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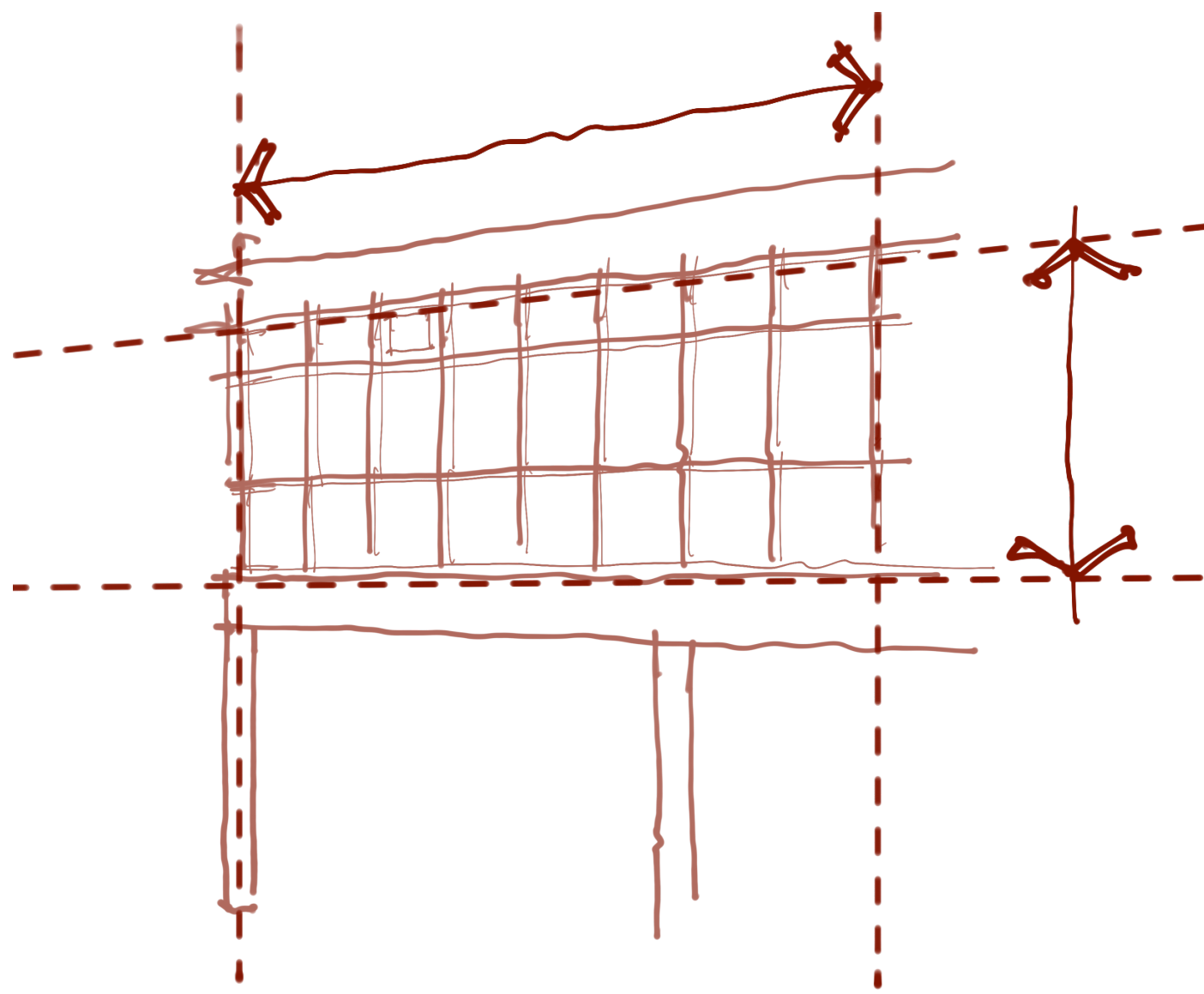
Design Concept

Design Concept
Celebrating the Grid



Victorian Town Houses

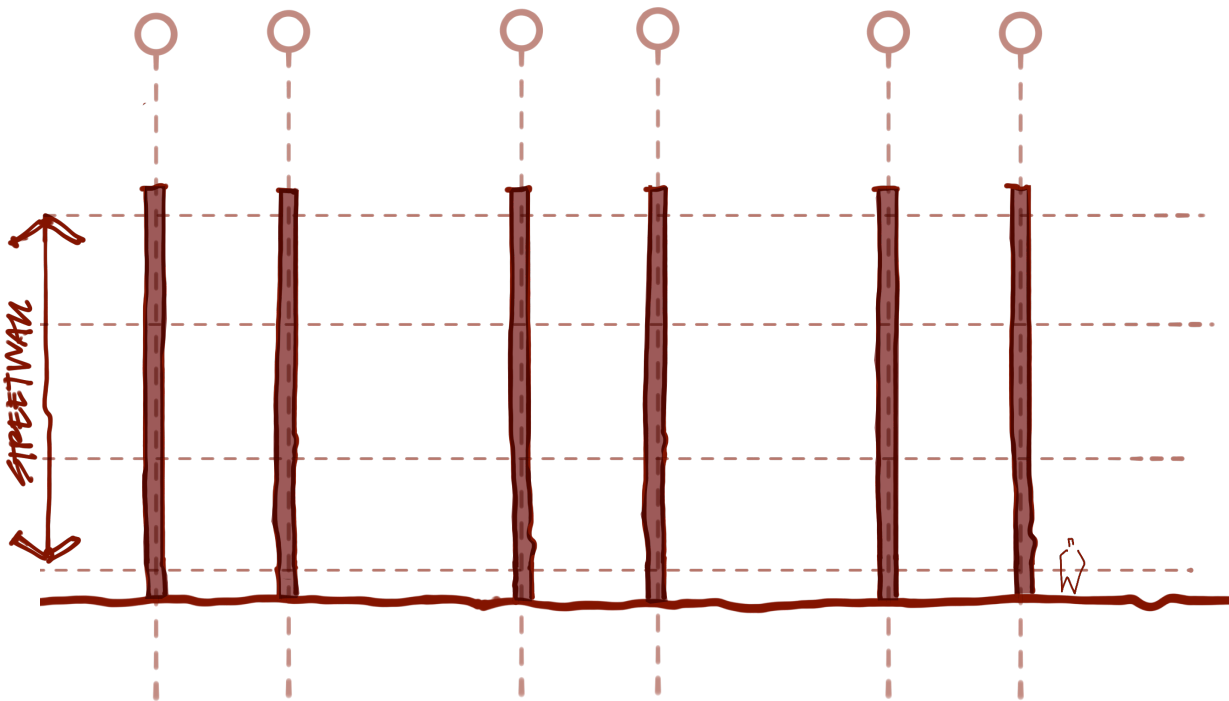
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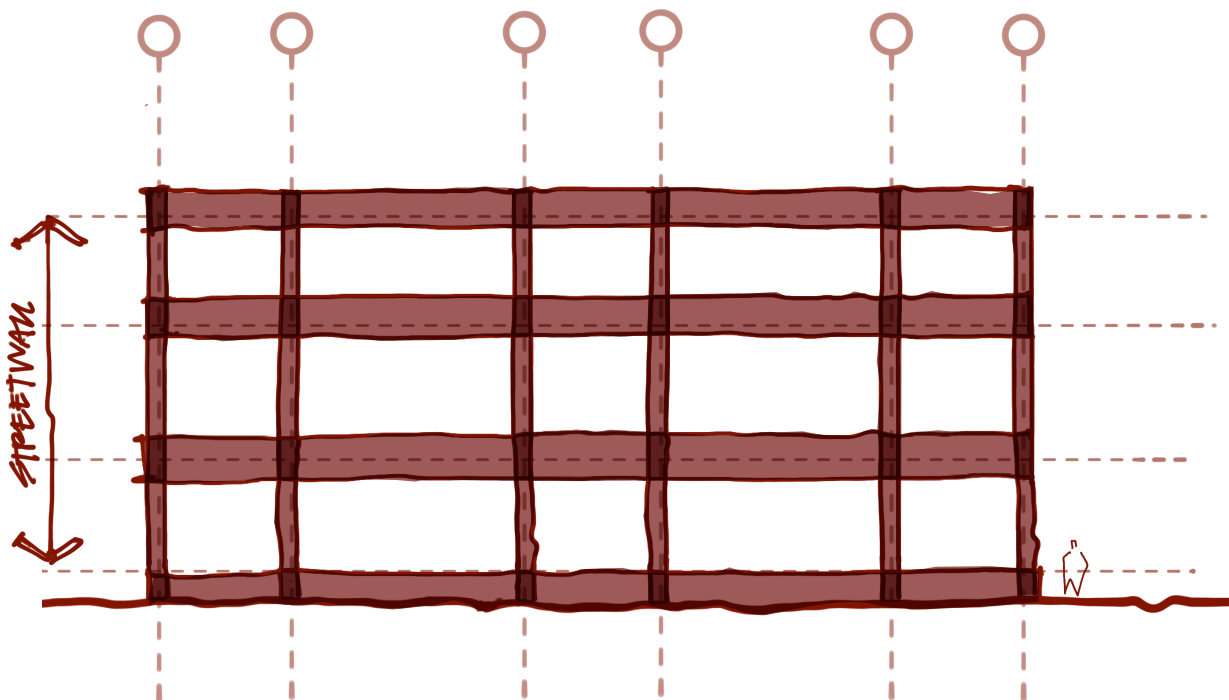
Mid Century Factories



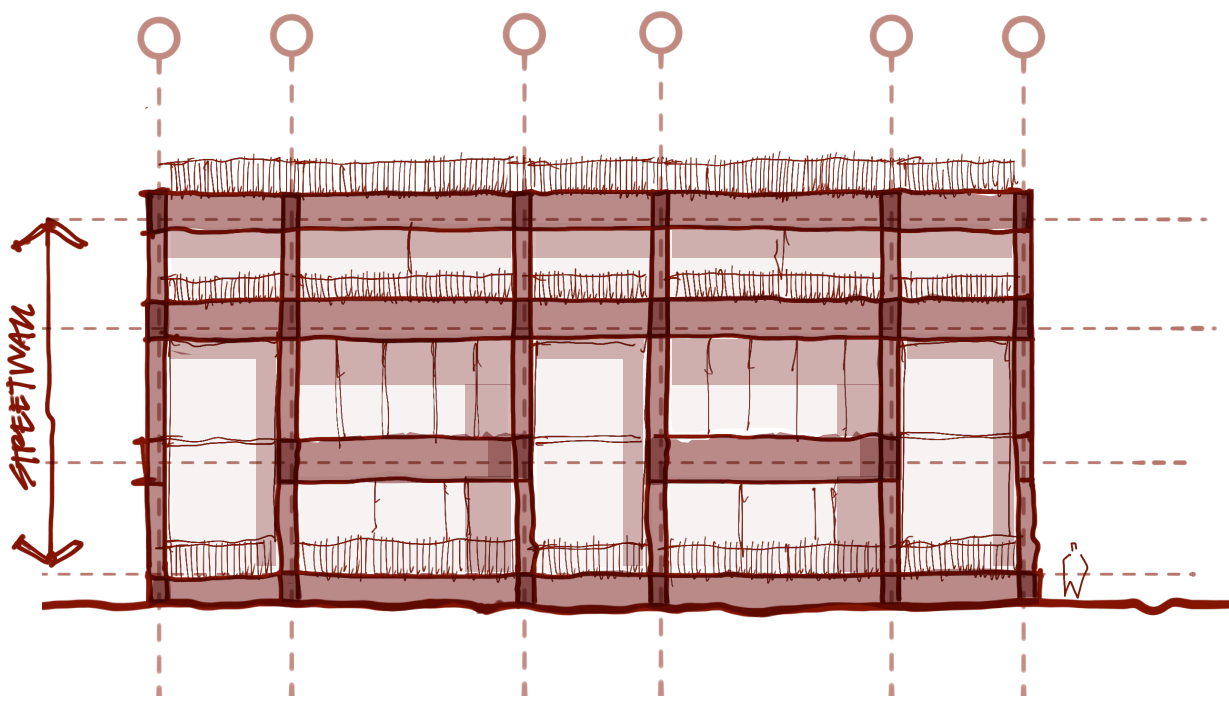
Contemporary Interpretation



Granular Residential Framework



Horizontal Articulation - Levels in Disguise



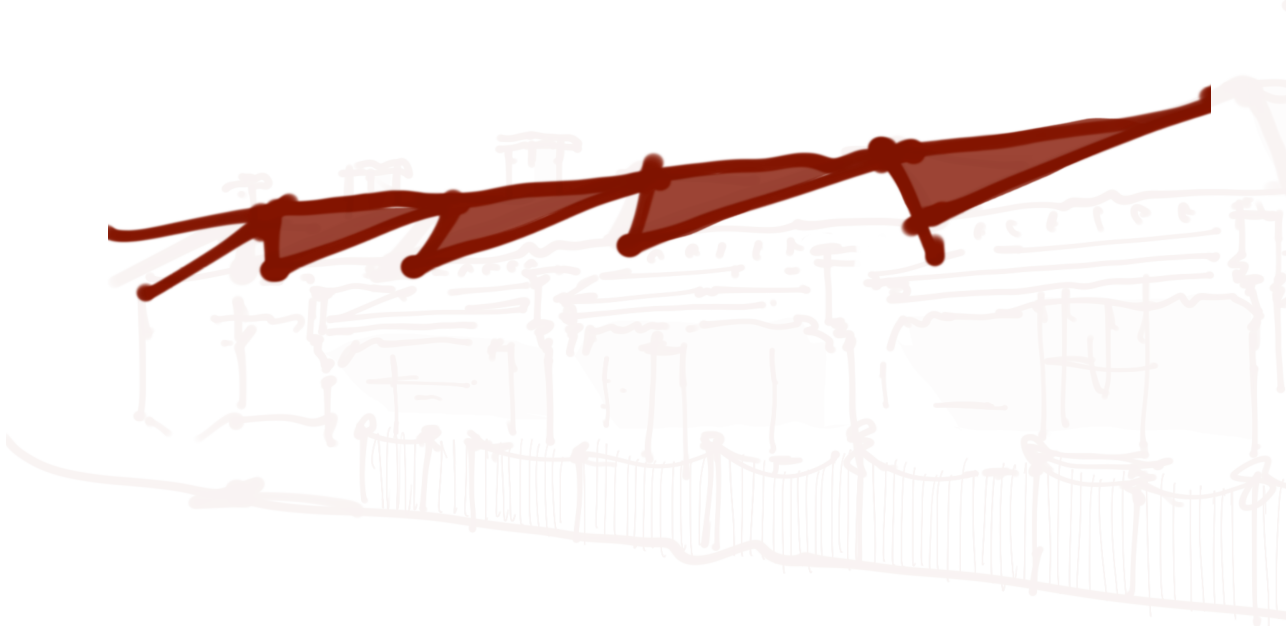
Expression of the Quirk

Design Concept

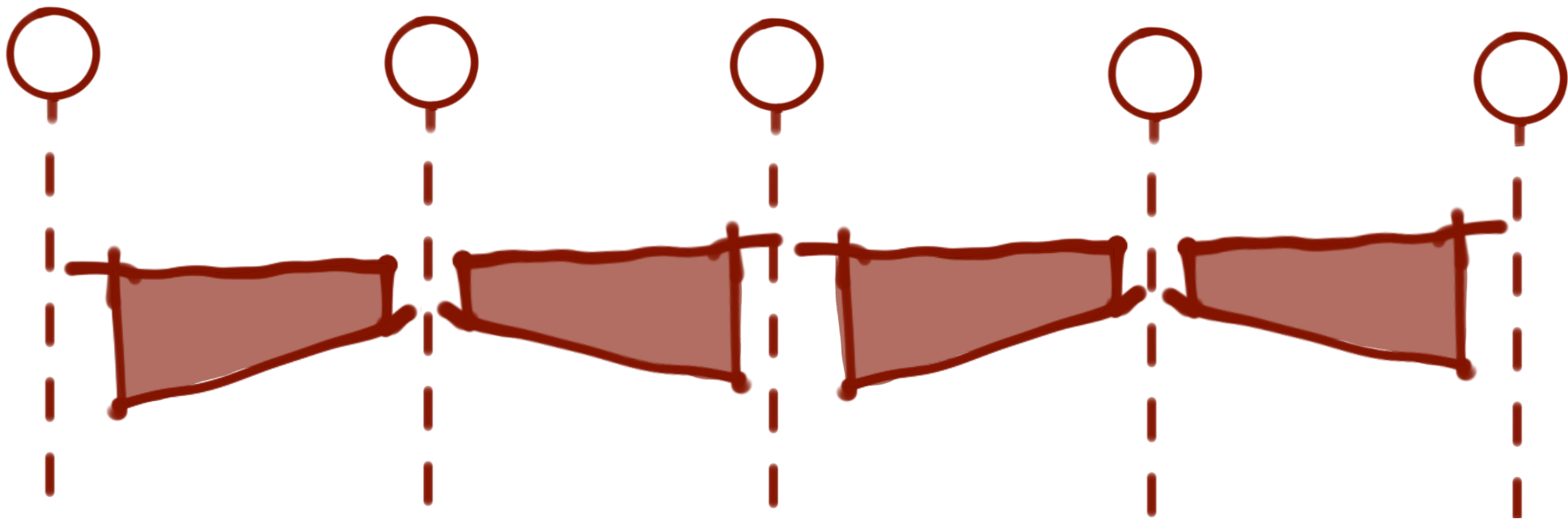
Identity Through Interface



Existing Context



Expression of the Negative

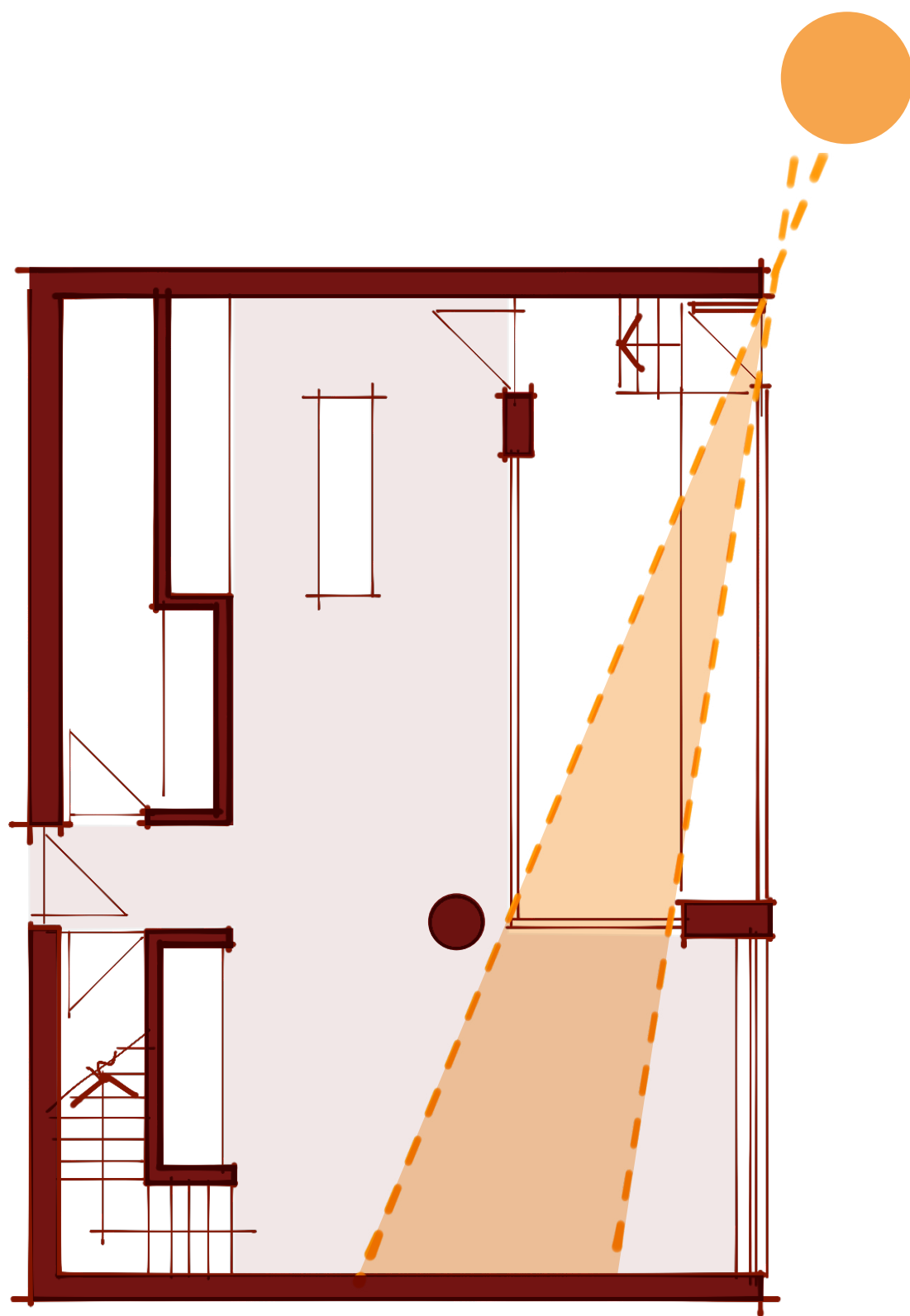


Parapet Articulation

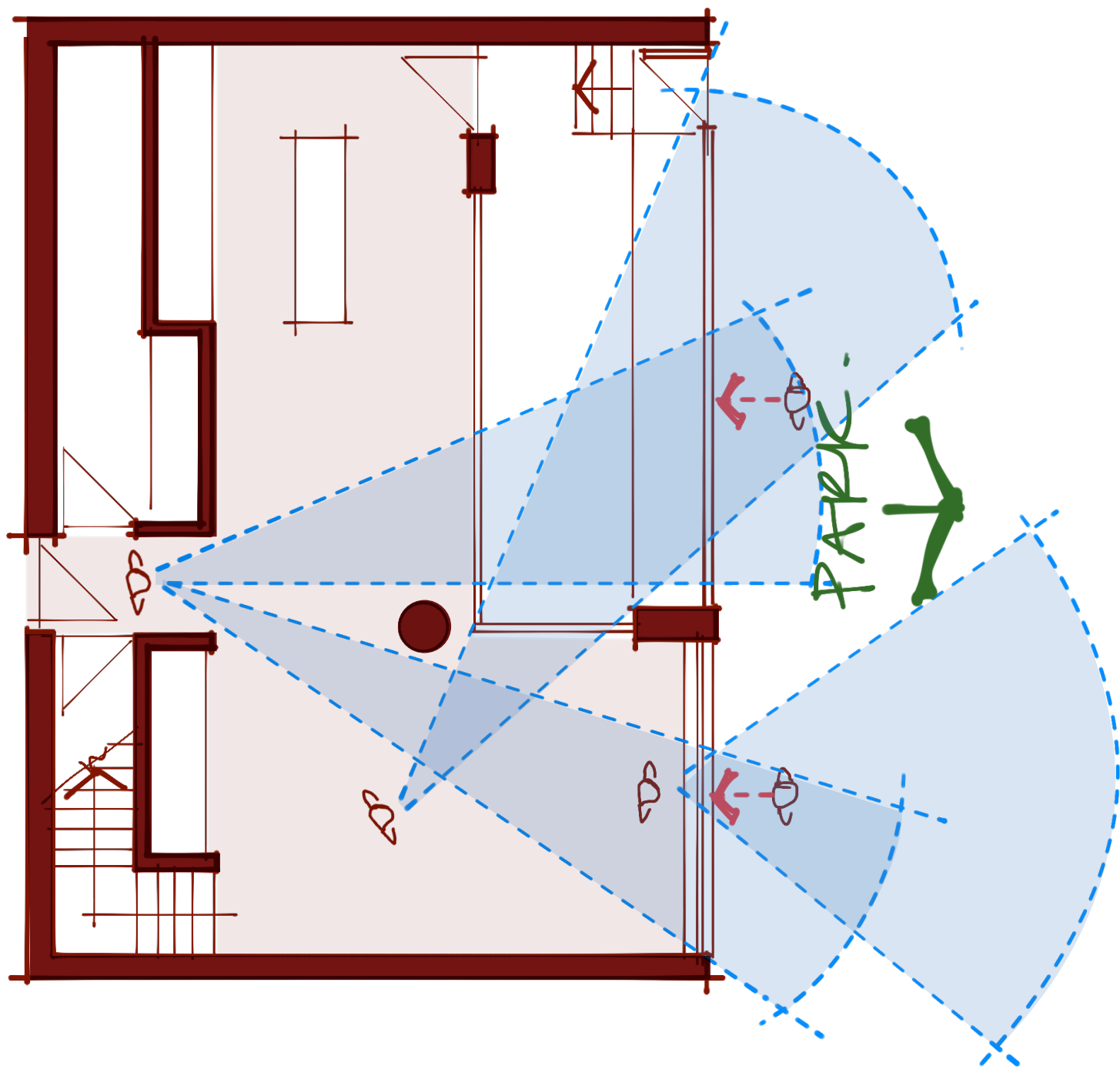
The design subtly echoes the pitched roofs of the single-storey terraces to the west of site.

Design Concept

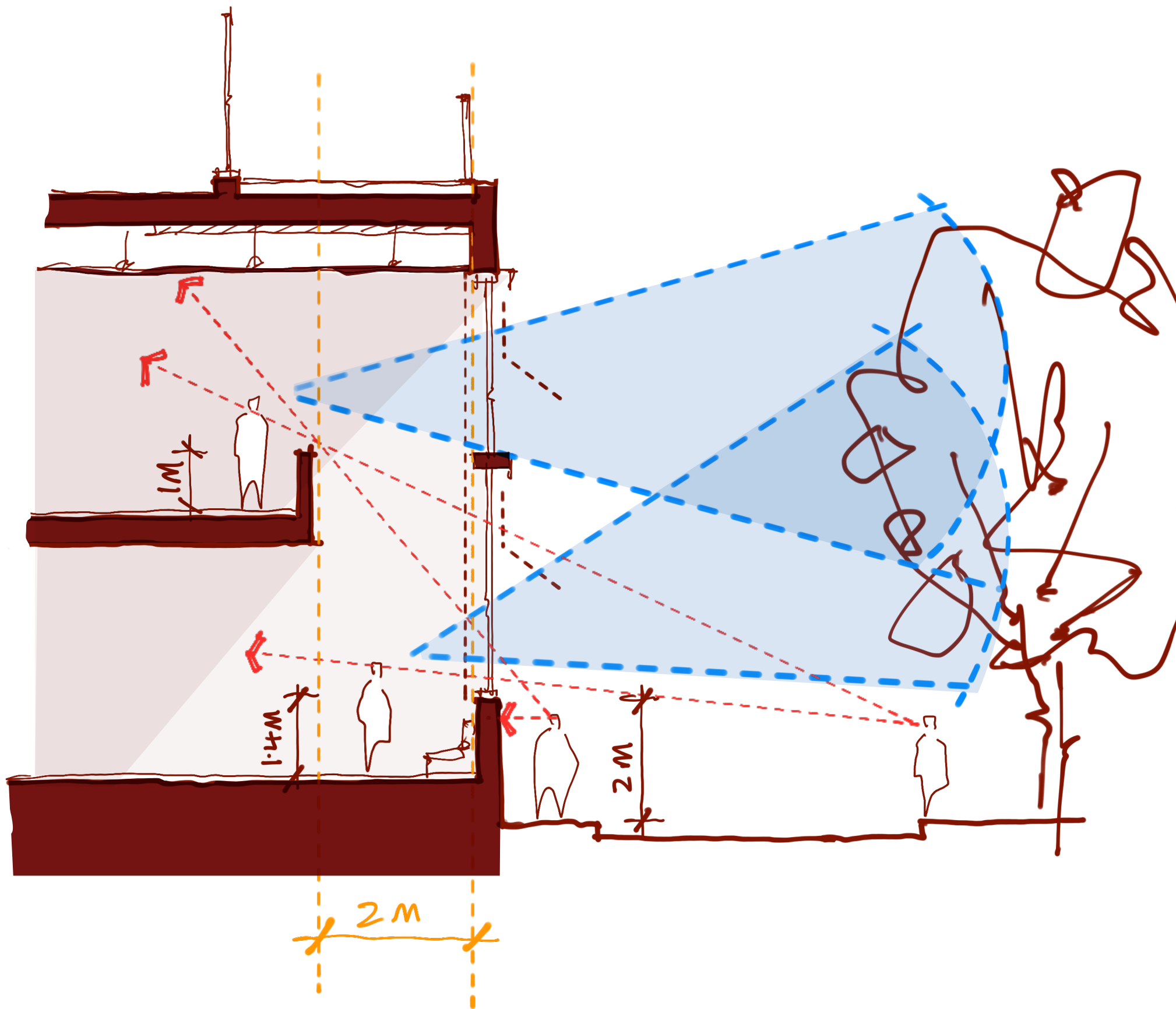
Controlled Aspect



Natural Light



Aspect Out



Considered View Lines

The ground floor treatment optimises aspect—maximising oblique northern light while maintaining privacy, enabling views out but limiting views in.

Design Concept

Precedent Projects



Robust Materials



Operable Shading



Communal Amenity



Generous Spaces

The building design looks to tried and tested Neometro projects, adopting fundamental principals such as robust materials, integrated shading, communal offerings and generous internal volumes.

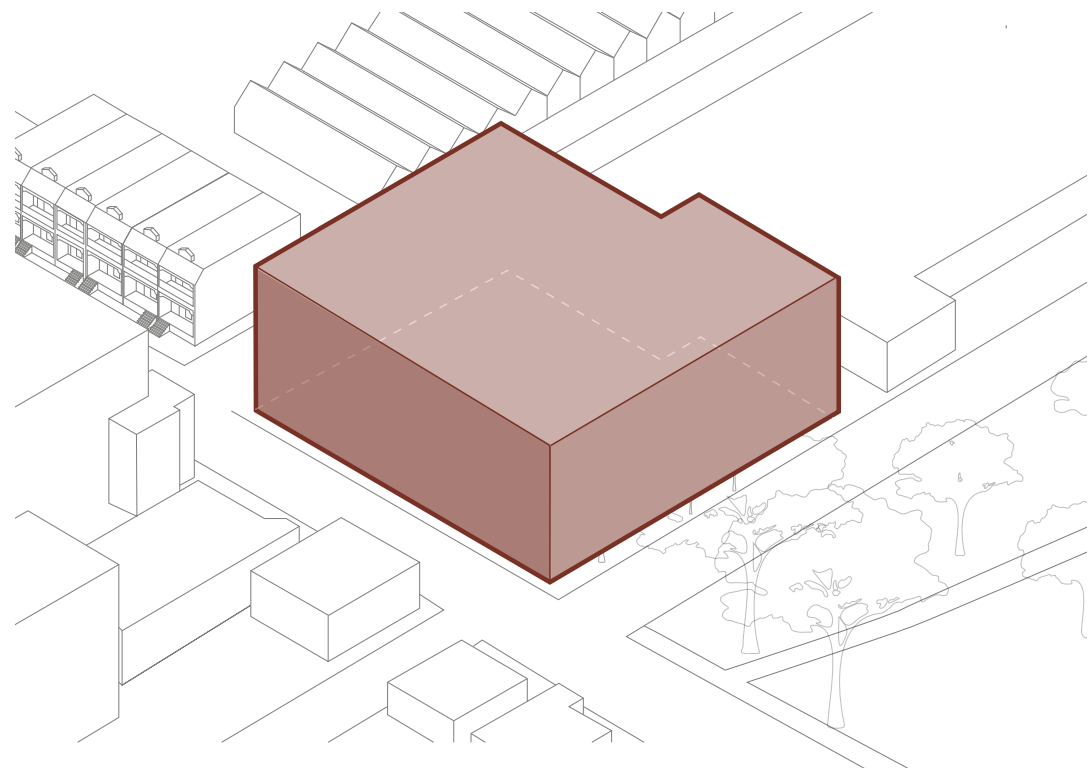
04



Design Proposal

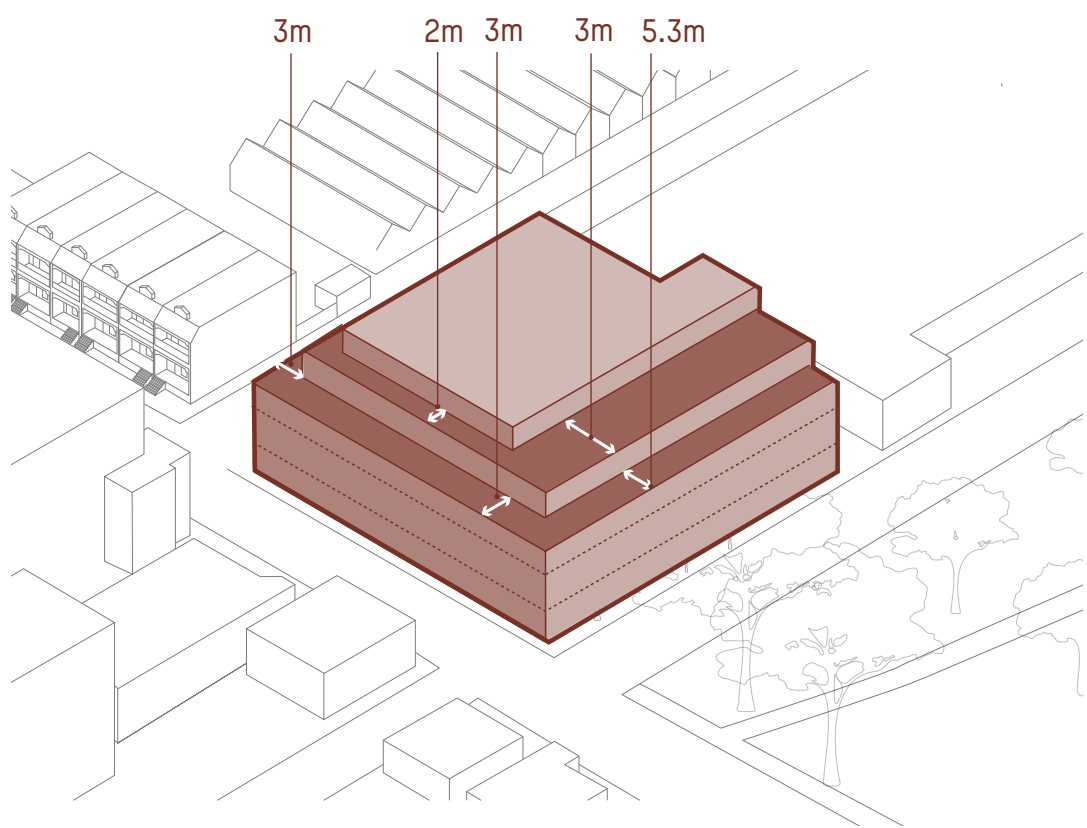
Design Proposal

Massing Strategy



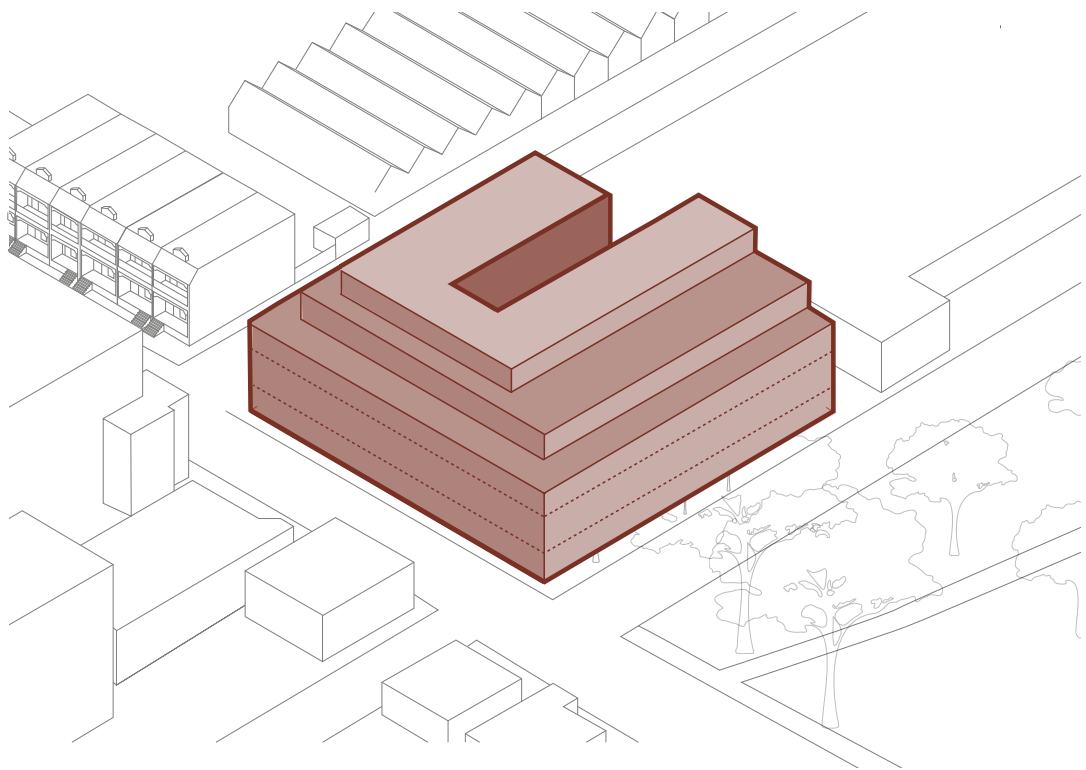
Volume

Large 3 corner facing site



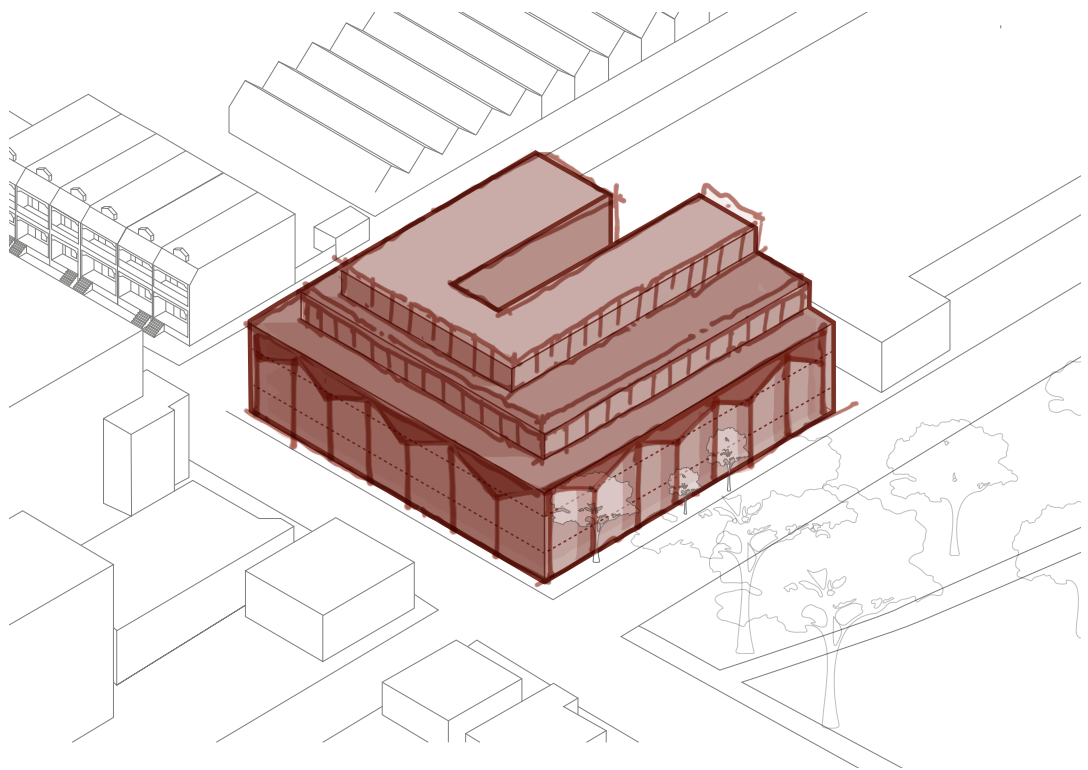
Setbacks

Upper floor setbacks to create three storey podium



Breezeway void

Internal void to allow for breezeway access to apartments and landscape outlook



Facade

Considered facade treatment relating to immediate context and neighbourhood character

Design Proposal

Considered Landscape

A green link extends from Fleming Park into the development via Cross Street, where double-height duplexes open directly onto a landscaped courtyard, framing uninterrupted park views from the moment of arrival

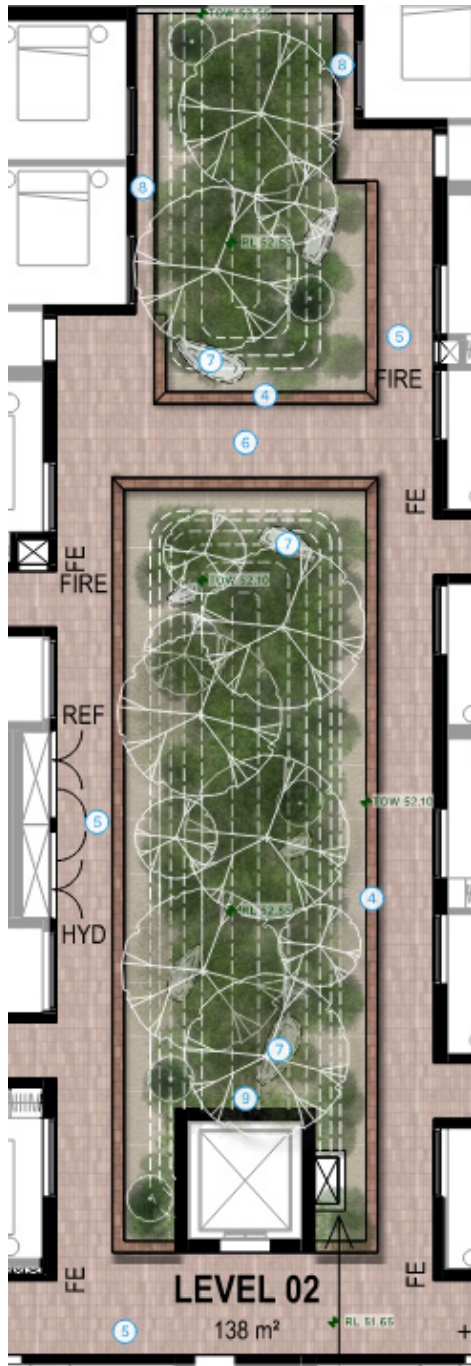
Soft landscaping along the ground-floor edges enriches the public realm and enhances residential amenity, extending seamlessly into the lobby from Albert Street.

At the ground plane, extensive planting softens the street interface and clearly defines entry points.

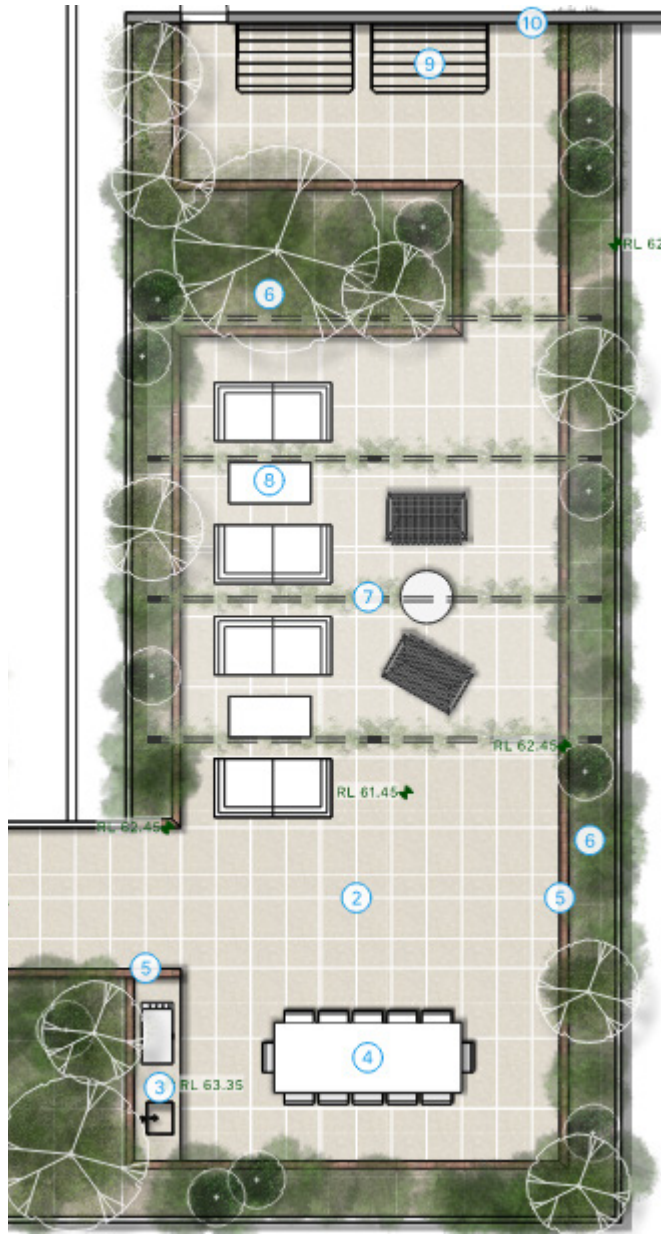
The central landscaped courtyard at Level 2 provides a key focal point for residents, fostering a strong connection to nature and supporting biodiversity.

Planters and pots are designed with sufficient soil depth to allow larger trees and plant species to establish and thrive.

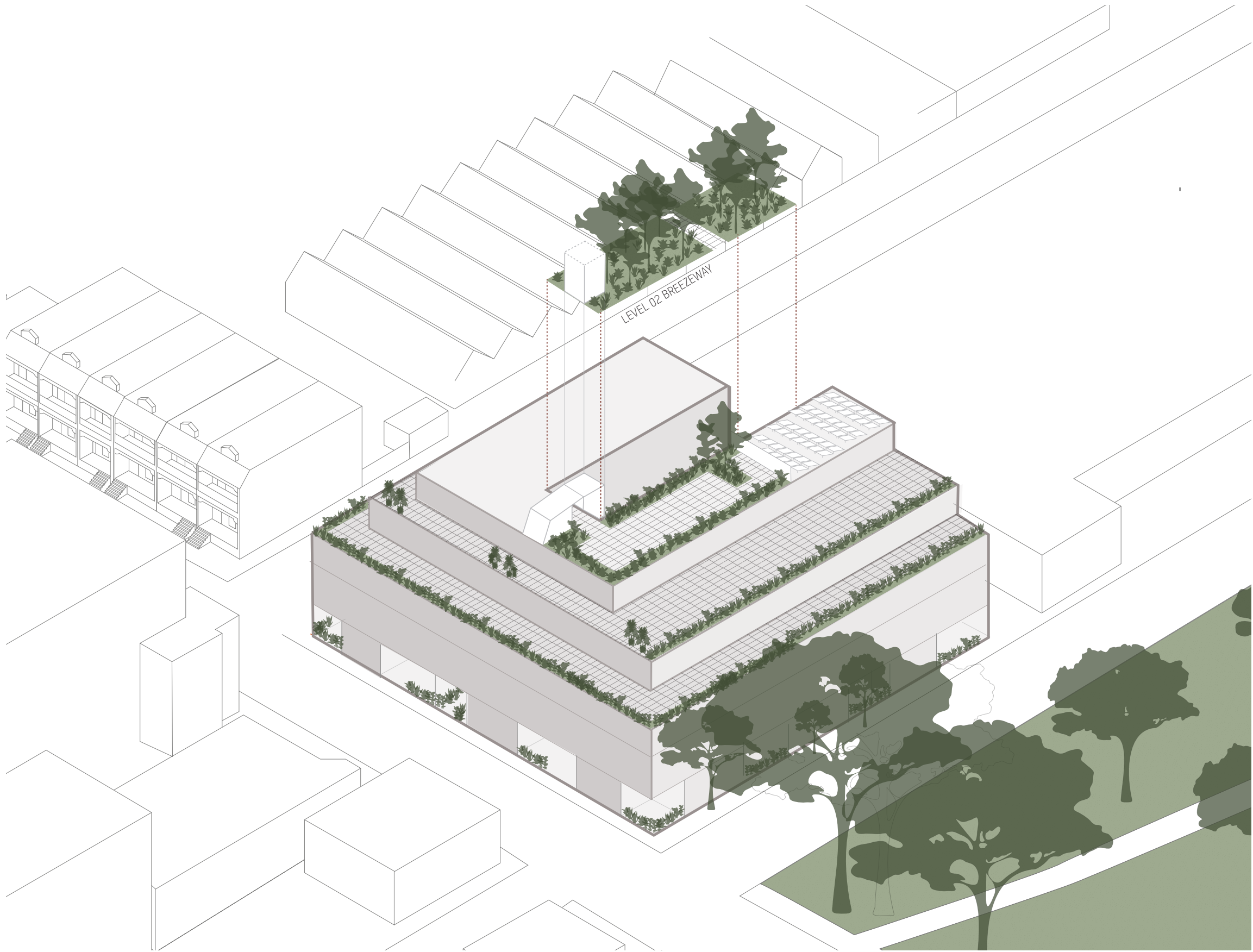
At rooftop level, landscaping is arranged into three distinct zones: a practical service zone incorporating vegetable patches, a garden shed, and clotheslines; a relaxation zone oriented towards park and city views; and a social zone for cooking and entertaining, featuring an outdoor BBQ and dining area. Together, these spaces enhance residents' connection to nature while offering opportunities for recreation, community, and sustainable living.



Level 02 Breezeway



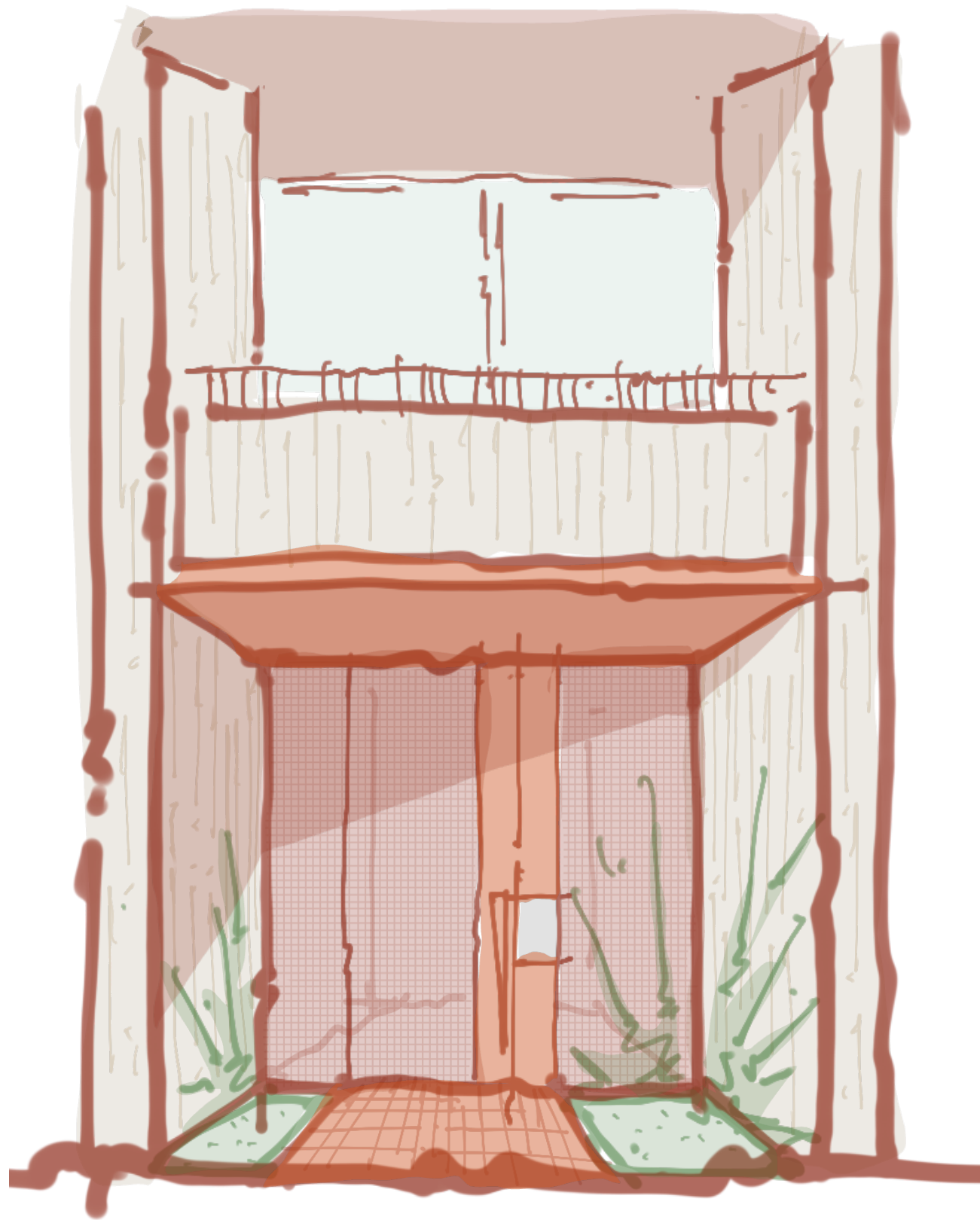
Shared rooftop



A landscaped facade

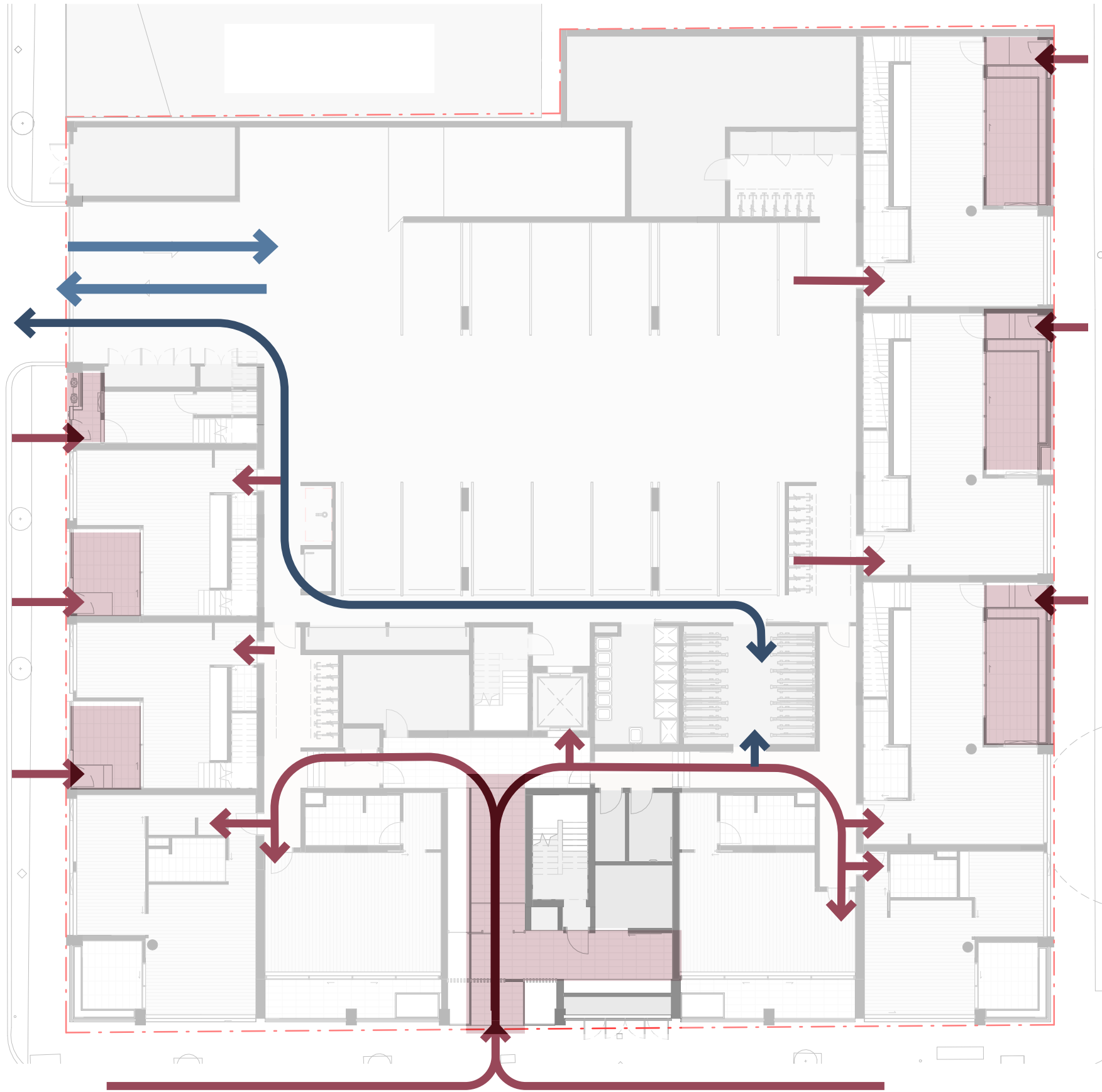
Design Proposal

Ground Floor Activation



Welcoming building entry

Ground floor entries are designed for functionality and integration with the surrounding context. Direct street access to bike parking ensures convenience for residents, while individual entries to ground floor duplexes activate the east and west interfaces, reinforcing the residential character of the area. The main lobby entry on Albert Street establishes a clear sense of address, enhanced through the use of colour and landscaping.

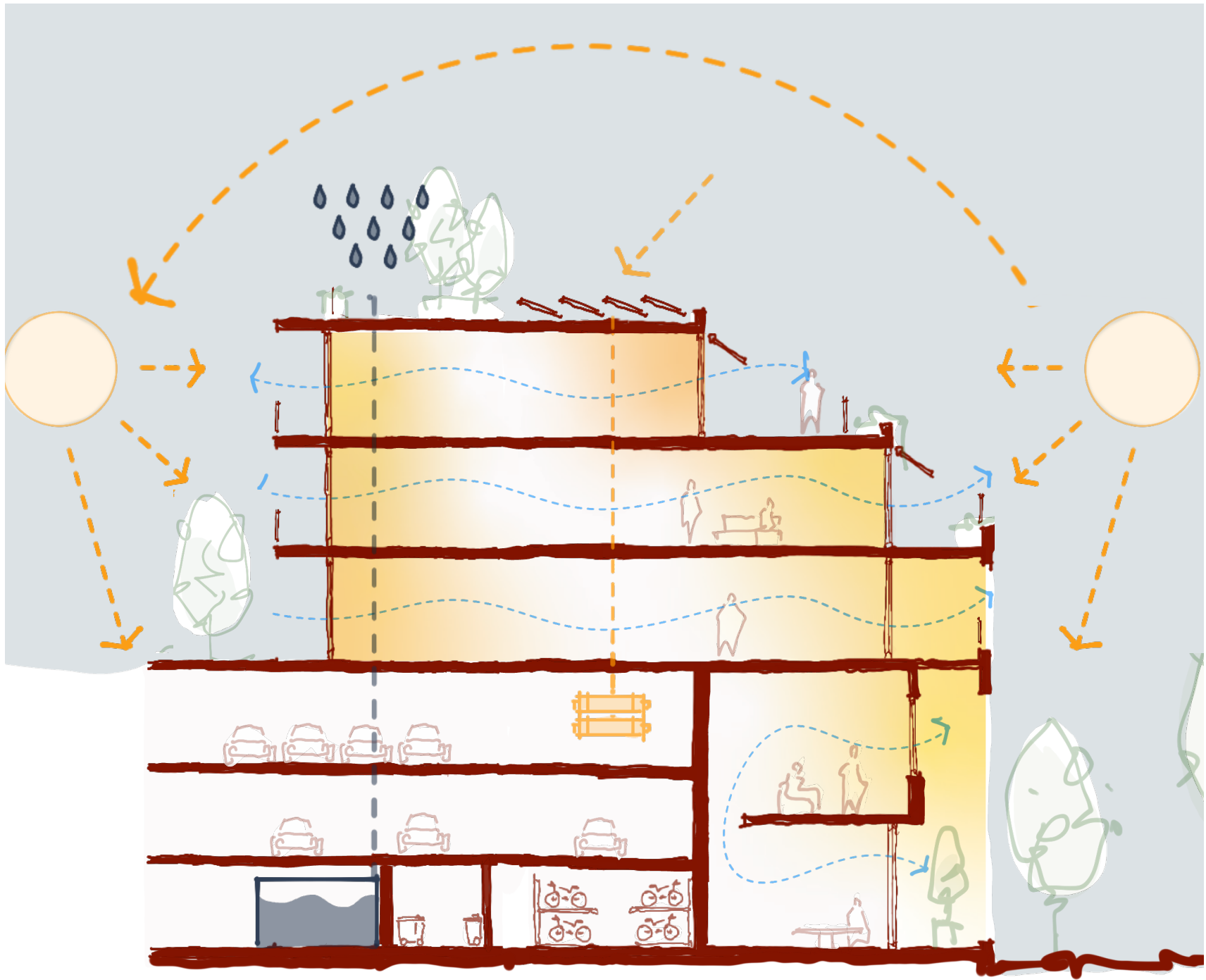


Permeable ground floor access

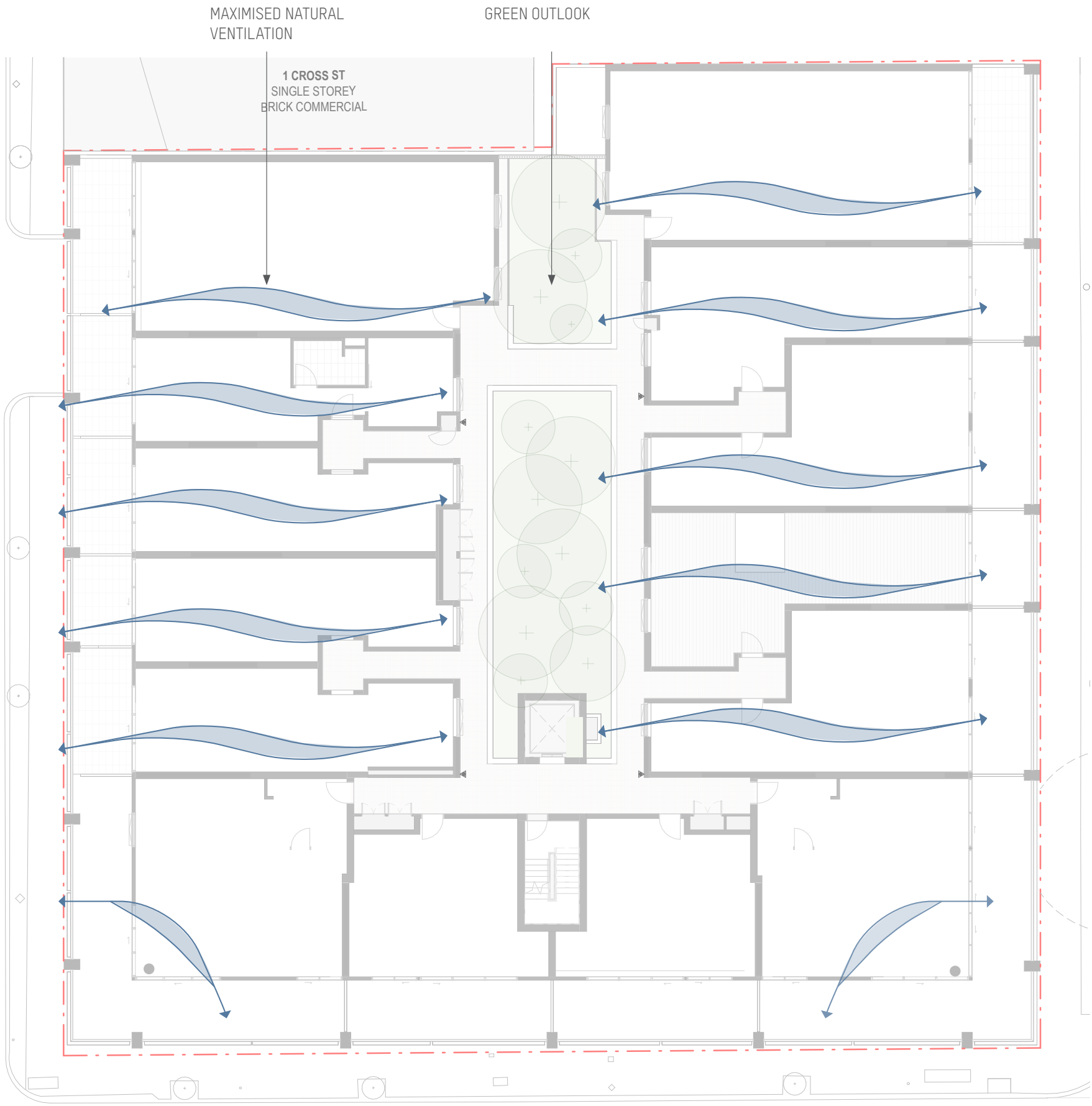
- Access by foot
- Access by bike
- Access by car

Design Proposal

Breezeway Apartments



Solar access, solar panels, roof garden & facade shading



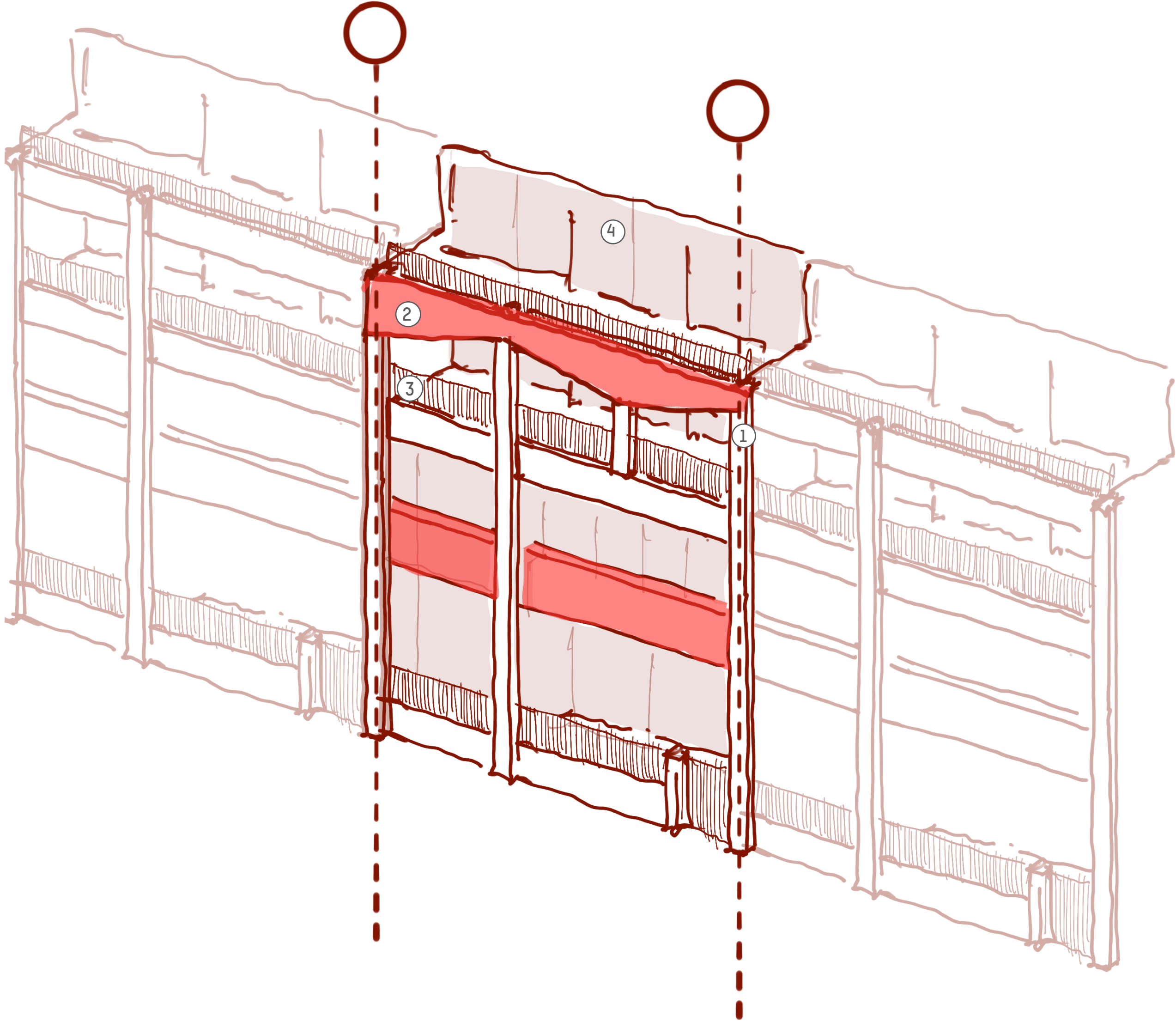
Maximised natural ventilation & green outlook

The project prioritises natural comfort and resident wellbeing by maximising cross-ventilation and creating a central communal landscape through the breezeway typology. Approximately 70% of apartments are cross-ventilated to apartment design guideline standards, with layouts that promote natural airflow, reducing reliance on mechanical systems. A landscaped central courtyard acts as a light well, improving daylight access, outlook, and air quality while providing shared green space that fosters social connection. Apartments adjoining this space benefit from high ceilings and considered glazing, enhancing natural light, thermal comfort, and views to greenery.

Design Proposal

Facade Language

- 1 Expressed Columns
- 2 Balustrade / Facade Panels
- 3 Articulated Balustrade
- 4 Level 03 Setback

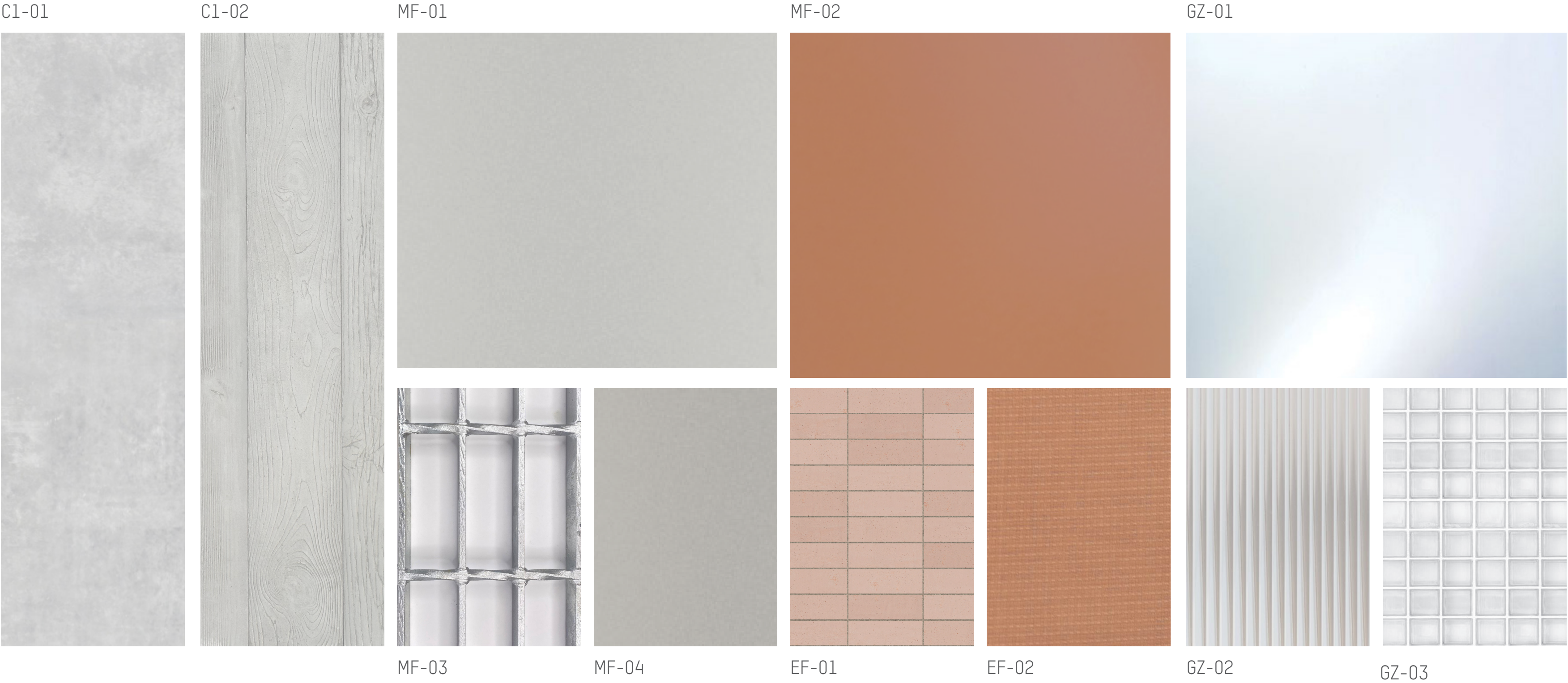


The façade’s rhythm presents a contemporary take on the neighbouring double-storey terrace, while a fabric awning forms a silhouette that recalls both the site’s industrial past and the residential character of Sedgman Street, varying with each elevation.

Design Proposal

Materials Palette

- C1-01 Natural Concrete - Smooth Finish
- C1-02 Natural Concrete - Board Formliner
- EF-01 Brick Tile - Terracotta
- EF-02 Fabric Awning - Terracotta
- GZ-01 Glazing - Clear
- GZ-02 Glazing - Fluted
- GZ-03 Glazing - Glass Block
- MF-01 Metal Finish - Light Grey
(Powder coat - Window Frames, Balustrades, Walls)
- MF-02 Metal Finish - Terracotta (Powder coat)
- MF-03 Metal Finish - Webforge
- MF-04 Metal Finish - Grey
(Powder coat - Podium Feature Panels)



The material palette is composed of durable, contextually sympathetic, yet contemporary materials. The minimal palette creates a calm, considered presence, complementing rather than competing with the street’s heritage.