

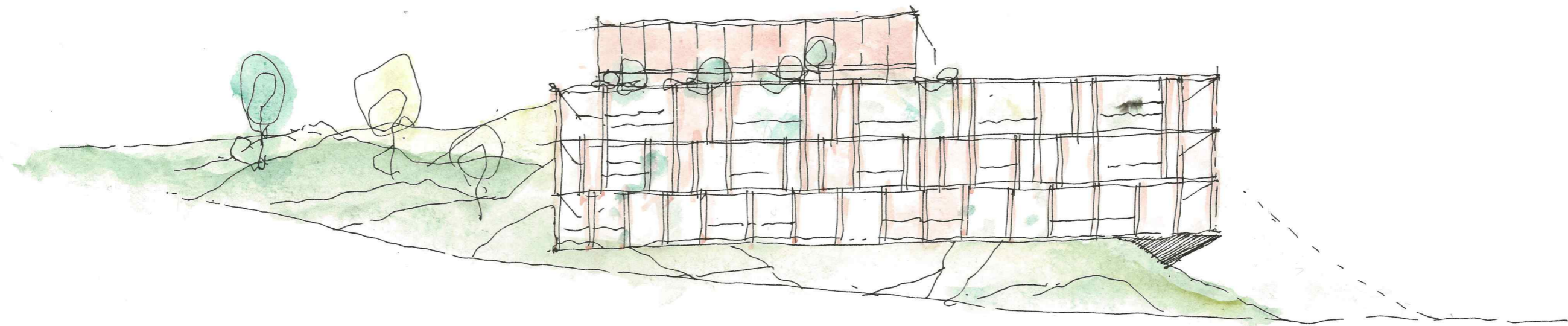
Design Response

2



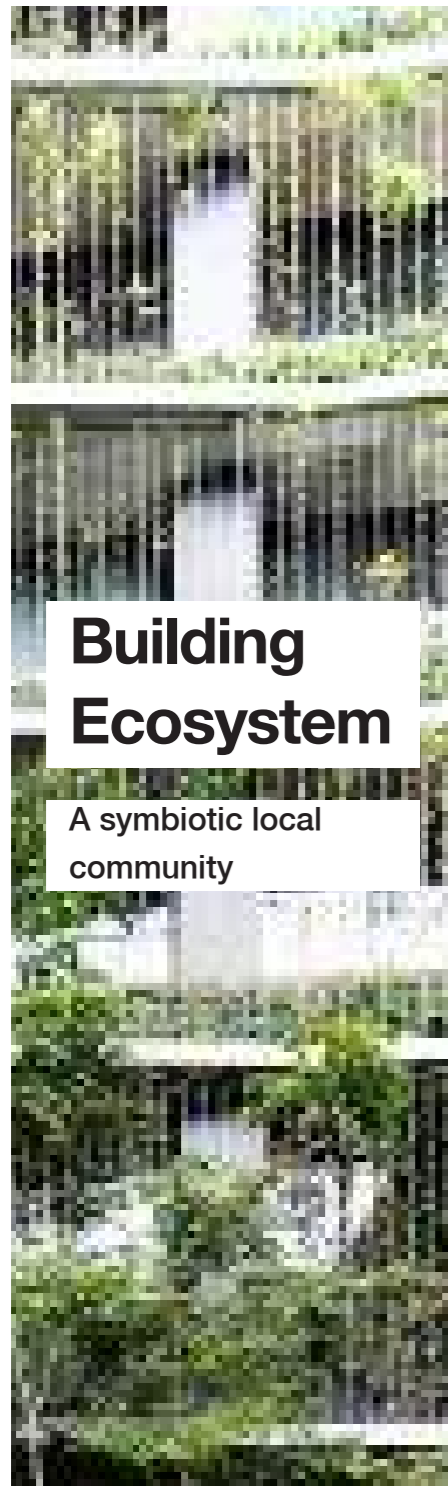
Design Response

2.1 Design Concept



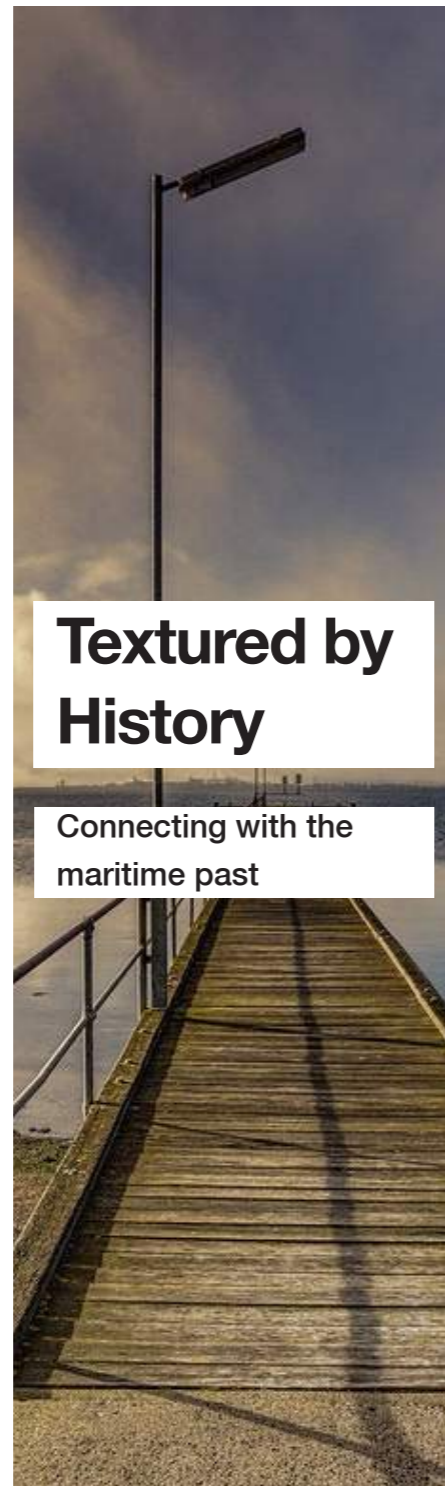
Design Response

2.2 Design Drivers



Building Ecosystem

A symbiotic local community



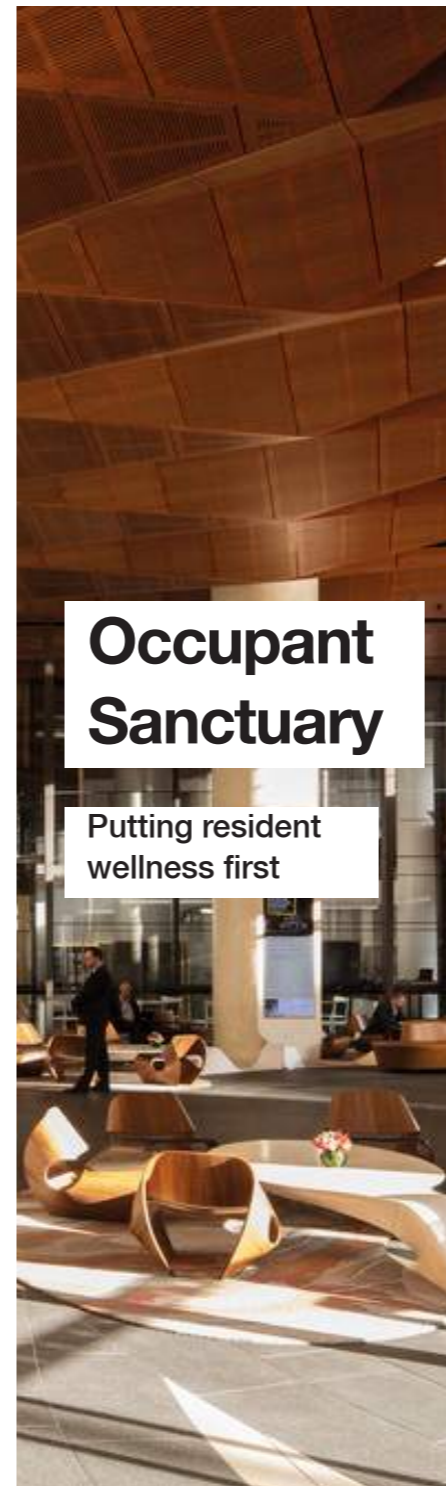
Textured by History

Connecting with the maritime past



Redefining the Typology

Designing for adaptability



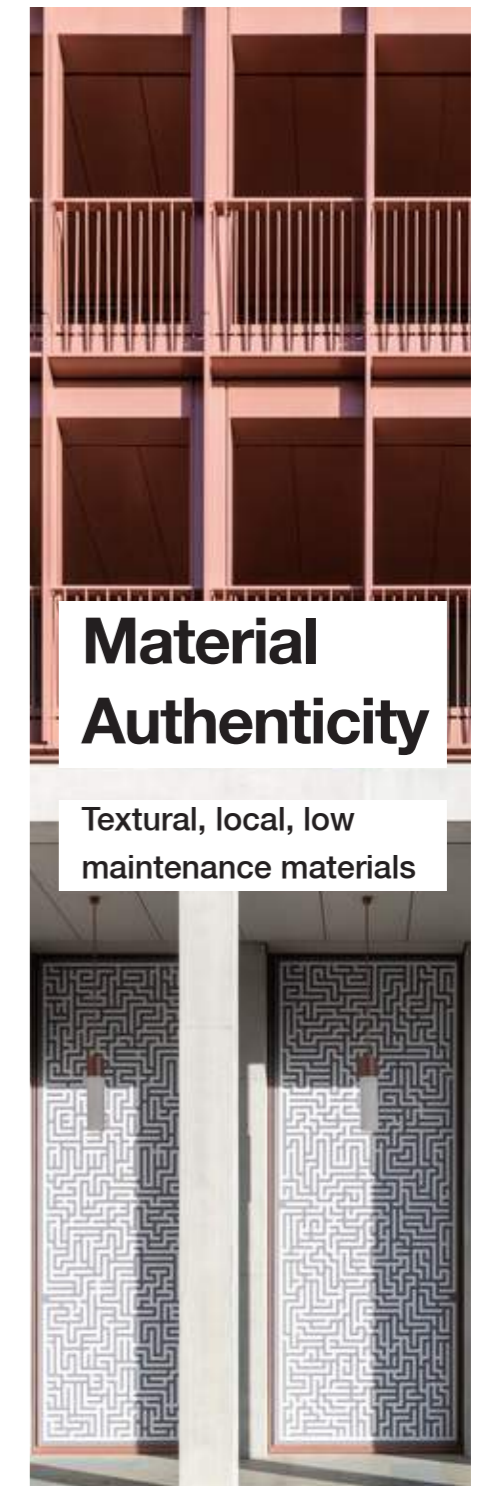
Occupant Sanctuary

Putting resident wellness first



'One Planet' Building

Forward thinking & acting buildings



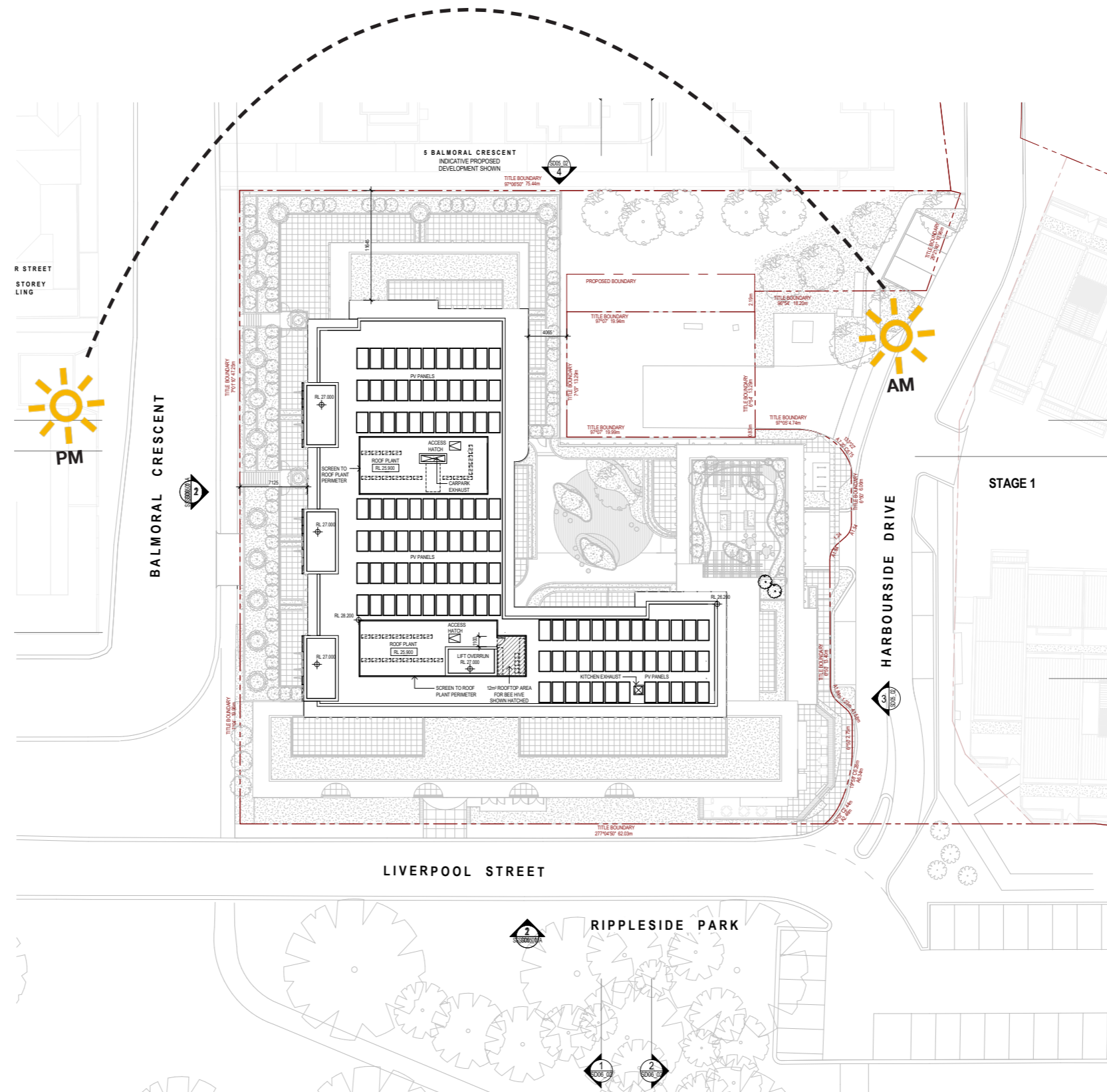
Material Authenticity

Textural, local, low maintenance materials

Design Response

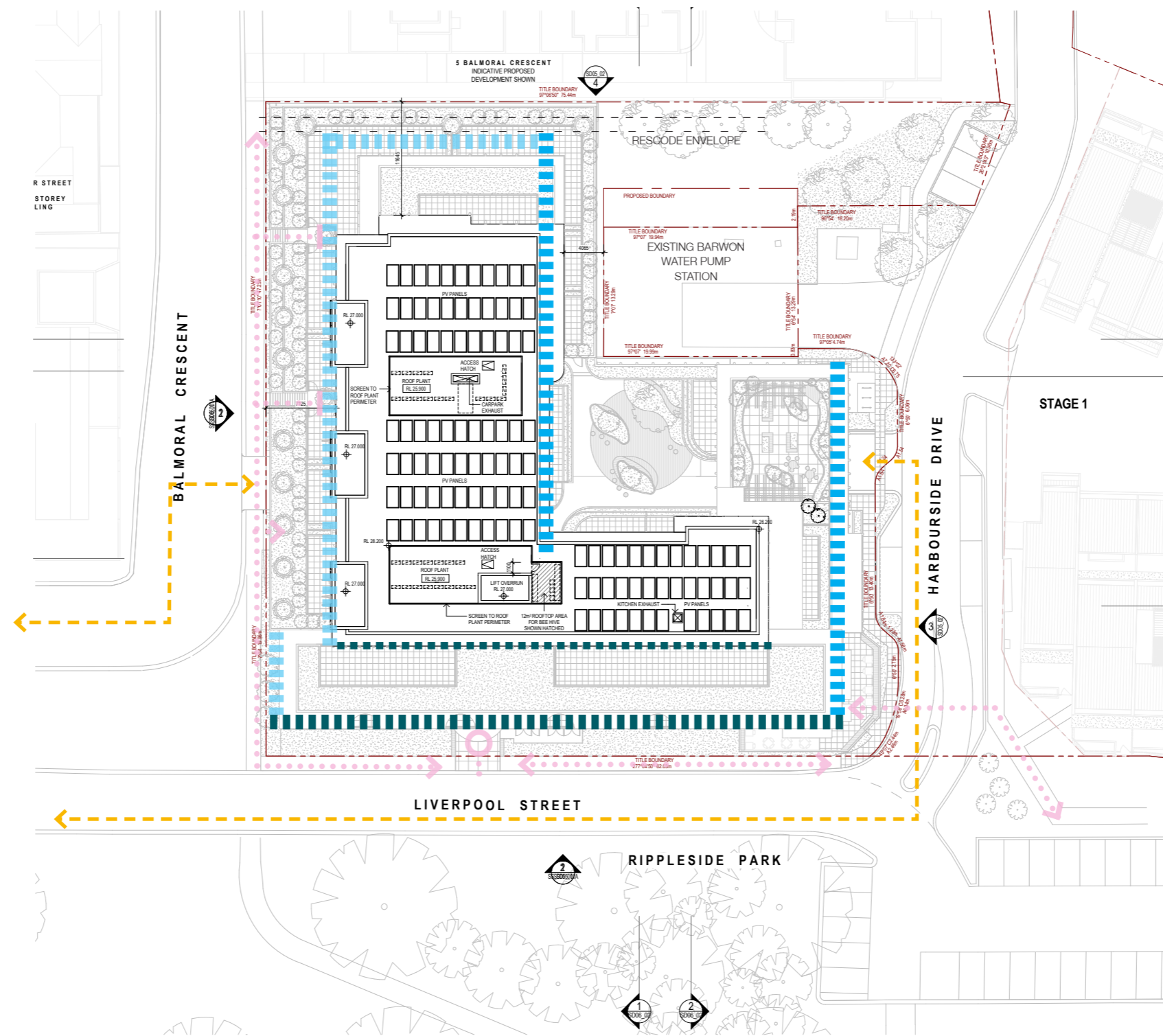
2.3 Building Form

The proposed building form responds to the surrounding street and neighbouring property interfaces, existing site terrain and the desire to maximise natural light, with a courtyard arrangement opening to the north.



Design Response

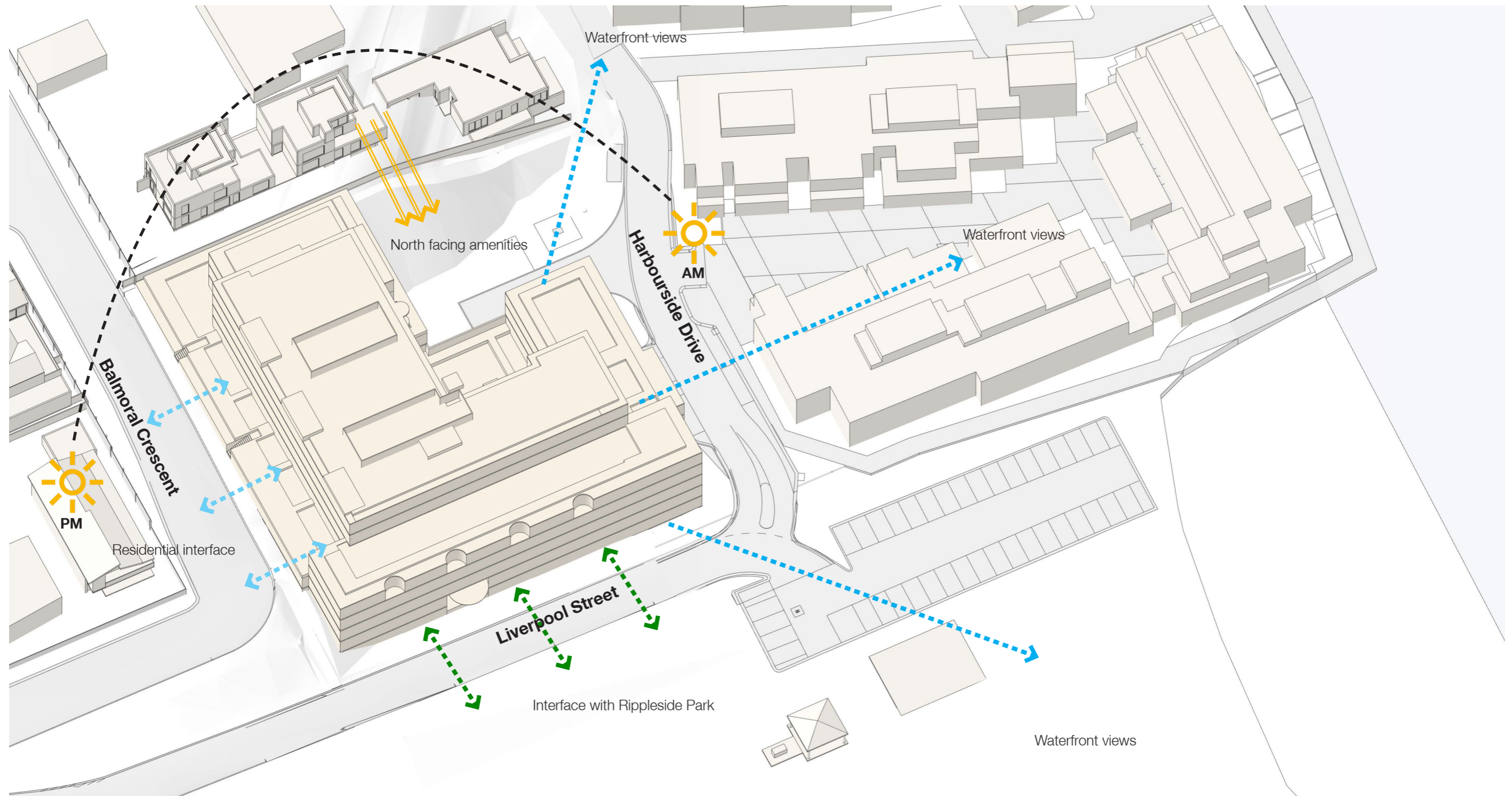
2.4 Interfaces and Access



- Residential interface
- Parkland interface
- Waterfront Interface
- Vehicle access / parking
- Pedestrian access

Design Response

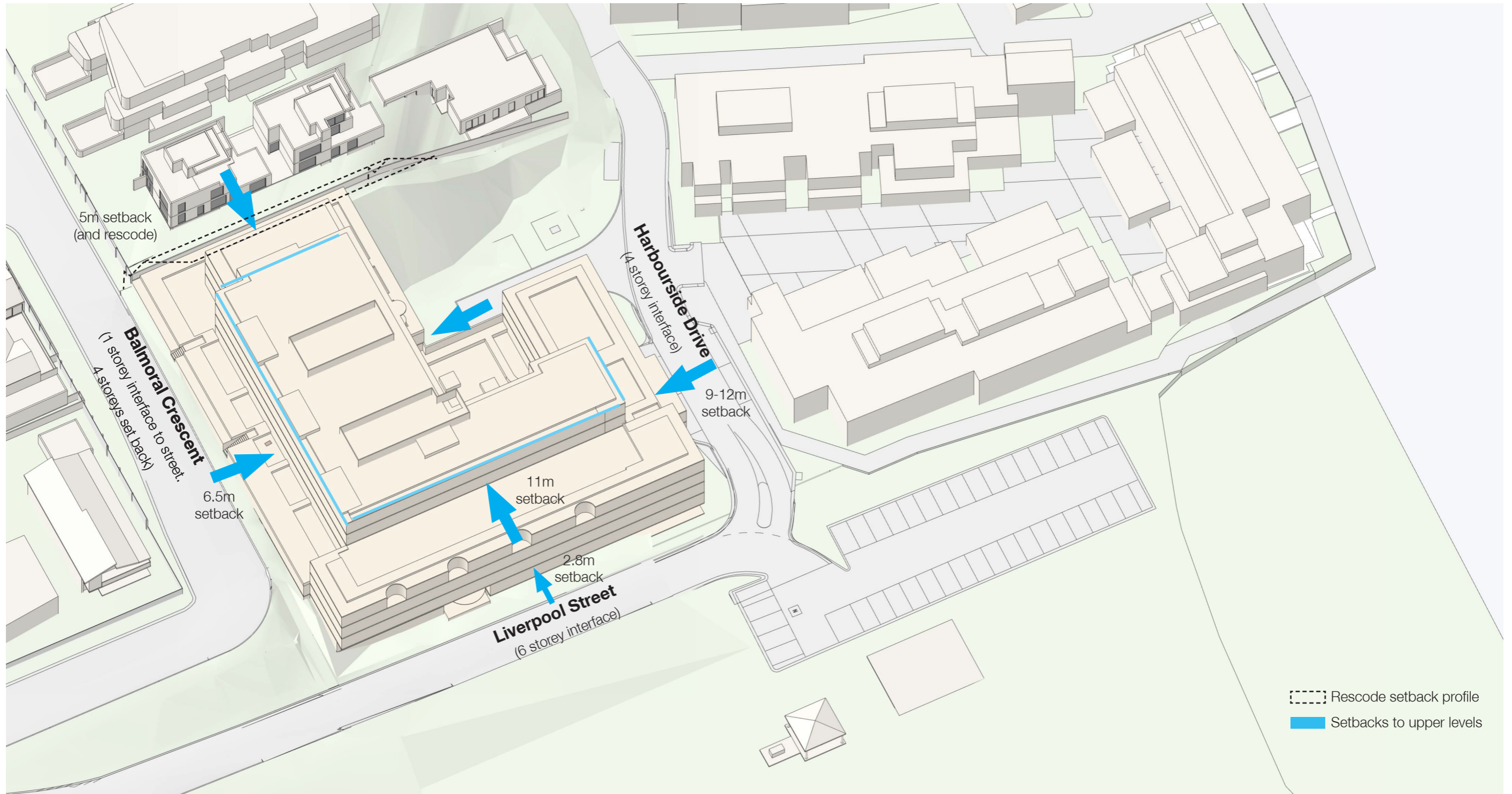
2.5 Aspect & Views



Design Response

Upper levels are set back to mitigate the appearance of scale, and respond appropriately to the interfaces.

2.6 Built Form



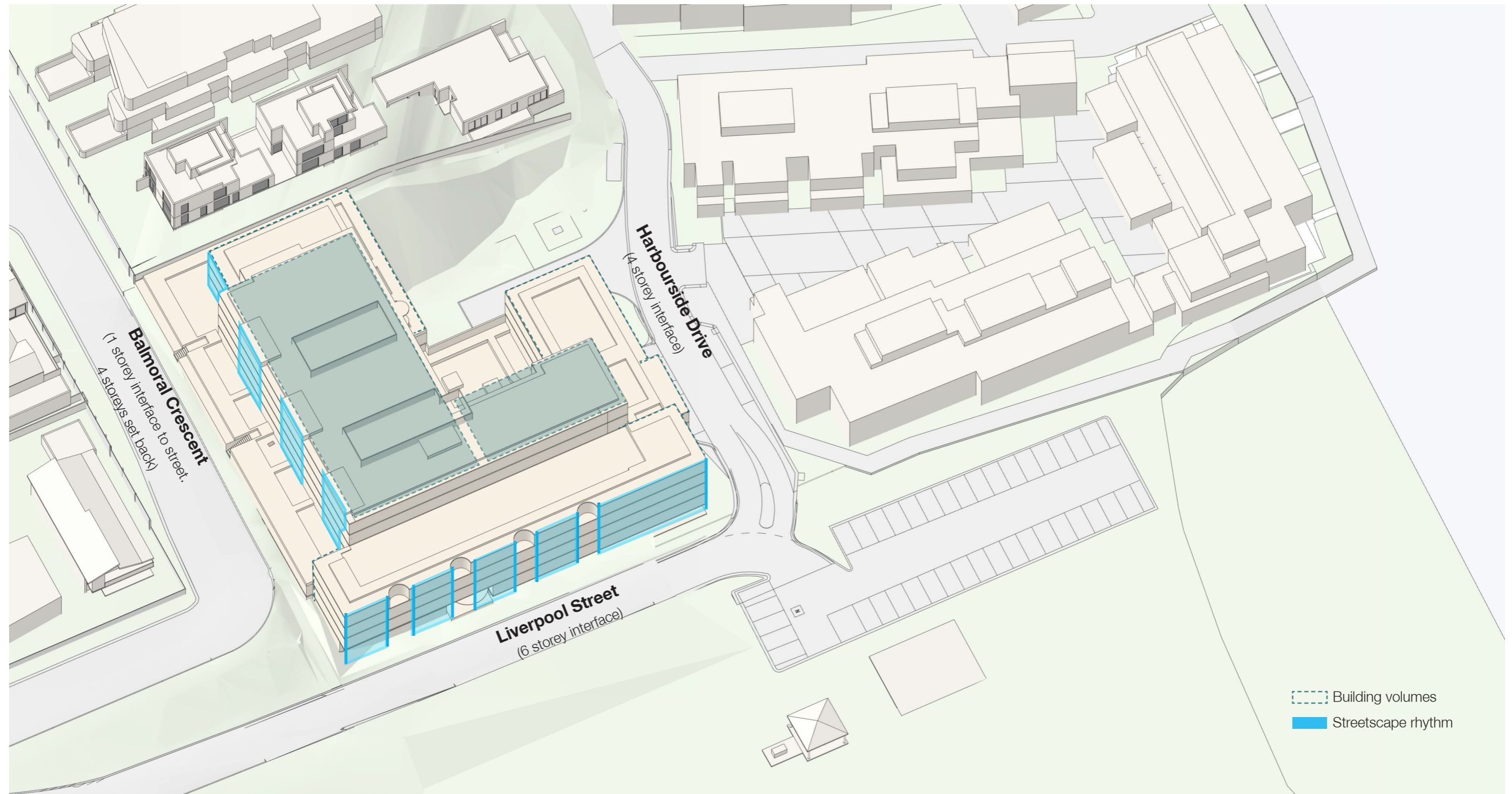
Design Response

Volumes are segmented and set back reducing the overall scale of the building.

A series of cut-outs puncture the southern elevation allowing for greenery to grow and increasing natural light.

A series of open balconies creates a small scale rhythm along the west elevation.

2.7 Built Form



Design Response

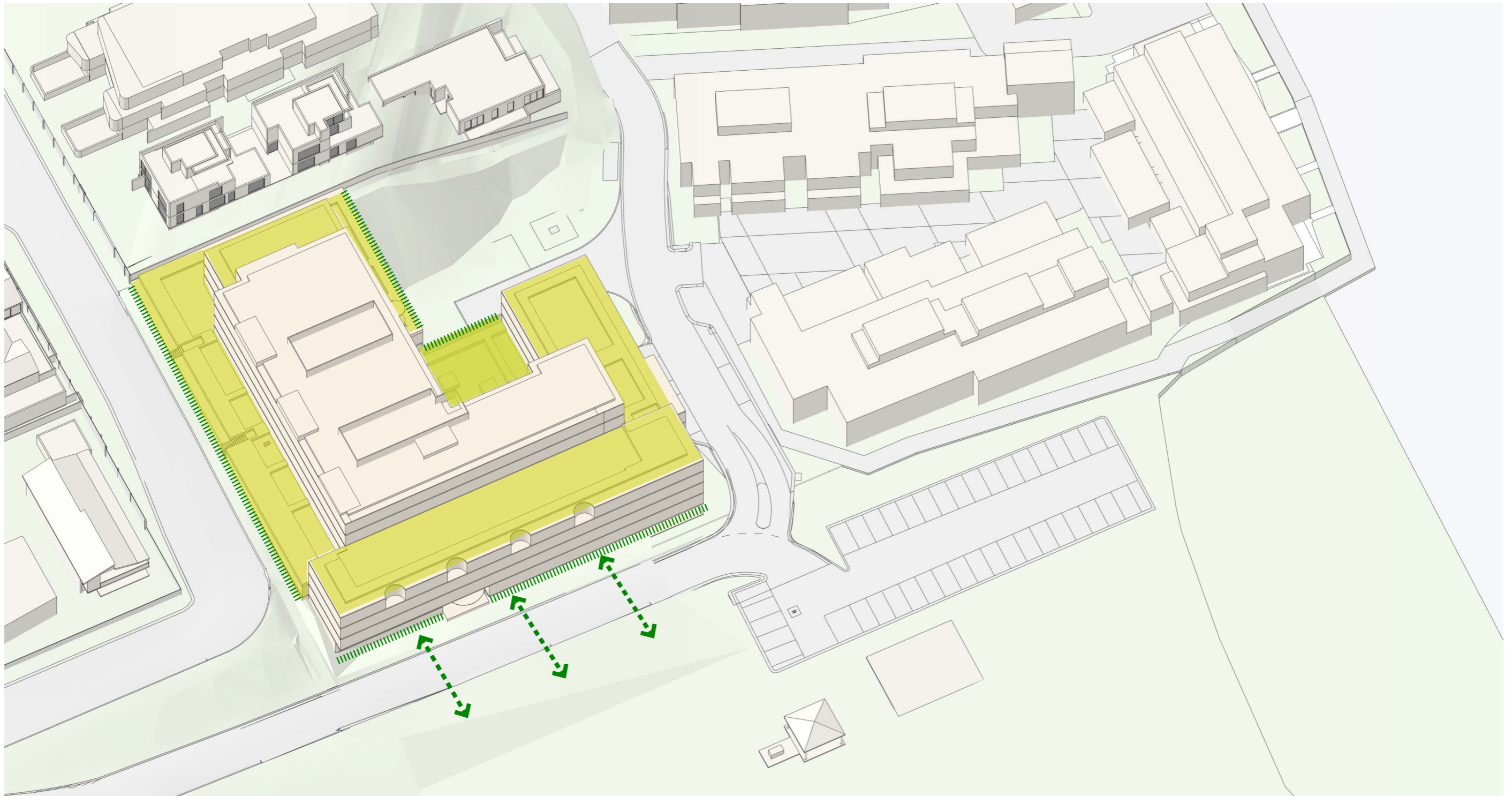
2.8 Integrated Greenery and Landscaping

Greenery and landscaping is integral to the proposal.

The building is integrated into the terrain and emerges from the landscape.

A low level, planting grows up, into and around the building. The proposal forms and extension of the parkland opposite.

A series of landscaped terraces and courtyards provide a sanctuary and amenity for residents.



Design Response

2.9 Design References : Local Context

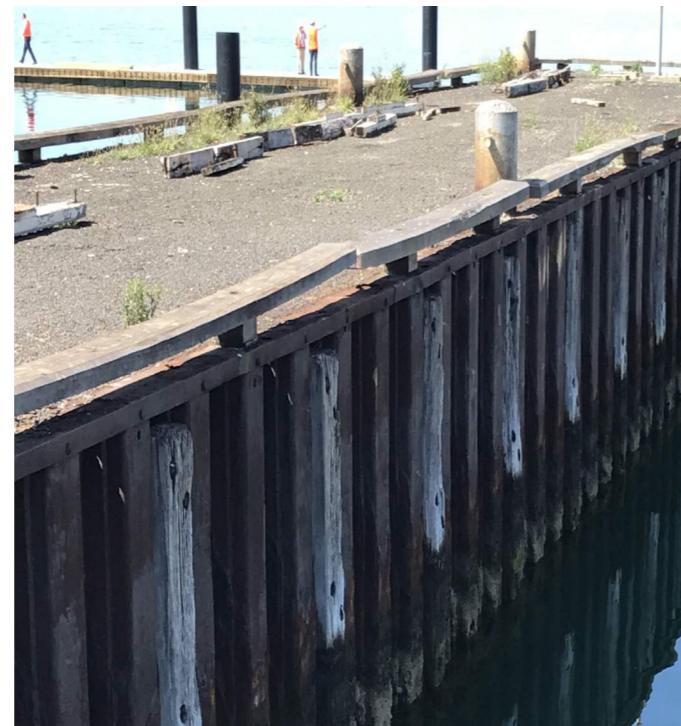


Design Response

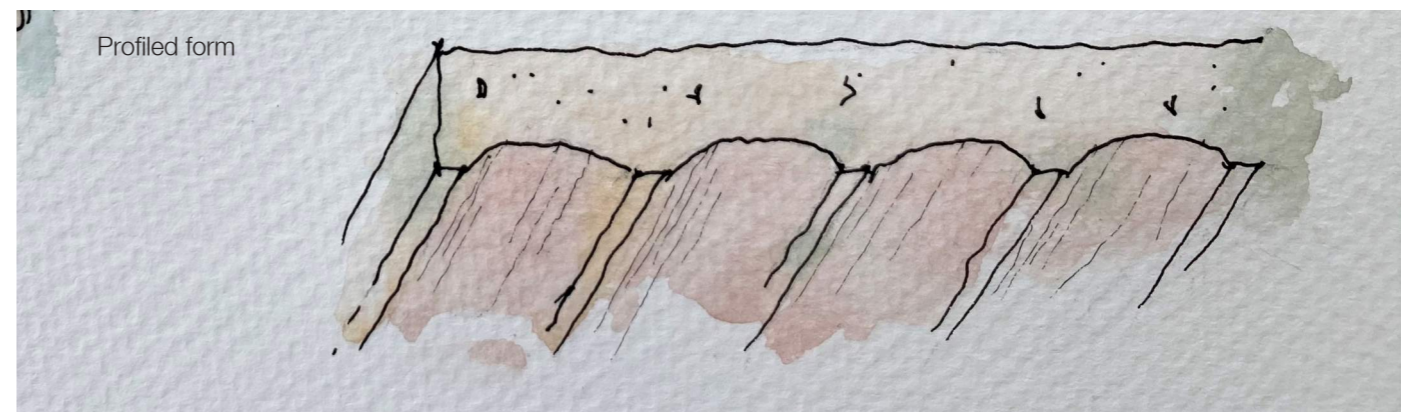
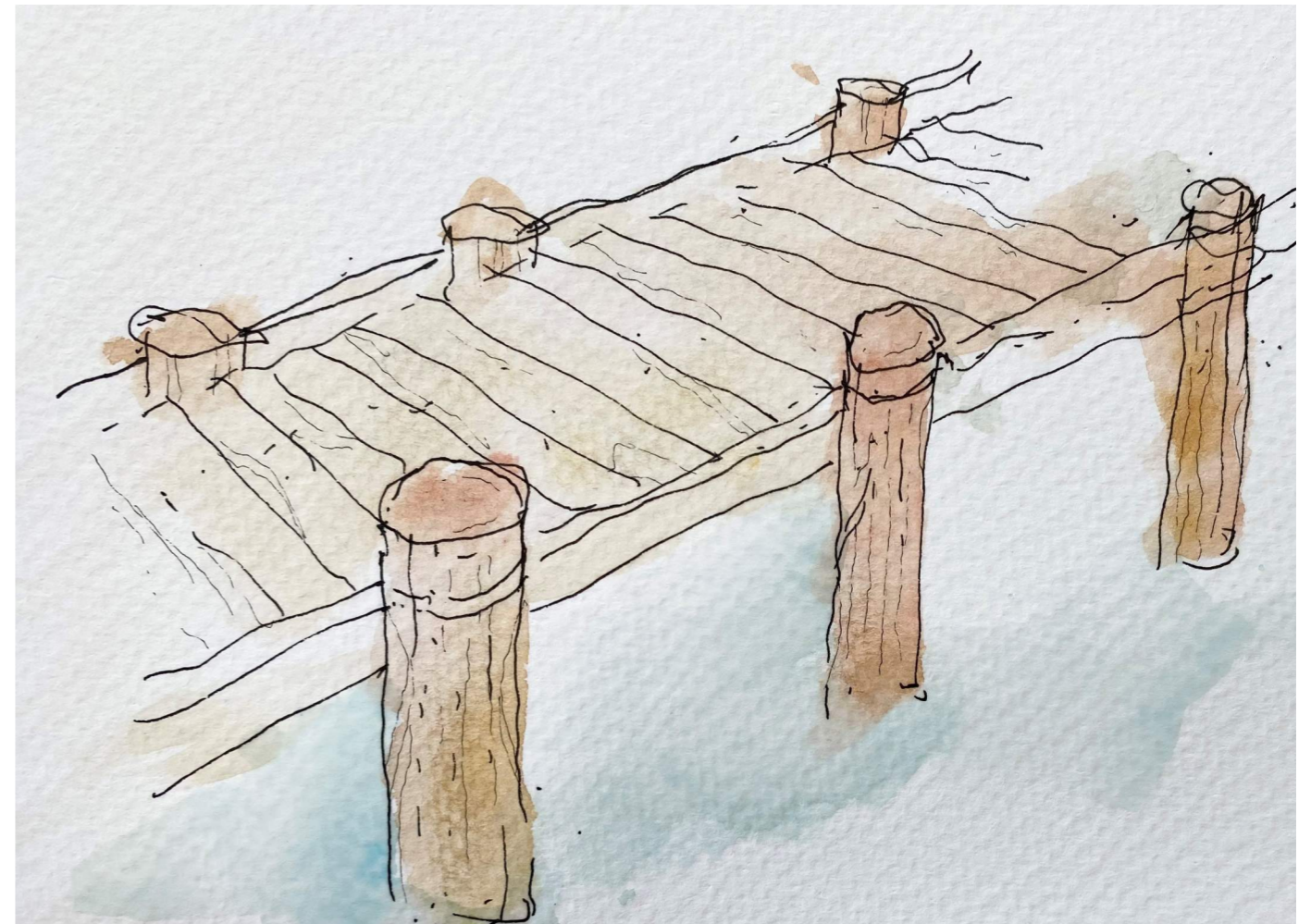
2.10 Design References : Waterfront and Pier

The profiled forms reference and reinterpret the language of the pier, with the circular columns creating a dynamic pattern across the built form.

Existing pier and columns



Existing pier and columns



Design Response

2.11 Design References : Parkland and Vegetation - Tone, Texture and Colour

The hues of the trees, the colour of the bark, and the tone and the texture of the earth inform the material palettes.

A local, tactile, and textural quality is integrated into the building form and fenestration.



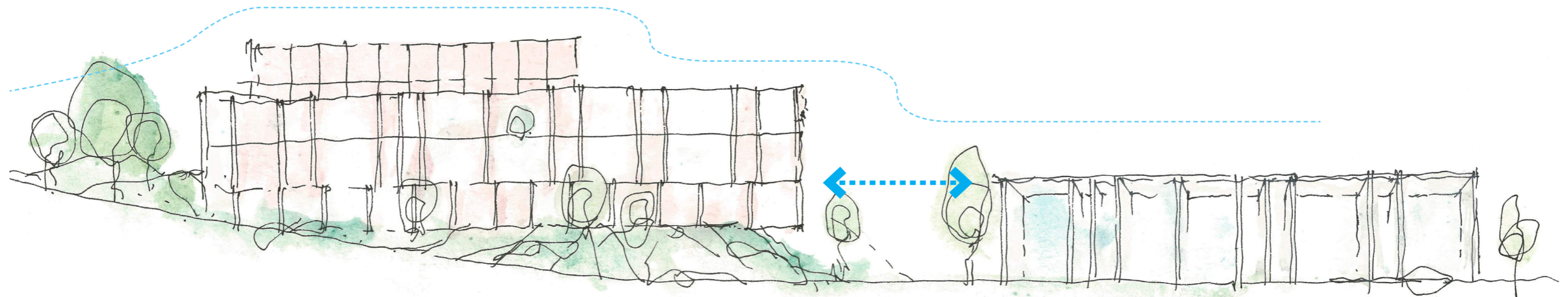
Design Response

2.12 Concept and Context

The rhythm of the Stage 5 facade responds to the language of the adjacent townhouses of stage 1 - a series of portal frames. A regularity is maintained through out the facade of Stage 5, while also integrating the apartment typology.

The profile of the built form responds to the broad parkland interface, providing passive surveillance of the park and expansive views to building occupants.

Building height and setback step progressively to transition between the built form to the east and west.



Concept Sketch, Rippleside Park interface



Parkland Interface

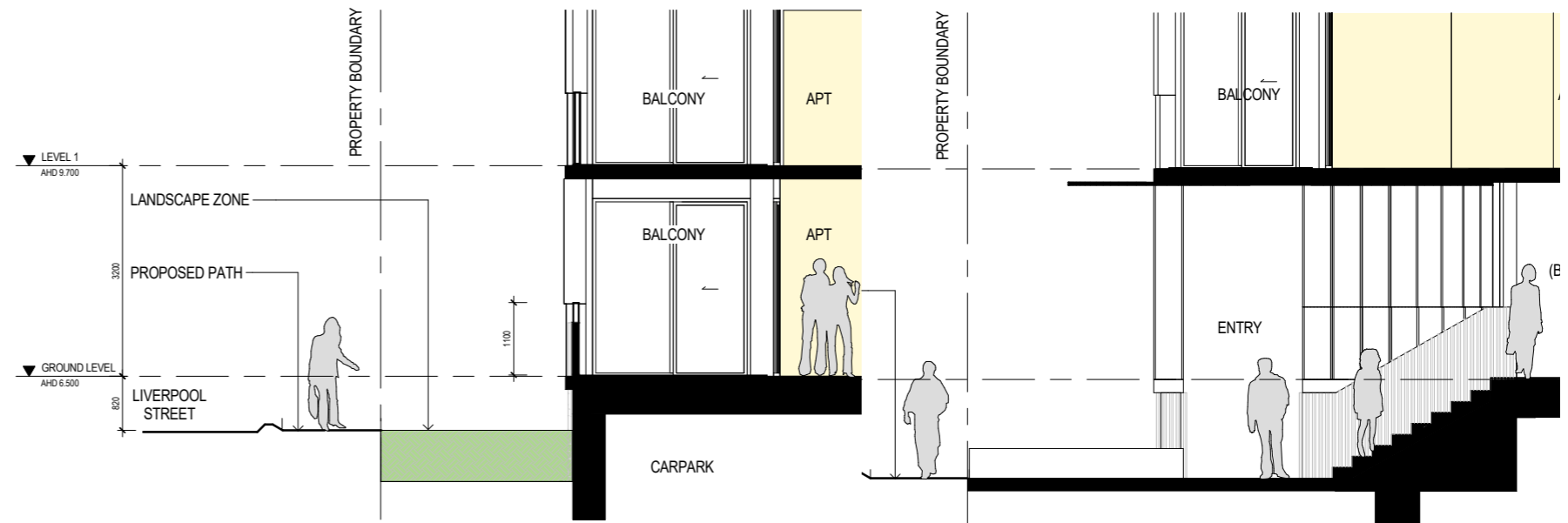
Design Response

2.13 Liverpool Street

A new pedestrian pathway guides residents and visitors to the main building entry, punctuated into the main facade.

At low level, the terrain and vegetation appears to rise up into the building. Partially solid balustrades are shaped to provide outward views while also providing privacy to lower levels.

At upper levels the Liverpool street interface is articulated with large openings and balconies. Cut-outs to the upper level create further divisions in the built form.



Street Interface - Liverpool Street Frontage

Street Interface - Liverpool Street Entry





Liverpool Street frontage

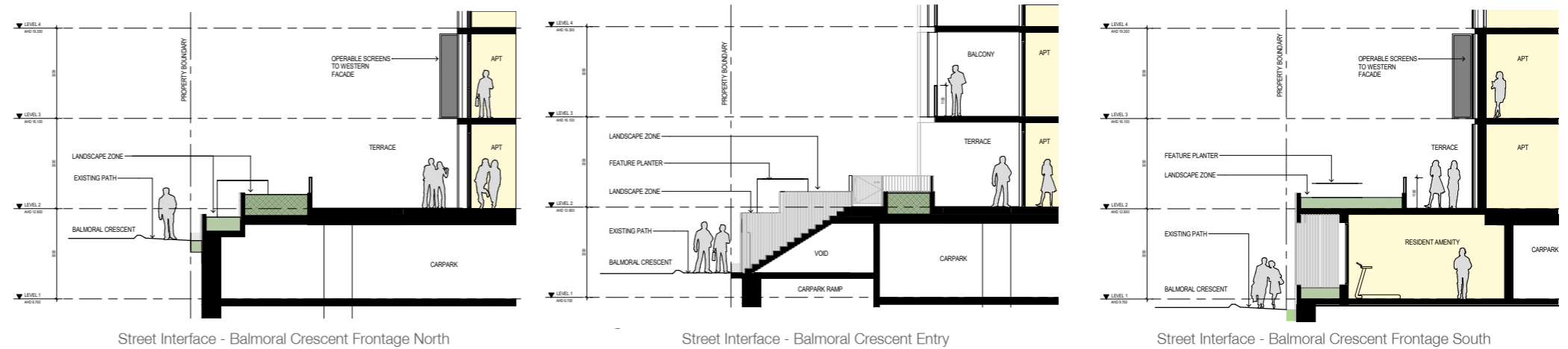
Design Response

2.14 Balmoral Crescent

The Balmoral Crescent frontage sits within the streetscape as a series of active and operable volumes.

At low level a series of entrances, provide direct access from the street front to associated residences. At the south west end an amenities area looks out over the Balmoral and Liverpool street and Rippleside Park, while also allowing resident access.

At the upper levels, a rhythm of deep balconies creates a small scale 'townhouse' appearance to Balmoral Crescent. Operable screens to the upper levels provide solar protection while also allowing residents to control their own internal environmental conditions.



Design Response

2.15 Streetscape View



Streetscape Rhythm

The proposed built forms creates a progression and rhythm with adjacent along the streetscape.

The larger built form is broken down by the use of material change form and textures.

Legend:

 Built form volumes

Design Response

2.16 Streetscape View



Materiality

Lighter 'sand' coloured volumes bookend the building along Balmoral Crescent. Warmer 'terracotta' volumes clad with operable screens appear as 'solid' areas of the facade while maintaining amenity. The screens also provide a responsive, and animated facade.

The breaks between the 'volumnes' provide private balconies, where occupants are offered privacy, and protection from the west sun.

Vegetation, Amenity and Access

Terraced landscaping along the street edge provides relief to pedestrians and occupants. Garden beds are provided directly to the street edges as well as raised above, fronting apartments terraces.

A series of pedestrian entrances are integrated into the frontage from street level, with amenities (a gym) positioned towards the south end.

Legend:

- Lighter coloured volumes
- Warmer screened volumes
- Adjacent developments
- Pedestrian entries
- Terraced landscaping
- Street edge planting

A series of textured materials, including profiled concrete panels, curved fins, and operable screens, create an articulate and active facade.

A collection of facade types, 'solid' and 'closed', reduce the scale of the built form and respond to the adjacent streetscape.

An active and vegetated frontage provides a soft and welcoming interface.



Balmoral Crescent frontage.

Design Response

2.17 Harbourside Drive

The massing and facade detail respond to orientation and outlook.

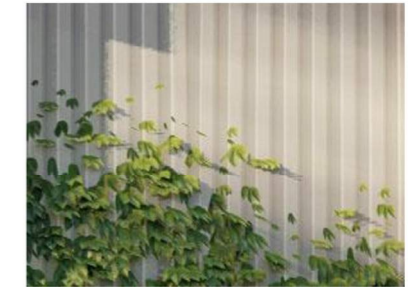
To the east, the overall form is segmented, and expressed as a series of stacked volumes. The arrangement of the form provides access to outdoor rooftop terraces, as well as views to wards Corio Bay and greater Geelong. Volumes are expressed with a variation in facade type and colour, and detail, depending on aspect and environmental conditions.



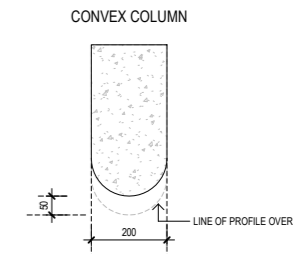
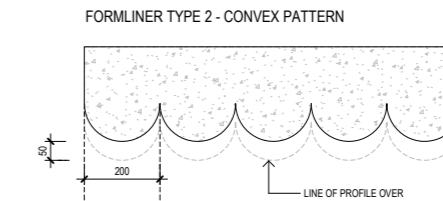
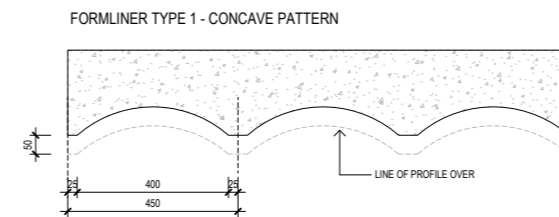
CN01
PROFILED CONCRETE - COLOUR SAND
FORMLINER TYPE 1 - CONCAVE PATTERN



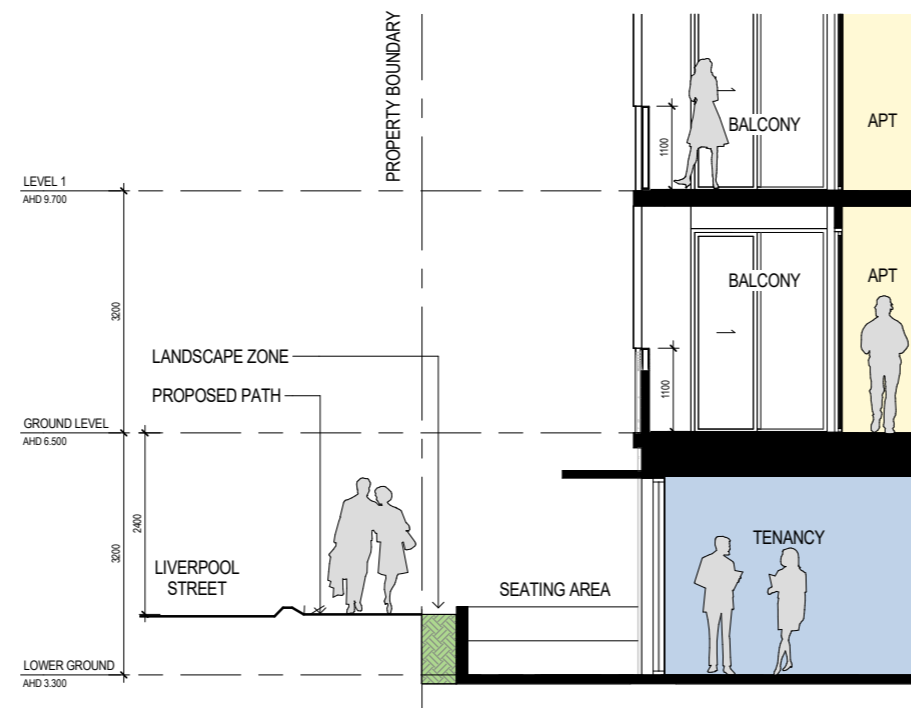
CN03
PROFILED CONCRETE - COLOUR TERRACOTTA
FORMLINER TYPE 2 - CONVEX PATTERN



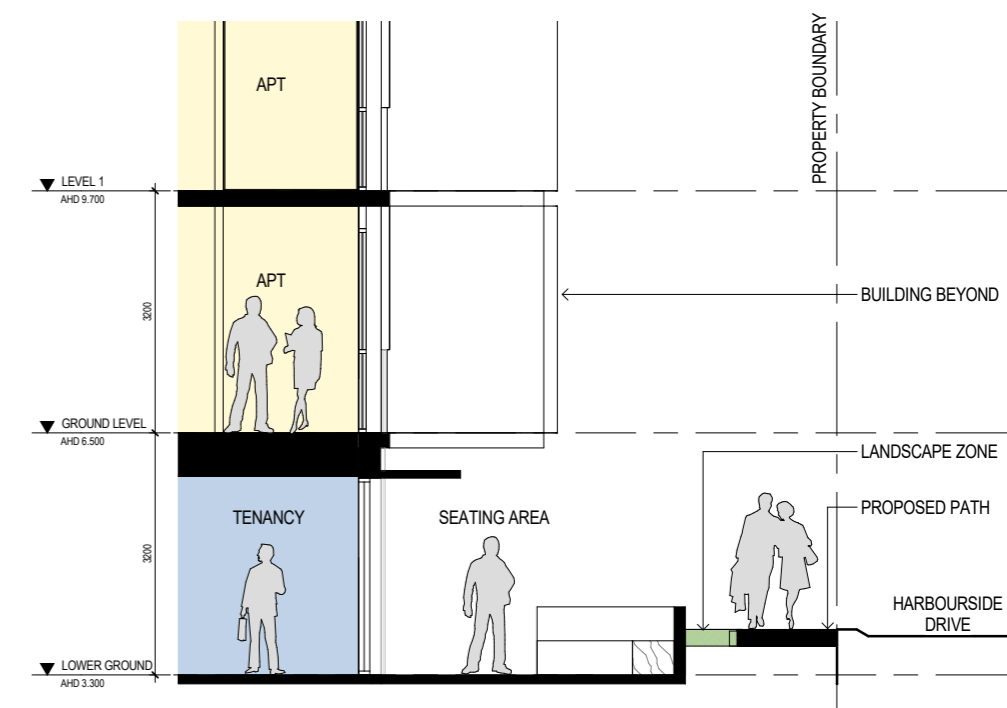
CN05
PROFILED CONCRETE - COLOUR GREY
FORMLINER TYPE 3 - STANDARD VERTICAL RIBBED PATTERN



Variation in Materiality and Facade Detail



Street Interface - Liverpool Street Tenancy Frontage



Street Interface - Harbourside Drive Frontage



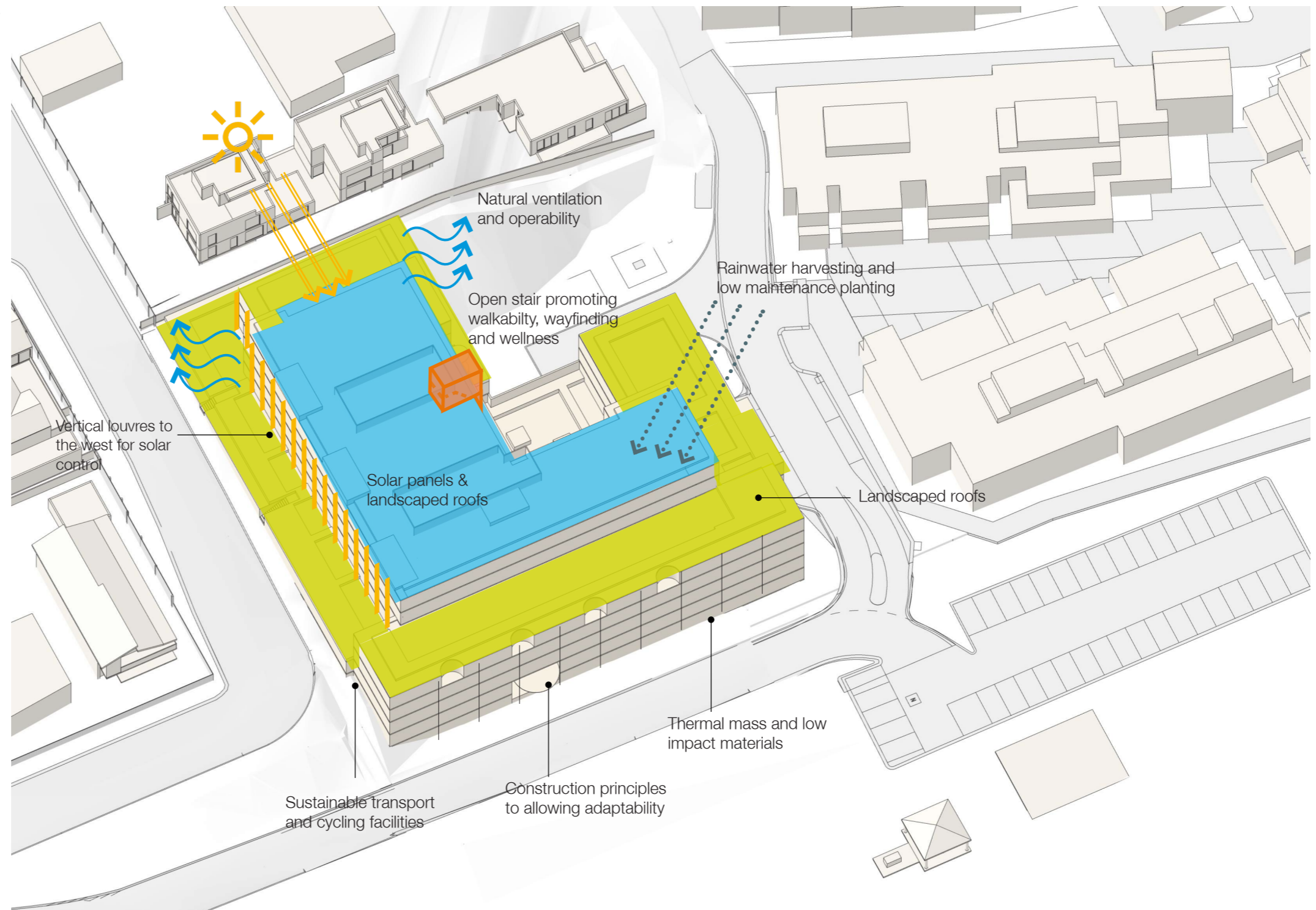
Harbourside Drive frontage.

Design Response

2.18 Ecologically Sustainable and Best Practice Design

The project incorporates a number of ESD initiatives in order to achieve a Built Environment Sustainability Scorecard, or BESS, score of 70% or higher which is considered 'Excellence' performance. Categories which the project is evaluated include:

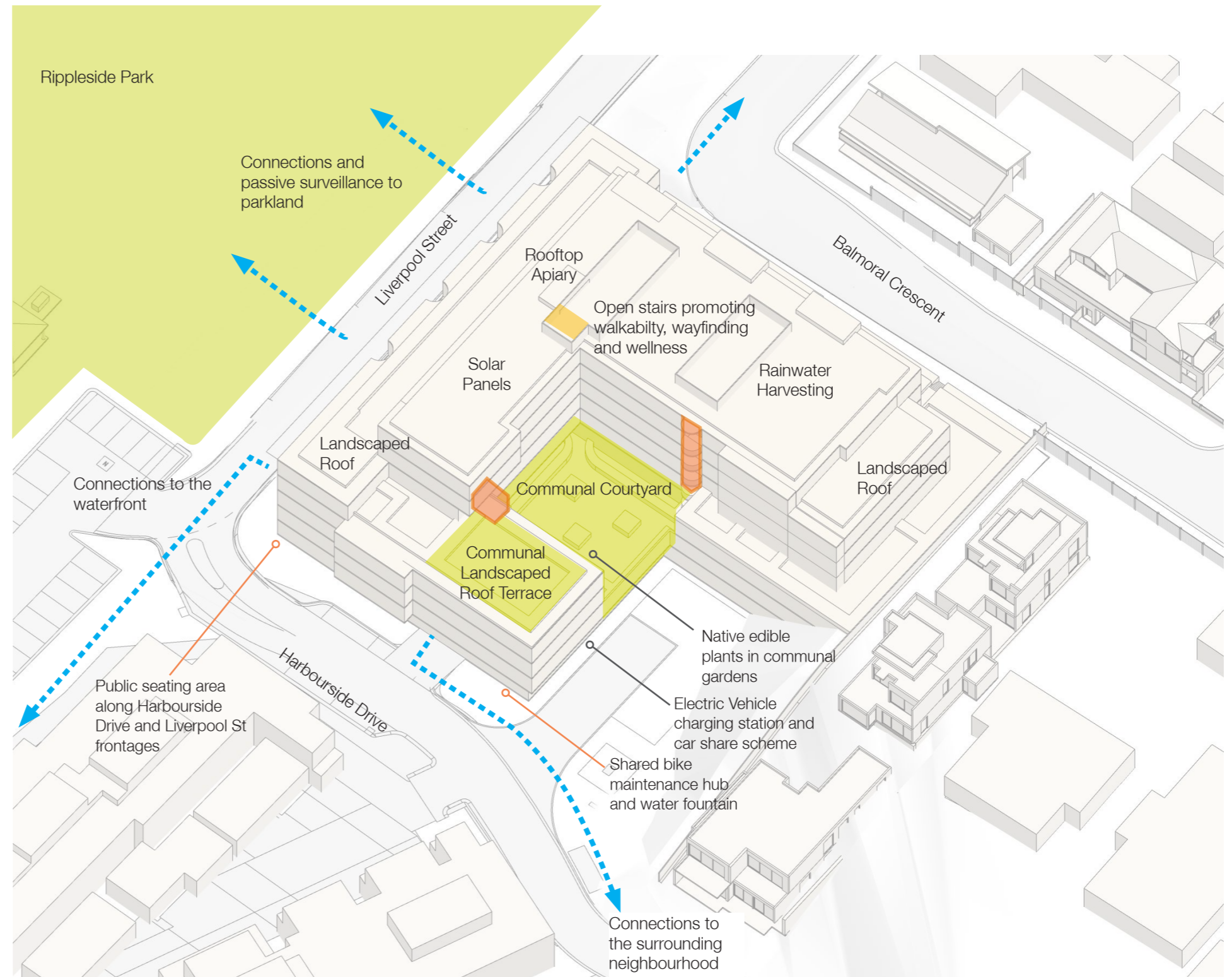
- Management
- Energy
- Water
- Stormwater
- IEQ
- Transport
- Waste
- Urban Ecology
- Innovation



Design Response

2.19 Ecologically Sustainable and Best Practice Design

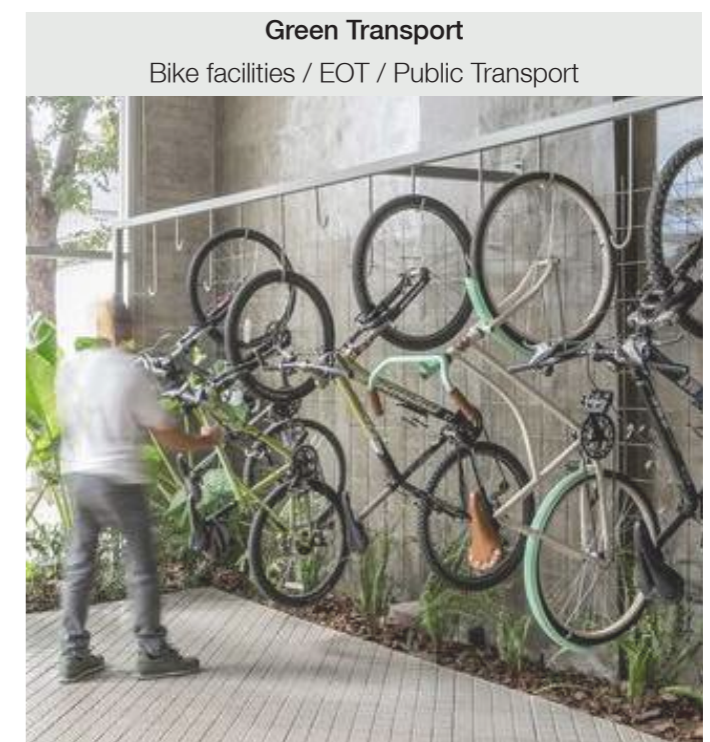
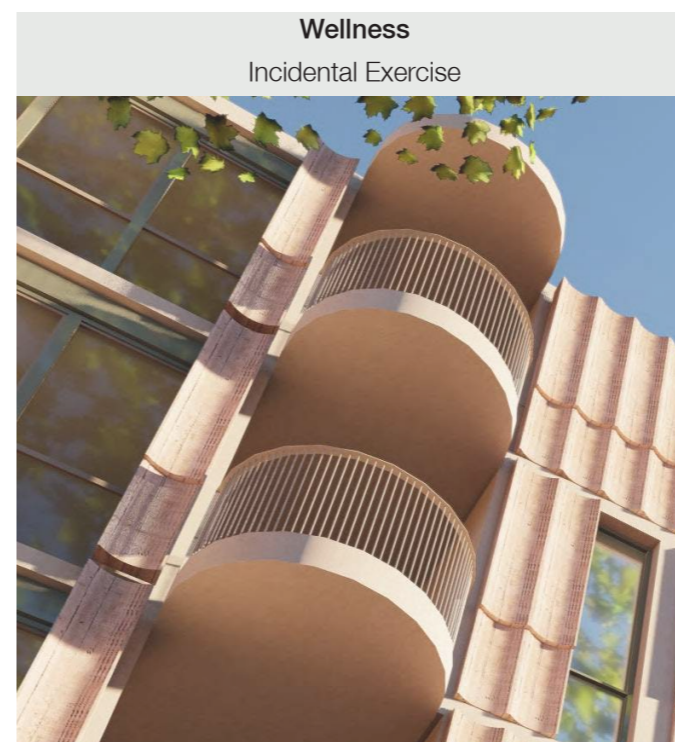
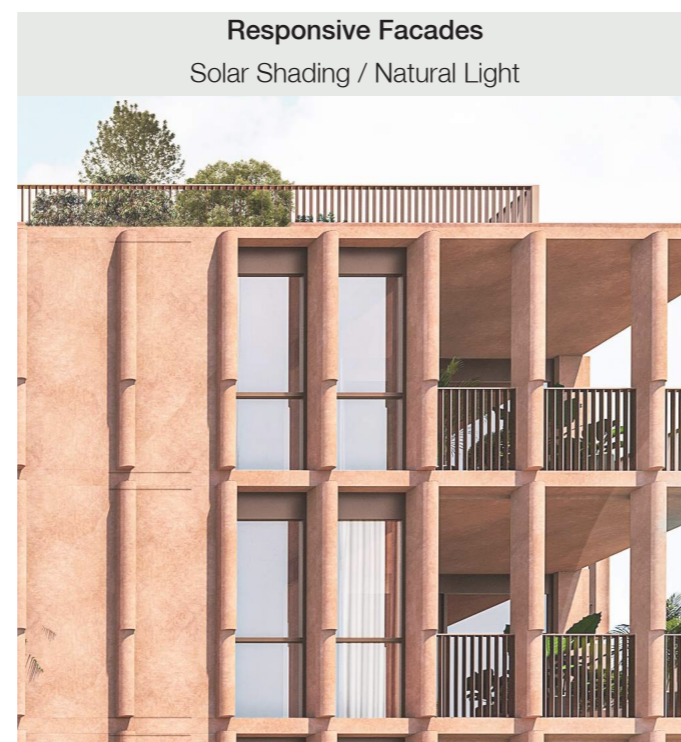
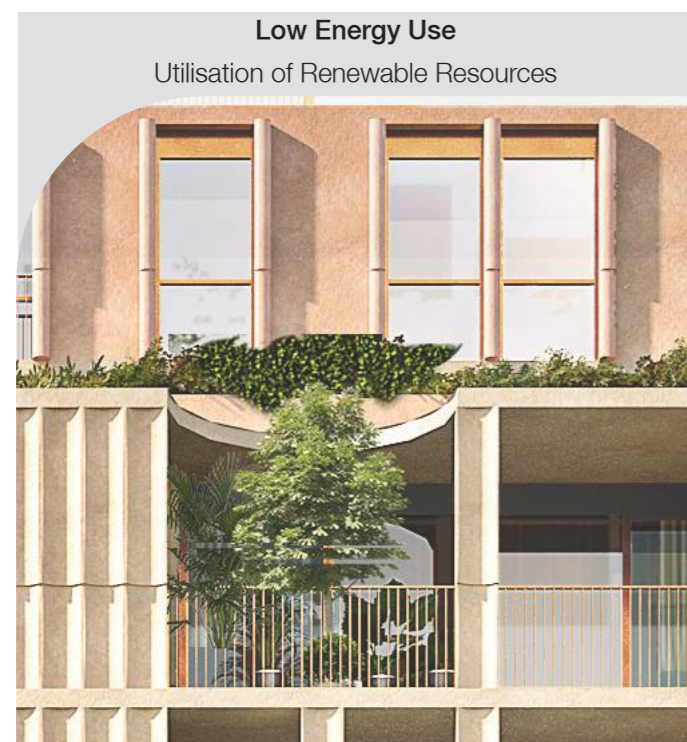
This project also incorporates Green Star elements and ESD initiatives that align with the One Planet Living holistic approach to sustainability.



Design Response

2.20 Ecologically Sustainable and Best Practice Design

Further detail on inclusions and initiatives put forward for the project are indicated below:



Renewable Energy

Photo Voltaic for energy production, and/or energy from 100% renewable sources

Energy production & conservation

On site electricity generation with photo voltaic panels. Power reduction features eg 'Green switch' turns all power in the home off – except to fridge to reduce power consumption and EMF's. Low energy lighting and appliances.

Natural Light

Filtered daylight improves internal amenity, and further reduce need for artificial lighting

Solar Control & Operability

Suitably deep fins for solar control:
- blocks sun onto glass in summer
- allows sun through glass to floor slab in winter.
Fixed and operable shading to north and west openings.

Social Sustainability & Encouragement of Mobility

'Active' spaces in and around the building to encourage mobility, walk-ability, and social interaction.

Stairs are expressed to the facades of the building, and interface with the central courtyard.

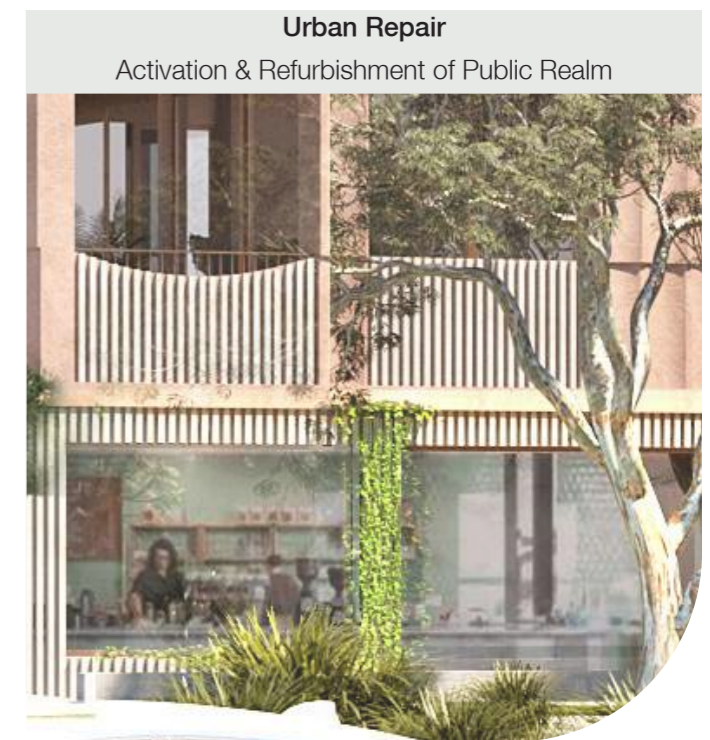
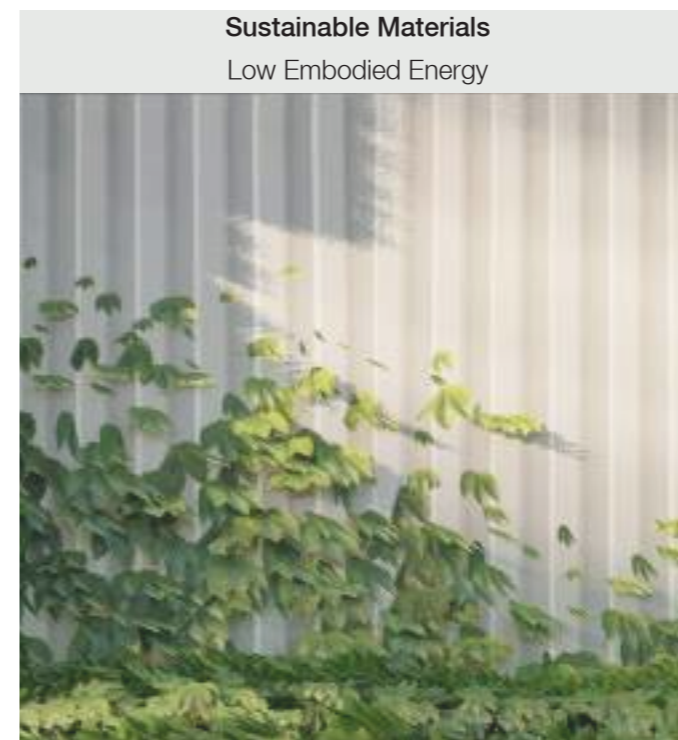
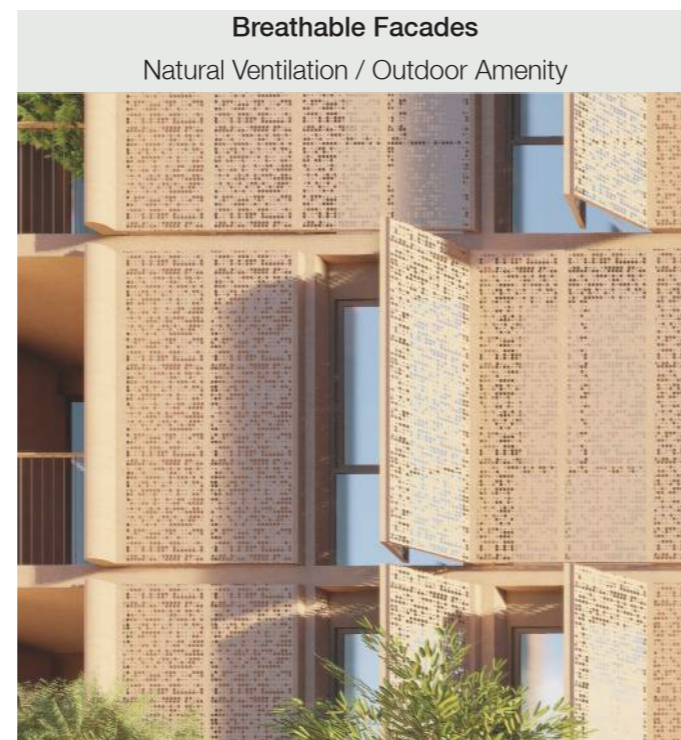
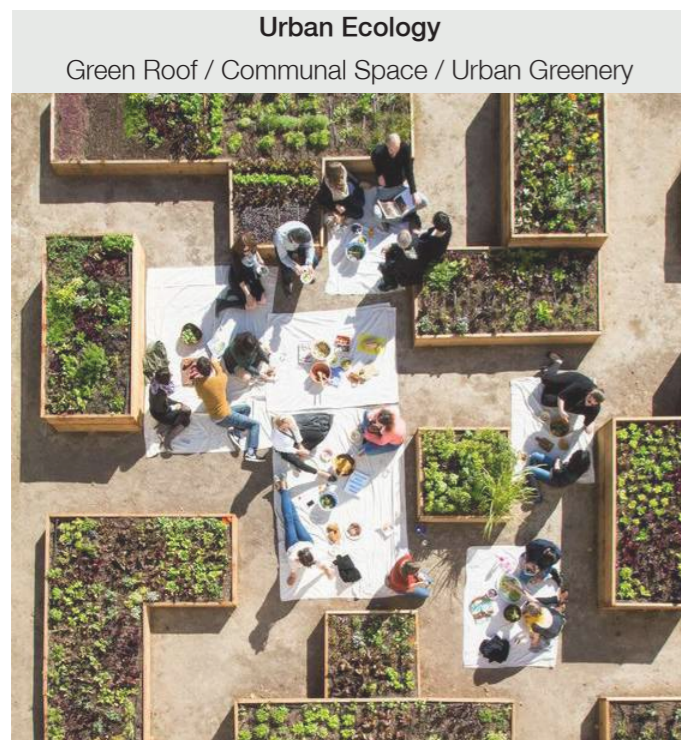
A gym faces Balmoral Crescent, Liverpool Street and the adjacent parkland.

Active Lifestyles

Sustainable modes of transports have environmental, social and economic benefits. The building's incentive to encourage sustainable transport modes can lead to reduced green has emissions, improved health and well-being as well as help lower living costs.

Design Response

2.21 Ecologically Sustainable and Best Practice Design



Greening of Buildings

Integration of vegetation to the building form and in and around the buildings. The greening and on-ground landscaping assists in minimising local heat gains.

Air Quality

Seasonal mixed mode ventilation. Natural Ventilation to appropriately filter/circulate air. Window and door openings to be positioned to enable cross ventilation.

Comfort Control

Operable shutters on west windows allows for thermal and visual control

Low Impact Materials

Use of sustainably sourced materials - concrete, metal cladding, timber. Use of low VOC materials, self finishing materials, recycled and or recyclable materials.

Environmental impact analysis to guide selections of materials with low embodied environmental impacts.

Urban Repair

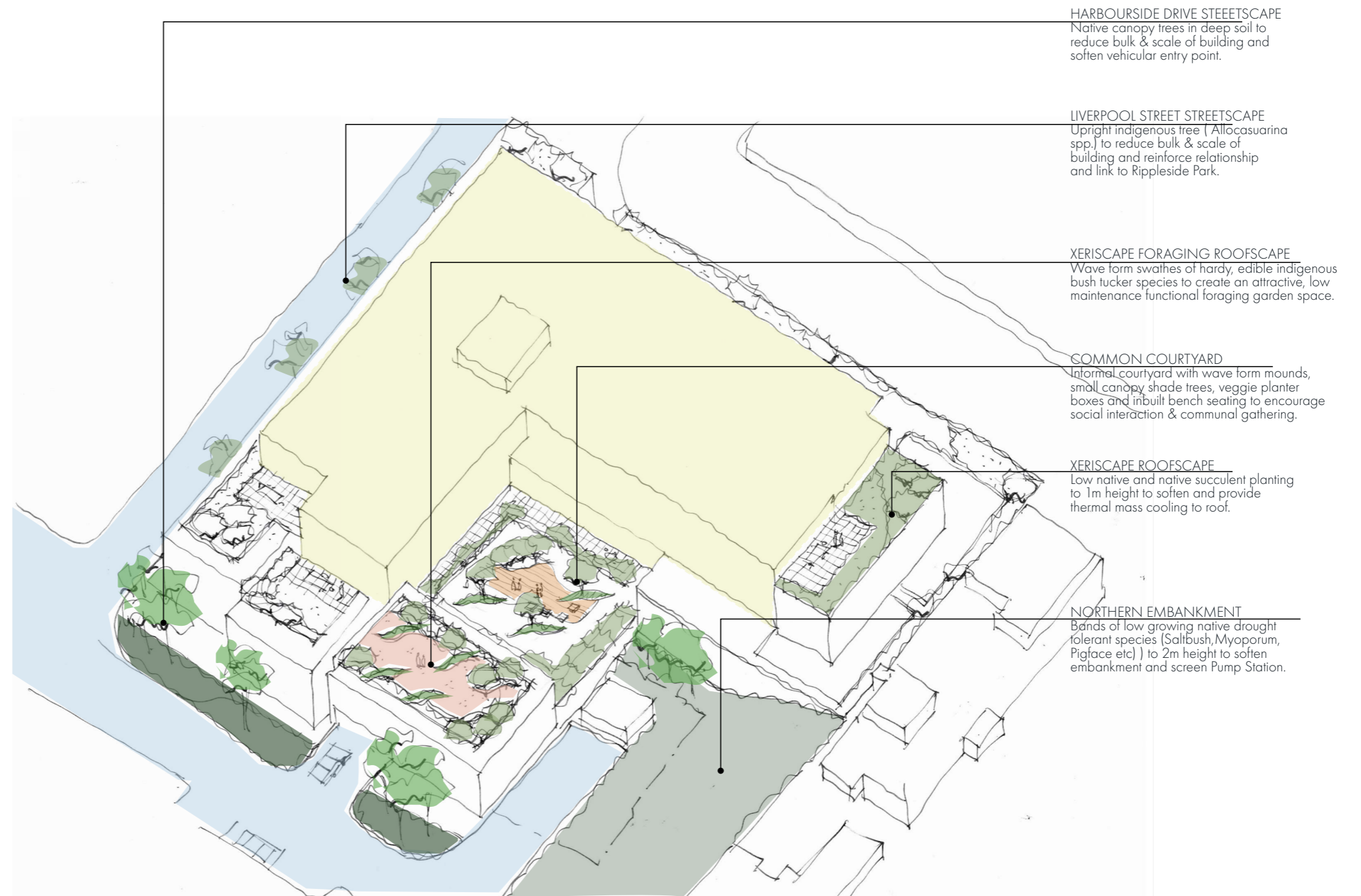
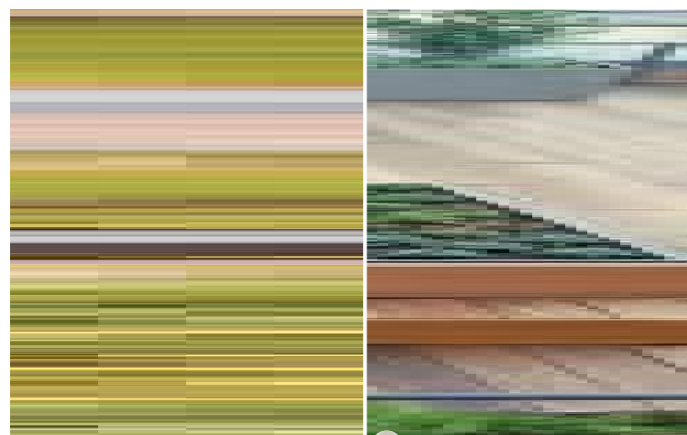
Existing pathways enhanced and resurfaced. New pathways and street trees envisaged to Balmoral Crescent, Liverpool Street and Harbourside Drive. An open tenancy frontage to the corner of Liverpool Street and Hourbourside drive invites residents and the public into a new commercial opportunity.

New pathways around the site connect to the greater urban pedestrian and cycle infrastructure.

Design Response

2.23 Communal Areas and Landscape Response

Landscape forms a key part of the proposal, integrated through the design to create communal spaces, landscaped rooftops, terraces and street frontages.



Design Response

2.24 DEVELOPMENT SUMMARY - stages 1 - 5

Stage 1	Townhouse	Apartment	Total
1 Bed			
2 Bed			
3 Bed	18		18
4 Bed	2		2
TOTAL	20		20

Stage 2	Townhouse	Apartment	Total
1 Bed			
2 Bed	4	3	7
3 Bed	10	6	16
4 Bed			
TOTAL	14	9	23

Stage 3 & 4	Townhouse	Apartment	Total
1 Bed		5	5
2 Bed	9	7	16
3 Bed	27	5	32
4 Bed	8		8
TOTAL	44	17	61

Stage 5	Townhouse	Apartment	Total
1 Bed		33	33
2 Bed		41	41
3 Bed		16	16
4 Bed			
TOTAL		90	90

OVERALL DWELLINGS	Townhouse	Apartment	Total
	78	116	194

