

Freadman White

Project: 18 Mason Street,
Warragul VIC 3820
Type: Design Report
Date: April 2023

Contents

01	INTRODUCTION	04
02	SITE ANALYSIS	10
03	DESIGN PRINCIPLES	24
04	DESIGN RESPONSE	33
05	LANDSCAPE DRAWINGS	53
06	ARCHITECTURAL DRAWINGS	61

Acknowledgement of Traditional Custodians

We acknowledge the Traditional Custodians and their ongoing connection to the land and waters that make up Baw Baw Shire.

We pay our respects to their Elders; past, present and emerging.

We thank the Aboriginal and Torres Strait Islander peoples for caring for Country and continuing the customs that maintain the longest practised culture in the world. A healthy and well Baw Baw Shire involves embracing the lived experiences and contributions of all cultures in our community; this starts with the recognition and inclusion of First Nations peoples.

01				

Country

We inhabit and are inhabited by Country.

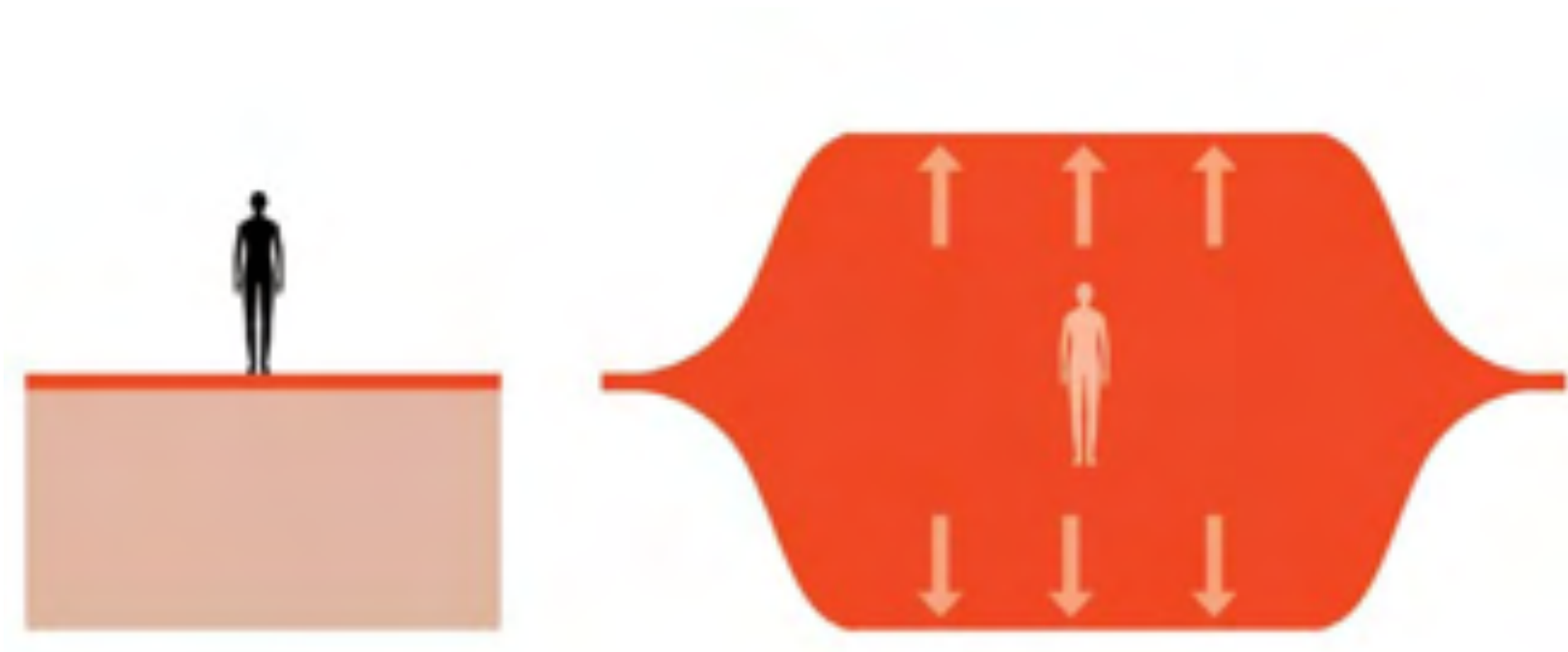
We are part of the system of Country, our actions must always be Country positive, the path, health and spirit of water is integral to all life and cultural practice and at its centre is the river, a living being.

All actions flow into it and all life flows out of it. This is true of all Elements of Country and if considered collectively in our actions. We are an element of Country, within it and it is our responsibility to future generations.

Being connected to Country transcends language and culture - a connected system of action, emotion, and experience, as a Custodian of Country.

Its unique and distinctive elements are connected and open to everyone; a connective tissue, the interstices that flows between Water, Sky, Earth, us and our Non-Human Kin. Its infinite reach into and across the earth and into the sky. She guides and nurtures us and is the inspiration and repository of knowledge.

This project offers an opportunity to celebrate the all-encompassing nature of Country.



"Country is our Mother, our teacher, our library and our kin. It sustains, inspires and surrounds us. The experience of Country is both individual and collective, both new and familiar. From her we learn, share and flourish, continuing to care for Country is central to our being, our identity. Country is a responsibility, not a right and is there for all who respect and cherish her. Today we may not always be able to see Country instantly, but if we call to it, we can always sense her and again feel her embrace"

- Christian Hampson

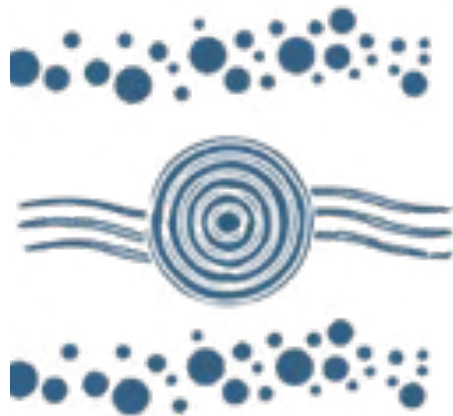
Elements of Country

A way to think and learn about Country is to consider Country as made up of a series of interconnected elements: Move with Country, Water Country, Sky Country, Non-Human Kin Country, Deep Country and Wind Country. This allows us to look at different parts of Country and the role they play in an overall system and using them for inspiration in the creating and development of architecture, interiors and landscape.

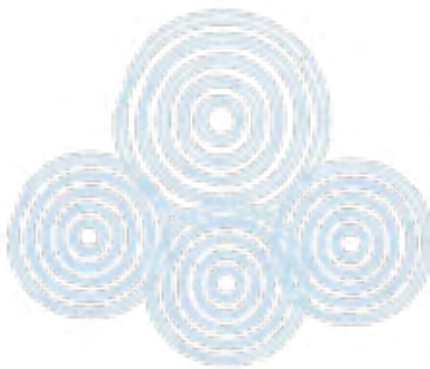
Move with Country. At the heart of Country is people and community, where our spirituality is embedded in environmental consciousness. To Move with Country is to be a Custodian of Country. it is where we record and share our knowledge through story, song, dance and art.



Water Country is the connective tissue, the circulatory system, the confluences and paths within and between Country. It is the meeting of salt and fresh water, where one drop forms setting a path through Country, connecting with story and landscape.



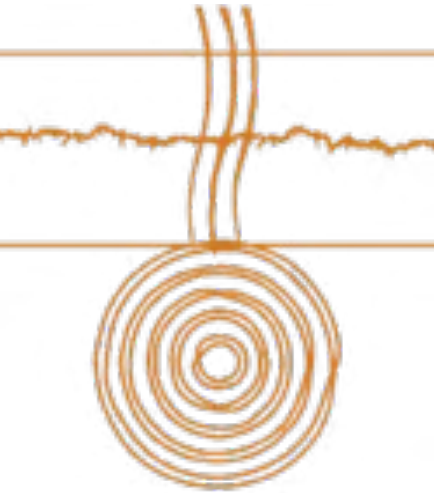
Sky Country is a place of spirits and the ancestors and includes knowledge about navigation, the seasons, time and Songlines. It is also an important component of ceremony as it allows engagement with our ancestors and spiritual beings.



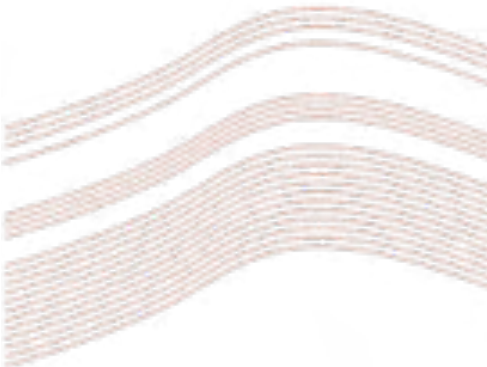
Non-Human Kin Country fills the senses with colour, smells and sounds. On Country we are surrounded by our kin the animals and plants. This is where we learn about the connection of all living things and our responsibilities and roles within this web of connections.



Deep Country is the most Ancient of connections and one that we honour for the many gifts it shares, such as the greenstone axe and the ochres that we paint with. When we dance we are celebrating and honouring the spiritual beings below our feet and their kin in Sky Country, representing the extent and connection of Country.



Wind Country carries the messages of seasonal change, the songs and words of our ancestors across Country. It is where the landscape and light vibrates to a rhythm, be it the trees and the grass, or the clouds racing across the sky.



1.00
Architecture & Interior Design
Approach

Our approach to the Architecture of 18 Mason Street, Warragul is a blended response to particular social and economical needs of the future tenant, the sites rich cultural and historical context.

It also reflects the proposed mixed-uses of the building: a diversity of residential typologies blended with adaptable ‘Active’ spaces and residential communal offerings.

The project should reflect innovative pairings of original artistic concepts blended with modern application of traditional methods. It re-interprets existing knowledge of materials to make it relevant today whilst reflecting its maker’s personal language and distinct hand.

From a distance, ‘Active’ spaces & residential communal offerings should be in-keeping with its context and up close, the tangible richness in detailing at ground plane and material composition shall create visual interest and a sense of human scale generosity.

Believing architecture’s mandate to be making positive contributions to individual lives and the wider urban plan, Freadman White designs contextually informed structures with disciplined whimsy. Rather than responding literally to physical surrounds, we pursue sensorial and textural moments that are informed by memories of place and the achievements of modern architecture.

Our projects narrate a desire to condition experiences of spaces. Quiet impact is sought through elegantly contrasting formal elements with atmospheric intangibles. Thoughtful modulations in light and shade, proportion, function and flexibility are expressed through uncompromising construction, enduring materials and a minimal, yet warm, aesthetic.

Believing architecture’s mandate to be making positive contributions to individual lives and the wider urban plan, Freadman White designs contextually informed structures with disciplined whimsy. Rather than responding literally to physical surrounds, we pursue sensorial and textural moments that are informed by memories of place and the achievements of modern architecture.

Our projects narrate a desire to condition experiences of spaces. Quiet impact is sought through elegantly contrasting formal elements with atmospheric intangibles. Thoughtful modulations in light and shade, proportion, function and flexibility are expressed through uncompromising construction, enduring materials and a minimal, yet warm, aesthetic.

Our vision for this project is to create a unique and exemplary expression of the integration of architecture, interior architecture and landscape expressed with a high-level of tactility and resilience.

For this project they should be unified, embedded and inseparable;

We approach the design response to the residences, ‘Active’ spaces and residential communal space interfaces with generosity of design in-mind;

Re-scale the ‘bigness’ of apartment complex living by providing smallness in the ground level design treatment and opportunities for occupation. Use smaller, human scale elements that establish a sense of intimacy and domesticity.

1.02
Housing Choices Australia



Housing Choices Australia is an independent, national, not-for-profit housing provider that delivers high quality, accessible and affordable housing for people on lower incomes and people with disability.

7000 properties

Housing Choices manages about 7000 social and affordable properties that are home to 8500 residents, in Victoria, South Australia, Western Australia, New South Wales and Tasmania. Our group housing portfolio is valued at more than \$1 billion, generating an annual revenue of \$100 million.

8500 residents

We work with residents, government agencies, support service partners and community organisations to create resilient, inclusive communities. We link residents to a range of support services and programs that create opportunities for work, education, mental and physical health as well as engagement with their local community.

It is **our vision** that all people are affordably housed in neighbourhoods that support life opportunities.

It is **our mission** to provide affordable homes across Australia, working with partners to create resilient and inclusive neighbourhoods.



1.01
Big Housing Build

The project is part of the Victoria’s Big Housing Build program.

The \$5.3 billion investment in social and affordable housing by the Victoria State Government has committed to delivering over 12,000 new dwellings: including 9,300 new social housing dwellings replacing 1,100 existing dwellings.

The investment in housing delivered throughout metropolitan and regional Victoria, will boost total social housing supply by 10%.

The project will be assessed in accordance to new Clause 52.20. The introduced changes to the Victoria Planning Provisions aim is to streamline the planning process and support economic recovery through the creation of thousands of jobs, and the rapid delivery of much needed social and affordable housing.

Regional Investment

The Big Housing Build will invest 25 per cent of the total \$5 billion program across regional Victoria. This will provide \$1.25 billion across regional Victoria.

Building social and affordable housing in regional Victoria responds to the increasing population in Victoria’s growth areas and creates more rental housing to support employment growth in regional towns and cities.

The Big Housing Build provides a Minimum Investment Commitment to regional local government areas that have a significant regional town or city or have high population growth. 18 local government areas have been identified for the Minimum Investment Guarantee.

Shire of Baw Baw earmarked to receive guaranteed minimum investment of \$35,000,000.

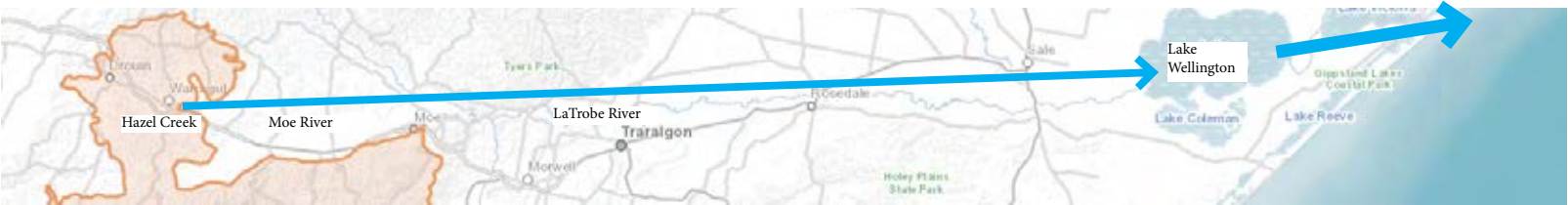
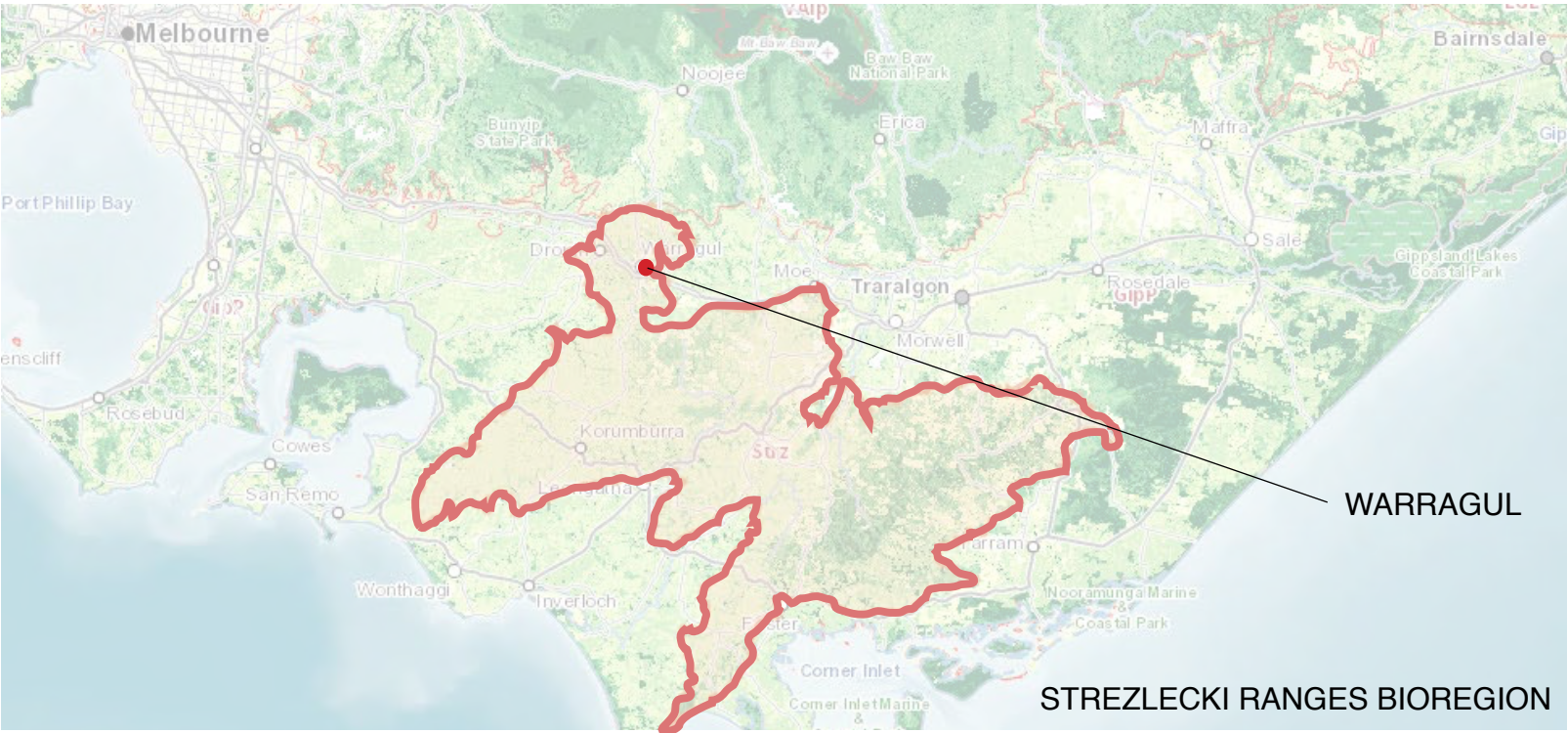
Local governments that identify opportunities, such as on underutilised council land, are encouraged to work with community housing providers to develop partnership proposals. Community housing providers are key delivery partners in this package and can work with local governments to develop projects and seek funding for these through Big Housing Build funding streams.



	02			

02.01
Region

Ecological Vegetation Classes
& Water Catchment Plan



Water's journey to the sea from Warragul - upper catchment

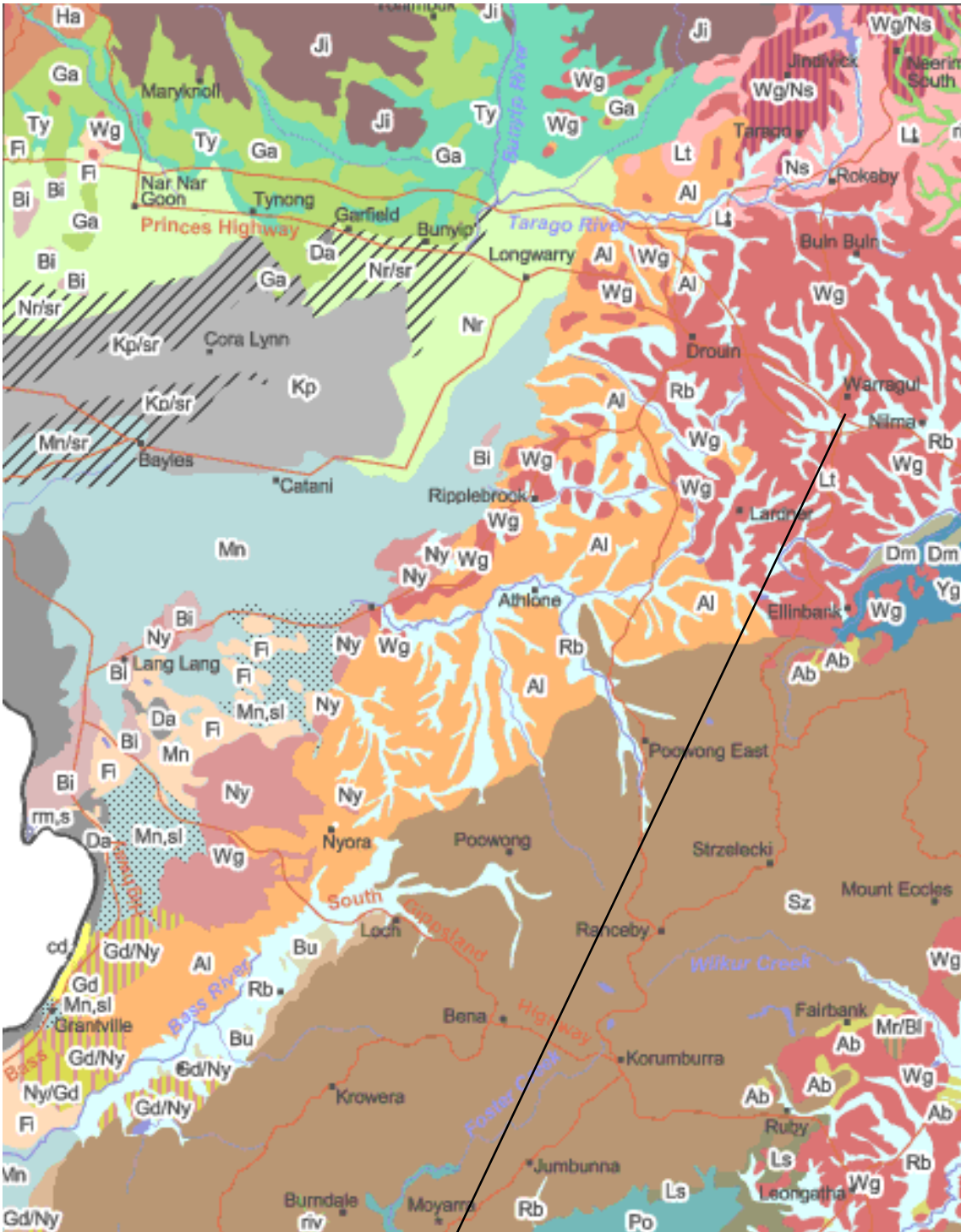


Damp Forests EVC 29
Indigenous Vegetation Grouping
Maps from Naturekit 2.0 DELWP

02.00
Region

Soil Map

SOILS AND FERTILITY

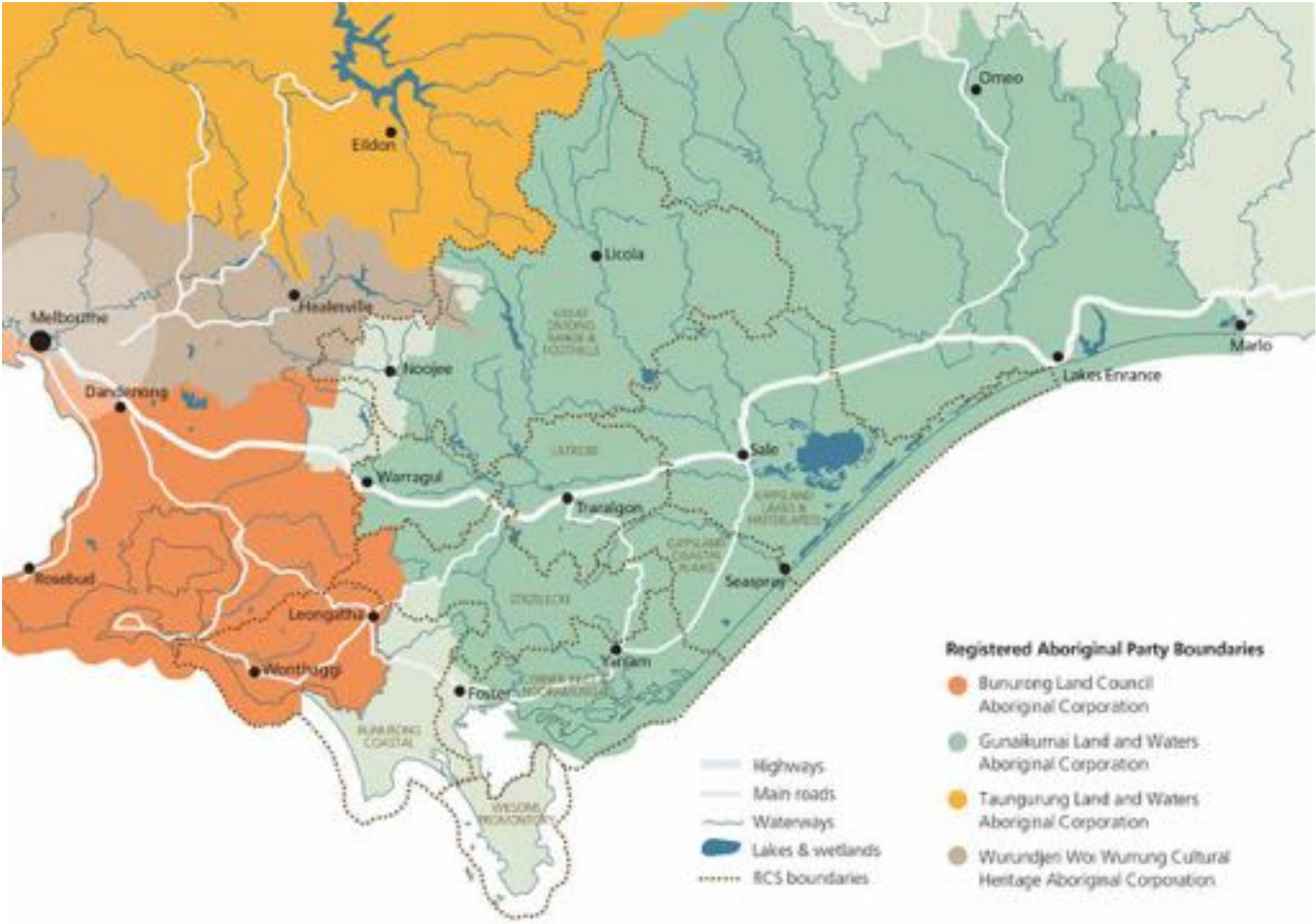


WARRAGUL - TERTIARY BASALT
SOILS DEEP FERTILE SOILS

WEST GIPPSLAND SOIL MAP -
FROM SEAGEANT AND IMHOFF DPI
& AGRICULTURE VICTORIA

02.02
Region

Registered Aboriginal Party
Boundaries Map -



02.03
Planning Controls: Zones and
Overlays

The responsible authority is Baw Baw.
Lot size is 1661m² approximately.

The following Controls apply:

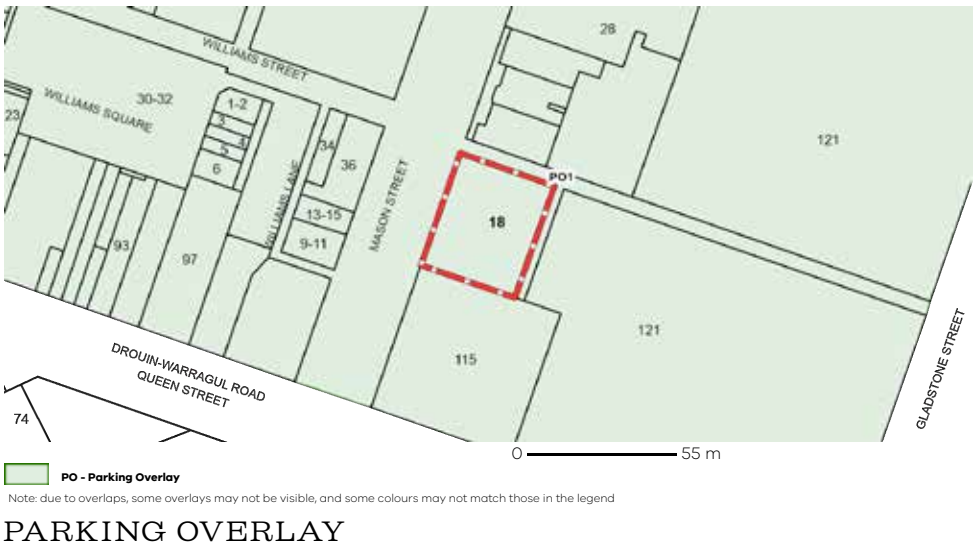
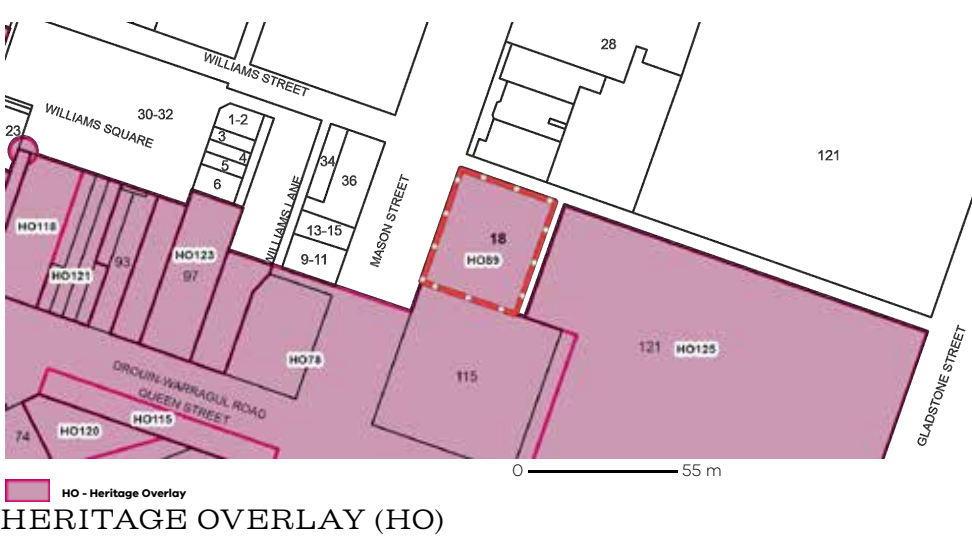
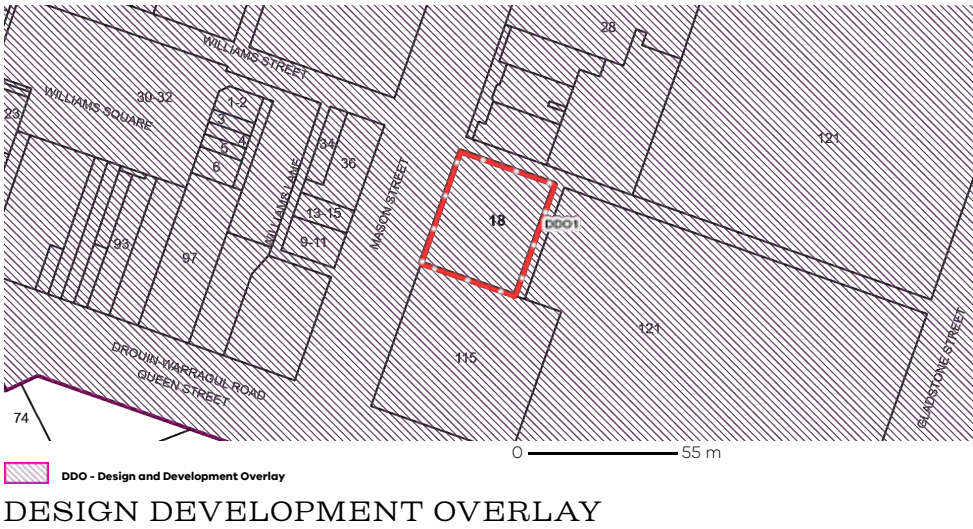
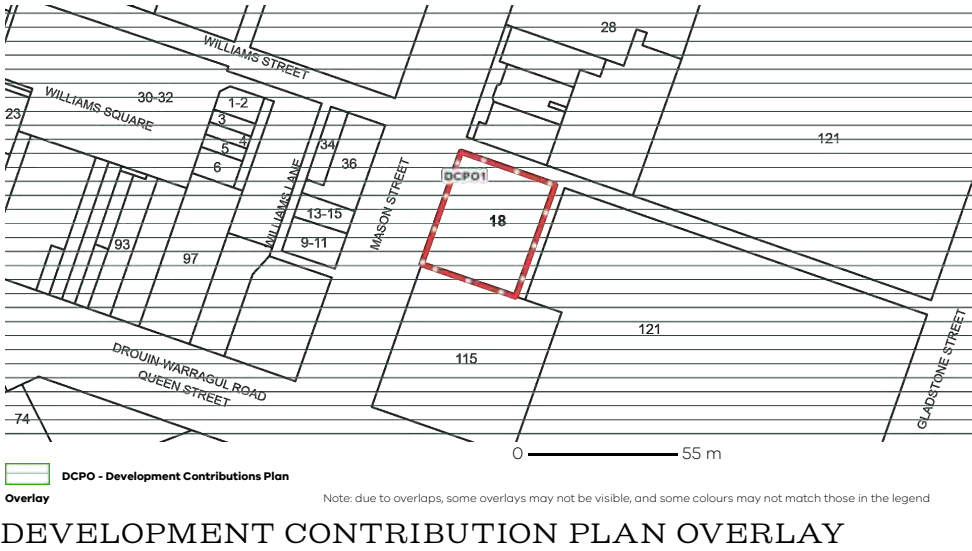
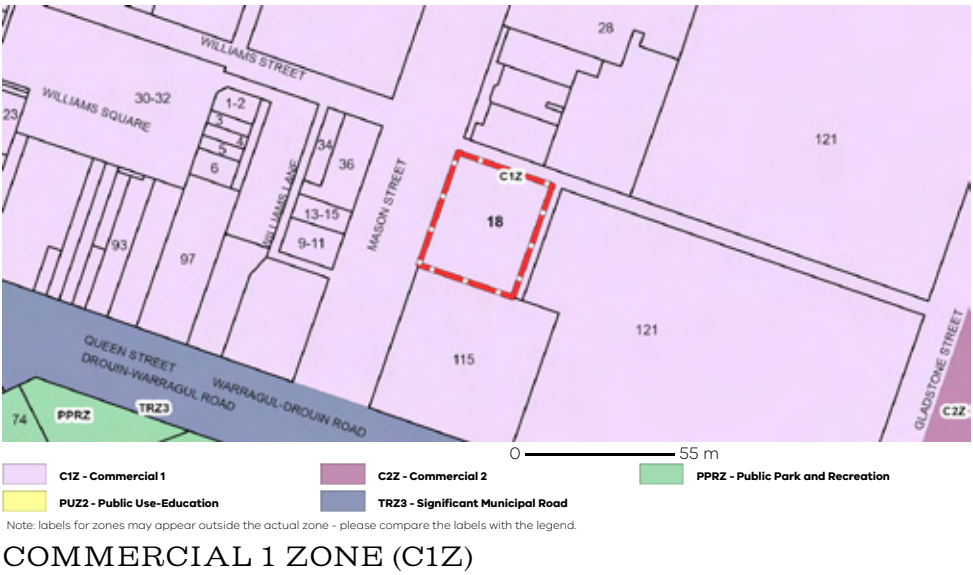
Zone: Commercial Zone (C1Z)

Overlays: Development Contribution Pla (DCPO)

Overlays: Design Development (DDO)

Overlays: Heritage Overlay (HO89)

Overlays: Parking Overlay (PO)



02.04
Current Planning Permit:
12-18 Mason St, Warragul

The permit proposes mixed use, commercial and residential development. The basement car park access utilises slope on the north boundary with presentation of windows and balconies to both Mason St and Paper Road.

The responsible authority is Baw Baw.
Lot size is 1661m² approximately.

The following Permit was issued under the current planning controls:

Zone: Commercial Zone (C1Z)

Overlays: Development Contribution Pla (DCPO)

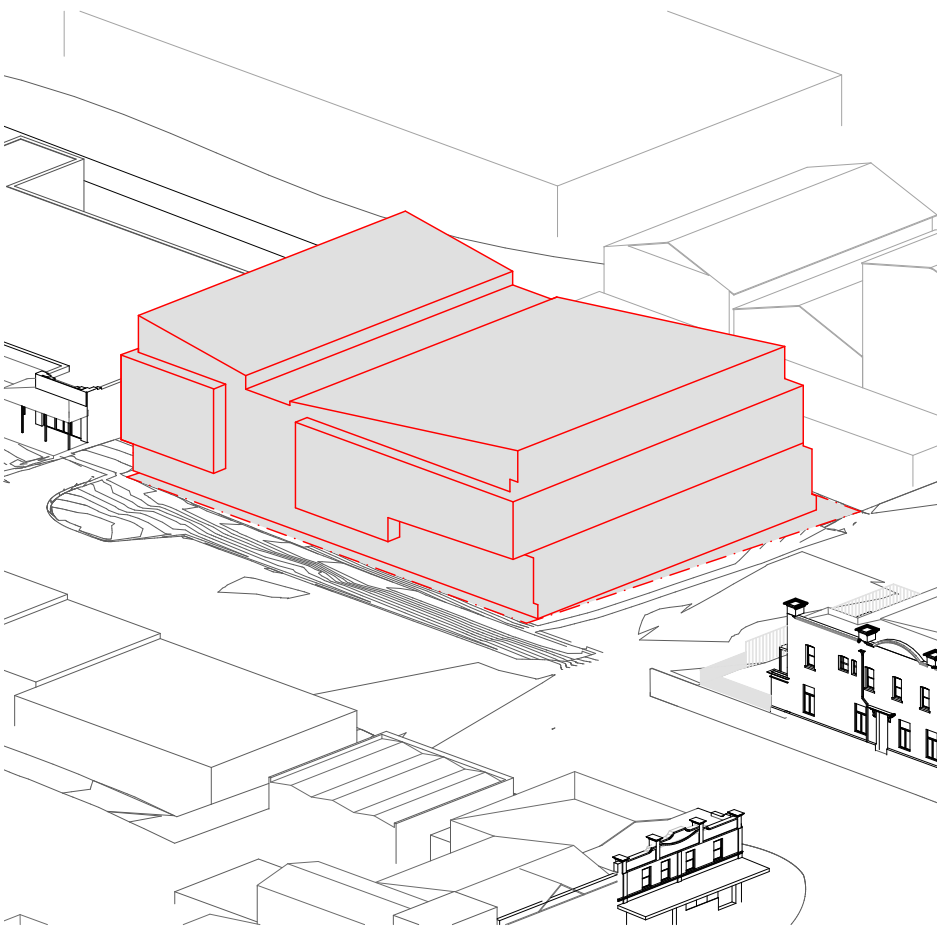
Overlays: Design Development (DDO)

Overlays: Heritage Overlay (HO89)

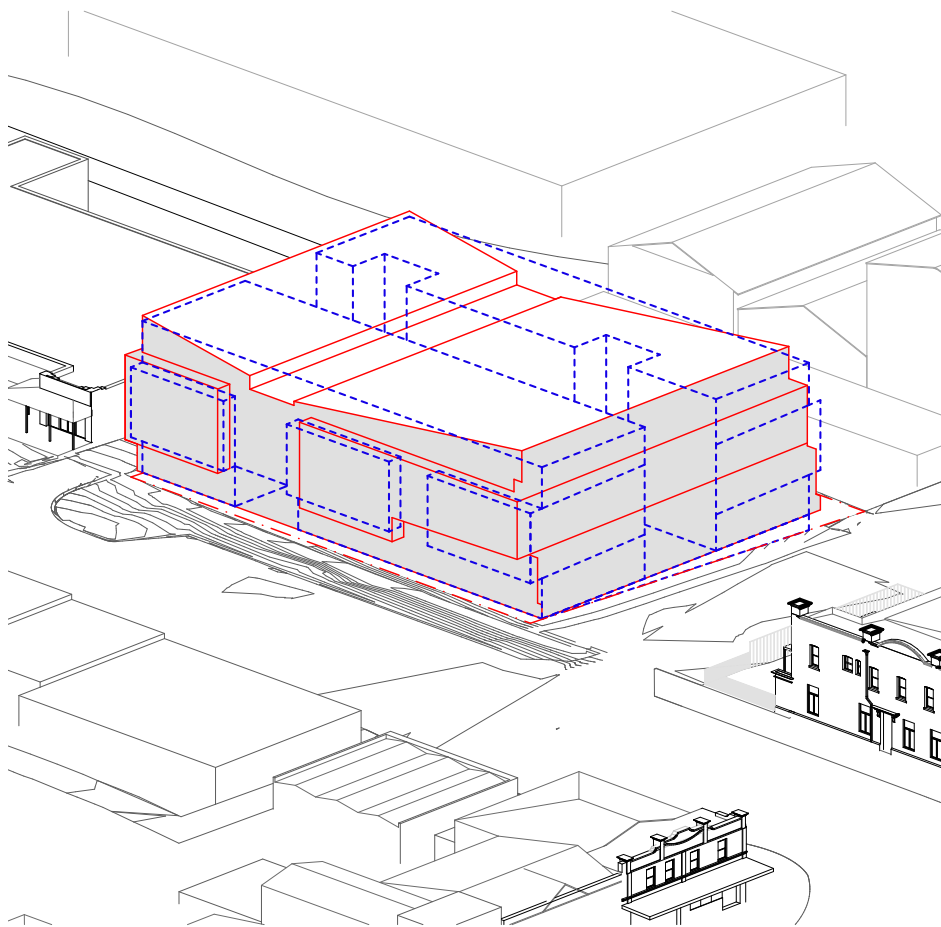
Overlays: Parking Overlay (PO)



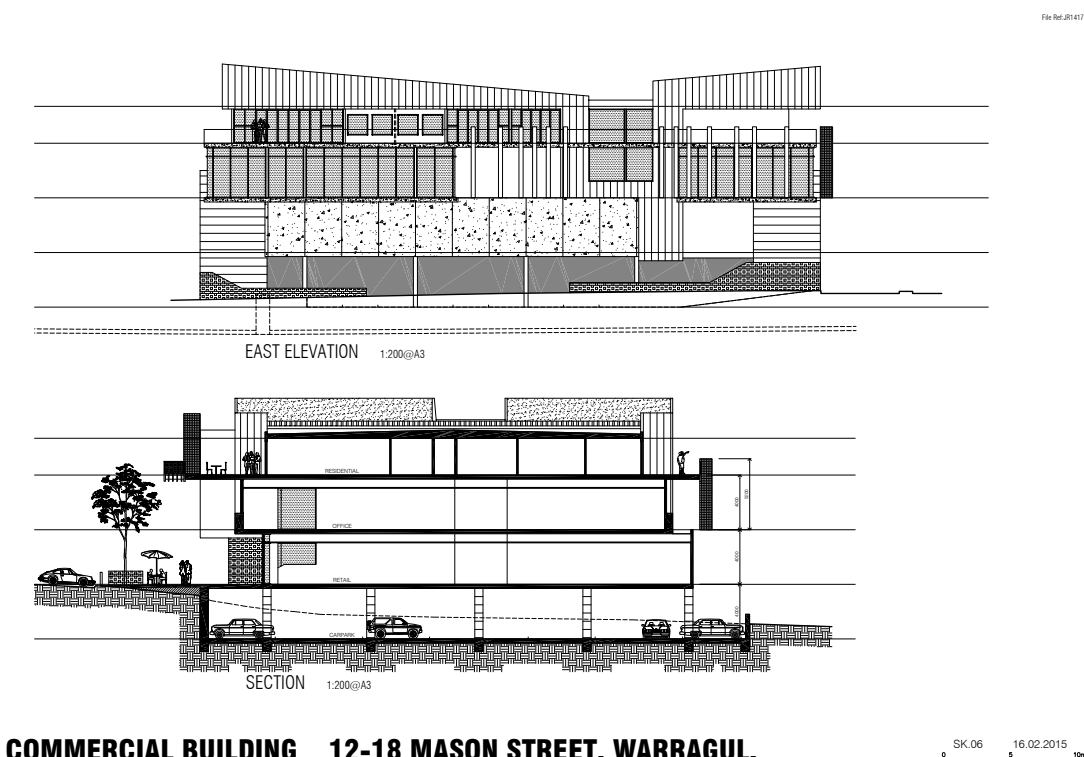
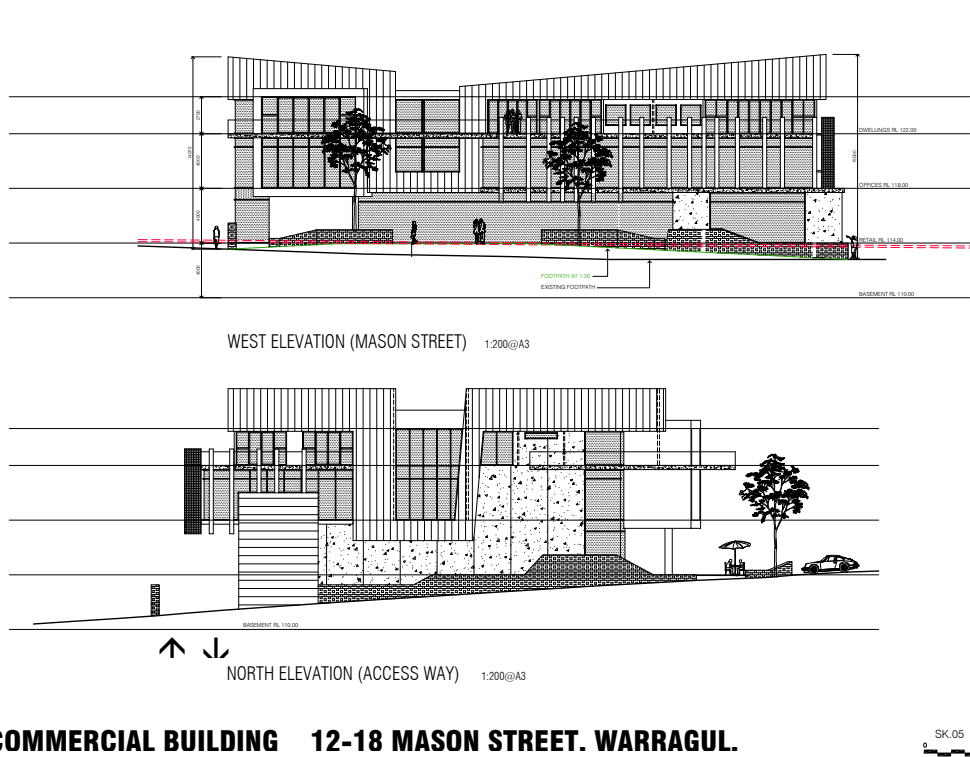
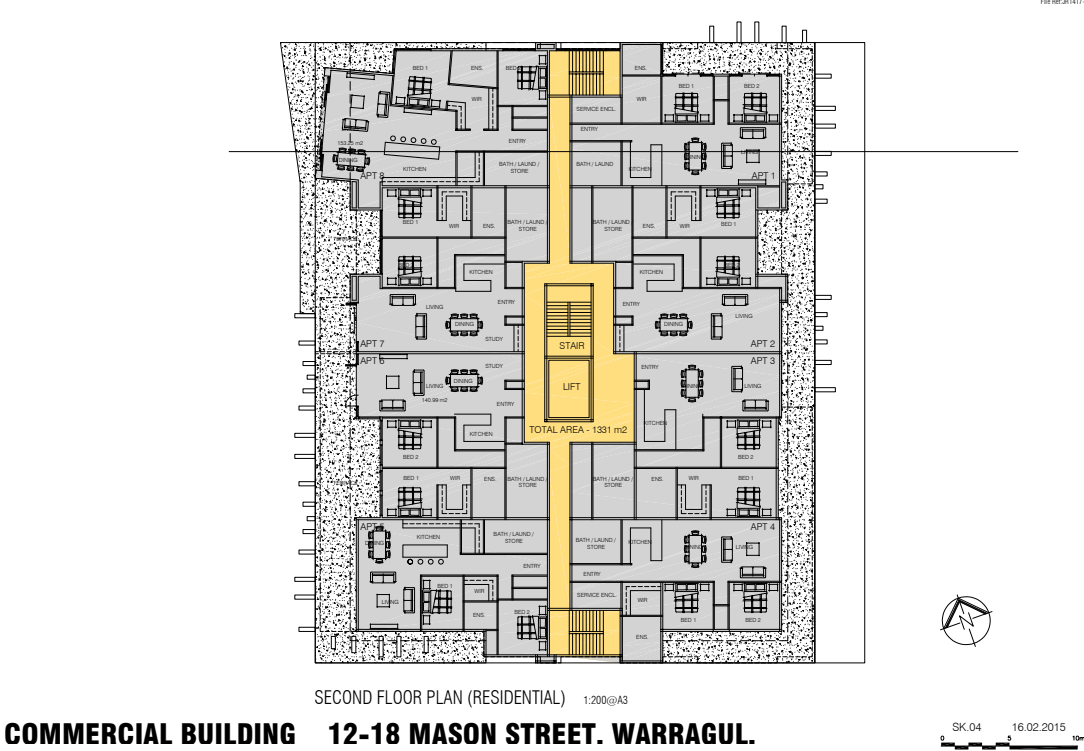
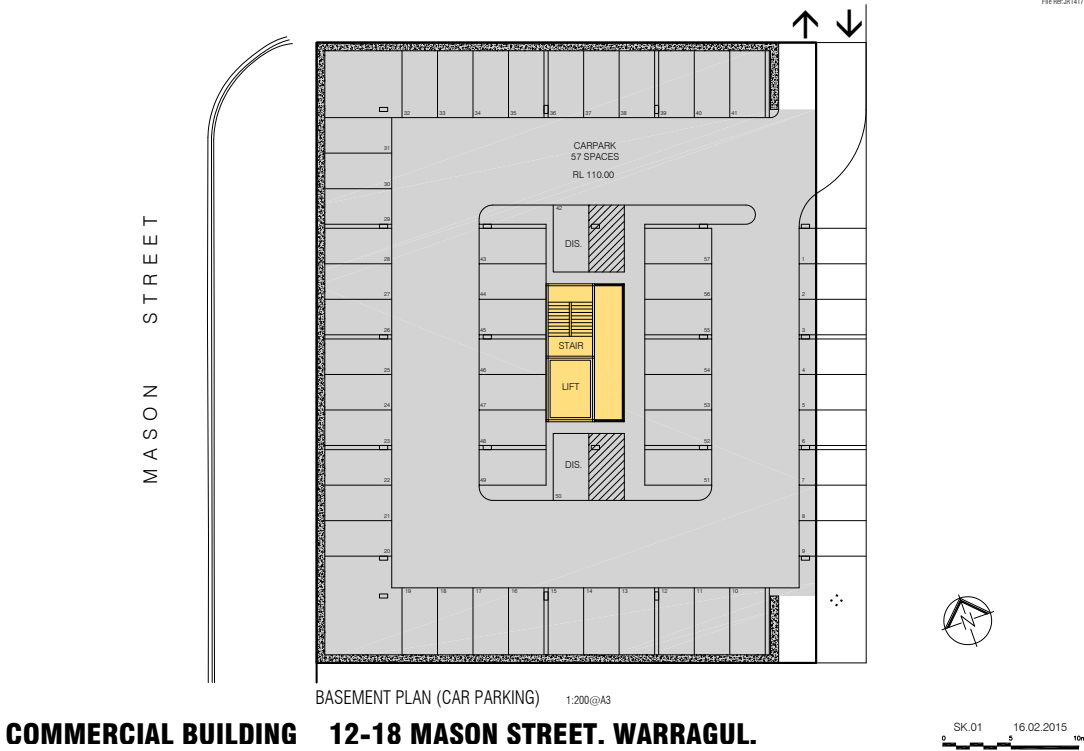
1 Current Approved Design



2 Proposed Overlay



02.05
Current Planning Permit:
12-18 Mason St, Warragul



02.07

SITE

The 1,595sqm Site is a broadly north-south oriented rectangular corner lot located at the southeast corner of the Williams Street and Mason Street intersection. It is provided 43.8m primary frontage to Mason Street and 36.6m secondary frontage to an unnamed laneway.

The Site is located within the Warragul town centre within walking distance (less than 700m) from the Warragul train station and in close proximity to a range of businesses and services. Notably, it is close to a full-line supermarket, a pharmacy, a medical centre, and a range of retail opportunities.

The site offers walking distance to;

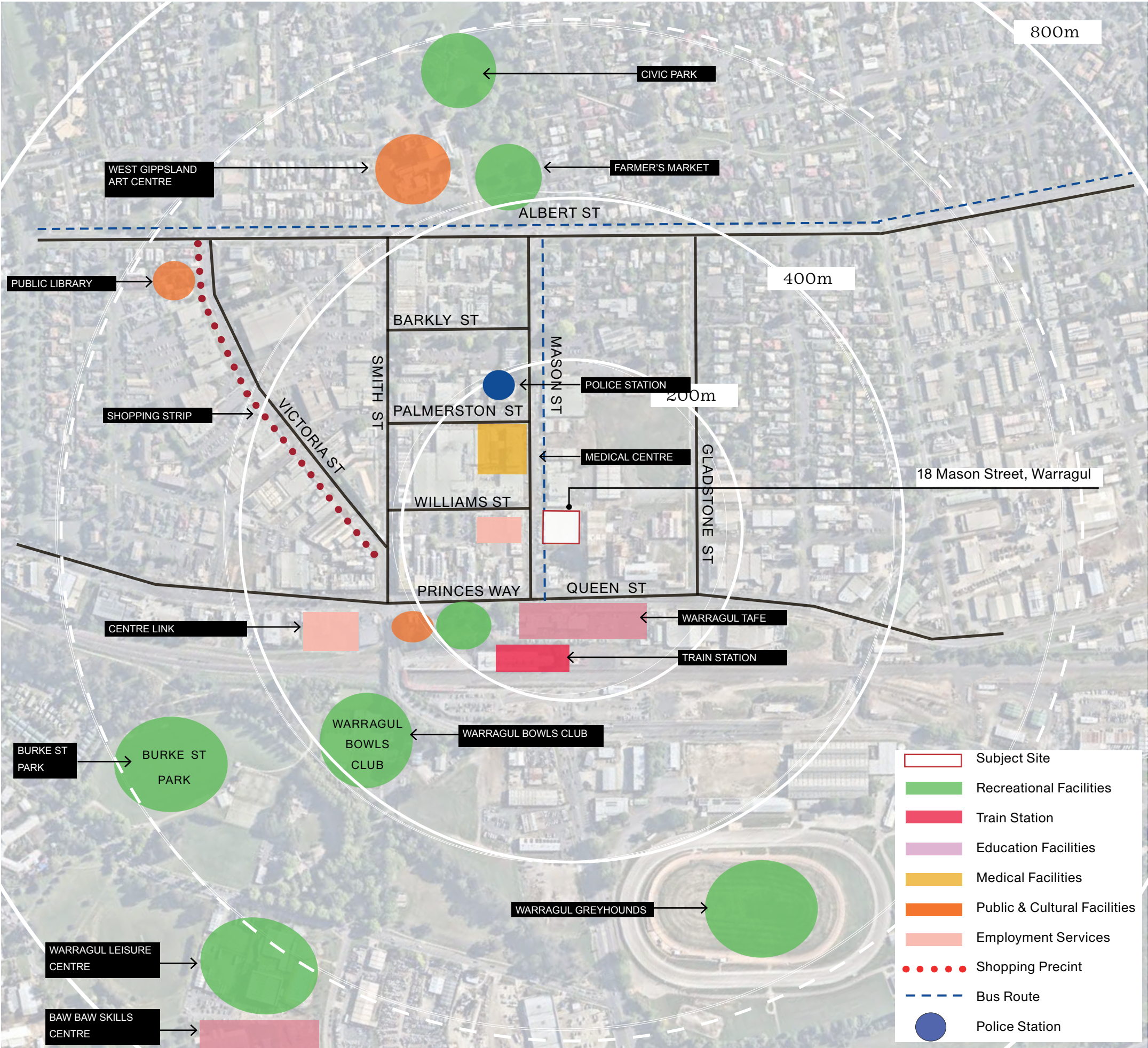
- 5 minute walk to Warragul Train Station, located on the Gippsland line
- 5 minute walk to Gippsland TAFE
- Well connected to bus links on Mason Street and Albert Street with bus routes between Berwick and Latrobe Valley
- Located in the heart of the town centre, walking distance to shops, restaurants
- 2 minute walk to West Gippsland Medical Clinic

LOCAL FEATURES

Warragul is situated 100 kilometres south east of Melbourne in the West Gippsland region of Victoria within the Local Government area of Baw Baw Shire. Warragul is set amongst prime agricultural land, and is characterised by lush green rolling hills, with views to nearby Mount Baw Baw as a part of the Great Dividing Range to the north and the Strzelecki Ranges to the south.

According to 2016 census data Warragul's population is 15,757.

The Warragul site is situated within the local town centre within walking distance to excellent natural amenities such as Station Park and Burke St Park to south of site. To the south of Queen Street is the Train Station Precinct which includes the one and two storey Gipps TAFE Warragul Campus building fronting Queen St. and the Train Station behind. East of the TAFE is a large at-grade car park. The train station is an historic two storey building.



02.08

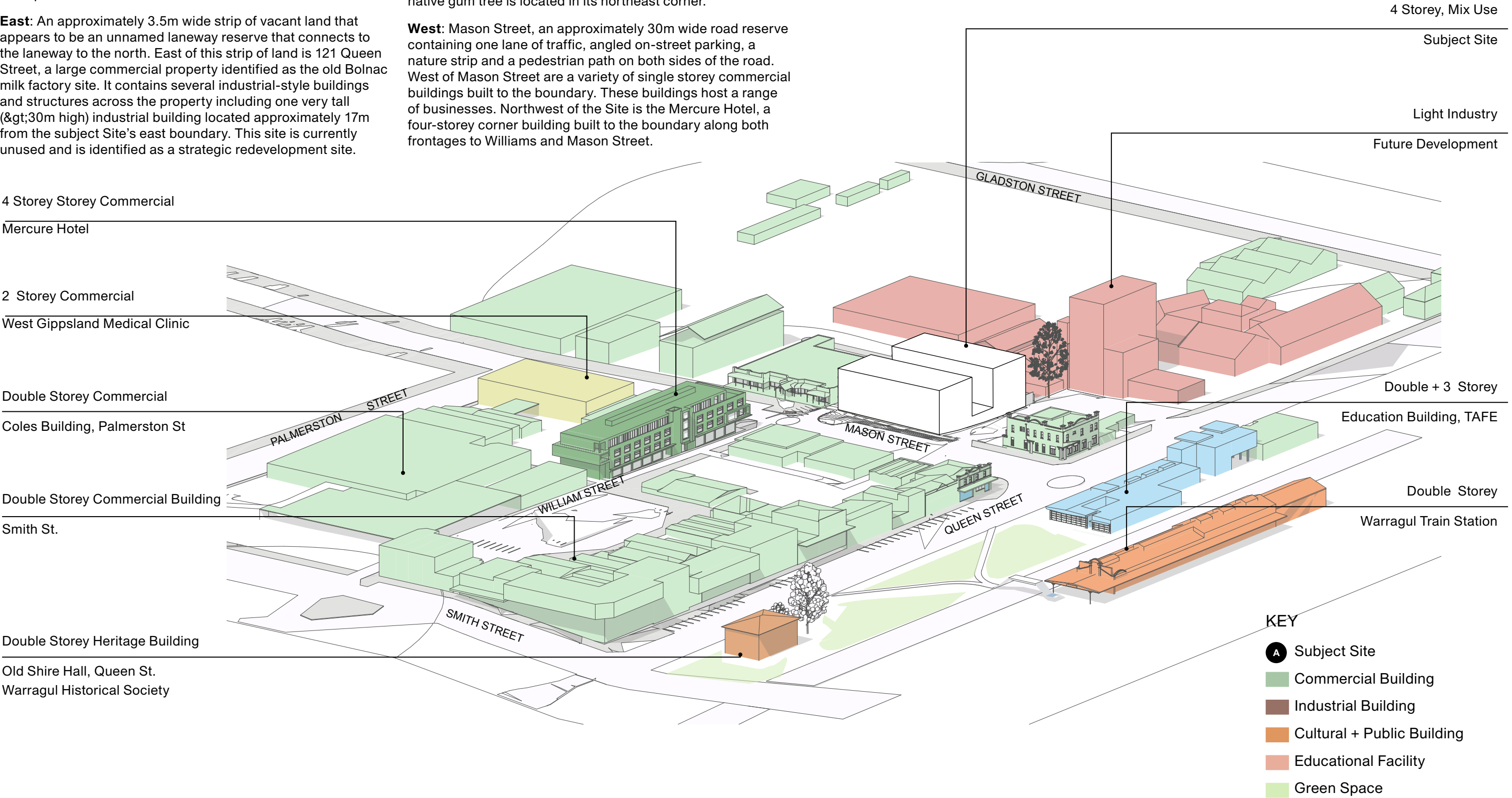
SURROUNDING LAND USES & FEATURES

North: An unnamed laneway approximately 6m wide. North of the laneway is 24 Mason Street, a single storey commercial building containing a range of businesses including food and drink premises.

East: An approximately 3.5m wide strip of vacant land that appears to be an unnamed laneway reserve that connects to the laneway to the north. East of this strip of land is 121 Queen Street, a large commercial property identified as the old Bolnac milk factory site. It contains several industrial-style buildings and structures across the property including one very tall (>30m high) industrial building located approximately 17m from the subject Site's east boundary. This site is currently unused and is identified as a strategic redevelopment site.

South: Commercial Hotel at 115 Queen Street, a corner lot containing a two-storey building that is built to the boundary at it southwest corner and hosts a large at-grade carpark wrapping around the north and east sides of the building. A very large native gum tree is located in its northeast corner.

West: Mason Street, an approximately 30m wide road reserve containing one lane of traffic, angled on-street parking, a nature strip and a pedestrian path on both sides of the road. West of Mason Street are a variety of single storey commercial buildings built to the boundary. These buildings host a range of businesses. Northwest of the Site is the Mercure Hotel, a four-storey corner building built to the boundary along both frontages to Williams and Mason Street.



02.09
Opportunities and Constraints

- Existing Road
- Street Interface
- Site Fall Direction
- Carpark Interface
- Industrial Interface - 2m+ Retaining
- Existing Significant Tree
- Unmade Accessway
- Existing Carpark

FUTURE GROWTH

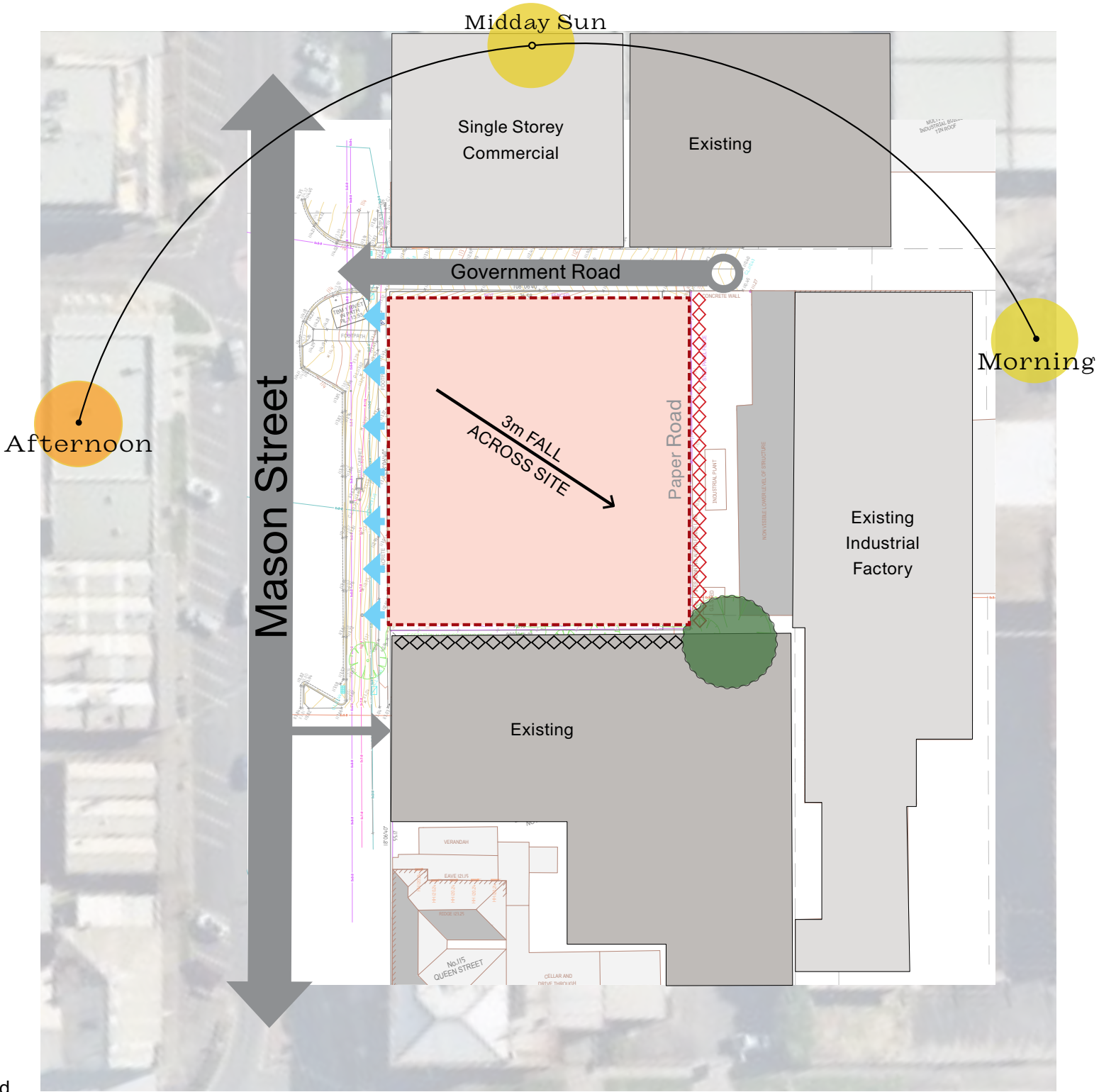
The township of Warragul is set in the south eastern growth corridor, and as such is experiencing significant growth.

In 2014 the Victorian Government gazetted the Warragul Precinct Structure Plan (PSP), which sets out the future growth areas for Warragul, along with important infrastructure to support the increased population.

The Warragul PSP area covers 1464 hectares and will accommodate 12,500 new dwellings.

The infastructure items proposed in the PSP include;

- 18 kilometres of new pedestrian and cycle paths
- 80 hectares of new open space, including significant regional parks in the north and south of town
- Two new shopping centres
- Four new schools
- Three new community centres
- Expanded business and industry areas to increase the number of local jobs
- A road network that provides alternative routes through and around the town
- Upgraded waterways and drainage facilities.



OPPORTUNITY

- VIEWS OF TOWN AND SURROUNDING PARKS
- PROPOSAL TO INTRODUCE HOUSING ENSURING THE OVERALL SCALE AND FORM THROUGH A 'FINE GRAIN' APPROACH TO PROVIDE A SUITABLE TRANSITION TO LOW SCALE COMMERCIAL AREA
- PROPOSAL TO PROMOTE PEDESTRIAN ACTIVITY AND PASSIVE SURVEILLANCE TO PAPER ROAD
- VIEW OPPORTUNITIES TOWARDS HILLS
- MATURE GUM TREE TO SOUTH EAST CORNER OF SITE PROVIDES SHADE AND NATURAL AMENITIES

CONSTRAINT

- WESTERN BOUNDARY EXPOSURE TO WESTERN SOLAR ACCESS
- ABRASIVE CONDITION OF MAIN ROAD
- COMMERCIAL HOTEL BITUMEN OPEN CAR PARK IS ADJACENT TO SUBJECT SITE. ACOUSTIC AND VISUAL SEPARATION TO BE CONSIDERED.
- GOVERNMENT ROAD PROVIDES NARROW ACCESS TO BASEMENT CAR PARK AND PAPER RD
- LAND FALLS TOWARDS SOUTH EAST CORNER OF SITE.
- INARTICULATE BOUNDARY CONDITION OF SURROUNDING PROPERTIES TO PAPER ROAD

02.10
Context Analysis: Commercial Zone



1



2



3



4



5



6



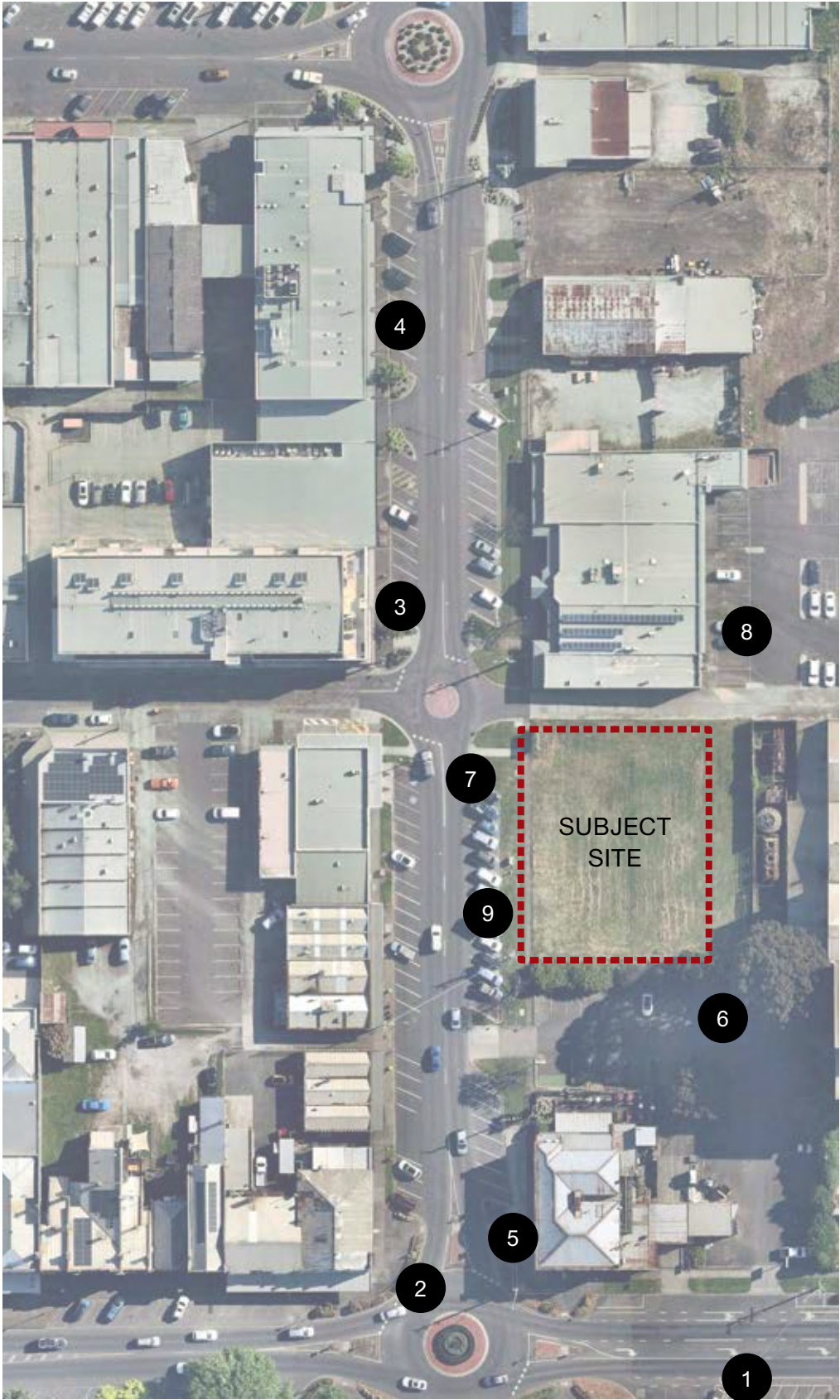
7



8



9



Context Analysis: Aboriginal history and Cultural Topograpy

As Gunaikurnai, we see our land (Wurruk), waters (Yardna), air (Watpootjan) and every living thing as one. All things come from Wurruk, Yarnda and Watpootjan and they are the spiritual life-giving resources, providing us with resources and forming the basis or our cultural practices. We have a cultural responsibility to ensure that all of it is looked after.

Our Country is diverse and fertile. It includes the southern slopes of Victoria’s alpine ranges and the grassy plains that sit at their feet. Our lakes and coastal lagoons form the largest navigable network of inland waterways in Australia and are host to inernationally significant wetlands. We have isolated beaches and temperate forests, and the spectacular granite landscapes of Wilsons Promotory. Our Sea Country is equally important, with a huge diversity of marine life that supports rich tourism and fishing industries.

Research partners, GLaWAC (Gunaikurnai Land and Waters Aboriginal Corporation) have begun documenting significant sites and important findings.

Gunaikurnai are the Traditional Custodians of much of Gippsland, looking after approximately 1.33 million hectares of land. Gunaikurnai Country is rich and diverse in her nature, encompassing alpine ranges, grassy plains, forests and both fresh and salt waterways.

The Brayakaulung peoples - *men of the west* - are the custodians of Warragul and extend across Sale, the Providence Ponds, Avon and Latrobe rivers west of Lake Wellington to Mounts Baw Baw and Howitt. Warragul is traditionally forest and swamp Country surrounded by mountain ranges. Whilst the impact of logging and industrialisation has altered the topography of the region remains rich in basalt soils.

Tangible cultural heritage is prominent across the Gippsland region. There are over 39,000 First Nations artefacts and places recorded by the Victorian Aboriginal Heritage Register. Encompassing a range of objects from Scar Trees, stone tools, and rock art to important ceremonial sites (including birthing and burial), the archaeological record demonstrates First Nations sovereignty and an enduring connection to Country. Aboriginal cultural heritage is not limited to tangible artefacts, but also, consisting of intangible notions of spirituality, interconnected knowledge systems, and cultural practices. Optical dating of the broader Koori(e) region indicate First Nations occupation to 50,000 - 46,000 years ago.

From walking tracks and river systems to sacred sites and tools, the enduring nature of Gunaikurnai knowledges and cultures is clear. Gippsland has always been a place of seasonal migrations - comings and goings - which is reflected across various locations and types of sites in the region. Collaborating with research partners, GLaWAC (Gunaikurnai Land and Waters Aboriginal Corporation) have begun documenting significant sites and important findings.

Case Study Examples:

- The Last Jeraeil of Gippsland
- Occupation of Cloggs Cave
- Raymond Creek rock shelter findings
- Bogong Moth grindstone

Connecting the tangible to the intangible are our stories. The cultural heritage sites listed above provide physical evidence of First Nations occupation in Gippsland, however it is within the stories - intangible knowledges - that we are able to further understand and acknowledge deep connections to Country. And so the origins of the five Gunaikurnai clans is understood through the creation story of Borun and Tuk:

The story of our creation starts with Borun, the pelican, who traversed our Country from the mountains in the north to the place Tarra Warackel in the South.

As Borun travelled down the mountains, he could hear a constant tapping sound, but he couldn’t identify the sound or where it was coming from. Tap tap tap. He traversed the cliffs and mountains and forged his way through the forest. Tap tap tap. He followed the river systems across our Country and created songlines and storylines as he went. Tap tap tap.

He walked on alone and when he got down into the deeper inlets near Tarra Warackel (now known as port Albert) he put down his canoe and, much to his surprise, there was a woman in it. She was Tuk, the musk duck.

Borun was very happy to see Tuk, and they married and became the mother and father of the five clans, the creators of Gunaikurnai.

Gunaikurnai Whole-of-Country Plan

Borun and Tuk is one of several Gunaikurnai Dreaming/Creation Stories that explain and connect traditions to place. The Gunaikurnai Land and Waters Aboriginal Corporation generously shares these stories, reiterating their significance as cultural guides and educational tools for generations to come.



02.11
Context Analysis: Thematic Environmental History - Post European Contact

European Settlement: 1800's



fig. 1 Woodcut depicting the arrival of the first train to Warragul, 1878

Warragul has always been an significant location for the region marked by growth since the introduction of the train line early 19th Century.

By 1878 the railway link was established Warragul as transport node with its sawmills supplying Melbourne with wood for building. Dairying soon followed, and remains the region's most important export

The year following the opening up of the train station, Warragul boasted four hotels, two general stores, a baker, butchers, blacksmiths, a shoemaker and a chemist.

The town grew rapidly during the 1880s when many brick buildings were constructed. The Shire of Warragul was created in 1881



Interwar Years: 1920-1940's



fig. 2 James Miller's Rope Factory, Warragul

The manufacturing history of Australia begun with the formation of the Federation in 1901. The country's reliance on imported goods became apparent during the wars as it was becoming increasingly difficult to bring anything in. This forced the country to start manufacturing more of its own goods

In the 1940s clothing and textile manufacturers and a rope and twine factory were established in Warragul, as well as general engineering and metal work.



Post-War Boom: 1950-1980



fig. 3 View Smith Street

The post war years saw Warragul develop into a commercial, medical, educational and cultural centre for the region.

The expansion of the West Gippsland Hospital saw specialist services offered to the greater region.

Education facilities expanded from primary schools to technical colleges. Services industries education, health and arts centre for the region.

Warragul's Civic Precinct is the region's major performing arts, cultural and community centre.



		03		

03.00 Design Principles



Feeling of Home

- Landscape (tributaries, plant species, forage walk) to facilitate journey and wayfinding
- Landscape to indicate season
- Sense of place; historical waterways and catchments
- **Intuitive wayfinding - a familiar landmark quality**



Purposeful Places

- **Activities and diversity of spaces that support & engender a sense of community**
- Plant species for weaving, biodiversity, medicinal qualities, foraging
- Play as an opportunity to share and educate



Enduring Liveability

- Lifecycle of materials
- **Design to withstand the test of time**
- Custodianship between residents and landscape to promote maintenance

03.01 ESD Principles



A

Health

Protect the health of residents, particularly vulnerable tenants through a focus on safe indoor temperatures, limiting of stress stemming from utility costs and climate design strategies.

- Highly optimised indoor environmental quality through masterplanning and facade design based on parametric energy and daylight modelling
- High quality views out and access to communal green space
- Natural cross ventilation with low summertime overheating risk
- Low toxicity indoor materials specifications
- Community health support including on-site clinic access.



B

Resource Consumption

Prioritise passive solar orientation, care for natural environment and contribute toward the achievement of Victoria's net zero greenhouse gas emissions by 2050 strategies. stemming from utility costs and climate design strategies.

- All electric developments with 100% fossil-fuel free Green Power supply
- Exemplary passive design principles through the built form arranged for optimal outlook.
- Programmed public green space and active circulation spaces that are accessible well daylight and naturally ventilated
- Native species selection and enhanced tree canopy for ecological benefit
- Integrated buildings and landscapes sustainable water management strategy.



C

Future Proofing

Design to incorporate future ready and resilient infrastructure and features (for example, in climate aspects of climate risk, energy security and management, water, waste, landscape and transport systems. stemming from utility costs and climate design strategies.

- Natural daylight and open designed circulation maximises security, climate and resident comfort
- Retained connections to existing public and private transport and circulation networks
- Public and private outdoor spaces are low maintenance and low water use requirements
- 100% Green Power supply and up to 30% on site PV generation increases power supply resilience and future proofs against future utility price rises
- Integrated water sensitive urban design, tree canopy, soft landscaping and high albedo surfaces to mitigate urban heat islanding.

03.02 Homes Victoria Design Principles



① Contextual Development

- Locate higher density Projects where there is good access to public transport and employment.

② Neighbourliness

- Protect neighbouring amenity including access to sunlight, privacy and visual amenity.

③ Sense of Place

- Strengthen neighbourhood character by capitalising on positive site features and introducing attractive landscaping.

④ Community

- Blend with the surrounding neighbourhood, provide direct connections and shared spaces

⑤ Active transport

- Prioritise walking and cycling through convenient and safe streets, paths and end-of-trip facilities

⑥ Familiarity

- Adopt a conventional character for streets, spaces and buildings, irrespective of tenure.

⑦ Liveable homes

- Provide comfortable, energy efficient and durable buildings.

⑧ Safe streets

- Provide comfortable, energy efficient and durable buildings.

⑨ Adaptability

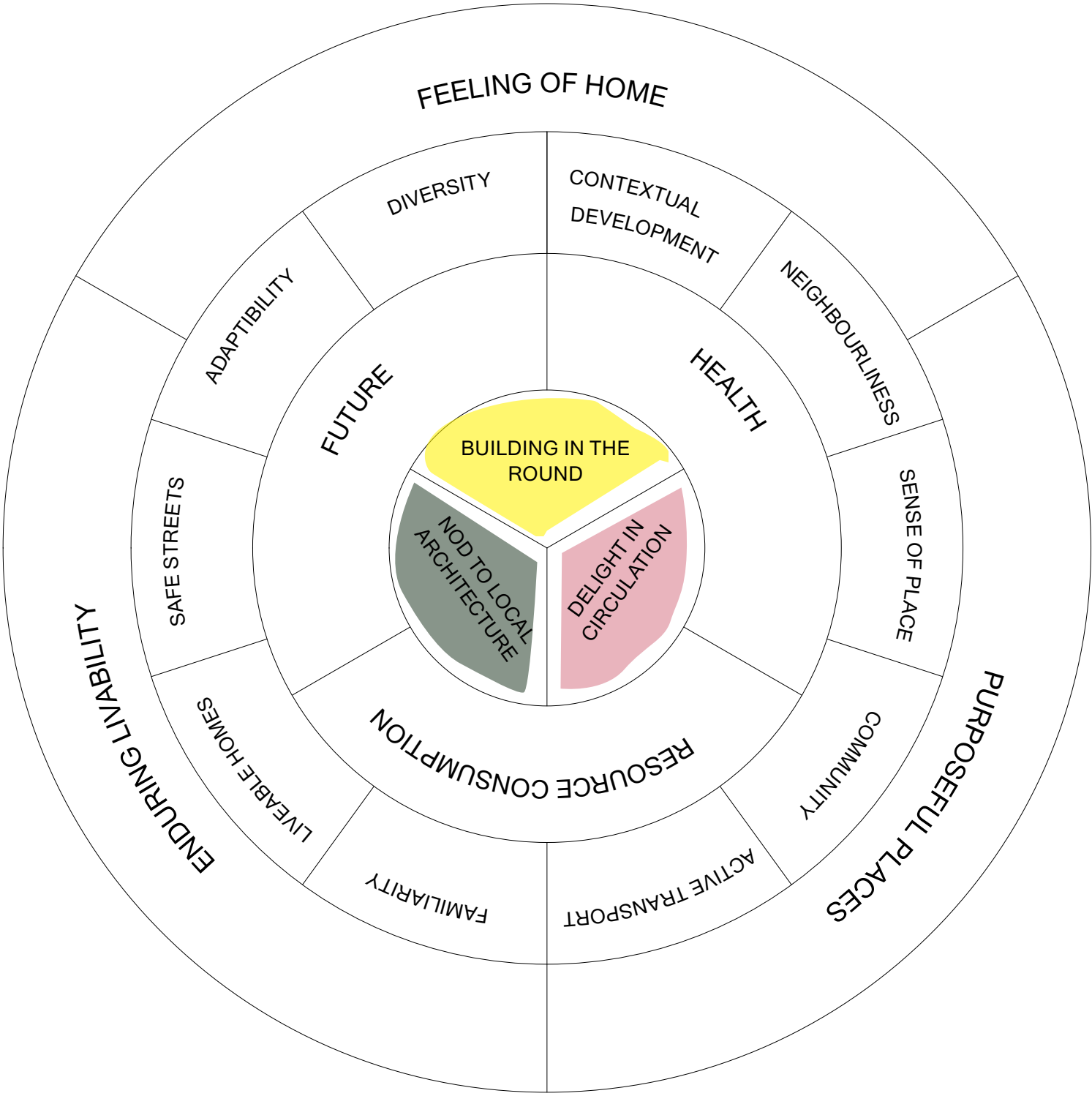
- Design buildings and spaces to support people of all abilities and the changing needs of households over time.

⑩ Diversity

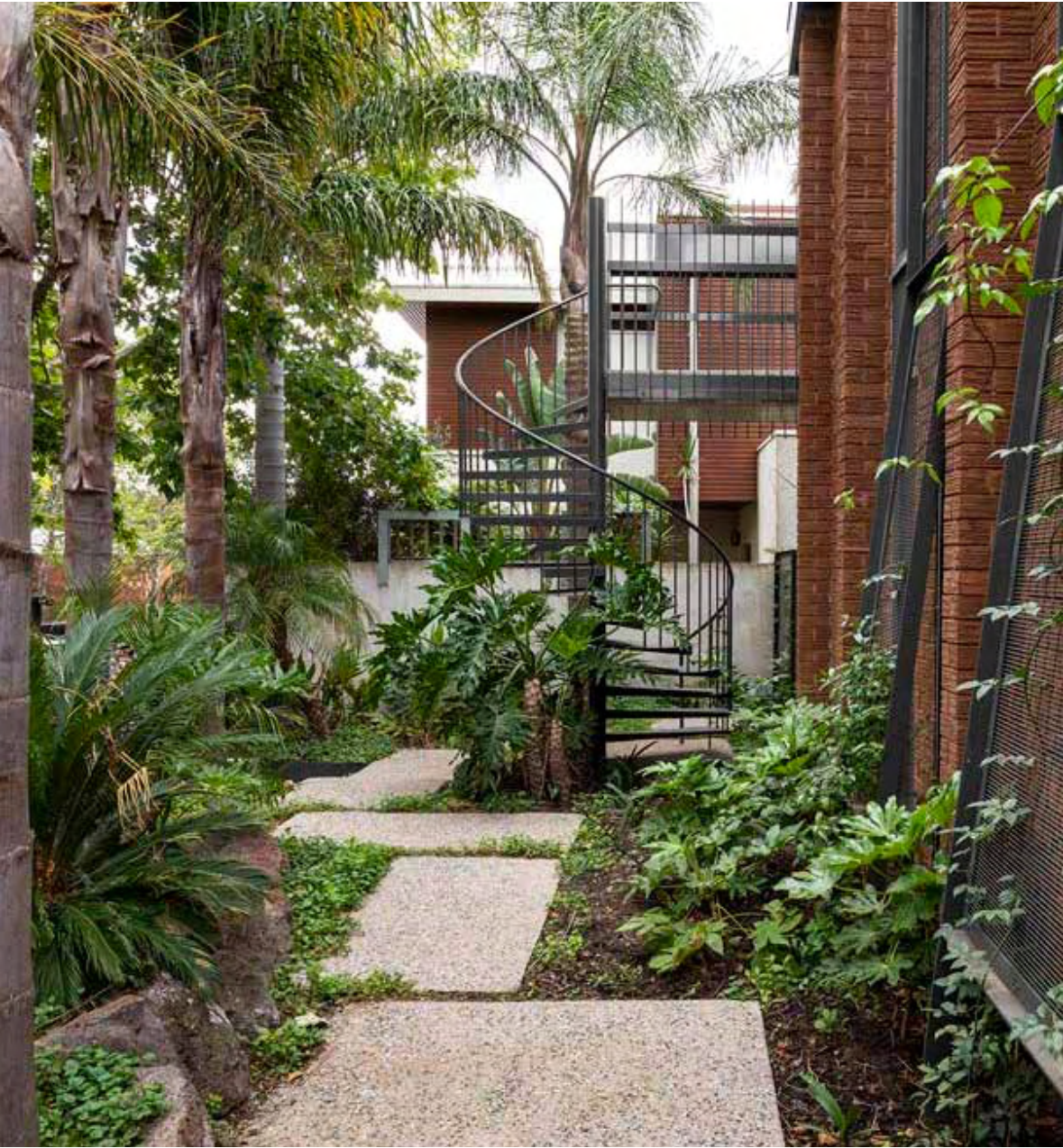
- Provide diversity through the application of different housing typologies, building design and tenant mix

03.03 Layering of Pillars and Principles

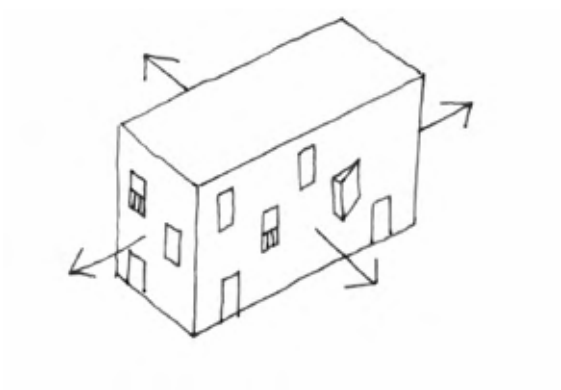
The Design, ESD and Homes Victoria Principles work within a circular framework to inform and guide the Architectural Principles of the project.



03.04 Architecture Design Principles

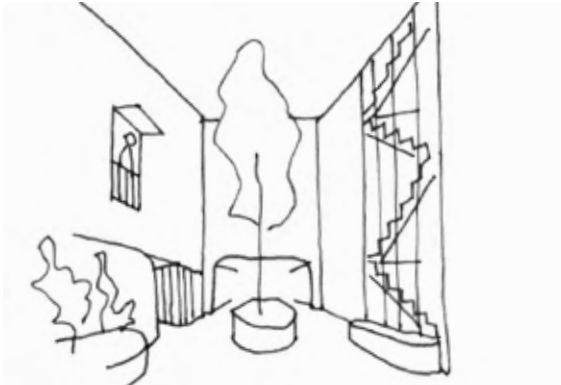


01



Buildings in the round

02



Delight in circulation

03



A nod to modest local
architecture

03.06

02



Delight in
circulation

Delight in circulation

Circulation spaces, whether internal or external, communal or private, offer moments of delight through integrated landscape, tactile materiality, bench seats, joinery, and framed views.



Tactile entry points



Natural surface treatment



Open vertical circulation



Brindge licke circulation

03.07

03



A nod
to local
architecture

A nod to local architecture

Facade composition, materiality and details
refer to moments of interest in the modest
architecture of the surrounding context.

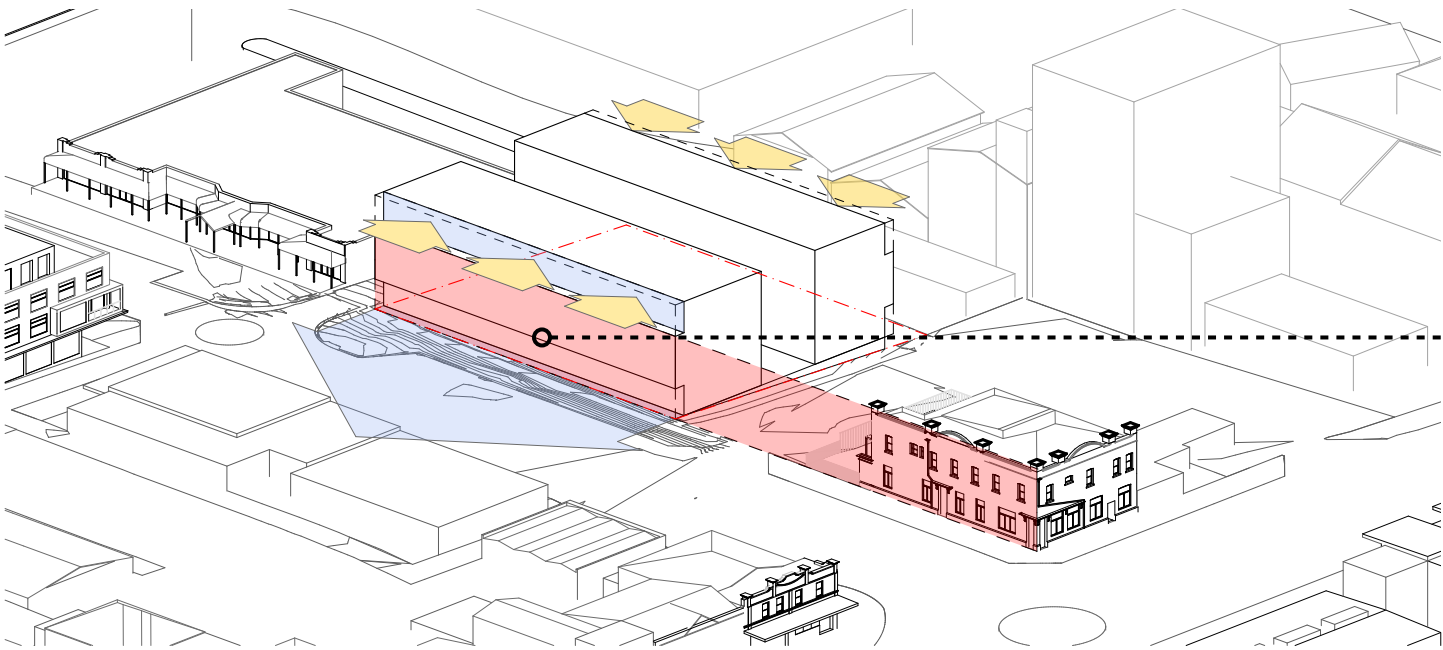


			04	

04.00 Streetscape and Massing:

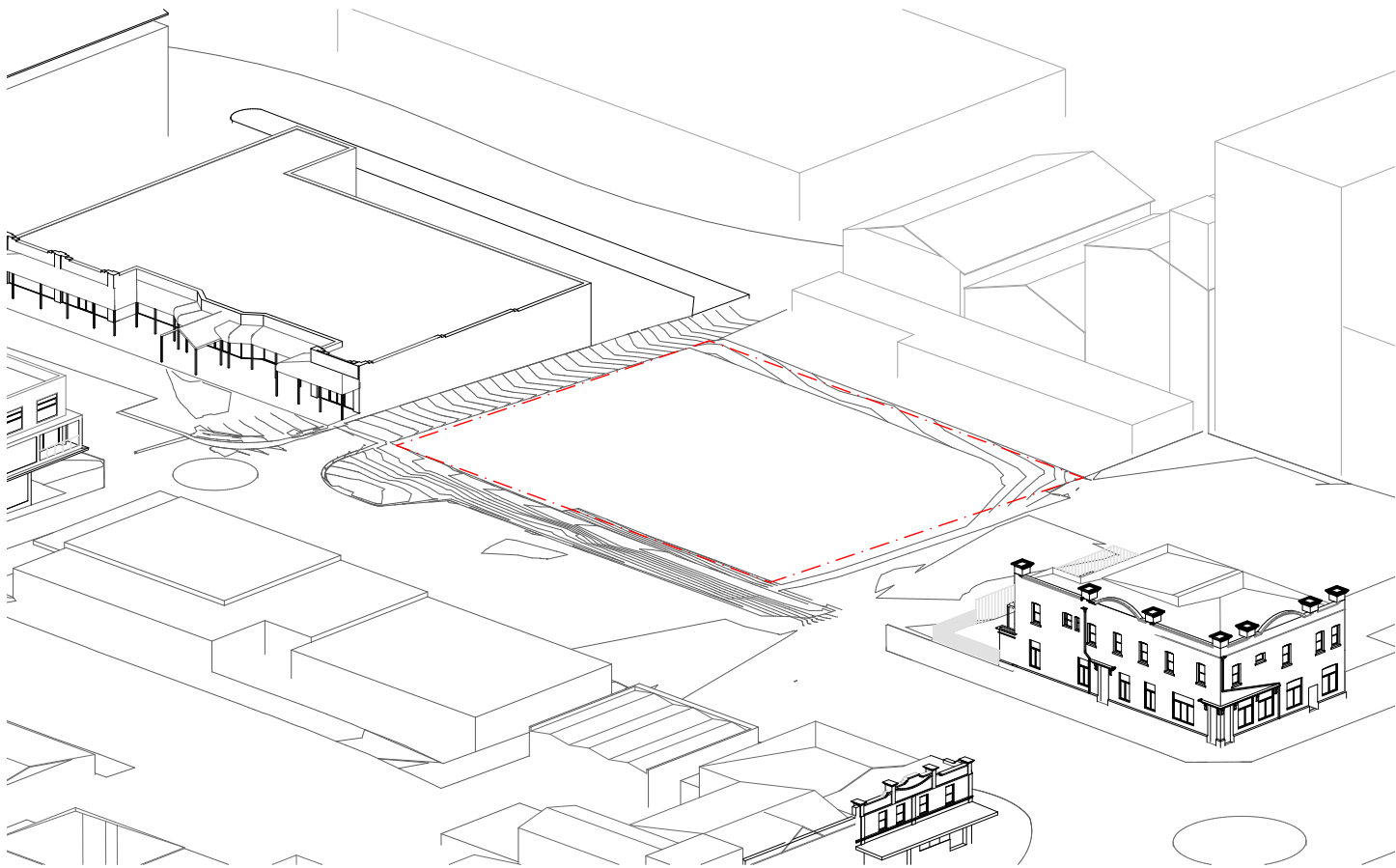
The proposed design references the neighbouring context of small scale commercial buildings single to 2 storey to South of site which increases in height and density towards the South.

The project reduces its footprint at ground level by recessed landscape buffers and through creating dwelling with street frontage and access directly from Mason Street.

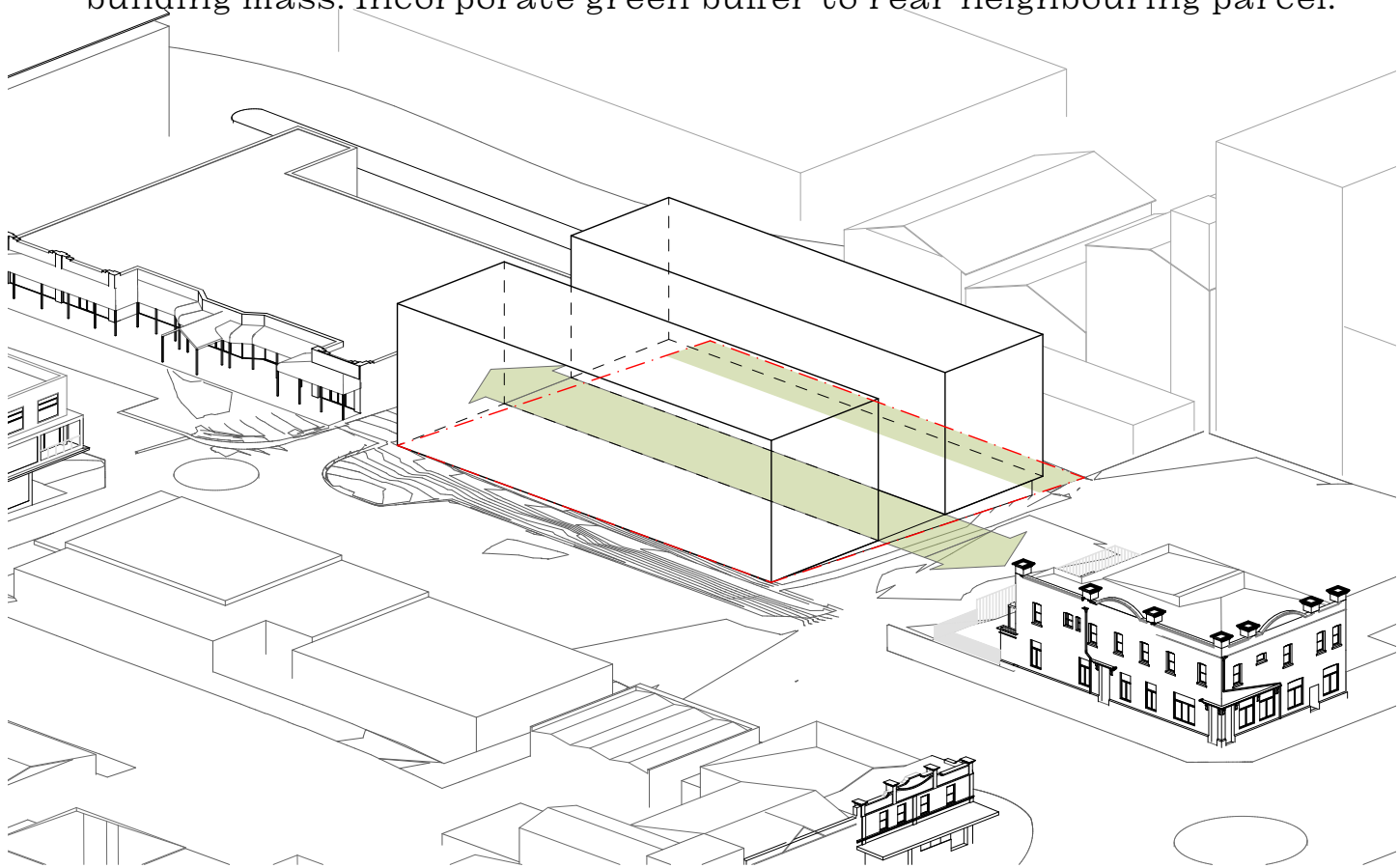


Massing

1 Subject Site envelope

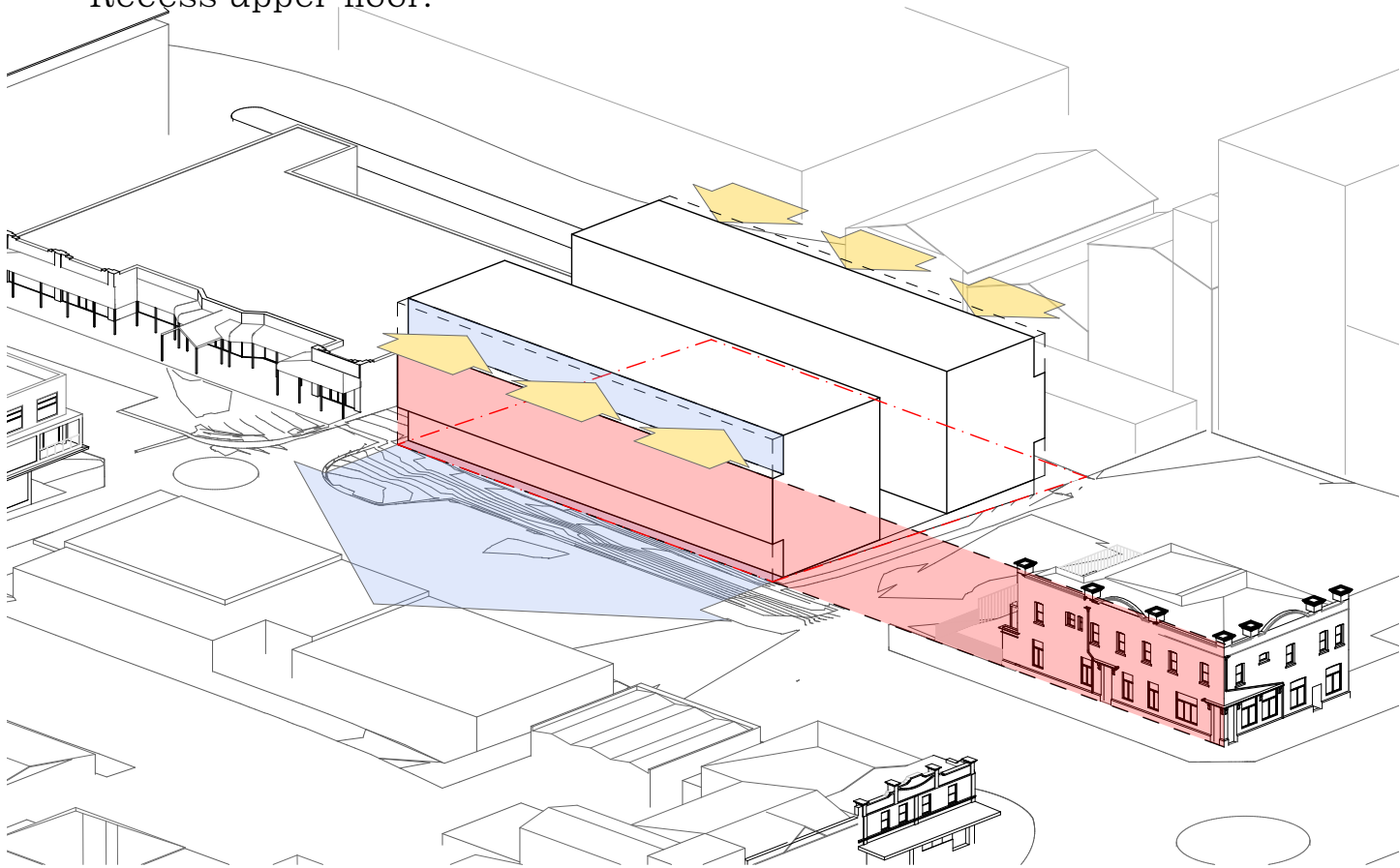


2 Split built form to create North/South Green spine and reduce overall building mass. Incorporate green buffer to rear neighbouring parcel.

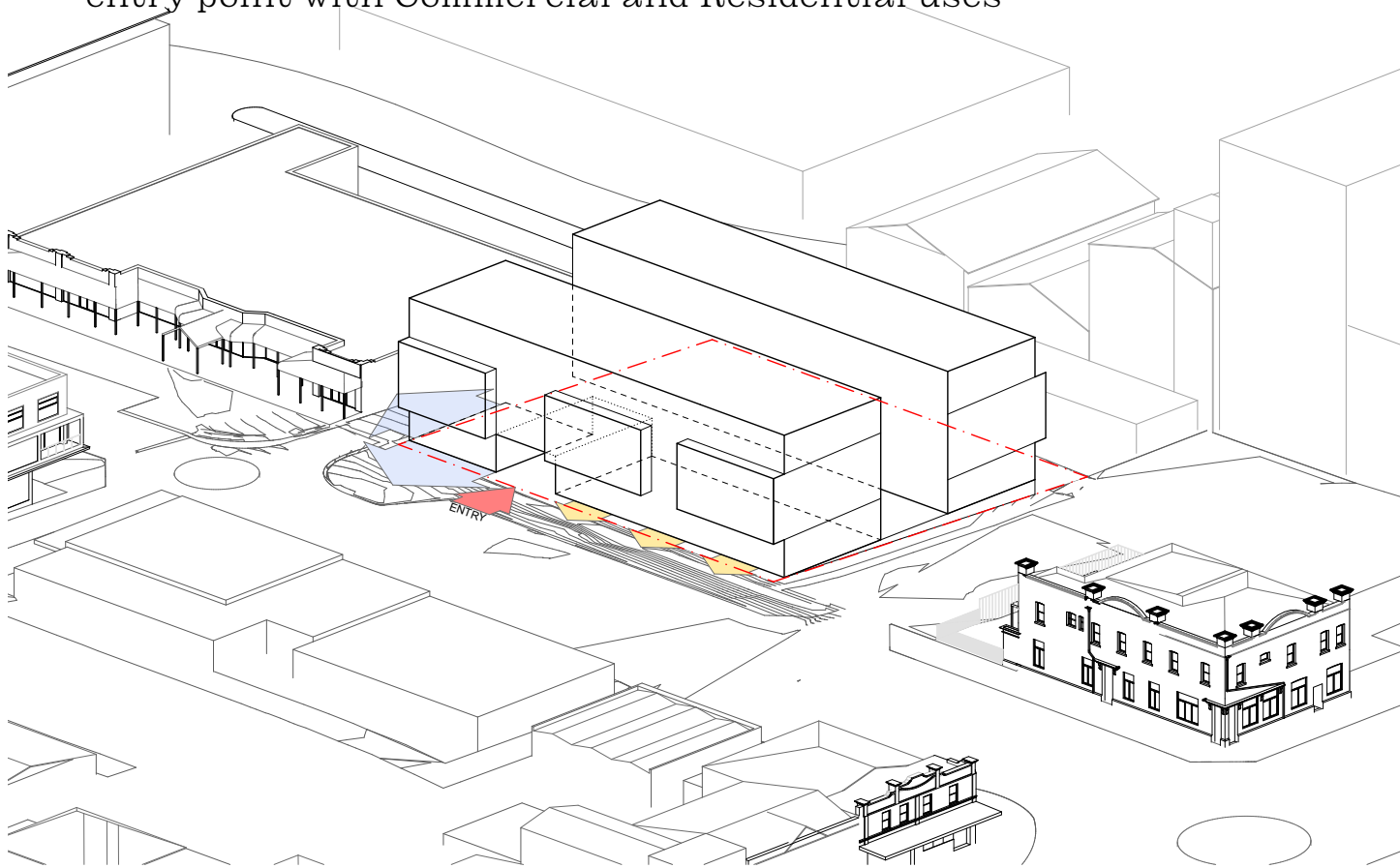


Massing

- 3 Maintain street wall interface consistent with existing context.
Recess upper floor.

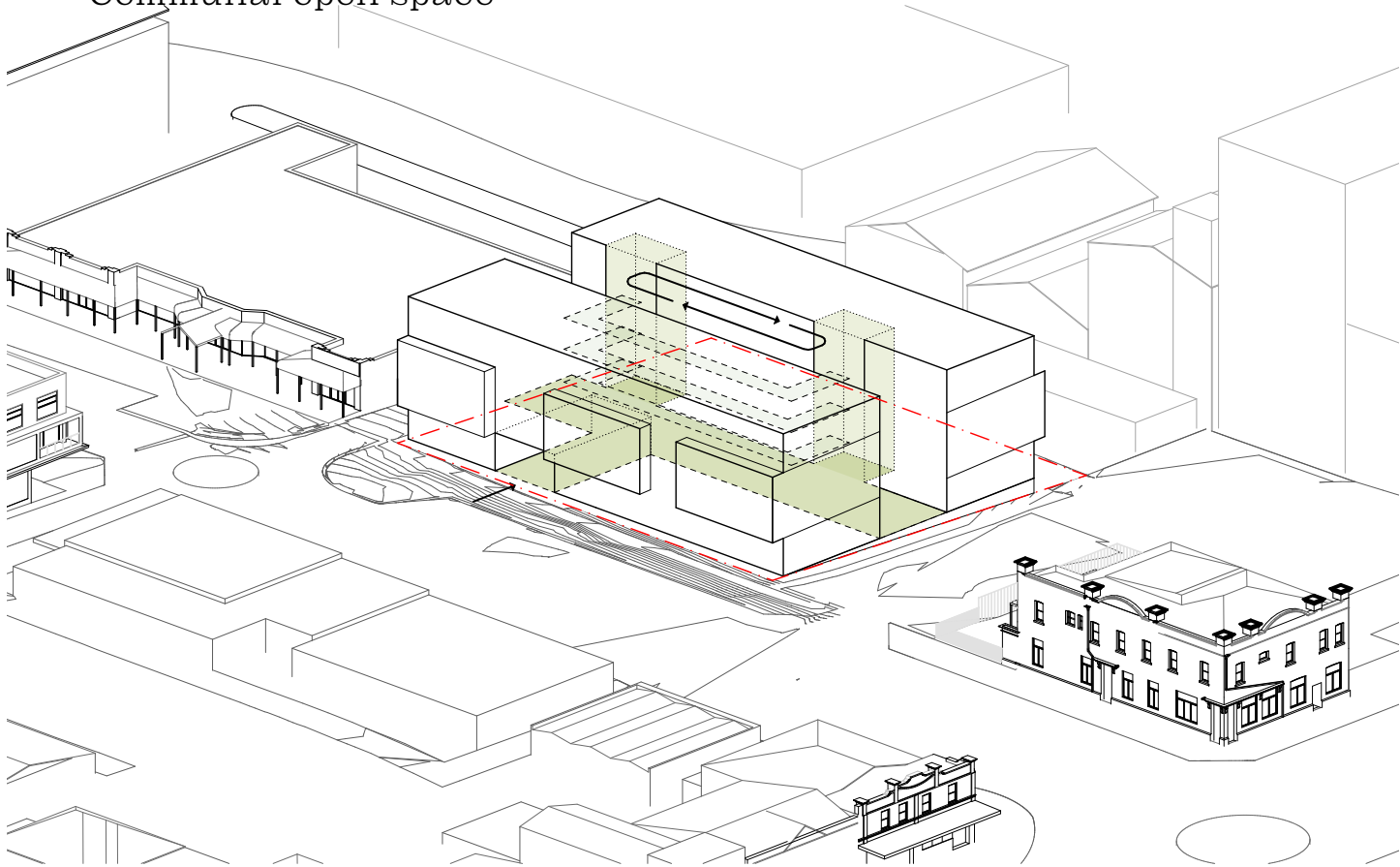


- 4 Provide activation to Mason street frontage. Provide main pedestrian entry point with Commercial and Residential uses



Massing

- 5
- Provide vibrant, multi-level landscaped circulation to North/South
Communal open space



04.06 Massing



Mason Street, looking towards north

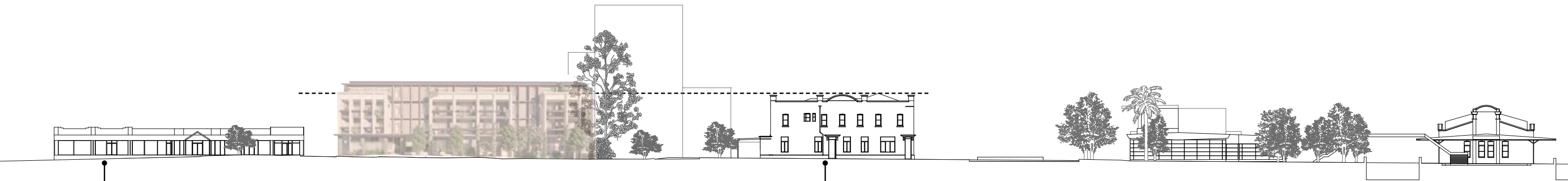


Mason Street, looking towards Gippsland TAFE, south

04.07 Existing Mason Street Elevation
& 3D View



04.09 Mason Street Elevation
Rythm, Scale + Detail



Mason Street is characterised by horizontal forms. Single storey masonry adjoined buildings with bands of awnings address Mason St.



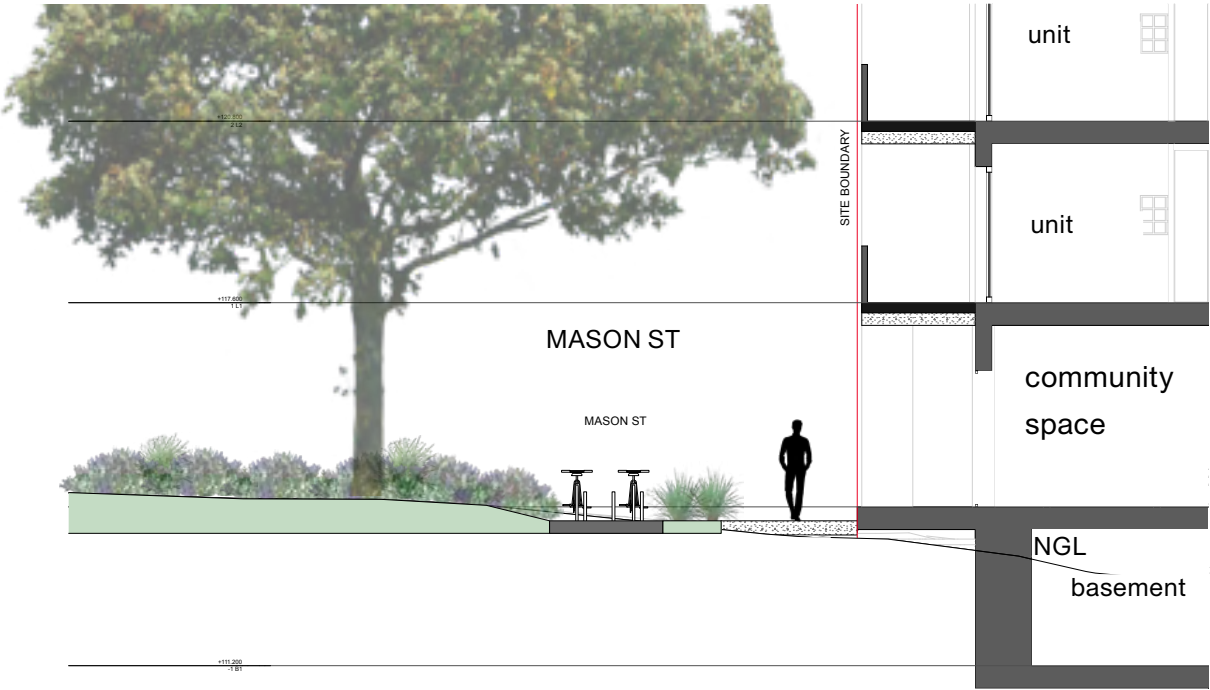
115 Queen St
Commercial Hotel, 1912



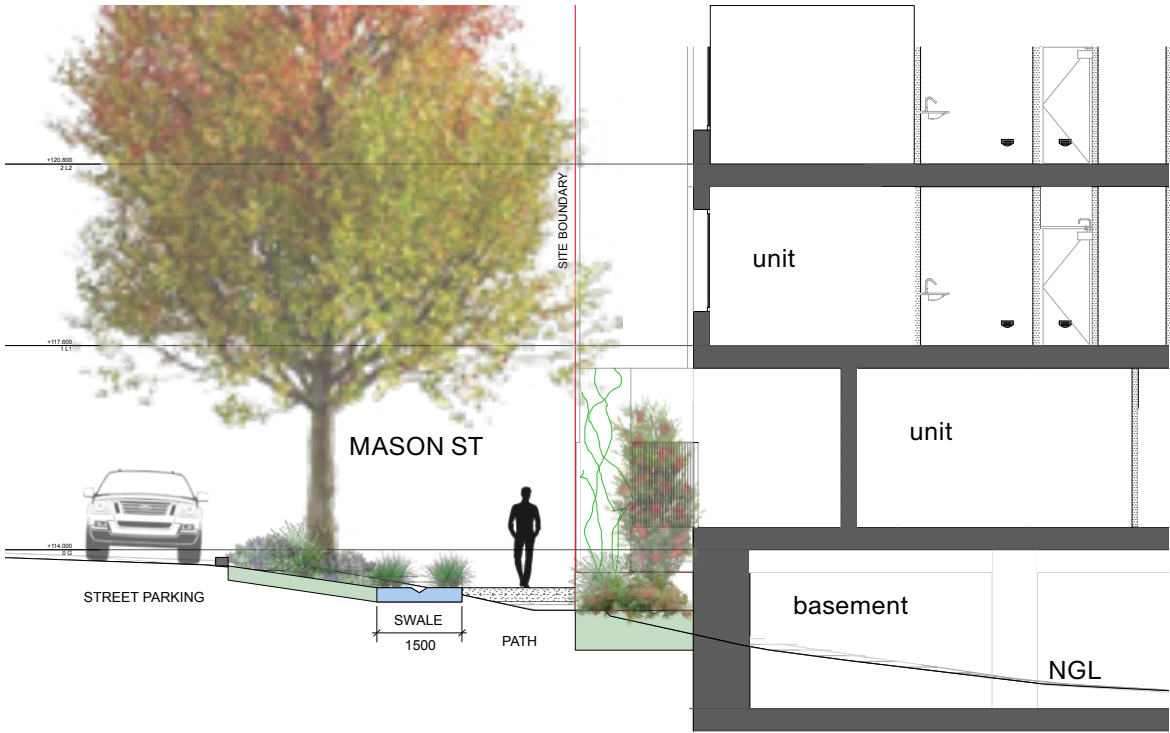
Cast iron columns and delicate frework emphasise the verical composition of the original elevation.



04.10 Mason St Interface

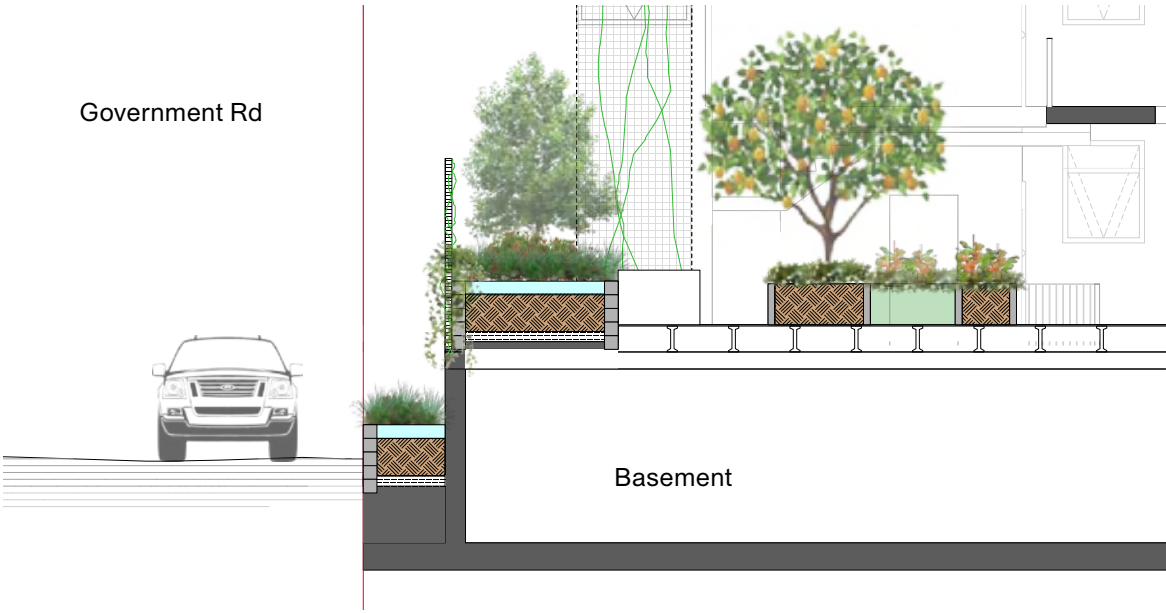


View of Entry from Mason St



View along Mason St

04.11 Street Building Interface



Government Road Interface



Commercial Hotel Car Park Interface



1 North South Solar Orientation for an abundance of natural light

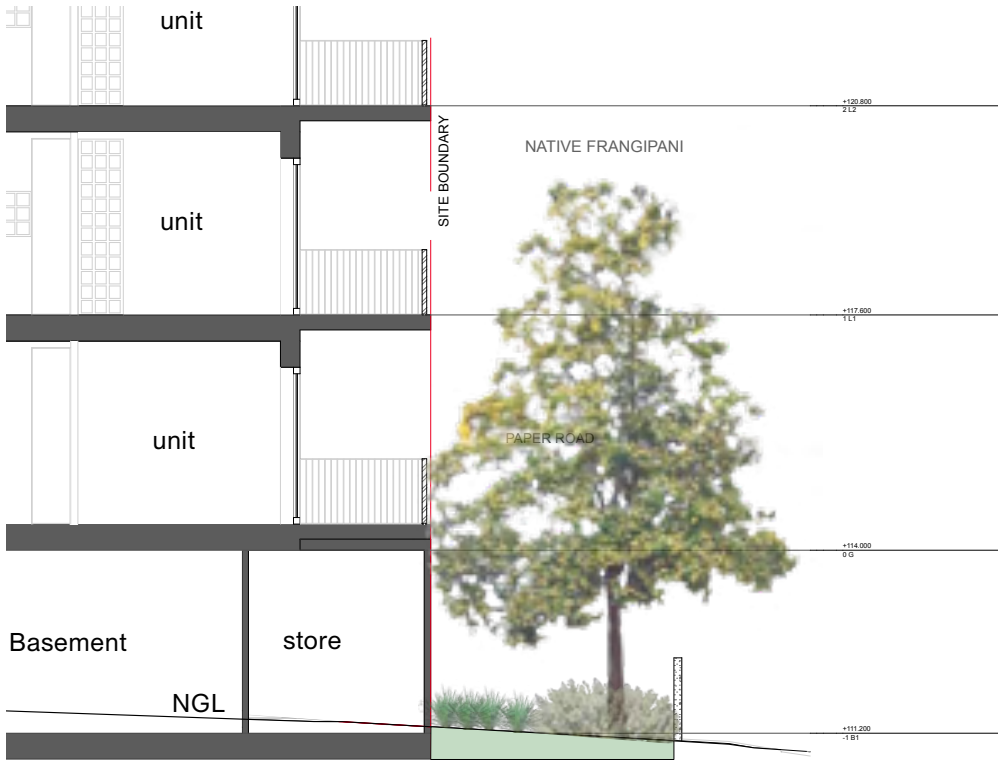


2 Community Garden for growing and educating



3 Places for interaction and conversation

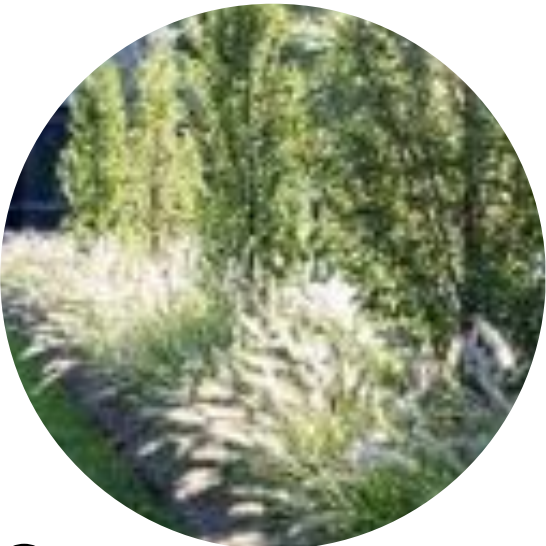
04.12 Street Building Interface



Paper Road Interface



1 Deep soil planting with canopy trees to buffer boundary



2 Climber planting to soften ground floor facade edges



2 Planting to soften the built form edge

04.13 Vignettes of North East Corner

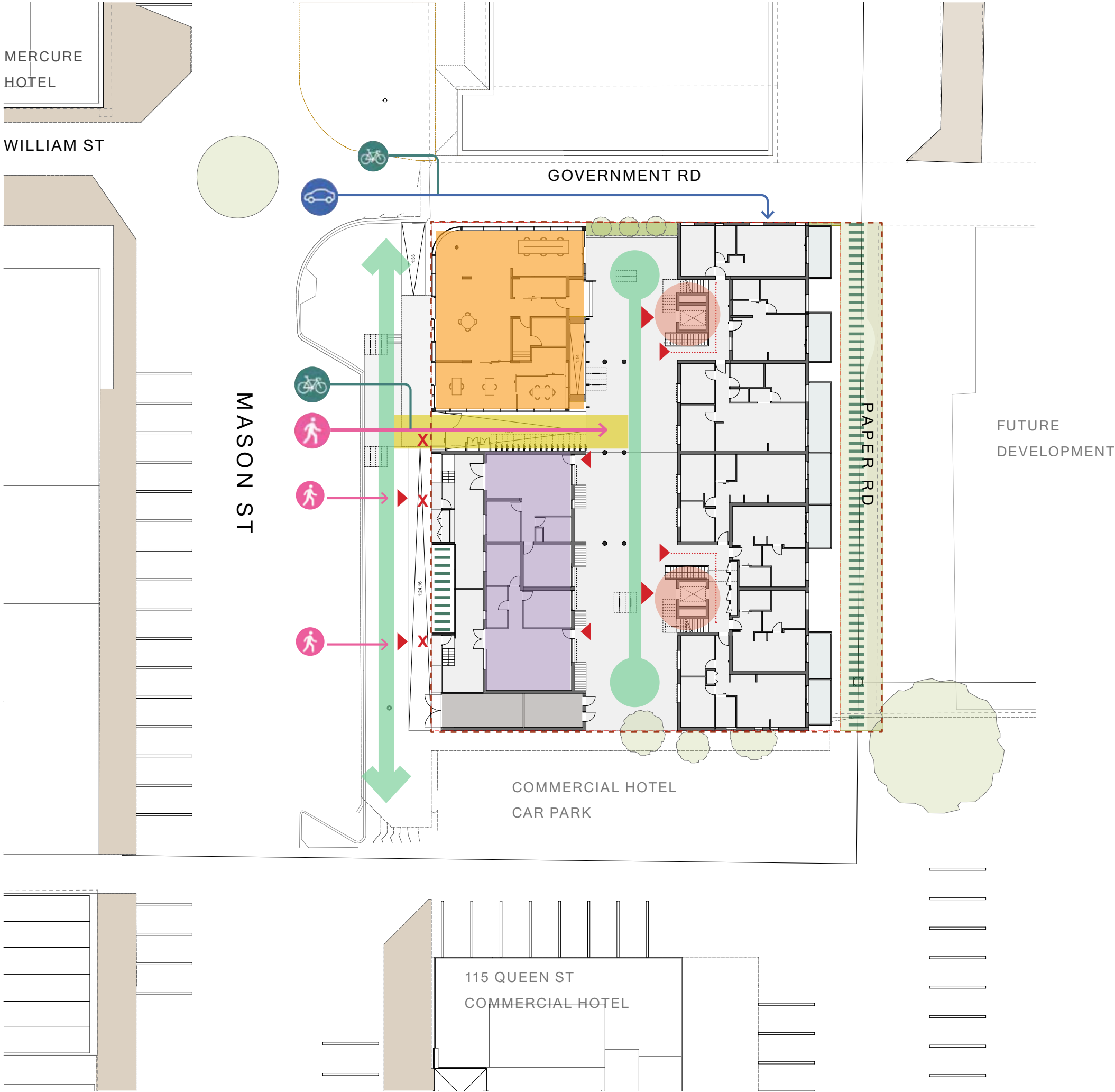


View from corner of Mason St & Government Rd

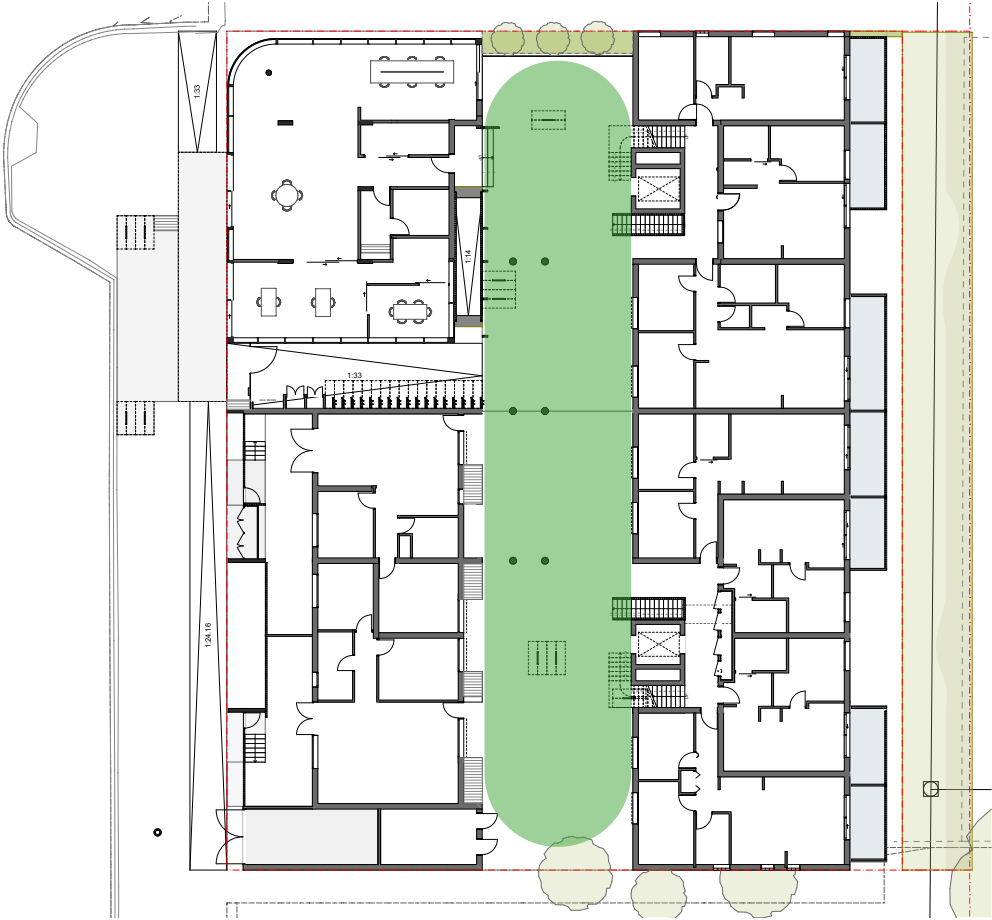


04.14
Access Ground Figure

- KEY
- GREEN THOROUGHFARES
 - PEDESTRIAN ENTRY / MOVEMENT
 - VEHICLE ENTRY / MOVEMENT
 - BICYCLE ENTRY / MOVEMENT
 - CONTROL POINT (PRIVATE RESIDENT ACCESS)
 - APARTMENT ENTRY
 - LOBBY AREAS
 - COMMERCIAL LEASABLE / COMMUNITY SPACE
 - FLEXIBLE UNITS TO FUTURE COMMERCIAL SPACE
 - GREEN BUFFER + LANDSCAPING
 - LIFT + STAIR CIRCULATION

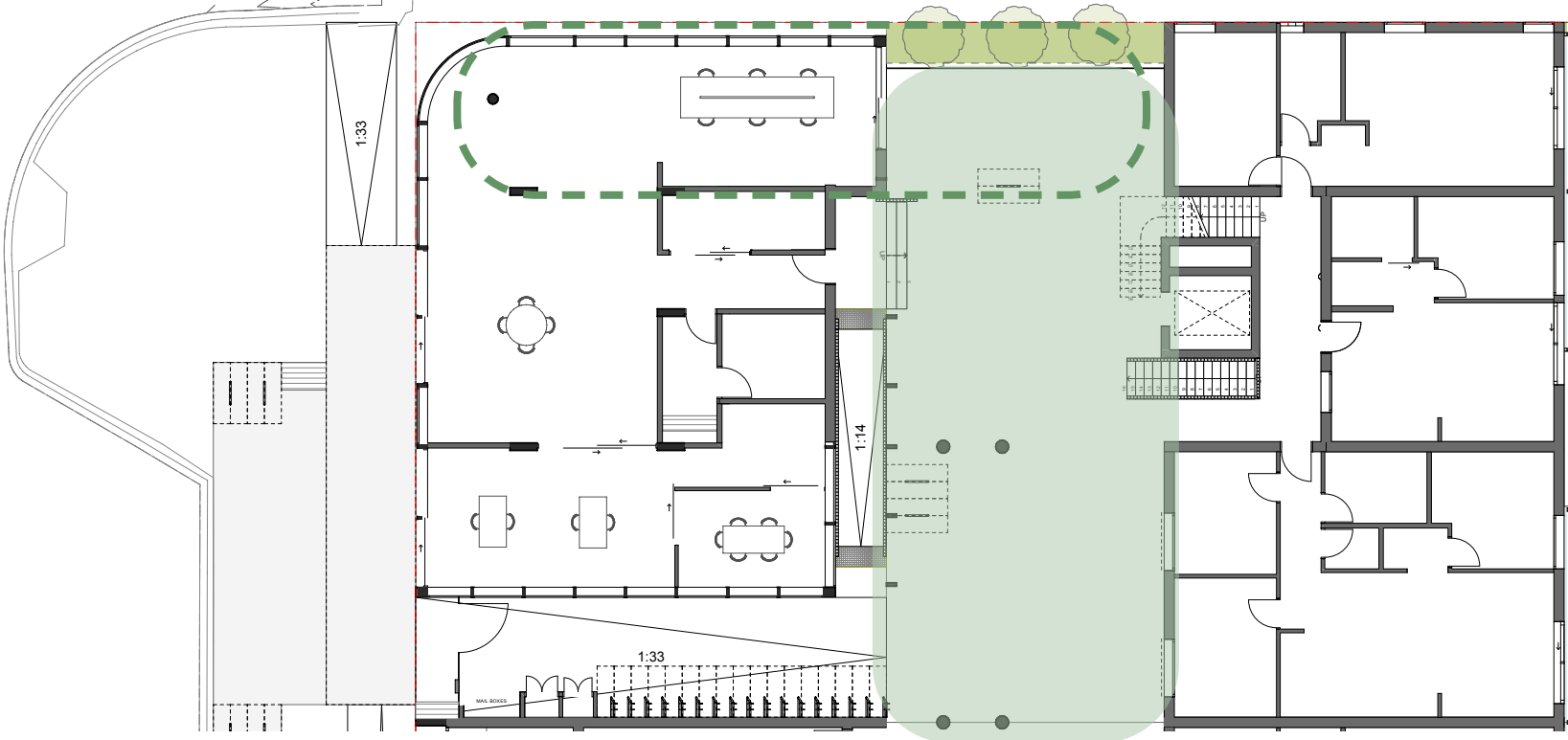


04.15 Amenity Benefits - Community



COMMUNAL SPACE

Encourage community through shared central communal space and gathering space.

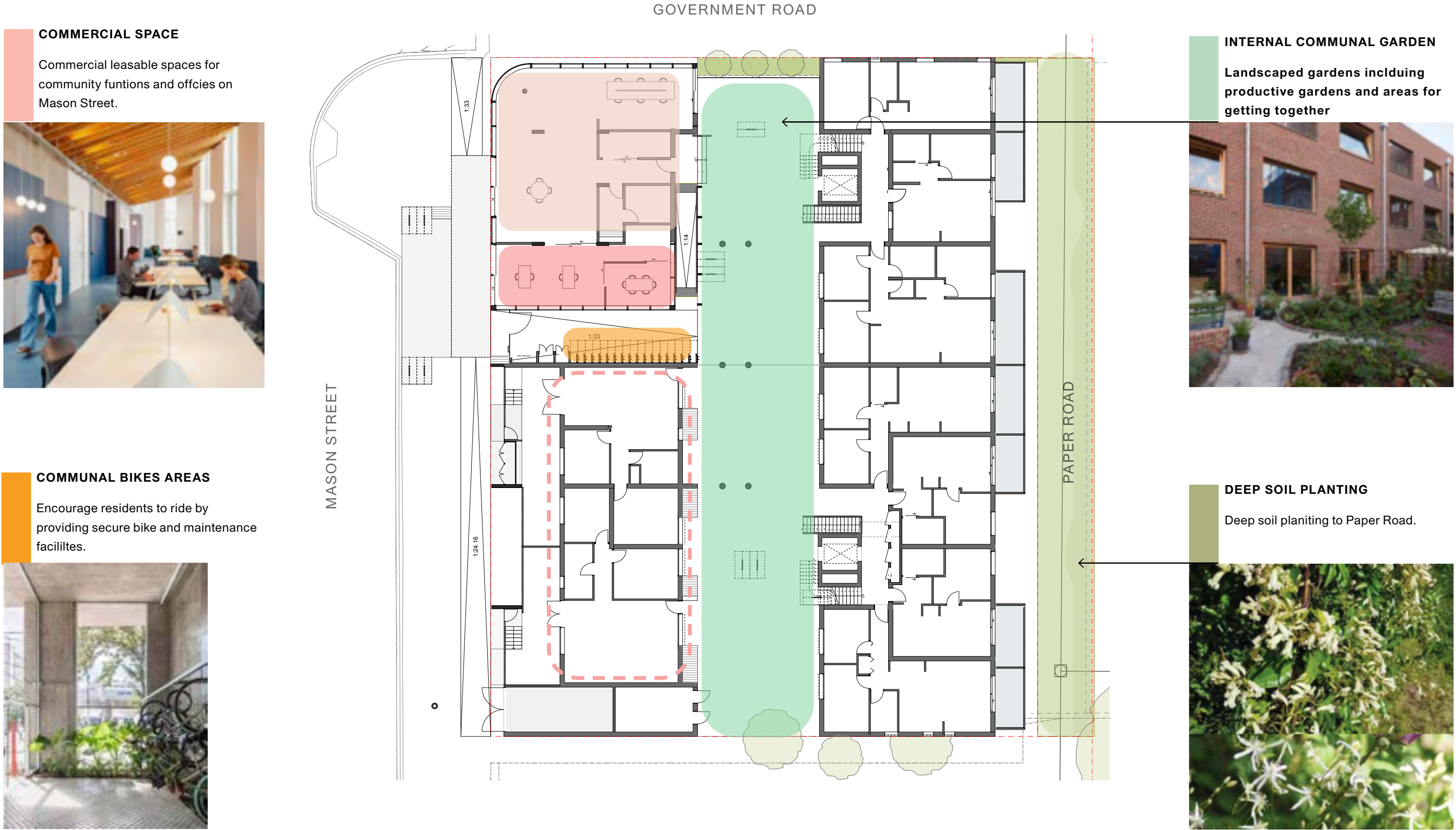


PRODUCTIVE GARDEN + COMMUNITY KITCHEN

Shared productive garden invites residents and community to develop relationships and skills with growing and harvesting their own food.



04.15 Amenity Benefits - Site Strategy





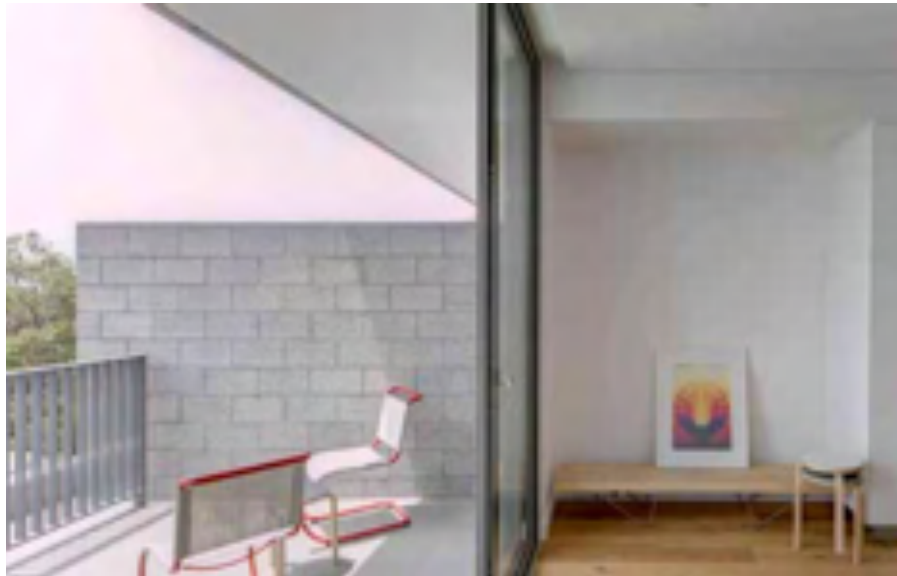
OPEN AIR INTERFACE WITH
GENEROUS LANDSCAPING AREAS
AT PODIUM LEVEL

OUTLOOK ONTO GREENERY
AND LIGHT FILLED SPACES
THROUGHOUT



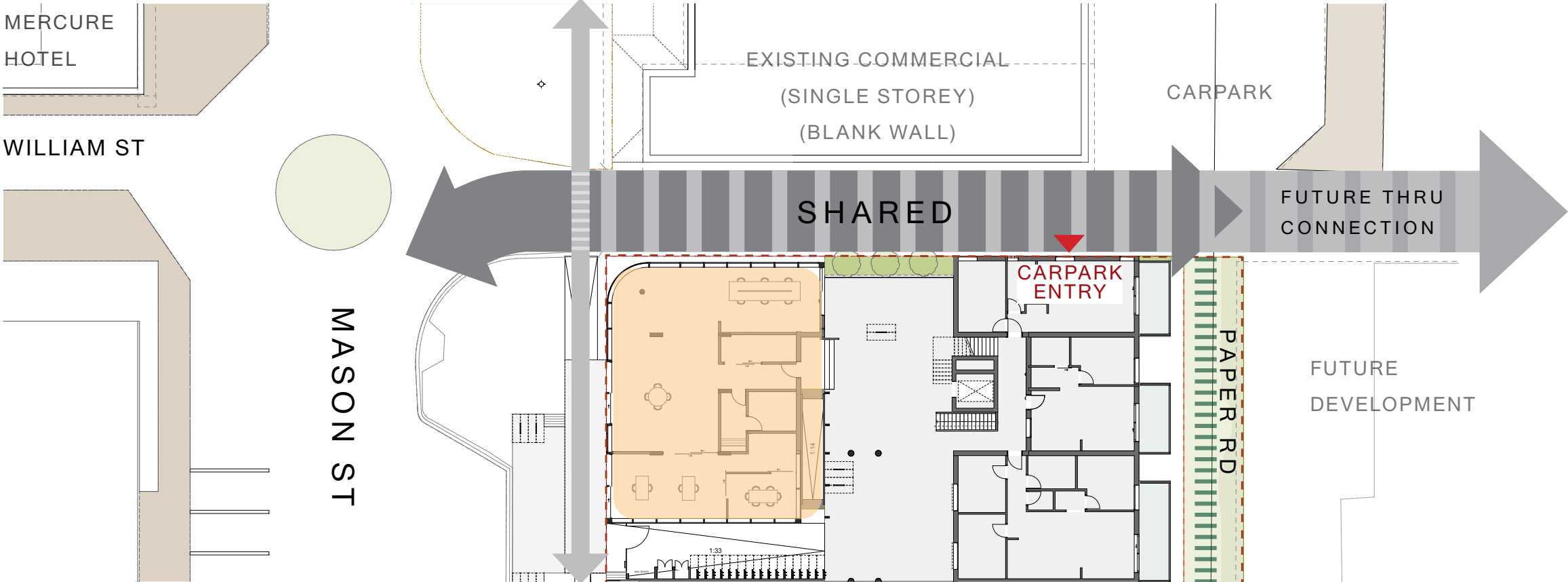
NATURAL LIGHT AND VENTILATION
PROVIDED TO ALL COUMMUNAL
CORRIDORS AND STAIRS

60% OF APARTMENTS ACHIEVE CROSS
VENTILATION

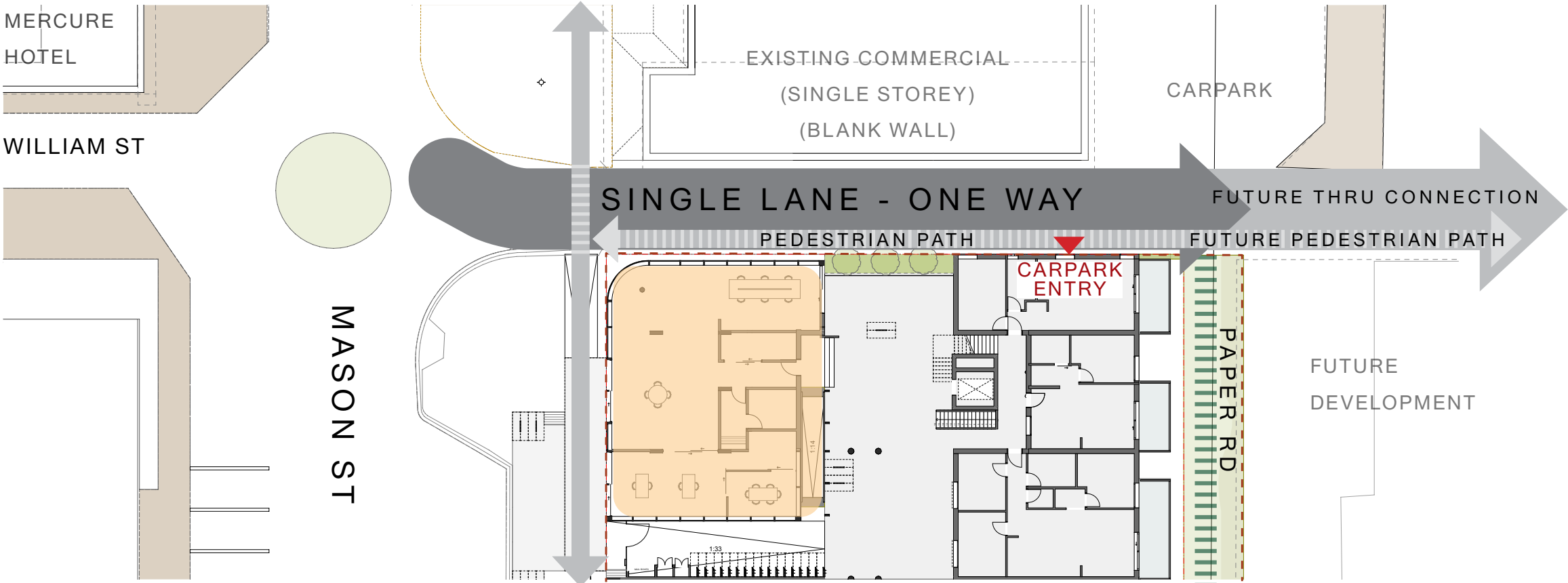


Government Road - Potential Future Conditions

Shared Vehicle and
Pedestrian Access



One way Laneway with
Pedestrian Path



				05

				06

