

ADVERTISED
PLAN

Hope & Autumn

Urban Context & Design Response

51-53 Hope Street and 66-76 Autumn Street,
Geelong West, VIC 3218

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Austin Maynard Architects acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of country throughout Australia.
We recognise their sustained connection to land and waterways and acknowledge sovereignty has never been ceded.
We pay our respects to Elders past, present and emerging, and support the long overdue need for recognition and empowerment.

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Austin Maynard Architects

“There is a great deal of interesting residential architecture coming out of Australia at the moment, and this practice is a leader in this field.”

Dezeen Awards Jury

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Recently named Architecture Studio of the Year by Dezeen, Austin Maynard Architects create resilient, highly sustainable, beautiful, robust and long lasting architecture. Architecture designed to meet the challenges of the climate crisis. Austin Maynard Architects are recipients of the prestigious Canberra Medallion. Past recipients of the Canberra Medallion have been The National Gallery of Australia, The Australian High Court, The National Portraiture Gallery, Parliament House and the Australian Academy of Science.

Since 2002, the Austin Maynard Architects team has built up an exciting and diverse portfolio. The practice is not inhibited by building type, but rather navigates residential, retail and commercial arenas and is rich in envelope-pushing conceptual designs. Austin Maynard Architects explore architecture of enthusiasm. Treating each project as a unique challenge, and working directly with clients and occupants, our team offer individual possibilities and thoughtful responses to people, brief and place. We embrace deliberative design and look to issues of liveability, culture, heritage, community connection, mental health and cures to modern isolation. We pride ourselves in sustainable design and experimentation. Ideas are concept rich, left of

centre, playful and environmentally conscious; styles and singular themes are avoided. At Austin Maynard Architects we specialise in ideas rather than building type, whether the project is a house in Fitzroy, a library in Japan, a protest shelter in Tasmania or a plywood bicycle.

Practice founder Andrew Maynard was a founding director and board member of Nightingale Housing, a social enterprise that existed to support, promote and advocate for high-quality housing that is ecologically, socially, financially sustainable.

Together with co-director Mark Austin and the team, Austin Maynard Architects continue to look beyond the brief and address the bigger picture. “As architects we seek to make ourselves relevant to the world, to make spaces that engage and are compelling beyond their function.”

At Austin Maynard Architects we ask users to be the authors of their spaces and their city. We work directly with occupants to ensure we understand their wants and needs. It is through this collaborative approach that the richness in our work emerges. We ask for open participation from clients and encourage them to draw, research, question and engage.



ParkLife by Austin Maynard Architects

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Terrace House

Brunswick VIC



Terrace House is the result of past Austin Maynard Architects clients, staff and allies putting their own money at risk to create community-focused homes that are equitable, ethical, cost-effective, robust and resilient in the face of the growing climate crisis.

Terrace House takes a revolutionary approach to housing and delivers well designed, quality homes that are environmentally, socially and financially sustainable. Addressing key Ecologically Sustainable Design (ESD) initiatives in design and operations, the (fossil-fuel free) building reduces long term environmental impact, cuts running costs, and has an average NatHERS Rating of 8.1 Stars.

Located on Sydney Road, Brunswick, Terrace House is sited on a thin, long block (10m x 57m). Typical small inner-city apartment buildings cannot be arranged on a block this size without the homes facing inward, towards each other, using saddlebacks or compromising bedrooms. We believe homes should have an aspect out from the site, into the surroundings, and to the sky, not facing each other at close proximity. The response to this unique site led to generous homes and the opportunity to emulate traditional terrace house plans. Homes with external outlooks, a front verandah, a study and a shared 'backyard' on the roof.

Large enough for families, with the shared resourcing and community of a friendly neighbourhood. The form of the street facades of Terrace House is a direct response to Brunswick's rich and diverse built heritage. The area has many examples of post war Mediterranean-Australian architecture, industrial buildings and grand Victorian shop fronts. Terrace House borrows from this context in a respectful and playful way. A modern interpretation of the context, with recycled brick and tall tubular steel arches that reflect Brunswick's industrial past.

Awards

- 2023 WINNER** - ArchDaily Building of the Year
- 2022 WINNER** - 'Multi-Residential Dwelling' Sustainability Awards.
- 2022 GOLD** - The Good Design Awards
- 2022 WINNER** - Sustainable Architecture Award, The Australian Institute of Architects
- 2022 COMMENDATION** - Residential Architecture- Multiple Housing, Victorian Architecture Awards
- 2022 SHORTLIST** National Architecture Awards - Sustainable Architecture

Project team

Andrew Maynard, Mark Austin, Mark Stranan & Sophie Whittakers

No. of Units

20 Apartments & 3 Retail Tenancies

Total Site Area

588m²

Completion date

November 2021

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BUILDING OF THE YEAR 2023

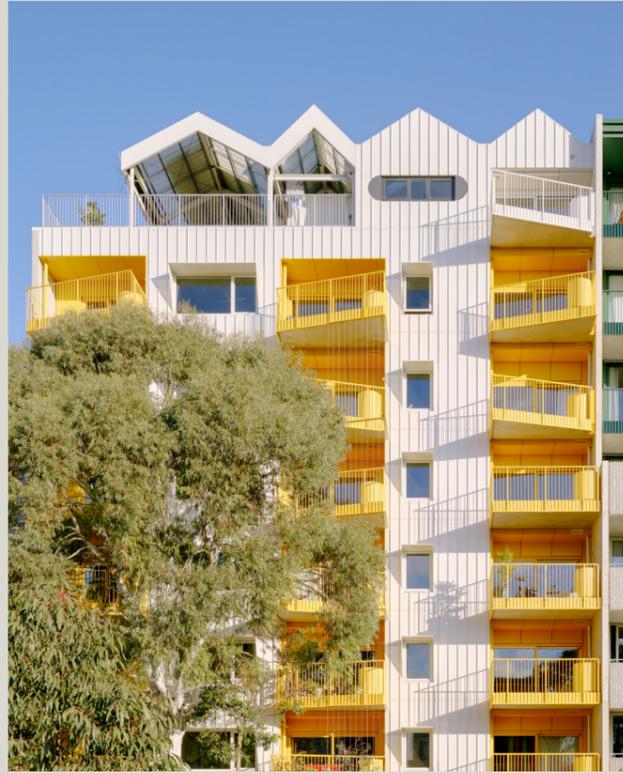


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ParkLife

Brunswick VIC



Project team

Andrew Maynard, Mark Austin, Mark Stranan & Sophie Whittakers

No. of Units

37 Apartments & 2 Retail Tenancies

Total Site Area

706m²

Completion date

June 2022

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**GOOD
DESIGN
AWARD®
BEST IN CLASS**



**GOOD
DESIGN
AWARD®
GOLD WINNER**

With a whopping energy rating of 9 stars, ParkLife is Austin Maynard Architects' evolution of, and follow up to, its multi award winning sustainable community Terrace House. Again as both architect and developer, Austin Maynard Architects has taken all the hard earned lessons from Terrace House and improves upon them in the all-electric, fossil fuel free, super- sustainable ParkLife apartments.

Regarded as the social hub of the village, ParkLife has a distinctive mountainous roofline and a unique rooftop amphitheatre, as well as a variety of social/communal areas, diverse in scale, location and character. Homes within comprise of 14 one-bedroom, 19 two-bedroom, 2 three-bedroom and 2 Teilhaus apartments, each designed to extol space- efficiency, functionality and flexibility. Five of the apartments are designated social housing, through Housing Choices Australia. Excelling within the industry code for sustainability, ParkLife has an average NatHERS rating of 9 stars, making it the most sustainable building at The Village.

Awards

- 2023 BEST OF THE BEST** - INDE Awards.
- 2023 BEST IN CLASS** - The Good Design Awards.
- 2023 GOLD** - The Good Design Awards.
- 2023 GOLD** - Better Future Awards, Environmental Sustainability.
- 2023 WINNER** - The Frederick Romberg Award for Multiple Housing, RAI National Awards.
- 2023 WINNER** - The Oppenheim Award for Sustainable Architecture, RAI National Awards.
- 2023 WINNER** - The Allan and Beth Coldicutt Award for Sustainable Architecture.
- 2023 WINNER** - Victorian Institute of Architects' Urban Design Award.
- 2023 WINNER** - Victorian Institute of Architects' Dimity Reed Melbourne Prize.
- 2023 WINNER** - Victorian Institute of Architects' Multiple Housing Award.
- 2023 WINNER** - Best Multi-Residential Building, INDE Awards.
- 2023 WINNER** - ULI Asia Pacific Awards for Excellence.
- 2023 WINNER** - ULI Global Award for Excellence.
- 2023 WINNER** - Excellence in Sustainability, The Urban Developer Awards.
- 2023 WINNER** - ULI Award for Decarbonisation, Urban Developer Awards.
- 2023 WINNER** - Excellence in Design Innovation, Urban Developer Awards.
- 2023 WINNER** - Co-Living Complex of the Year, FRAME awards.
- 2023 WINNER** - MBV 'Best Sustainable Project'.
- 2023 WINNER** - FRAME's May monthly awards.
- 2023 NATIONAL COMMENDATION** - Urban Design, RAI National Architecture Awards.



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Slate House

Brighton VIC



Project team

Andrew Maynard, Mark Austin, Mark Stranan & Sophie Whittakers

No. of Units

14 Apartments

Total Site Area

1306m²

Completion date

July 2022

At Austin Maynard Architects, we design 'forever homes' for our clients. Places where families can grow, adapt and flourish. Life is short, and the spaces you inhabit should bring you delight. At Austin Maynard Architects our intent is to maximise delight and joy, while also helping you to minimise your environmental footprint. The recently completed Slate House is a culmination of our best ideas, refined into beautiful sustainable homes that are connected to gardens and the community.

Homes are one of the highest contributors to climate change, but this doesn't need to be the case. At Slate House we've employed timeless techniques to create beautiful sustainable homes. Windows are orientated to maximise passive solar gain to ensure that spaces are awash with sunlight during winter, yet are protected from the sun in summer. We've maximised insulation and double glazed throughout, and ensured that all glazing and structural frames are thermally separated to avoid cold-bridging between the inside and outside. All of this drastically reducing the need for artificial heating and cooling, and reduces the ongoing environmental and financial running costs of every home at Slate House. All roof water is captured and stored for use in toilets and in Slate House's abundant gardens.

We've made a conscious effort to ensure that the materials used at Slate House are natural, robust and beautifully raw. Slate straight from the quarry, simple robust tiles, bricks and timber. No coatings, no toxic chemicals, minimal maintenance. Simple, honest, beautiful materials that will last a lifetime. Internally we have created restrained light-filled spaces. Detail and texture abound only where you want and need them. The kitchens and the bathrooms are beautiful to both to touch and to the eye. Like the exterior, we have selected a range of materials that are robust, honest, long lasting and beautiful.

Awards

- 2023 GOLD** - The Good Design Awards
- 2022 WINNER** - 2022 HIA best apartment complex
- 2023 WINNER** - Sustainability Award, Bayside City Council's Built Environment Awards
- 2023 HIGH COMMENDATION** - Medium Density, Bayside City Council's Built Environment Awards
- 2023 SHORTLISTED** - Residential Multiple Housing, Victorian Institute of Architects Awards.
- 2023 FINALIST** - Slate House is a finalist in The Urban Developer Industry Excellence Awards.



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**HOPE &
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Geelong West Post Office



Geelong West Townhall



Hillsong Church



Pakington Street



47 Hope Street



Autumn Street Warehouses



60 Autumn Street



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Geelong West has a **distinctive character** with several significant architectural heritage styles, such as Victorian, Edwardian, Inter war, and a 1950s postwar vernacular. While the suburb has seen **moderate densification** and modern contributions, it remains largely dominated by **weatherboard** or brick single dwellings, some double-storey detached dwellings and **backyards**.

The Hope and Autumn site(s) bridge the lower-scale residential zone and the commercial centre of Pakington Street and Gordon Avenue. There is a diverse mix of contemporary larger-scale developments prevailing in the area.

As a **first principle** approach to the development of the building's form and scale, Austin Maynard Architects have responded to the local character and context. **Domestic-scale gestures** connect the building to the context, heritage, and rich built history of the area.



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With context and heritage considered, the project does not intend to compete with Melbourne's apartment buildings, rather it seeks to **establish a new standard of multi-residential living**, one that shares Geelong's unique DNA.

We believe in **celebrating this regional centre**, particularly its remarkable features and location by evolving its architectural vernacular and character.

The building is **very much of its place**. It draws additional reference from coastal nostalgia in a strapped facade treatment. In true Austin Maynard Architects fashion, this approach is not merely decoration, but acts as a means of expressing the joints in the proposed **high performance facade** material.

The project as a whole endeavours to celebrate its inner city location, **rejecting urban sprawl** while still celebrating the local character and the backyard.



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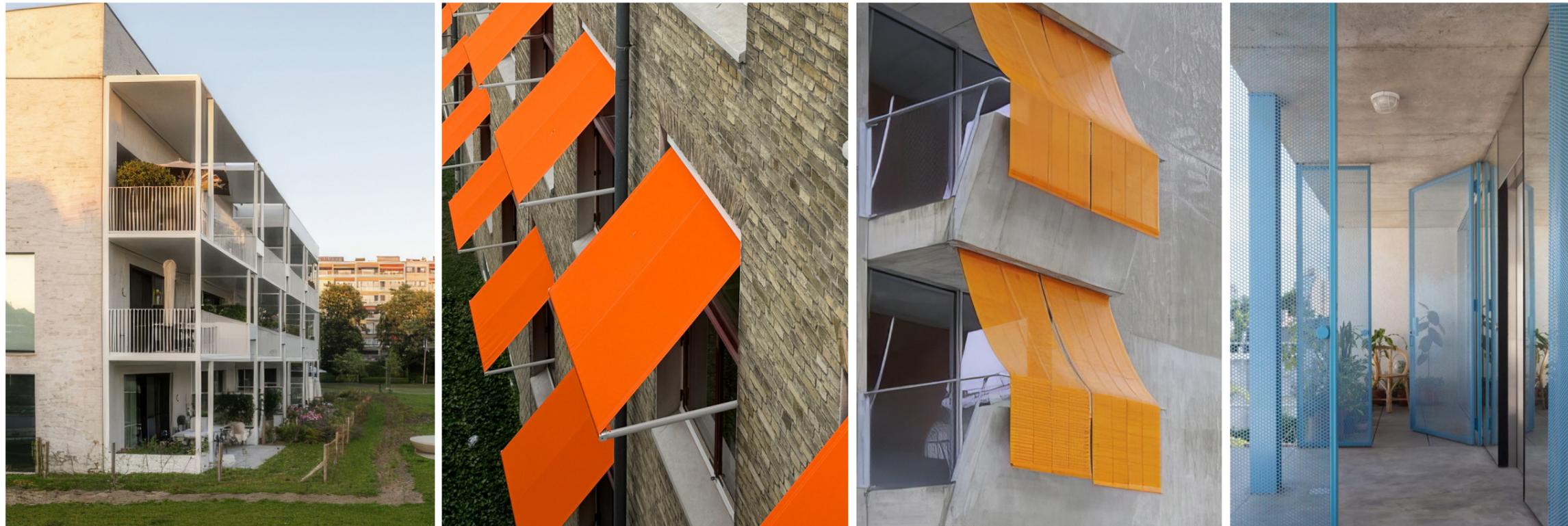
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At Austin Maynard Architects, **sustainability** is at the **core of our design approach**. We use passive design principles tailored to specific climate conditions to achieve **environmental sustainability and economic benefits**. Our goal is to create buildings with a resilient and thermally efficient envelope that lowers operating costs and improves **indoor comfort** for occupants.

In Geelong's climate, where summers can be hot, **effective strategies** like window shading are essential to reduce heat gain. Detached balconies, separate from the main building, are similarly proposed to minimise thermal bridging and reduce heat loss in homes, further ensuring thermal comfort while radically reducing energy usage.

These design elements also offer opportunities for **colour** and additional **articulation to the built form**.

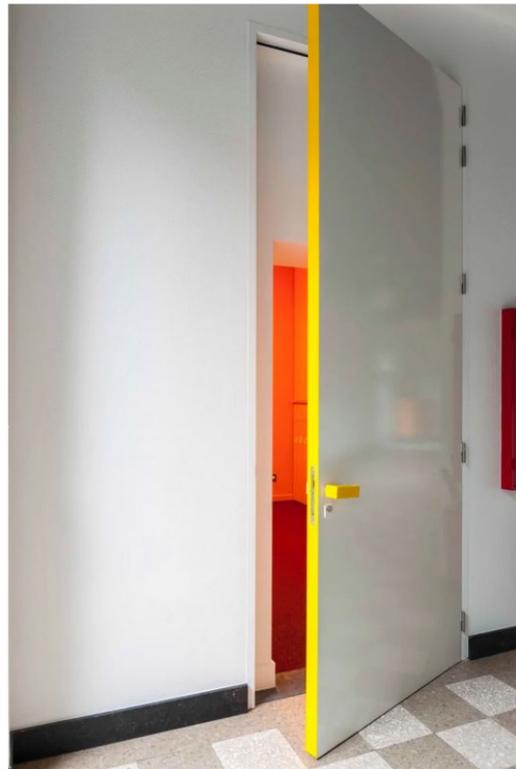


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Home should be a place that **brings you joy**. The design of our interior spaces intend to do just that. **Moments of delight** can be found in unexpected colours or more experiential elements of the interiors. All homes have significant access to natural light and cross ventilation, improving **comfort** and indoor air quality.

Apartment layouts are deliberate, and corridors are highly valued, giving occupants opportunities to zone public and private spaces. Floor finishes and transitions are purposeful and truly consider how homes are **utilised and maintained**.



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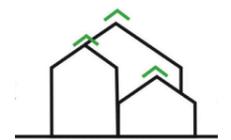
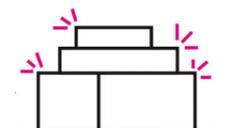
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Slate House: A model for Melbourne's "missing middle".
 Slate House by Austin Maynard Architects stands as a sensitive and highly sustainable response to the challenge of creating density within Melbourne's suburbs. Slate House demonstrates how two land parcels, each with a single dwelling, can be subtly densified to accommodate 14 carefully designed, sustainable, home-sized apartments. This innovative approach not only addresses the need for increased housing density but proves that development can be crafted sensitively to fit within its context.

"The team behind Slate House has adapted a refreshing approach to developing apartment buildings that we hope to see more of in the future. It manages to create a sense of freedom without wasting any space - incredible work."

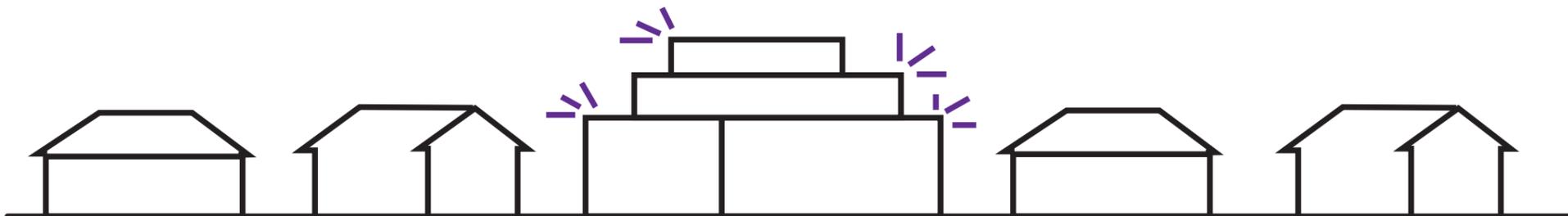
The Good Design Awards Jury.



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Typical Multi Residential Design Response



Contextual Design Response



Geelong West is an **inner-city suburb** that is rapidly undergoing new development. Larger buildings do not have to be different, nor do they require their context to be neglected. There are a **number of other large significant buildings** in the area, such as Hillsong Church and Geelong West Town Hall, that have been examined to develop the design in a meaningful, sustainable and localised way.

The proposal takes into account surrounding single story vernacular dwellings while also directly addressing the urgent need for medium density housing in commercial areas.

Drawing on the successful approach and sensitivity taken in the design of Slate House, the proposal seeks to contribute to the heritage and local character of Geelong West. It does so through using a familiar scale, form and material selection.

The proposal is a **synthesis of the prevailing heritage character and domestic context**, not a modernist box.

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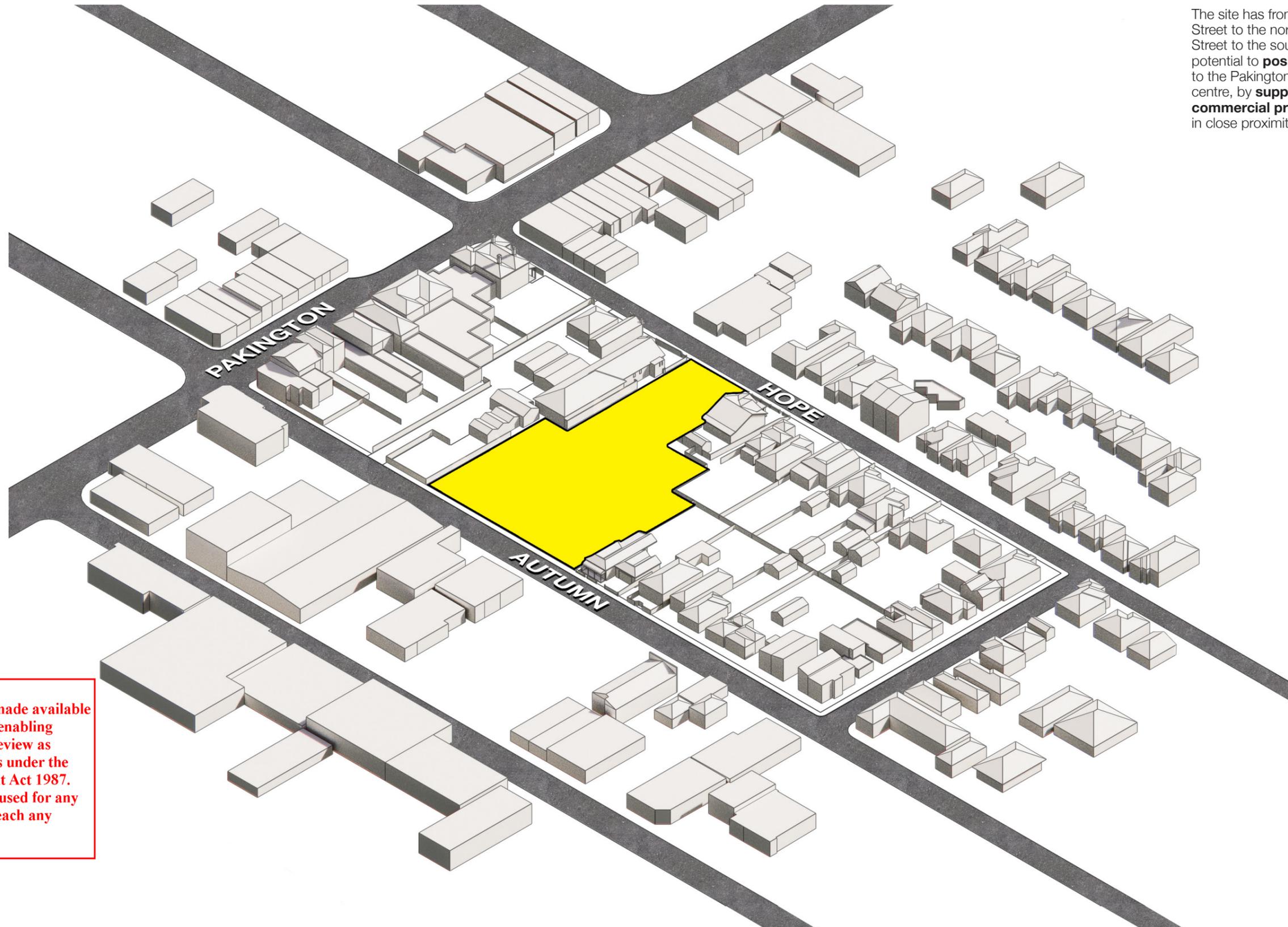
2.2.01 The Site

51-53 Hope Street & 66-76 Autumn Street

An outline of the site's area and position relative to its immediate context.

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The site has frontage to Hope Street to the north and Autumn Street to the south. It has incredible potential to **positively contribute** to the Pakington Street activity centre, by **supporting the commercial precinct** with homes in close proximity.



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■ Site Area

2.2.02 Streetscape Articulation & Setbacks

A study of the existing streetscape setbacks.

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Dwelling setbacks from the street in the local neighbourhood and the block of the site have been examined. This has revealed a **formal articulation of the immediate context**, as illustrated in the diagram. This has informed the design response.



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Street Setbacks

2.2.03 Shared Access & Laneways

Highlighting common access between lots.

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Common laneways create areas of **separation** between the lots and breakdown the street frontage.

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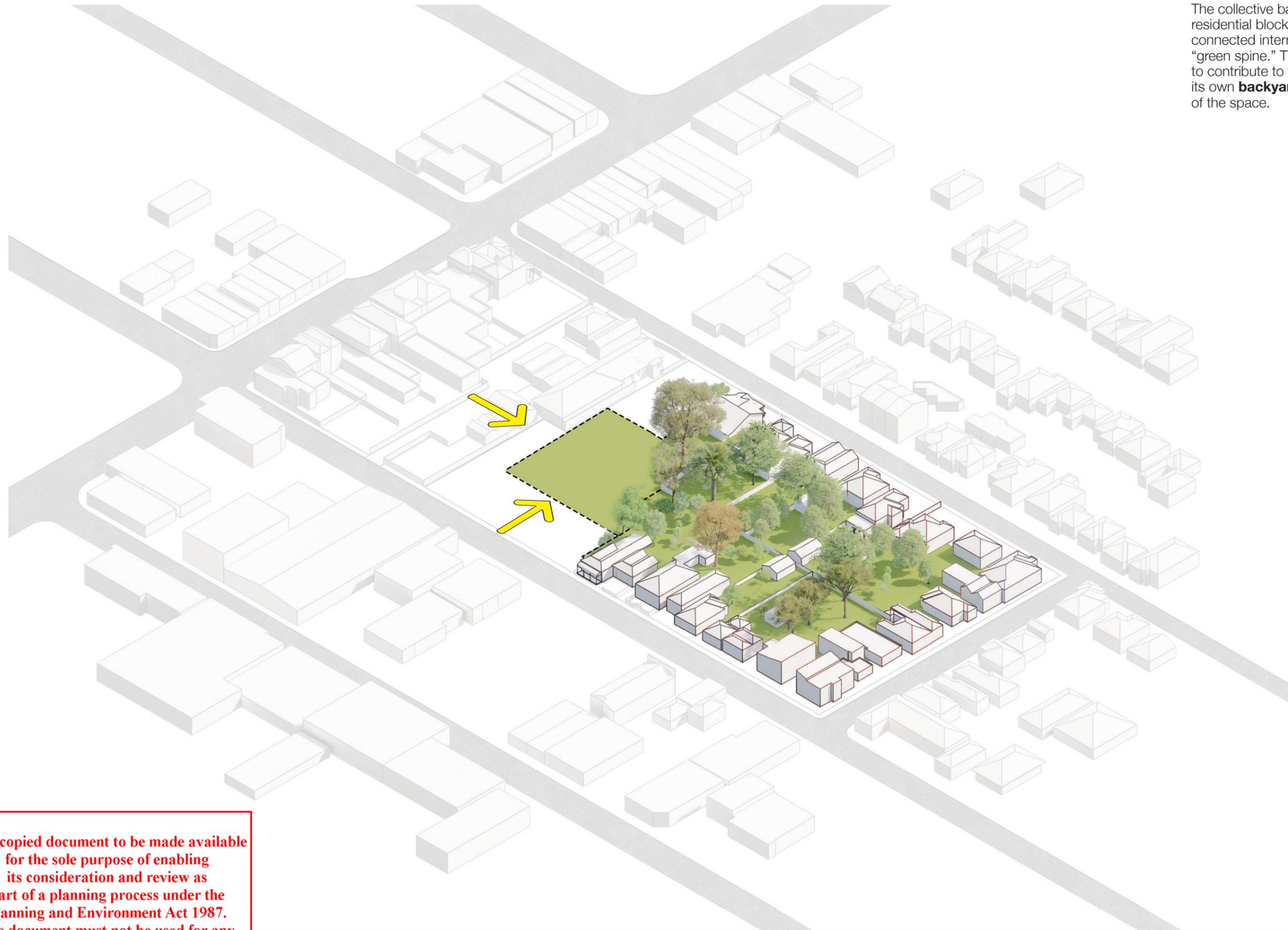
Common Laneways

2.2.04 A Green Spine of Backyards

A large connected green space.

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The collective backyards of the residential block form an interconnected internal **green space** or "green spine." The proposal seeks to contribute to the green spine with its own **backyard** as an extension of the space.



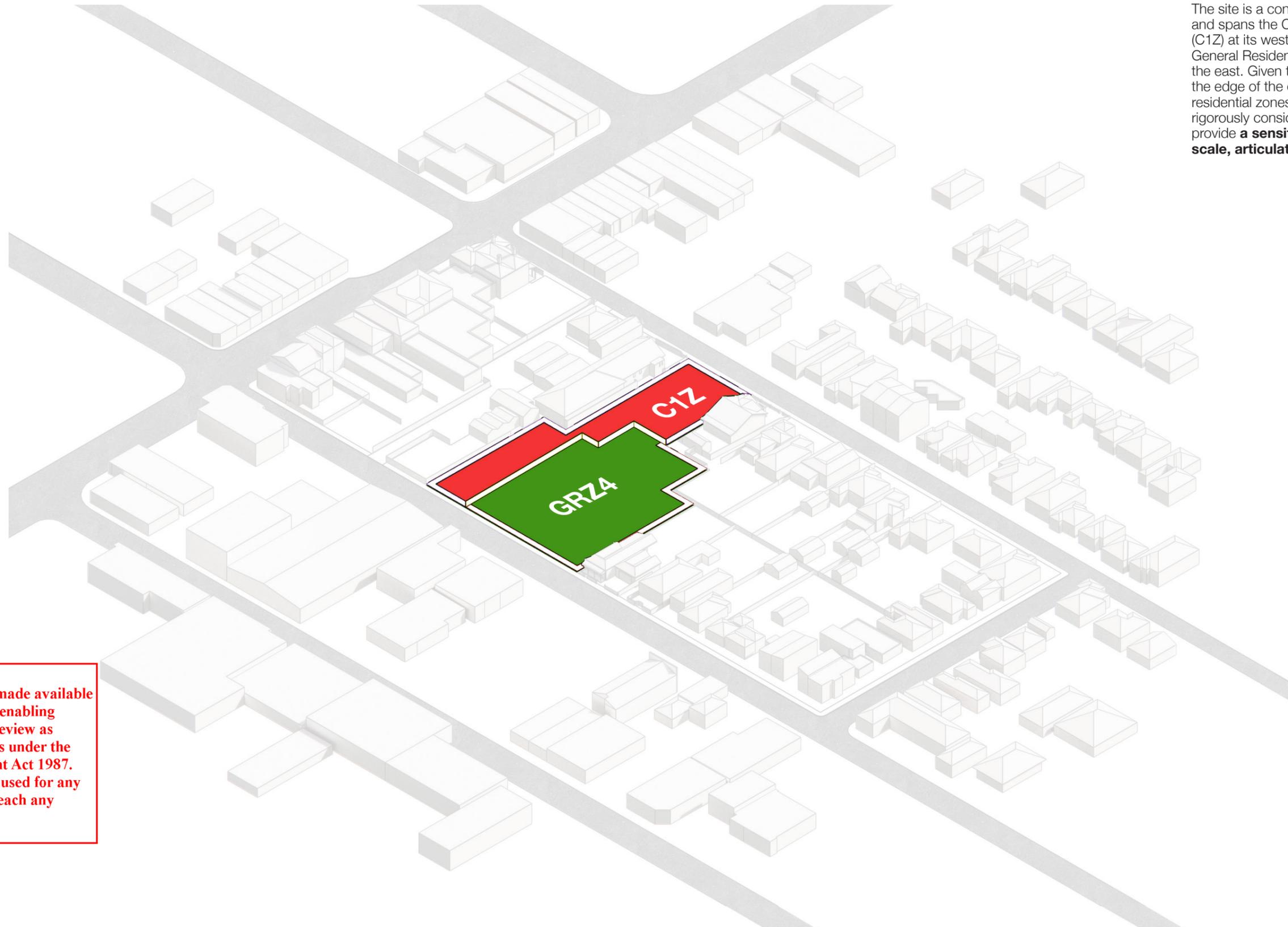
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2.2.05 The Site(s): Zoning & Interfaces

The site(s) division between Commercial Zone (C1Z) and General Residential Zone (GRZ4).

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The site is a consolidation of 7 titles and spans the Commercial Zone (C1Z) at its western side and General Residential Zone (GRZ4) to the east. Given the site's location, at the edge of the commercial and residential zones, the proposal has rigorously considered how to provide **a sensitive transition in scale, articulation and amenity.**



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- C1Z
- GRZ4 & NRZ3

2.2.06 Zoning of the Immediate Context

Identifying zones in the immediate context.

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The Commercial Zone extends along the south side of Autumn Street, with warehousing, commercial buildings and vacant lots fronting both the site and adjacent dwellings. It is anticipated that these commercial properties will ultimately be developed in the near future, and as such the proposal intends to serve as an **exemplary precedent for inevitable future development** along Autumn Street and within the immediate surrounding area.

Pakington Street
Commercial Precinct
and Activity Centre

67 Autumn Street
ISUZU Ute Service
Centre

49 & 43 Autumn Street
Vacant Car Yard & Garage
Door Shop

47 Hope Street
Californian bungalow brick
construction

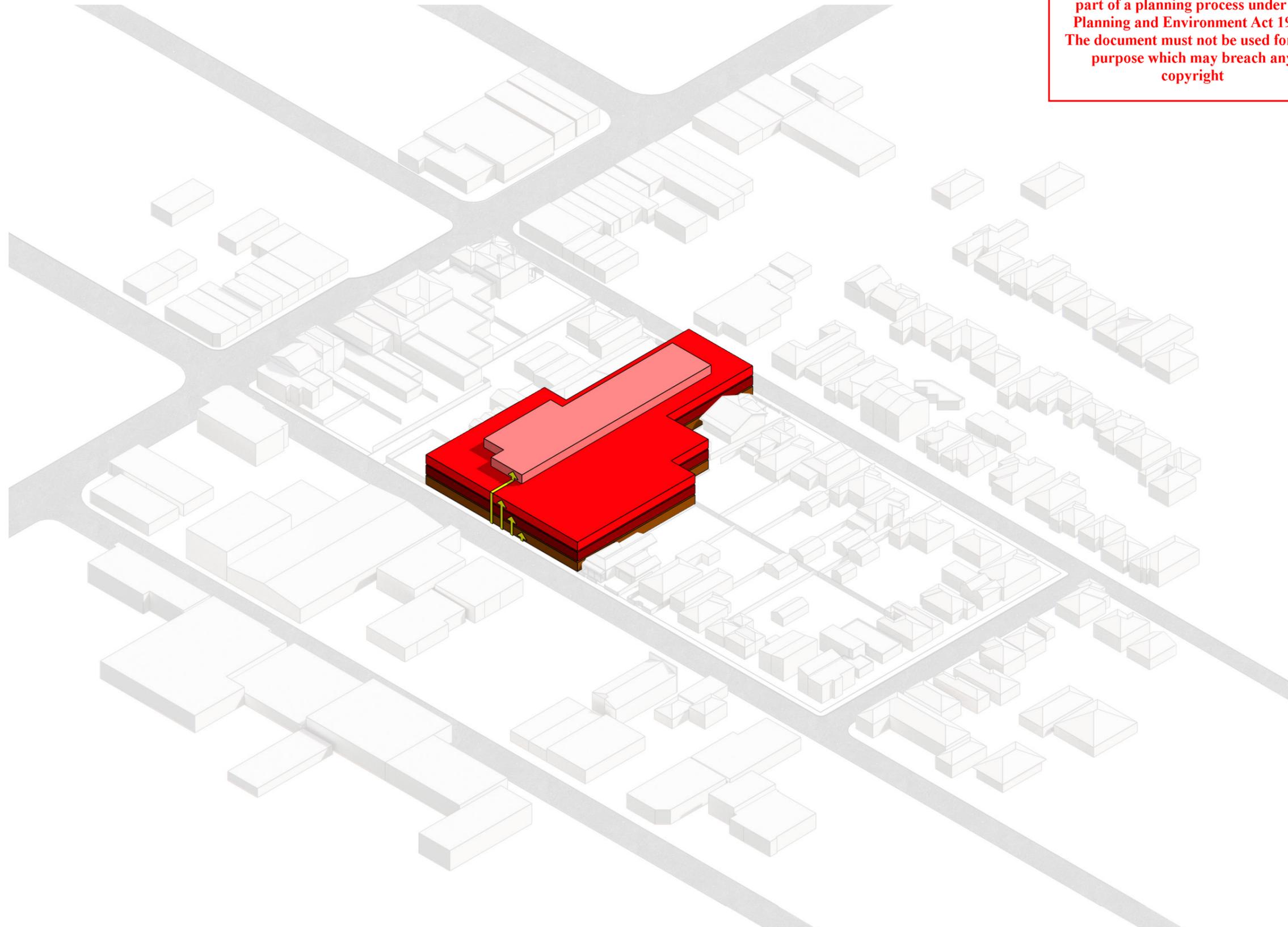
38 Hope Street
Typical weatherboard clad
dwelling

- C1Z
- GRZ4 & NRZ3

2.2.07 Building Height

Illustrating three storey extrusion to the extents of the site area, with a fourth storey offset toward the C1Z side.

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- G - 3.2m
- LV1 - 6.4m
- LV2 - 9.6m
- LV3 - 12.8m

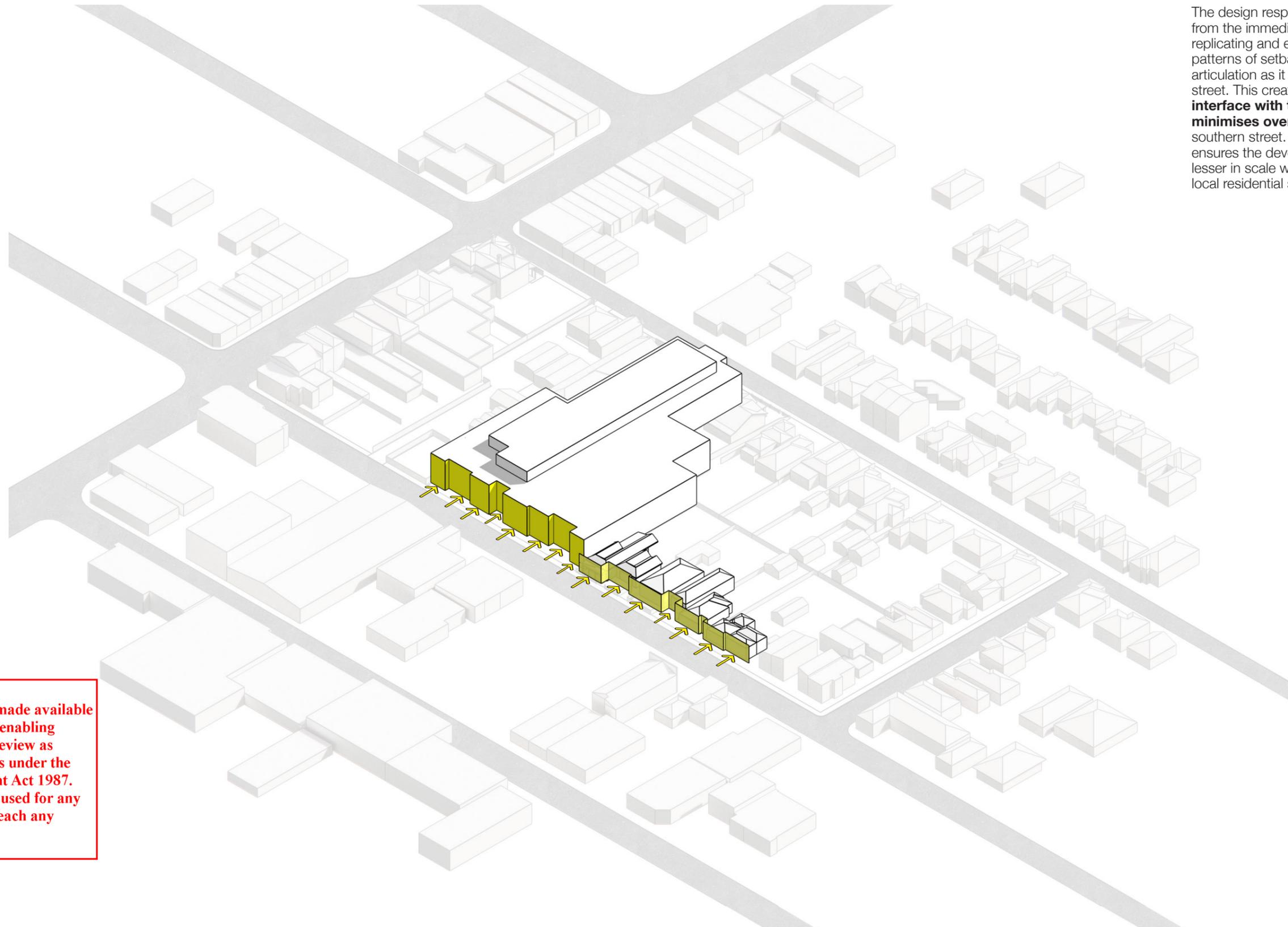
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2.2.08 Street Setbacks

Highlighting setbacks and articulation within the immediate streetscape.

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The design response takes cues from the immediate context, replicating and extending the patterns of setbacks and articulation as it presents to the street. This creates a **domestic interface with the street** and **minimises overshadowing** to the southern street. In doing so, it ensures the development appears lesser in scale while matching the local residential street form.



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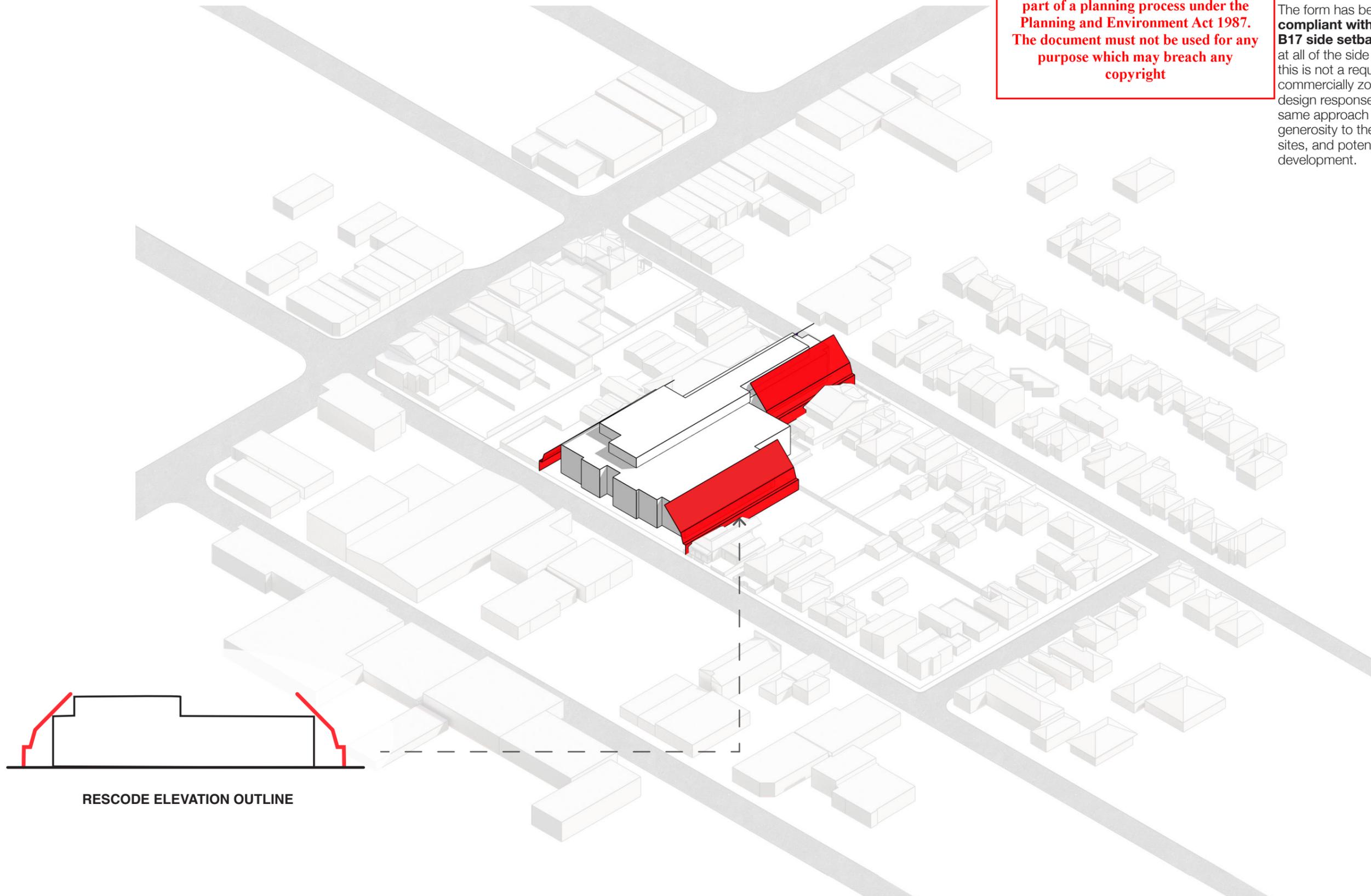
■ Building Street Setback

2.2.09 Residential Design Code Setbacks

Clause 55 B17 side setback requirements are indicated as a profile along the side boundaries of the site.

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The form has been shaped to be compliant with the Clause 55 B17 side setback requirements at all of the side boundaries. While this is not a requirement for the commercially zoned interface, the design response has employed this same approach to provide generosity to the neighbouring sites, and potential for equitable development.



RESCODE ELEVATION OUTLINE

■ B17 Residential Design Code setback

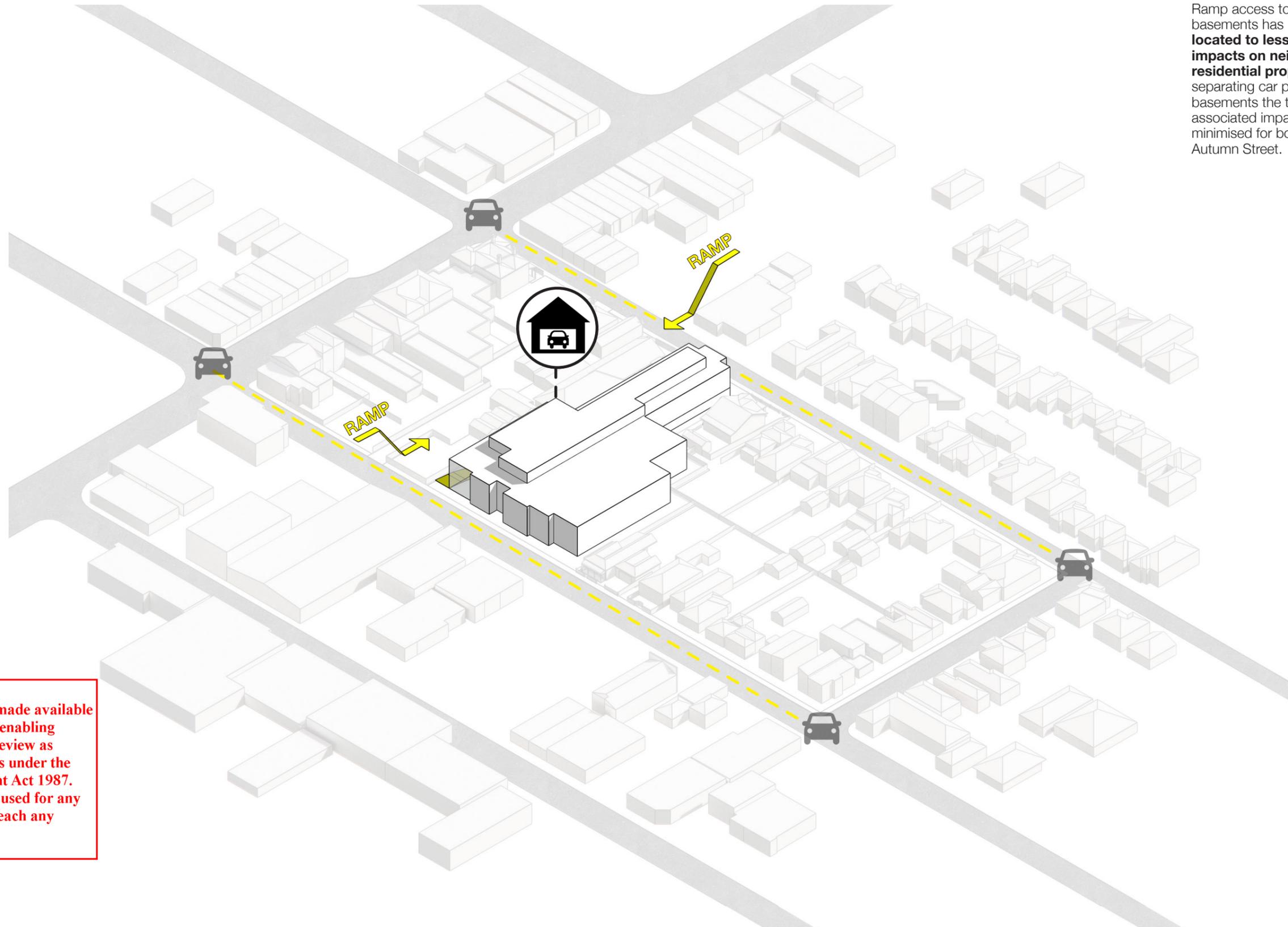
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2.2.10 Basement Access

Basement ramp locations illustrated entering off both Hope and Autumn Street.

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Ramp access to two separate basements has been strategically located to **lessen the traffic impacts on neighbouring residential properties**. By separating car parking across two basements the traffic volume and associated impacts will be minimised for both Hope and Autumn Street.



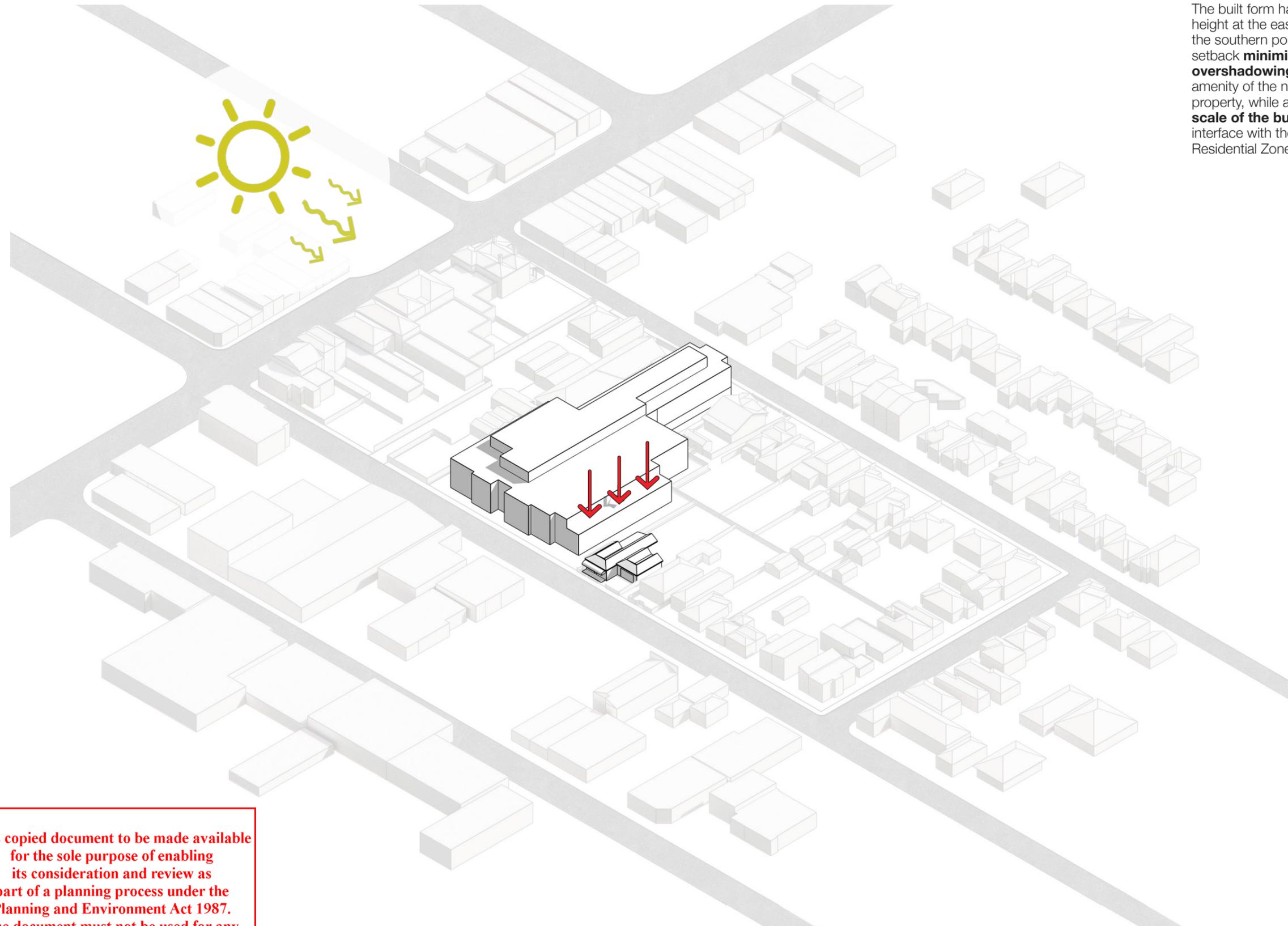
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Vehicle Access

2.2.11 Protecting Amenity

The form is stepped down at the most sensitive interface.

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The built form has a reduced overall height at the eastern boundary of the southern portion of the site. This setback **minimises overshadowing**, protecting the amenity of the neighbouring property, while also **reducing the scale of the built form** at the interface with the General Residential Zone.

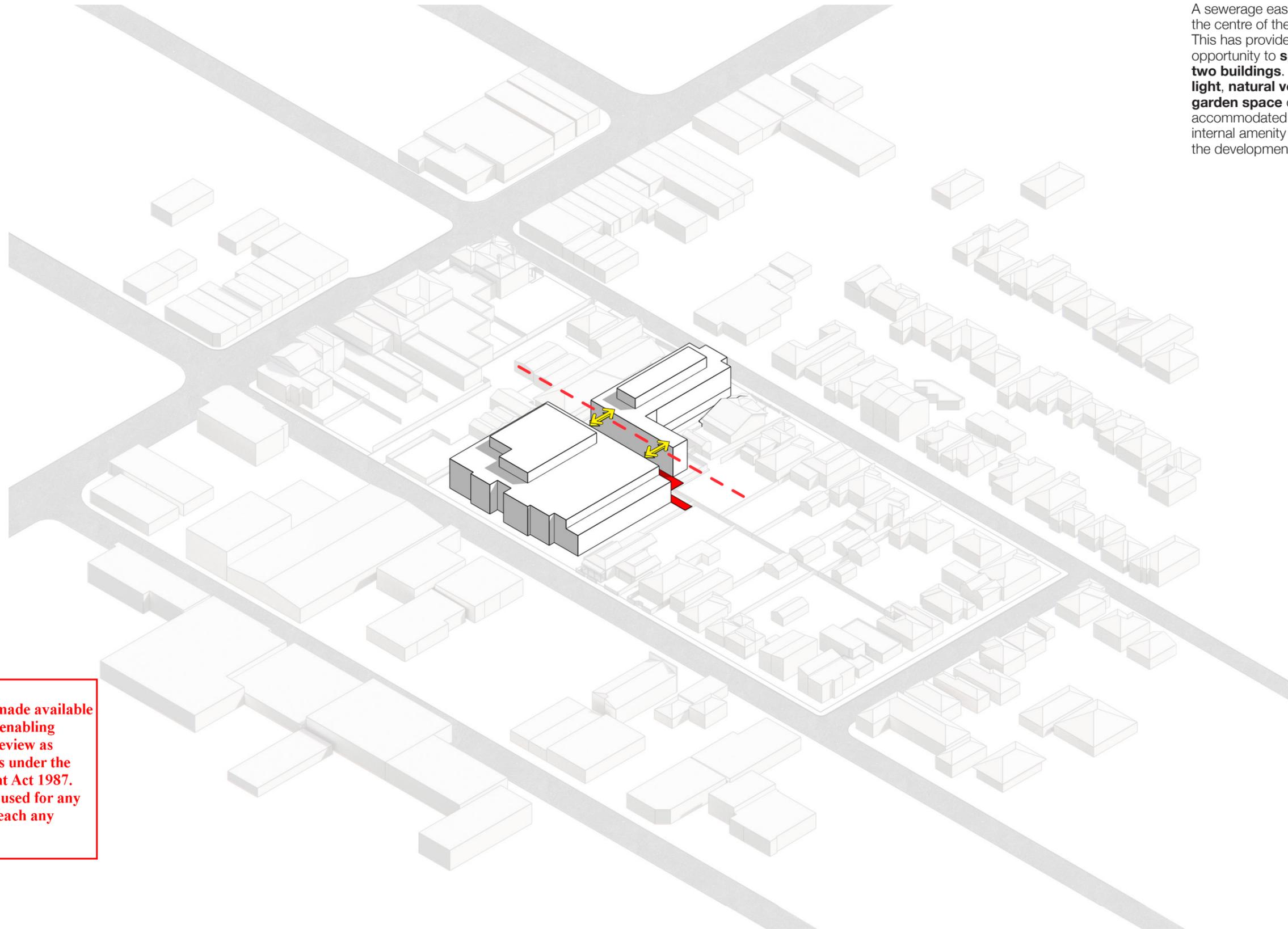
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2.2.12 Easement

The built form is split into two buildings as a consequence of a sewerage easement.

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A sewerage easement runs through the centre of the consolidated sites. This has provided an ideal opportunity to **split the form into two buildings**. This ensures that **light, natural ventilation** and **garden space** can be accommodated for, improving internal amenity for homes within the development.



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■ Easement

2.2.13 Common Access & Connection

A common access provides visual connection between Hope and Autumn Street by separating the built form.

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A common access way, much like those seen in the local area, provides **internal connection** between Hope and Autumn streets for future residents.

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Common Access

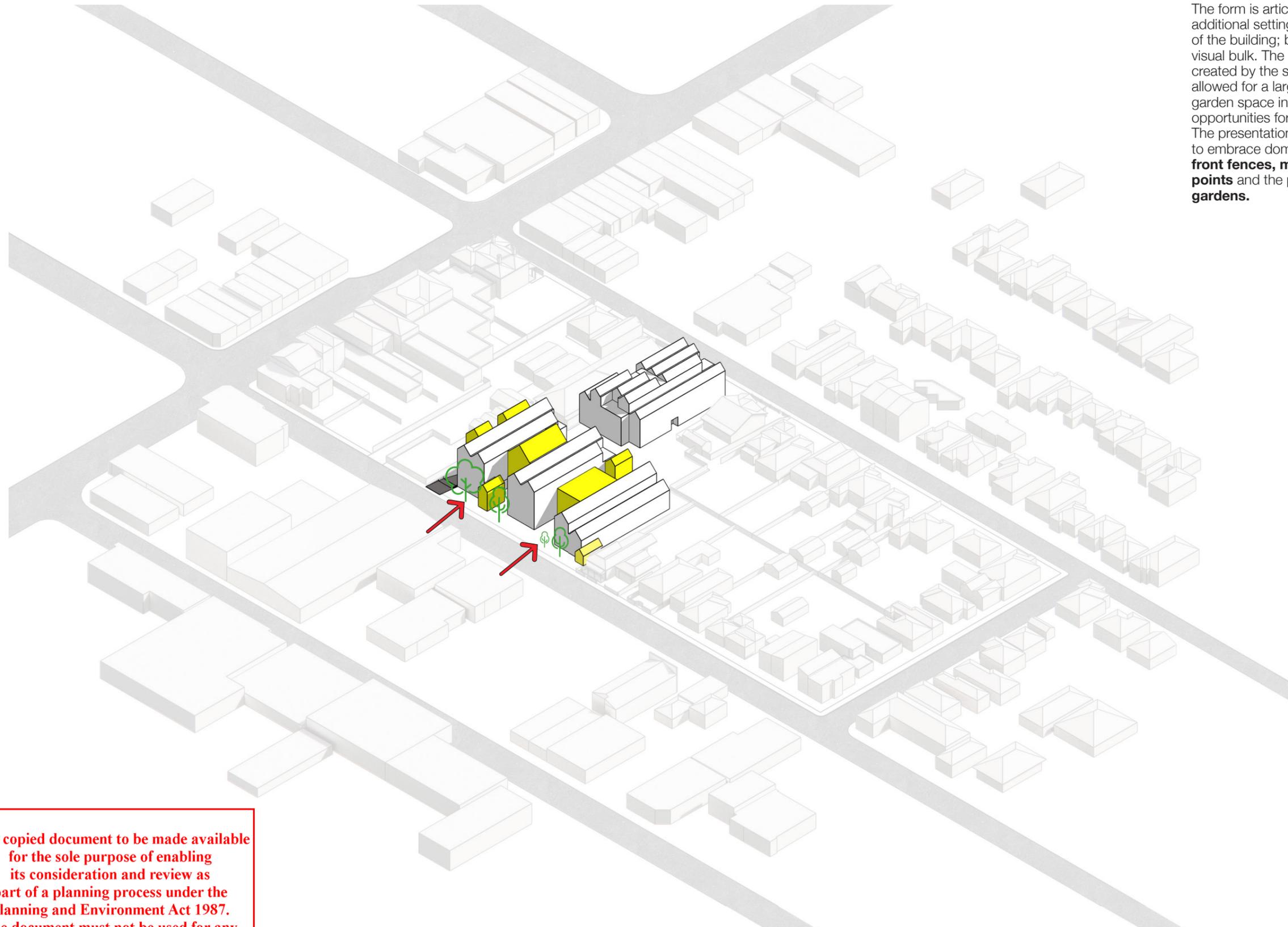
Sight Lines

2.2.14 Reducing Mass

Articulation and setbacks reduce the mass building presentation to the street.

ADVERTISED PLAN

The form is articulated through additional setting back of portions of the building; breaking down the visual bulk. The additional space created by the setbacks has allowed for a large amount of garden space including opportunities for deep soil planting. The presentation to the street seeks to embrace domestic motifs: **low front fences, multiple entry points** and the provision of **front gardens**.



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2.2.15 Introducing Articulation

Gabled forms introduce a domestic language to the form.

ADVERTISED PLAN

The introduction of pitched roof forms provides a reference to the **domestic scale** and vernacular of the local area while also effectively breaking down the form and scale of the proposal.

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■ Gable Form

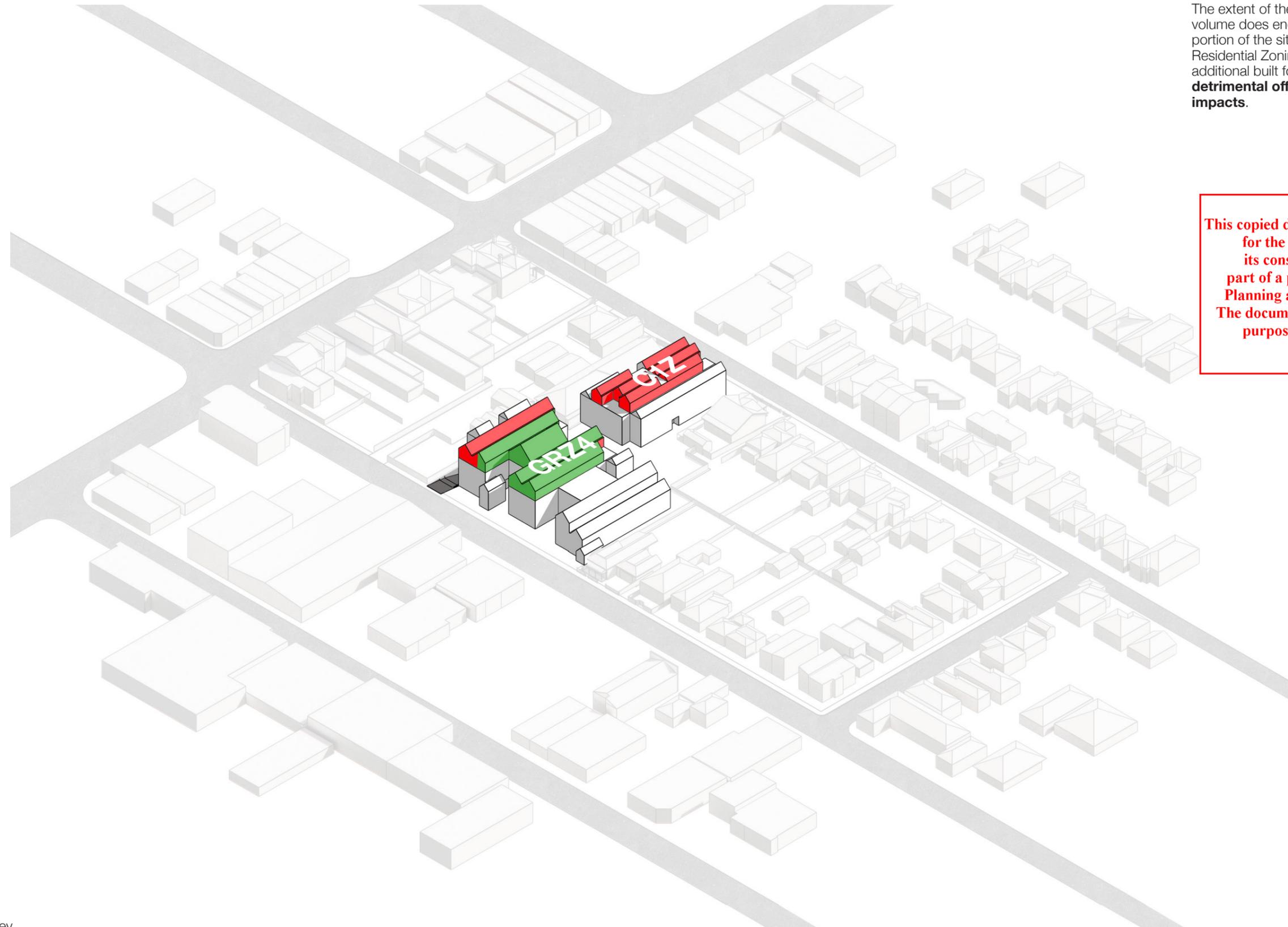
2.2.16 Extent of Fourth Storey

The extent of the fourth storey volume.

ADVERTISED PLAN

The extent of the fourth storey volume does encroach into a portion of the site that has General Residential Zoning. However, this additional built form provides **no detrimental off site amenity impacts**.

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■ C1Z Fourth Storey

■ GRZ Fourth Storey

2.2.17 Environmentally Sustainable Design (ESD) Initiatives

The proposal features numerous ESD initiatives.



Solar PV Panels



Retractable Awnings



High Performance Envelope



Bike Storage



Fossil-Fuel Free



All Electric Services & Appliances



Embedded Network (100% Renewables)



Rain Water Harvesting and Reuse

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The proposed development is all about embracing **sustainability** as a core element of **good design**. The project will be **fossil-fuel free**, relying on electrically powered heat-pump hot water and all electric appliances, ensuring that residents enjoy **low impact** sustainable living.

Further minimising environmental impacts, the buildings will feature **solar PV** panels on the roof, helping to supplement the energy usage and reduce reliance on external power sources.

Water conservation is also prioritised by incorporating systems for water collection and reuse. The building's design includes strategic shading, high-performance doors and windows, and **high performance insulation**.

These features work together to create an external envelope that significantly reduces the energy needed for heating and cooling.

The project is also designed to promote sustainable transportation options, including plenty of **bike parking** and **EV (electric vehicle)** chargers in the basement for those who drive electric cars. This way, residents can choose eco-friendly ways to get around, whether they prefer cycling or driving an electric vehicle.

Our commitment to sustainability extends beyond just the building itself. By integrating these initiatives, we're not only reducing the environmental cost of the development but also enhancing the **quality of life for everyone** who will call this building home.

2.2.18 Coastal Home

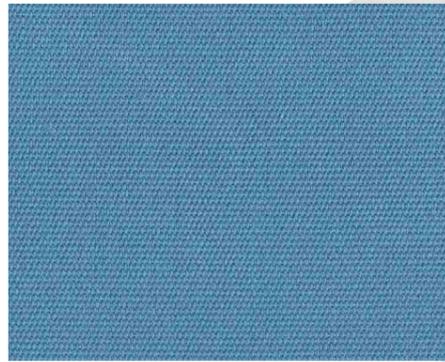
Proposed materials and application.



Surfmist Metal Cladding



Cream Brick



Blue Awnings



Balustrade



Proposed Facade



Coastal Home



ParkLife by Austin Maynard Architects

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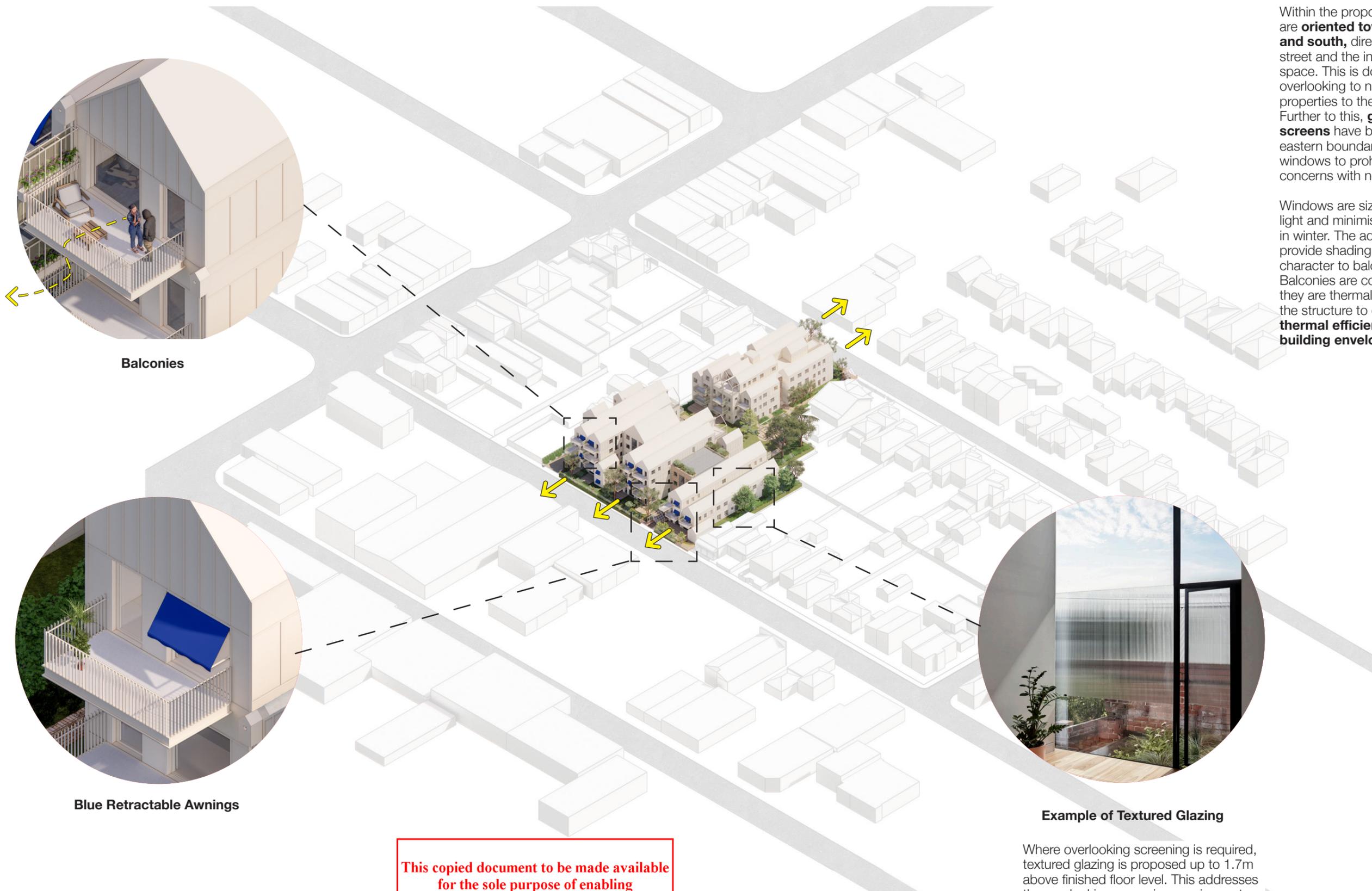
Geelong is a gateway to the surf coast with a bayside location itself, the project seeks to build upon this in developing an identity for the building. Externally, metal 'fibro shack-like' cladding is used, with low lying picket fencing, front garden landscaping and communal wash down areas. The building employs a local colour palette, based on neighbouring dwellings and aims to **contribute to the neighbourhood character**.

The **colour of the selected materials** play a fundamental role in the thermal performance of the building envelope, while also exceeding the National Construction Code requirements for solar reflectance. For this reason, the predominant colour of the selected cladding material is within an acceptable spectrum that will result in **reduced solar absorption and heat gain**.

2.2.19 Balconies, Openings & Awnings

Balconies, windows and awnings enhance the character of the built form while providing amenity.

ADVERTISED PLAN



Within the proposal, the balconies are **oriented toward the north and south**, directing outlook to the street and the internal garden space. This is done to minimise the overlooking to neighbouring properties to the east and west. Further to this, **glazing privacy screens** have been added to the eastern boundary apartment windows to prohibit onlook concerns with neighbours.

Windows are sized to maximise light and minimise internal heat loss in winter. The addition of awnings provide shading, privacy and character to balcony spaces. Balconies are constructed such that they are thermally separated from the structure to **enhance the thermal efficiency of the building envelope**.

Balconies

Blue Retractable Awnings

Example of Textured Glazing

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Where overlooking screening is required, textured glazing is proposed up to 1.7m above finished floor level. This addresses the overlooking screening requirement while maintaining view / amenity from the habitable room.

2.2.20 Domestic Scale Street Fronting Elements

Location of public front yard pergola & backyard communal pergola.

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Shelters are situated at the Hope and Autumn Street entrances. They feature integrated seating to give a **public presence** to the building. In the backyard, a communal pergola provides a common area for residents. It is intended to be a multi-use area.



Autumn Street Entry

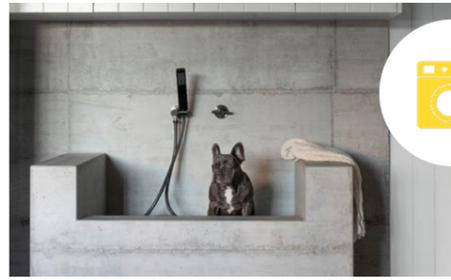


Hope Street Entry

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2.2.21 Building Community

Communal spaces located to foster interaction and ease of use.



Dog Wash



Common Room



Communal Garden



Work From Home Space



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We firmly believe that apartments should be considered as long-term homes. Medium-density, inner-city living should not mean compromising on what a freestanding home offers, or the sense of neighbourhood and community. By centralising occasional spaces, living spaces can be optimised. The proposal includes significant communal amenity such as wash down areas at building entries, communal productive garden, a dedicated working from home space, indoor and outdoor dining spaces, bicycle parking and more.

Extending beyond the proposal the project will offer significant benefit to the broader community and local economy.

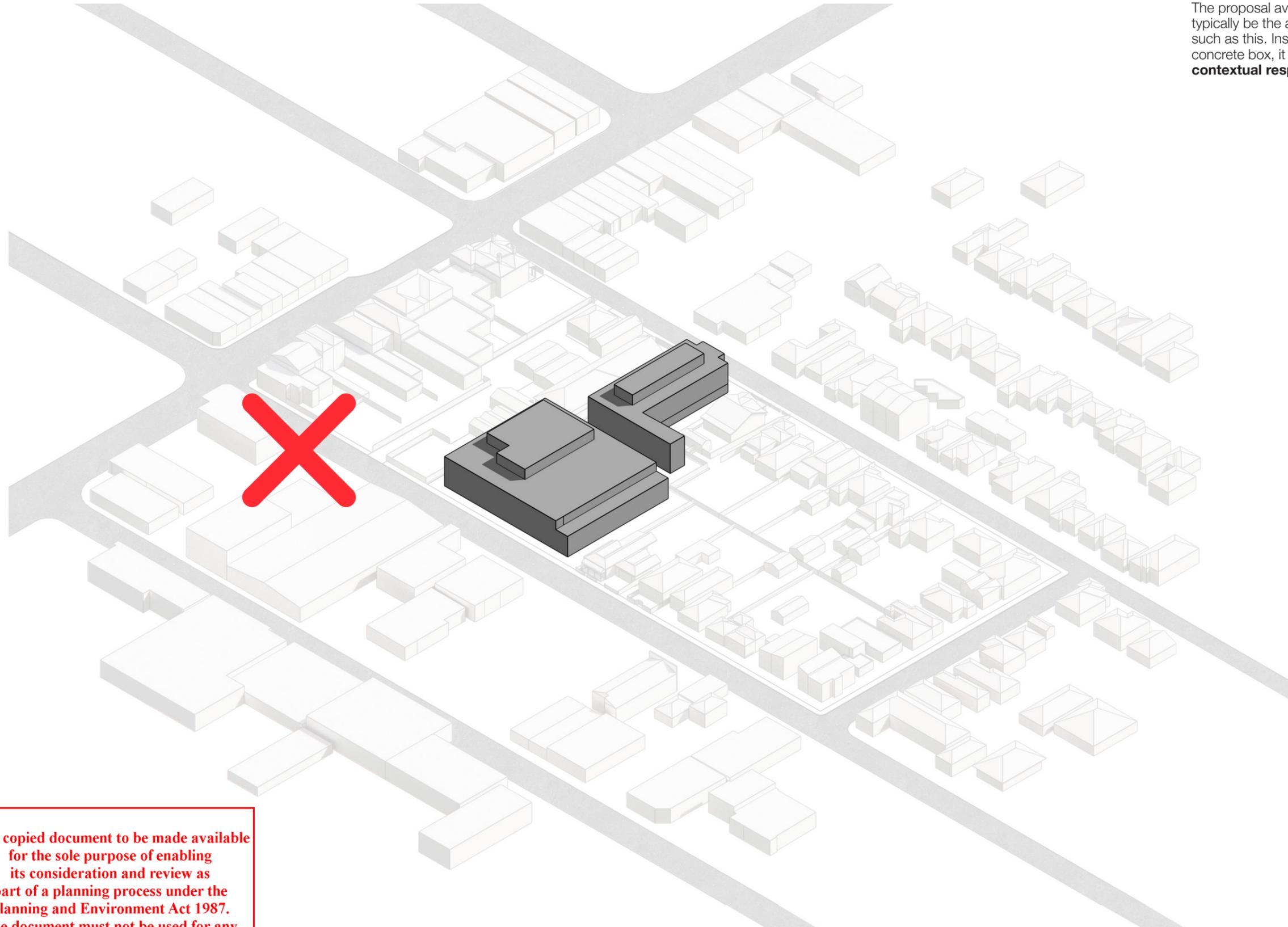
ADVERTISED PLAN

2.2.22 Avoiding the Conventional Approach

An example of what not to do.

ADVERTISED PLAN

The proposal avoids what might typically be the approach to a site such as this. Instead of a large concrete box, it **offers a sensitive, contextual response.**



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2.2 Project Summary

ADVERTISED PLAN

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No. of Apartments

- ✓ Compliant Garden Area
- ✓ Compliant Car Parking Allocation

Clause 55.07 Compliance

- ✓ 94.7% Compliant (50% Compliance Required) - B42 Access
- ✓ 100% Compliant - B43 Private Open Space
- ✓ 100% Compliant - B44 Storage
- ✓ 100% Compliant - B46 Functional Layout
- ✓ 100% Compliant - B47 Functional Layout
- ✓ 94.7% Compliant (40% Compliance Required) - B49 Ventilation

Environmentally Sustainable Design (ESD):

- ✓ Excellence in ESD initiatives.
- ✓ Passive Solar Design.
- ✓ Fossil fuel free.
- ✓ All Electric.
- ✓ Contextual Design Response.
- ✓ Design Excellence.
- ✓ Significant landscaping.

Net Community Benefit:

- ✓ Provide a greater density and diversity of housing for different segments of the community
- ✓ Improve retail trade, with more local residents to support commercial activity in the neighbourhood centre
- ✓ Improved passive surveillance of the public realm
- ✓ Contextual design response that is a positive contribution to the streetscape
- ✓ Greater number of dwellings to contribute to local infrastructure and levies
- ✓ Reduced heat island effect, through the commitment to green space and through planting and trees
- ✓ Reduced parking congestion, due to the large and highly functional basement
- ✓ Providing an exemplary example of sustainability and medium density housing

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View Point A. (No Landscaping)



View Point A. (With Landscaping)



View Point B. (No Landscaping)



View Point B. (With Landscaping)

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View Point C. (No Landscaping)



View Point C. (With Landscaping)



View Point D. (No Landscaping)

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View Point D. (With Landscaping)



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We recognise their sustained connection to land
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never been ceded.

We pay our respects to Elders past, present and
emerging, and support the long overdue need for
recognition and empowerment.