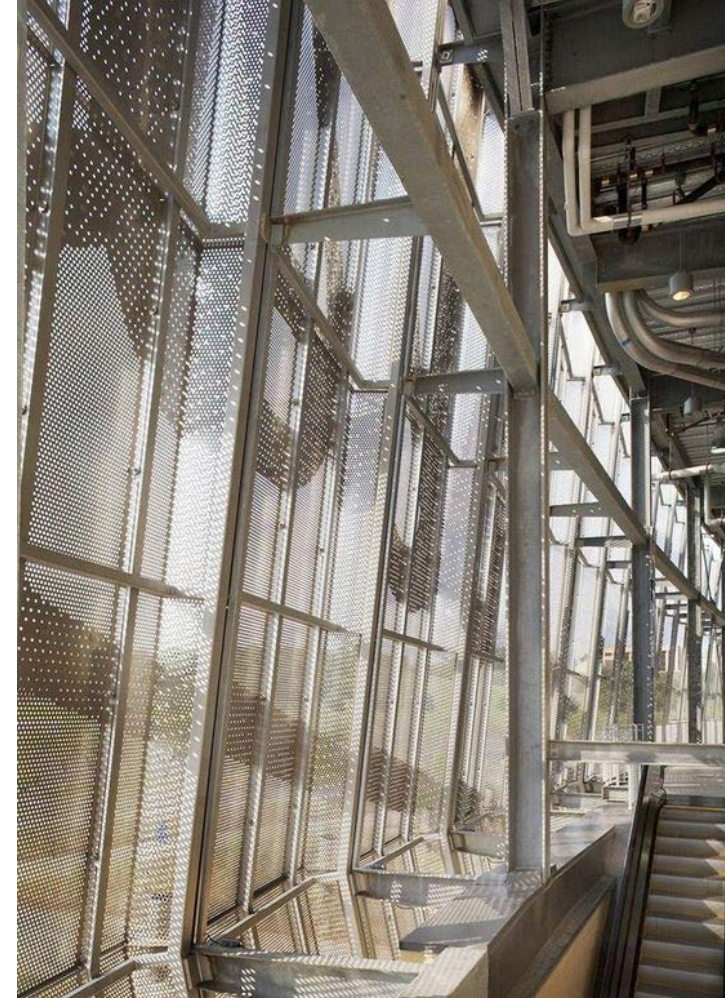
Overtime these materials will always remain durable and naturally reconcile within their context.



01 Exemplar Facade



02 Exemplar Facade

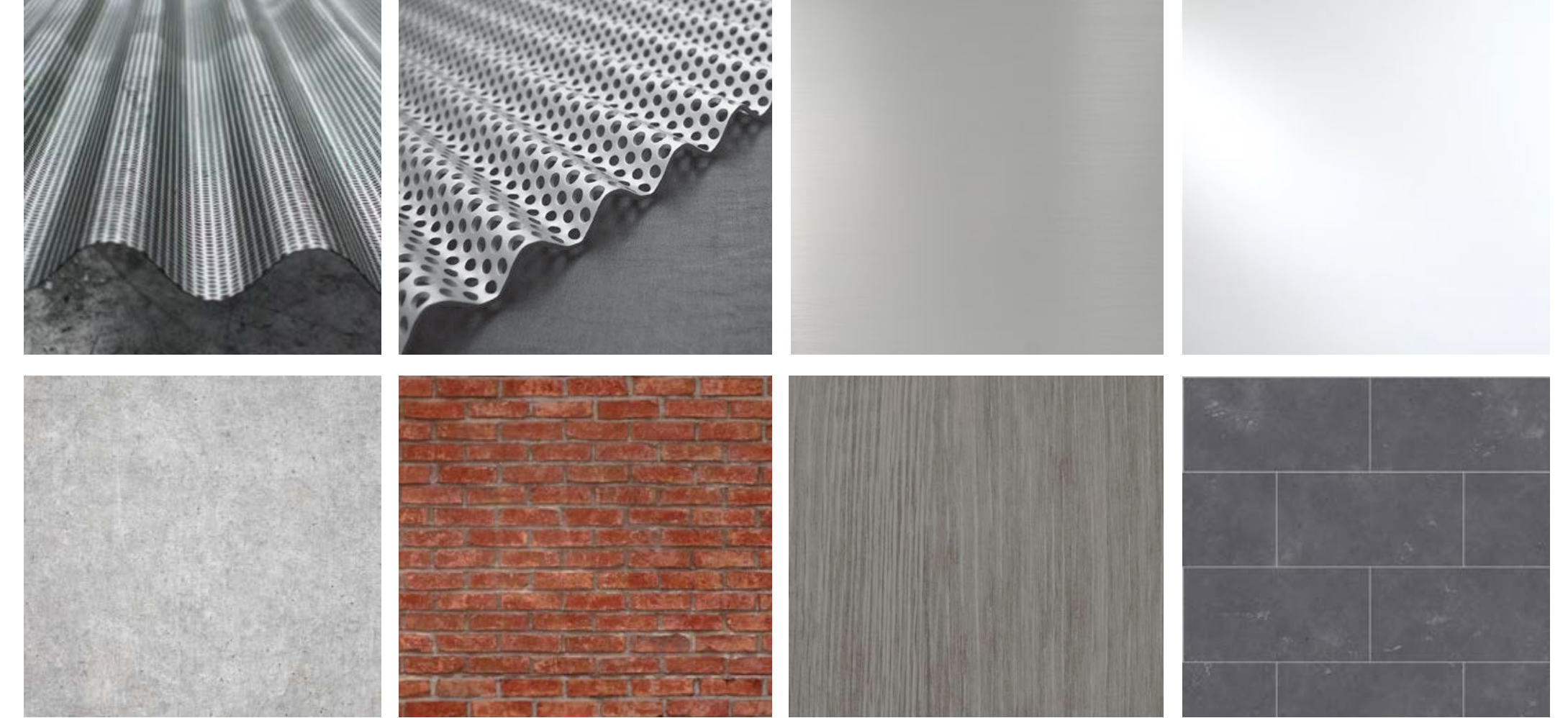


03 Exemplar Facade

Design Response Materiality - Building 'S4'

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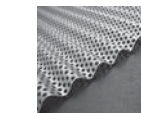
LEGEND



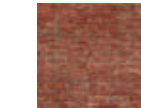
MW:02 FACADE SCREEN - TYPE 01
Galvanised perforated corrugated screen
Nominal - 40% Transparency



CE:01 CONCRETE
Off-form concrete finish



MW:03 FACADE SCREEN - TYPE 01
Galvanised perforated corrugated screen
Nominal - 60% Transparency



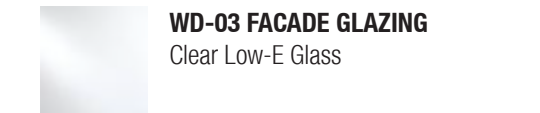
MA-03 RECYCLED MASONRY
Select brick finish



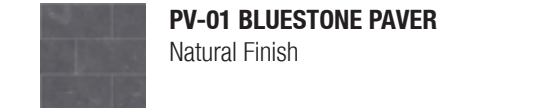
WD-03 FACADE WINDOW FRAME
Aluminium window frame with select powdercoat finish



WD-04 RETAIL WINDOW FRAME
Solid hardwood timber



WD-03 FACADE GLAZING
Clear Low-E Glass



PV-01 BLUESTONE PAVER
Natural Finish

Design Response Public Realm - Ground Plan

Ground Plan

We have designed a considered ground plane with a focus on pedestrian connection through a diversity of spaces that weaves through existing and proposed spaces.

An activated streetfront to Elizabeth Street, narrow laneways, outdoor undercroft areas, artist spaces and larger open spaces along the railway are all parts which contribute to a communal whole.

The laneways serve a dual function creating room for movement that also introduce light into spaces of the existing building that previously had none.

Some moments through-out the ground plane allow people to sit, others focus attention on an entry, other moments feed a person's curiosity by allowing you to look and enter deeper into the each space.

Moments of informal planting also occur throughout the ground plan where the facade meets the ground focus will grow up facade to change and embrace the ground interfaces.



01 Public realm and open space plan

Key Pedestrian Links



02 Public realm - Social and active spaces



03 Public realm - Active entries



04 Public realm - Pause and Entry moments

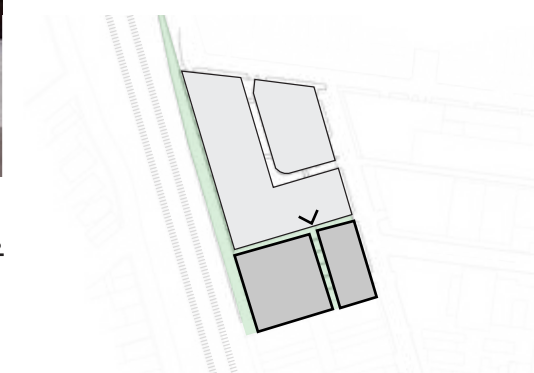


05 View of an internal laneway

a diversity of moments and settings...

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Design Response Public Realm - The Rail Interface

The Rail Interface

Community access is a key driver of the design. In saying that the train line is both a key pedestrian link and gathering space for the precinct.

At the beginning of 'S4' train line sits a tree demarcating an informal zone to meet and gather.

An integrated landscape will continue into building 'S4' and form part of the building entry and ground plan.

Seating will be added along the train line giving occupants a place to gather their thoughts and unwind.

Similar to Stage 01, Retail and Food and beverage tenancies will assist in providing activation to the train line.

The landscape will robust in nature and compliment the industrial character of the area and improved lighting will be considered through-out.



01 View of looking along the train line from Building 'S2'

Community access is key driver of the design

Design Response Public Realm - The Rail Interface 'S4'

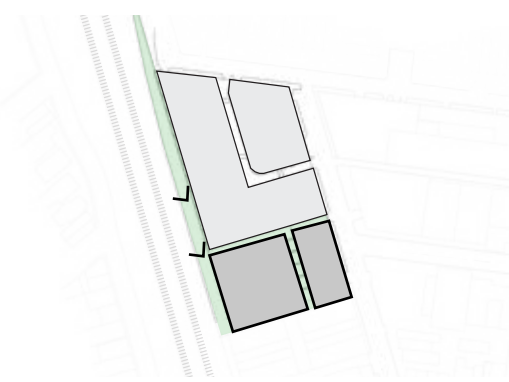
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02 View of train line landscape and entry at 'S4'

for building 'S4' the arrival journey is unique and tailored to its context



Design Response Urban Farm - 'S3' Roof Terrace

Design Response Urban Farm - 'S3' Roof Terrace

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'S3' Roof Terrace

Honing on the idea of green infrastructure and sustainability, the roof terrace is designed as an urban garden for the community and a place for occupants to temporarily escape from work.

Similar to the veggie gardens found in the Kensington neighbourhood urban farms can make a world of difference; they are healthy, organic and most importantly feed the community.

Benches and planters that are playfully designed allow occupants to relax, gather and engage with one another.

With an appreciation and love for greenery the 'S3' roof terrace embodies two core masterplan ideas being community and sustainability.



01 'S3' - Roof terrace plan



06 View of Building 'S3' Roof Terrace and Urban Farm



07 View of Building 'S3' Urban Farm



02 Found in Kensington - A Neighbour's Garden



03 Exemplar - Urban Farming

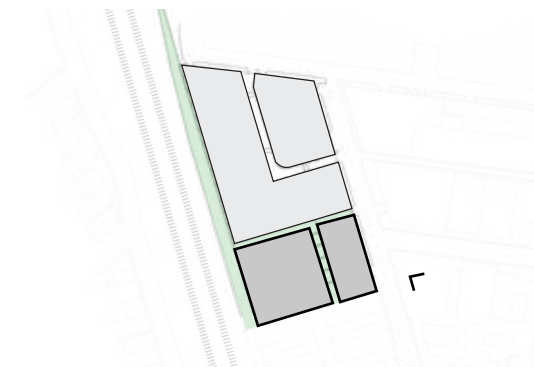


04 Exemplar - Urban Farming



05 Exemplar - Communal meal

“they are healthy, organic and more importantly feed the community”



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ADVERTISED PLAN

