05 Community - Ground Plane Experience
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05 Community - Ground Plane Experience
Community - Ground Plane Experience

Day in the Life - Pedestrian View 04
05 Community - Ground Plane Experience
05 Community - Ground Plane Experience

10 Day in the Life - Pedestrian View 06
05 Community - Ground Plane Experience
Community
06
Materiality
Materiality
06 Materiality
Materiality
07 Technical Response
Opportunities:

Energy efficiency
Achieve a NatHERS area weighted average of 6.5 Star, with each unit to achieve a minimum 5.5-Star, in accordance with Green Star 5 Star conditional requirements. On site PV energy generation and distribution system to achieve up to 50kWp on-site renewable electricity supply. Alignment with Victorian State Government Climate Change Framework to increase energy efficiency, generate green electricity and switch to clean, electric systems.

Water sensitive urban design
Rainwater harvesting from roof and public area surface for toilet flushing will minimise the impact of storm water flow into municipal systems. WSUDs design response in line with City of Melbourne requirements.

Outdoor communal facilities
Sun and wind shaded external areas, external seating, outdoor dining, BBQ facilities, outdoor play, communal gardens and outdoor washing lines.

Internal environment quality
Occupant control of natural ventilation to private and communal spaces through single sided ventilation to bedrooms and cross ventilation to living spaces in apartments. Provision of internal blinds to be occupant controlled.

Waste
Dual Waste and Recycling chutes for all residents. Provision for hard waste to basement waste collection areas.

Transport
Walkability of amenities and transport. Good connections to bike networks with safe and well-located bike storage. Provision provided to allow electric vehicle charging.

Siting:
The two proposed buildings are separated by a publicly accessible green courtyard space as the heart of the precinct.
The North building is setback 1.2m to the northern laneway to improve the pedestrian experience and increase solar access. A small setback to Thompson Street improves the pedestrian experience with the courtyard and ‘stoops’ opening up the precinct entries.
Apartments are cross ventilated allowing all apartments to access good sunlight and daylight.
The façade has been designed to maximise and mediate light (as required), respond to site views and provide privacy.
07 Technical Response
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 652m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 639m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 625m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 604m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 575m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 517m²
SOLAR ACCESS TO COMMUNAL OPEN SPACE AREA: 443m²
Development Summary
### Development Summary

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* NOTE EXCLUDES BALCONY AREA
** NOTE INCLUDES COMMUNAL SPACE AREA

** DISCLAIMER**

The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant statutory authorities. Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor. Floor areas shown have generally been measured using the guidelines - ‘Method of Measurement for Residential Property’ – updated by the Property Council of Australia. All areas and measurements shown are rounded to the nearest whole number. Areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only. Further development of this design will require information produced by a number of specialist consultants. This information, together with other considerations, such as the requirements of relevant statutory authorities, construction techniques and the like, and/or changes requested by the client, may result in significant changes to the information presented. Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.
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Architectural Drawings