

7 - 11 KING  
WILLIAM

BY ROTHELOWMAN

STREET

# 7 - 11 KING WILLIAM STREET

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Rothelowman acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past and present.

We respectfully acknowledge the Traditional Owners of the land on which the site is located, the Whadjuk Noongar people of Western Australia.

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# B A Y S W A T E R

# C O N T E N T S

7 - 11 KING WILLIAM STREET, BAYSWATER

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# DESIGN STATEMENT

## “A Generous Eye for Life”

The King William Street project is grounded in the belief that architecture can do more than provide housing, it can actively foster community, social connection and a sense of belonging. At its core, the proposal explores a contemporary model of affordable housing that prioritises collective life alongside individual dwelling, where the success of the building is measured not only by efficiency, but by the richness of its shared experience.

Conceived as a layered and scalable community, the building moves beyond the notion of a singular residential block and instead operates as a series of vertical neighbourhoods. Each level is structured to support varying degrees of interaction, from intimate thresholds at the front door, to shared circulation zones, to larger communal gathering spaces. These layers of engagement allow residents to participate in community life on their own terms, creating a resilient and inclusive social framework.

The architecture places particular emphasis on the “in-between” spaces, the thresholds, edges and moments of pause that sit between public and private life. These spaces are carefully shaped to encourage informal interaction, dwell time and personalisation, allowing residents to extend their identity beyond the apartment and into the shared fabric of the building. In doing so, the project seeks to cultivate the everyday rituals that underpin meaningful community.

At ground level, the building establishes a civic and landscape-driven interface to King William Street, embedding the development within its local context and contributing positively to the public realm. Green linkages extend from this interface and continue vertically through the building via voids and planted spaces, ensuring that light, air and landscape are deeply integrated into the architecture. This approach softens density and reinforces a connection to place, creating a living environment that feels open, breathable and humane.

The built form is underpinned by a clear and rational structural and construction strategy, allowing the architecture to remain both efficient and expressive. This balance ensures the project delivers strong value while maintaining a level of design integrity that supports long-term occupation and adaptability.

Ultimately, King William Street proposes a model of housing that is not simply about the provision of apartments, but about the making of place, a building that supports the formation of community, encourages social exchange, and enables the emergence of shared identity over time. It is an architecture that recognises that the true value of housing lies in the life that happens between the walls.



# K E Y D E V E L O P M E N T M E T R I C S

1470m<sup>2</sup>  
Site Area

72  
LHA Silver Units

36  
1 Bed 1 Bath

36  
2 Bed 1 Bath

100m<sup>2</sup>  
Retail & Alfresco

30m<sup>2</sup>  
Office

65m<sup>2</sup>  
Outdoor Residential  
Amenity

225m<sup>2</sup>  
Outdoor Communal  
Amenity

32  
Residential Bike  
Bays

24  
Residential Car  
Bays

21  
Mature Trees

30%  
Deep Soil  
Planting

# T H E V I S I O N

“We set out to create a building that is not simply about apartments, but about the making of community, place and belonging. At King William Street, the architecture is conceived as a framework for social connection, a layered and scalable neighbourhood where shared life is supported through thresholds, gathering spaces, green linkages and the everyday rituals of encounter.

The design grows from a belief that affordable housing can be both highly efficient and deeply humane: responsive to context, embedded in landscape, and generous in the way it brings people together. Our ambition is to craft a living environment where light, greenery and the spaces in between become the true social heart of the building, shaping a distinct sense of identity for residents and contributing positively to the wider Bayswater community.”

**Crafted . Inclusive . Enduring**



# ARCHITECTURAL DESIGN - 10 PRINCIPLES



## Principle 01 - Context & Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

- **New High Street Response**  
The proposal responds to the emerging King William Street high street condition, reinforcing active frontages and a fine-grain interface that complements the evolving urban character within a heritage-influenced setting.
- **Urban Thresholds & Interface**  
A carefully layered sequence of thresholds mediates between public and private realms, creating a legible and human-scaled transition that enhances street engagement and contributes to a strong sense of place.
- **Social Grain of Bayswater**  
The design draws from the social fabric and community-oriented character of Bayswater, embedding opportunities for interaction, shared occupation and everyday encounter throughout the building and at the street.
- **Urban Regeneration**  
As part of a broader regeneration context, the project contributes positively to the revitalisation of the precinct, establishing a contemporary architectural language that is responsive, contextual and forward-looking.
- **Landscape & Place Integration**  
Integrated green linkages and planted interfaces extend the local landscape character into the site, softening the built form and reinforcing a connection to place at both the street and building scale.



## Principle 02 - Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within broader ecological context.

- **Integrated Built Form & Landscape**  
The proposal establishes a cohesive relationship between architecture and landscape, where planted spaces are embedded within the building form to operate as a unified and legible system rather than discrete elements.
- **Retention & Reframing of Existing Vegetation**  
The retention and repositioning of the mature jacaranda tree within a more civic, publicly accessible setting reinforces local identity and contributes to the long-term ecological and social value of the site.
- **Layered Public Realm Interface**  
Landscape is used to structure a series of layered public and private ground plane experiences, including pocket park, thresholds and green linkages, enhancing amenity, walkability and opportunities for occupation.
- **Vertical Landscape Integration**  
Green linkages and planted voids extend landscape vertically through the building, allowing light, air and vegetation to permeate upper levels and support resident wellbeing.
- **Sustainable & Ecological Performance**  
The landscape strategy contributes to broader ecological outcomes through urban greening, microclimate moderation and biodiversity support, reinforcing the project's role within the wider environmental context.



## Principle 03 - Built Form & Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

- **Appropriate Massing & Height Response**  
The building massing is proportionate to the site and its emerging context, with height and bulk carefully modulated to balance yield with amenity, including minimising overshadowing and maintaining reasonable access to light and outlook.
- **Transitional Scale & Urban Mediation**  
The proposal negotiates between existing lower-scale built form and the intended future character of the precinct, acting as a transitional element that supports the evolution of King William Street as a higher-density urban corridor.
- **Ground Plane Articulation**  
The ground floor establishes a defined urban room through the pocket park and green link, breaking down perceived bulk and reinforcing a human-scaled interface to the street.
- **Contextual Architectural Expression**  
The street façade reinterprets local heritage cues through materiality, rhythm and datum alignment, embedding the building within its context while expressing a contemporary architectural language.
- **Softened Built Form Through Landscape & Voids**  
Generous landscape apertures, vertical voids and framed view corridors reduce perceived mass and introduce light, air and visual permeability, contributing to a more articulated and responsive built form.



## Principle 04 - Functionality & Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefits over the full life cycle.

- **Efficient & Legible Planning**  
The building is organised around clear, repeatable floor plates that maximise efficiency while maintaining legibility for residents, supporting ease of navigation and everyday use.
- **Rationalised Construction Strategy**  
A simplified structural and material approach, including reduced wall complexity and the use of prefabricated service pods, enhances build-ability, cost efficiency and construction quality.
- **Integrated Services Coordination**  
Services are centralised and vertically aligned through consistent risers, enabling efficient distribution while minimising impact on spatial quality and supporting long-term maintenance.
- **Durability & Lifecycle Performance**  
Robust, low-maintenance materials and systems are prioritised to ensure long-term performance, reducing operational costs and supporting the needs of affordable housing over its lifecycle.
- **Adaptable & Liveable Environments**  
Apartments are designed with simple, flexible layouts that support a range of living arrangements and affordable housing choices, while shared and in-between spaces enhance functionality at both the dwelling and building scale.



## Principle 05 - Sustainability

Good design optimises the sustainability of the built environment, delivers positive environmental, social and economical outcomes.

- **Integrated Sustainability Framework**  
The project has been conceived in parallel with key 5 Star Green Star design principles, embedding environmental performance into the architectural, landscape and servicing strategies from the outset.
- **Social Sustainability**  
The building promotes long-term social sustainability through a community-oriented design approach, where layered shared spaces, neighbourhood-like floor plates and communal thresholds support connection, belonging and resident wellbeing.
- **Urban Greening & Microclimate**  
A strongly integrated landscape strategy, including green linkages, planted voids and shaded external spaces, contributes to cooling the site, mitigating urban heat island effects and improving overall microclimatic performance.
- **Active Transport & Reduced Car Dependence**  
End-of-trip facilities, generous bicycle storage and a walkable, connected ground plane support active transport and encourage lower reliance on private vehicles.
- **Economic & Operational Efficiency**  
A rationalised built form, simplified construction methodology and durable material approach support whole-of-life value, balancing upfront efficiency and affordable construction cost with long-term operational performance and maintainability.

# ARCHITECTURAL DESIGN - 10 PRINCIPLES



## Principle 06 - Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

- **Access to Light & Ventilation**  
Apartments and circulation spaces are designed to maximise natural daylight and cross ventilation, supported by breezeways, voids and vertical voids.
- **Quality Internal Layouts**  
Dwellings are efficiently planned with clear zoning, good outlook and functional layouts that support everyday living.
- **Layered Communal Amenity**  
Shared spaces are distributed throughout the building, creating opportunities for interaction, dwell time and passive surveillance while enhancing resident experience.
- **Acoustic & Visual Privacy**  
Careful planning of thresholds, buffers and building interfaces supports appropriate levels of privacy between dwellings and shared areas.
- **Landscape & Outlook**  
Integrated planting and framed views improve visual amenity, contributing to a more comfortable and engaging living environment.



## Principle 07 - Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

- **Clear Entry & Address**  
A legible and well-defined residential entry is established at ground level, reinforcing identity and ease of access from King William Street.
- **Intuitive Circulation**  
Circulation paths are simple and direct, with logical movement routes that guide residents through the building. A cross-block link improves north-south connection for residents and community from King William Street to the retail node and art space.
- **Neighbourhood-Based Planning**  
Typical floors are organised as identifiable "vertical neighbourhoods," supporting orientation and a sense of familiarity.
- **Visual Connections & Wayfinding**  
Voids, voids and view corridors provide visual cues that assist navigation and reinforce spatial clarity.
- **Hierarchy of Spaces**  
A clear gradient from public to private spaces enhances understanding of use and occupation throughout the building.



## Principle 08 - Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviours and use.

- **Passive Surveillance**  
Active frontages, overlooking of shared spaces and visual connections between levels enhance natural surveillance.
- **Clear Sightlines**  
Circulation spaces, entries and communal areas are designed with good visibility, reducing concealed or inactive zones.
- **Defined Boundaries**  
Thresholds between public, semi-private and private spaces are clearly articulated, supporting private and community interactions
- **Activation of Shared Areas**  
Communal spaces are designed to encourage regular use, increasing activity and informal monitoring.
- **Safe Access & Movement**  
Well-lit, legible pathways and entries support safe and intuitive movement throughout the building and across site links.



## Principle 09 - Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

- **Scalable Community Model**  
The building is conceived as a series of layered neighbourhoods, supporting varying degrees of interaction from private thresholds to communal gathering spaces.
- **In-Between Spaces as Social Infrastructure**  
Corridors, thresholds and shared zones are designed as places of interaction, not just movement, encouraging informal connection.
- **Communal Spaces Distributed Vertically**  
Shared amenities are integrated across multiple levels, fostering community at ground, each resident level and build-wide scales
- **Connection to Local Context**  
The ground plane cross-link, relocated significant tree and new landscape interface contribute to the broader Bayswater community, reinforcing social integration beyond the site.
- **Inclusive & Equitable Living Environment**  
The design supports a diverse resident group, providing opportunities for participation, belonging and shared ownership of space.



## Principle 10 - Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

- **Contextual Architectural Expression**  
The building's aesthetic response is grounded in the character of Bayswater and the emerging King William Street high street, balancing a contemporary language with contextual sensitivity.
- **Material Authenticity & Reuse**  
The ground plane incorporates recycled materials derived from existing heritage elements, embedding memory and texture into the new development while reinforcing a sense of continuity.
- **Rhythm, Articulation & Proportion**  
The façade is composed through a considered rhythm of openings, structure and material variation, expressing a refined and legible architectural order at both the street and building scale.
- **Human-Centred Spatial Experience**  
The architecture emphasises the in-between spaces, thresholds, edges and shared zones, where materiality, light and planting combine to create a tactile and engaging environment.
- **Softened Built Form Through Light & Landscape**  
Integrated greenery, voids and filtered light contribute to a softer, more permeable aesthetic, allowing the building to dissolve at its edges and engage the senses at a human scale.

# P R I N C I P L E O N E









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# C O N T E X T & C H A R A C T E R

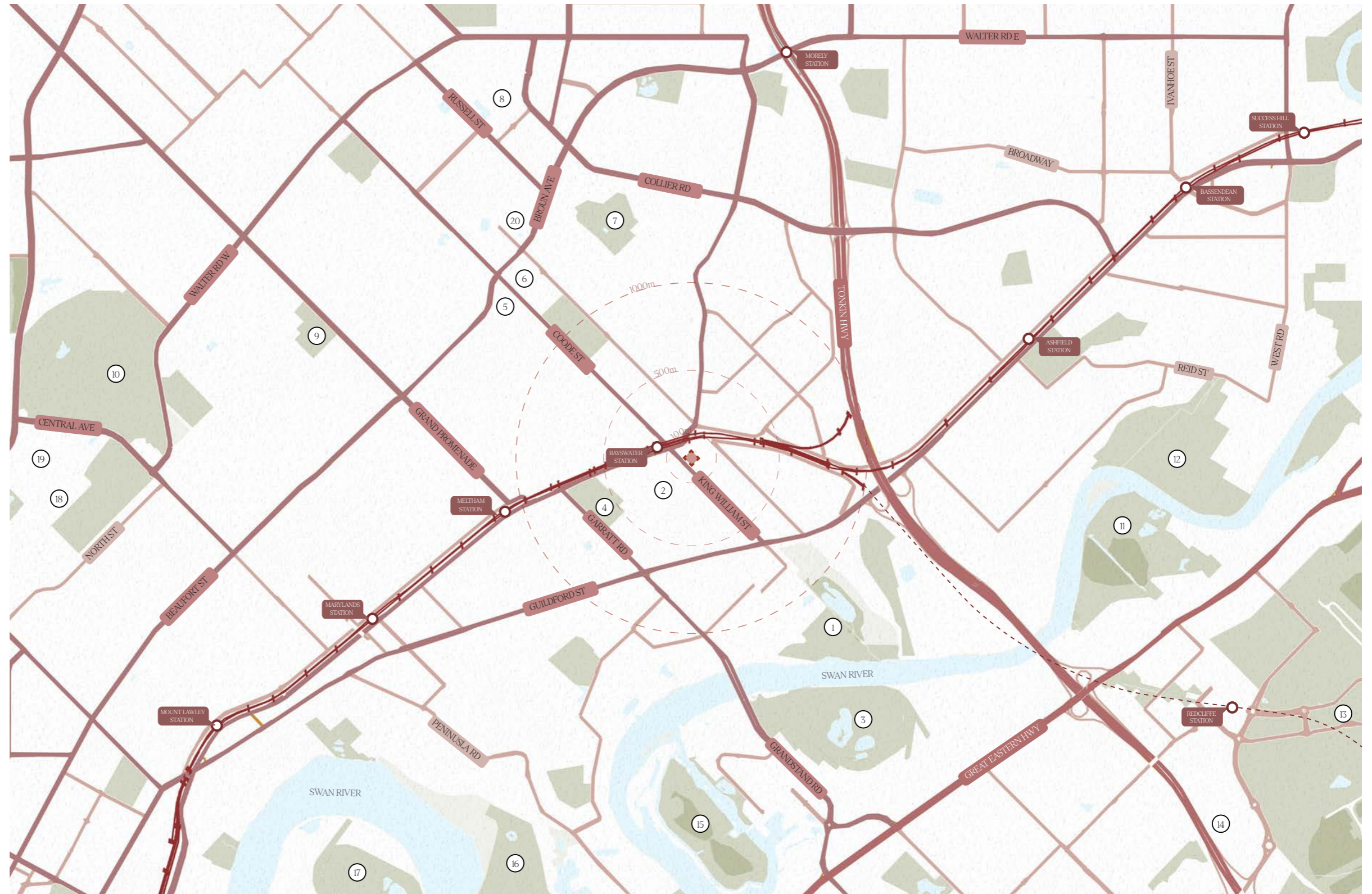
# UNDERSTANDING THE LOCATION

## Legend

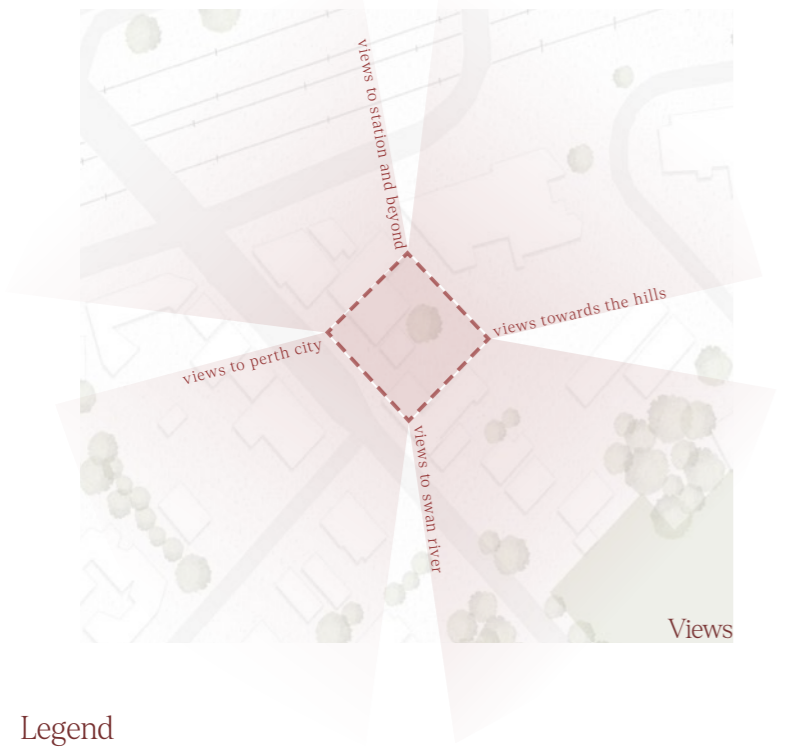
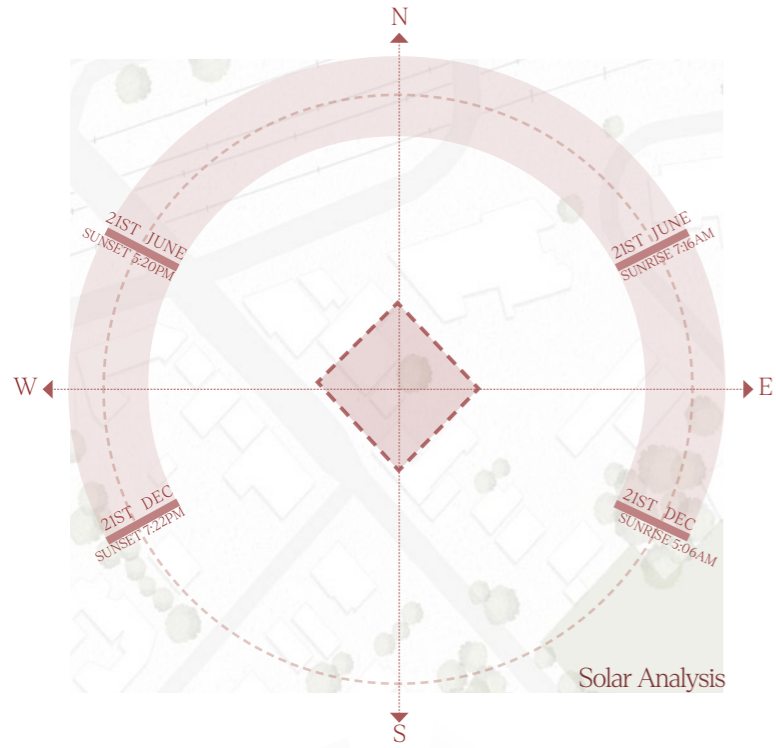
-  Subject Site
-  Freeway
-  Arterial Road
-  Major Road
-  Train Line
-  Train Station
-  Open Space / Parklands
-  River / Lake Zones

## Landmarks

- ① Eric Singleton Bird Sanctuary
- ② Bayswater Primary School
- ③ Ascot Racecourse
- ④ Bayswater Bowling & Recreation Club
- ⑤ Chisholm Catholic College
- ⑥ Hillcrest Primary School
- ⑦ Embleton Golf Course
- ⑧ Galleria Shopping Centre
- ⑨ Bedford Bowling Club
- ⑩ Mount Lawley Golf Club
- ⑪ Garvey Park
- ⑫ Ashfield Flats
- ⑬ Perth Airport
- ⑭ DFO Perth
- ⑮ Kuljak Island
- ⑯ Marylands Peninsula Public Golf Course
- ⑰ Belmont Park Racecourse
- ⑱ Mount Lawley Senior High School
- ⑳ ECU Mount Lawley Campus
- ㉑ City of Bayswater Civic Centre



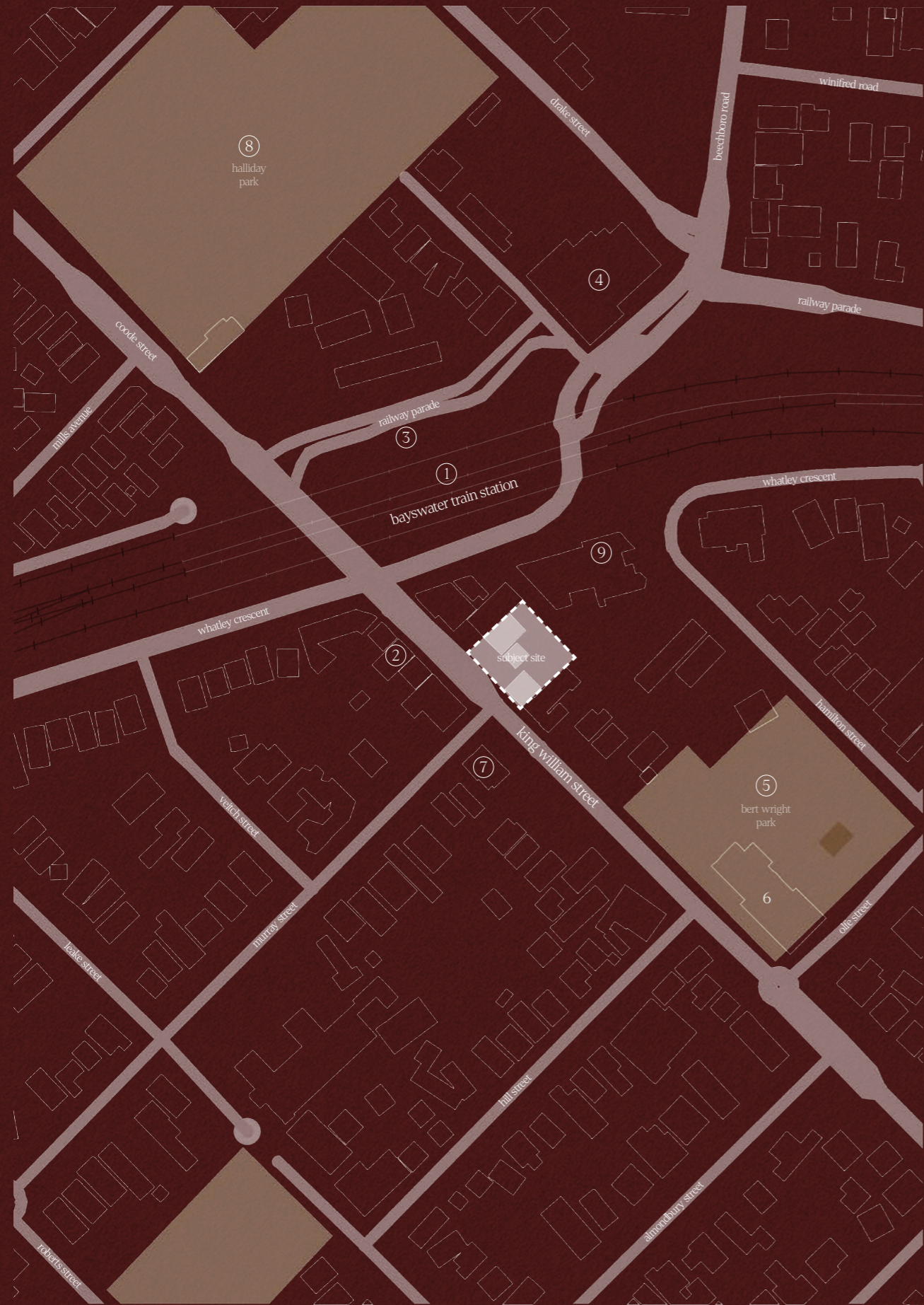
# U N D E R S T A N D I N G S I T E



## Legend

|  |                       |  |                       |  |                         |  |                      |
|--|-----------------------|--|-----------------------|--|-------------------------|--|----------------------|
|  | Subject Site          |  | Open Space / Parkland |  | Other significant sites |  | Train Station Access |
|  | New Bayswater Station |  | Pedestrian path       |  | Bus Stop                |  |                      |





# THE EXISTING SPACE



1. Bayswater Train Station



2. Bayswater City Centre



3. Bayswater Bus Station



4. Bayswater Hotel



5. Bert Wright Park



6. Bayswater Community Centre



7. The Old Bayswater Post Office



8. Halliday Park



9. Bayswater IGA

# U N D E R S T A N D I N G P L A C E

## Social Fabric

Bayswater's social fabric is characterised by a distinctly bohemian sensibility, grounded in local ritual and collective stewardship. Independent makers, craft breweries and small bars coexist with community gardens, artistic practice and visible civic engagement. Sustainability and grassroots activism inform everyday life, embedding environmental and social values within neighbourhood culture. This layered, participatory ethos fosters strong ties between people and place, reinforcing identity through shared experience and ongoing cultural exchange.



# U N D E R S T A N D I N G P L A C E

## King William Street

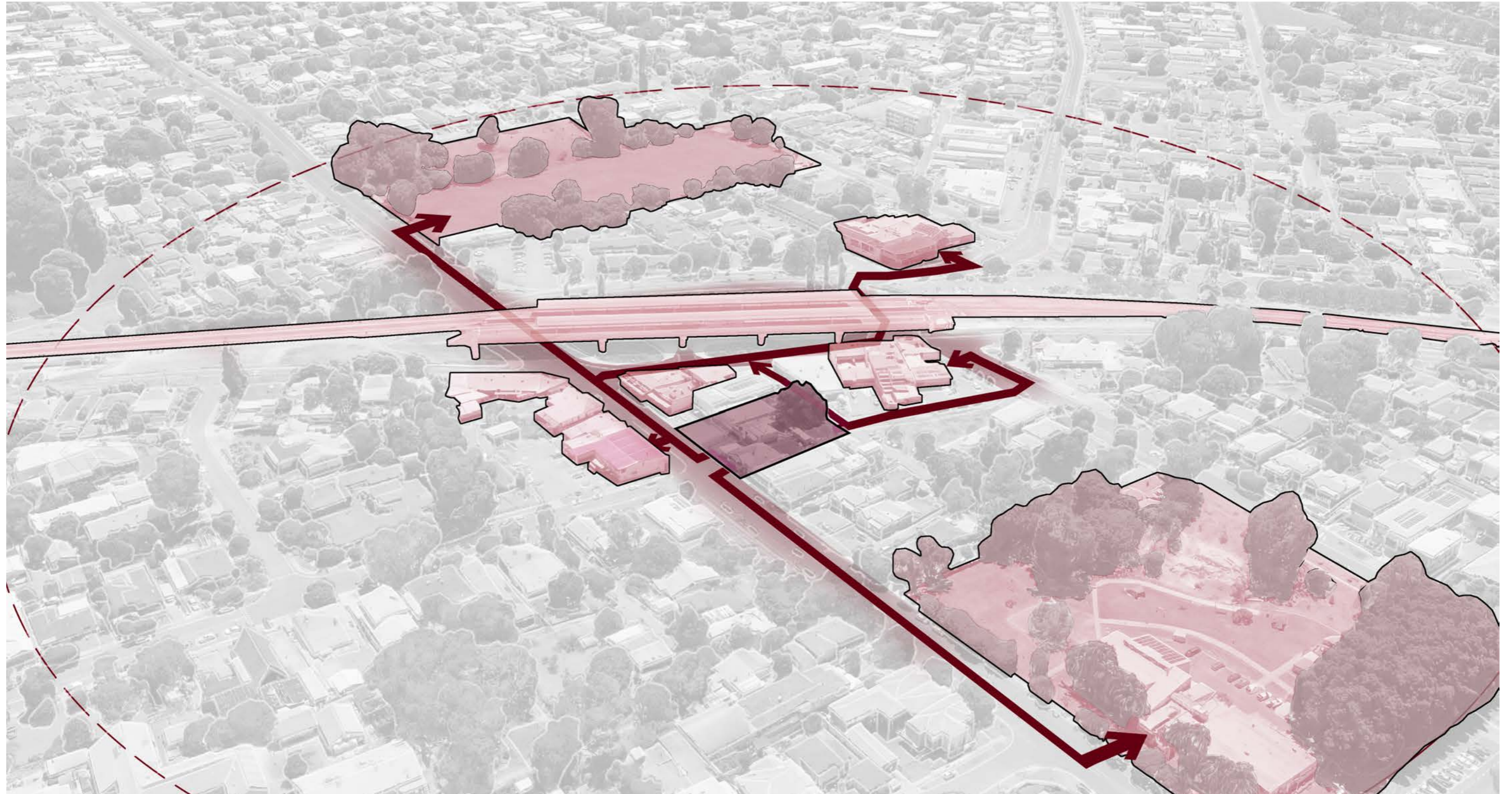
King William Street in Bayswater demonstrates a clear morphological transition from low-scale residential grain to a recognisable Australian main street typology. Incremental increases in density, corner-store insertions and shifting datums signal programmatic intensification. Spatially, narrowed carriageways, elevated curbs and expanded pedestrian corridors recalibrate movement hierarchy, while planted medians and robust material treatments establish civic presence. Together, these calibrated adjustments in scale, section and surface construct a legible threshold where neighbourhood fabric consolidates into an activated, place-based urban centre.



# U R B A N M O R P H O L O G Y

## Networks

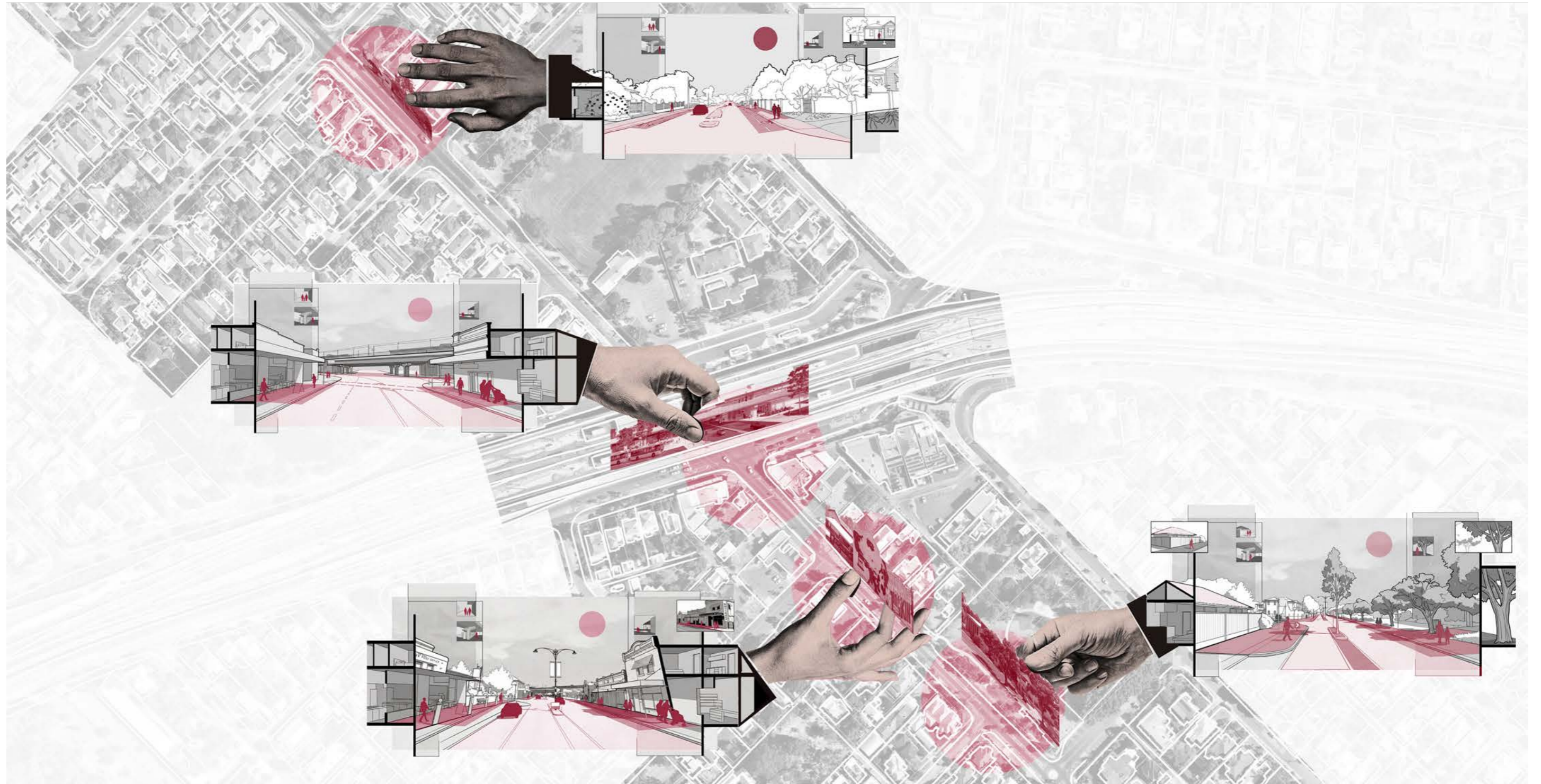
The site is intrinsically connected to King William Street, positioned within a walkable 400-metre catchment of the train station and embedded within a network of corner stores, cafés, the local pub, civic parks and library. The established urban grain, defined by consistent lot rhythms, active frontages and fine-grain tenancies, generates a natural flow of pedestrian movement along the main street. This proximity and permeability reinforce daily ritual, transit-oriented living and a strong sense of local continuity.



# U R B A N M O R P H O L O G Y

## Edge Conditions

King William Street reveals a calibrated sequence of spatial and edge-condition transitions, shifting from low-density residential frontage to mixed-use urban fabric and, ultimately, to concentrated town centre conditions. Setbacks compress, party walls emerge and active edges intensify as density and program diversify. Material expression becomes more robust and civic in character, while amenity increases through widened footpaths, tree canopies and integrated seating. These layered adjustments in scale, threshold and activation construct a legible progression from neighbourhood street to urban core.



P R I N C I P L E T W O

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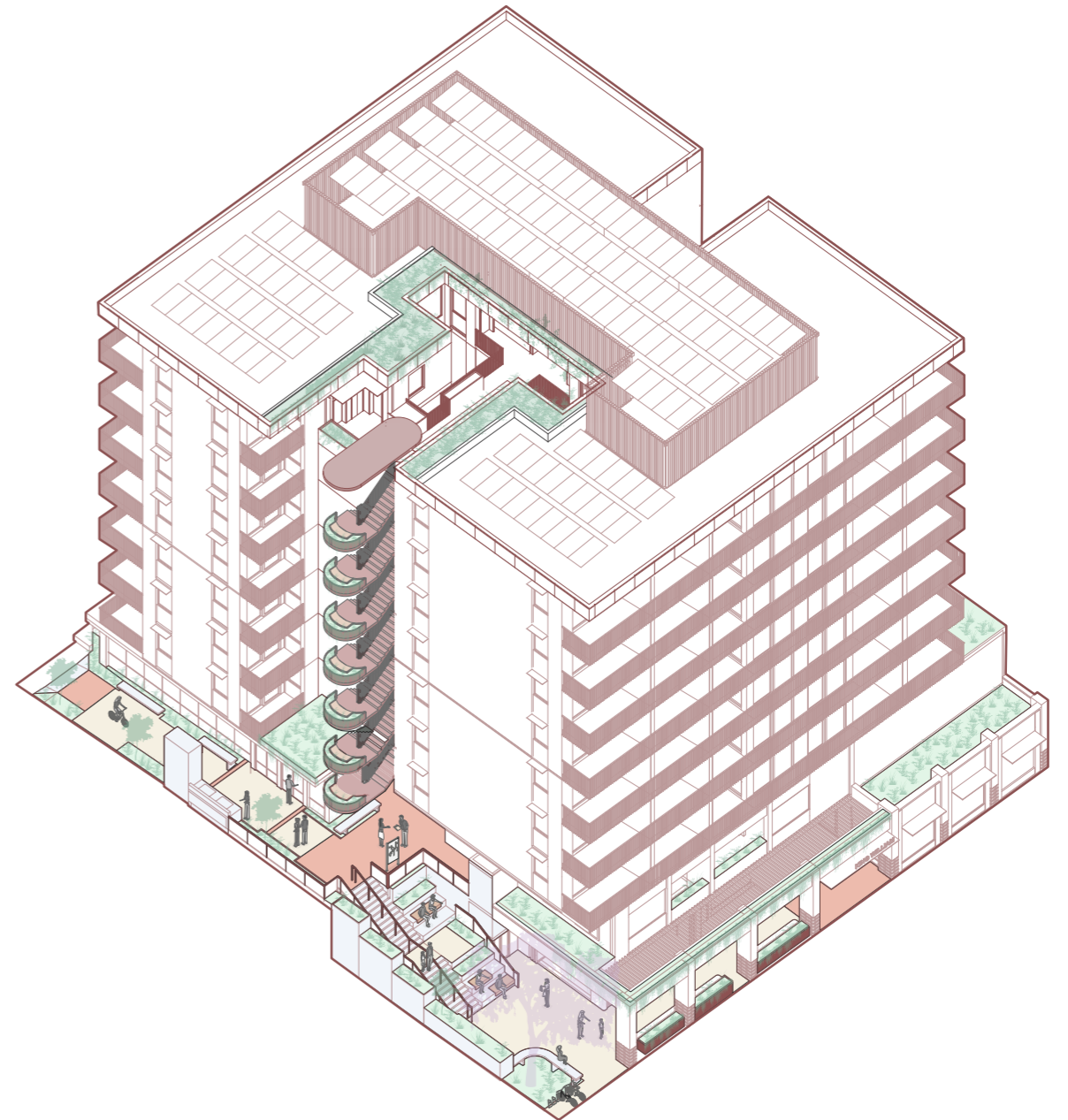
L A N D S C A P E Q U A L I T Y



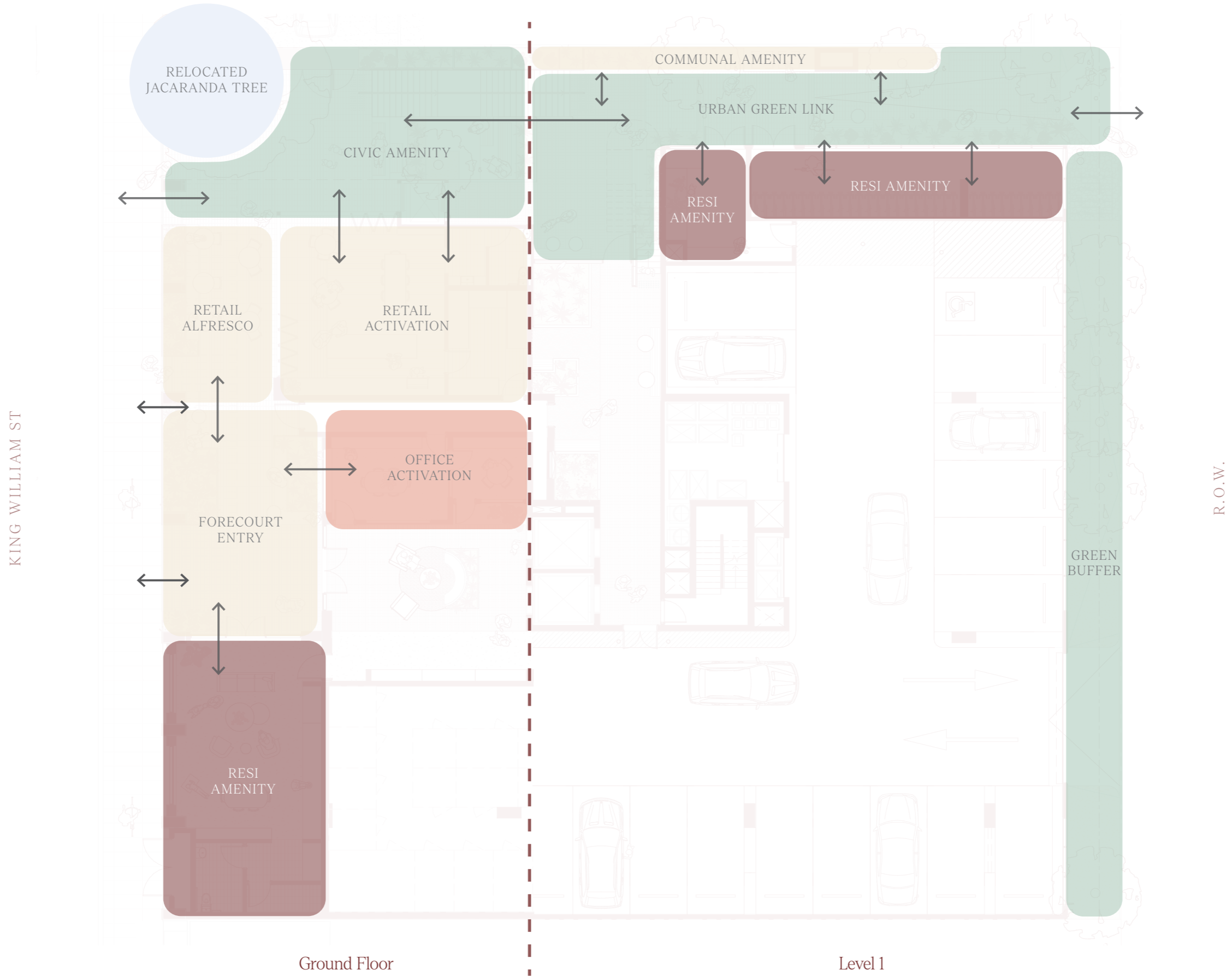
# S O C I A L S P I N E

## A Living Framework: Where Landscape Becomes the Social Spine

The landscape strategy is conceived as an integrated, living framework that weaves greenery, light and movement through the building. From the pocket park at King William Street to vertical green linkages and planted voids, landscape operates as both ecological infrastructure and social catalyst. It softens built form, moderates micro-climate and establishes a series of shared thresholds, supporting a layered community where everyday interaction, dwell time and connection to place are embedded in the architecture.



# LANDSCAPE STRATEGY



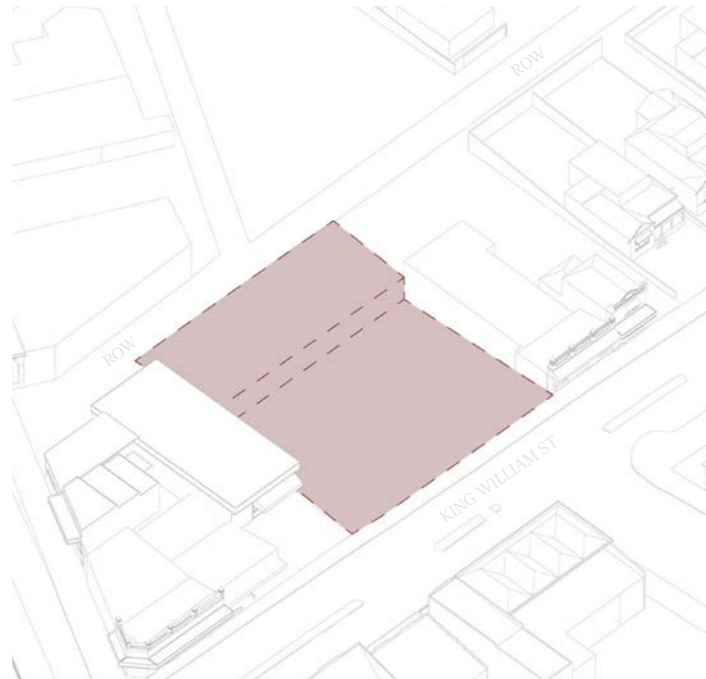
P R I N C I P L E T H R E E

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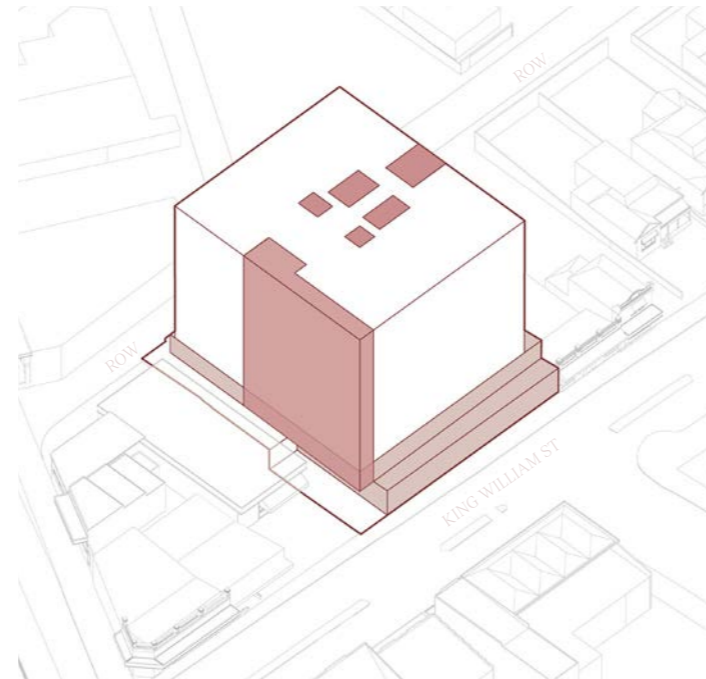
B U I L T F O R M & S C A L E

# B U I L T F O R M S T R A T E G Y



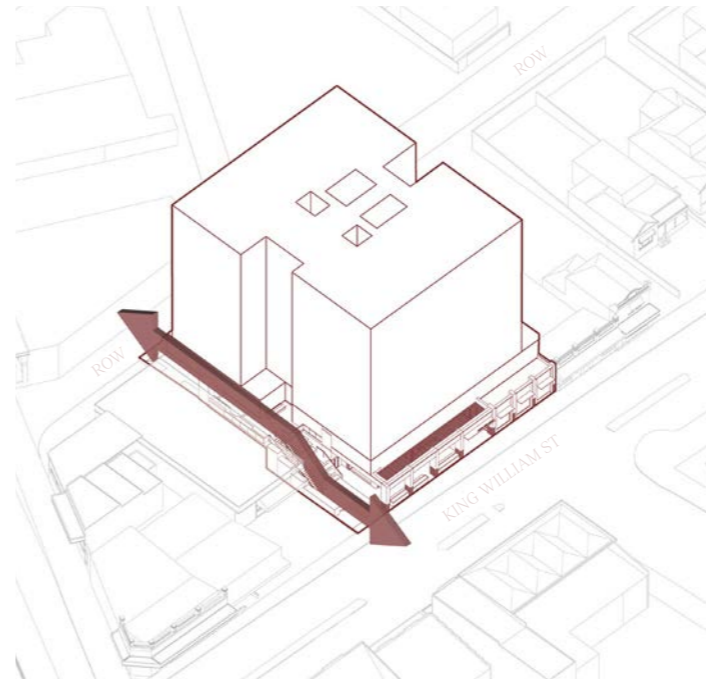
## Responding to Site Levels

The project embraces the level change between the primary street and rear laneway, enabling increased activation to public frontages while accommodating discrete and efficient back-of-house functions.



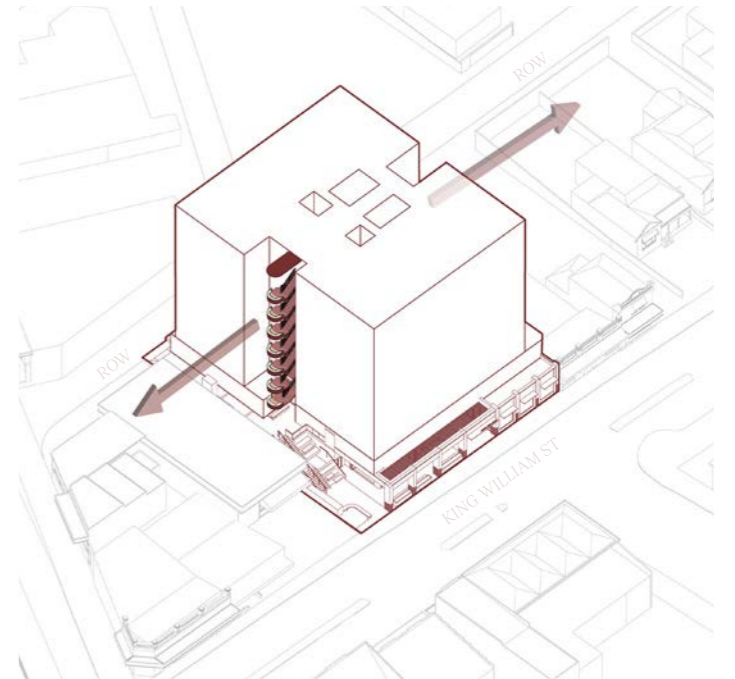
## Community Embedded in the Typology

Communal spaces are positioned in place of arbitrary circulation, fostering resident interaction, enriching daily experience and helping to define a more purposeful and legible floor plate.



## An Activated Interface to Street and Lane

An articulated ground floor and podium establish active frontages to both street and laneway, with the green spine linking programs, movement and landscape into a cohesive public interface, creating three active ground plane frontages.



## Framing the City Beyond

Large vertical openings within the building form frame key view corridors to the city, enhancing permeability, visual connection and dual-aspect engagement with the broader urban context.

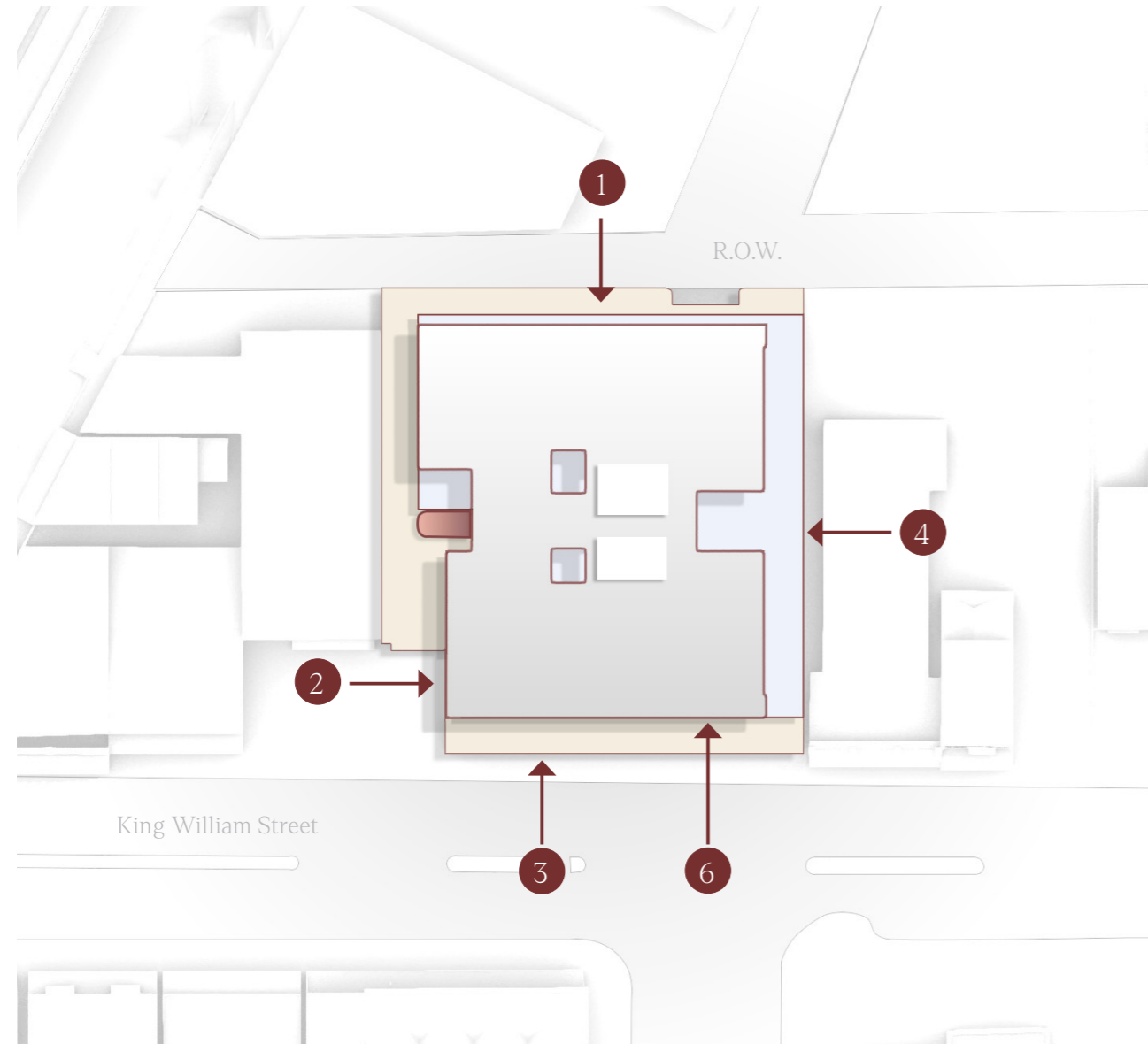
# K I N G W I L L I A M S T R E E T



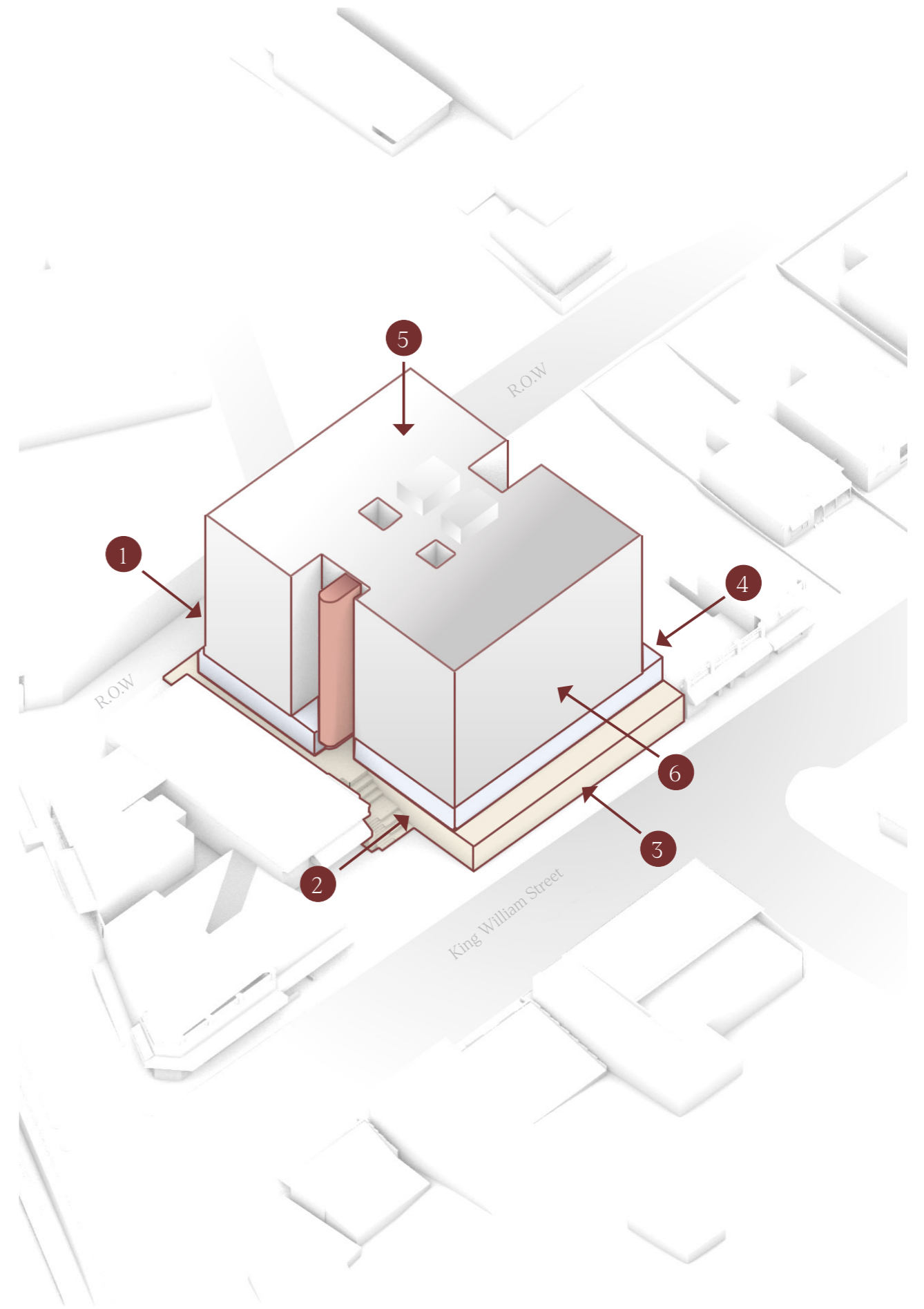
# S I T E M A S S I N G

## Carved Form: Mass Shaped by Light, Landscape and Threshold

The massing is carefully modulated to balance yield with amenity, carving the form through setbacks, voids and green linkages to reduce perceived bulk, enhance light and establish a legible, human-scaled urban presence.



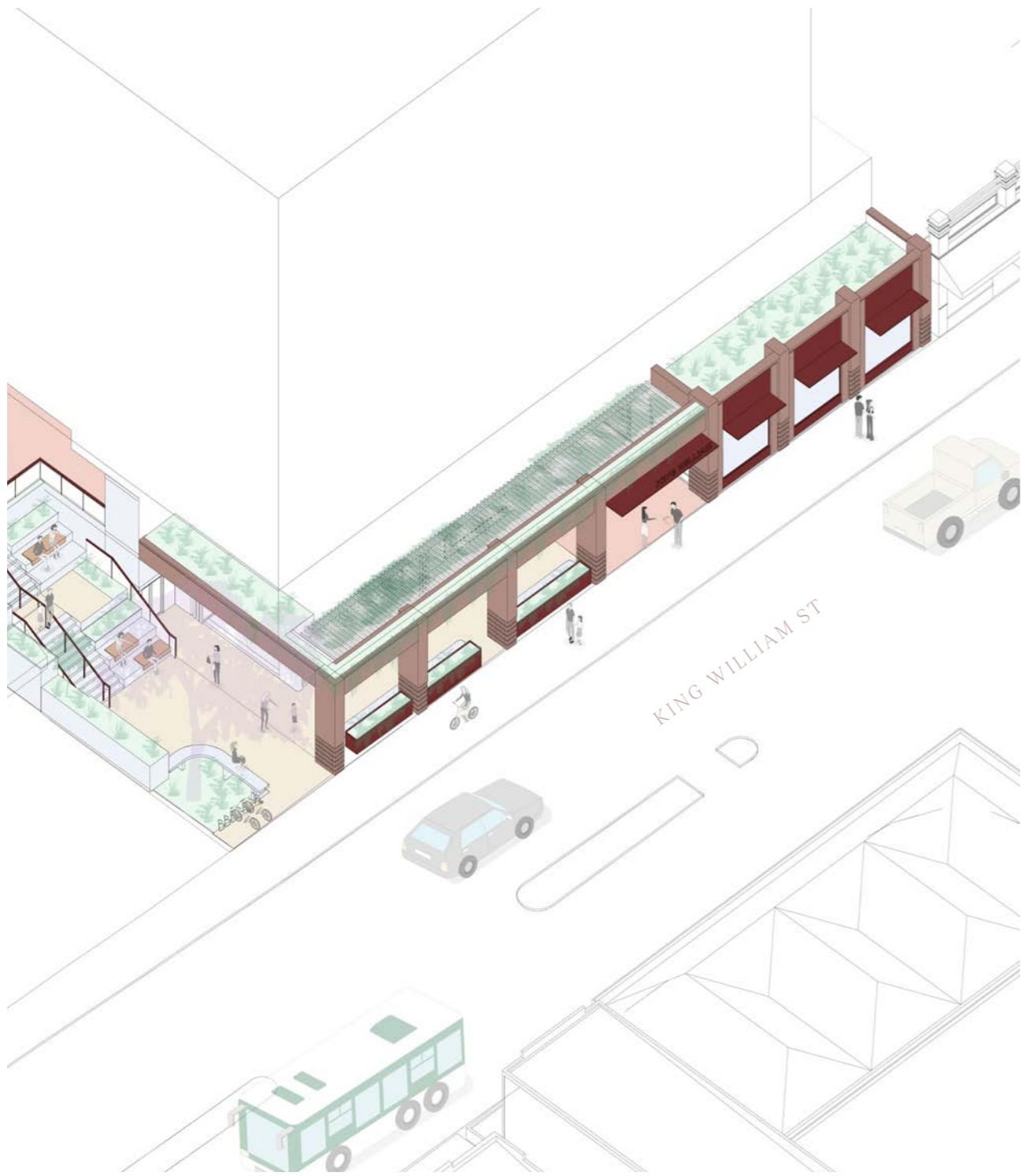
- 1 Backyard Recess
- 2 Recess to Pocket Park
- 3 0 Setback to Street Front Yard
- 4 Landscaped Edge / Mural Wall
- 5 Condensed Building Height
- 6 Front Verandah



# STREET INTERFACE

## A Layered Civic Edge: Reinterpreting Memory into Main Street Life

The street interface is conceived as a porous, active edge, reinterpreting heritage cues through contemporary shopfront proportions, materiality and street datums. Layered offerings of landscape, thresholds and fine-grain frontages create a human-scaled interface that softens public-private transitions and reinforces King William Street as a vibrant, evolving main street.



# P R I N C I P L E F O U R

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# F U N C T I O N A L I T Y & B U I L D Q U A L I T Y

# F U N C T I O N A L I T Y

## Optimised Functionality



### Civic Heartbeat

The ground plane is conceived as a civic heart, where landscape, entry and shared uses converge to create a welcoming and active interface that fosters identity, belonging and everyday interaction.



### Vertical Village

The building is organised through a vertical layering of living, movement and shared spaces, creating a scalable community that supports diverse patterns of occupation and social connection across multiple levels.



### Neighbourhood Echoes

The design draws from the social grain of Bayswater, extending its fine-scaled character into the site through active edges, visual connections and shared spaces that strengthen ties to the wider neighbourhood.

## Curated Quality



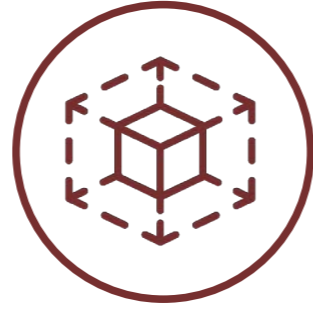
### Crafted Memory

Architectural expression reinterprets local heritage cues through rhythm, proportion and material articulation, establishing a contemporary language where texture, shadow and detail give the building identity and depth.



### Elevated Commons

An elevated amenity spine acts as a shared social ground, structuring movement, gathering and landscape into a continuous zone of communal life that encourages connection, pause and occupation.



### Tactile Depth

A tactile and durable material palette brings depth, texture and authenticity to the building, balancing robustness with refinement to create an environment that is both practical and sensorially engaging.

## Inclusive Lifestyle



### Shared Belonging

Amenity is distributed to support diverse residents and modes of living, offering accessible and welcoming shared spaces that encourage participation, comfort and a strong sense of collective belonging.



### Living Environment

Light, air and landscape are woven through the architecture, with green linkages and voids enhancing comfort, wellbeing and environmental performance while connecting residents to broader natural systems.



### Layered Living

Typical floors are conceived as layered residential environments, where thresholds, shared zones and moments of pause foster interaction, identity and a neighbourhood-like sense of ownership beyond the dwelling.










# M A T E R I A L I T Y



## Legend



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| (B) |  | Powder Coated External Stairs<br>Terrain or Similar        | (G) |  | Powdercoated Expanded Mesh<br>Whisper White or Similar             |
| (C) |  | Metal Cladding<br>Whisper White or Similar                 | (H) |  | Ribbed Precast Concrete Cladding<br>Whisper White / Surfmist       |
| (D) |  | Powdercoated Metal Cladding<br>Terrain or Similar          | (I) |  | Ribbed Precast Concrete Cladding<br>Natural Bronze / Terrain       |
| (E) |  | Recycled brick<br>Natural clay, tumbled finish             | (J) |  | Aluminium Palisade Flat Bar Balustrade<br>Whisper White or Similar |

|     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| (K) |  | Safety Tensile Mesh<br>Stainless steel / Natural finish | (P) |  | Powdercoated Metal Window Shade / Hood<br>Whisper White or Similar |
| (L) |  | Aluminium Mechanical Louvre<br>Terrain or Similar       | (Q) |  | Powdercoated Metal Window Shade / Hood<br>Terrain or Similar       |
| (M) |  | In-situ or Precast Concrete<br>Off White                |     |   |  |
| (N) |  | Rendered & painted blockwork<br>Terrain or Similar      |     |   |  |
| (O) |  | Concrete Blockwork<br>Exposed Face                      |     |   |  |

# M A T E R I A L I T Y



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- (A)  Batten Profiled Metal Cladding  
Whisper White or Similar
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Terrain or Similar
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Whisper White or Similar
- (D)  Powdercoated Metal Cladding  
Terrain or Similar
- (E)  Recycled brick  
Natural clay, tumbled finish
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Terrain or Similar
- (G)  Powdercoated Expanded Mesh  
Whisper White or Similar
- (H)  Profiled Precast Concrete Cladding  
Whisper White / Surfimist
- (I)  Profiled Precast Concrete Cladding  
Natural Bronze / Terrain
- (J)  Aluminium Palisade Flat Bar Balustrade  
Whisper White or Similar
- (K)  Safety Tensile Mesh  
Stainless steel / Natural finish
- (L)  Aluminium Mechanical Louvre  
Terrain or Similar
- (M)  In-situ or Precast Concrete  
Off White
- (N)  Rendered & Painted Precast Concrete  
Terrain or Similar
- (O)  Concrete Blockwork  
Exposed Face
- (P)  Powdercoated Metal Window Shrouds  
Whisper White or Similar
- (Q)  Powdercoated Metal Window Shrouds  
Terrain or Similar
- (S)  Prefinished Fibre Cement External Cladding  
Whisper White or Similar

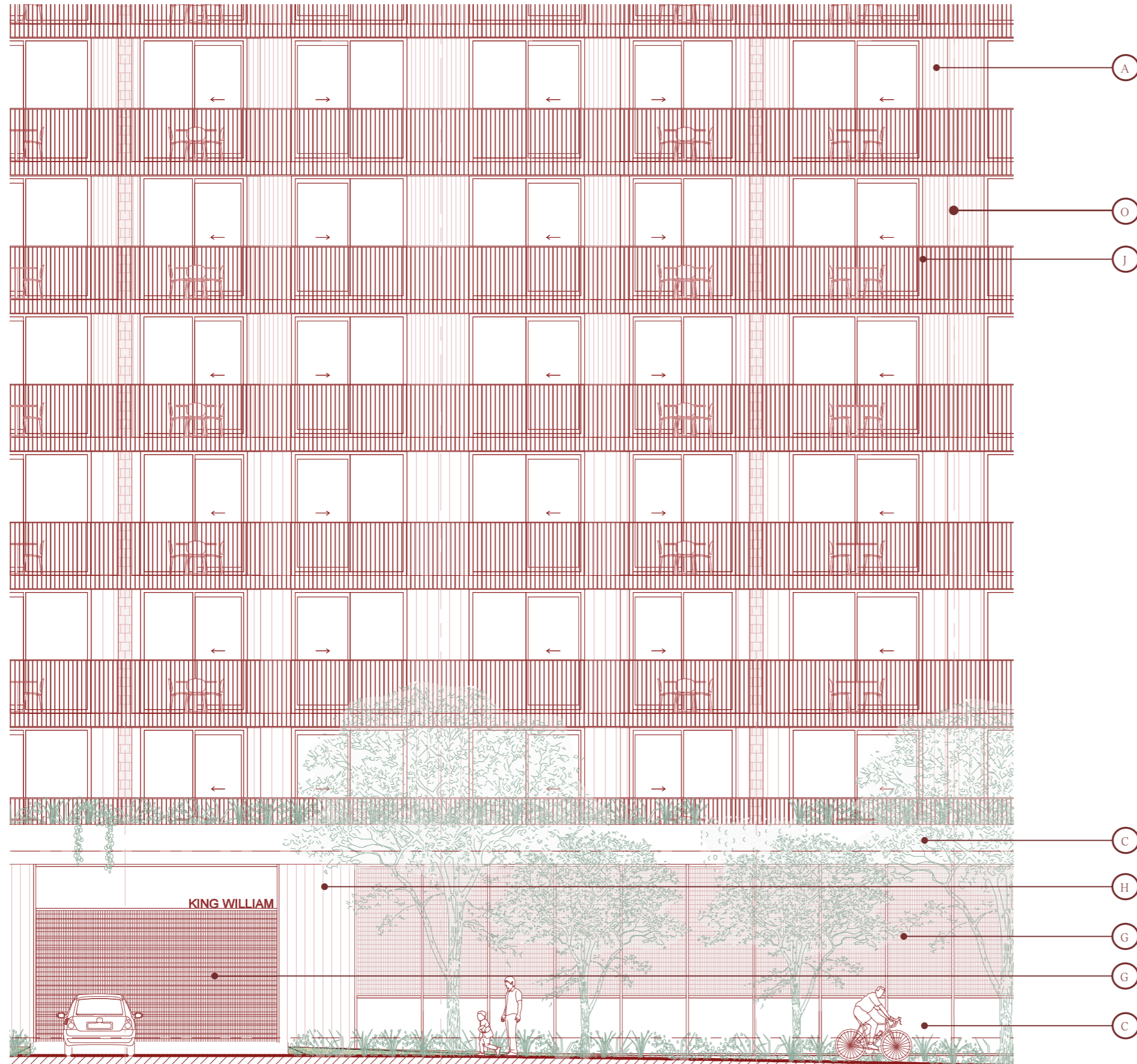
# M A T E R I A L I T Y








## Legend

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Whisper White or Similar
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Terrain or Similar
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Exposed Face
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Whisper White or Similar
- (Q)  Powdercoated Metal Window Shrouds  
Terrain or Similar
- (S)  Prefinished Fibre Cement External Cladding  
Whisper White or Similar

# M A T E R I A L I T Y



## Legend

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Whisper White or Similar

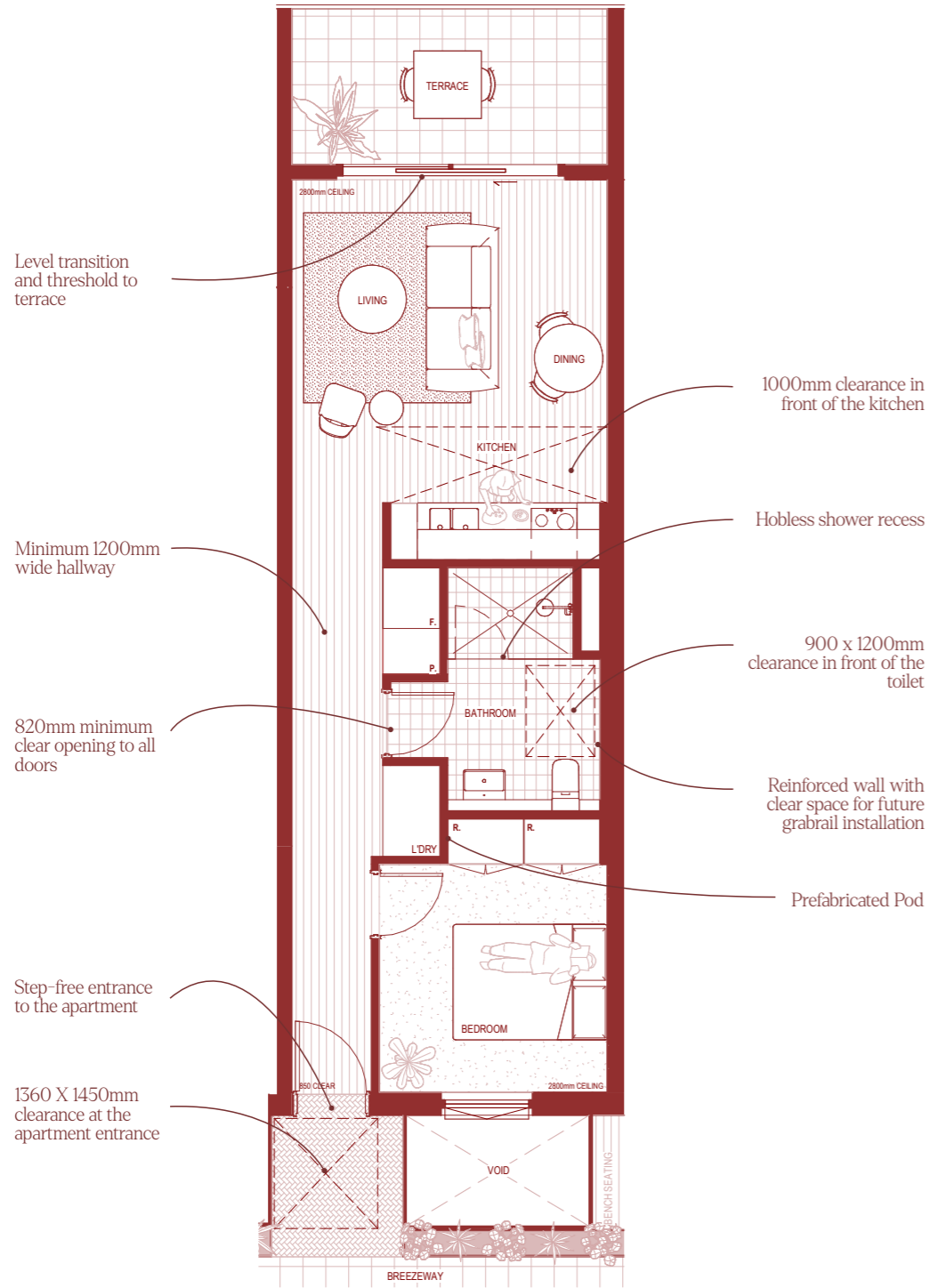
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## Legend

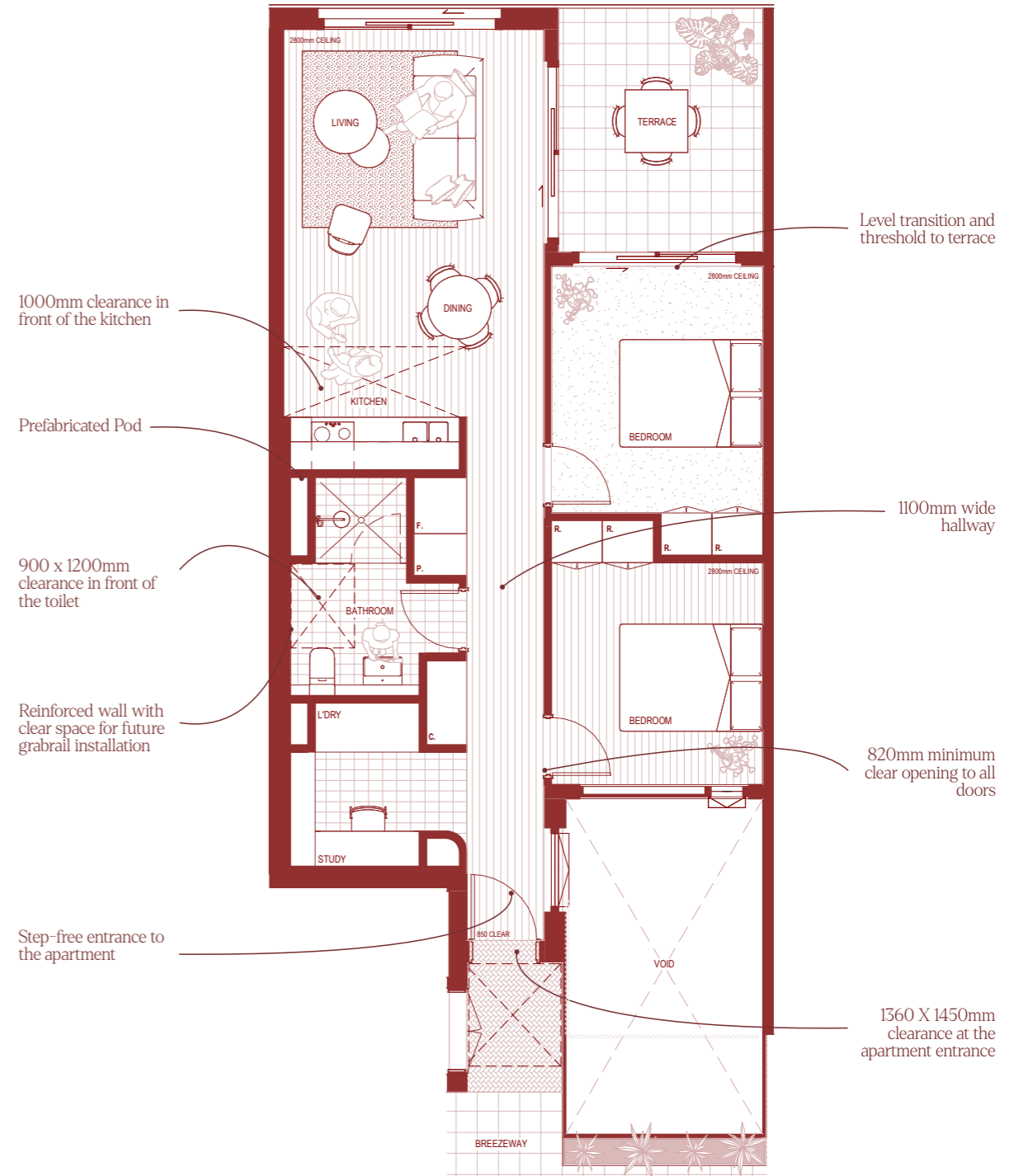
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| (Q) |  | Powdercoated Metal Window Shrouds<br>Terrain or Similar                |
| (S) |  | Prefinished Fibre Cement External Cladding<br>Whisper White or Similar |

# APARTMENT TYPOLOGIES



1 Bed 1 Bath

Internal Floor Area 58m<sup>2</sup>  
 Private Open Space 9m<sup>2</sup>  
 LHA Silver



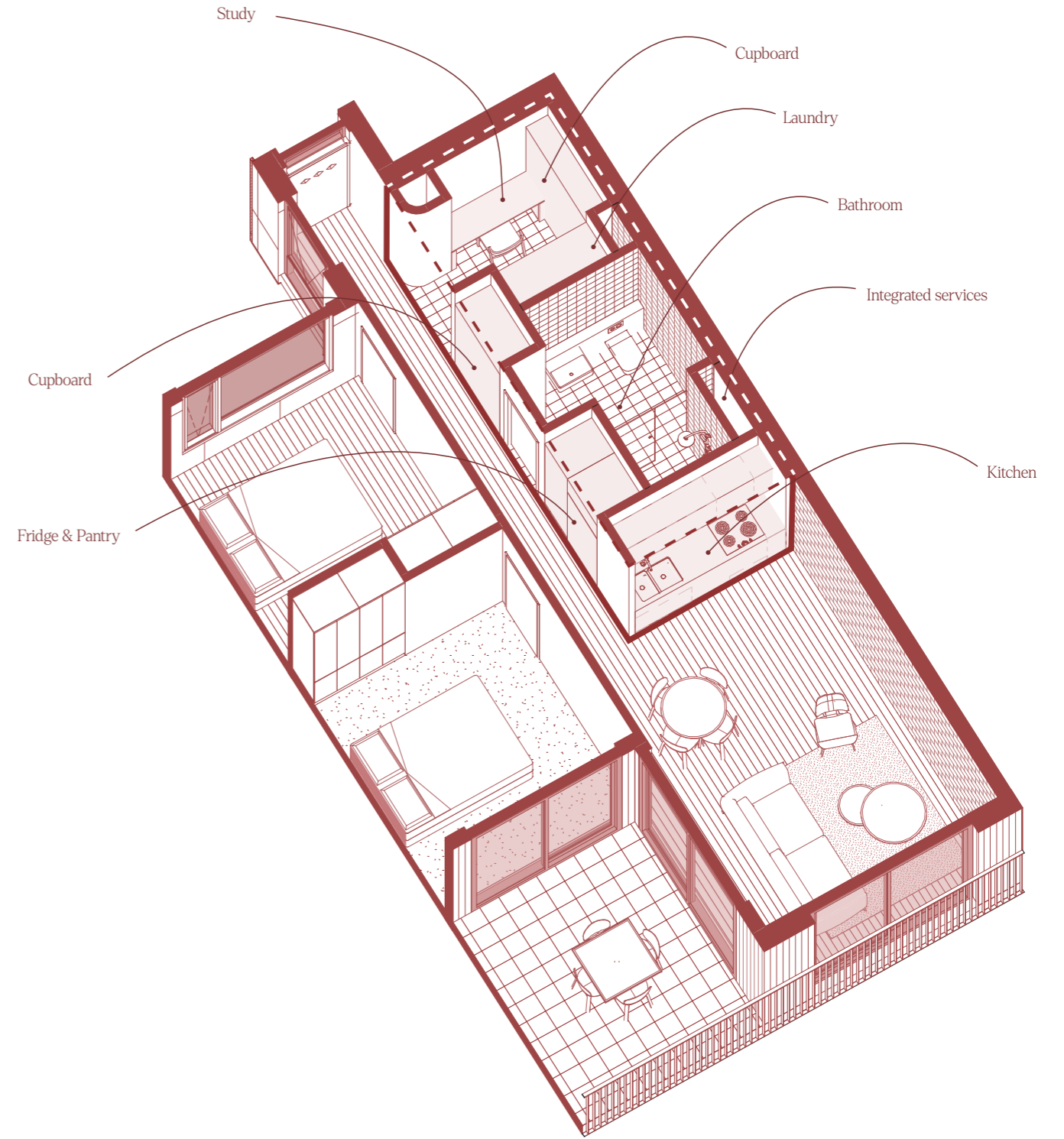
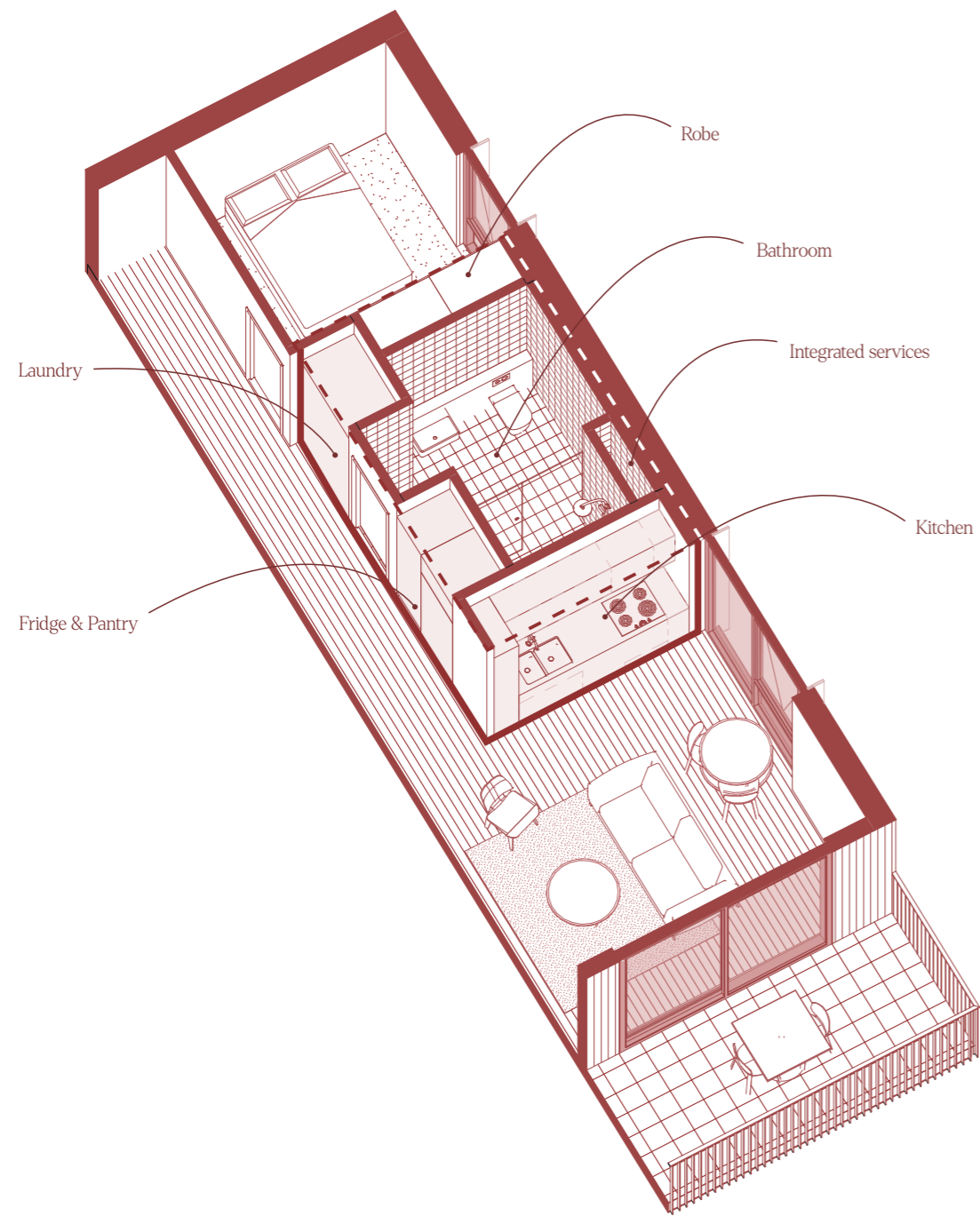
2 Bed 1 Bath

Internal Floor Area 75m<sup>2</sup>  
 Private Open Space 9m<sup>2</sup>  
 LHA Silver

# THE CRAFTED CORE

## One crafted element, many rituals of home

The internal pod is conceived as the organising heart of each apartment, a crafted object that gathers the kitchen, laundry, bathroom, robes, storage and service risers into one carefully resolved element. Designed to enable prefabrication and repeatable installation across the one- and two-bedroom typologies, the pod simplifies the remaining apartment into a calm, flexible living shell. Its purpose is not only efficiency, but quality: construction complexity is concentrated where precision matters most, allowing colour, materiality, detailing and finish to be elevated. The result is a robust and characterful interior element that reads less as infrastructure, and more as the apartment's primary piece of joinery and furniture.



P R I N C I P L E F I V E

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S U S T A I N A B I L I T Y

# S U S T A I N A B I L I T Y S T R A T E G Y

## Enduring Systems: Where Performance and Place Converge

The sustainability strategy is conceived as an integrated system where environmental performance, social value and long-term resilience are embedded from the outset. Aligned with Green Star principles, the building adopts an all-electric approach, high-performance facade and on-site renewable energy generation. Landscape, natural ventilation and passive design strategies work together to moderate microclimate, reduce operational demand and enhance wellbeing, supporting a low-carbon, durable and community-focused living environment.



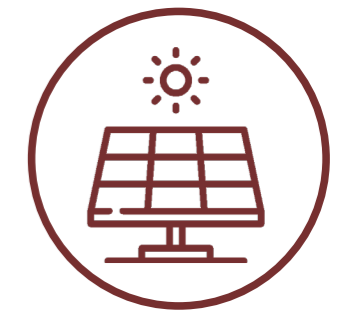
**Green Star Alignment**  
The project is developed in parallel with Green Star principles, embedding sustainability into planning, material selection and building systems to deliver a holistic approach to environmental, social and operational performance.



**All Electric Living**  
The building adopts a fully electric strategy, eliminating gas and integrating energy-efficient systems, lifts and fixtures to reduce emissions, improve safety and support a transition toward a low-carbon operational future.



**High Performance Envelope**  
The facade is designed to exceed NCC Section J requirements, reducing greenhouse gas emissions through improved thermal performance, while incorporating low VOC materials to support occupant health and long-term environmental outcomes.



**Solar Harvest**  
Rooftop photovoltaic arrays generate renewable energy on-site, reducing reliance on non-renewable sources and contributing to the building's overall energy efficiency and long-term operational sustainability.



**Living Landscape**  
Integrated landscape design mitigates urban heat island effects, with planting embedded throughout the site to cool the microclimate, enhance biodiversity and create a more comfortable and resilient living environment.



**Circular Waste Systems**  
A comprehensive waste strategy incorporates dedicated streams for general waste, recycling, FOGO and bulky items, supporting responsible resource management and encouraging sustainable behaviours at the building and resident level.



**Active Mobility**  
Generous bicycle storage and workshop facilities, combined with proximity to public transport, support active transport modes and reduce reliance on private vehicles, promoting healthier and more sustainable patterns of movement.



**Mixed Mode Comfort**  
Naturally ventilated apartments and communal spaces are supported by mixed-mode systems, optimising passive environmental performance while maintaining occupant comfort and reducing reliance on mechanical conditioning.

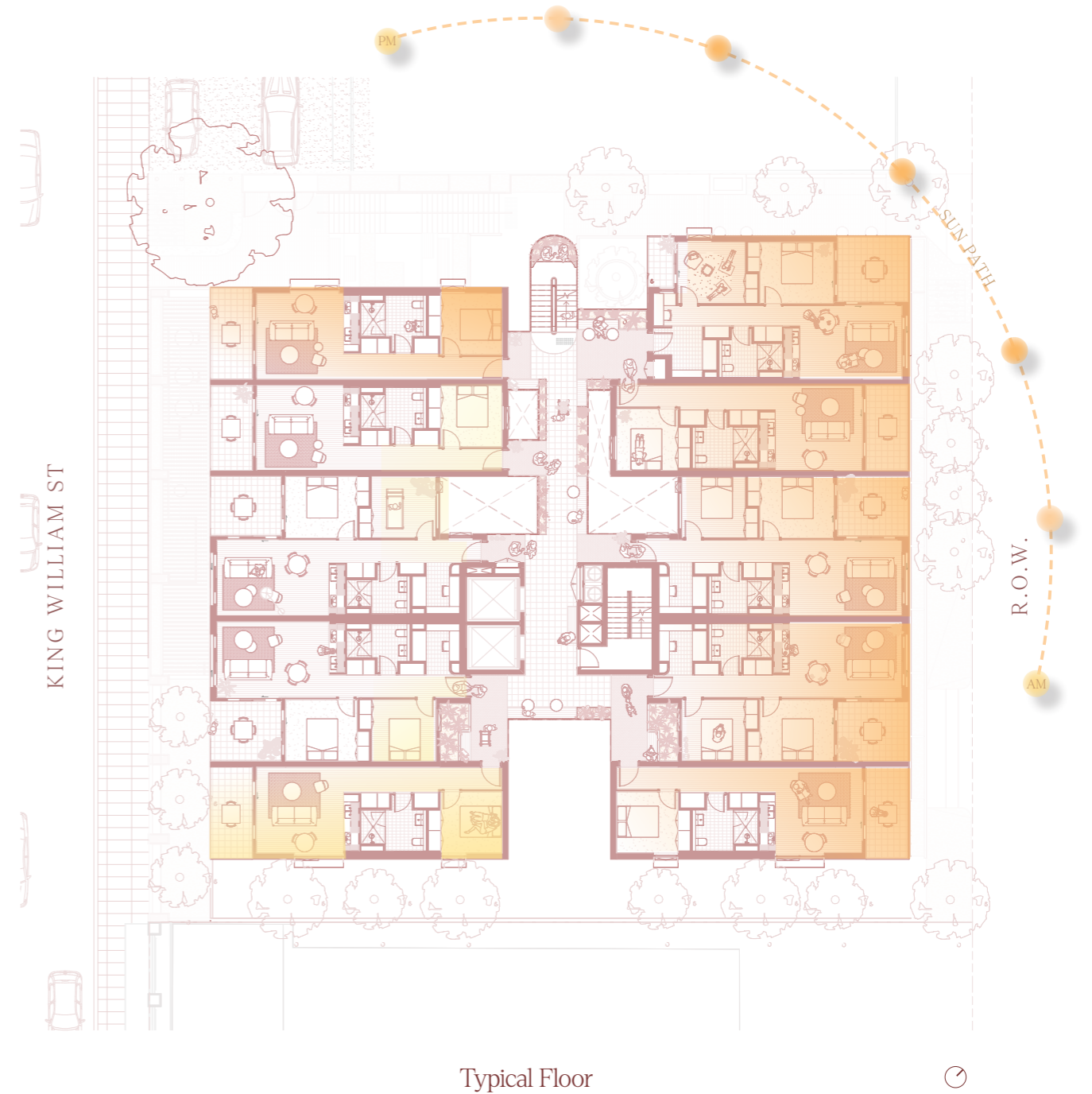
# S O L A R   S T R A T E G Y

## Borrowed Light: Calibrating Density, Daylight and Outlook

The solar passive strategy balances density and orientation through calibrated massing, generous openings and a highly porous envelope. While the scheme achieves approximately 60% compliance against the 70% daylight target, and 20% of apartments fall short of the two-hour requirement, all dwellings secure meaningful outlook to street or rear with generous balcony apertures. The design prioritises daylight access through street interface articulation, light borrowing and spatial openness, delivering a pragmatic yet high-quality living environment within a constrained urban condition.



Level 1



Typical Floor



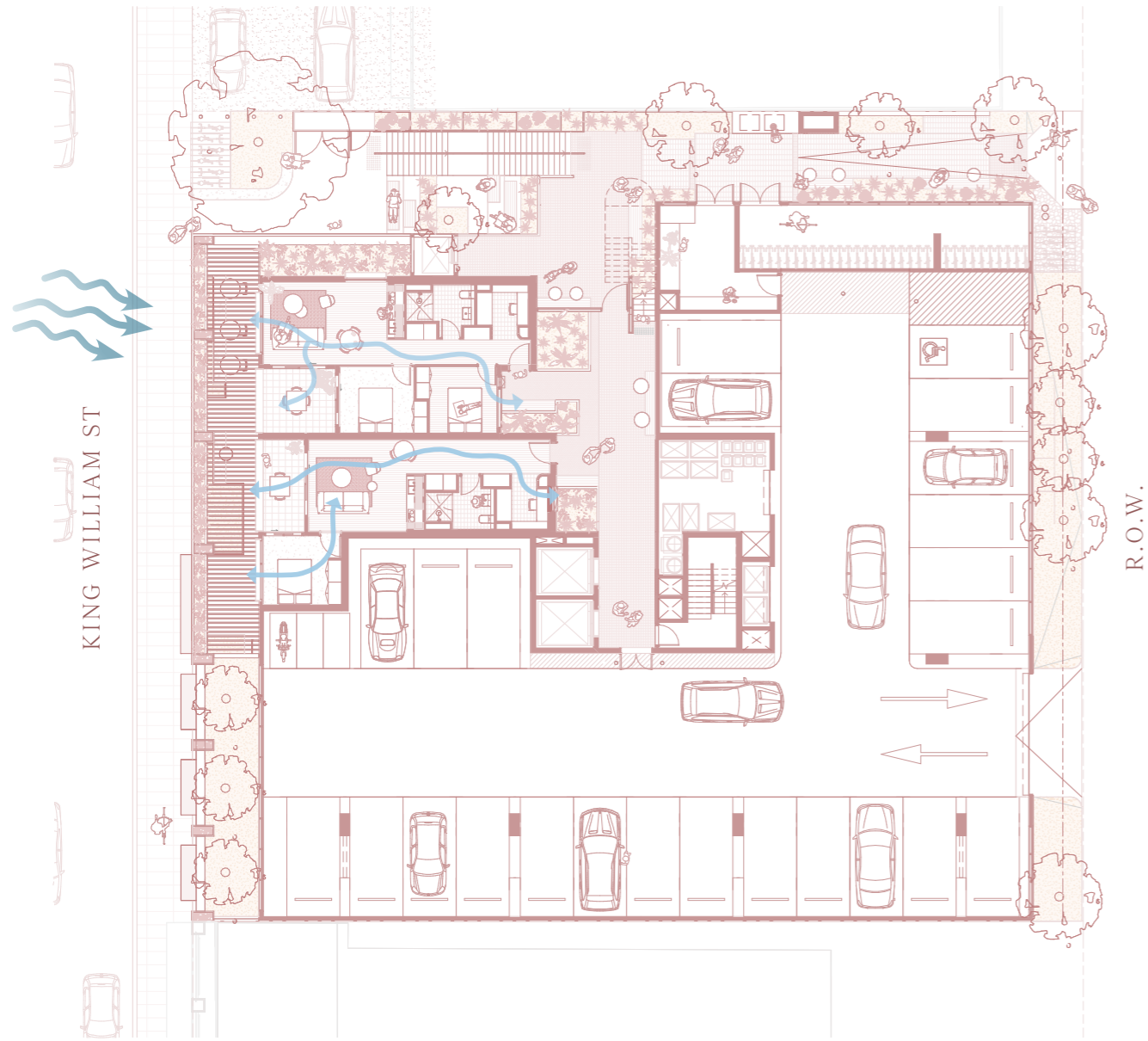
### Legend

- +2 Hours Direct Sun (9am - 3pm)
- 0-2 Hours Direct Sun (9am - 3pm)
- Day Light (9am - 3pm)

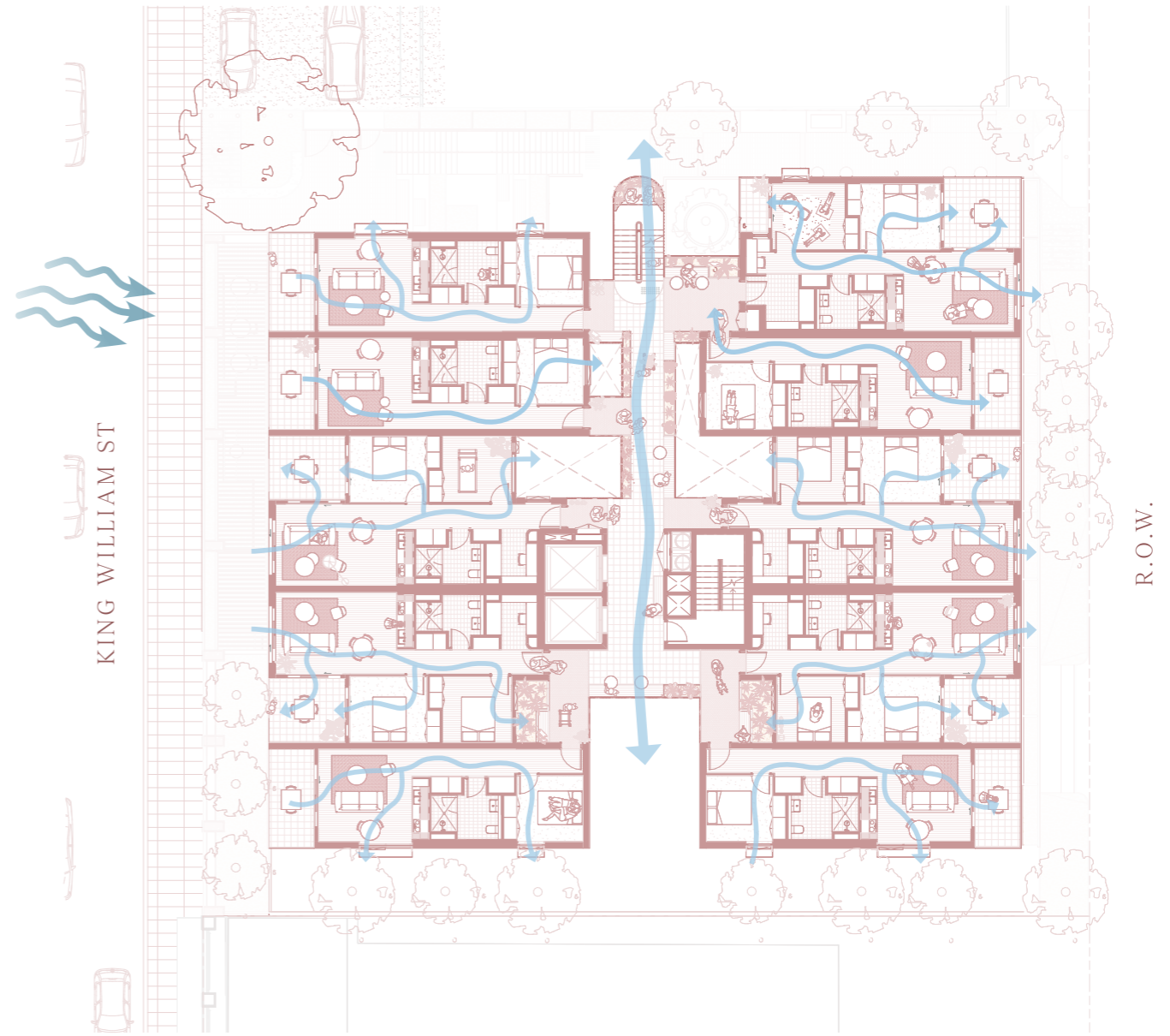
# NATURAL VENTILATION STRATEGY

## Breathing Architecture: Air as the Social and Environmental Thread

The cross-ventilation strategy is embedded within the building's breezeway planning and generous separation between dwellings, achieving 100% compliance. Apartments are conceived as light, porous and breathable environments, allowing air to move freely across each home. This passive approach reduces reliance on mechanical heating and cooling, improving comfort and resilience. In tandem, the breezeway becomes both environmental infrastructure and social space, reinforcing the project's broader ambition for healthy, connected living.



Level 1



Typical Floor



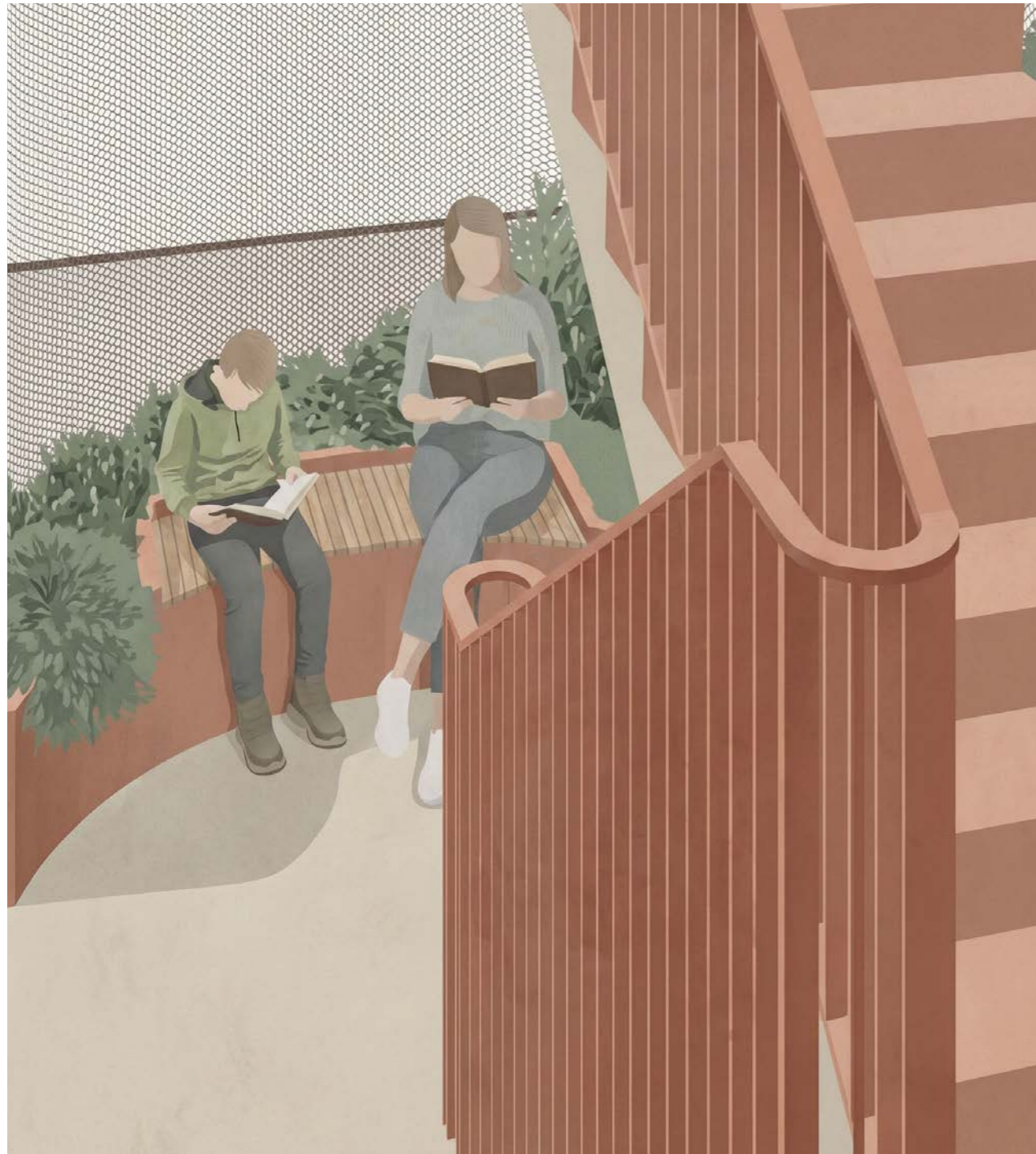
### Legend

-  Prevailing Wind
-  Ventilation

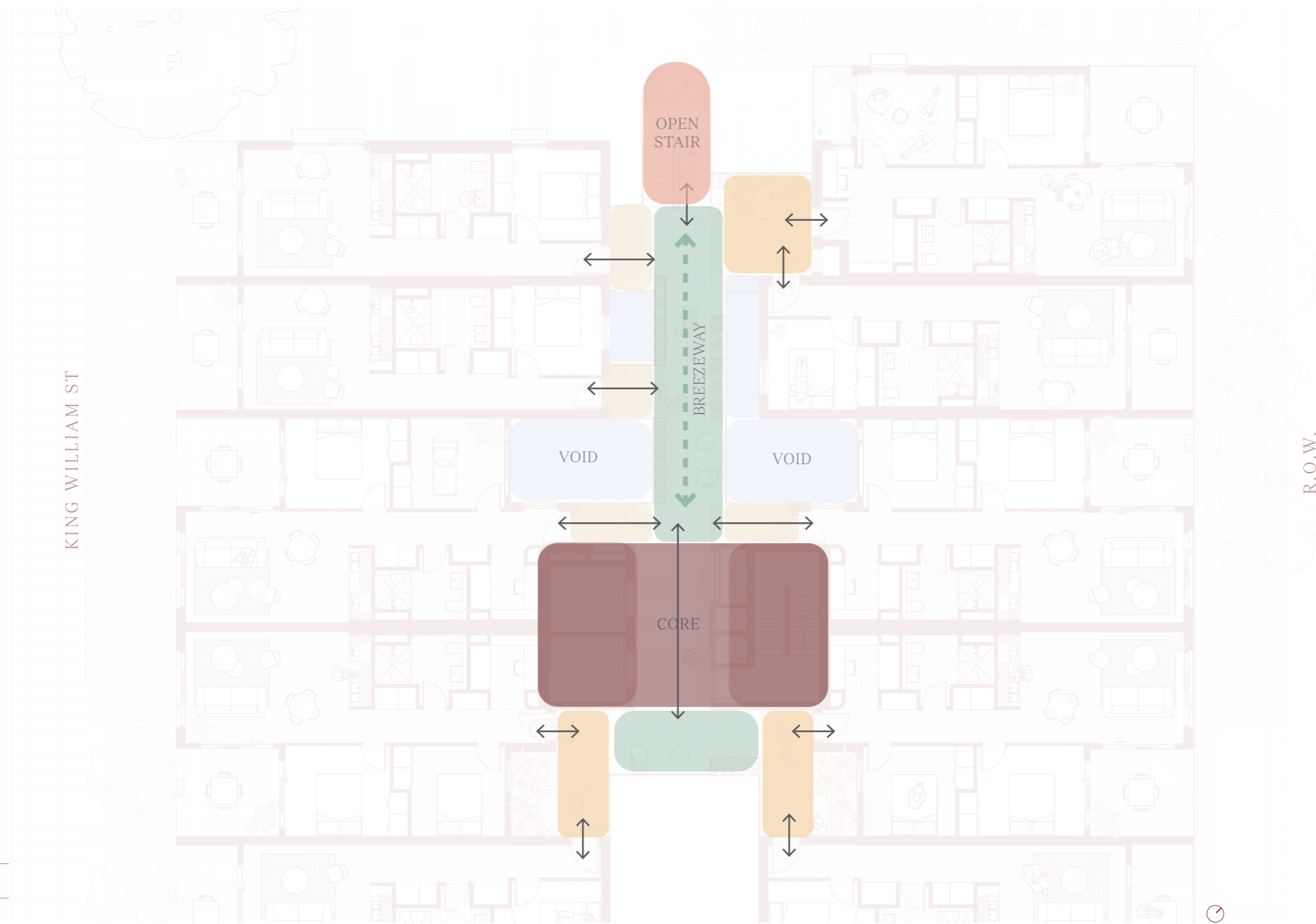
# SOCIAL SUSTAINABILITY

## Layered Belonging: Building Community Through Everyday Life

The social sustainability strategy is centred on creating a layered, scalable community where shared life is embedded into the architecture. Through a network of thresholds, communal spaces and in-between zones, the building supports everyday interaction, dwell time and informal connection. Each floor operates as a vertical neighbourhood, allowing residents to engage at multiple levels of social exchange, fostering inclusion, resilience and a strong sense of belonging over time.



# S O C I A L S U S T A I N A B I L I T Y



- Legend
- Core
  - Brezeway
  - Void
  - Shared Threshold
  - Individual Threshold
  - Open Stair with seating

P R I N C I P L E S I X

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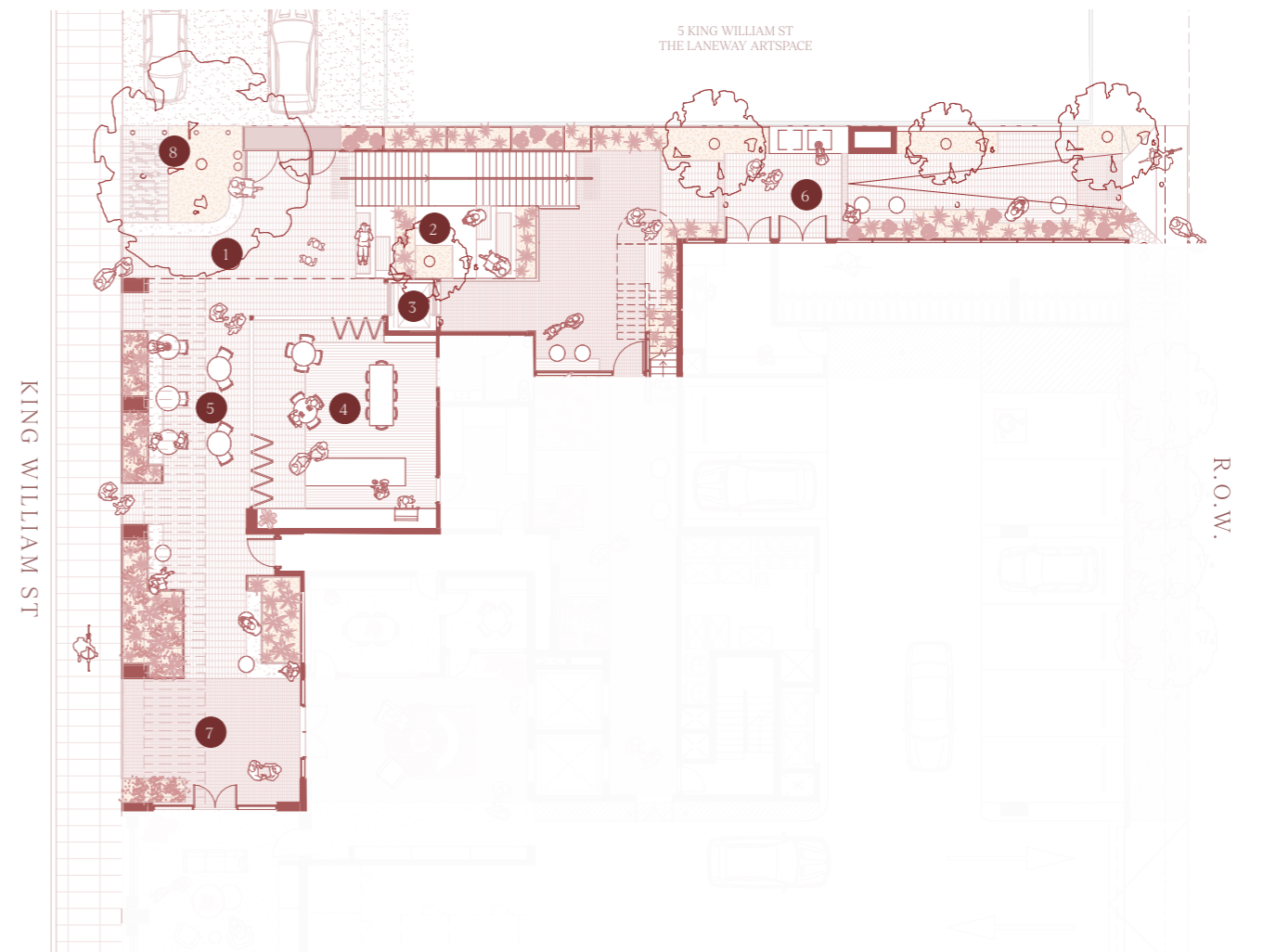
A M E N I T Y



# PUBLIC/CIVIC AMENITY

## Civic Threshold: Where Street Life Rises to Meet Community

The ground plane is conceived as a civic threshold, where commercial and office uses engage a pergola-covered alfresco zone, elevated through a pocket park and amphitheatre. This layered interface extends the public realm into the site, creating a vibrant and inclusive gathering space. It supports activation, passive surveillance and social exchange, contributing to a lively main street condition while establishing a strong sense of arrival and identity.



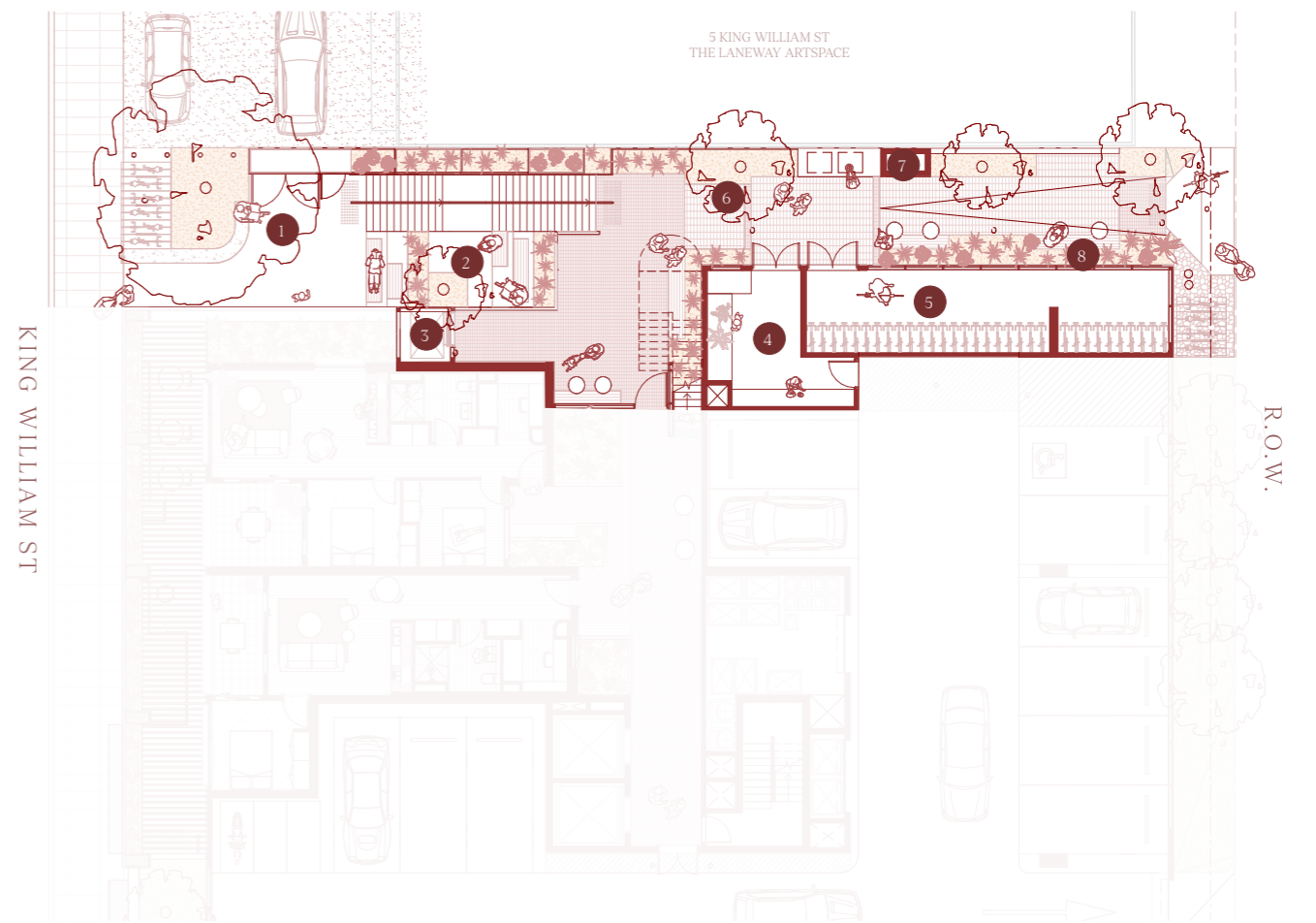
- |                 |            |                   |                            |
|-----------------|------------|-------------------|----------------------------|
| 1 Civic Amenity | 3 DDA Lift | 5 Retail Alfresco | 7 Forecourt Entry          |
| 2 Amphitheatre  | 4 Retail   | 6 Green Link      | 8 Relocated Jacaranda Tree |



# COMMUNAL AMENITY

## Shared Ground: Blurring Public and Private Life

The first floor operates as a shared social layer, where communal spaces are carefully interwoven with circulation and landscape. These environments blur the distinction between public and private, creating opportunities for interaction between residents and the broader community. This layered approach fosters social cohesion, supporting both incidental encounters and intentional gathering, while strengthening the building's role as a connected and inclusive place.



- |                 |            |              |                 |
|-----------------|------------|--------------|-----------------|
| 1 Civic Amenity | 3 DDA Lift | 5 Bike Store | 7 BBQs          |
| 2 Amphitheatre  | 4 Workshop | 6 Green Link | 8 Bench Seating |



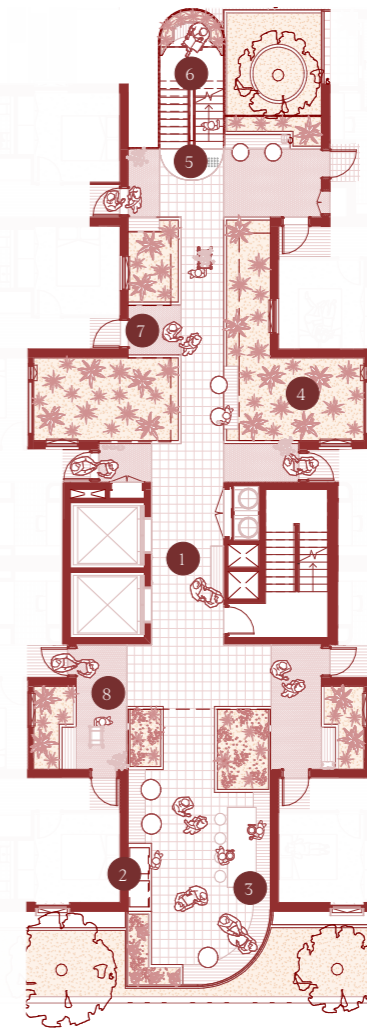
# RESIDENTIAL AMENITY

## Collective Terrace: A Space for Gathering and Belonging

The second floor introduces dedicated outdoor communal spaces that act as a collective terrace for residents. These areas provide opportunities for gathering, relaxation and shared activity, reinforcing a sense of community at the building scale. Positioned within a landscaped setting, they offer access to light, air and outlook, supporting wellbeing while encouraging social connection and a shared sense of ownership.

KING WILLIAM ST

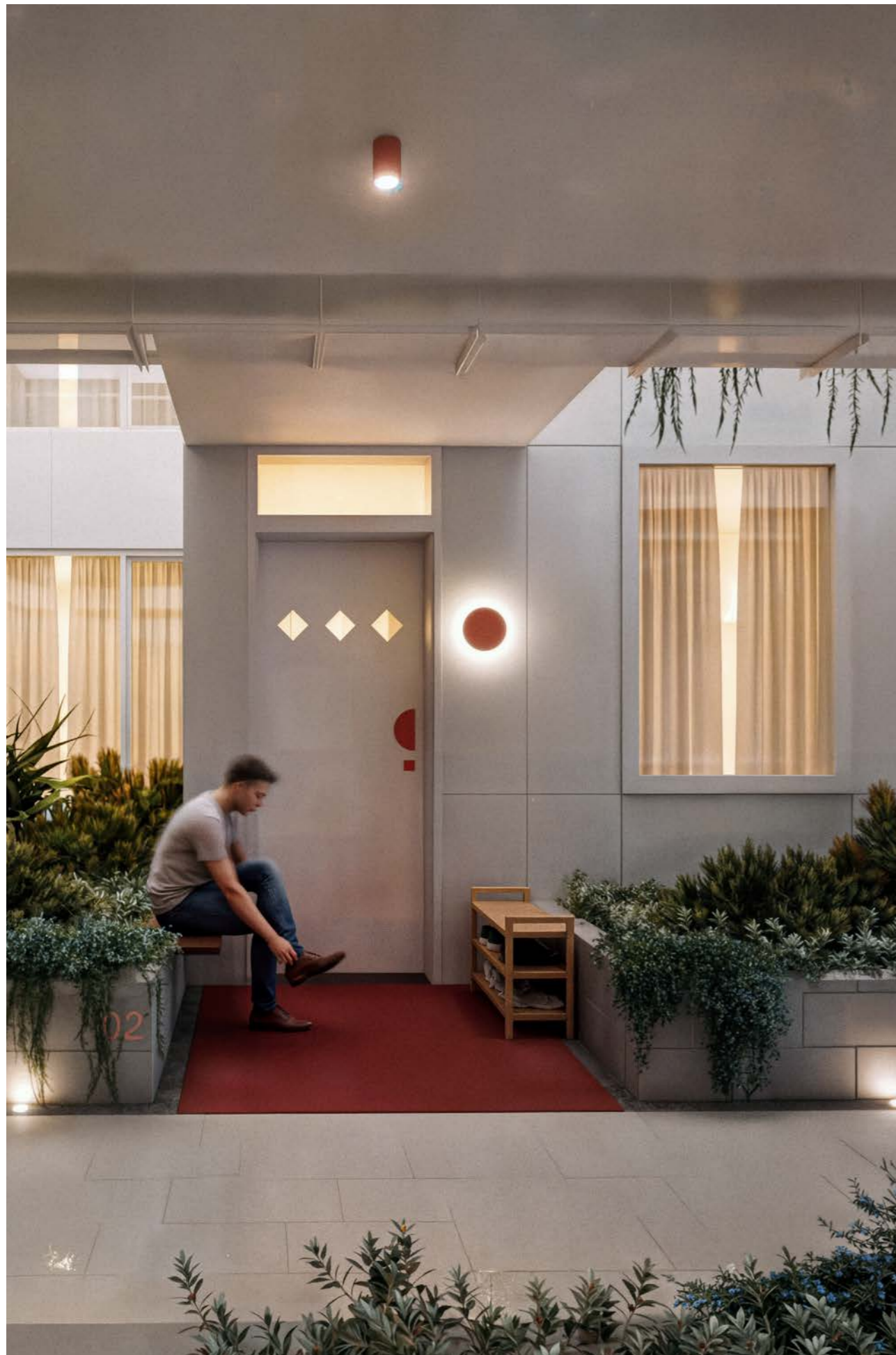
R.O.W.



- |             |                    |                      |                              |
|-------------|--------------------|----------------------|------------------------------|
| 1 Breezeway | 3 Communal Seating | 5 Open Stair         | 7 Entrance Thresholds        |
| 2 BBQs      | 4 Planters         | 6 Crows Nest Seating | 8 Shared Entrance Thresholds |



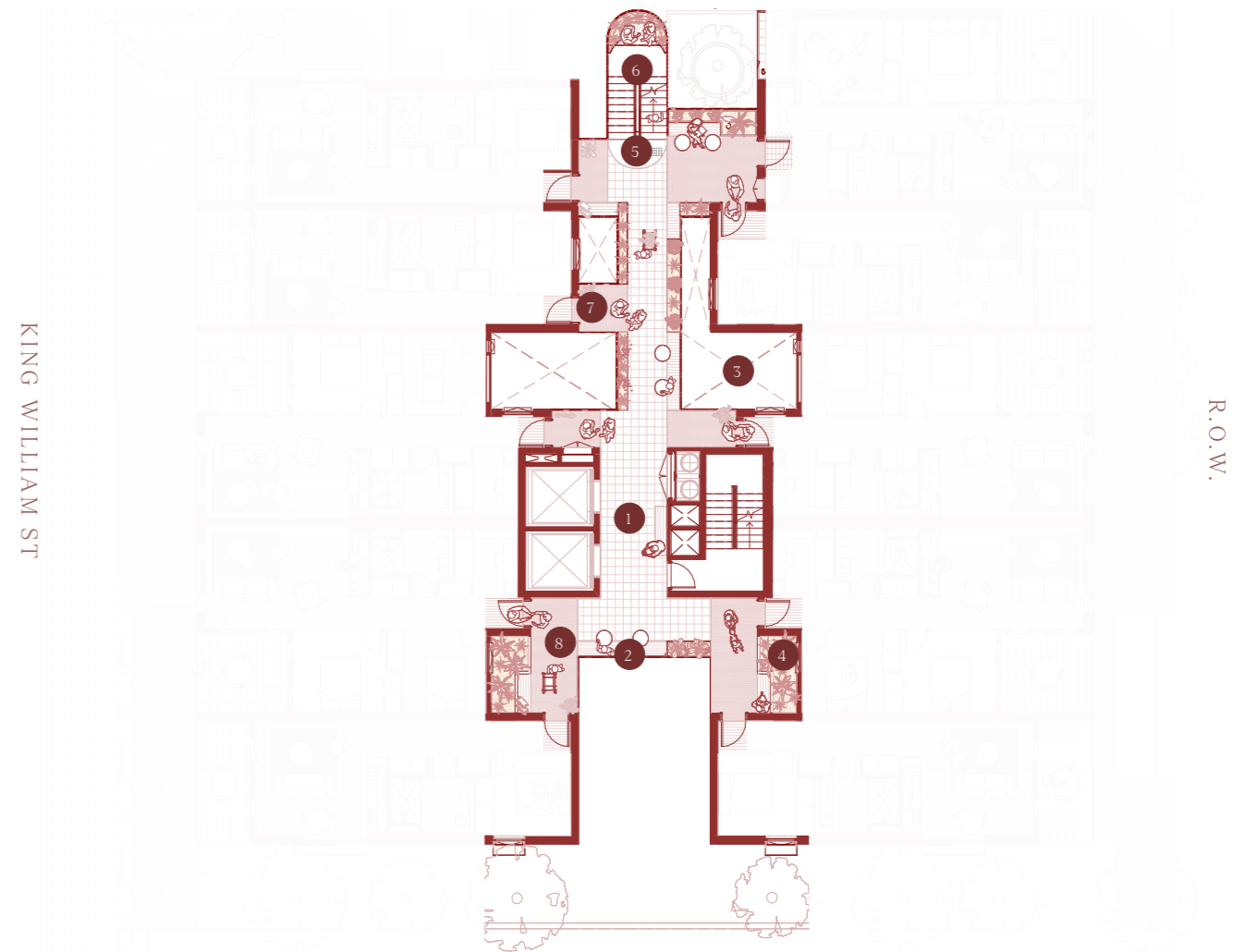




# T H R E S H O L D S

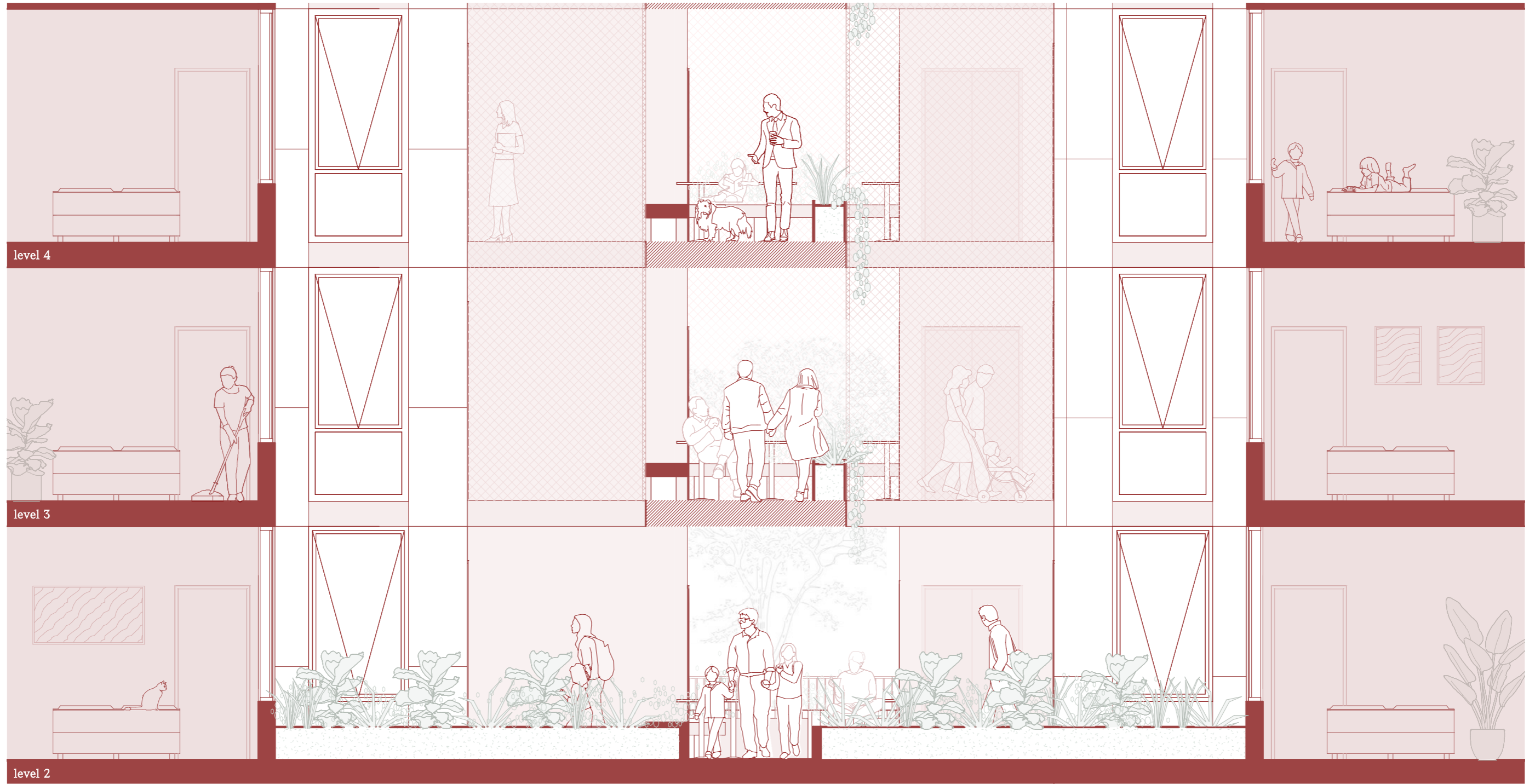
## Front Doors, Not Corridors: The Making of Vertical Neighbourhoods

Typical floors are designed as vertical neighbourhoods, where articulated thresholds replace conventional back-of-house corridors. Each dwelling is provided with a personalised entry space, outlook and subtle buffer, creating a true front door condition. The floor plates support gathering at multiple scales, from individual pause points to small group interactions, fostering meaningful connections and enhancing amenity through layered, human-centred design.



- |                 |            |                      |                              |
|-----------------|------------|----------------------|------------------------------|
| 1 Breezeway     | 3 Void     | 5 Open Stair         | 7 Entrance Thresholds        |
| 2 Bench Seating | 4 Planters | 6 Crows Nest Seating | 8 Shared Entrance Thresholds |

# B R E E Z E W A Y S E C T I O N



level 4

level 3

level 2



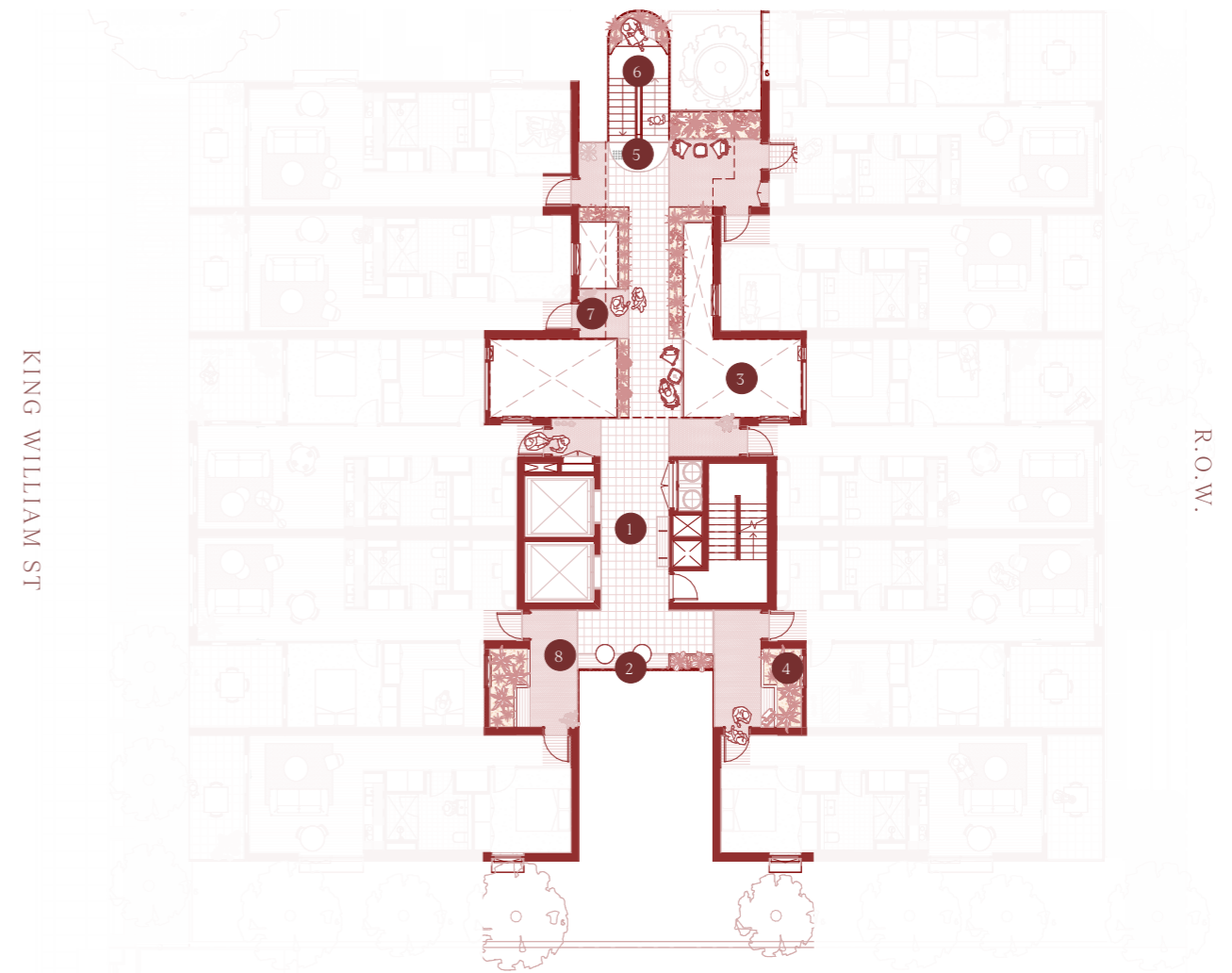




# S K Y T E R R A C E

## Sky Terrace: An Open Outlook to Bayswater

Level 8 introduces a generous rooftop amenity that opens the building to sky, breeze and the wider Bayswater setting. Positioned at the upper edge of the development, the space offers panoramic views across the surrounding neighbourhood, creating a shared elevated outlook for residents. The open and flexible floor plate supports a range of communal uses, from gathering and dining to quiet retreat. Framed by landscape, light and outlook, the rooftop extends the social life of the building into a relaxed, communal environment.



- |                 |            |                      |                              |
|-----------------|------------|----------------------|------------------------------|
| 1 Breezeway     | 3 Void     | 5 Open Stair         | 7 Entrance Thresholds        |
| 2 Bench Seating | 4 Planters | 6 Crows Nest Seating | 8 Shared Entrance Thresholds |



P R I N C I P L E S E V E N

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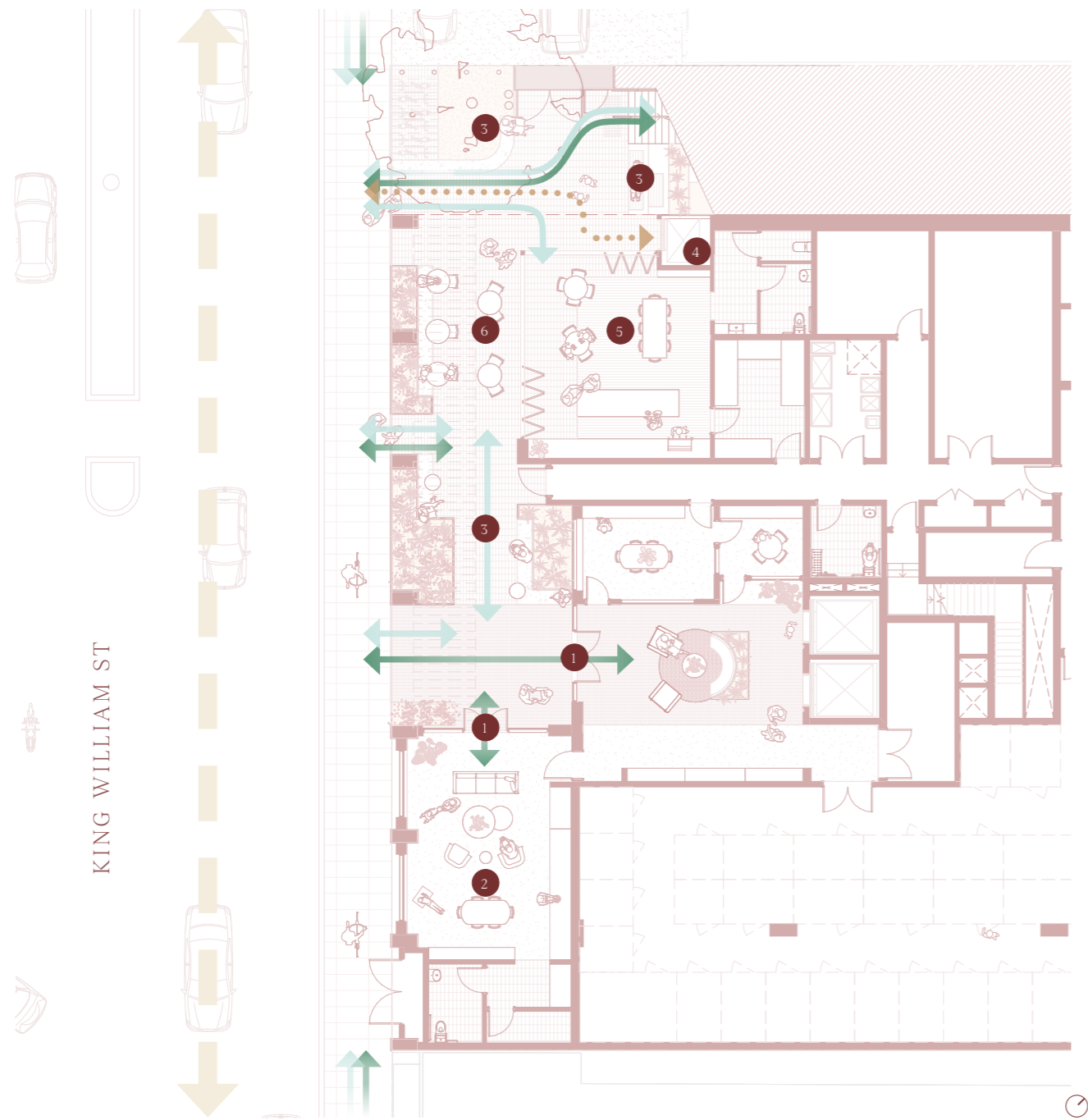
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L E G I B I L I T Y

# KING WILLIAM STREET

## Civic Clarity: Reading the Building at First Glance

The front elevation is composed to provide clear visual hierarchy and program legibility, distinguishing public uses from private residential entries. Commercial frontages and the pocket park are expressed as open, active elements, while residential thresholds are articulated and set apart. Through material variation, depth and spatial cues, the facade establishes an intuitive reading of use, reinforcing identity and ensuring ease of understanding for residents and visitors alike.



|                    |                        |                   |                 |
|--------------------|------------------------|-------------------|-----------------|
| Resident Movement  | Vehicle Movement       | Secure points     | DDA Access      |
| Community Movement | Waste Vehicle Movement | Resident Amenity  | Retail          |
| Bicycle Movement   | Bin Store              | Community Amenity | Retail Alfresco |

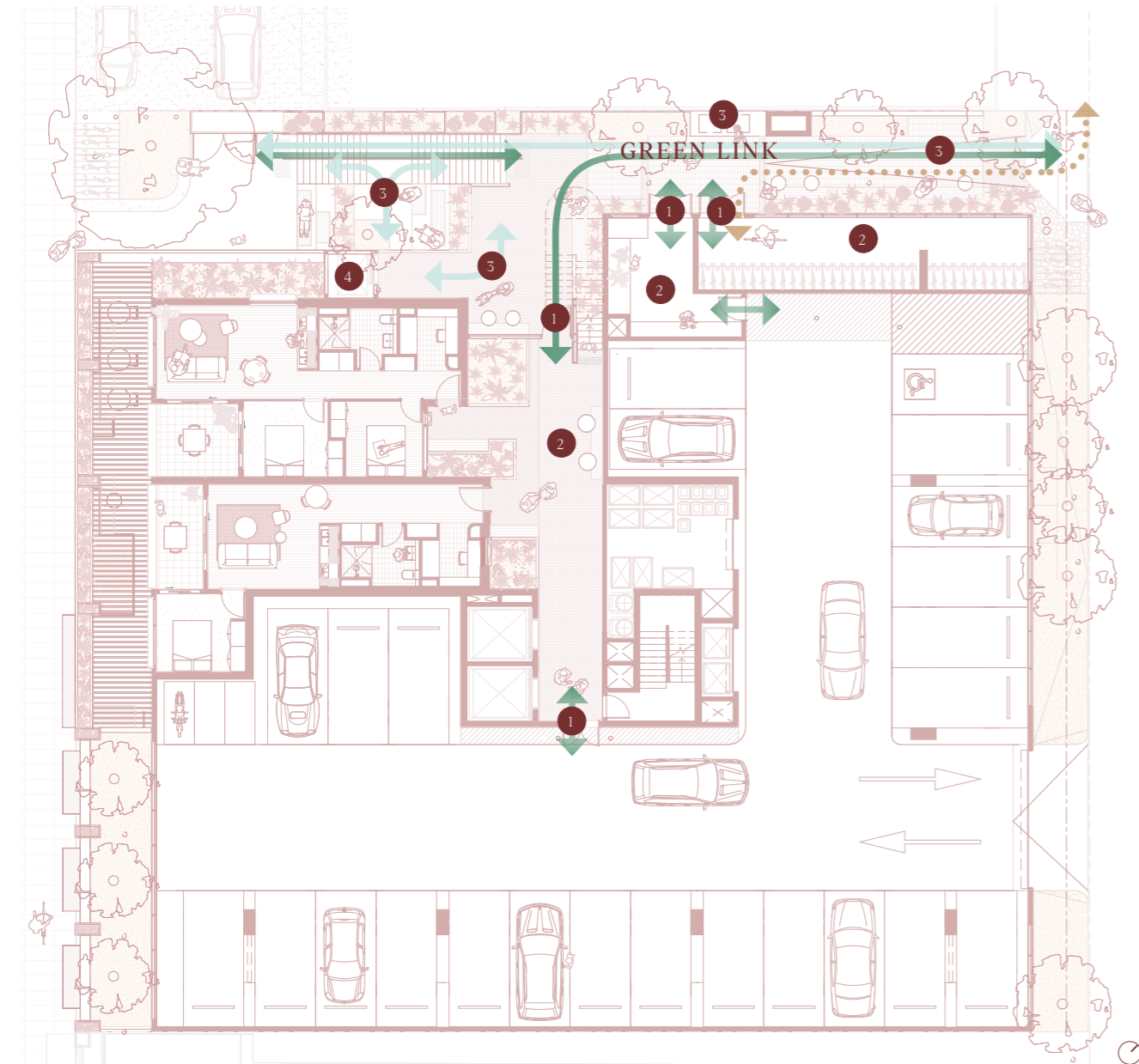


KING WILLIAM

# GREEN LINK

## Layered Signals: Gradients of Public and Private

The green spine is designed as a nuanced transition between public and private realms, where floor demarcations and surface treatments subtly communicate shifts in use. The amphitheatre edge, with its Juliet condition, signals a more private threshold, while the adjacent mural wall reinforces the public character of the walkway. These layered cues create a legible and intuitive environment, guiding movement while maintaining spatial richness.

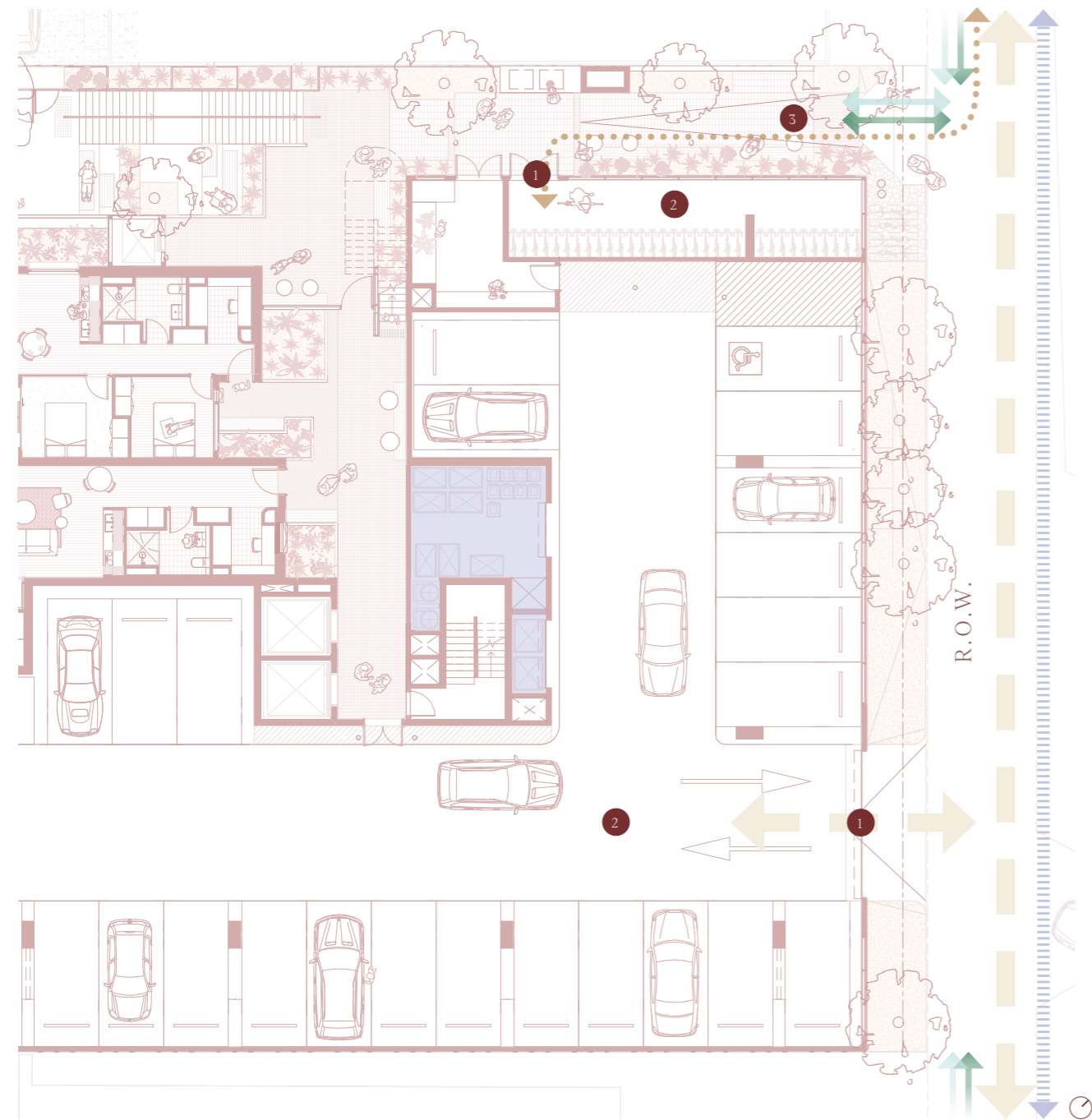


|                      |                          |                     |                   |
|----------------------|--------------------------|---------------------|-------------------|
| ↔ Resident Movement  | ↔ Vehicle Movement       | 1 Secure points     | 4 DDA Access      |
| ↔ Community Movement | ↔ Waste Vehicle Movement | 2 Resident Amenity  | 5 Retail          |
| ↔ Bicycle Movement   | ■ Bin Store              | 3 Community Amenity | 6 Retail Alfresco |

# R I G H T O F W A Y

## Clear Passage: Legible Movement and Defined Access

The rear elevation establishes a clear and legible interface between public movement and private access. The laneway is defined through lighting, materiality and openness, while residential entries and the secured car park are distinctly articulated and easily identifiable. This clarity ensures intuitive wayfinding, supports safety and reinforces a structured hierarchy of access, enabling the space to function effectively as both a thoroughfare and point of arrival.



|                      |                          |                     |                   |
|----------------------|--------------------------|---------------------|-------------------|
| ↔ Resident Movement  | ↔ Vehicle Movement       | 1 Secure points     | 4 DDA Access      |
| ↔ Community Movement | ↔ Waste Vehicle Movement | 2 Resident Amenity  | 5 Retail          |
| ↔ Bicycle Movement   | ■ Bin Store              | 3 Community Amenity | 6 Retail Alfresco |

P R I N C I P L E E I G H T

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S A F E T Y

# A C T I V A T I O N & C P T E D

## Eyes on the Street: Safety Through Presence and Activity

The CPTED strategy is embedded in the building's planning and activation, with apartments providing active frontages to three sides, overlooking the street, right of way and green link. This creates continuous passive surveillance and clear view corridors. A diversity of uses ensures activity throughout the day and night, reinforcing safety through presence. Secure, clearly defined access points delineate private residential areas, supporting a safe, legible and well-managed environment.



### Surveillance

**Active Frontages to Three Edges**  
Apartments and communal spaces overlook King William Street, the right of way and the green link, establishing continuous passive surveillance across all primary interfaces.

**Layered Visual Connections**  
Breezeways, voids and shared spaces maintain clear sightlines through the building, reducing concealed areas and supporting visual connectivity between levels.

**Day-Night Activation**  
A diversity of uses at ground and upper levels ensures ongoing activity, increasing natural surveillance and reinforcing a sense of safety over extended hours.

**Overlooking of Communal Areas**  
Shared spaces and circulation zones are directly overlooked by dwellings, encouraging informal monitoring and reinforcing resident ownership of space.



### Access

**Clearly Defined Entry Points**  
Public, semi-private and private entries are distinctly articulated, ensuring intuitive access and clear separation between resident and visitor zones.

**Secure Residential Thresholds**  
Controlled access points to residential areas provide security while maintaining visual connection to shared spaces.

**Managed Parking Access**  
The car park is secured and clearly identified, with controlled entry to prevent unauthorised access and maintain resident safety.

**Legible Movement Paths**  
Circulation routes are direct and well-defined, supporting safe and efficient movement throughout the building.



### Legibility

**Clear Public-Private Hierarchy**  
Spatial cues, material changes and threshold articulation establish a legible transition from public realm to private residential areas.

**Intuitive Wayfinding**  
Building layout, sightlines and visual markers enable easy navigation, reducing confusion and enhancing user confidence.

**Readable Interfaces**  
Distinct treatment of the street, green link and laneway edges reinforces their respective roles and levels of access.

**Lighting & Visibility**  
Well-lit pathways and open interfaces improve visibility and reinforce a clear understanding of movement and occupation.



### Building Design

**Integrated CPTED Approach**  
Safety is embedded within the architectural design, aligning planning, activation and spatial organisation with CPTED principles.

**Activation of Edges**  
Ground floor uses and communal spaces animate building edges, reducing inactive zones and enhancing safety through occupation.

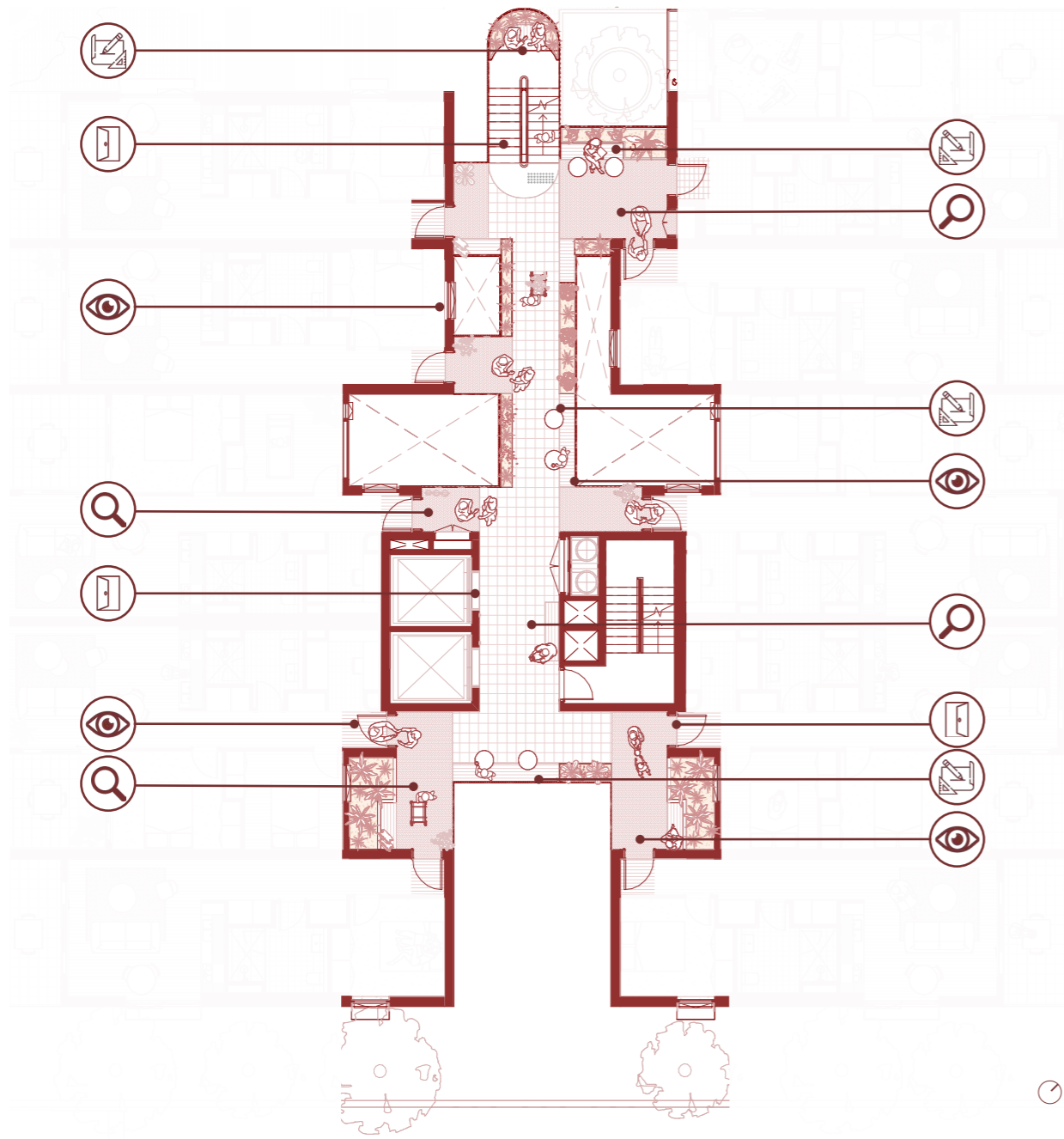
**Robust & Durable Design**  
Materials and detailing are selected for durability and ease of maintenance, supporting long-term safety and building performance.

**Defensible Space Strategy**  
Layered thresholds and defined boundaries establish clear zones of control and ownership, supporting safe and secure occupation.

# A C T I V A T I O N & C P T E D

## Eyes on the Breezeway: Safety Through Resident Presence and Ownership

The internal CPTED strategy is embedded in the building's residential floorplate, with resident-only breezeways, personalised apartment thresholds and open-air circulation supporting safety through presence, visibility and ownership. Apartment entries, windows and shared movement paths overlook the breezeways, creating continuous passive surveillance across residential levels. Clear, controlled access points define the transition from public realm to private dwelling, while open balustrades, netting, lighting and visual connections through voids maintain legibility, comfort and day-night awareness. Communal amenity is accessed through controlled residential circulation, reinforcing a safe, secure and socially connected internal environment.



### Surveillance

**Resident-Only Overlooking**  
The breezeways are accessed only by residents, ensuring that shared circulation areas are naturally monitored by the people who live within the building.

**Passive Surveillance from Apartments**  
Apartment entries, windows and threshold spaces are oriented toward the breezeways, allowing everyday resident movement and occupation to provide a high degree of passive surveillance.

**Open-Air Visual Connectivity**  
The open-air breezeway arrangement, supported by balustrades or netting where required, maintains visibility across circulation zones, voids and shared residential spaces.

**Day-Night Awareness**  
Natural daylight, open-air circulation and integrated lighting support clear visibility throughout the day and evening, with CCTV to be incorporated where required as part of the final security strategy.



### Access

**Controlled Residential Circulation**  
Access to breezeway levels is limited to residents, establishing a secure internal environment that is clearly separated from the public realm and visitor movement.

**Secure Apartment Thresholds**  
Each dwelling is accessed from a personalised residential threshold, creating a clear and secure transition between shared circulation and private apartment interiors.

**Managed Vertical Movement**  
Lift and stair access is organised through controlled residential circulation, supporting legible and secure movement between apartments, parking, communal amenity and shared spaces.

**Amenity Access via Shared Residential Space**  
Communal amenities are accessed through resident-controlled circulation, with the Level 2 amenity capping the end of the breezeway and reinforcing a safe, legible internal destination.



### Legibility

**Clear Internal Hierarchy**  
The arrangement of lift lobbies, breezeways, apartment entries and amenity spaces establishes a clear hierarchy between shared, semi-private and private residential areas.

**Personalised Front-Door Conditions**  
Apartment entries are individually articulated and personalised, reinforcing identity, ownership and intuitive wayfinding within the internal residential environment.

**Readable Breezeway Movement**  
The open-air breezeways provide direct and visually connected circulation paths, reducing ambiguity and supporting clear movement across residential levels.

**Intuitive Residential Neighbourhoods**  
Clusters of apartments addressing shared breezeways create smaller internal neighbourhoods, allowing residents to understand, occupy and take ownership of their immediate environment.



### Building Design

**CPTED Embedded in the Floorplate**  
Safety and CPTED principles are integrated into the residential floorplate through controlled access, open-air breezeways, passive surveillance and clearly defined apartment thresholds.

**Activated Breezeway Edges**  
The breezeways are activated by apartment front doors, windows and personalised entry zones, transforming circulation areas into occupied residential interfaces rather than inactive corridors.

**Open, Safe and Durable Circulation**  
Balustrades, netting, lighting and robust material selections support safe use of the open-air breezeways while maintaining visibility, durability and ease of maintenance.

**Defensible Residential Thresholds**  
Layered thresholds between shared circulation and private dwellings establish clear zones of ownership, supporting privacy, safety and a strong sense of residential belonging.

P R I N C I P L E N I N E

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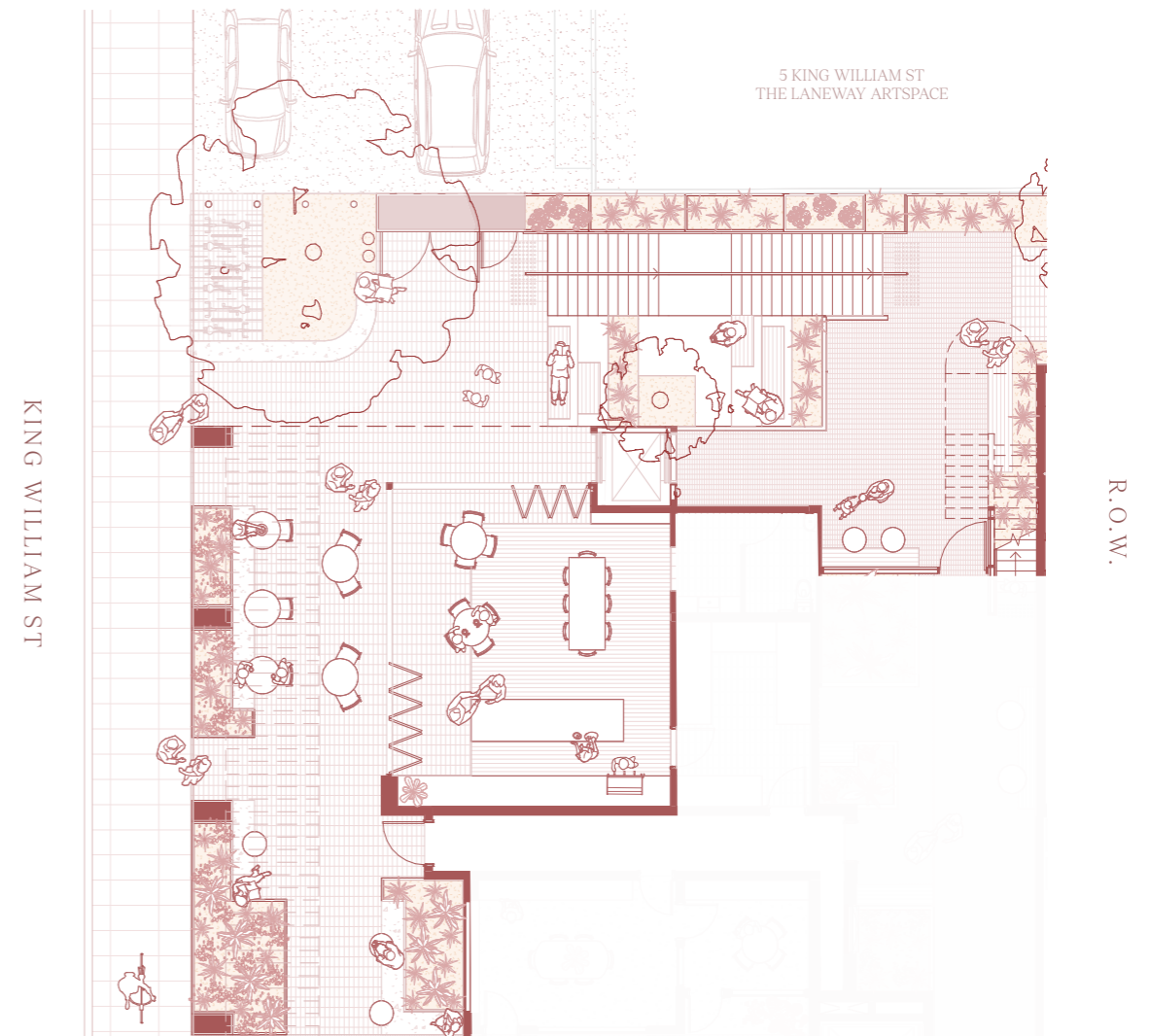
C O M M U N I T Y



# BAYSWATER COMMUNITY

## Civic Threads: Weaving Building and Place Together

The project extends beyond its boundaries to engage with the wider Bayswater community, contributing to the evolving King William Street as a civic and social spine. Activated ground plane uses, landscape interfaces and public-facing spaces invite participation and connection. Through this integration, the building becomes part of a broader collective, supporting social exchange, reinforcing local identity and strengthening the relationship between residents and the neighbourhood.

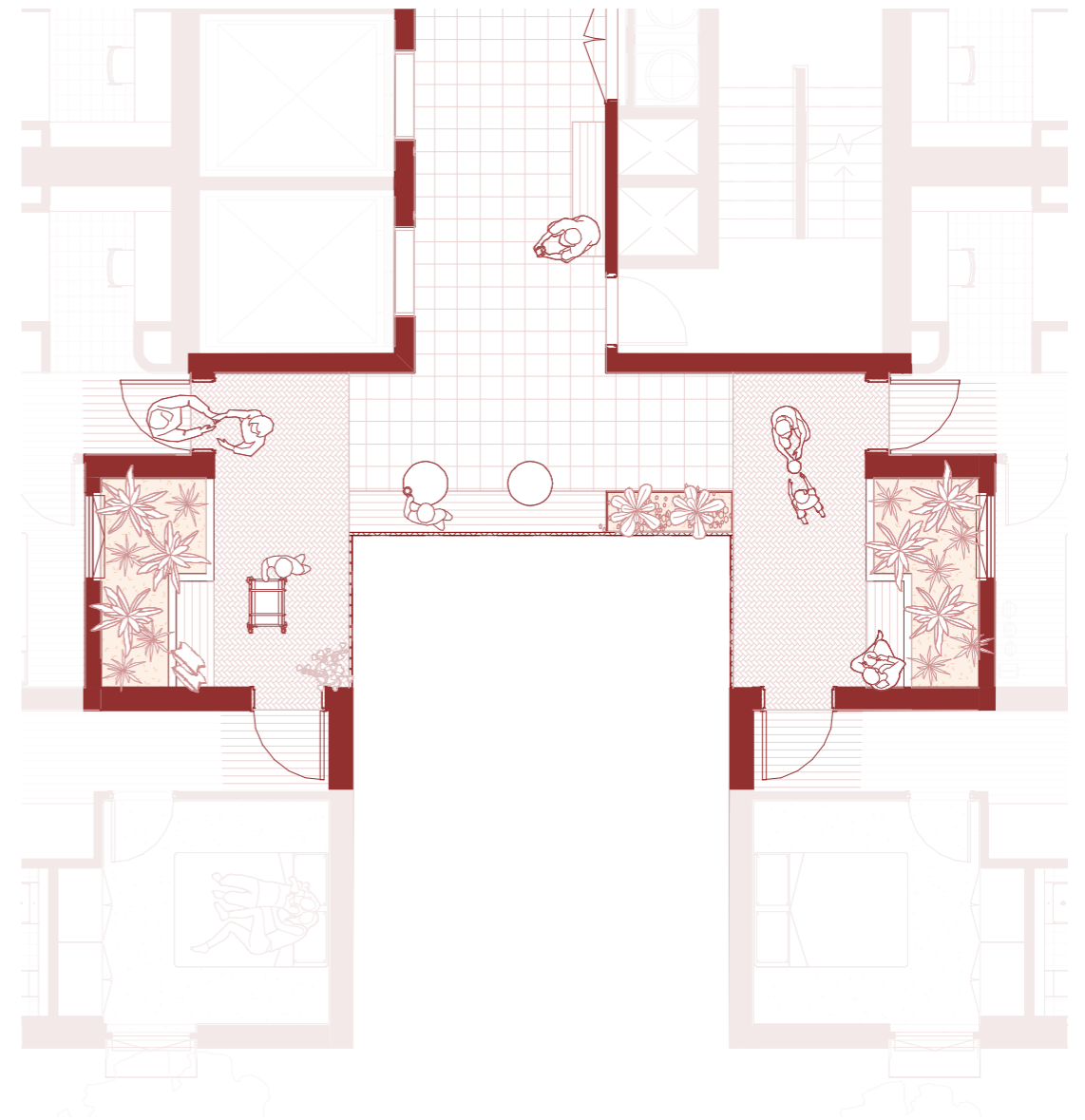




# LOCAL COMMUNITY

## Vertical Neighbourhoods: Life Between the Front Doors

The building is conceived as a series of vertical neighbourhoods, where layered thresholds, shared spaces and in-between zones support everyday interaction and a sense of belonging. Each floor offers opportunities for gathering at multiple scales, from individual pause points to communal rooms. This structure enables residents to engage on their own terms, fostering a resilient and inclusive community grounded in familiarity, ownership and social connection.



P R I N C I P L E T E N

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A E S T H E T I C S

# CIVIC GESTURE

## Anchoring Presence: Form Shaped by Place and Memory

The building is anchored through a series of civic gestures that respond to the established rhythm, materiality and social grain of Bayswater. Façade articulation and patterning draw from the local context, creating a cohesive and legible presence within the streetscape. This approach ensures the architecture is not imposed, but embedded, contributing to a shared identity while reinforcing the continuity and character of King William Street.





KING WILLIAM

THE CLAYTON

CLAYTON BLDG

# LOCAL GESTURE

## Windows of Life: Reframing the Everyday

Traditional Bayswater shopfronts and bay windows are reinterpreted through a contemporary lens, creating moments for sitting, observing and engaging with the street. These elements introduce depth, rhythm and human scale to the façade, supporting activation and passive surveillance. In doing so, the architecture draws from familiar typologies, embedding memory and social function into a modern expression that encourages connection and everyday occupation.



# LOCAL GESTURE

## Laneway Recast: From Back-of-House to Living Street

The right of way reinterprets the historic Bayswater laneway as an activated, human-scaled public realm. Back-of-house conditions are transformed into front door addresses, with direct connections to parking and pedestrian movement. An internal laneway extends and stitches into the existing network, forming a continuous ribbon of murals that amplifies a local arts identity. Layered thresholds, lighting and active edges create a safe, legible and engaging environment that embeds the building within Bayswater's evolving cultural fabric.



# T H R E S H O L D S

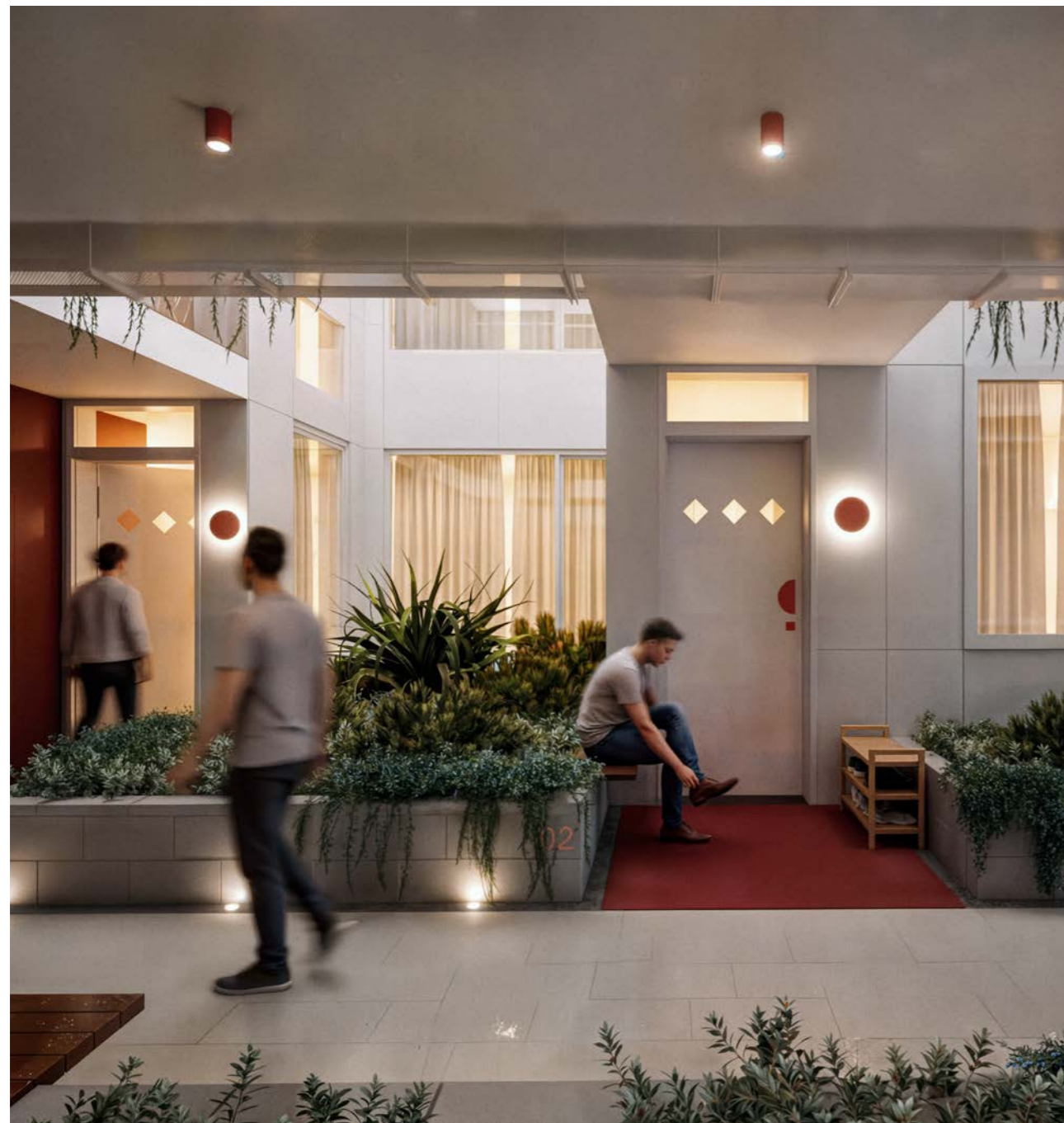
## Thresholds of Identity: Personal Stories at the Door

Articulated entries draw from the historic character of Bayswater, incorporating garden thresholds, stoops and expressive elements such as colour and detail. These personalised front doors create a strong sense of identity and ownership, transforming circulation into a lived and inhabited space. By echoing familiar residential cues, the design fosters connection, memory and individuality, reinforcing the building as a collection of homes rather than a singular form.

# L O C A L G E S T U R E

## Living Edges: The Verandah Reimagined

The verandah, a defining element of Bayswater's residential identity, is reinterpreted as a contemporary threshold condition within the apartment typology. These layered edges provide shelter, outlook and a sense of arrival, extending living spaces outward while maintaining privacy. As a system, they reinforce the relationship between dwelling and street, creating a familiar yet evolved architectural language that supports climate, comfort and community interaction.



THANK YOU