

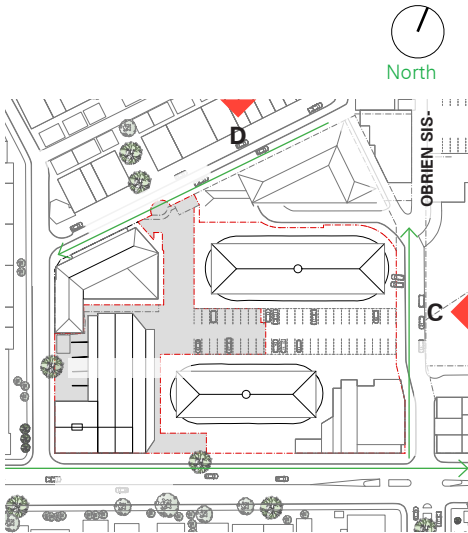
2.3 Streetscape and Built Form



View C from Pottery Court - Subject Site, looking West



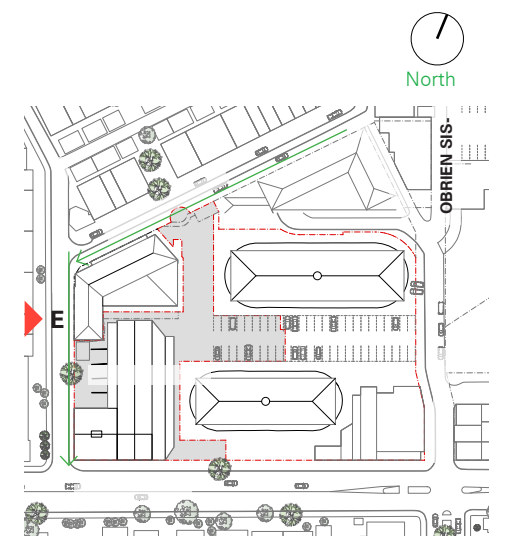
View D from Brickworks Drive - Subject Site, looking South



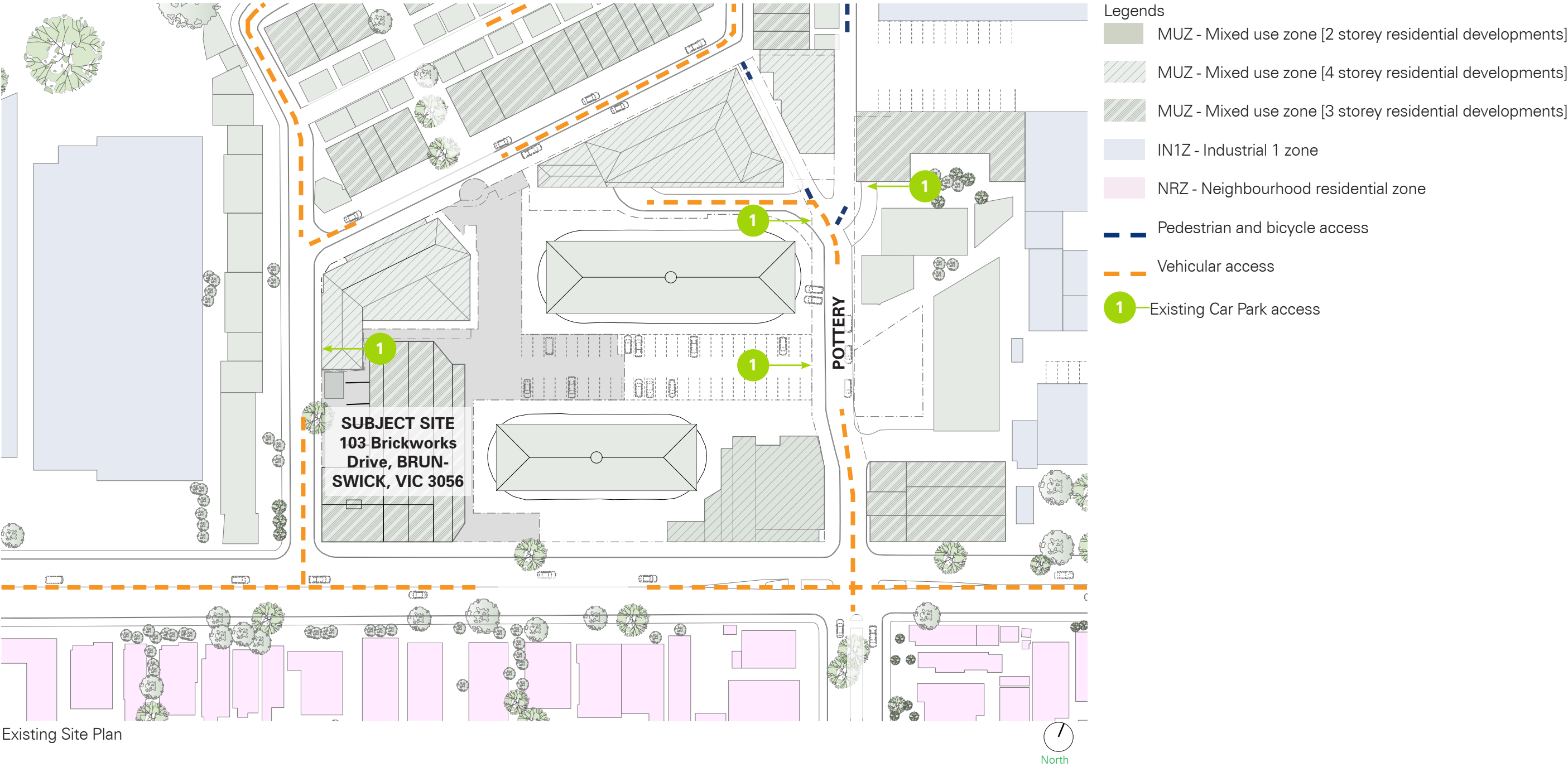
2.3 Streetscape and Built Form



View E from Brickworks Drive - Subject Site, looking South



2.4 Site Analysis



3.0 Design Response

Uses

The proposed building shall comprise of a mix of uses including a dedicated heritage interpretation centre, a commercial hospitality offering, co-work/community bookable office/meeting space, and residential apartments. The building will sit over a basement car park that provides car parking for residents and staff.

Assemblage and built form

Interpretation centre (including interpretation spaces, hospitality tenancy and co-work/community bookable office space).

In general arrangement, the interpretation centre and commercial offerings are located to the east of the building with frontages to Dawson Street to the south and to the north. This placement shall provide a direct visual connection and interface to the existing kiln structures to the east of the building. Views from within the interpretation centre and adjacent kilns are prioritised and enhanced through the use of a highly glazed façade to the east and sections of glazed roof that enable visual connections between the interpretation centre and the kilns and chimneys to be established.

The commercial hospitality tenancy is envisaged as a part of the interpretation space and is located at the southeast corner of the space, with opportunity for outdoor dining to occur along the eastern edge of the building. Within the interior spaces of the building the dining areas of the tenancy include permeable edges to enable high levels of visual interaction and to encourage visitors and customers to explore further the artefacts and displays contained within the interpretation centre. There is also the benefit of having a commercial operator help to manage the interpretation centre, allowing the facility to be well maintained and to match opening hours between both functions.

The interpretation centre includes high ceilings within a built form that is reminiscent of the existing shed structure in scale, though intended partly as a single volume of space. The southern portion of the space is full height and facilitates the vertical stacking of the brick press machines, hoppers and conveyor equipment (similar to their existing arrangement) to be recreated and for the observer to visually connect the pieces to communicate the process of brick making. In addition, public access to a mezzanine level that services the office space allows for an elevated view across the interpretation centre and to the brick press equipment.

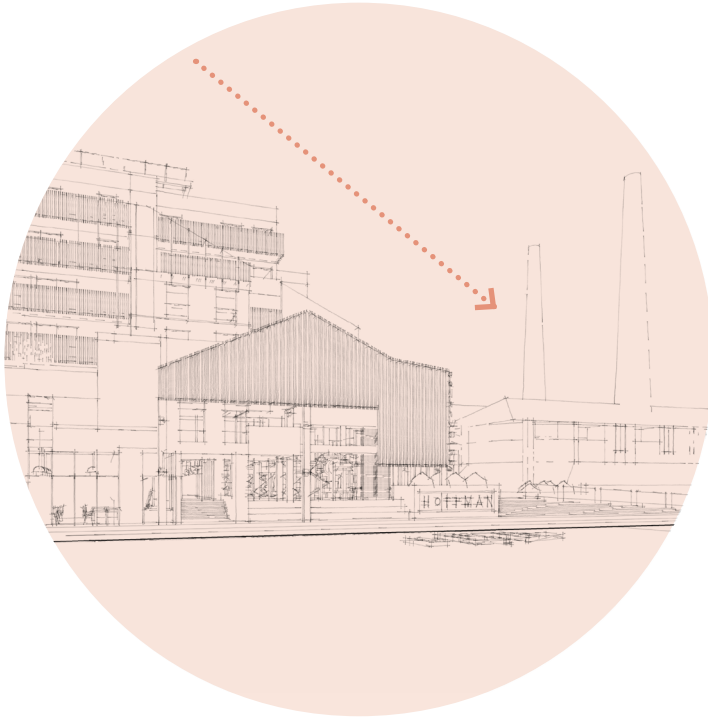
The exact content of the interpretation centre (exhibit material, displays, etc) requires further development in consultation with the heritage consultant, however in terms of key items the building shall accommodate a number of the original brick press machines within the space. We would seek to balance the number of machines against the practicality of presenting the space as an interpretation centre, enabling DDA compliant access between exhibits, space for displays and the opportunity to appreciate the equipment and exhibitions in the round. The current plans indicate the accommodation of six brick press machines, with four brick press machines located within the building and two externally.

Residential apartments

The residential components are accessed via a shared lobby from Dawson Street, with residential apartments building located generally towards the western Brickworks Drive interface, abutting the existing apartment building to the north and opposite establish residential town-houses to the west. The upper levels of the residential portions are set back considerably from the eastern edge to transition scale down towards the kiln buildings and open up contextual views to the kilns and chimney structures.

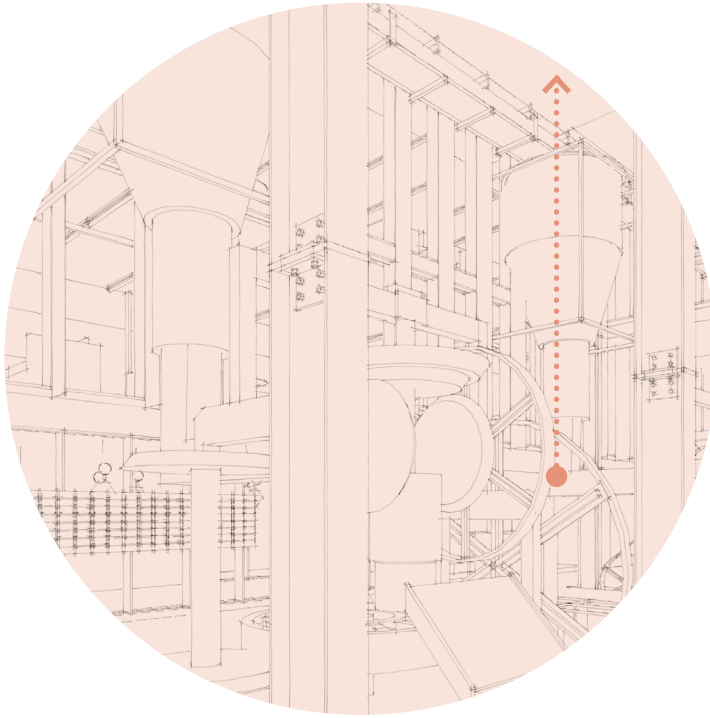
The lower levels of the building towards the Dawson Street interface extend to the property boundary and are expressed in red brick, reflective of the existing brick building arrangement with no setback from the street.

Setbacks are introduced in the upper levels to enable transition of scale to occur between the proposed building and adjacent buildings.



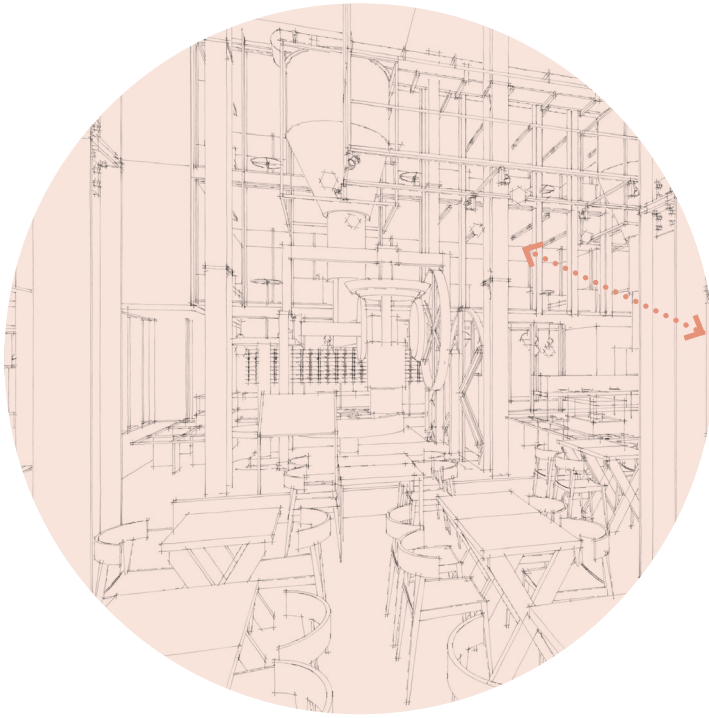
Site and Massing

- Step down form towards kilns and introduce setback to articulate form to main Dawson Street frontage
- Include references to existing built form in building shape and articulation
- Create a strong visual presence for the interpretation centre to the street and open up to street



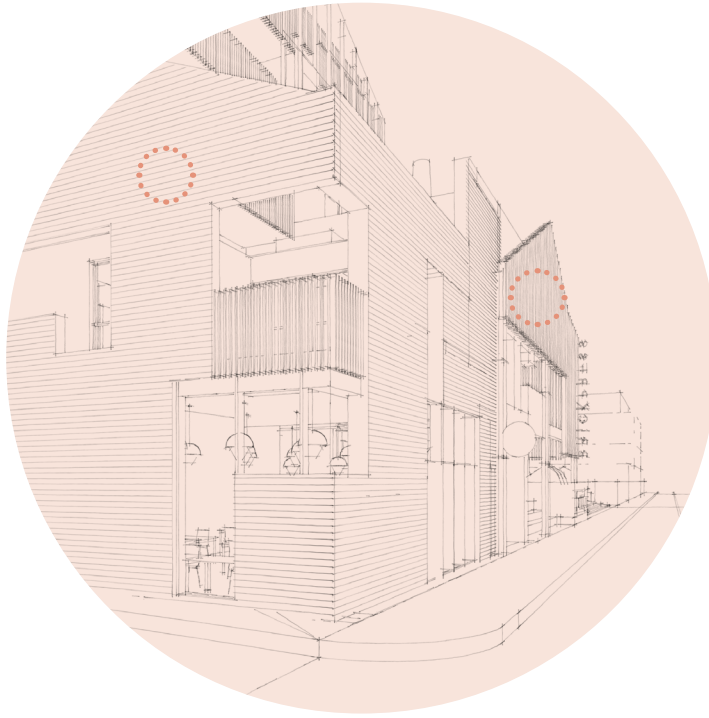
Spatial Arrangement and Interaction

- Balancing content with accessibility and opportunity for interaction with exhibits, to best position the interpretation centre to tell the story of the brickworks
- Introducing higher volumes of space to enable visualisation of process
- Create opportunities for views between the interpretation centre and the adjacent kilns



Programme and Activation

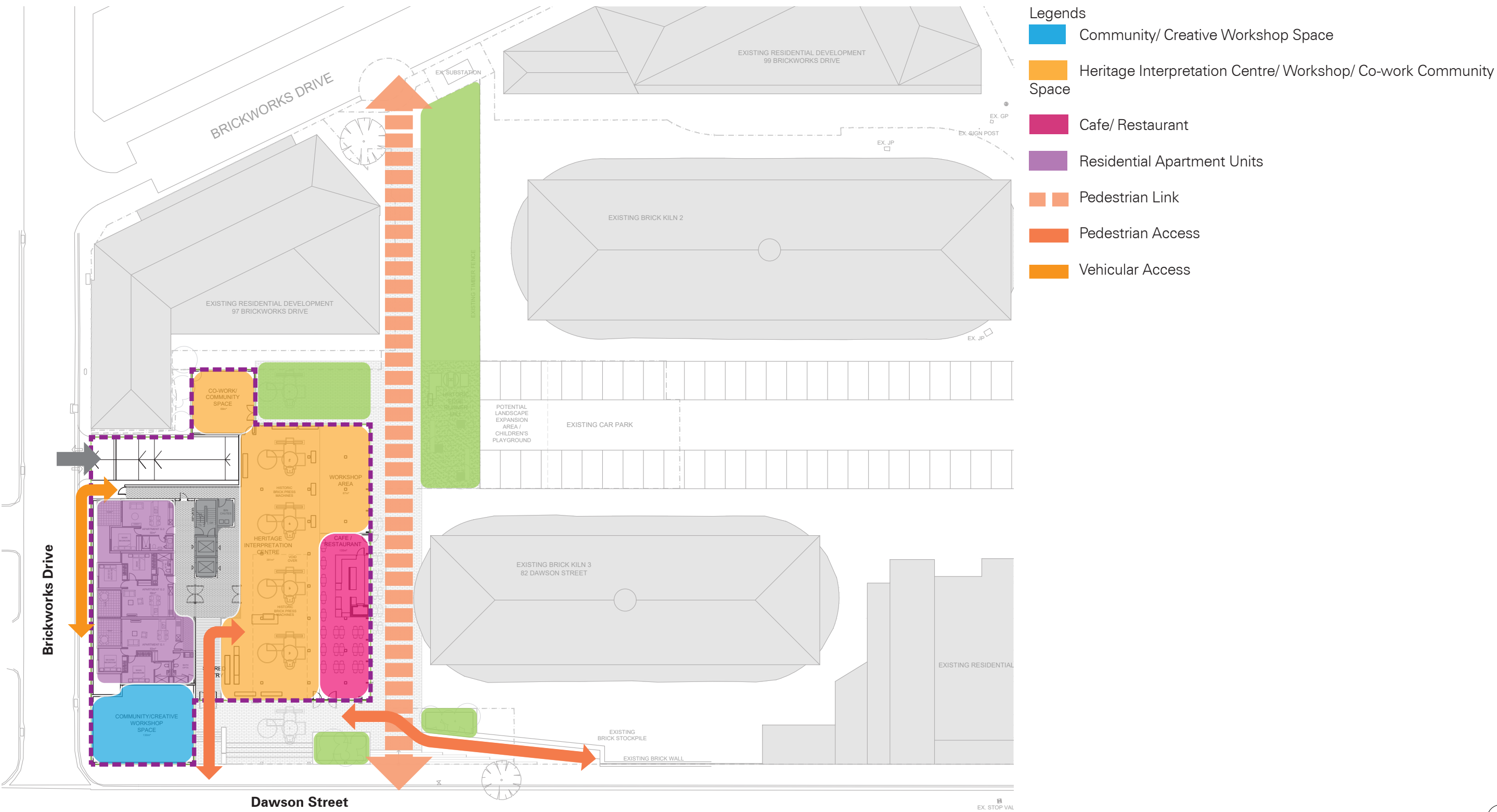
- Mix active uses with the interpretation centre
- Minimise threshold to enable free flow between commercial and interpretation functions, encourage greater interaction
- Pair opening hours between uses



Materiality

- Utilise materials consistent with the precinct including brick and profiled metal cladding
- Utilise colours to aid way-finding, keeping with earthy tones that complement the abundance of brick
- Explore opportunity to incorporate existing building materials into interpretation spaces and create a robust industrial feel for these spaces

3.1 Site Arrangement



Proposed Site Arrangement



3.2 Building Arrangement

Built form

The proposed building shape and form references the original industrial buildings on the site including the brick pressing shed on the eastern side of the site and the associate brick building at the corner of Dawson Street and Brickworks Drive.

The lower 2-3 generously proportioned levels of the building are reminiscent of the original brick pressing shed on site. This section of the building measures up to 15m at the ridge line and houses active functions including the interpretation centre, a hospitality tenancy and office spaces. The proposed brick street wall is slightly lower, measuring up to 12m to the ridge-line, and anchors the southwest corner of the development. The lower sections of the building are expressed in solid recycled red brick (with the intention fo recycling bricks from the existing buildings if enough suitable bricks can be salvaged) and galvanised metal.

The upper levels of the building incorporate various setbacks from both the southern and eastern edges to both break down the visual built of the building, and to present these elements as visually recessive to the base. In keeping with the palette of the precinct, they are characteristically industrial in expression, incorporating profiled metal cladding and punctured screening.

The Brickworks Drive elevation is provided with heavy articulation through a composition of balconies and stepped building forms, and is designed to visually transition towards the existing apartment building to the north through shifts in materials and upper level building setbacks.

Setbacks

The building is set back approximately 7m from the converted brick kilns to the east to retain views to these important heritage structures. The interfacing uses and built form include:

North; 4.5 storey apartment building (including 2 basement levels of carpark), built to lot boundary generally

East; converted historic kiln building, offset from site boundary by approximately 7m

South; Dawson Street – a wide street comprise two traffic lanes, bicycle lanes and parallel car parking in either direction. The south side of the street is generally single/ double storey residential houses and units and private open space is located to the south of these properties. Note, many of the units within proximity are older stock and include no apparent private open space.

West; Brickworks Drive – 2/ 3 storey town-houses up to approximately 8.6m tall and private open space located on the western side of these properties generally located on the south side of these properties.

Communal open space

The proposed development include 59 dwellings and a total of 600m² of communal open space located on the roof level with a rooftop garden and urban farm. The communal rooftop space will provide all residents with desirable outlooks including views to Melbourne CBD. The uses identified for the communal open space are largely daytime uses and the building will be managed to discourage loud uses that may impact residents. The communal open space is accessible via lift and main internal staircase.

Sun screen canopies in exposed apartment balconies play a dual architectural role. Canopies provide shelter from the sun and rain while also obscuring views from the communal rooftop space and apartment balconies located above. Apartments with balconies adjacent to each other are provided with minimum 2.1m high privacy fences to avoid overlooking into habitable spaces.

The communal space is located on the roof level therefore the proposed design satisfies the requirement for solar access.

Landscaping

The existing site was utilised for industrial purposes, with no significant natural features. The development plan for the precinct sets out design guidelines and principles for a preferred character.

The proposal’s generous setbacks enable deep soil planting within the public realm at street interfaces and within the public primary walk link along the ground floor between the Kiln 3 and new development.

The rooftop garden and urban farm are designed with appropriate planter pit sizes for mature tree soil volume requirements. Biofilta, an environmental engineer consultant, would be engaged for the construction of the urban farm.

Refer to the landscape plan which accompanies the submission for further design detail, finishes and selections of planting species.

Building entry and circulation

All apartment entries are via visible and welcoming lobbies accessed directly from Dawson Street and Brunswick Drive. The apartments are designed with generous glazing or with direct visibility of the street to enable good views into the lobby spaces. The residential entrances are sheltered to provide weather protection.

All common corridors include one or more sources of natural light and natural ventilation and clear sight lights are possible through the entire length of corridors.

3.3 Building Performance

Noise impacts

The car park floors are located in the two basement levels (upper level is semi-basement) and are mechanically ventilated. Noise from the north-east commercial exhaust ventilation shall be attenuated accordingly. The north-east tenancy will be provided with a riser extending through the building and exhausting above habitable areas. The new development is designed to minimise noise transmission within the site and measure are taken to reduce noise levels from off-site noise sources. Internally, sensitive rooms such as bedrooms have been positioned to avoid noise impacts from building services, lifts and living areas of other dwellings. Other design approaches such as locating bathrooms and kitchens along public corridors have been incorporated.

Energy efficiency

The apartments face north, east, and south and west orientations. Where practical, the majority of apartments have been oriented towards the north and east directions. The majority of glazed doors facing east and west are shaded by balconies above. The bulk of new development is setback approximately 10m from the south facing windows and balconies of the existing four storey residential development to the north-west of the building to ensure solar access is not obstructed into the apartments along the north-western façade.

The future development is designed to ensure NatHERS ratings which comply with the requirements set out in Table D1 of the standard.

Waste and recycling

The main waste and recycling enclosure is located on the basement level and is mechanically ventilated. The building also includes waste/ recycling bin chutes for the convenience of residents and to avoid waste travelling from the apartment levels through the lifts and residential lobbies. On-site management of food waste through composting is provided on-site is incorporated with the design and management of urban farm. The facilities will be managed by on-site staff to ensure proper usage and to coordinate collection. Waste and recycling management facilities is designed in accordance with the Waste Management Plan of the local authority.

Integrated water and stormwater management

The proposal includes rain water collection and grey water systems for toilet flushing. The proposal includes substantial portions of permeable landscape to maximise stormwater infiltration into the surrounding soil.

3.4 Dwelling Amenity

Functional layout

All bedrooms and living areas meet the requirements specified in Table D7 of the standard.

Room depth

All apartments have 2.7m ceiling generally except over kitchens and bathrooms, and for a bulkhead containing exhaust ductwork running to the external façade along one edge of the apartment. All apartment floor plans are designed to comply with the maximum room depth requirements of the standard.

Windows

All habitable rooms are provided with windows to the external façade of the buildings. Typical 2 bedroom apartment include one bedroom with a window via a smaller secondary area within the bedroom. The dimensions of these spaces comply with the requirements of this standard.

Storage

All apartment dwellings are provided with storage space to comply with the requirements specified in Table D6. A storage cage for each apartment dwellings is located in the basement levels. A secure bicycle park facility is provided in the basement levels for all residents long with a communal bicycle service point.

Natural ventilation

The proposal includes 59 dwellings consisting of 47 dwellings (approximately 45%) that comply with the natural ventilation requirements set out in the standard. Refer to Architectural drawings in the documents which demonstrate the compliance of the standard.

Private open space

All apartments are provided with private open space either at podium, or on the upper level compliant with the requirement of these standards. All apartments include a private balcony area that complies with the specifications outlined in Table D5 of the standard.

Accessibility objective

50% of the apartment dwellings are designed to meet these requirements.