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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

Terrace House

Brunswick VIC



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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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

GOOD DESIGN AWARD® GOLD WINNER

BUILDING OF THE YEAR 2023 archdaily



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ParkLife

Brunswick VIC



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.

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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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, RAIA National Awards.
2023 WINNER - The Oppenheim Award for Sustainable Architecture, RAIA 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, UrbanDeveloper 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, RAIA National Architecture Awards.

GOOD DESIGN AWARD® BEST IN CLASS

GOOD DESIGN AWARD® GOLD WINNER



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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.

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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.

GOOD DESIGN AWARD® GOLD WINNER



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Part 1.0 | Urban Context

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The adjacent Gordon Avenue Precinct (Schedule 56) establishes a clear strategic precedent for a vibrant, mid-rise built environment. The planning framework actively encourages preferred maximum building heights starting at 15 metres (4 storeys) and rising up to 36 metres (10 storeys), with site coverage allowances up to 80%. **In this context, introducing a partial 5 storey built form on a neighbouring site aligns comfortably with the evolving scale, density, and floor area ratios already established immediately next door.**

A core objective of the neighbouring overlay is to ensure that taller developments transition sensitively to established low scale residential, heritage areas, and open spaces. Proposing a partial 5 storey design directly responds to this objective by allowing for modulated massing. By utilising upper level setbacks and targeted street wall heights similar to the interface requirements mandated in Schedule 56, the proposed built form can successfully mediate between the higher density of the Gordon Avenue Precinct and the surrounding neighbourhood.

The neighbouring framework supports flexible built form outcomes provided they facilitate improved architectural design and avoid material adverse offsite impacts, such as visual bulk, overlooking, and overshadowing. By adopting the adjoining precinct's design principles a partial 5-storey development can integrate seamlessly. This ensures the site achieves higher density objectives while maintaining the amenity standards expected of the area.

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1.2 URBAN CONTEXT | **Local Area**

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Part 2.0 | Design Response

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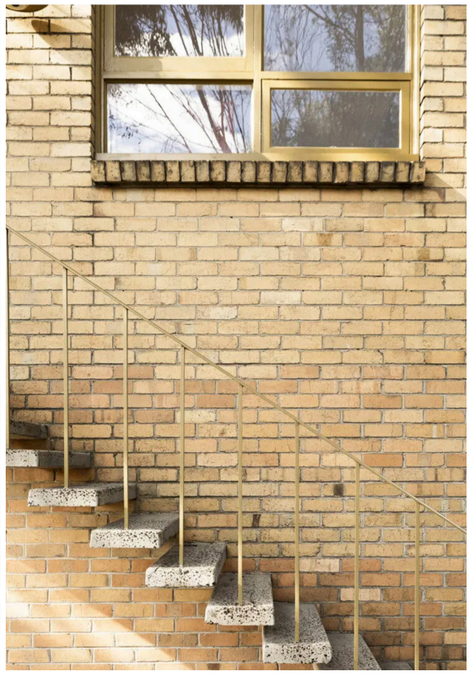







Geelong West has a **distinctive character** with several significant architectural heritage styles, such as Victorian, Edwardian, Inter war, and a 1950s postwar vernacular. While the suburb has seen **moderate densification** and modern contributions, it remains largely dominated by **weatherboard**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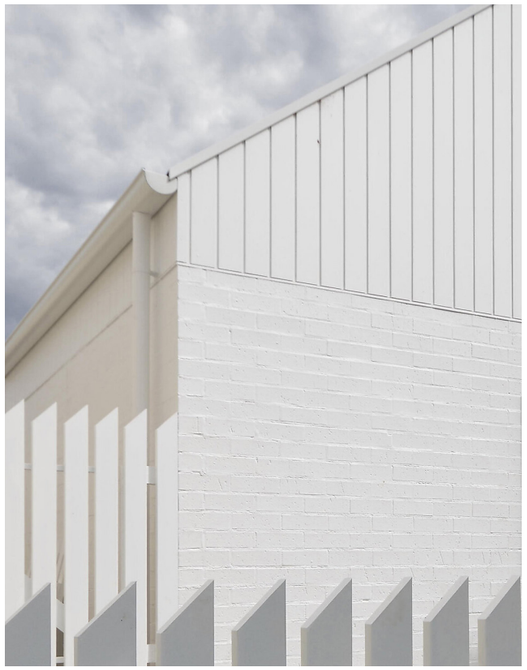

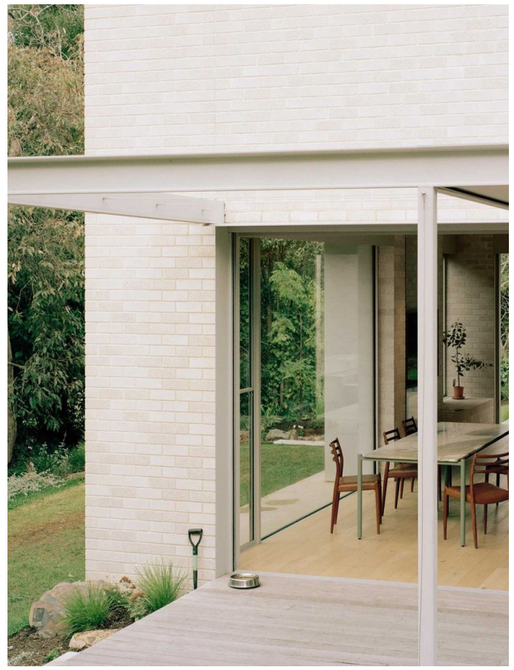







With context and heritage considered, the project does not intend to compete with Melbourne's apartment buildings, rather it seeks to **establish a new standard of multi-residential living**, one that shares Geelong's unique DNA.

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

The building is **very much of its place**. It draws additional reference from residential vernacular, celebrated in form and materiality. In true Austin Maynard Architects fashion, this approach is not confined to the main buildings, but has been considered across all building infrastructure elements to ensure a cohesive response.

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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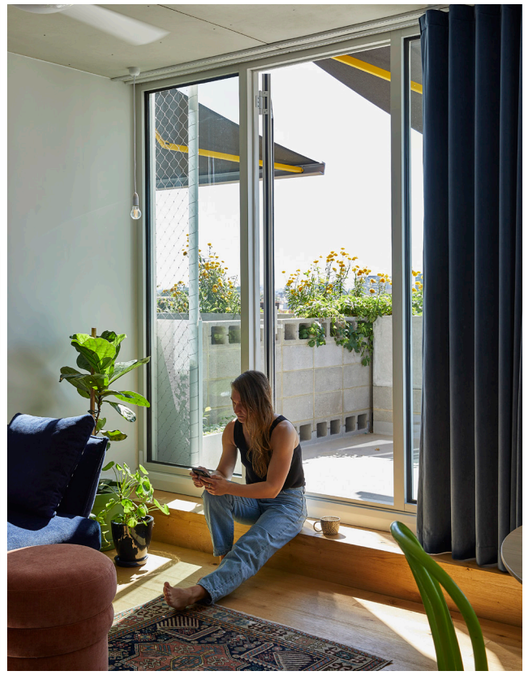



At Austin Maynard Architects, **sustainability** is at the **core of our design approach**. We use passive design principles tailored to specific climate conditions to achieve **environmental sustainability and economic benefits**. Our goal is to create buildings with a resilient and thermally efficient 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. These elements offer opportunities for **colour** and additional **articulation to the built form.**

The introduction of a large central courtyard to the Autumn Street building enables effective cross ventilation and natural daylighting to homes. These strategies are employed to ensure greater indoor air quality and thermal comfort while reducing energy usage and costs associated.

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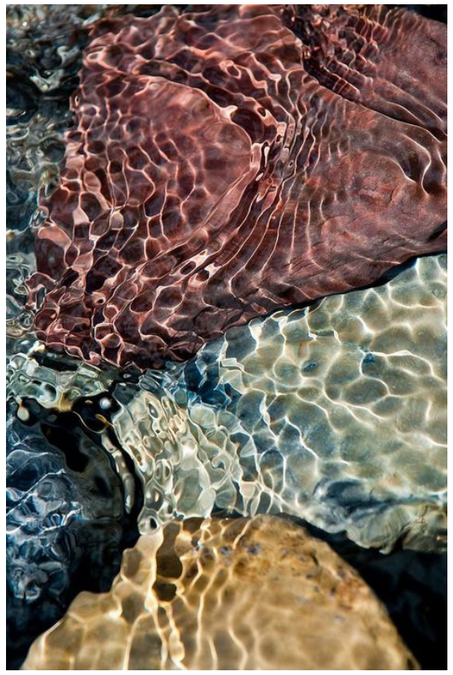



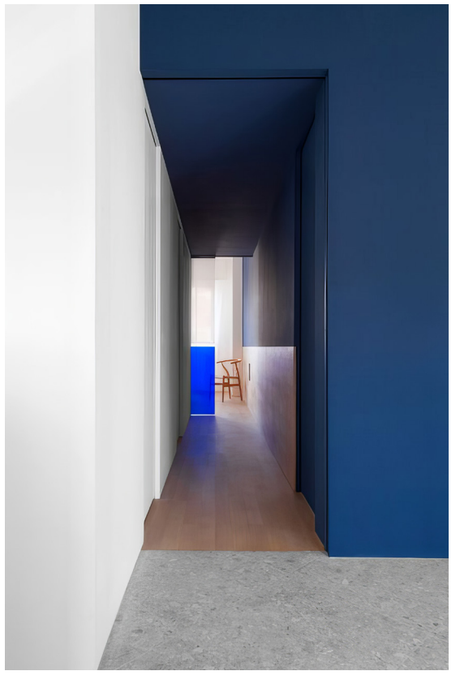





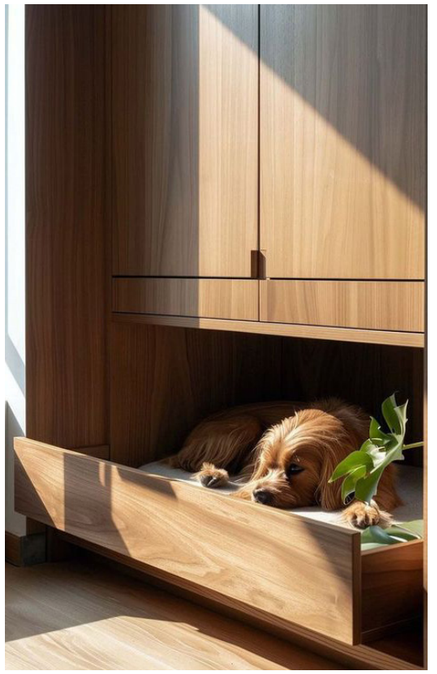

Home should be a place that **brings you joy**. The design of our interior spaces intend to do just that. **Moments of delight** can be found in a colour palette reminiscent of the local environment and strategically designed joinery elements.

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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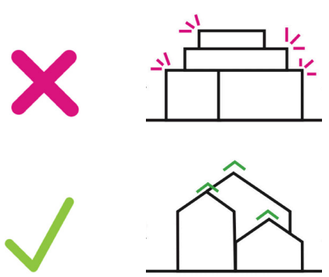
Slate House: A model for Melbourne's "missing middle". Slate House by Austin Maynard Architects stands as a sensitive and highly sustainable response to the challenge of creating density within Melbourne's suburbs. Slate House demonstrates how two land parcels, each with a single dwelling, can be subtly 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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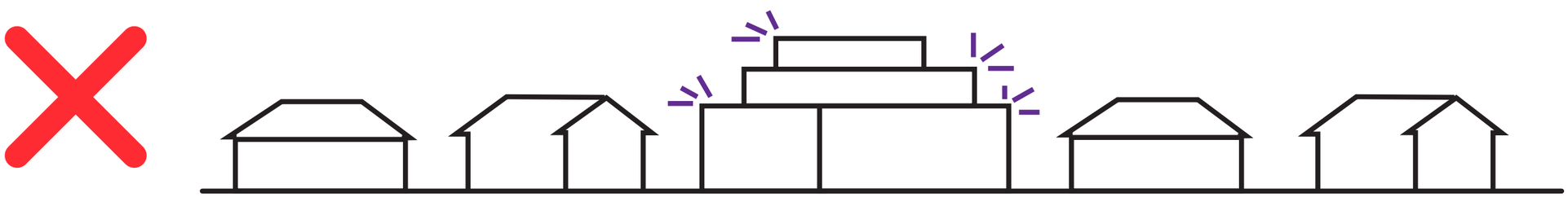
Typical Multi Residential Design Response



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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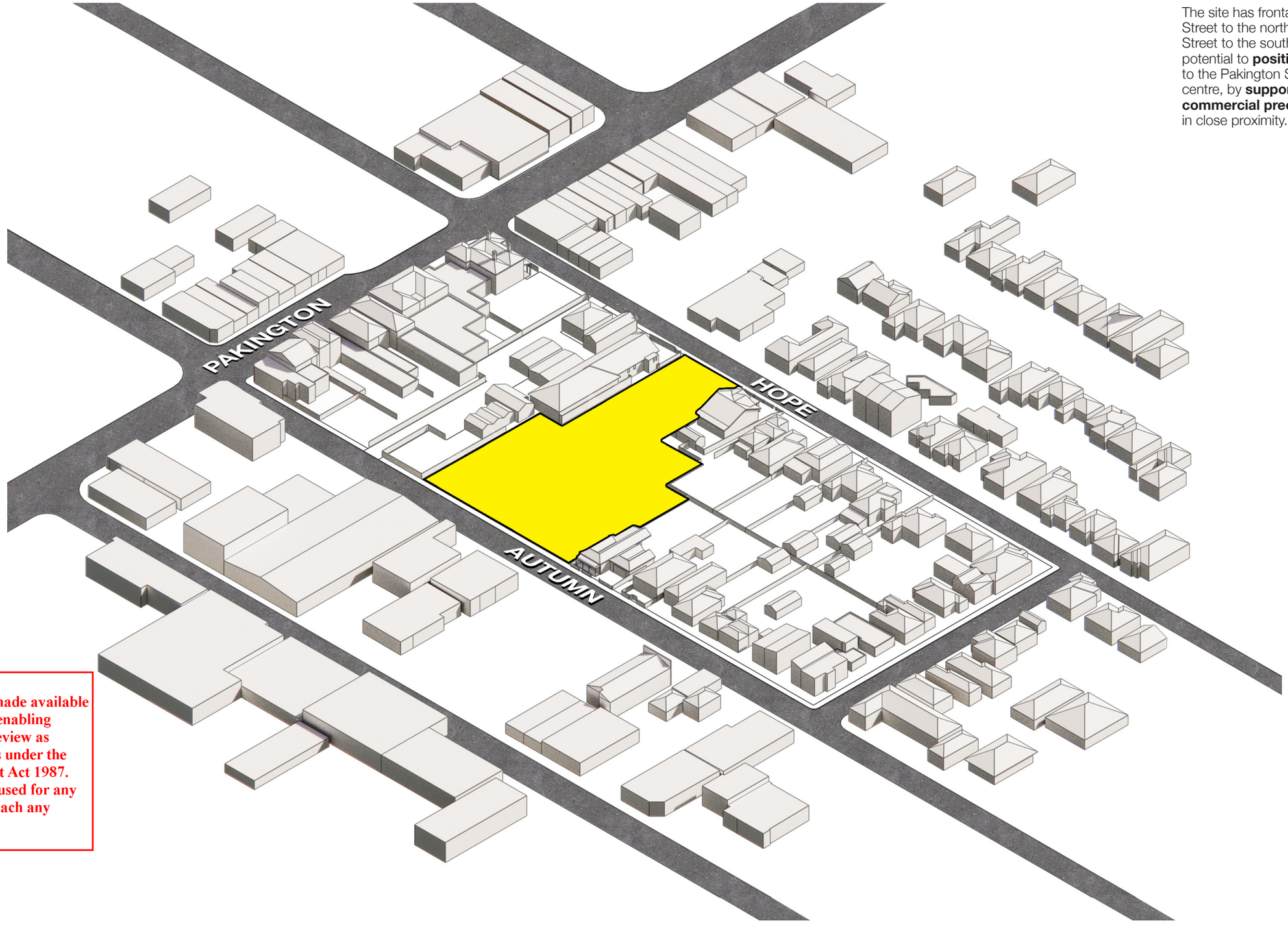
2.2.01 The Site

51-53 Hope Street & 66-76 Autumn Street
An outline of the site's area and position relative to its immediate context.



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.



Street Setbacks

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2.2.03 Shared Access & Laneways

Highlighting common access between lots.

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

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Common Laneways

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2.2.04 A Green Spine of Backyards

A large connected green space.



The collective backyards of the residential block form an inter-connected 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).



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

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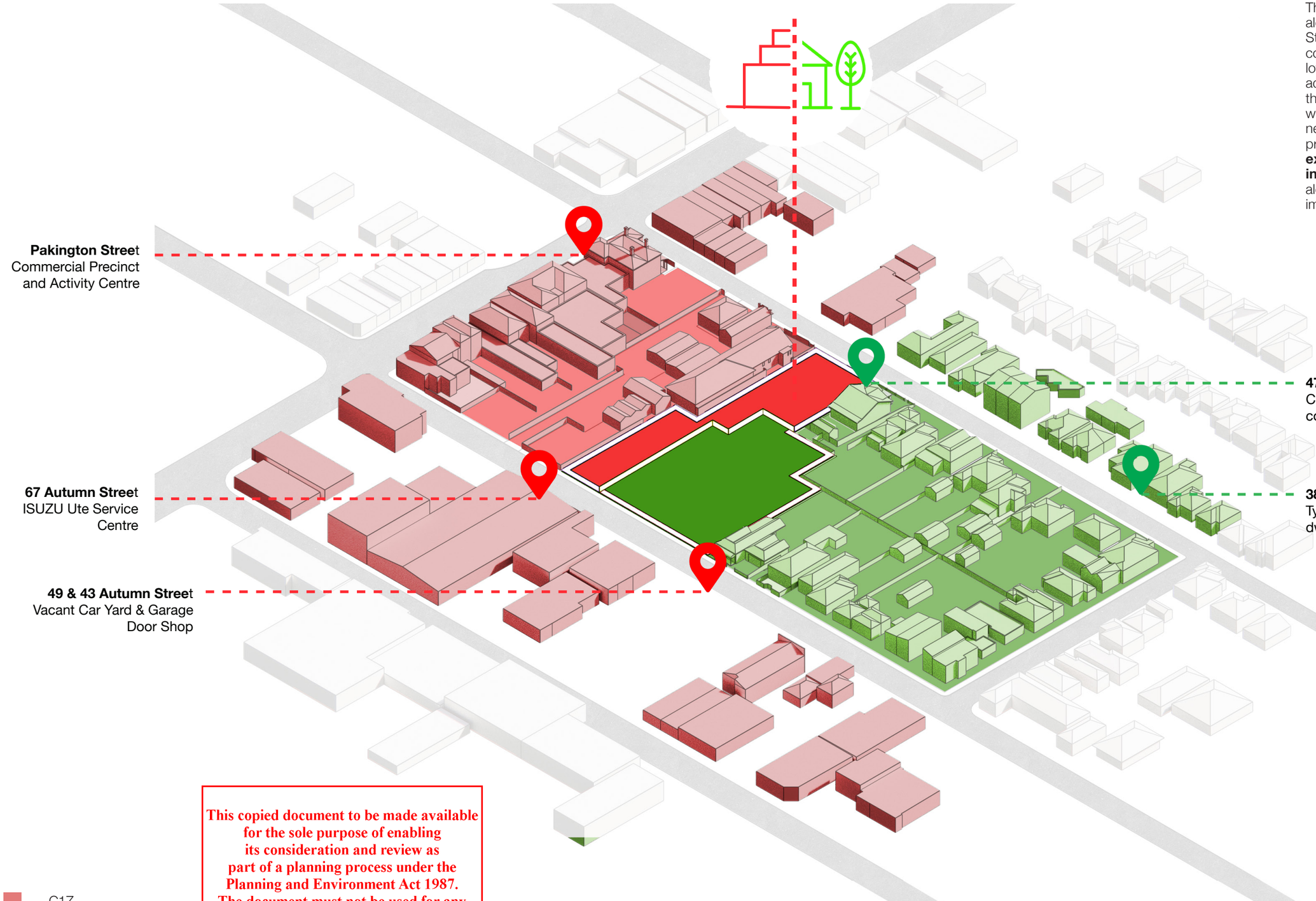
2.2.06 Zoning of the Immediate Context

Identifying zones in the immediate context.



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.

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2.2.07 Building Height

Illustrating three storey extrusion to the extents of the site area, with a fourth and fifth storey contemplated to a level that does not impact off site amenity, and is greatly offset toward the C1Z side.

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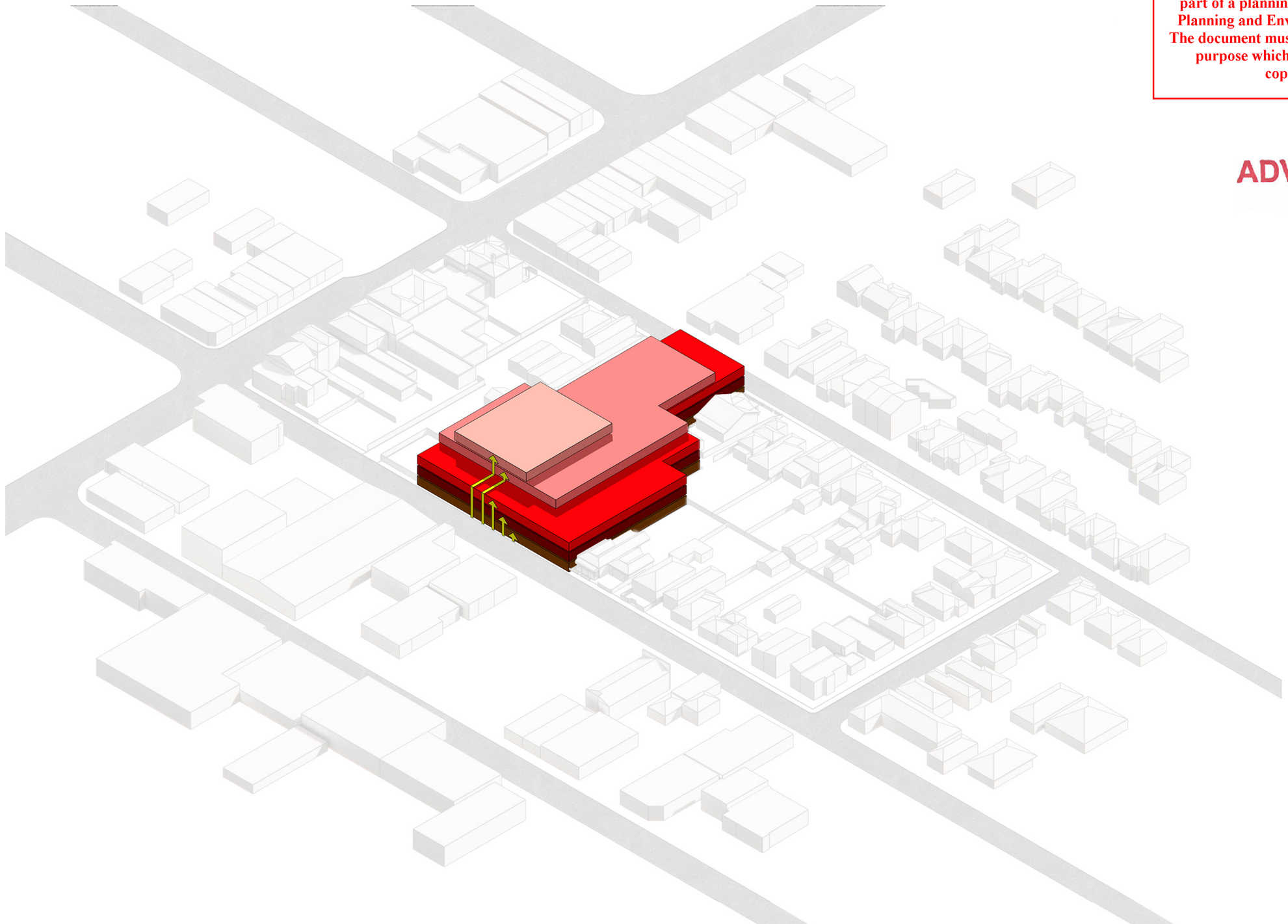

- G - 3.2m
- LV1 - 6.4m
- LV2 - 9.6m
- LV3 - 12.8m
- LV4 - 16m

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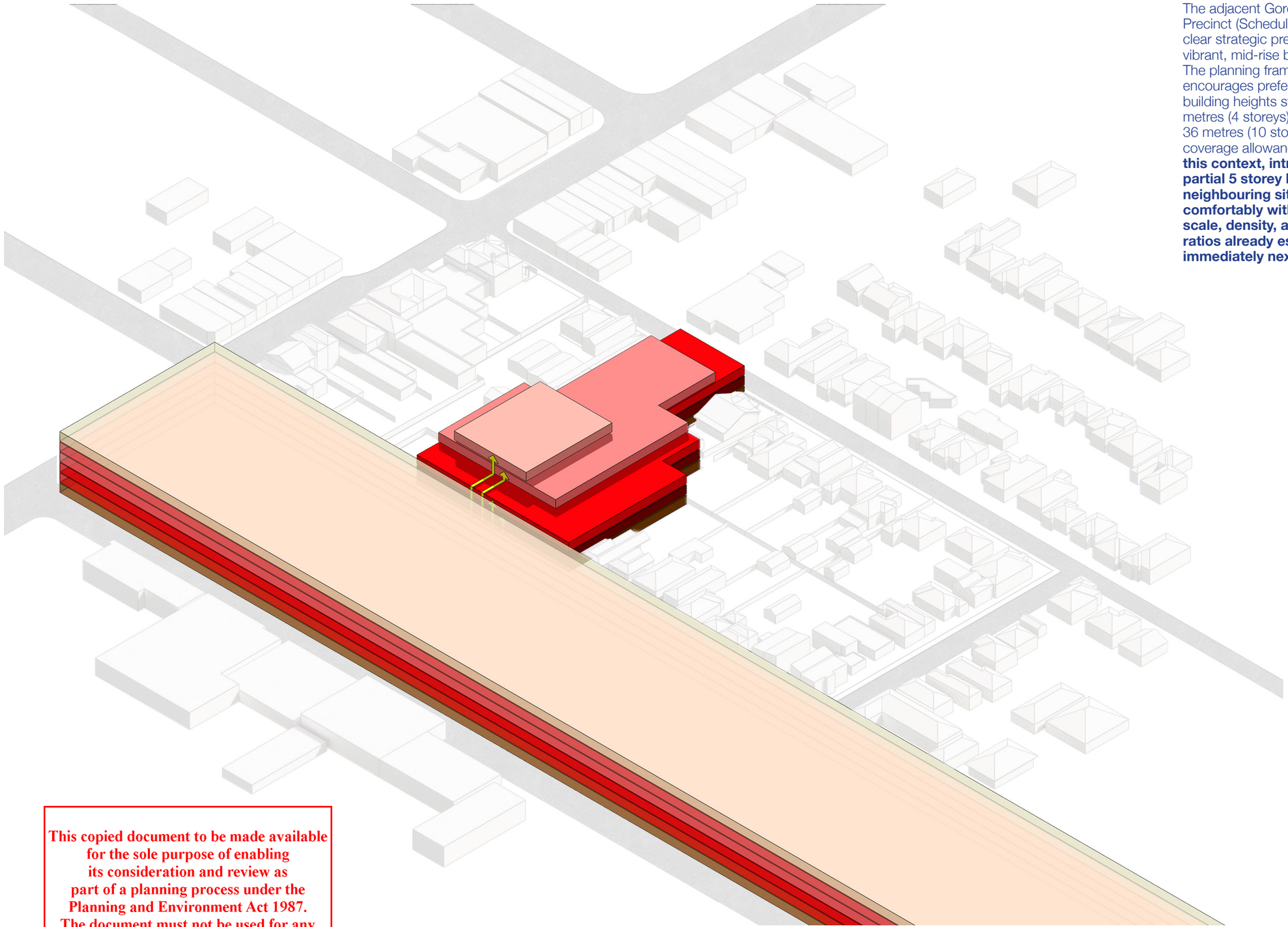
2.2.07a Building Height

Illustrating a five storey massing on the subject site with reference to the allowable building height to the Commercial precinct to the south of the site.



The adjacent Gordon Avenue Precinct (Schedule 56) establishes a clear strategic precedent for a vibrant, mid-rise built environment. The planning framework actively encourages preferred maximum building heights starting at 15 metres (4 storeys) and rising up to 36 metres (10 storeys), with site coverage allowances up to 80%. **In this context, introducing a partial 5 storey built form on a neighbouring site aligns comfortably with the evolving scale, density, and floor area ratios already established immediately next door.**

- G - 3.2m
- LV1 - 6.4m
- LV2 - 9.6m
- LV2 - 12.8m
- LV4 - 16m
- LV5 - 19.2m

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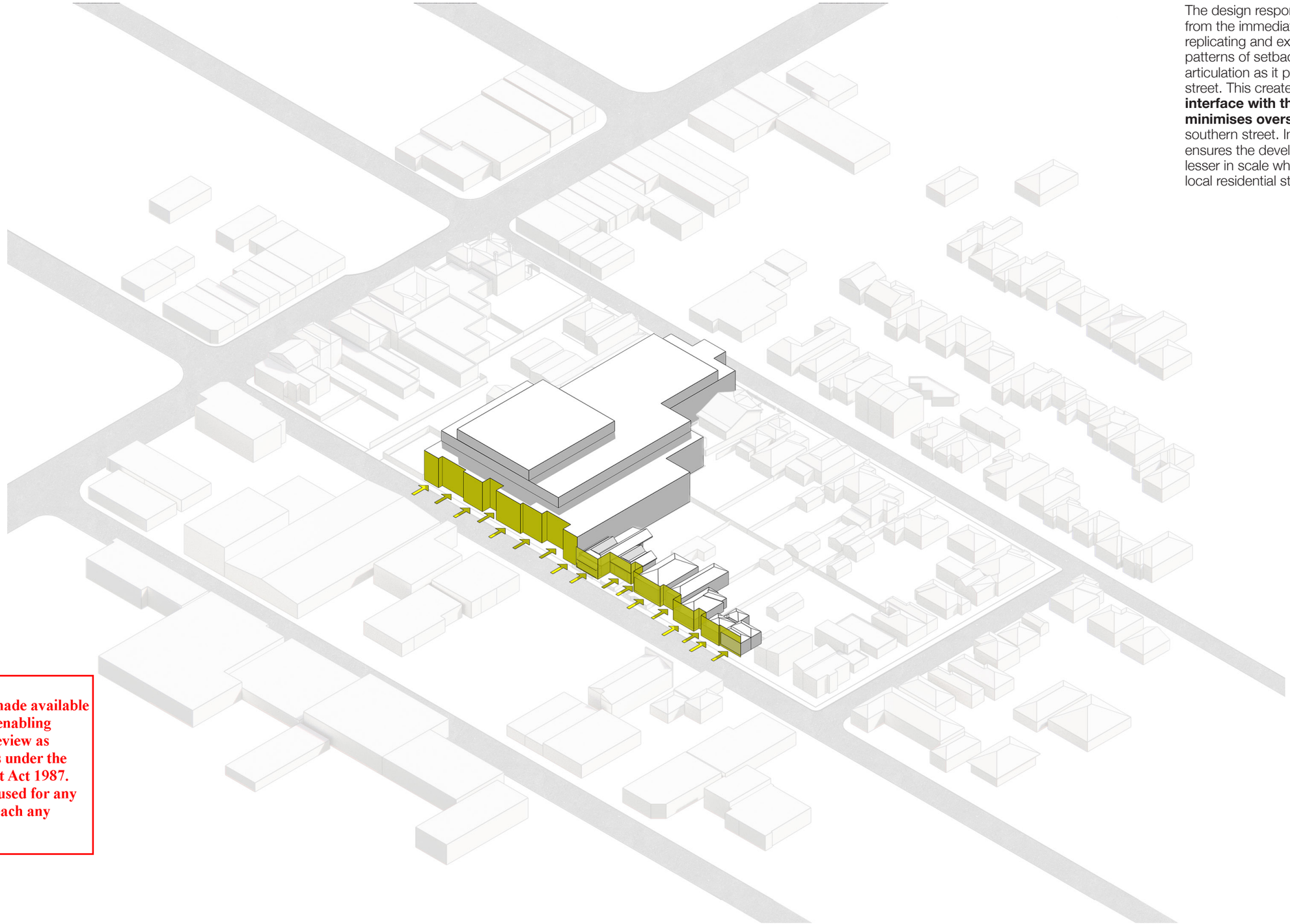
2.2.08 Street Setbacks

Highlighting setbacks and articulation within the immediate streetscape.



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

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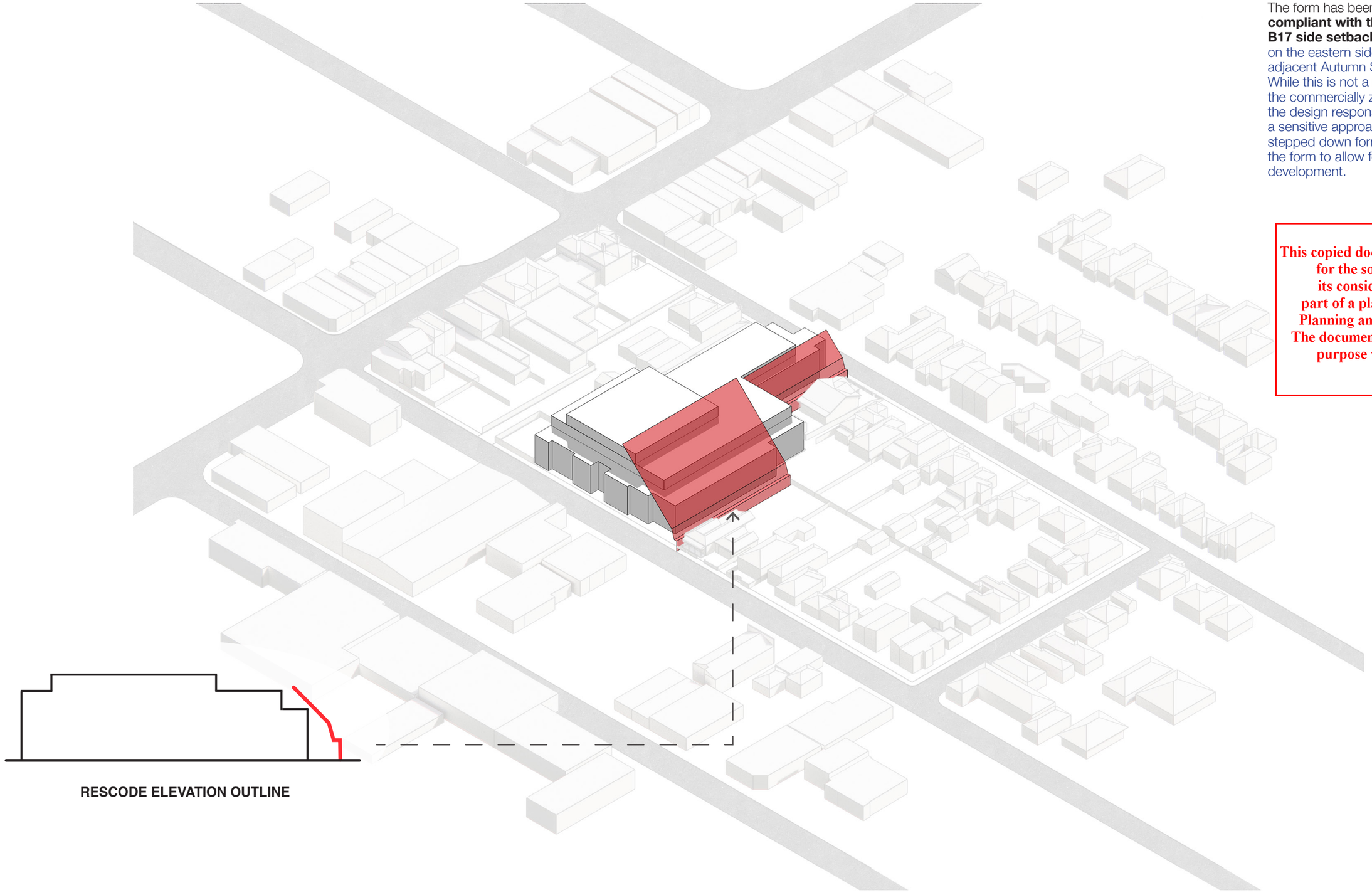
2.2.09 Residential Design Code Setbacks

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



RESCODE ELEVATION OUTLINE

The form has been shaped to be **compliant with the Clause 55 B17 side setback requirements** on the eastern side boundary.to the adjacent Autumn Street property. While this is not a requirement for the commercially zoned interfaces, the design response has employed a sensitive approach by providing a stepped down form and breaks in the form to allow for future equitable development.

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B17 Residential Design Code setback

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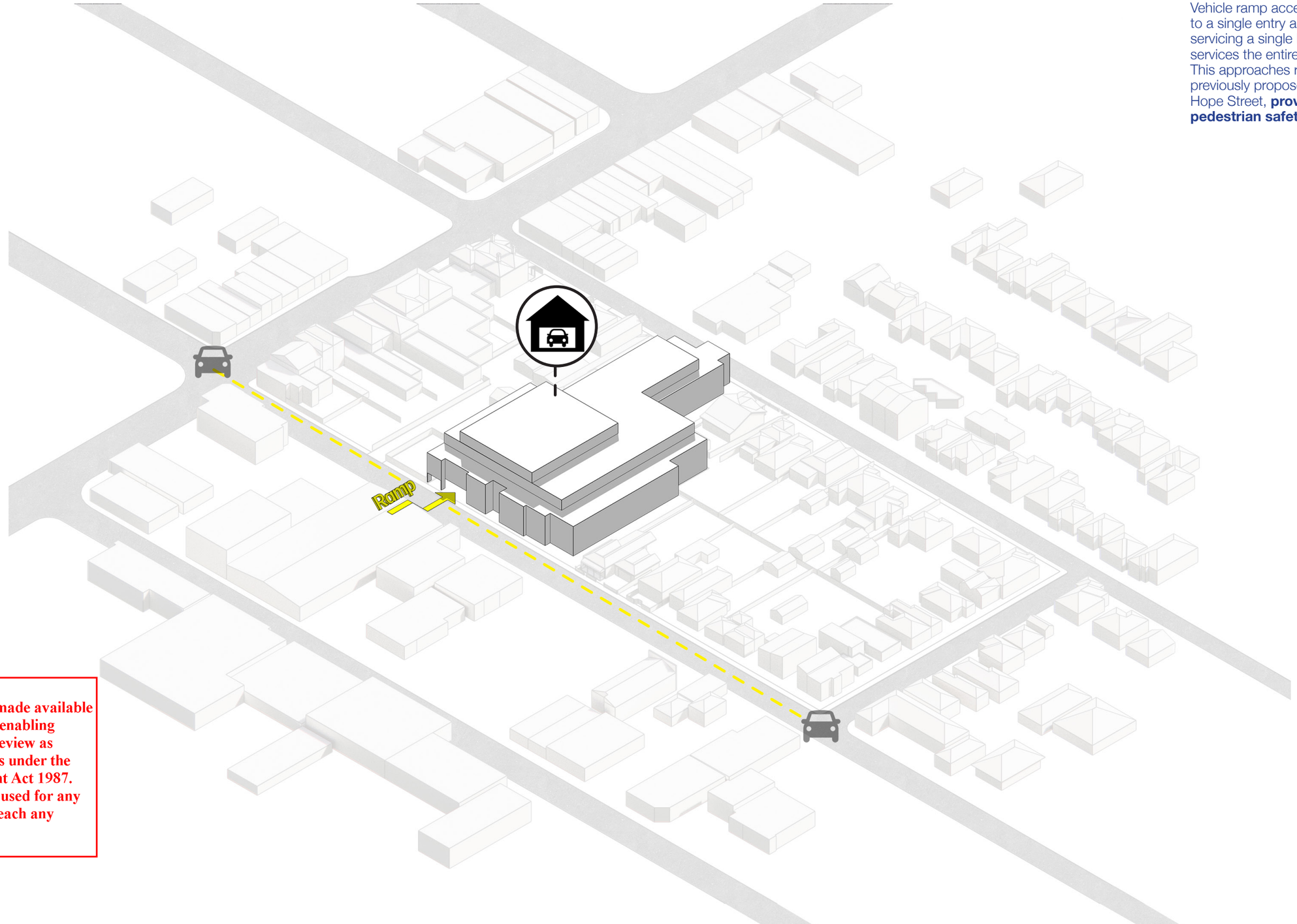
2.2.10 Basement Access

Basement ramp location illustrated entering off Autumn Street.



Vehicle ramp access is consolidated to a single entry and exit point servicing a single level basement services the entire development. This approaches removes the previously proposed cross over to Hope Street, **providing for better pedestrian safety.**

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Vehicle Access

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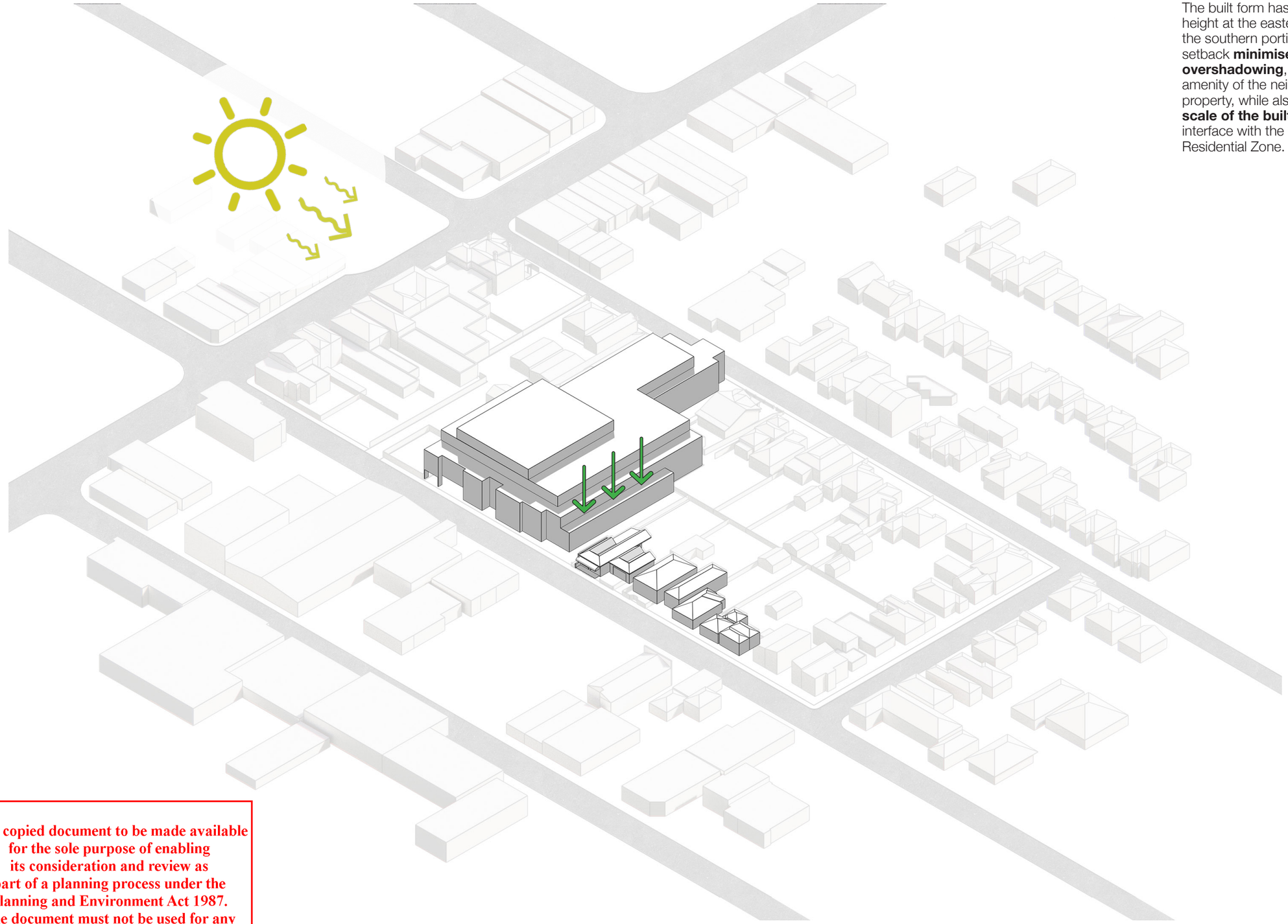
2.2.11 Protecting Amenity

The form is stepped down at the most sensitive interface.



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 to provide for internal amenity.



An existing sewerage easement runs through the centre of the consolidated sites. While this asset is proposed to be relocated, the build form is split at this interface to allow for the continuation of the 'green spine formed by neighbouring backyard.

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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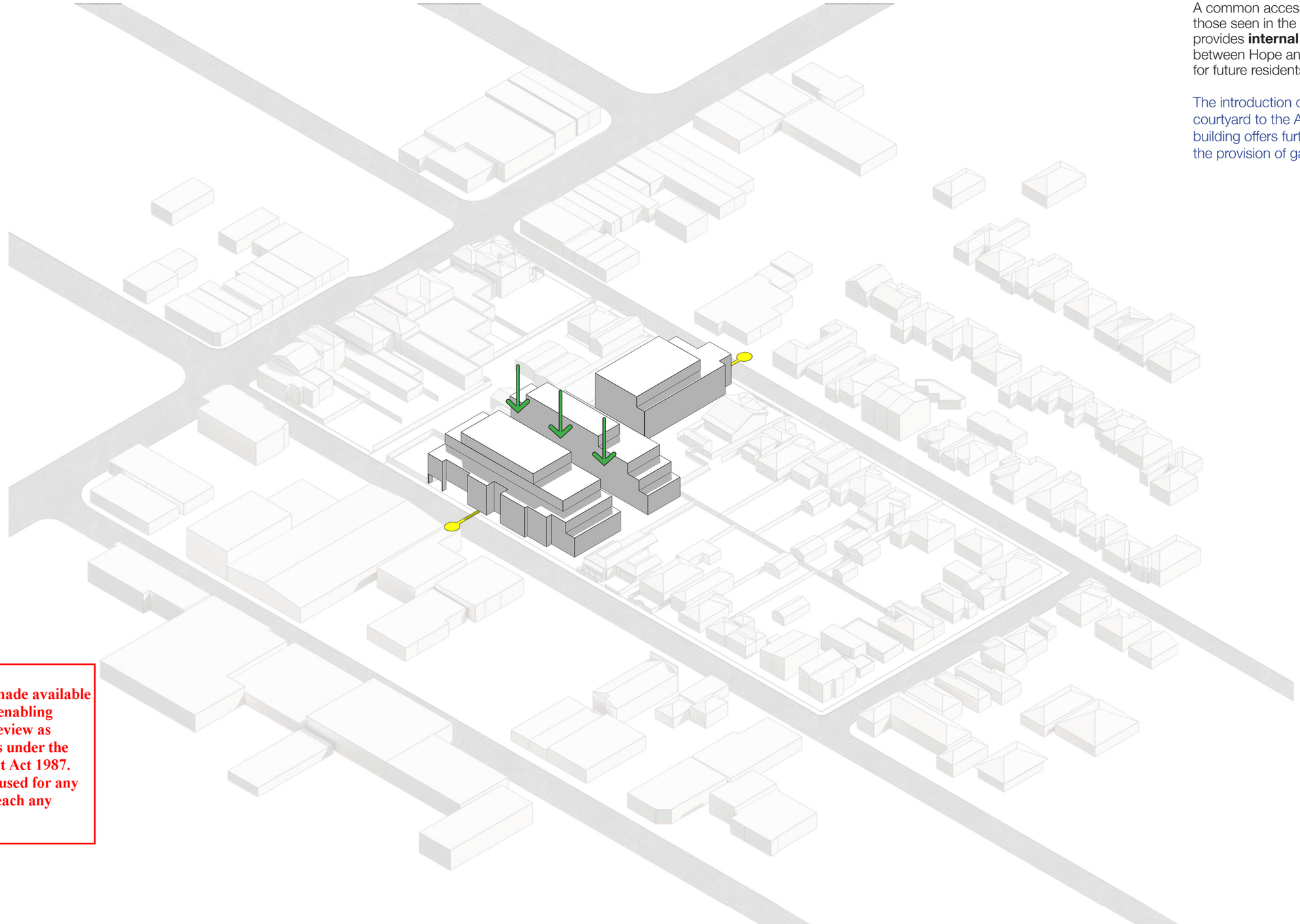
2.2.13 Common Access, Courtyard & Connection

A common access provides connection between Hope and Autumn Street.



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

The introduction of a large internal courtyard to the Autumn Street building offers further amenity and the provision of garden space.

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Common Access

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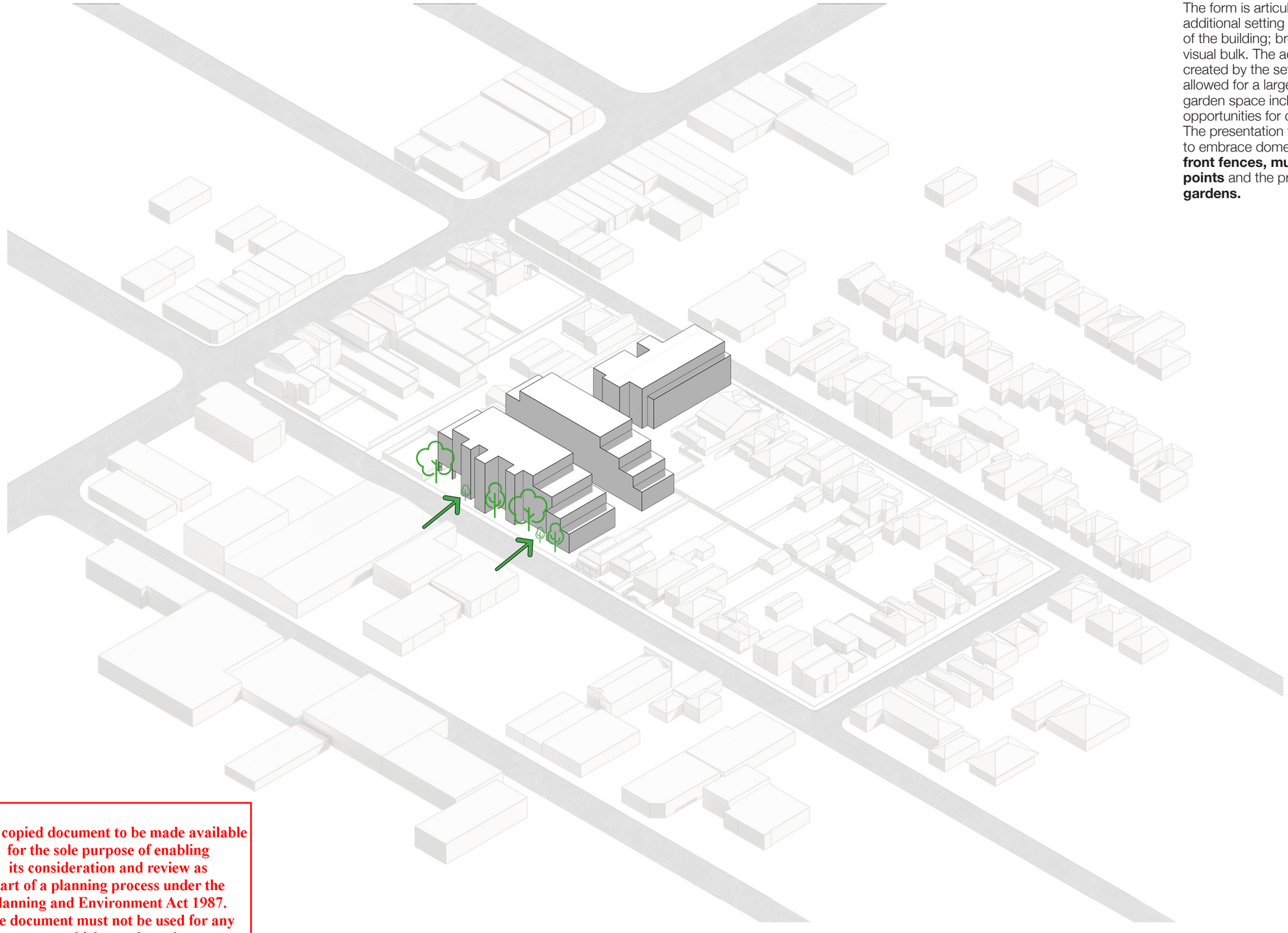
2.2.14 Reducing Mass

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



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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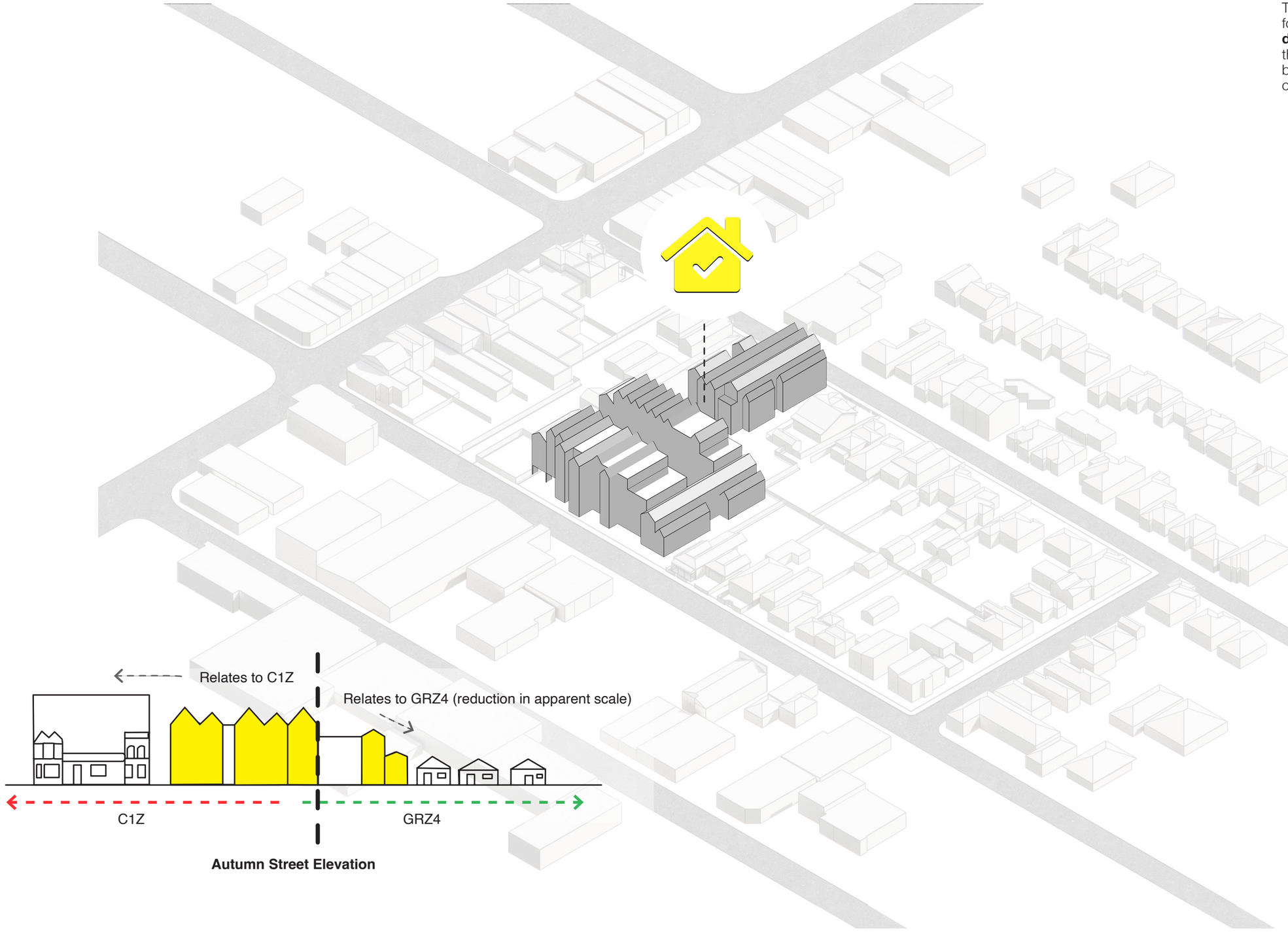
2.2.15 Introducing Articulation

Gabled forms introduce a domestic language to the form.

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.



Autumn Street Elevation

Gable Form

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2.2.16 Extent of Fourth Storey

The extent of the fourth and fifth storey volume.

The extent of the fourth and fifth 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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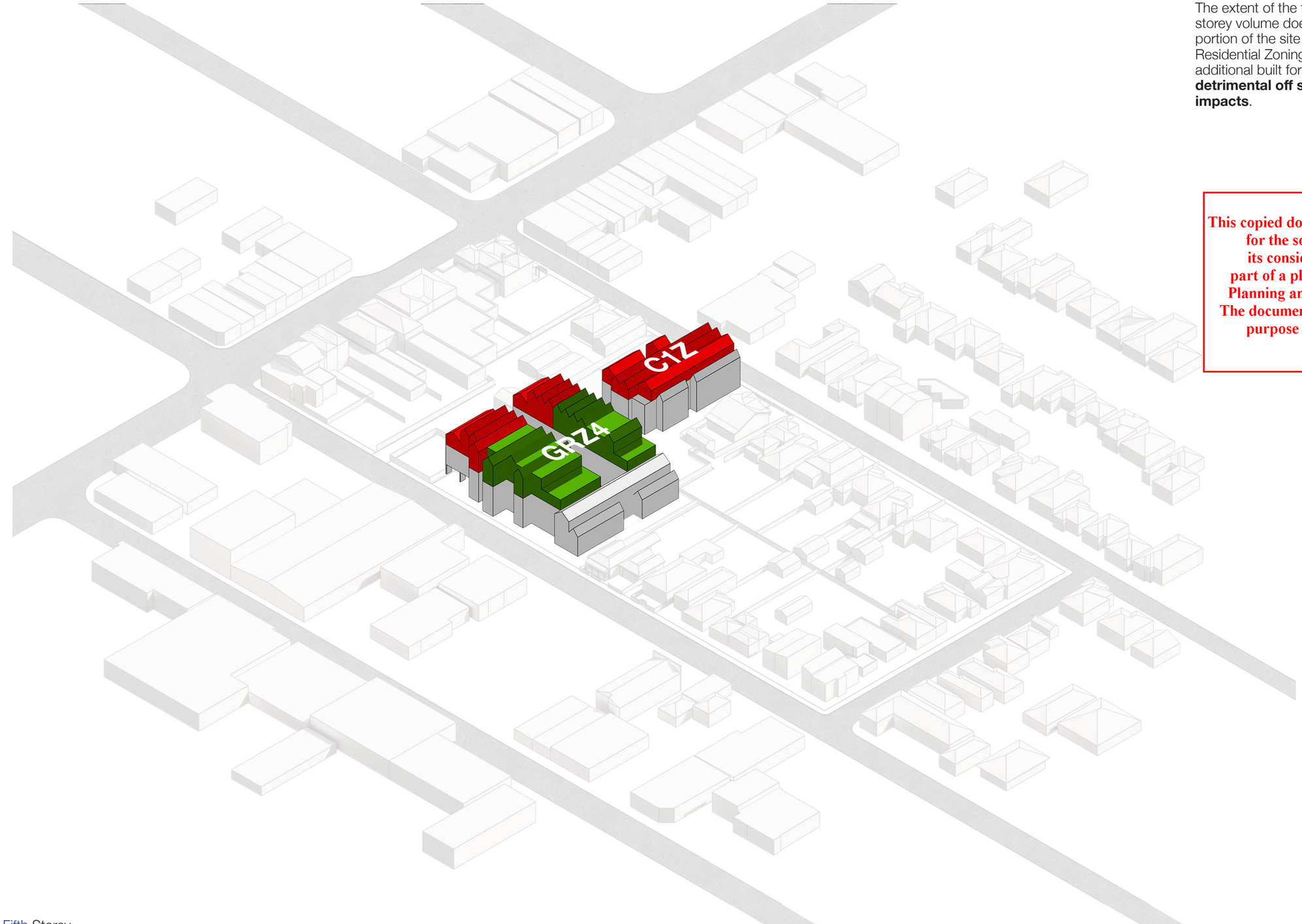

C1Z Fourth and Fifth Storey

GRZ Fourth and Fifth Storey

2.2.16a Extent of Additional Built Form

The extent of the proposed additional volume to the approved built form.

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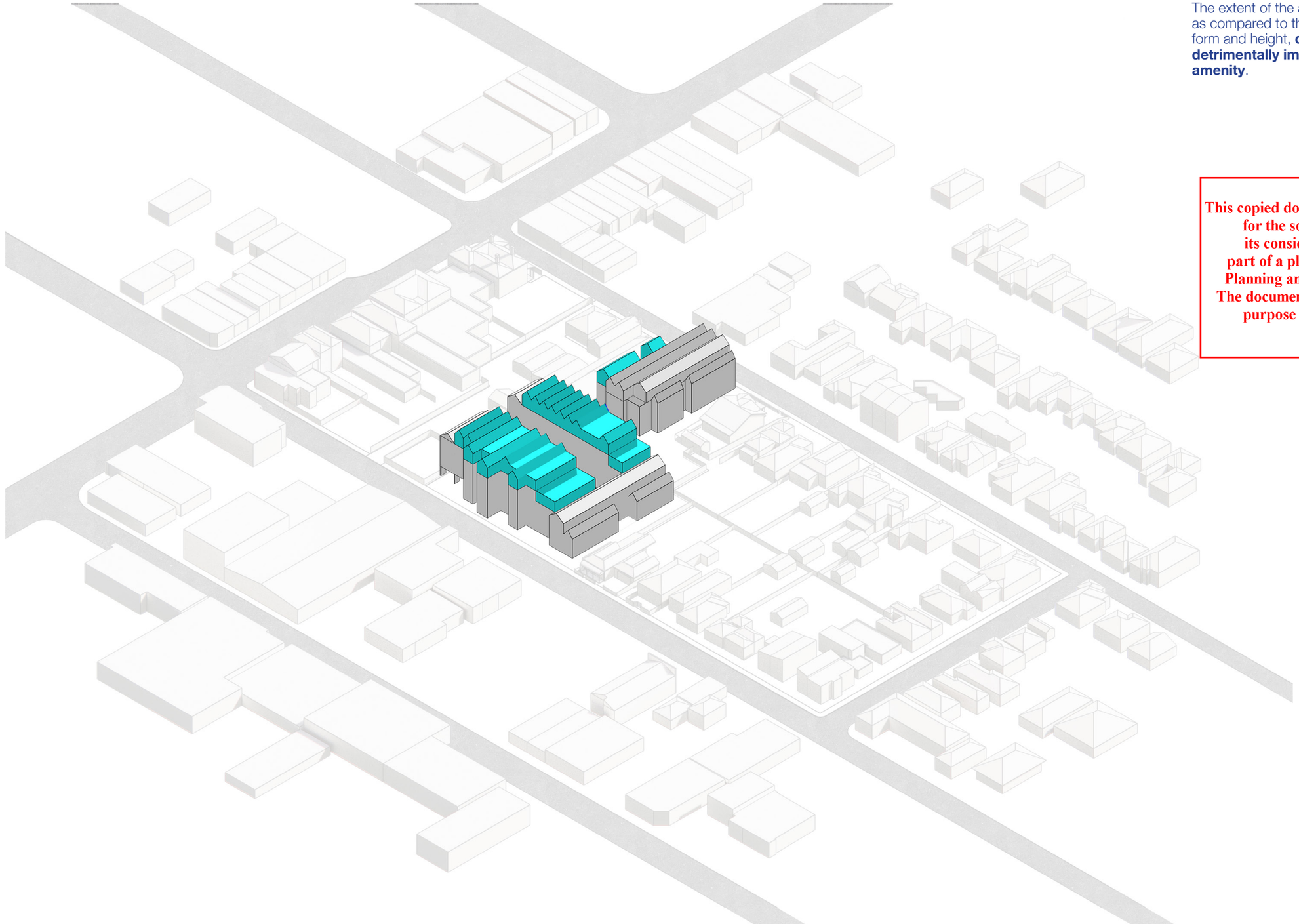

The extent of the additional volume, as compared to the approved build form and height, **does not detrimentally impact off site amenity**.

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Proposed additional mass to approved built form.

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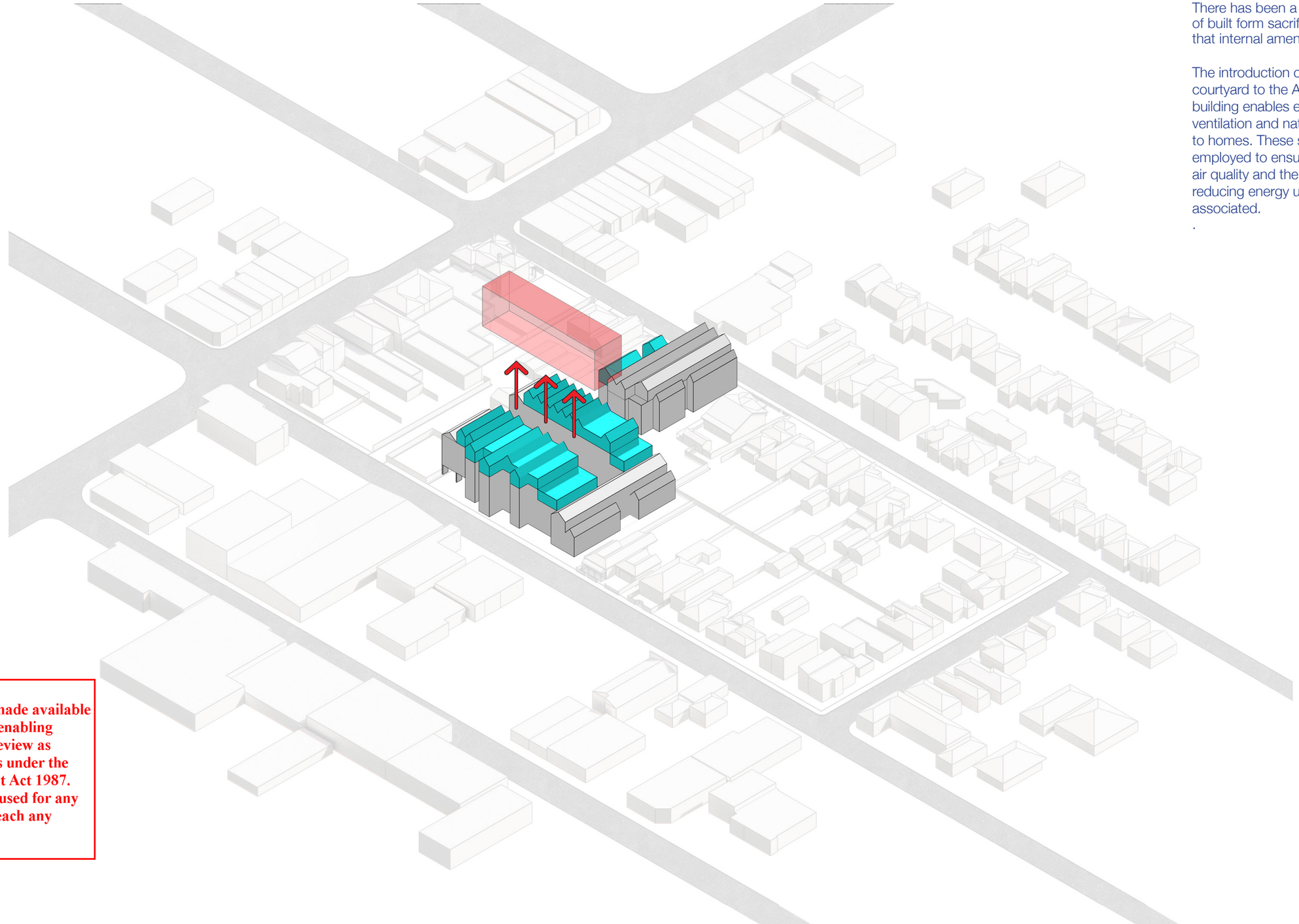
2.2.16b Extent of Lost Yield

The extent of lost yield to improve internal amenity.



There has been a significant volume of built form sacrificed to ensure that internal amenity is prioritised.

The introduction of a large central courtyard to the Autumn Street building enables effective cross ventilation and natural daylighting to homes. These strategies are employed to ensure greater indoor air quality and thermal comfort while reducing energy usage and costs associated.
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Extent of Lost Yield

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2.2.17 Environmentally Sustainable Design (ESD) Initiatives

The proposal features numerous ESD initiatives.



Solar PV Panels



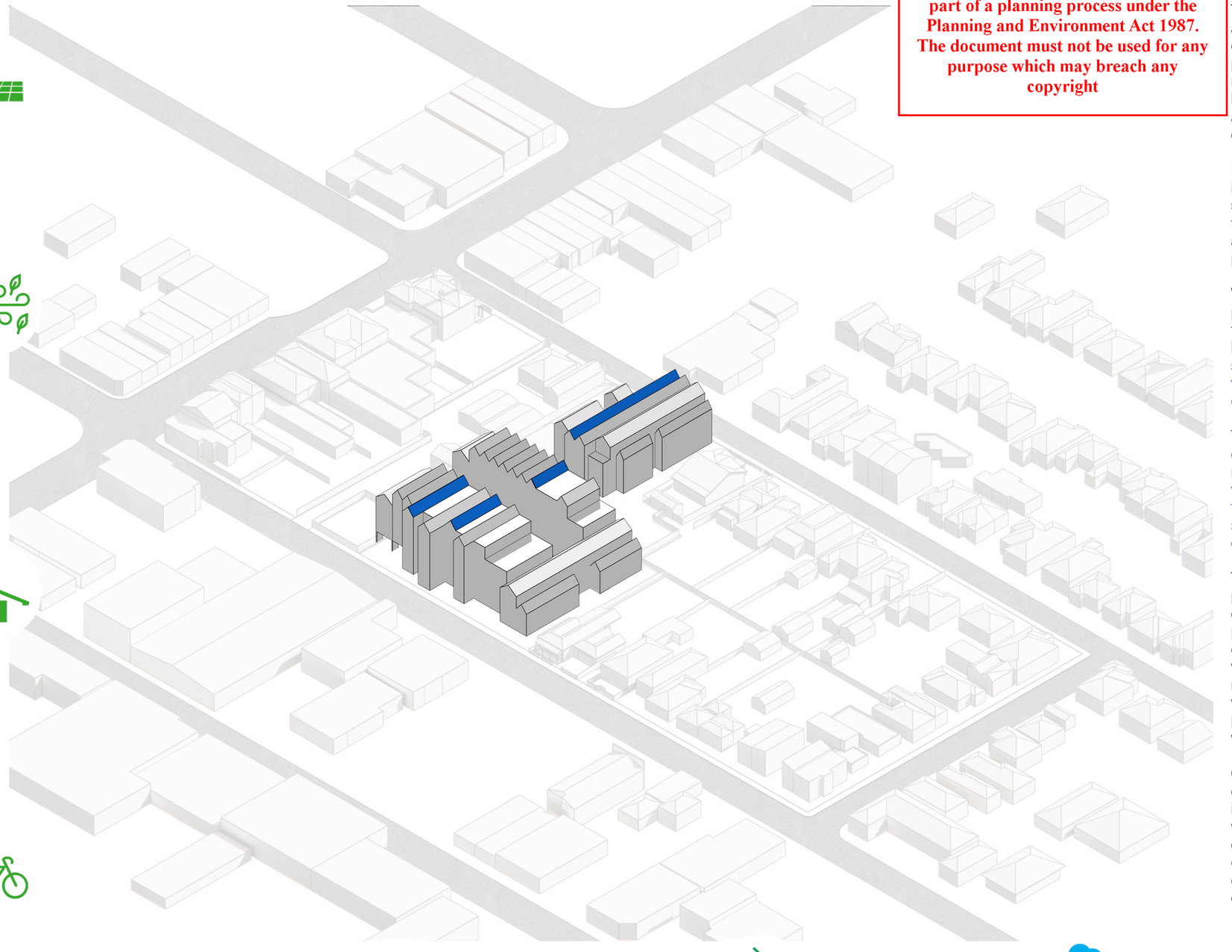
Indoor Air Quality



Fixed & Operable Awnings



Bike Storage



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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 and opportunity for cross ventilation to improve indoor air quality.

These features, along with a building envelope that delivers a 20% above minimum standard performance, work together to produce homes that are comfortable and with significantly reduced energy consumption needs.

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.

Fossil-Fuel Free

All Electric Services & Appliances

Embedded Network (100% Renewables)

Rain Water Harvesting and Reuse

2.2.18 *Local* Home

Proposed materials and application.

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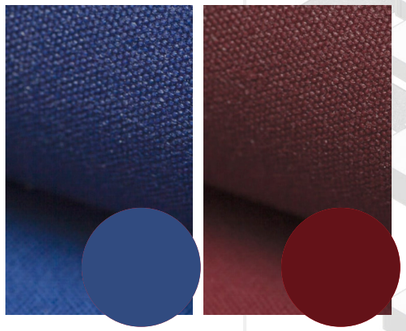
White Brick



Weatherboard Look Cladding



Fixed and Operable Coloured Awnings



Balustrade



Proposed Facade

Local Home

ParkLife by Austin Maynard Architects

Situated in the heart of Geelong West, the project seeks to **build upon the area's distinct character** in developing the building's identity. Externally, a brick facade accented with weatherboard elements is utilised to remain deeply in keeping with local heritage and historical architecture. This traditional materiality is complemented by low-lying picket fencing and front garden landscaping, echoing the quintessential residential charm of the suburb's streetscapes.

The building employs a local colour palette drawn from neighbouring dwellings, aiming to positively contribute to the established fabric of the neighbourhood.

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2.2.19 *Balconies, Breezeways & Awnings*

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



Breezeways





Retractable and Fixed Awnings



Obscured Glazing

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.

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.

Fixed and retractable awnings provide shading and character to balcony spaces. The breezeway to the new central courtyard provides for improved amenity, circulation, natural ventilation, daylight access and an opportunity to introduce more landscaping.

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2.2.20 Domestic Scale Street Fronting Elements

Building elements fronting the street are provided as urban gestures rather than simply infrastructure.



Autumn Street Frontage

Hope Street Substation

Along the street frontage, the project introduces a stepped interface that thoughtfully manages the site's level transition. Designed with the pedestrian experience in mind, these steps double as informal seating, softening the boundary between the private and public realms. This highly considered **edge activates the streetscape**, offering a welcoming space for residents and locals to pause and interact.

Further integrating the development into the local urban fabric, the electrical substation located on Hope Street has been carefully designed to adopt a domestic vernacular. Rather than presenting as stark utilitarian infrastructure, the substation borrows from Geelong West's established character—utilising familiar residential materials, scale, and detailing so that it sits unobtrusively and comfortably amongst the neighbouring dwellings.

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2.2.21 Building Community

Communal spaces located to foster interaction and ease of use.



Communal Garden



Guest Suite



Communal Rooftop



Wellness



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 a dedicated guest suite for visitors, communal garden spaces, a wellness 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.**

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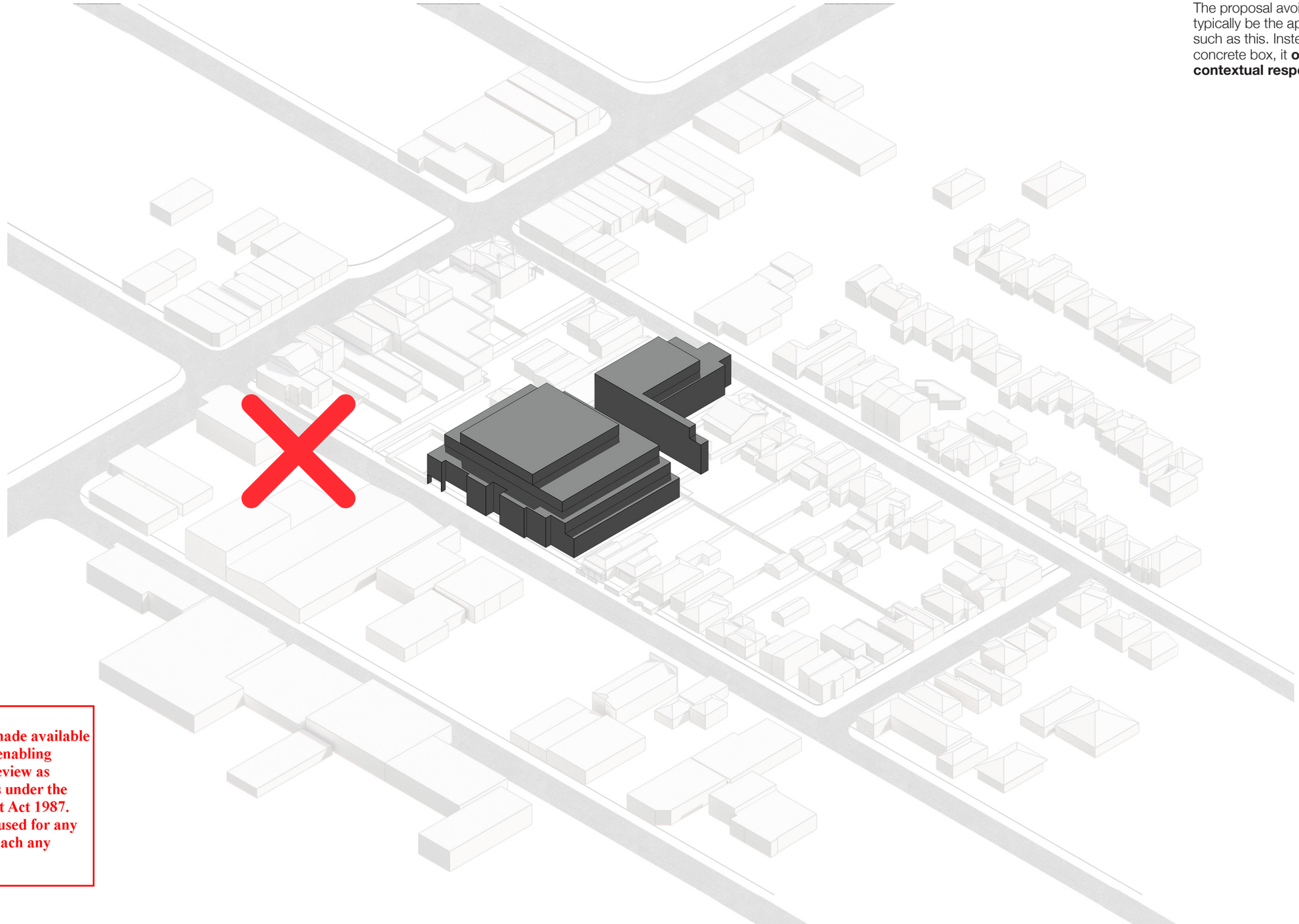
2.2.22 Avoiding the Conventional Approach

An example of what not to do.



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

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57
No. of Apartments

Compliant Garden Area
Compliant Car Parking Allocation

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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

88
No. of Apartments

Compliant Garden Area
Compliant Deep Soil Planting
Compliant Canopy Tree Coverage
Compliant Car Parking Allocation

Clause 55.07 Compliance

100% *Compliant (50% Compliance Required) - B42 Access*
67% *Compliant - B43 Private Open Space - Offset by significant provision of Communal Open Space.*
95.5% *Compliant - B44 Storage*
95.5% *Compliant - B46 Functional Layout*
95.5% *Compliant - B47 Room Depth*
97.7% *Compliant (40% Compliance Required) - B49 Ventilation*

248% Provision for B36 Communal Open Space

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
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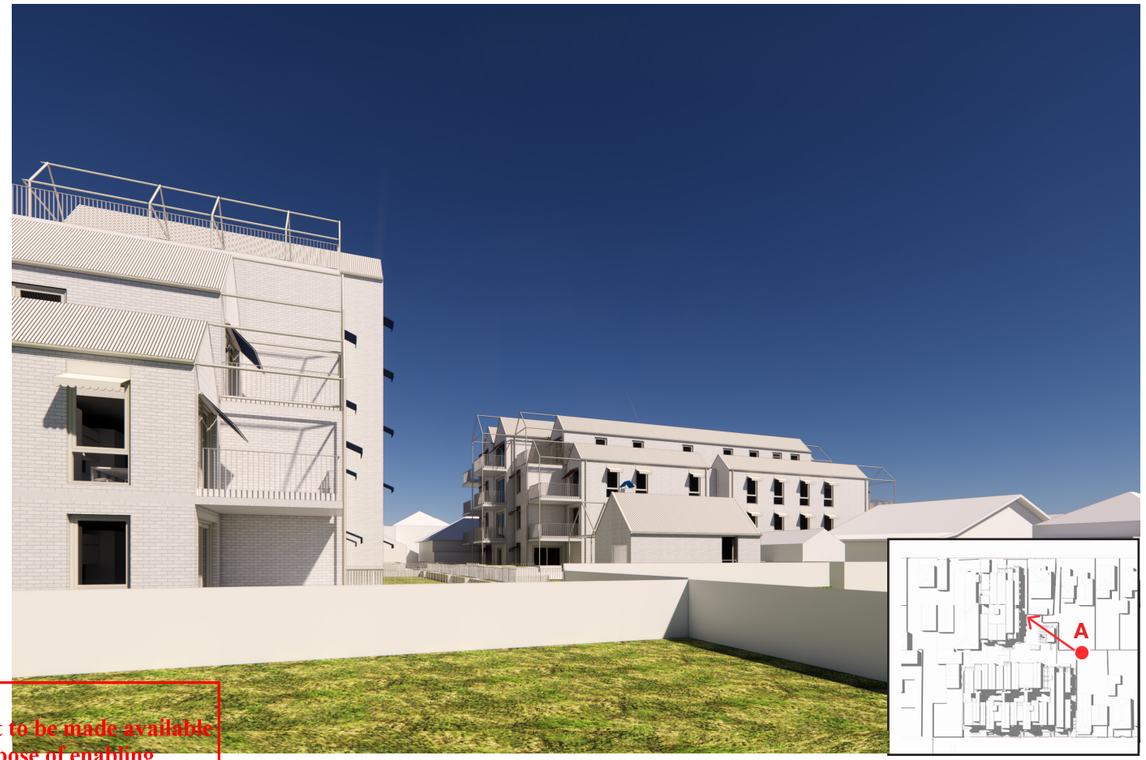
View Point A. Approved Proposal



View Point A. Amended Proposal

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View Point B. Approved Proposal



View Point B. Amended Proposal

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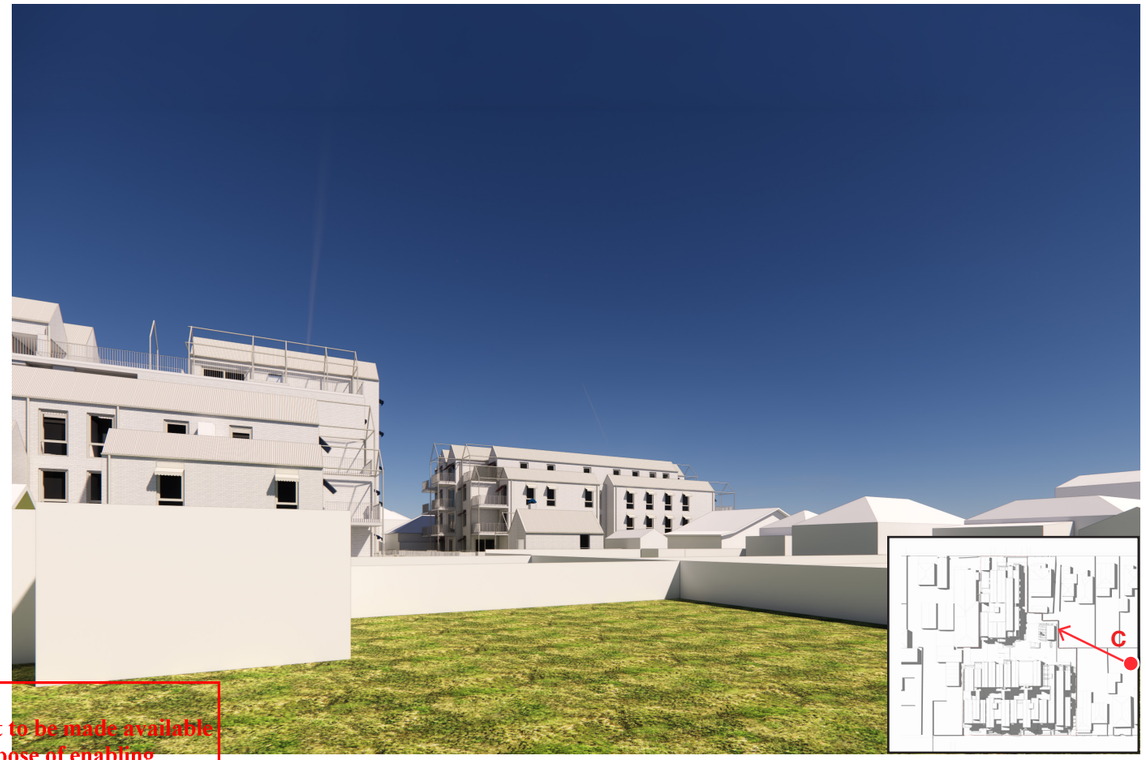
View Point C. Approved Proposal



View Point C. Amended Proposal

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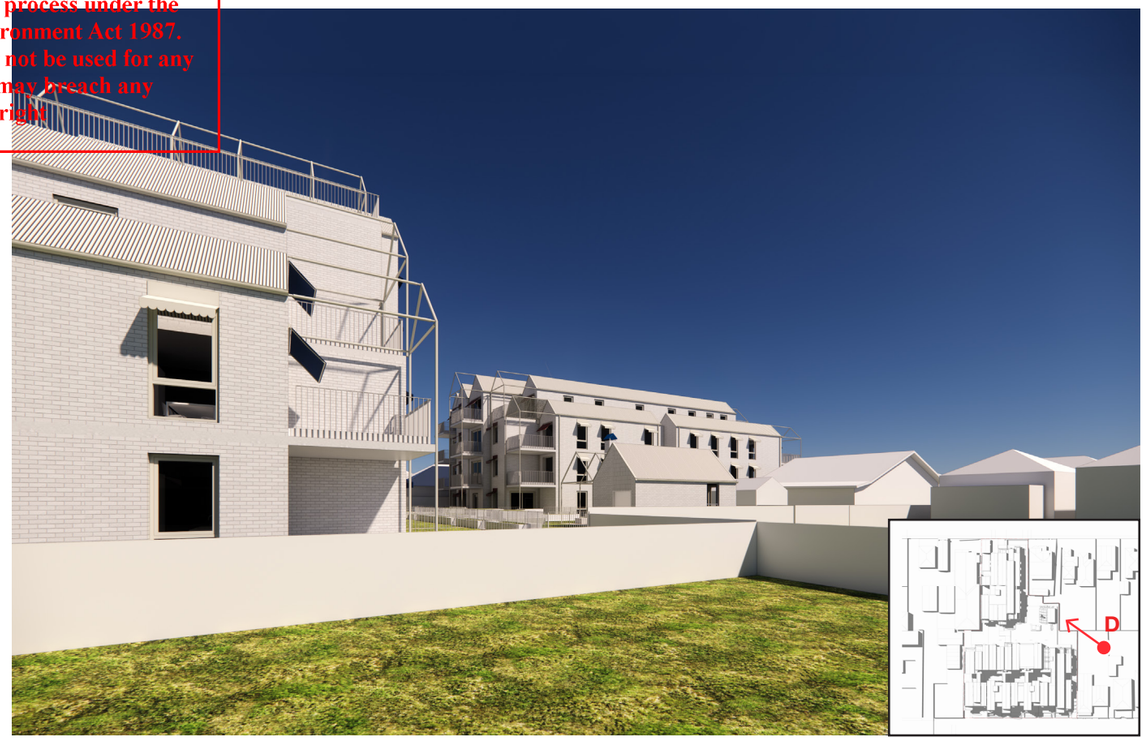
View Point D. Approved Proposal



View Point D. Amended Proposal

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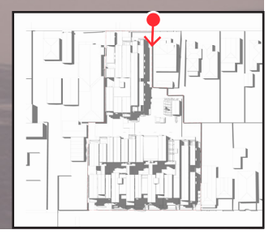

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Austin Maynard Architects acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of country throughout Australia.
We recognise their sustained connection to land and waterways and acknowledge sovereignty has never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