

38 Arthurton Road Northcote

URBAN CONTEXT AND DESIGN
RESPONSE REPORT
MARCH 2019

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PROJECT DESCRIPTION

The Development seeks to facilitate a mixed use building within the heart of Northcote Activity Centre. The design proposal is for a distinctive landmark building, consisting of an office/retail component at ground level, three levels of residential and a two level childcare centre and associated play areas above.

Overall the development will include the following:

- A cafe at the corner of Arthurton Rd. and Herbert St.
- 5 offices
- 21 two and three bedroom apartments.
- Childcare centre to accommodate 152 children.
- Basement and ground floor car-parking
- Associated Bicycle area.



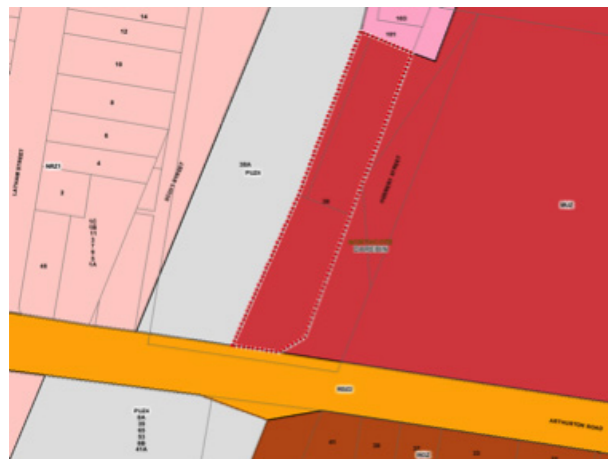
5 Offices and a cafe at street level

PLANNING CONSIDERATIONS

Zoning

A complete assessment of Planning Policy is included in the Planning Statement prepared by BMDA Development Advisory, submitted with this application. Below is a snapshot of policy and related reference documents which informed the design of the proposal.

The subject site is zoned Mixed Use Zone (MUZ) under the Darebin Planning Scheme. The purpose of this zone is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality, including specifically to provide for higher density housing.



Overlays

The subject site is affected by the following Overlays:

- Design and Development Overlay – Schedule 14 (DDO14)
- Development Contributions Plan Overlay– Schedule 1 (DCPO1)
- Special Building Overlay (SBO).

These Overlays provide guidance for the design of the development on the site and ensure that particular consideration is given to the specific issues identified.

The Design and Development Overlay provides specific requirements affecting the subject site which relate to the design and built form of new development.

These objectives are also reinforced within local policy relating to the Northcote Activity Centre. They include:

- To avoid underdevelopment of sites.
- To encourage buildings with flexible floor plans that can accommodate mixed living/work activity.
- To encourage a range of housing types and forms.
- To encourage environmentally sustainable design in the Northcote Major Activity Centre.

DDO14 designates the subject site as being located within Precinct A10 Low Change Residential whilst immediately adjoining land to the east is within Precinct A1, which calls for maximising opportunities for multi storey development and avoidance of underdevelopment. These two designations are considered to form an odd and unnatural boundary within this part of Northcote Activity Centre.

The site designation within the Low Change Residential Area is considered an anomaly. This is discussed in detail within the accompanying Planning Statement.

Particular Provisions

Clause 58 provides the requirements for apartment developments of five storeys or more, excluding a basement. Further supporting the apartment standards of Clause 58 are the recently released Apartment Design Guidelines for Victoria (Aug 2017).

Clause 52.06 Car Parking, Clause 52.07 Loading and Unloading of Vehicles and Clause 52.34 Bicycle Facilities have also informed the proposed development.

State Policy

There is a raft of State Policy applicable to this proposal .

Plan Melbourne identifies Northcote as being a Major Activity Centre. The focus of Activity Centre Planning, as identified by Clause 11.03-1 and 11.03-2 of the Darebin Planning Scheme are:

- To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.
- To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

Local Policy

The Northcote Activity Centre Local Policy, located at Clause 22.08 supports the guidance of Design and Development Overlay 14 and refers to the same strategic reference documents.

It identifies the site within a Low Change Residential Precinct, whilst the adjoining land to the east is included in the Arthurton Road Precinct.



The site is not a residential site and was previously zoned Industrial. The designation of this site is clearly an anomaly.

Relevant objectives of the Northcote Activity Centre Policy include:

- To ensure use and development within the Activity Centre is generally in accordance with the NAC Structure Plan.
- To reinforce High Street as the core retail and commercial activity spine.
- To provide physical form and services that seek to create a more ecologically sustainable activity centre, including through incorporating principles of environmentally sustainable design.
- To encourage a diversity of use and development focused around walking, cycling and public transport as the preferred forms of access.
- To preserve and protect key public views and vistas from the All Nations Park hilltop and the central city skyline from Ruckers Hill.
- To improve pedestrian access between key destination points.
- To encourage increased residential development throughout the Activity Centre.
- To support a mix of uses, activities, services and facilities that enhance the economic, social and environmental viability of the centre.
- To encourage innovative solutions that enable a diversity of living and working opportunities, with a focus on maintaining and providing affordable housing and employment spaces.

We will discuss how the proposal has been designed to respond to the above guidance in the Design Response section of this document.

SITE LOCATION

The subject site is located on the north-west corner of the intersection of Arthurton Road and Herbert Street. The site is bounded by Herbert Street to the east, Arthurton Road to the south, the South Morang Railway Line to the west, and a two storey town house at 101 Herbert Street to the north.

The subject site is irregular in shape and comprises three titles. It is long and narrow and has a splay on its south-east corner at the junction of Herbert Street and Arthurton Road. The site has a maximum length of 81.18 metres and a width of 14.88 metres along the site's northern boundary. The subject site has a total site area of approximately 1,312m².



EXISTING CONDITIONS

38 Arthurton Road, Northcote is occupied by a purpose built child care centre, known as Time-Out Child Care Centre. It has been operating for approximately 20 years, having been constructed by the owner of the land as a leading edge child care centre of its era.

The child care centre comprises a mix of single and double storey built form with the northern section of the child care centre comprising two storeys in height. The buildings are predominantly constructed/finished with a variety of brick/ render/glazing/iron roofing and mosaic tiling detail.

The northern-most part of the site is occupied by a single storey Carpark/garage (providing staff car parking). It has a rooftop playground. There are three existing crossovers from Herbert Street. Two provide for the child care centre short term drop off (access/egress) and the third provides access to the staff carpark/garage.



SUBJECT SITE FROM SOUTH EAST CORNER.



SUBJECT SITE FROM RAILWAY LINE ON SOUTH WEST CORNER.



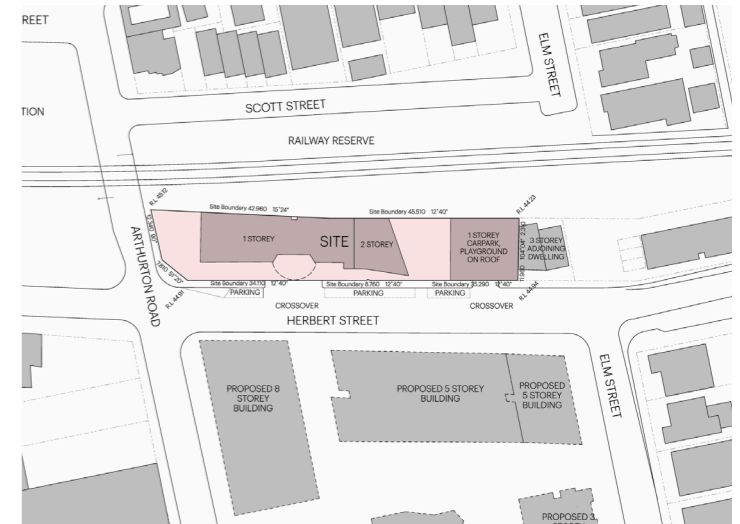
EXISTING TWO STOREY SECTION AT NORTHERN END ALONG HERBERT STREET



ABUTTING RESIDENCE AT NORTHERN END



SUBJECT SITE ALONG HERBERT STREET



PLAN OF EXISTING CONDITIONS



LOCAL CONTEXT

Different neighbourhood characters surround the subject site. They have been identified as the following precincts:

1. Industrial / Commercial Forms

Located on the east side of Herbert Street is a mix of double storey warehouses and commercial buildings. The site directly to the east of the subject site has obtained Planning approval for a mixed use development consisting of three, five and eight storey buildings.

2. Fine Grain Residential.

Single level residential dwellings are located to the north-east of the subject site along Elm Street and Bent Street. There is also fine grain residential land to the west of the site beyond the railway line.

3. Train Line

Northcote Station is located to the south west of the subject site. To the north of the subject site and abutting the South morang railway line is a row of three storey contemporary townhouses. There is a railway crossing close to the corner of Herbert Street and Arthurton Road.

4. Arthurton Road to the east of the site.

The Arthurton Row Development Plan Amendment for the land to the east (Horizon Site) was approved at Darebin City Council's Planning Committee on 11 December 2017. The plan includes building heights and building envelope concept plans for future development.



VIEW OF EXISTING TWO STOREY INDUSTRIAL BUILDINGS ON NORTH SIDE OF ARTHURTON ROAD.



HERBERT STREET LOOKING SOUTH, SHOWING THREE STOREY TOWNHOUSES TO THE WEST.



TOWNHOUSES ON WEST SID OF RAILWAY LINE ALONG SCOTT STREET



RAILWAY CROSSING ALONG ARTHURTON ROAD



VIEW OF TWO STOREY INDUSTRIAL BUILDINGS ON CORNER OF ARTHURTON RD. AND HERBERT ST.



NORTHCOTE STATION.



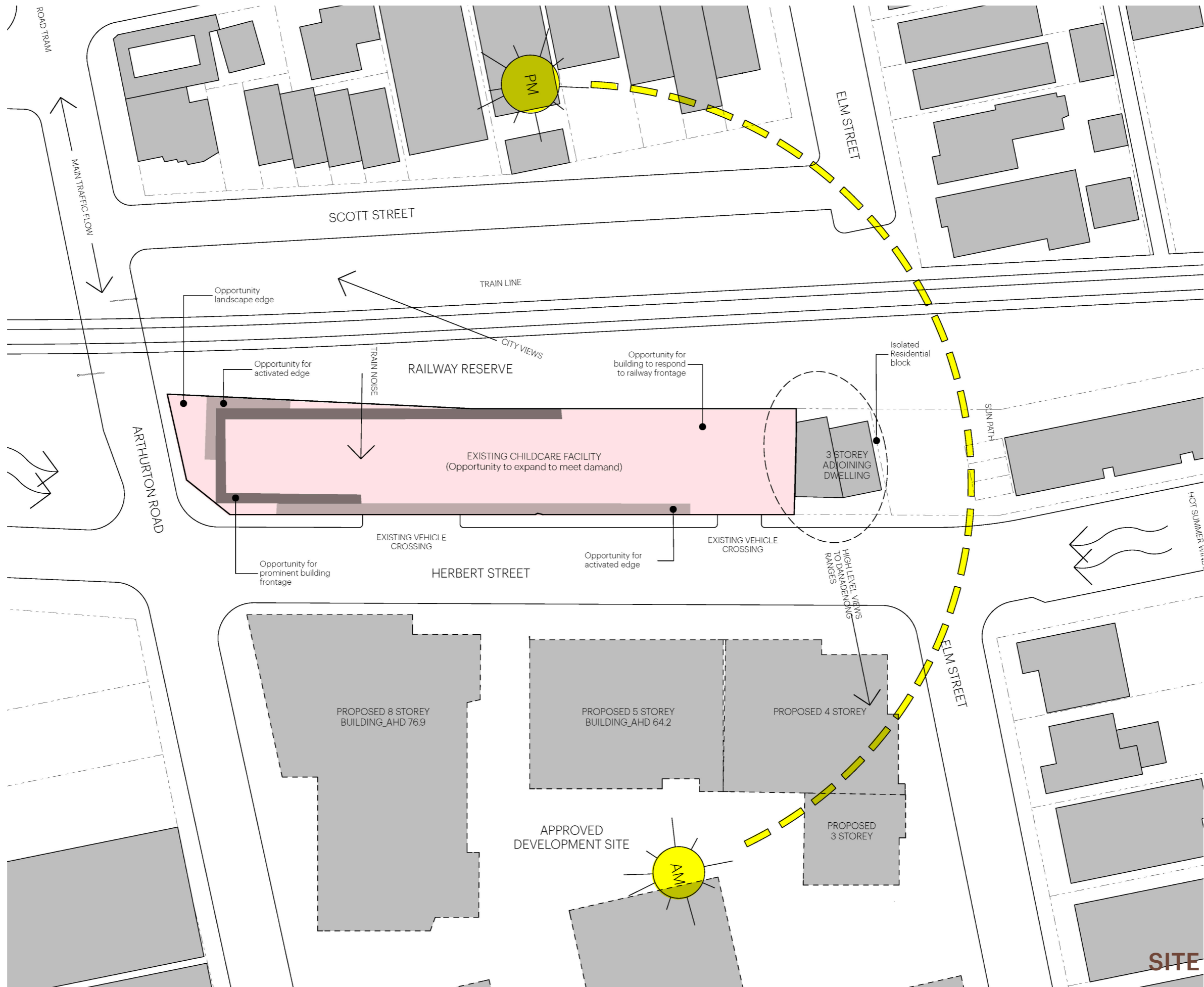
RAILWAY CROSSING ALONG ARTHURTON ROAD



FINE GRAIN RESIDENTIAL BUILDINGS ALONG ELM STREET



COMMERCIAL BUILDING ON CORNER OF ARTHURTON ROAD AND HERBERT STREET.



SITE ANALYSIS

SITE OPPORTUNITIES AND CONSTRAINTS

Opportunities

- The site is located within the Northcote Major Activity Centre. It benefits from having two street frontages (Arthurton Road and Herbert Street), and a frontage to the South Morang Railway line. This limits the sensitive interfaces usually experienced when a development site is surrounded by neighbouring properties.
- The site is served by excellent public transport options.
- The site has the ability to contribute to a desired change in character along the eastern side of Arthurton Road between High Street and the South Morang Railway Line realising Council's desire to see the redevelopment of mixed use buildings in this area. This site is considered alongside the identified redevelopment of the Australian Horizon's Site (Arthurton Row) and the development currently proposed on the corner of Arthurton Road and High Street (387-393 High Street).
- The fact that the site is somewhat an island site makes it visually prominent and against the setting of the railway line is considered to allow for a robust stand alone building of scale, which can be read with the intended development along the northern side of Arthurton Road to High Street.
- The redevelopment can allow for a 5 metre setback along the Arthurton Road frontage to improve pedestrian accessibility and amenity along Arthurton Road towards the High Street, this will assist Council in delivering its connectivity objectives.
- The redevelopment of the site will provide an opportunity for greater activity and interaction at ground floor level along both the Arthurton Road and Herbert Street site frontages.
- The redevelopment of the site can assist in providing passive surveillance of the street from all levels, providing for surveillance of Arthurton Road, Herbert Street and the railway line reservation.
- The narrow nature of the site, whilst it can also be considered as a constraint, allows for the possibility of a dual aspect floor plan/development layout.

Constraints

Constraints

- The site's location adjoining two roads and the South Morang Railway Line mean that careful consideration needs to be given to acoustic conditions and measures to ensure appropriate levels of amenity.
- The site has an exceptionally long shared boundary with the railway reserve. The design of the building, its finishes and surveillance opportunities need to be designed to deter vandals and provide a visual point of interest on a commuter's train journey.
- The narrowness of the site limits basement car parking efficiency. Significant effort has to be made to ensure that the car parking arrangements are functional and user friendly.
- The long narrow nature of the site challenges the traditional layout/design of residential apartments and the childcare facilities.
- There is a directly adjoining neighbour to the north of the site - a two storey residential townhouse. Its interface must be considered.

LAND USE AND SURROUNDING CONTEXT

The surrounding Area within Northcote Activity Centre is undergoing significant change.

There is a strong focus on mixed use development, particularly incorporating residential apartments at upper floor levels, especially along High Street.

This development reflects growth within Northcote Activity Centre which is evolving to cater for people’s retail, commercial and residential needs.

The images adjacent show recent developments of a similar nature to that proposed.



West side of High Street just south of Elm Street.



WEST SIDE OF HIGH STREET NEAR BENT STREET.



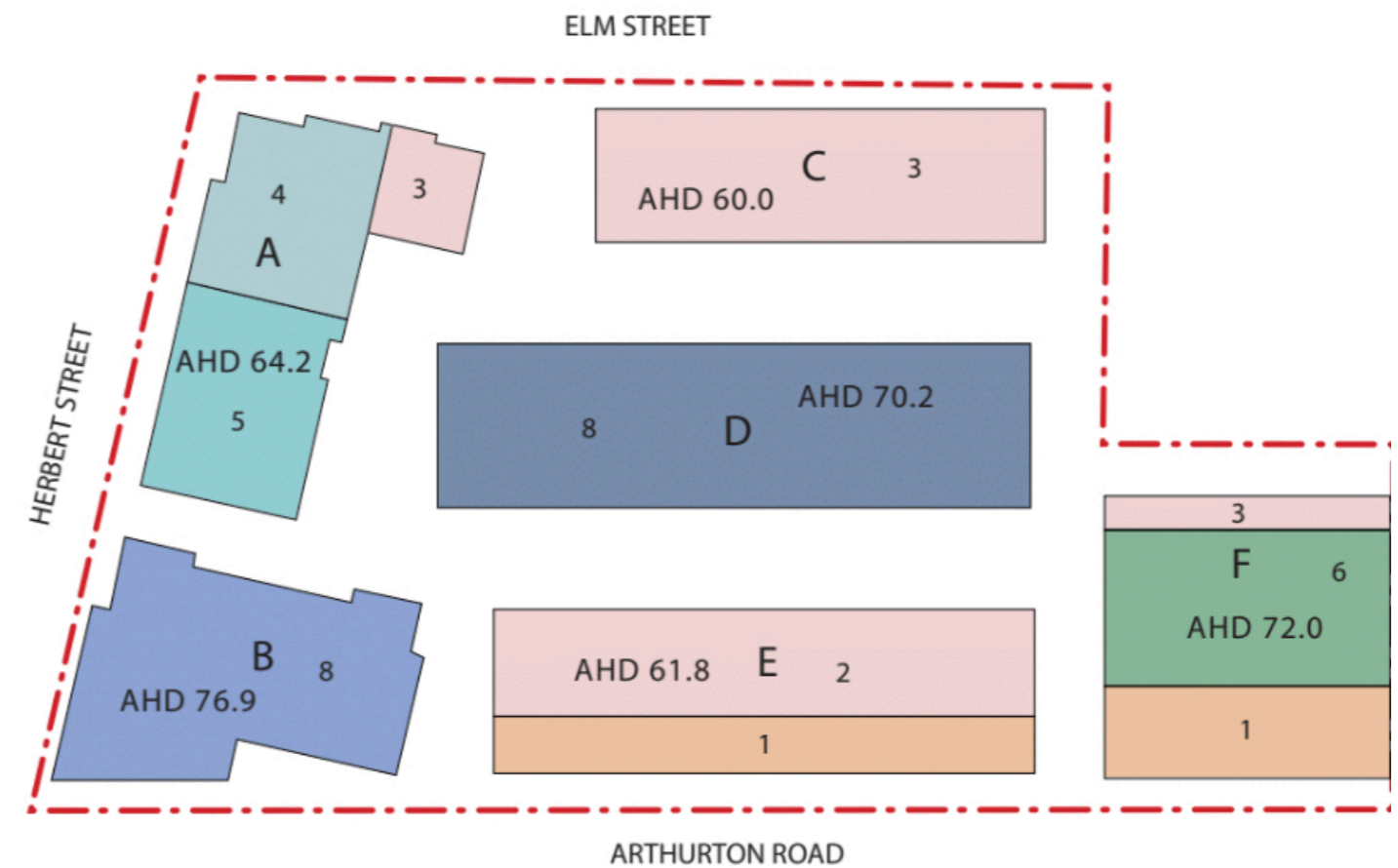
EAST SIDE OF HIGH STREET OPPOSITE MACUCHEON STREET.



SOUTH EAST CORNER OF ELM STREET AND HIGH STREET



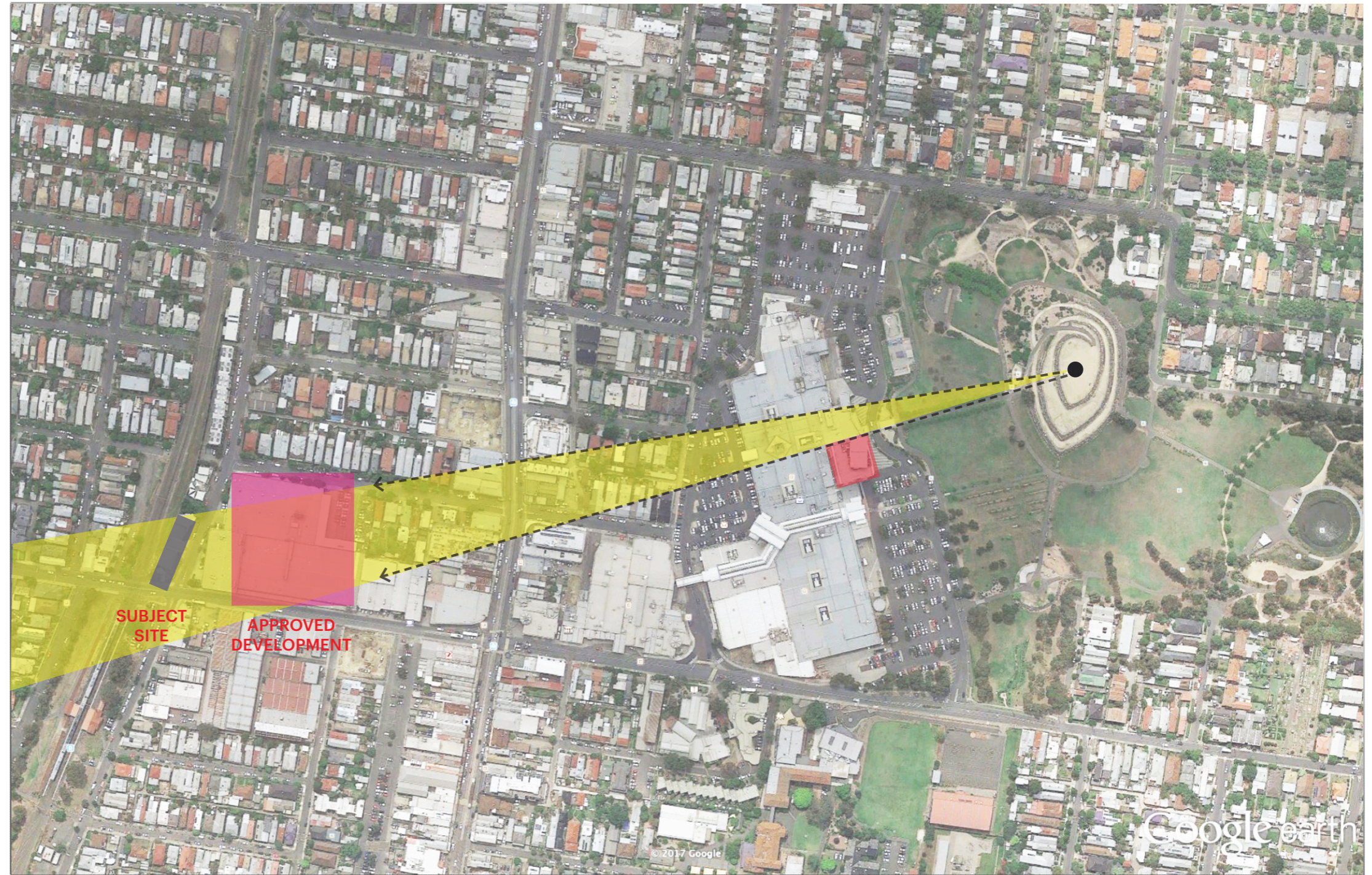
ELM STREET NEAR CORNER OF HIGH STREET



ADJOINING BUILDING HEIGHTS (ARTHURTON ROW DEVELOPMENT PLAN)

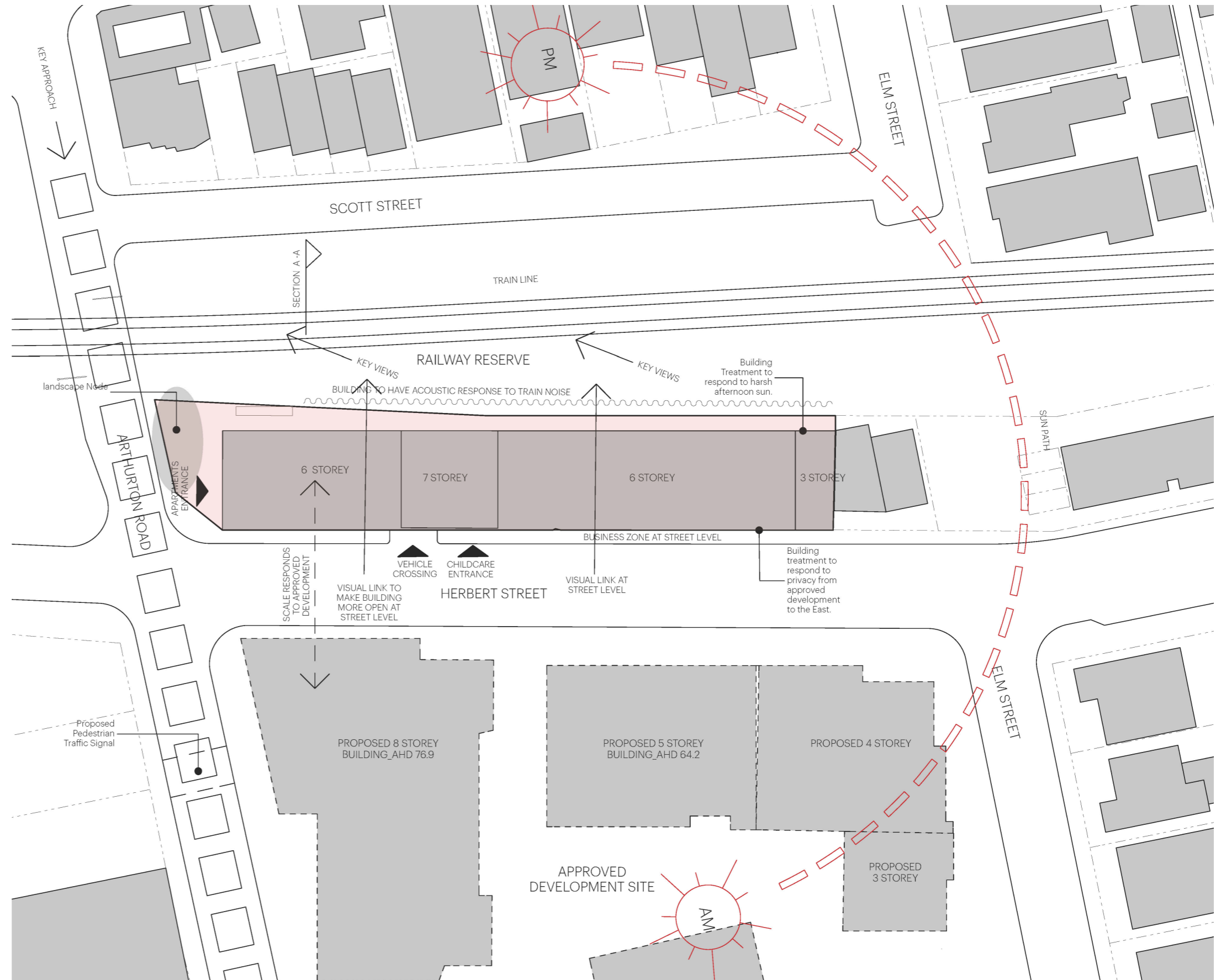
VIEW FROM ALL NATIONS PARK

FUTURE APPROVED DEVELOPMENT ON EAST SIDE OF HERBERT STREET WILL OBSTRUCT VIEW OF PROPOSED BUILDING FROM ALL NATIONS PARK.



THE BRIEF

The design of the building has evolved from a number of key considerations. The starting point, in addition to having regard for the site opportunities and design constraints was the client brief. The client constructed the child care centre on this site over 20 years ago. At the time of construction, the client ensured that this child care centre was state of the art. It has operated very successfully and been a significant service to the community since it commenced operation. The world of child care is evolving. The client seeks to embrace this and create a contemporary child care facility, 'a playground in the sky'. The redevelopment of the site is driven by the clients desire to provide a unique state of the art child care centre that provides facilities for children at the highest level. The new child care centre also seeks to increase childcare places which acknowledges the increasing population and ongoing demand for child care services in the local area.



BUILDING CONFIGURATION

The Unusual Site

The unusual nature of the site has brought about an unusual design response which embraces the challenges and opportunities the site presents instead of trying to make a more conventional layout work. The apartments and childcare centre layout had to overcome the long narrow nature of the site, having a length of over 80 metres and a maximum depth of less than 14 metres.

The Railway Line

Given the site's location, having a lengthy abuttal to the railway line, the initial concepts for the design had to consider how best to address this. Very early on it was decided that the design should embrace its location and create a robust structure to deal with the intensity of the railway line. Although having a railway line abuttal, the site did have the advantage of having space around three sides of the building, creating an ability to maximise natural light, outlook and ventilation.

The ground plane

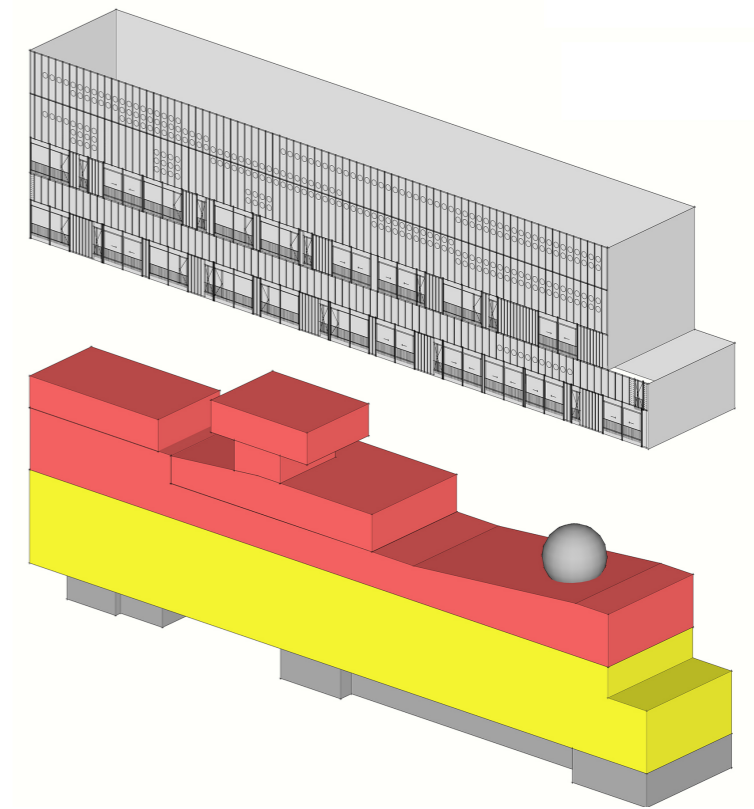
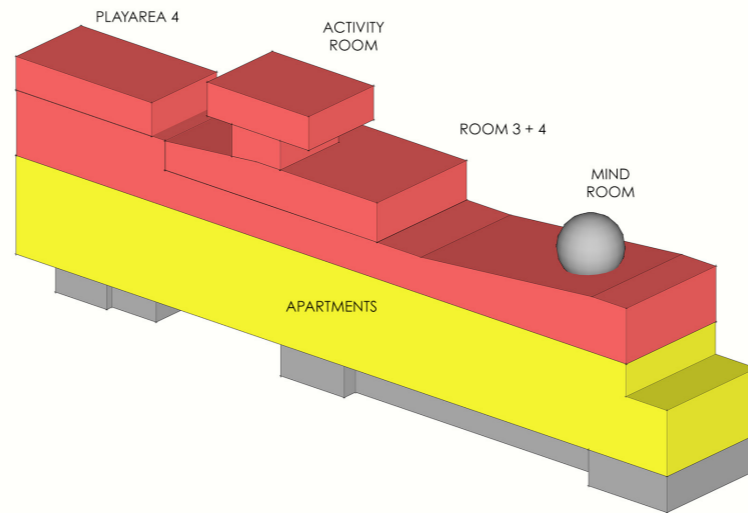
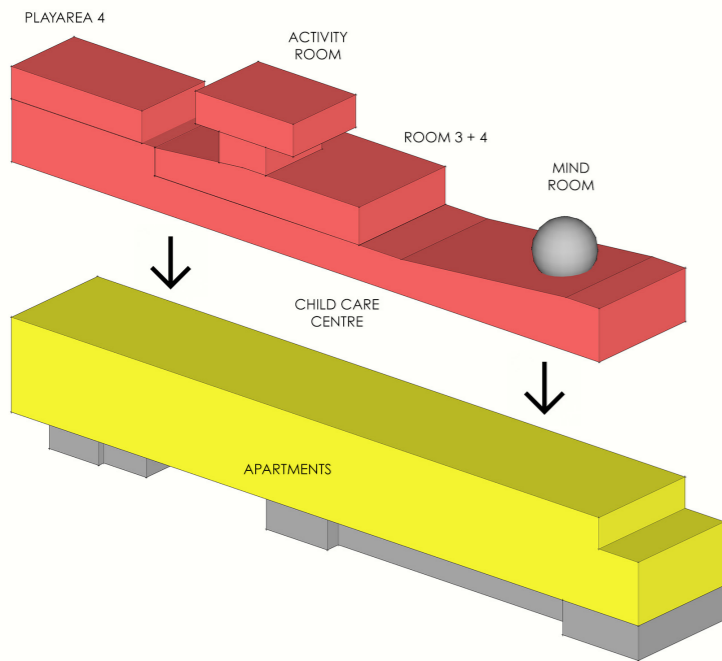
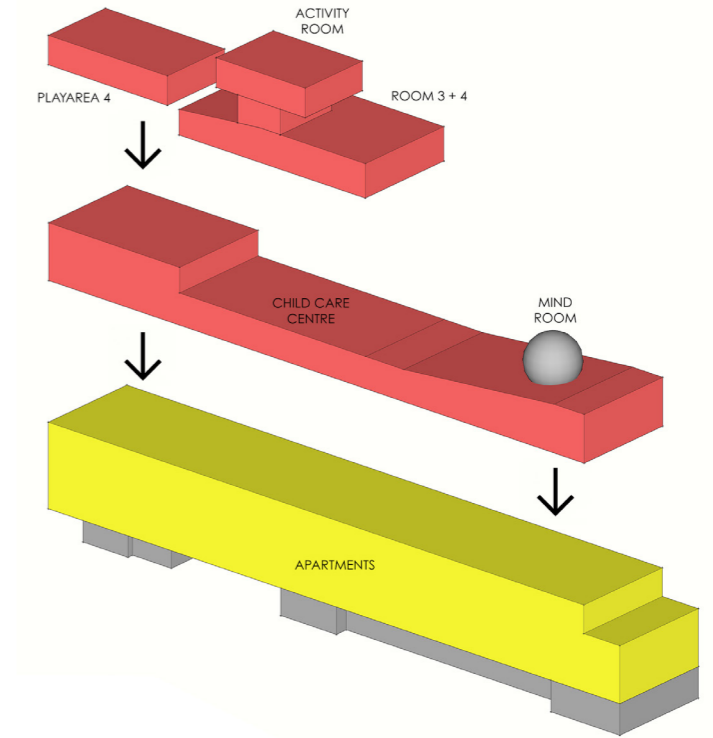
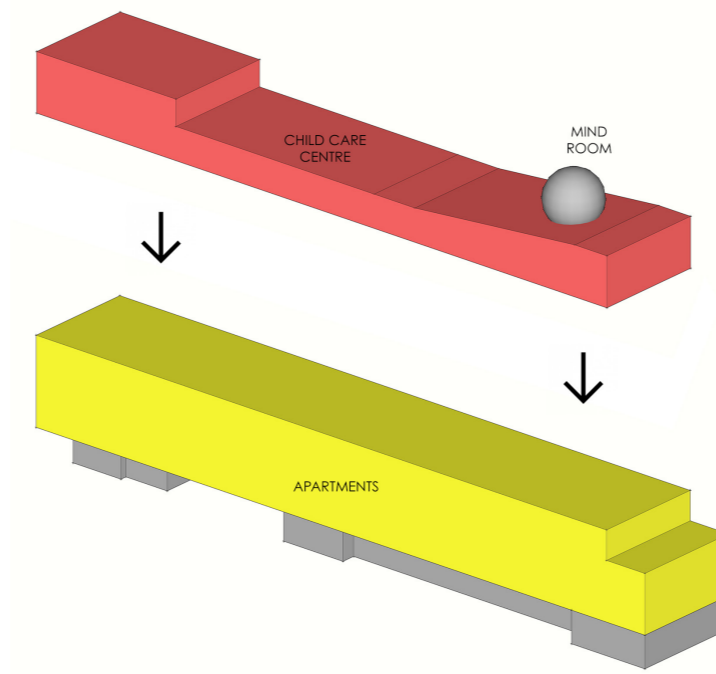
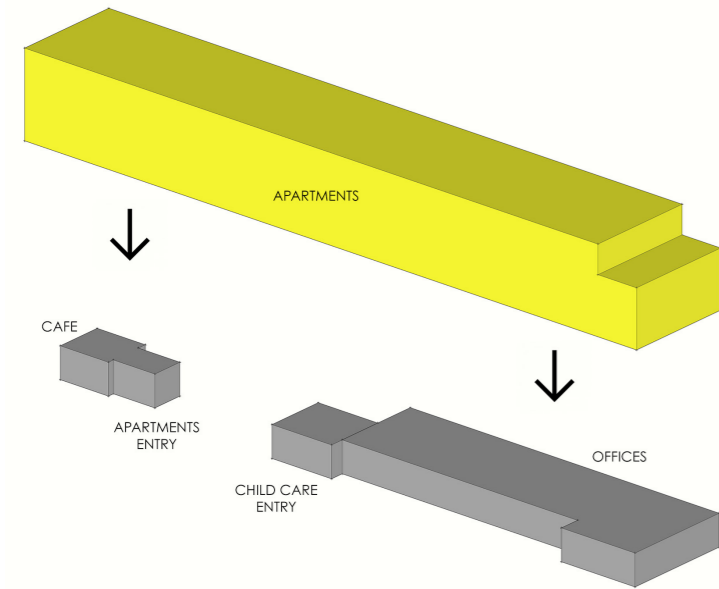
At ground floor level, it was considered important to maximise activity along the Arthurton Road and Herbert Street frontages of the site. In particular, the design parameters considered the need to provide a 5 metre building setback as per Council's desire to allow for improved pedestrian connections between High Street and Northcote Railway Station. This improved area of pedestrian realm called for an adjoining use which would bring life and activity to the front of the site, promoting surveillance and a sense of activity and community, enhancing the connection between the site and the pedestrian





South/ west view of building

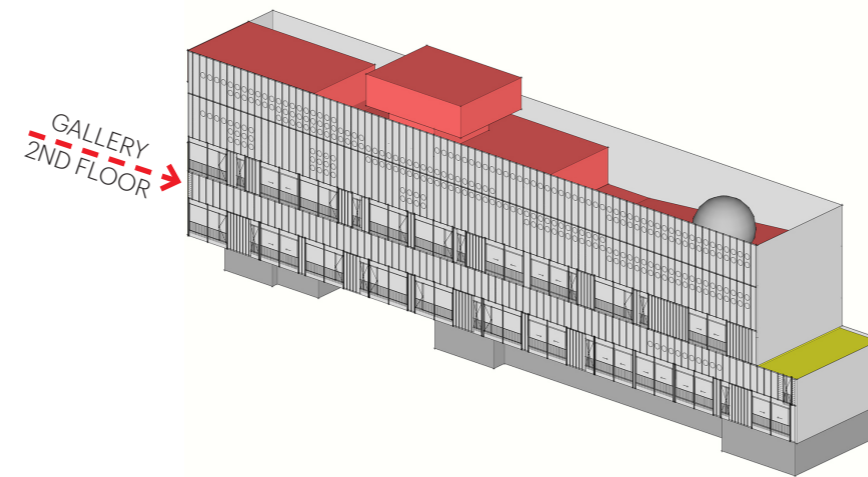
BUILDING CONFIGURATION



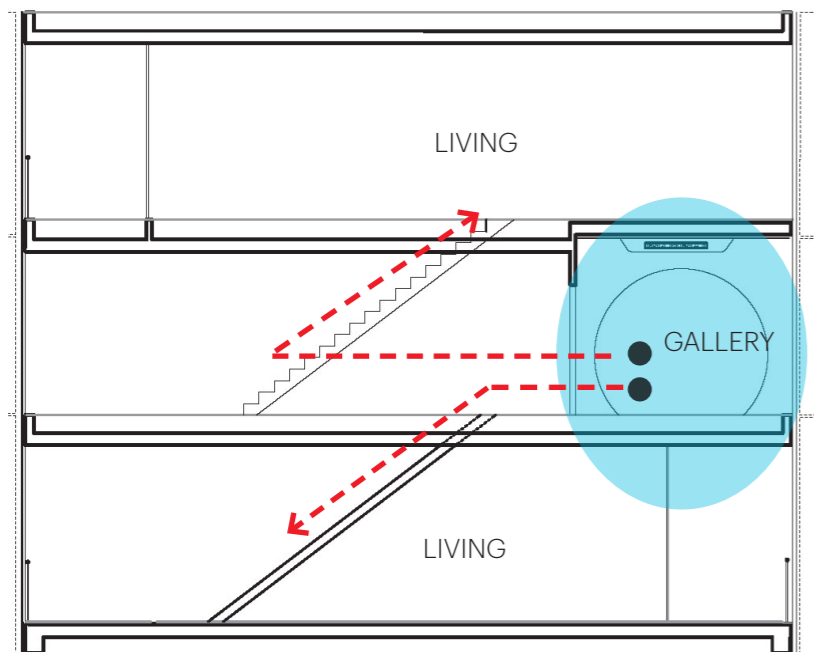
THE APARTMENT CONCEPT

Two Storey Apartments

The two storey apartments came about from a desire to have one central communal entry gallery to the apartments. The benefits of this were that the apartments could be dual aspect, it would provide much more of a sense of community and would result in more efficient use of space. The stairs within the apartments were implemented as a design measure/ response to deal with the long narrow nature of the site.



LOCATION IN BUILDING

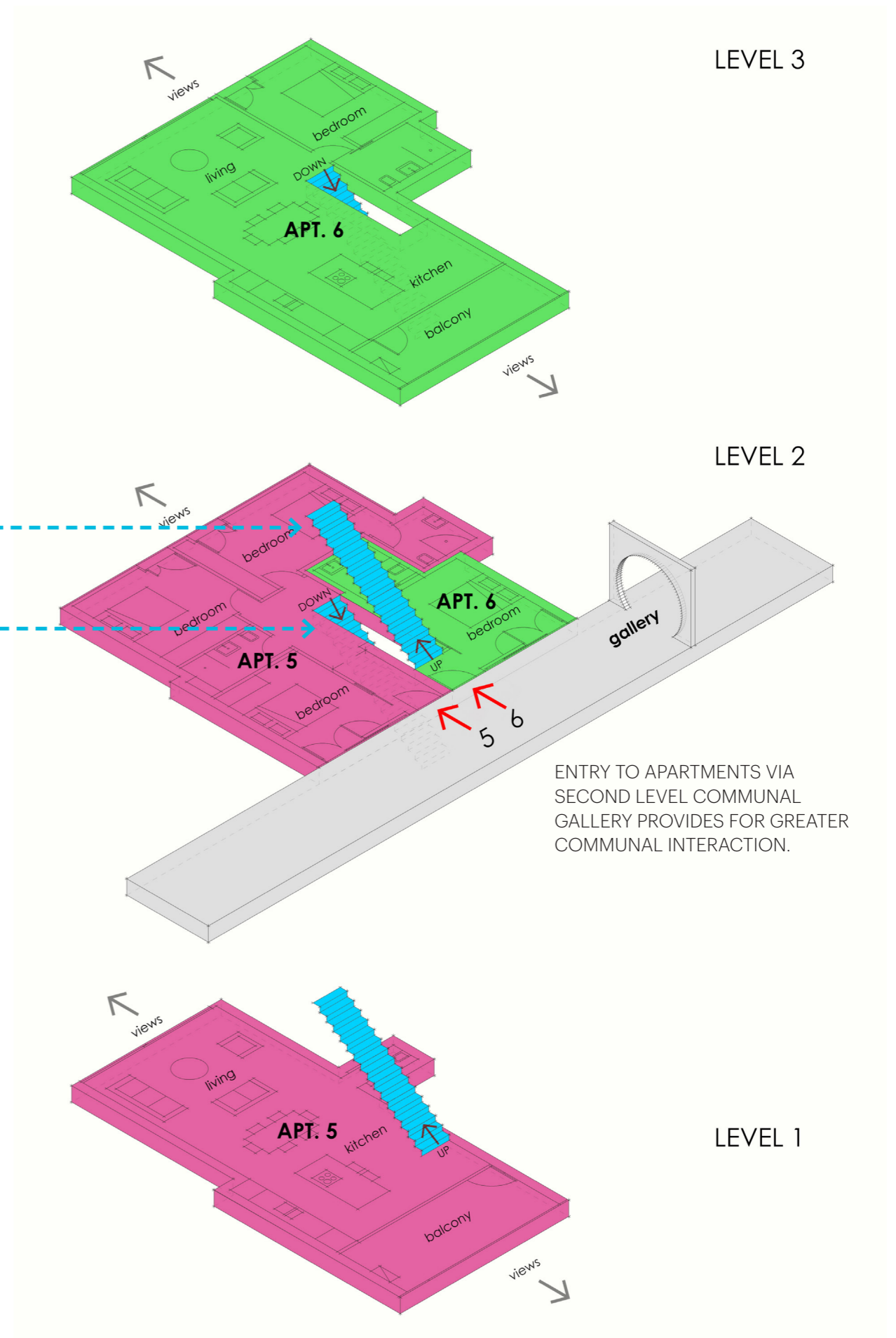


EAST WEST SECTION THROUGH 1ST, 2ND & THIRD FLOOR

Maximising light and space

The creation of two storey apartments with a single access gallery also achieved another key objective of the design which was to capitalise on the light and space around the building, afforded by its island like nature. The two storey design enabled:

- Spacious dual aspect dwellings, providing a high quality living environment;
- all dwellings to have a balcony with views to the west over the railway line and towards the city;
- access to sunlight to utilise the site's east/west orientation; and
- excellent opportunities for cross ventilation.



LEVEL 3

LEVEL 2

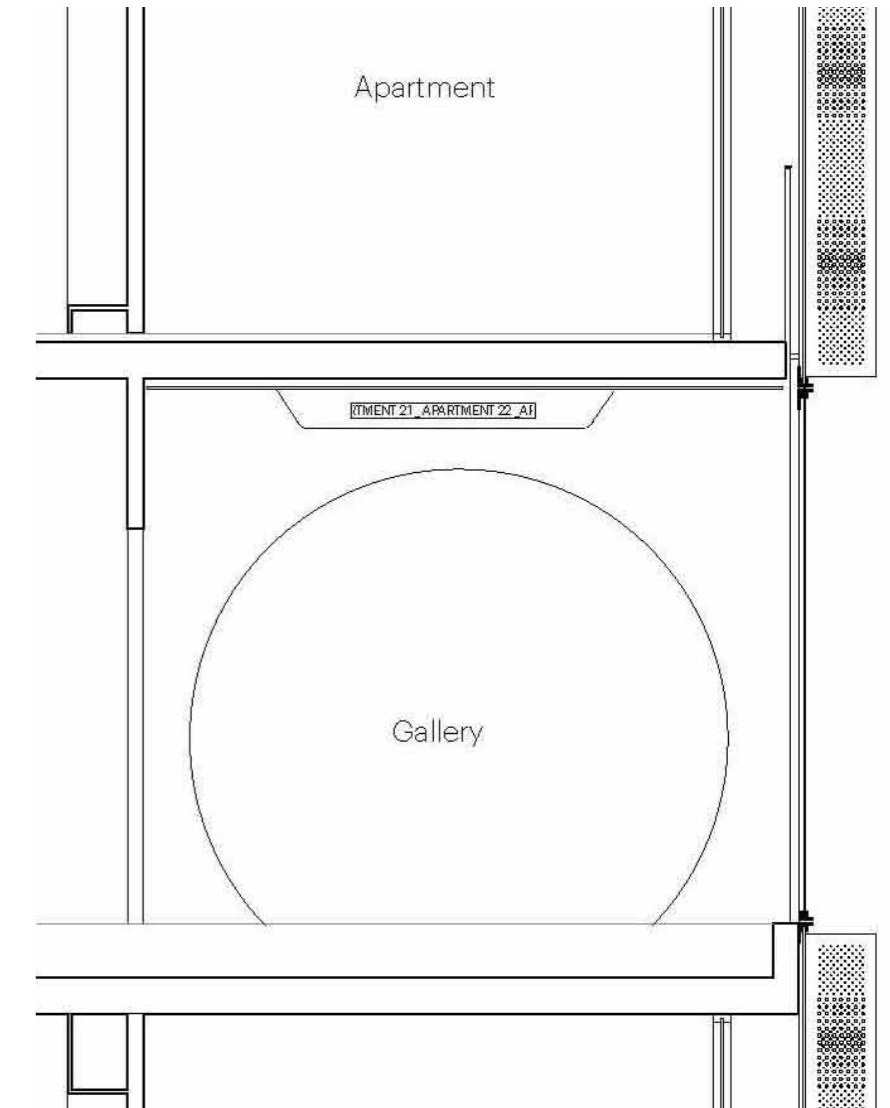
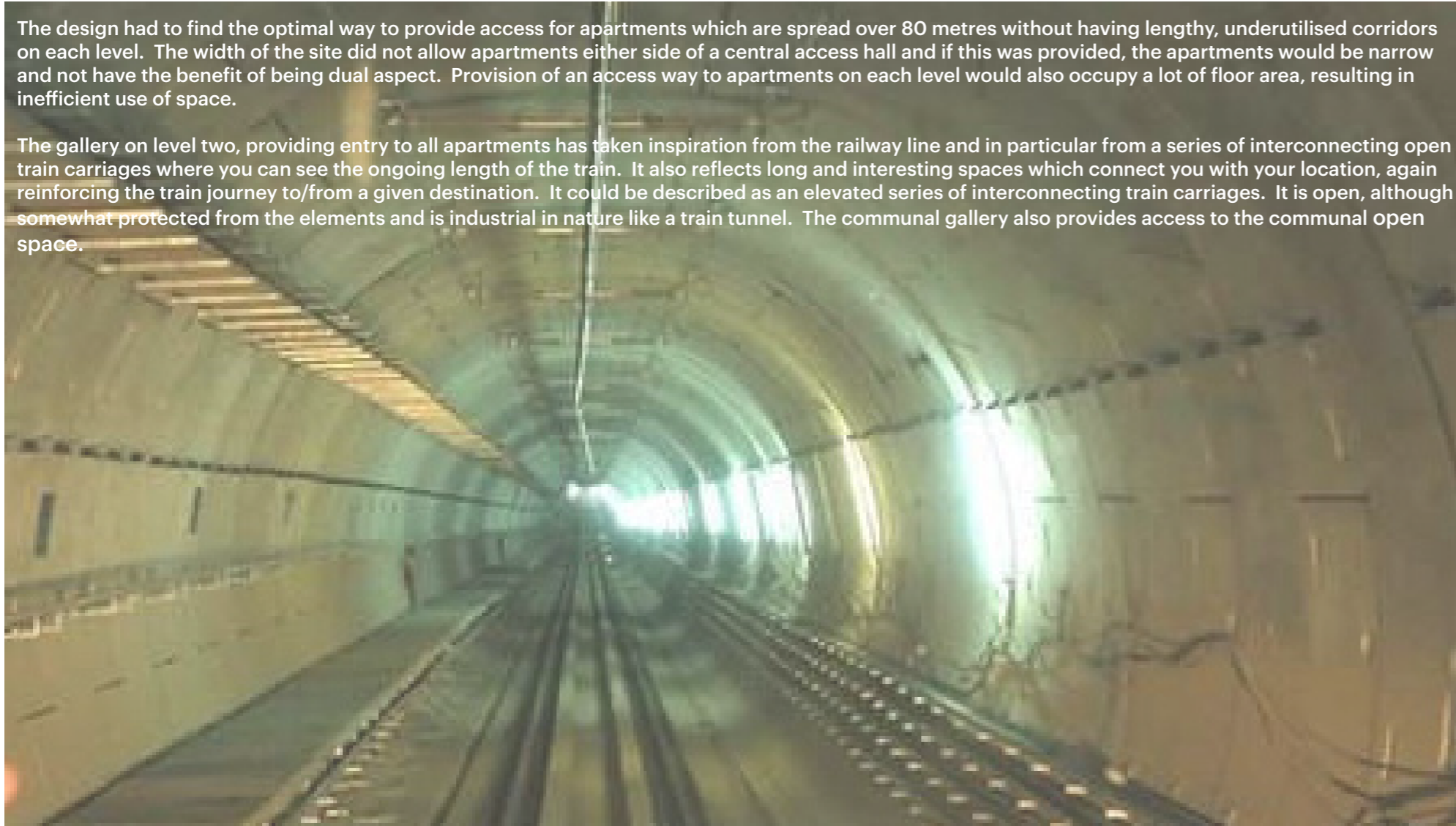
LEVEL 1

ENTRY TO APARTMENTS VIA SECOND LEVEL COMMUNAL GALLERY PROVIDES FOR GREATER COMMUNAL INTERACTION.

THE COMMONAL GALLERY

The design had to find the optimal way to provide access for apartments which are spread over 80 metres without having lengthy, underutilised corridors on each level. The width of the site did not allow apartments either side of a central access hall and if this was provided, the apartments would be narrow and not have the benefit of being dual aspect. Provision of an access way to apartments on each level would also occupy a lot of floor area, resulting in inefficient use of space.

The gallery on level two, providing entry to all apartments has taken inspiration from the railway line and in particular from a series of interconnecting open train carriages where you can see the ongoing length of the train. It also reflects long and interesting spaces which connect you with your location, again reinforcing the train journey to/from a given destination. It could be described as an elevated series of interconnecting train carriages. It is open, although somewhat protected from the elements and is industrial in nature like a train tunnel. The communal gallery also provides access to the communal open space.





View from south end of Communal Gallery

CHILDCARE CENTRE CONCEPT

Child Care Ramps and Levels

Whilst the design uses stairs to deal with the long narrow nature of the site for the apartment building, a different solution was needed for the child care use. Usually child care centres would seek flat plains, but given the length of the subject site, it is considered by sloping the levels very gently for the length of the site, that people would be better able to move throughout the length of the child care centre in a more seamless way.

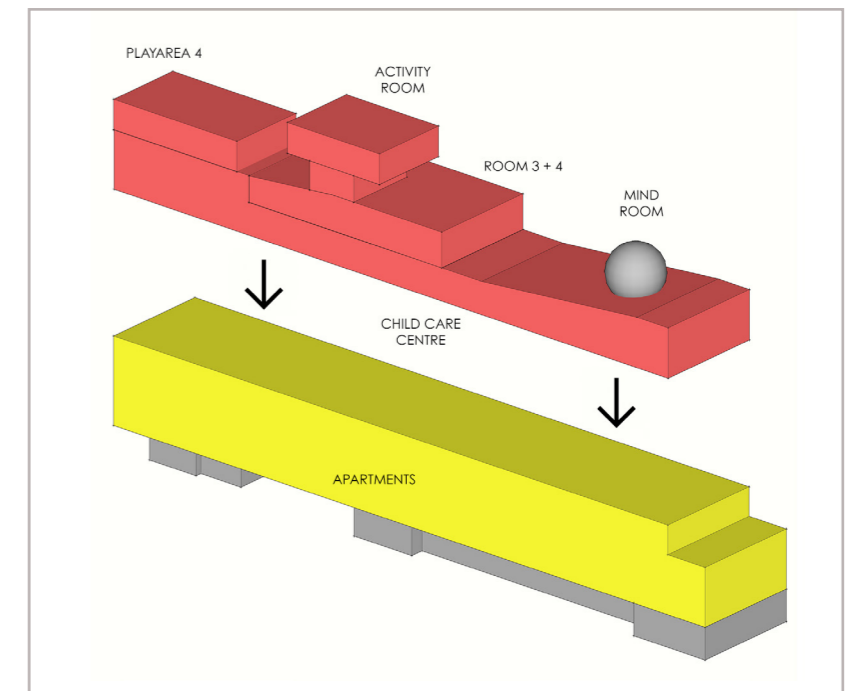
Access to Childcare Centre is at the South end of Herbert Street. A designated lift at street level connects to reception area on the 5th floor. There is also direct access from the lift to the basement carpark.

Spacial activity rooms at the top level, included a mind room for yoga and introspective activities, a gymnasium and a library and special activities room are provided with panoramic views of surrounding suburbs and Melbourne's CBD.

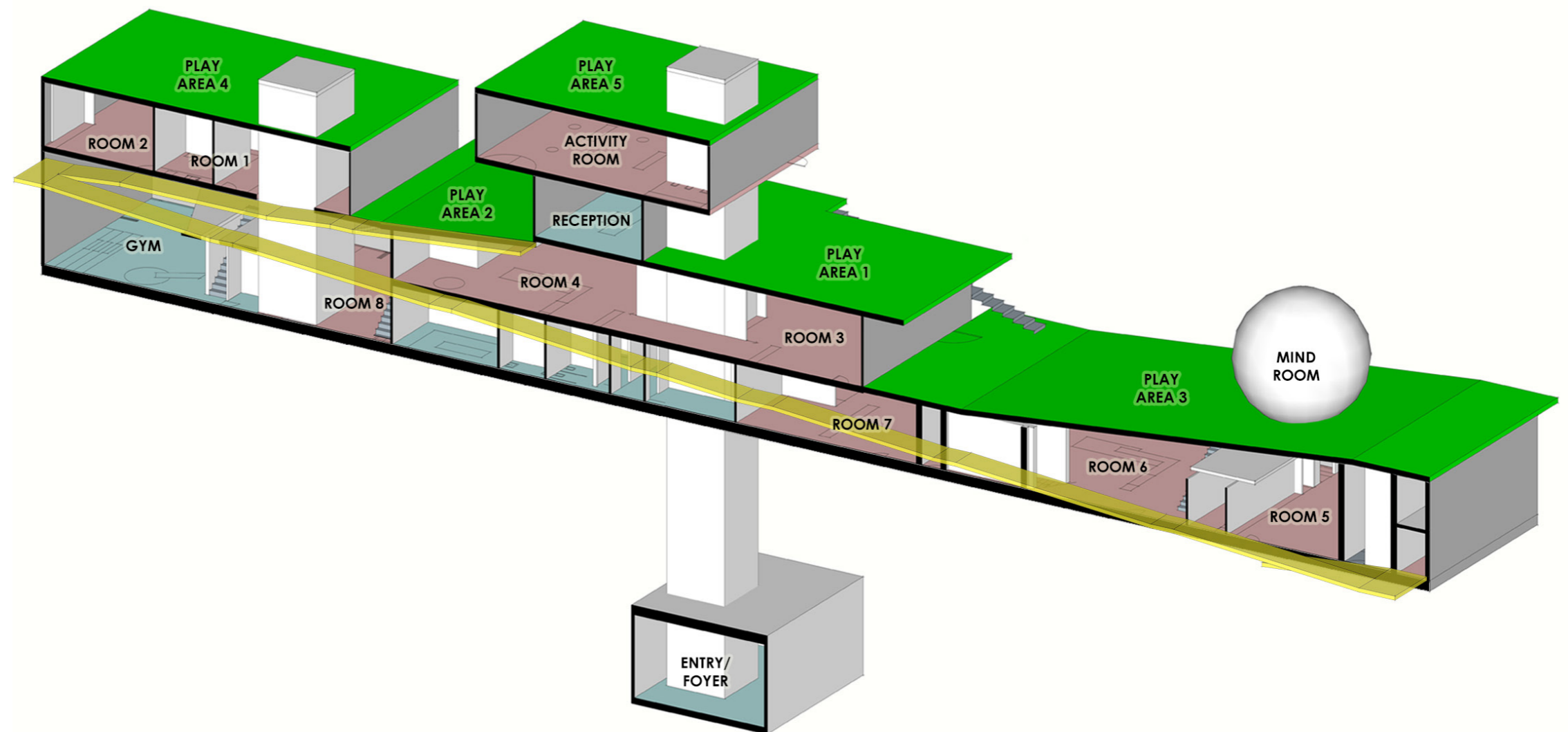
Sloping and overlapping spaces allows for direct connections between the interior of rooms and exterior play areas and a series of more interesting interconnecting play areas. It uses the concept of a ball rolling down a hill and achieves movement throughout the site without making it feel like an effort or a deliberate action, such as using stairs. It also reflects a more unstructured nature. When within the child care centre you would not realise what level you are on. It provides for more imagination and allows for integrated play equipment such as the long slide which is more akin to something you would find in a theme park than a traditional playground slide. The slide, interconnecting levels and play areas of the site work to promote imagination and instil a sense of fun and adventure.

The Mind Room

The mind room is perched at the top of the play area, again using the reference to a ball perhaps about to roll down a hill. Coloured glazing in the special purpose room at the top level also provides a change in outlook enabling the same views to be seen in different perspectives, like wearing coloured glasses. This is another measure used to promote imagination and play.



LOCATION IN BUILDING



NORTH SOUTH CONCEPT SECTION

CHILDCARE CENTRE PHILOSOPHY

TimeOut Educare's number one priority above all else is the health and well-being of the children entrusted to our care. It is critical that they are able to thrive in an environment which allows them to feel a sense of safety and belonging, in an environment which nurtures them to aspire to their fullest potential.

Timeout understands the importance of establishing a genuine relationship with all families. It is for this reason we warmly welcome all people into our centre and invite everyone to become involved in our daily programs. All children, their families, and the staff are treated equally, and with respect and courtesy at all times. The physical environment that is created around this is warm, hospitable and domestic in feel. Our goal is to deliver the highest quality care at our centre, so that children will develop a love for learning, the confidence to become involved and the self-esteem to always keep trying. We strive to ensure that we can keep the faith with our parents and to constantly remember that we have been entrusted with the care of their most precious possessions: their children.



CHILDCARE CENTRE OPERATION

History

Prior to its acquisition, the site at 38 Arthurton Road Northcote consisted of a timber yard and a nursery. It was classified as an industrial zone until 2012 and then rezoned to residential. Later in 2015, with the support of council's strategic planning unit, it was put up to a panel and rezoned as mixed use, which is its current zoning.

In April 1996, the centre opened with placements for 60 children. Indicating the demand for child care services, the centre opened with 100% capacity. In 2010, it underwent major renovations and reopened in 2011 as a 94 placement centre. Again, it achieved 100% capacity. To this day, the centre continues to operate at full capacity – a testament to the standards, reputation, hard work and dedication of all involved in TimeOut Educare.

Philosophy

TimeOut Educare's number one priority above all else is the health and well-being of the children entrusted to our care. It is critical that they are able to thrive in an environment which allows them to feel a sense of safety and belonging, in an environment which nurtures them to aspire to their fullest potential.

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Operational Improvement

In 2016, after applying significant consideration to the continually strong demand for child care services in the area, along with the location's accessibility to public transport services, the decision was made to create MindWell, a precinct that would facilitate the future well-being of both children and parents. The vision for MindWell is provide complimentary well-being services (such as psychology, naturopathy, nutrition, speech therapists etc.) alongside a café at ground level. The three levels above consist of large, double-storey apartments with a townhouse feel. On top of the complex sits the new childcare centre, with placements for 150 children including several rooftop playground areas. Positioned across three levels, considerable work has been put in to develop a design that is rich in innovation and complexity.

The new centre is designed so that the staff and children are not constrained to one area, but are given the opportunity to experience and engage in different areas throughout the day. The design incorporates ramps, paths, and various size steps, so that the children can engage in gross motor skills while transitioning between areas and activities within the facility. The building design therefore offers the children the opportunity to develop skills with every step or move they take. Given child care facilities require ample outdoor play areas that are open to the sky, the design of the building has located these spaces on the upper levels. The inclusion of a 3- level basement, along with 5 designated street parks provides ample parking for parents and staff. The centre will endeavour to be environmentally-friendly through the use of recycled water for toilets, using cloth nappies, avoiding plastic bags and many other initiatives incorporated into the design and operation of the building.

The new centre will surpass the already excellent standards set by its predecessor through:

- the appointment of more highly qualified staff, greater staff numbers and provision of better training services
- the ability to offer more excursions and incursions
- the provision of a concierge at ground level, for the efficient operation of parents' drop-off and pick-up tasks

- the creation of interesting and engaging learning areas, such as the amazing MindRoom, where children can engage in story time
- a gymnasium, which allows for various activities from ball games, to climbing and exercise
- a yoga room
- meals areas, where children can enjoy meals with peers
- sleeping areas with beds for rest time
- children's cooking areas
- multi-level playrooms, enabling staff to create different environments
- designated arts spaces, such as a clay room



View from south east corner of Gym

Multiple Activities

The childcare centre has been designed to operate in a different manner to traditional childcare facilities. The centre will allow for significantly more movement around the centre for children throughout the day, providing them with more destinations to visit within the facility and hence less confinement to their allocated room. This may include attending the on-site library, gym, communal dining room and outdoor playareas. The playareas are protected by a combination of clear glass fences and perforated fences. The centre will provided for a maximum capacity of 152 Children.

Interface with Residential to the North

The design of the building has carefully considered the adjoining residential properties 101 and 103 Herbert Street which are located to the north of the site. 101 Herbert Street is built to the site's boundary and has blank walls at both ground and first floor level. Likewise, 103 Herbert Street is three storey and has blank walls facing the subject site. Their attached nature and layout of small service courtyards to the west abutting the railway line means that their outlook is heavily focussed towards Herbert Street.

The proposed building has been designed to include a large void in the central section of the northern elevation. This is included to provide visual relief, and a point of interest when viewing the building from the north. During design development consideration was given to 'tierring back' the building from the northern elevation. However, this was considered to be an inappropriate design solution as it changes the building's architectural integrity



CONCLUSION

The proposed building has taken approximately 3-4 years to design and develop. It has been named 'The Parent' by the project team because it is:

- Robust in form;
- Has been designed to deal with different conditions as they arise by utilising its flexible façade;
- Is playful, fun and engaging;
- Incorporates a place to access childcare, live, work and drink coffee (all the key things a parent needs);
- Is in an excellent location where a family has access to shops, restaurants, services, public transport and work/study opportunities.

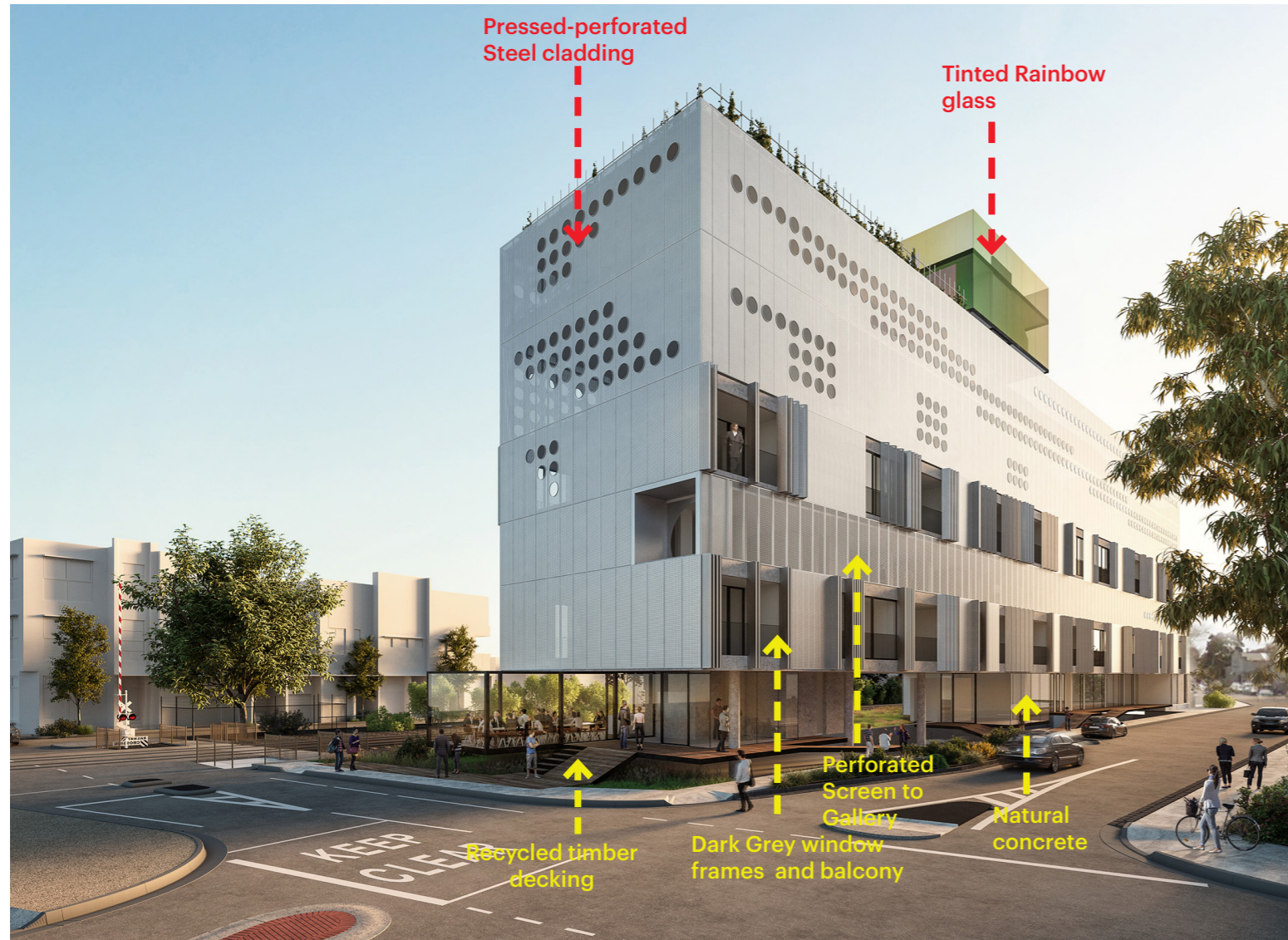
This building provides a unique, holistic and considered response to the site, delivering on the client brief and overcoming the constraints of the site. It maximises the specific opportunities the site affords.

It is practical, flexible and fun and will provide an exceptionally high quality environment for its future users, whilst integrating with its surrounds, particularly having regard to the emerging character along Arthurton Road towards High Street.

The proposal will deliver a substantial community benefit with the provision of the new age child care centre with increased capacity. It will also contribute to the vitality and viability of Northcote Activity Centre.



EXTERNAL MATERIALS



DECKING
(Recycled Timber)



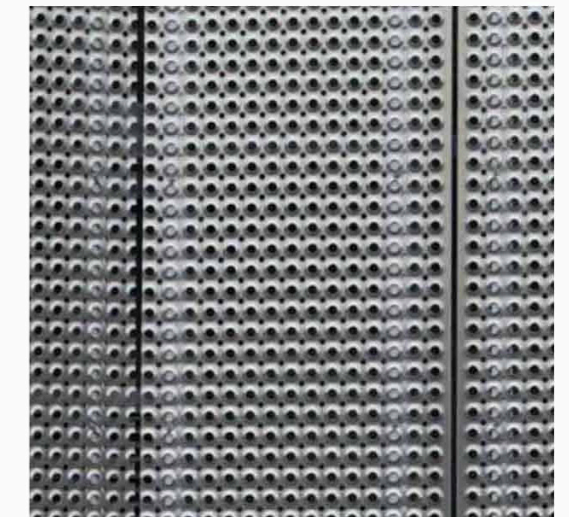
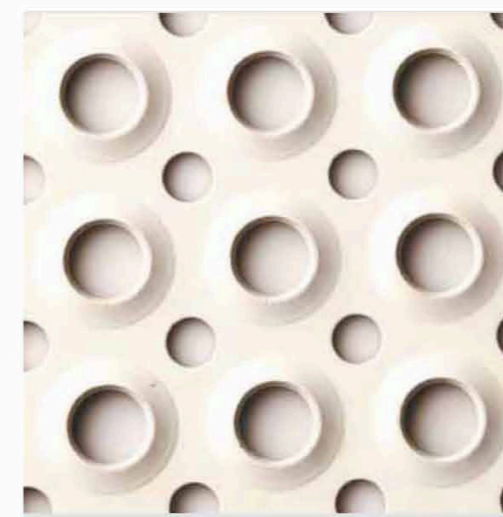
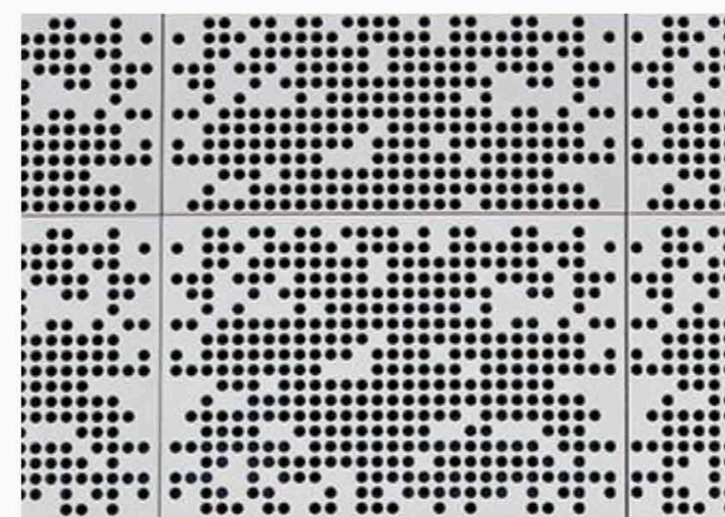
WALLS
(Natural Concrete)



SCREEN TO GALLERY
Varying hole dimensions
65% open area



TINTED RAINBOW GLASS (Yellow- Orange- Green)



CLADDING & SHUTTERS
(Pressed Perforated Steel)

BUILDING FENESTRATION AND SHUTTERS

The east/west orientation of the building and the open nature of the site allow for light which hits the façade in both the morning and afternoon. The use of pressed perforated metal results in a 3 dimensional finish and provides a dynamic façade in contrast to the use of a flat material.

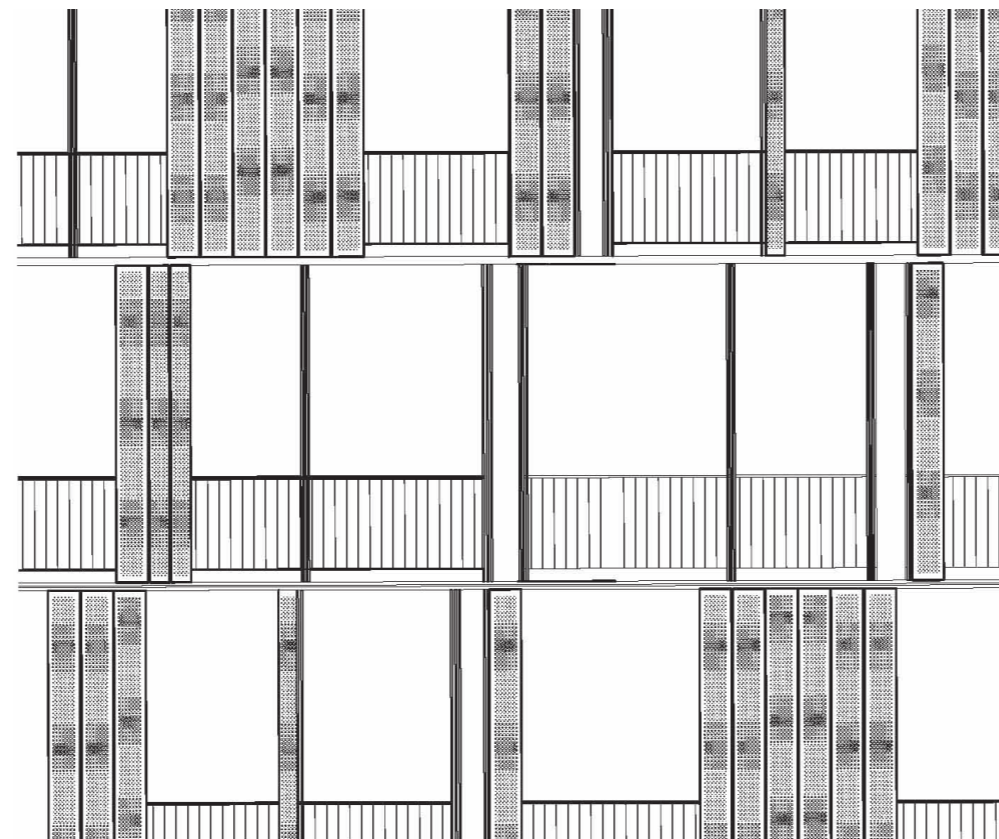
The fenestration and shutters have been chosen to allow for filtered light and air across the building façade. This provides for functional adaptable living having regard to weather conditions. It also has the added benefit of developing a building where the façade is constantly changing. The use of shutters have been designed to open up and let sunlight into the building during cooler weather or in the morning and enable residents to close out the sun in the summer, during the hottest parts of the day, or when they choose. As such, both the east and west elevations of the building will be constantly changing as residents alter the level of sunlight and weather protection for their apartment. In this way the façade is akin to a flower opening and closing its petals.



DYNAMIC SHUTTER ARRANGEMENT CREATED BY USE.



FILTERED EAST LIGHT INTO COMMUNAL GALLERY AREA.



BUILDING FACADE IN WINTER



BUILDING FACADE IN SUMMER.

PRELIMINARY DEVELOPMENT SUMMARY

Site Area		1308	M2
Site coverage at ground floor (48%)		629	m2 M2
Decking		143.5	M2
Landscaping		132.0	M2

58 Carspaces

Ground	3 cars	145.0	M2
Basement 1	17 cars	1,308.0	M2
Basement 2	18 cars	1,308.0	M2
Basement 3	20 cars	1,308.0	M2
		4,069.0	M2

1 Cafe

Ground Floor		97.0	M2
		97.0	M2

5 Offices

(1x 50 m2, 4x 48 m2)

Ground Floor		290.0	M2
		290.0	M2

21 Apartments

16 @ 2 bedroom
5 @ 3 bedroom

Ground		26.0	M2
First Floor		1,012.0	M2
Second Floor		1,012.0	M2
Third Floor		940.0	M2
		2,990.0	M2

1 Childcare Centre

152 kids

Ground		51.0	M2
4th Floor		953.0	M2
4th Floor (mid ramp)		259.0	M2
5th Floor		303.0	M2
6th floor		156.0	M2
		1,722.0	M2

Childcare Centre Play Areas		1,095.0	M2
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APARTMENT LAYOUTS AND CONFIGURATION

38 ARTHURTON ROAD NORTHCOTE

TOTAL: 21 APARTMENTS / 26 CARSPACES / 21 BIKE SPACES

LIVING FIRST FLOOR_ 11 Apartments: 9 x 2 Bedroom; 2 x 3 bedroom

NO.	Bed'rms	Study	Bathroom	cars	Internal Area	P.O.S
1	2	-	2	1	111.59	9.6
3	2	-	2	1	83.14	11
5	3	-	2	2	116.22	13.72
7	3	-	2	2	110.49	13.72
9	2	-	2	1	100.00	10.6
11	2	-	2	1	99.24	11.2
13	2	-	2	1	96.72	10.2
15	2	-	2	1	94.63	10
17	2	-	2	1	99.26	9.8
19	2	-	2	1	101.17	10
21	2	-	2	1	112.70	11

LIVING THIRD FLOOR_ 10 Apartments: 7 x 2 bedroom; 3 x 3 bedroom

NO.	Bed'rms	Study	Bathroom	cars	Internal Area	P.O.S Area
2	2	-	2	1	96.89	9.6
4	2	-	2	1	95.38	11
6	2	-	2	1	95.15	11.2
8	2	-	2	1	99.52	11.2
10	2	-	2	1	102.20	11
12	2	-	2	1	103.99	10.8
14	2	-	2	1	86.14	10.6
16	3	-	2	2	119.02	13.72
18	3	-	2	2	118.95	18.7
20	3	-	2	2	127.12	18.7

All areas are measured to the guidelines setout in the Property Council of Australia publication "Method of Measurement - Residential".

All areas, numbers are rounded to the nearest whole number.

All areas included have been measured from plans produced at the concept design stage and are approximate and illustrative only. Further development of the design, measurement and construction tolerances and / or further client requests will inevitably result in changes to those areas Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made of the basis of these areas.