

Sharif Abraham

Golf Links Housing

2012

Sunbury, Victoria
drawings - Sharif Abraham

Architects

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The site for this development is located in Sunbury on an irregular shaped property at the interface between Victoria University and a residential precinct. Despite its irregular and unusual configuration, its vegetation, land geography and outlook onto the university reserve and Heritage buildings offered the opportunity to present a contemporary environment that gives the locality a sense of presence and identity.

The proposal consisted of 33 allotments comprising 4 dwelling types as follows:

TYPE A is a single level pavilion located on an elevated terrace. Dwellings front onto a tree lined avenue. Car access is via a common parking access way at the rear. Private open space is achieved on the north side by virtue of the building's elevation.

TYPE B is a three level building located on the lower side of a tree lined avenue and partly submerged into the ground to reduce its height along the streetscape. Car access is via a common parking access way at the rear. Provision of private open space is provided on the north side of the dwelling and the upper level has a north facing roof terrace.

TYPE C is similar to TYPE B with slightly different configuration. It has an internal courtyard due to the deeper building envelope. Car access is via a common parking access way at the rear with a drive through car area.

TYPE D is a two level pavilion located on an elevated terrace. The dwelling fronts onto the main road. Car access is at the rear and each dwelling has the feeling of an elevated villa. Private open space is achieved on three side by virtue of the building's elevation. The subdivision of the allotments is designed with consideration to the following issues:

- The site contains substantial trees, which give the feeling of an established natural bushland. The layout of the allotments and the location of the building envelopes are designed to retain all the significant trees. Configured to promote the feeling of the dwellings nested between large trees.
- The site is surrounded by the University reserve to the south and south/ east. The design incorporates two internal Avenues and retains the existing Golf Links Road in order to maximise vistas to the University Reserve. The orientation and curved configuration of the two internal avenues provide for vistas from the site towards the University reserve and the existing heritage buildings.
- The internal avenues are generous in both space and planting, accentuating the relationship to the adjacent reserve and forming a physical and visual link with the university buildings.

