

**ADVERTISED
PLAN**

34 George Street Reservoir

GREAT DESIGN FASTTRACK PRINCIPLES RESPONSE

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REV 01 - June 2025

REV 02 - July 2025

REV 03 - July 2025

REV 04 - December 2025

Ys Housing

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George Street Elevation



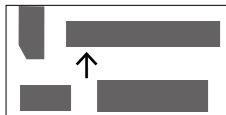
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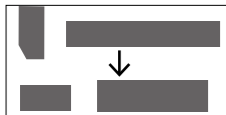


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Building 02 - Southern Facade



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Building 03 - Northern Facade

Requirements

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Requirements

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Criteria	Response
Apartment and townhouse proposals that are 2-8 storeys with eight or more homes	Criteria met 3 storeys 23 new homes 1 renovated church into a home
Townhouses must achieve a NatHERS rating of no less than 7.5 stars	Criteria met 7.5 stars min (7.5 - 8.3 stars)
All dwellings need to provide effective natural ventilation, which includes cross ventilation, single sided ventilation, or mechanically assisted ventilation.	Criteria met All dwellings have natural cross flow ventilation across every level
Proposal demonstrates specified principles for great design	Criteria met See following pages

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New townhouses (TH02-TH24)

All new townhouses achieve a NatHERS rating between 7.5 - 8.3 stars

Project Heating & Cooling Loads					
Type:	Unit Number:	STAR RATING ACHIEVED	CALCULATED HEATING	CALCULATED COOLING	TOTAL HEATING & COOLING mj/m ²
4	U2	7.6	41.7	24.9	66.5
3.a	U3	7.9	25.1	29	54.2
3.b	U4	7.9	27.7	28.1	55.9
6	U5	7.5	34.5	33	67.5
1.a	U6	7.7	44.9	18.6	63.5
2	U7	8.3	29.8	14.4	44.2
1.b	U8	8.1	30.7	19.2	49.9
1.c	U9	7.9	37.9	16.6	54.5
2	U10	8.3	29.8	14.4	44.2
1.b	U11	8.1	30.7	19.2	49.9
1.c	U12	7.9	37.9	16.6	54.5
2	U13	8.3	29.8	14.4	44.2
1.b	U14	8.1	30.7	19.2	49.9
1.c	U15	7.9	37.9	16.6	54.5
7	U16	7.9	36.7	19.9	56.6
5.a	U17	7.5	38.9	28.0	66.9
5.b	U18	7.8	39.9	18.5	58.4
5.c	U19	7.8	40.6	18.2	58.9
5.b	U20	7.8	39.9	18.5	58.4
5.c	U21	7.8	40.6	18.2	58.9
5.b	U22	7.8	39.9	18.5	58.4
5.c	U23	7.8	40.6	18.2	58.9
5.d	U24	7.5	42.8	24.1	66.9

The Church (01)

The Church achieves a NatHERS rating of 7.5 stars minimum

Project Heating & Cooling Loads				
	STAR RATING ACHIEVED	CALCULATED HEATING	CALCULATED COOLING	TOTAL HEATING & COOLING mj/m ²
Dwelling	7.6 ☆	33.8	31.4	65.2d

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Design Principles

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01 Neighbourly homes

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Location map

Connected location

- 500m to Reservoir station
- 150m to local shops
- 500m to Reservoir lake/ parks



Street interface

A friendly street interface

- Roofline design references the Church
- Form increases viewlines to Church
- New townhouses with garden entry



Facade along the northern boundary

Neighbours

- Articulated built form on boundary interfaces
- Tree planting on boundary interfaces

02 Welcoming homes

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Warm entries to 3-storey townhouses



Communal garden



Warm entries to the Sky Terraces above carpark

Welcoming and defined entries

- Warm timber defines entries to 3-storey townhouses
- Warm light-coloured cladding defines entries to Sky Terraces
- Changes in paving finish demarcate pedestrians and cars
- Paired entries to Sky Terraces create individual porches

Communal spaces

- Shared garden, with places for play and outdoor dining
- Connected public realm with passive surveillance
- Driveway minimised due to consolidated parking

Carparking reduction

- 500m to Reservoir Station
- Centrally located secure bike parking facilities
- Consolidated carparking, cleverly concealed
- Single crossover

03 Landscaped homes

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Private gardens at our Edwardes Street project showing a similar response



Communal garden



Yellow Gum street tree

Private gardens

- North facing gardens
- North facing balconies
- Spaces for pets. Pet doors optional for all dwellings

Communal gardens

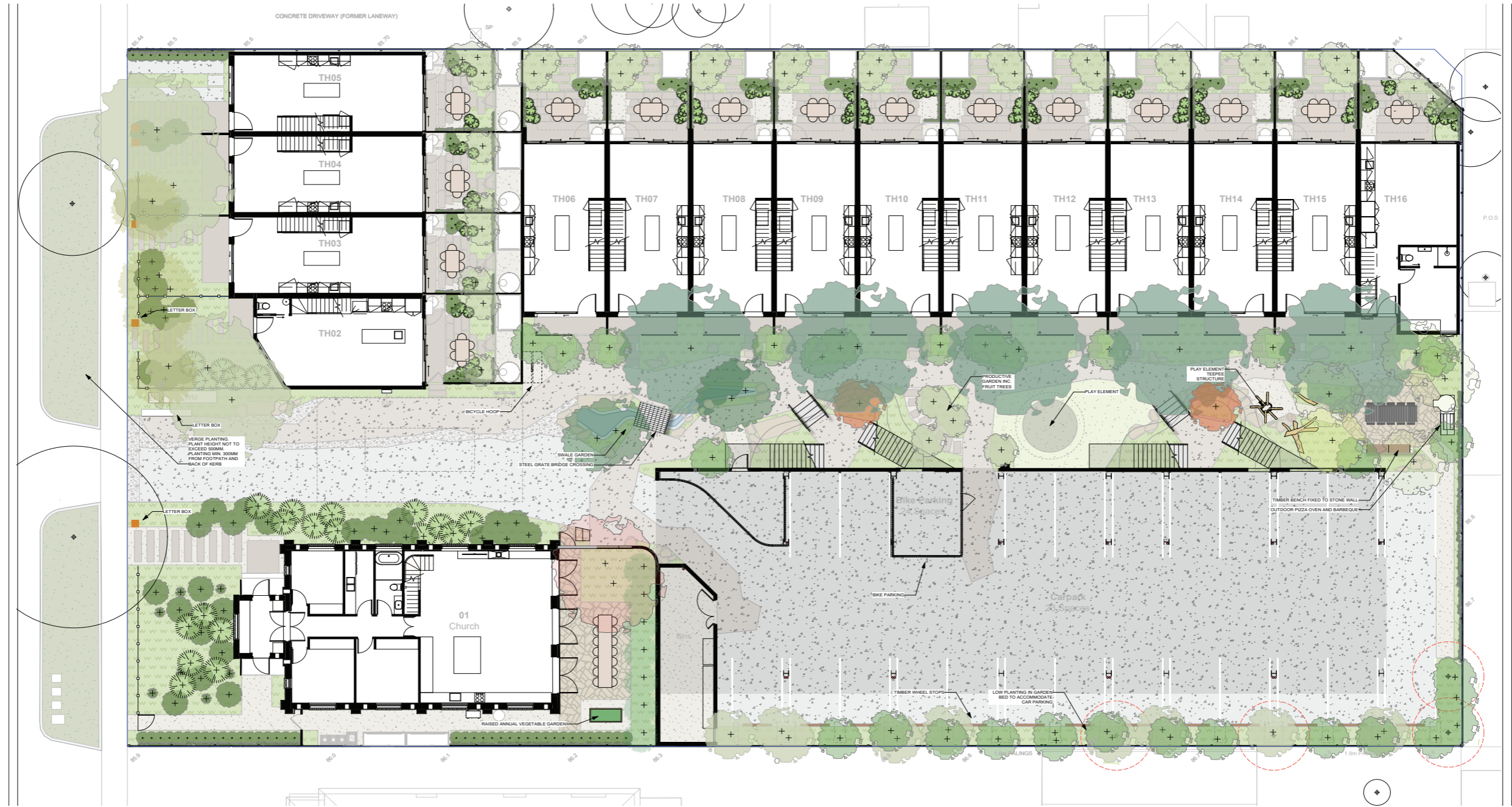
- Central garden with places for interaction
- Dwellings share views to central landscape
- Native trees flanking the carpark
- Central raingarden

Trees

- Max deep root zones (no underground parking)
- Canopy cover 35% from 60+ new trees
- Native species used accross the site
- Retain mature 12m Yellow Gum in front of the Church

03 Landscaped homes

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Landscape design by nohLA

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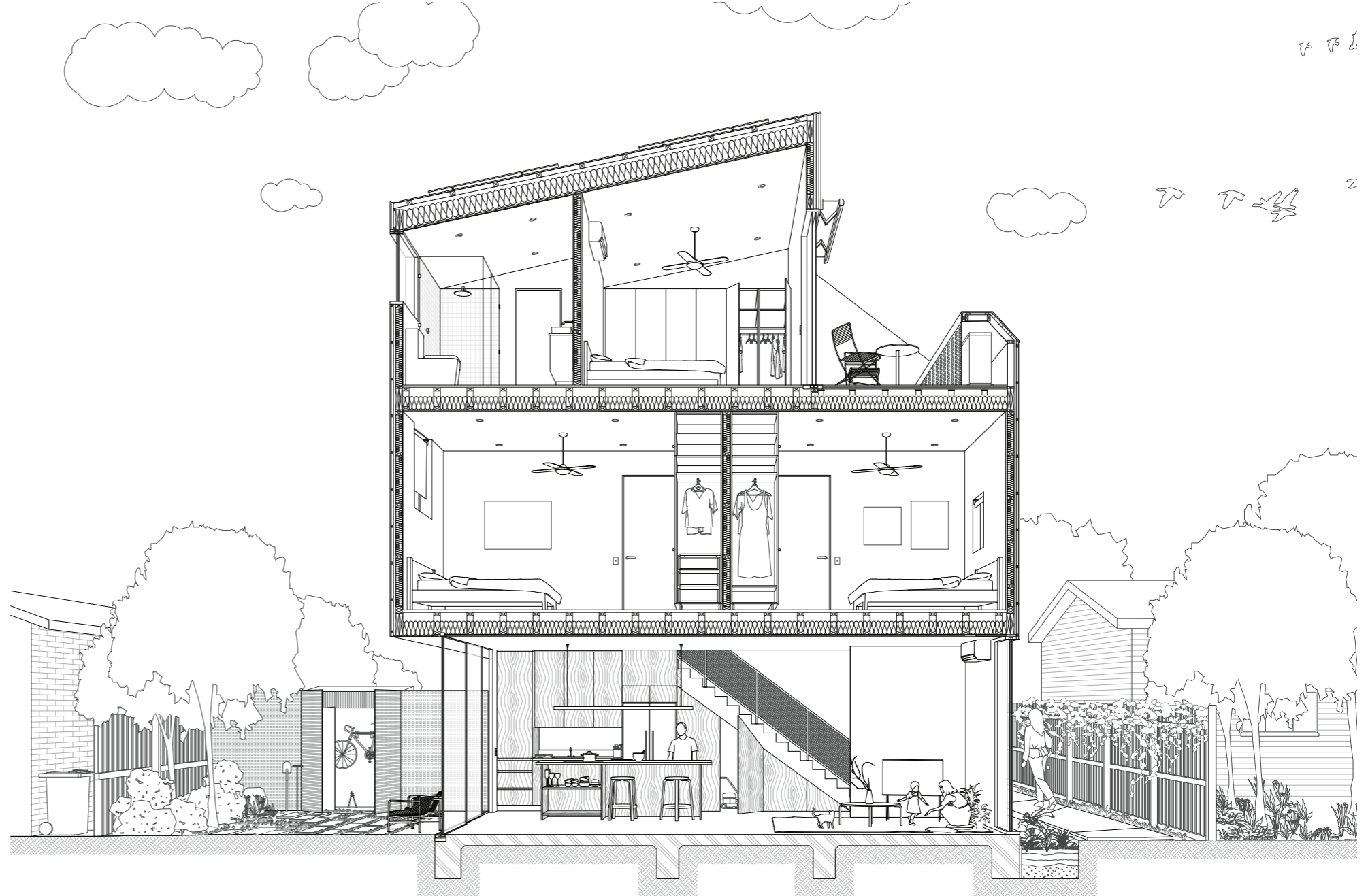
04 Sustainable homes

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Western facade operable window shading



Sustainability section diagram at our Edwardes Street project showing a similar response

Building envelope

- Ranging from 7.5 - 8.3 stars NatHERS
- Fixed sun shading generally to northern facades
- Operable shading generally to western facades

Materials

- Durable metal cladding
- Lightweight timber construction reduces embodied carbon
- Adaptive reuse of the Church

Energy

- Individual solar panels
- Heat pump hot water (thermal battery)
- EV-ready

05 Healthy homes

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Living & dining at our Edwardes Street project showing a similar response

Passive comfort

- North-facing living rooms (80% dwellings)
- Cross flow ventilation
- Dual and triple aspect townhouses



Private gardens at our Edwardes Street project showing a similar response

Outdoor spaces

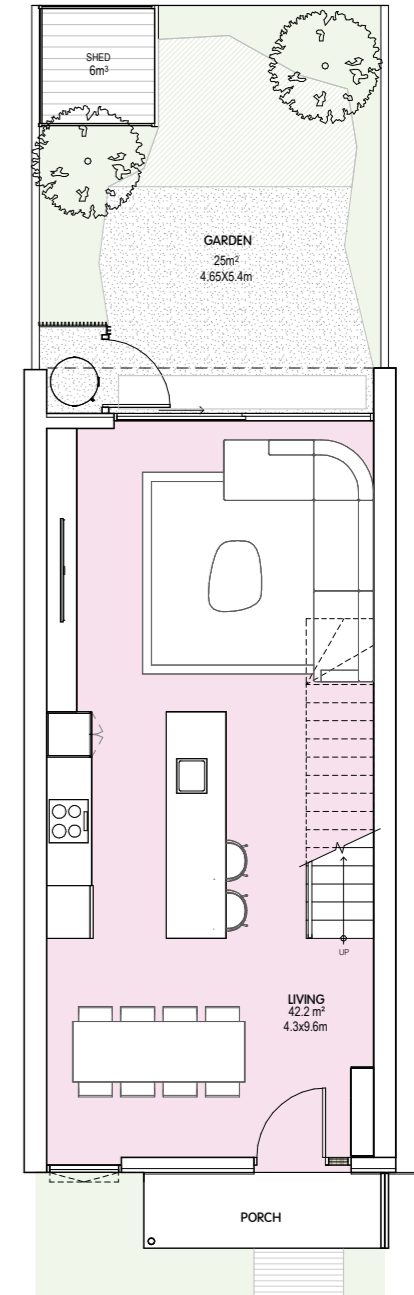
- North-facing gardens & courtyards (80%)
- Indoor/ outdoor living rooms
- Step free thresholds

garden

living

kitchen

dining



Typical townhouse type

Floorplan

- Defined kitchen, dining, and living spaces
- Space for large dining table
- 3m ceiling spaces in living rooms

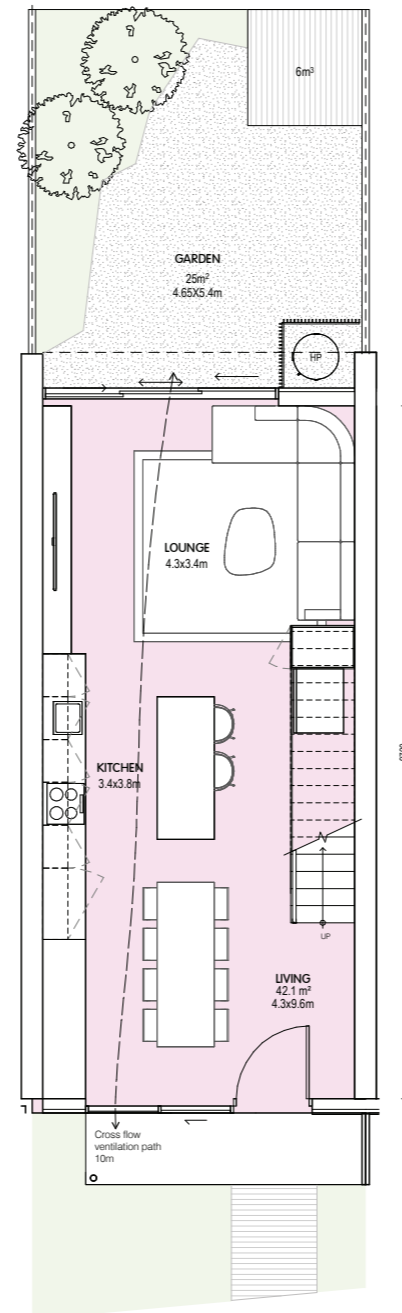
06 Adaptable homes

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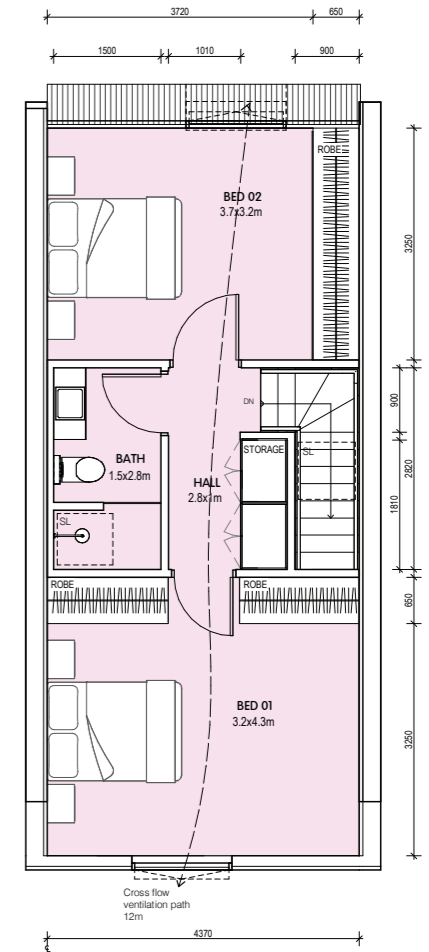
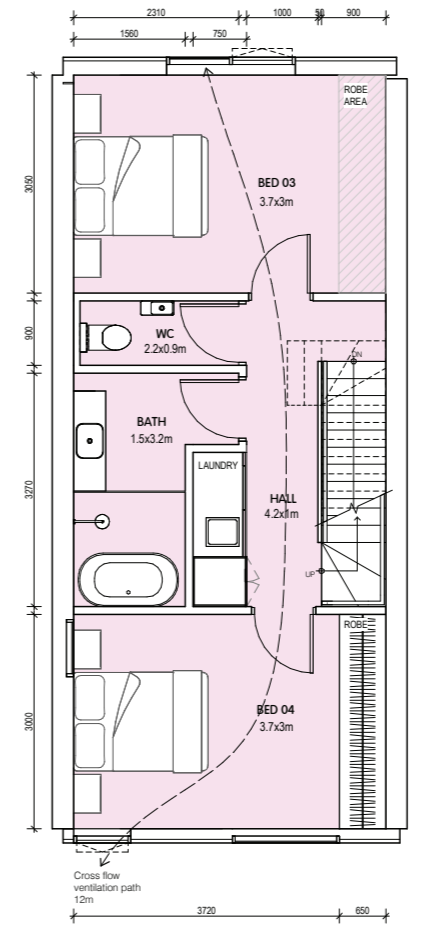
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Flexible bedrooms at our Edwardes Street project showing a similar response



Adaptable layouts



Dwelling mix

- Diversity of dwellings (mix of 2, 3 and 4 bedroom homes)

Flexible rooms

- 4 bedroom homes designed with changing lifestyles in mind (study, extra living space, children's bedrooms, hobby room, etc)

Adaptable and comfortable layouts

- Separate zoning across floors
- Full sized wardrobes
- Mirrored dwelling plans manages acoustics

07 Good value homes

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Shand Road project, recently completed

Great value

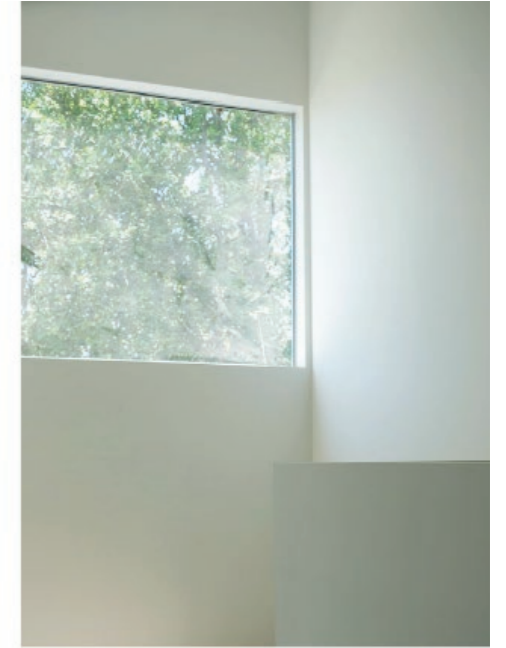
- High quality design
- Accessible price point
- Convenient location



Shand Road project, recently completed

Family sized homes

- Family-sized homes ranging 2-4 bedrooms
- Flexi space for bedroom or study
- Outdoor space for kids and pets



Shand Road project, recently completed



Innovative development & delivery model

- Integrated architecture and development
- Exploring shared equity