

VICTORIA'S BUILDING DESIGN OF THE YEAR PLUS INSPIRATIONAL HOME DESIGN

WINNING DESIGN

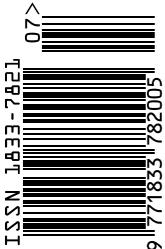
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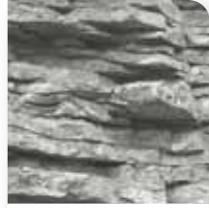
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Contents



WINNING DESIGN 2014 VICTORIA

- 4 Message from the Editor
- 4 Our sponsors
- 6 Message from the BDAV President
- 8 2014 Building Design of the Year
- 12 Winners: Major Categories
- 52 Ten Star Challenge
- 56 Our emerging designers
- 60 Winners: Special Categories
- 74 The 2014 Contenders
- 92 Sustainable Building Design: Tim Adams
- 94 Index of 2014 winners
- 96 Judges

Editor

Giselle Grynbaum

Managing editor

Sophie Rennard

Design

Glenn Moffatt
Vanessa Masci

Publisher

Mark Scruby

Advertising Account Manager

Florence Miles

Editorial contributors

Tim Adams
Darren Cole-Sinclair
Paul Hassall
Ingrid Hornung
Robert McLauchlan
Michael O'Sullivan
Stephen Rachcoff
Julie-Anne Smith
Ashley Thompson
Jim Woolcock
Giselle Grynbaum



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Winning Design 2014 Victoria is published for the Building Designers Association of Victoria by Hardie Grant Media

Ground Level, Building 1
658 Church Street, Richmond
Victoria 3121 Australia

Tel: 03 8520 6444

Fax: 03 8520 6422

hardiegrantmedia.com.au

Managing director

Jeff Trounce

Publisher

Mark Scruby

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Editor's message

Winning Design 2014 Victoria

DESIGN TOUCHES EVERYONE

Design impacts every facet of our lives. The broad range of entries in the BDAV's 2014 Building Design Awards reflects this. Projects entered include a health club, a physiotherapy and pilates studio, a dental clinic, a medical centre, a bank, office complexes, work spaces, an eatery fitout and, of course, homes and renovations where people live. Places where we go about our daily activities, in comfort, and in style.

In each instance, the client has put their confidence in the designer to create the best available options within their budget and their brief. And the results are certainly high quality, sensitive outcomes.

Adrian Forty, Professor of Architectural History at The Bartlett in the USA said "No design works unless it embodies ideas that are held common by the people for whom the object is intended".

This is so true of the outstanding outcomes achieved by our Building Designers in coming up with solutions to their clients' ideas.

And, as always, the designers have had the courage of their convictions to enter their projects in our Awards program, enabling us to showcase their talents to the broader community.

Industry Award winners continue to be recognised as leaders at the pinnacle of their profession. The projects showcased in this publication have all achieved their clients' aspirations, whether they are winners or not.



Giselle Grynbaum
Editor

The projects reflect what can be achieved in a relationship of confidence between client and designer, in which the designer has inspired the client to achieve their vision.

Our 19th annual Building Design Awards highlights the diverse talents of BDAV building designer members.

We are excited with this ninth edition of Winning Design – the first in our new partnership with Hardie Grant Media – for showcasing the broad talents of BDAV Members in this high-quality publication.

The community continues to make Winning Design a 'must read' because it contains in-depth information about the projects entered each year in the BDAV's annual Building Design Awards competition. The projects showcased in this edition have again set benchmarks for achieving consumers' aspirations, and show you that the designer can interpret and design a successful solution to the client's brief and achieve their desired result.

Enjoy the read!

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THE IMPORTANCE OF THE DESIGN PHASE

Design and professional advice is more important now than ever before. With ever evolving legislation, it is imperative that building designers are across all building requirements, and are able to implement them without compromise to the overall aesthetic, and optimum livability of a home. The performance of a home is ultimately built into its very fabric, but the composition and specification for a home will impact longer term on day-to-day living, running costs and maintenance.

BDAV members are among the most informed professionals in the industry, and can help you through every stage to make the right decisions for the long term, starting with making the most of your block of land and siting your building. Maximising any views or outlooks will need to be tempered with the long-term performance and maintenance of your home.

Sadly, too many consumers incorrectly see the design phase of a project as the supply of documents to gain the appropriate permits only. Many owners attempt to assume control over their project's design, placing very little value in the design process itself, when really it is the key to its success. This approach generally adds to the uninspiring versions of homes that unfortunately make up much of our built environment.



Michael O'Sullivan
President
Building Designers Association of Victoria

The design phase should be seen as the most important and considered part of any project. A considered design solution ultimately protects the massive financial commitment to follow in the construction phase. Getting the design right first ensures you can follow on with confidence that you are creating something with a long-term benefit for all.

Great architectural works around the globe attract people from far and wide, making their sited cities into worldwide destinations. These are buildings that inspire; their long lasting design appeal is embedded in their fabric, creating a multi sensory experience for all those who visit. What makes these projects so special is a combination of considered siting, spatial arrangements and product specifications, which are similarly important in the design of our homes today.

Securing the services of a BDAV member can ensure your project has direction and longevity, and sustainability. It will improve your investment and positively impact the way you and your family live everyday. The

opportunity to impact with design comes from clients who place their faith into the capable hands of their chosen building designer, to bring their dream project to life. Your selected BDAV member will have the skill set to advise you in every aspect of the process, from material use to sustainability.

Engaging with a design professional may allow you to see your project in a whole new light. We once had a client proclaim in a design presentation meeting: "It is everything that we wanted, but nothing like what we expected". Engaging a building designer will allow your project to reach its full potential. A client's specific 'wish list', combined with new thinking and technology, can result in a stunning design solution.

It's important to understand that there are endless possibilities on any project; however, engaging with a BDAV member will allow you to find the right direction, creating a unique response that is both considered and inspiring.



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Winner

Building Design of the Year 2014



Birkenstock Australia HQ

This is an exemplary design project. As the designers state “this [project] succinctly translates the brand’s core values into joyful spatial experiences, intuitively illustrating Birkenstock’s commitment to quality, craftsmanship, sustainability, honesty and a healthy lifestyle.”

The design team’s control over all aspects of the project is apparent in the uncompromising design resolution. Design consideration has been applied to every aspect of this project, down to the tiniest detail – and yet it never feels or looks overworked.

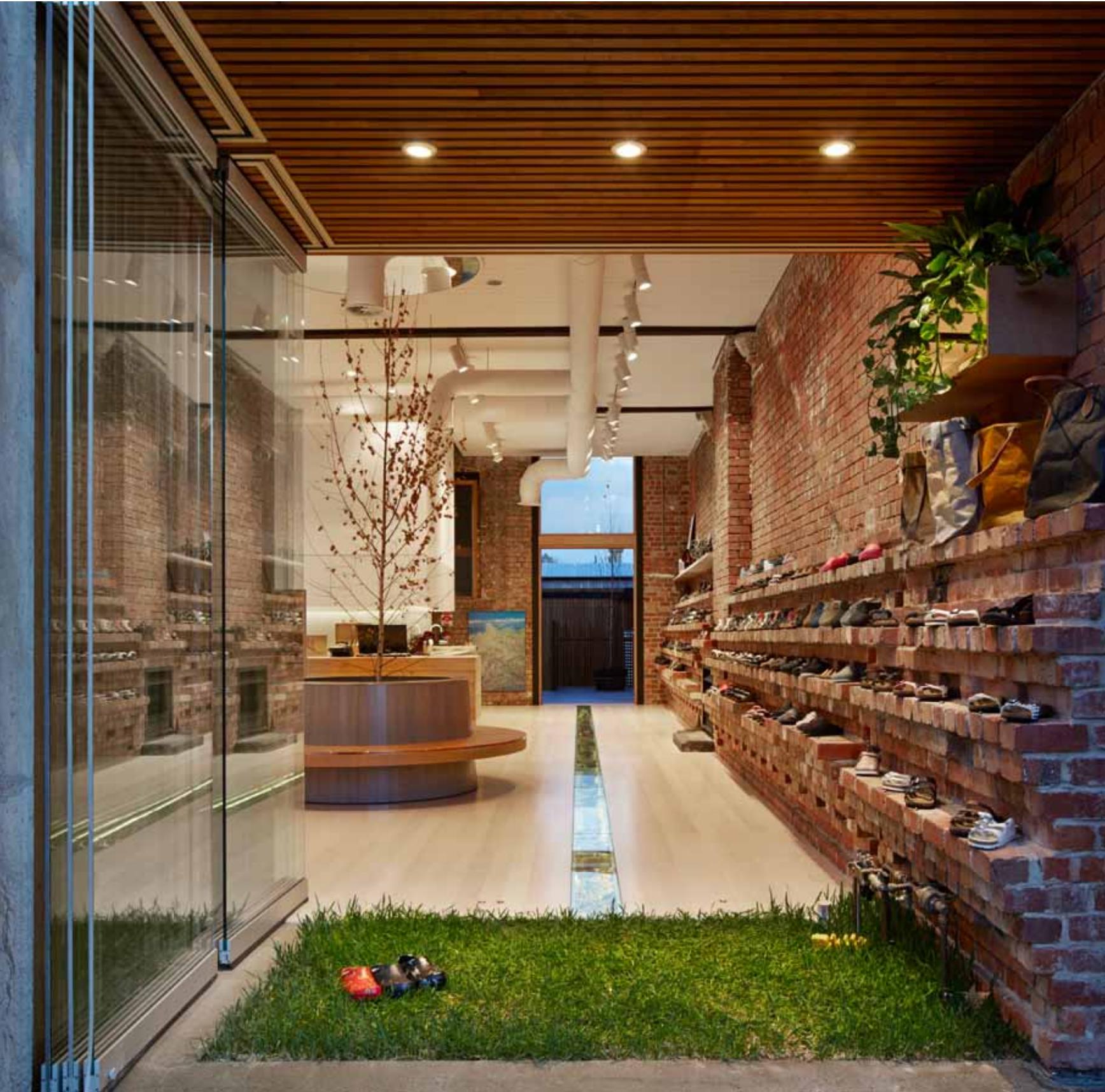
The planning and integration of various departments, the selection of finishes and materials, and the sophisticated and highly-crafted detailing all belie a mature resolution that reflects the holistic culture of the Birkenstock brand.

The design response has reinvigorated a neglected two-storey building and restored it lovingly, integrating modern detailing and playful reinterpretations of existing structures and building elements. The fitout pays homage to the robust interior fabric – the exposed brick walls, ceiling structure and existing fenestration – and breathes new life into this fabric with integrity.

This project does not just pay lip-service to sustainability. It is obvious from the design resolution that staff well-being and connectivity, customer experience and the Birkenstock philosophy have all been carefully considered. Refined space planning, the selection of natural and sustainable materials, recycled elements, and extensive use of indoor planting and natural light show a rigour and maturity in considering the existing building, its users, customers, and the natural environment at large.



DESIGN CONSIDERATION HAS BEEN APPLIED TO EVERY ASPECT OF THIS PROJECT, DOWN TO THE TINIEST DETAIL – AND YET IT NEVER FEELS OR LOOKS OVERWORKED.



Winner

Building Design of the Year 2014



Visually, the project delights, surprises and nourishes at every turn. Detailing such as the real 'front lawn', the embossed foot on the front entry slatted wall, the 'History Channel', the brick shelving, the doorway from retail to wholesale showroom, and workshop design, all reflect a commitment to craftsmanship, quality and beauty in design.

Birkenstock's reputation for natural and robust footwear is reflected in design elements such as the open fireplace, rich timbers, the mezzanine space, and even the signage treatments throughout the project.

Architecturally, the designers have created an exciting and beautifully resolved exterior, connecting the various functions of the building via a central courtyard. Sensitive reinterpretation of the existing structure, and re-use of much of the existing fabric, has ensured longevity for this old building.

In summary, every element of this project has been resolved skillfully. The result is a truly beautiful building, highly worthy of the BDAV award for 'Building Design of the Year 2014'.

Designer

Melbourne Design Studios Pty Ltd
03 9077 2240
melbournedesignstudios.com.au

Builder

Emac Constructions

Photographer

Peter Clarke & Marc Bernstein-Hussmann

Location

Clifton Hill, VIC



ARCHITECTURALLY, THE DESIGNERS HAVE CREATED AN EXCITING AND BEAUTIFULLY RESOLVED EXTERIOR, CONNECTING THE VARIOUS FUNCTIONS OF THE BUILDING VIA A CENTRAL COURTYARD.



Winner

Residential Design / New Houses / up to \$300K construction cost

Eco Balanced 1

The brief was to create a concept weekender-style home that would support the relaxed style associated with holiday living. Priorities in the brief were simplicity, affordability, and low maintenance finishes both inside and out; as well as a low environmental impact in both the construction phase, and the lifecycle of the home.

The planning of this compact home consists of two simple volumes, which are carefully juxtaposed to provide all the space needed, while providing an economical footprint for construction. A sheltered deck to the west of the living area contributes to the functionality of the home in many ways: it extends the available living area to the outside, while protecting it from the harsh western orientation, and the prevailing southerlies coming off the coast.

External walls are clad with lightweight sheet cladding to the bedroom volume, and contrasted with radially sawn, batted silver top to the living and deck areas. This creates visual interest without breaking the budget, while the landscape design of the surrounding site complements the low maintenance program of the house. The internal palette is simple and uncluttered, and materials have been carefully chosen to create a spacious feel without compromising on quality.

Each aspect of this design has been carefully considered to provide value for money; and they come together to remind us, yet again, that good design can be economical.

Designer

Beaumont Concepts
03 5672 5196
beaumontconcepts.com.au

Builder

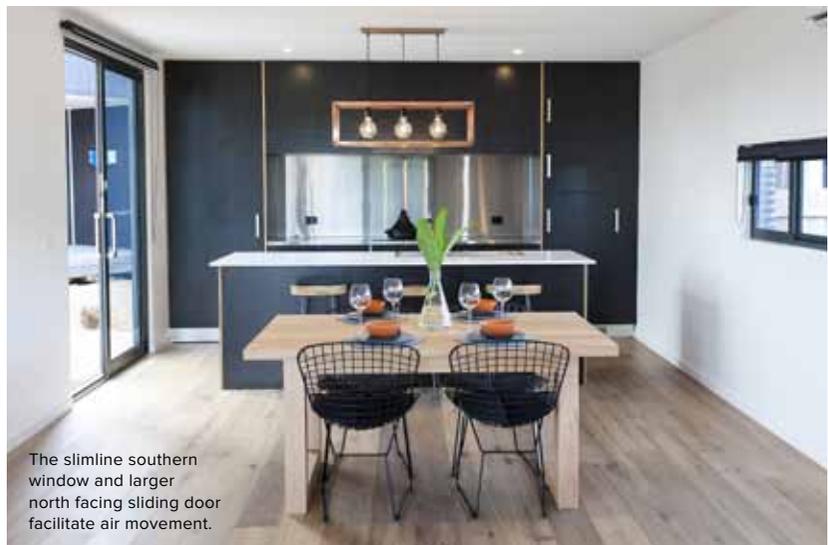
Ecoliv Buildings

Photographer

Warren Reed

Location

Wonthaggi, VIC



The slimline southern window and larger north facing sliding door facilitate air movement.

PRIORITIES IN THE BRIEF WERE SIMPLICITY, AFFORDABILITY, AND LOW MAINTENANCE FINISHES BOTH INSIDE AND OUT.



Winner

Residential Design / New Houses / \$300K to \$500K construction cost

Glyde Residence

This project combines sophisticated planning and site consideration with elegant, considered detailing.

Clever building massing has achieved both a well-resolved northern orientation to maximise passive-solar gain whilst achieving interesting and well-flowing interior spaces.

The street-front treatment is an understated gabled front façade referencing traditional forms existing in the adjacent buildings, but given interest through the clever use of minimalist form and colour. This provides for a calm sense of entry into the house that belies the dynamic journey from a more traditional plan form to the rear of the house, which opens out into a light-filled generous space with seamless connections to external decks and garden areas: 'A little gem in the back garden'.

Interior spaces reflect careful, considered and sophisticated detailing, in keeping with the overall essence of this home. Robust finishes internally and externally lend a simple liveability to this finished project befitting the client's brief for a house that could 'withstand the rough and tumble of children'.

This home is beautifully built, detailed and finished.

Designer

JFK Design Landscape/Buildings/Interiors
03 9596 2200
jfkdesign.com.au

Builder

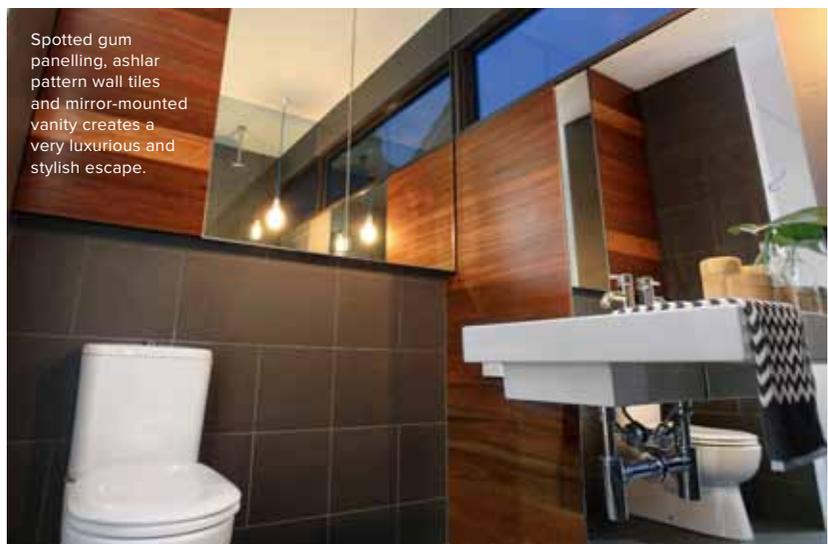
Glyde Construction

Photographer

Grant Kennedy

Location

Hightett, VIC



Spotted gum panelling, ashlar pattern wall tiles and mirror-mounted vanity creates a very luxurious and stylish escape.

**INTERIOR SPACES REFLECT CAREFUL, CONSIDERED
AND SOPHISTICATED DETAILING, IN KEEPING WITH THE
OVERALL ESSENCE OF THIS HOME.**



Winner

Residential Design / New Houses / \$500K to \$1M construction cost

Chilled Form

“Simply Stunning” was the judge’s comment. Exceptionally well thought out and detailed externally and internally. From the first view of the innovative architectural form, the story throughout the home is constantly revealing a new highlight. Initially the drama is established by the curved roof inspired by the curling form of a breaking wave. Angled timber columns add to the sense of drama.

Water views are obtained from almost all parts of the home. The signature room is clearly the ‘chill out room’ where panoramic bay views are gained through large window panes angled to reduce direct sunlight while adding significant interest to the space. Outdoor living areas have been discreetly protected from the cold prevailing winds.

The colour palette throughout is subtle, yet still manages to surprise, with splashes of light ochre balanced with periodic use of timber for visual warmth.

Internally, the kitchen and bathrooms display subtle detailing to complete a thoroughly thought out home.

Uncompromisingly minimalistic, the design reflects spatial quality and provides a stimulating environment accentuated by the rhythm of contrasting, striking textures and a restrained colour palette that creates synergy between indoor and outdoor spaces.

Designer

Clever Design
03 6248 8283
cleverdesign.com.au

Builder

Niche Building & Management

Photographer

Ian Wallace



Abundant natural light enlivens this private space.

UNCOMPROMISINGLY MINIMALISTIC, THE DESIGN REFLECTS SPATIAL QUALITY AND PROVIDES A STIMULATING ENVIRONMENT.



Commendation

Residential Design / New Houses / \$500K to \$1M construction cost



Warragul Residence

The striking design of this healthy luxury home for a large growing family, on an awkward and exposed site, has combined materials to give a rustic yet classy finish to a fundamentally simple form.

Externally, random stone and corrugated iron are the principal wall cladding set above a neutral grey concrete block and highlighted by the strong use of timber in geometric forms.

Internally, subtle changes of colour in a grey palette and the use of angled walls and soft curves are contrasted by the internal stone features and splashes of oiled timbers. Well detailed throughout and with touches of innovation, this home is well worthy of a special commendation.

Designer

Maxa Design Pty Ltd
03 9013 0449
maxadesign.com.au

Builder

Kubale Constructions

Photographer

Matt Moore Photography

Location

Warragul, VIC



Spotted gum timbers offer warmth and texture to balance the natural stone walls and corrugated cladding.



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Watermelon Feature Wall

Winner

Residential Design / New Houses / over \$1M construction cost

White House, Beaumaris

This category had a number of outstanding entries, which made the decision difficult; however, after much discussion and debate over the merits of each aspect of the criteria, it was decided that this Beaumaris project, which used skilful design and spatial planning techniques, was the winner.

The design approach to this corner site engaged in an innovative response to create two very interesting street façades. The building reaches to the north adopting a striking copper façade which will patina to a softer look over time and, to the west, a solid grounding element is separated to the upper floor to give the upper floor a floating appearance. The well-defined entry area cleverly uses screening devices to diffuse the west sun but allows this void area to remain a light-filled space. Further to the southwest, the ground floor living area is protected by the upper storey overcroft, and this also allows for the seamless indoor/outdoor space to work well with the pool being a feature. The use of slot windows to the upper west façade articulates this bold solid element, and achieves light-filled spaces while considering the hot westerly sun. The use of white walls to this façade is also a good use of colour to achieve reflectivity.

The interiors have been well resolved to create very interesting and enjoyable spaces throughout. The kitchen flows well, and the bathrooms are elegant, playful and practical in their layouts. The indoor living area flows seamlessly to the outside pool and the rear yard.

Overall, this dwelling is inspiring in its use of space planning, material use, and clever design and is a well deserving winner in this category.

Designer

In2 Pty Ltd
03 9578 5554
in-2.com.au

Builder

CSA Development & Constructions P/L

Photographer

Dean Schmideg Photographer

Location

Beaumaris, VIC



THE DESIGN APPROACH TO THIS CORNER SITE ENGAGED IN AN INNOVATIVE RESPONSE TO CREATE TWO VERY INTERESTING FAÇADES TO ADDRESS THE STREET.



Commendation

Residential Design / New Houses / over \$1M construction cost



Grange

Worthy of a commendation, this residence has an elegance and understated tone as it sits comfortably within the streetscape and uses the site to successfully address the client brief, minimise the impact of the built form, and achieve beautiful interfacing external spaces. The creative use of soft landscaping and hard stand-areas has cleverly addressed the difficult task of achieving an unobtrusive entry to a basement-level garage from the street, while still maintaining a human scale to the entry approach and the adjoining front courtyard area.

The neutral material palette adopted both externally and internally achieves a feeling of subtle beauty as the spaces transition seamlessly from outside to in.

The clever use of narrow windows and screening devices to the street façade create interest and allow for framed viewing to the external spaces. The judges certainly believed this was deserving of a commendation.

Designer

Vibe Design Group Pty Ltd
1800 188 056v
vibedesign.com.au

Builder

B & B Freiberg

Photographer

Peter Hyatt

Location

Canterbury, VIC





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Winner

Residential Design / Alterations and Additions / \$200K to \$500K construction cost

Brunswick Residence

The design of this inner city alteration/addition demonstrates an innovative response to a challenging site with multiple constraints. On a site with an east-west orientation, and neighbouring buildings abutting both south and north boundaries, this designer has created a home that accommodates a demanding brief. In addition to the usual requirements of a home, this includes a study, art studio, workshop and library. Within this relatively small footprint, and tight budget, the many functional requirements of the brief are accommodated in a thoughtful and engaging way.

The design maximises the use of the existing fabric, retaining and adapting both the garage at the rear, and the original front rooms of the house. Durable, practical materials are used to create a linking addition that has a big impact.

Attention to detail in the design of the new glazing makes the most of the available solar gain to the new living and dining area, while creating a visually dynamic courtyard facade.

The overall form of the new work is dramatic, reflecting a unique response to the specific constraints of the site, maintaining solar access to the neighbouring site while maximising both light and ventilation to the new home.

This home will surprise and delight both occupants and visitors into the future. It fulfils a demanding brief on a complex site with style.

Designer

Maxa Design Pty Ltd
03 9013 0449
maxadesign.com.au

Builder

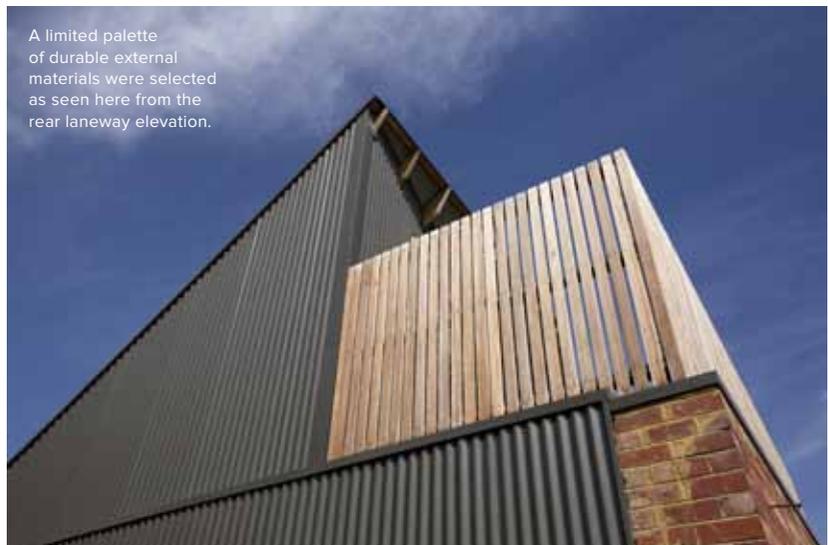
Profast Constructions

Photographer

Chris Neylon

Location

Brunswick, VIC



A limited palette of durable external materials were selected as seen here from the rear laneway elevation.

WITHIN THIS RELATIVELY SMALL FOOTPRINT, AND TIGHT BUDGET, THE MANY FUNCTIONAL REQUIREMENTS OF THE BRIEF ARE ACCOMMODATED IN A THOUGHTFUL AND ENGAGING WAY.



Commendation

Residential Design / Alterations and Additions / \$200K to \$500K construction cost

Thornbury House

This alteration/addition fulfils a brief to create new living zones (kitchen, dining, sitting area) within a contemporary extension, while retaining backyard space. The design response provides carefully considered spaces for these functions, within an angled garden façade which is both dramatic and practical, as it provides shelter from the northern sun for the deck and the northern glazing to the living and kitchen.

The external cladding of spotted gum provides a finish of great warmth, and the integrated seating/storage in the wall is a practical addition to the deck.

Internally, the fittings are simple yet effective, with timber and concrete finishes set off by white walls, and the windowseat/aquarium/storage inset in the east wall is a delightful focal point in the sitting area.

This is an accomplished design within the constraints of a tight budget.

Designer

Mesh Design Projects
0400 438 295
meshdesignprojects.com.au

Builder

Form 2 (Michael Harvey)

Photographer

Peter Clarke

Location

Thornbury, VIC



Built-in joinery
comprises seating
alcove, aquarium
and hidden storage
cupboards.

Commendation

Residential Design / Alterations and Additions / \$200K to \$500K construction cost

Elsternwick Alterations & Additions

The brief for this project was to turn a one-bedroom Victorian terrace into a three-bedroom home with a more generous living space for a young family, the focus being on gaining natural light.

Constraints included a heritage overlay on a site of only 149sqm, and neighbouring walls to each boundary.

The design response included providing significant glazing to the new northern and eastern façades; creating a light court at the junction between old and new; and inserting a skylight into the existing hallway.

The result is a home transformed by light: the new kitchen/living space is accommodated under a skillion roof which angles up to the east to capture daylight, while frameless stacker doors to the north façade bring the rear yard 'into' the living room, making the most of the available space. The open staircase to the main bedroom and ensuite allows light to filter down the hallway to the front of the house.

Thoughtful touches, such as coloured tiles in the BBQ splashback, lift the energy throughout; this is an accomplished solution within the constraints of a tight budget and a tight site.

Designer

Sketch Building Design Pty Ltd
03 9523 9884
sketchbuildingdesign.com.au

Builder

Bill Christofidis

Photographer

Matt Ware Photography

Location

Elsternwick, VIC



Northern aspect looking back at the rear elevation showcasing the sloping roof and glazing.

Winner

Residential Design / Alterations and Additions / over \$500K construction cost

Carpenter Street Residence

The result of the renovation and additions to this weatherboard bungalow in one of Melbourne's inner south-eastern suburbs is all-transforming. Retaining the original four rooms and fireplaces, the designer has transformed the rear of the house into the clients' desire for modern, inviting and warm spaces in which their growing family can live, love and play.

The outcome is a stunningly modern five-bedroom home with three ensuites, one bath, a separate study, an open-plan kitchen and dining area, two separate living areas, a beautifully appointed lap pool and an abundance of natural light.

The primary living area is connected to external living and recreational spaces with huge windows inset into the floor that maximise the effect of the pool lapping at the edge of the lounge. The upper section of these windows fold to further enhance connectivity to the outdoor recreational areas and enhance cross ventilation.

Internally, walnut timber and aggregate concrete flooring, veneered timber cabinetry, stone bench tops, pendulum lighting and open shelf partitions combine to ensure the warmth of a modern home. The extensive use of timber throughout the interior design blends with the curved rear verandah feature to provide a truly stunning visual experience inside and out.

Designer

Dig Design
03 9600 1133
digdesign.net.au

Builder

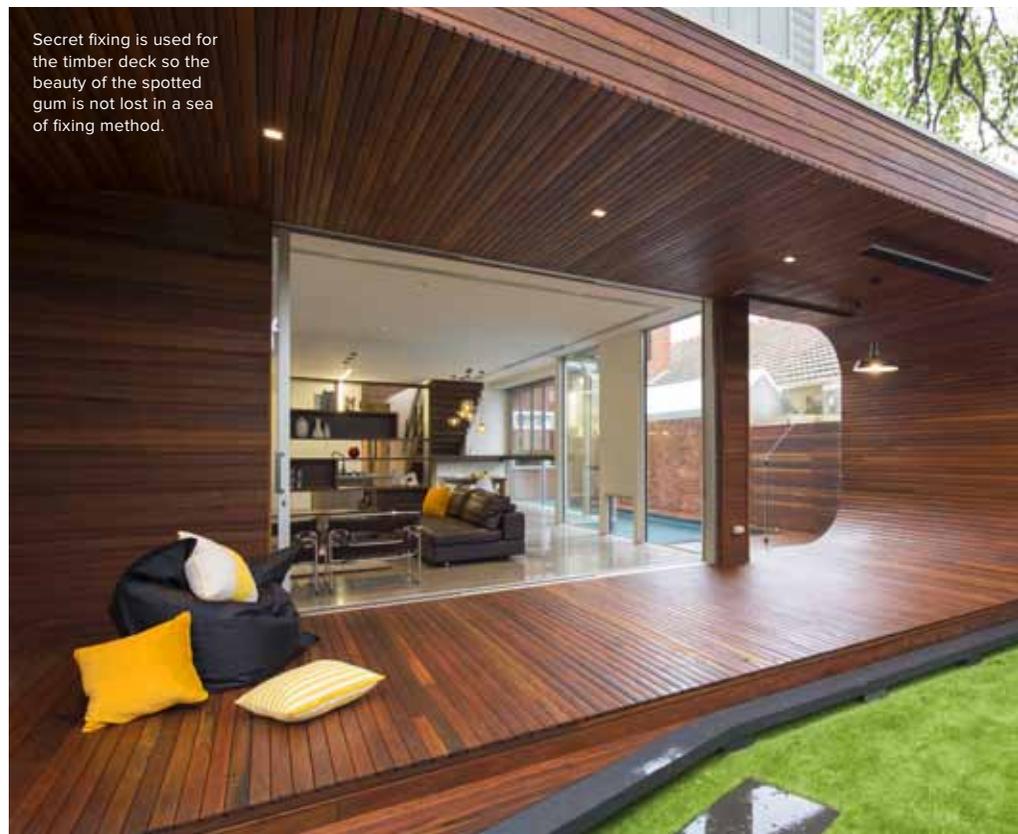
Sier Constructions

Photographer

Rachel Lewis

Location

Brighton, VIC



RETAINING THE ORIGINAL FOUR ROOMS AND FIREPLACES, THE DESIGNER HAS TRANSFORMED THE REAR OF THE HOUSE INTO THE CLIENTS' DESIRE FOR MODERN, INVITING AND WARM SPACES.



Winner

Residential Design / Multi-Residential



Union of Old and New

From a butcher's shop to city-fringe 'chic' dwellings, the transformation of the existing extremely tired building is an excellent example of infill redevelopment opportunities.

The project brief was to push the boundaries and the envelope considerably further; however, the designers quickly alerted their clients to the possible opportunities and constraints of the site.

The end result is a three-dwelling redevelopment including the full restoration of the existing shop.

Careful consideration of the materials palette allows the new additions to contribute positively to the streetscape while remaining sympathetic to the existing.

With clever consideration of kitchen/dining joinery and ceiling treatment design, the interior spaces are light filled and well-proportioned for the size of the dwelling.

The siting of the existing building on a street corner provided an excellent opportunity for a multi-residential development. The final outcome is a positive result for infill, best described as 'Top Cut'.

Designer

Archsign Pty Ltd
03 9230 1400
archsign.com.au

Builder

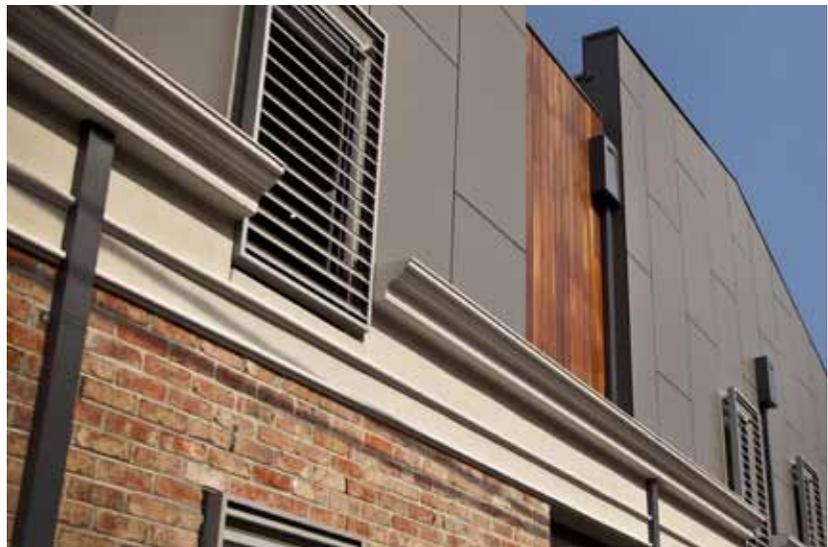
Buildplex Design Pty Ltd

Photographer

Jean-Luc Syndikas

Location

Brunswick, VIC



THE SIGHTING OF THE EXISTING BUILDING ON A STREET CORNER PROVIDED AN EXCELLENT OPPORTUNITY FOR A MULTI-RESIDENTIAL DEVELOPMENT.



Winner

Non-Residential Design / New Project

Highway Property

Located on the banks of the mighty Murray, Echuca enjoys a rich paddle-steamer and river-port history. Today, south-bound travellers crossing the bridge from NSW are greeted by a testament to high quality commercial building design. This gateway site overlooks the only bridge across the Murray River into town. The bridge approach includes a major intersection between the historic Echuca port, central business district and a residential area.

This landmark office building contrasts stunning blue glazed panels with detailed concrete. The glass feature-panels appear to float around the façade. Abundant blue-filtered light floods the internal space, creating an opulent, airy and polished interior. This transparency extends throughout the interior design; minimal use of solid walls and floors creates a discrete focus on the opaque surfaces remaining. Subtle use of timber throughout softens the angular geometry of internal spaces, resulting in a well-balanced professional commercial space fit for any Fortune 500 company.

The building captures the attention of passersby as well as maximising the picturesque views on offer across the river to the State Forest as well as to the Echuca township, nearby churches and other historic buildings.

This office has become a unique landmark within its context, addressing the corner site with striking yet elegant command.

Designer

Brandrick Architects
03 5482 6984
brandrick.com.au

Builder

Davey & Williams Civil Commercial
Constructions Pty Ltd

Photographer

Rhys Leslie Photography and
Daniel Lamb Photography

Location

Echuca, VIC



ABUNDANT BLUE-FILTERED LIGHT FLOODS THE INTERNAL SPACE,
CREATING AN OPULENT, AIRY AND POLISHED INTERIOR.



Winner

Non-Residential Design / Alterations and Additions

Birkenstock Australia HQ

This project involved 'de-cluttering and re-organising' the site, which had been a neglected two-storey heritage building in an upbeat city-fringe urban shopping strip.

The design response has successfully provided this once tired building with a new lease on life.

The scope of works included the sympathetic re-design of the ground floor shop fitout to create a more active response to the streetscape, exposing the building's interior to passersby.

The introduction of a mezzanine level within the existing warehouse has provided an increase in wholesale showroom floor area without increasing the building's footprint. Plywood sheet flooring and ceiling panelling Plywood lining clearly defines new works from the existing heritage building within the admin/office area. The crisp white walls and new flooring allows the existing timber trusses to be showcased. The introduction of south-facing highlight roof glazing provides an abundance of natural light to the administration workstations/office area.

The construction of the new workshop is sympathetic in both form and material selections, together with clever use of timber batten screens within the courtyard.

There is no doubt that the design team has achieved the request within the client's brief of "wanting spaces to inspire customers and staff". Upon entering this building, one discovers interesting aspects that reflect the product brand.

Birkenstock's MD said, "Customers' feedback has simply been 100 per cent positive." This is a true reflection of a wonderful example of alterations and additions to a tired old heritage building.

Designer

Melbourne Design Studios Pty Ltd
03 9077 2240
melbournedesigstudios.com.au

Builder

Emac Constructions

Photographer

Peter Clarke & Marc Bernstein-Hussmann

Location

Clifton Hill, VIC



THE CRISP WHITE WALLS AND NEW FLOORING ALLOWS THE EXISTING TIMBER TRUSSES TO BE SHOWCASED.



Winner

Best Design / Special Project

Glen Osmond Farm

This project has created a farm-stay environment at a peaceful property outside Woodend for Very Special Kids, a unique not-for-profit organisation that supports families facing the challenge of caring for children with life-threatening illnesses. Focusing on the quality of life, Very Special Kids provides free practical and emotional support for the entire family. Glen Osmond Farm features purpose-built holiday cottages that can sleep up to eight people in three bedrooms.

The accommodation had to incorporate disabled facilities within a comfortable, modern, family-oriented farm cottage design. The result is four luxury cottages and a recreational building. The design response includes full wheelchair access, hospital bed emergency evacuation through stacking doors with no threshold, hoist rails, heat lamps for drying a child on the bed, 920mm-wide doors, and attention to heights of power sockets and light switches.

This project reflects the thought and care which is clearly a hallmark of Very Special Kids and its design team. A clear intent of the farm concept is to identify with the land in a natural way. The accommodation unit is compact with a highly functional layout. Use of the angles creates visual interest while enhancing internal sight lines for improved access and supervision.

Large timber posts give a hint of what to expect in the recreation barn, where the use of recycled timbers and old iron, including an old cutter bar as roof bracing, produces an earthy hard wearing building with a great sense of fun. The judges were impressed by the detailing of the barn, including the free standing timber sculptures forming the stair balustrade. Of the many features provided in this project, the wheelchair track is also a thoughtful touch.

Working with a committee is always challenging and, in this instance, the result provides an outstanding source of respite for kids and families who will benefit from their stays here.

Designer

Peter Jackson Design Pty Ltd
03 9557 4790
peterjackson.net.au

Builder

Anthony Galle & Ron Howard

Photographer

Brett Holmberg

Location

Woodend, VIC



A secondary entrance to the farm stay ensures a safe contained play area for children.

**GLEN OSMOND FARM FEATURES PURPOSE-BUILT
HOLIDAY COTTAGES THAT CAN SLEEP UP TO
EIGHT PEOPLE IN THREE BEDROOMS.**



Winner

Residential Design / Interior Design



Fairlight Residence

This contemporary new home located on the North Shore in Sydney provides a very considered response to the clients' brief, who requested a seaside lodge/resort ambiance for the interiors.

Maximising harbour views has been carefully considered, both in the furniture layout as well as selections of individual pieces, therefore minimising unnecessary clutter.

The interior palette consisting predominately of limed oak timber and travertine, together with neutral but warm soft furnishing touches, provides for a sophisticated, refined contemporary interior.

The attention to detail in the cabinetry design, lighting, placement, quality material selection and refined detailing makes the Fairlight residence a stand out winner in this category.

Designer

Hunter and Richards
03 9533 8000
hunterandrichards.com

Builder

Plan Pacific Projects

Photographer

Toby Burrows

Location

Fairlight, NSW



THE INTERIOR PALETTE CONSISTING PREDOMINATELY OF LIMED OAK TIMBER AND TRAVERTINE, PROVIDES FOR A SOPHISTICATED, REFINED CONTEMPORARY INTERIOR.



Winner

Non-Residential Design / Interior Design

Birkenstock Australia HQ

The brief was to create an environment and interior space that reflects the clients' core values and branding of sustainability and healthiness, craftsmanship and quality, honesty and workmanship.

The clever selections of materials – in particular the use of various timbers – indicates the designers have a true understanding of their clients' products as well as respect and appreciation of the existing building.

With the introduction of fireplaces, tea bar, and the open display of materials/equipment used in the Birkenstock product, the customer is invited into the space to develop an understanding and appreciation of the product.

The use of plywoods, light timber, white washed walls and the introduction of glass roof lights, together with 'air-purifier planting', provides the office area with a relaxed non-structured office space. The re-using and painting of Aeroplane trolleys provides splashes of playful colour and fun to the office.

The Birkenstock Australia HQ re-development and interior fit-out represents the regeneration and renovations of what was previously a tired old space.

Designer

Melbourne Design Studios Pty Ltd
03 9077 2240
melbournedesignstudios.com.au

Builder

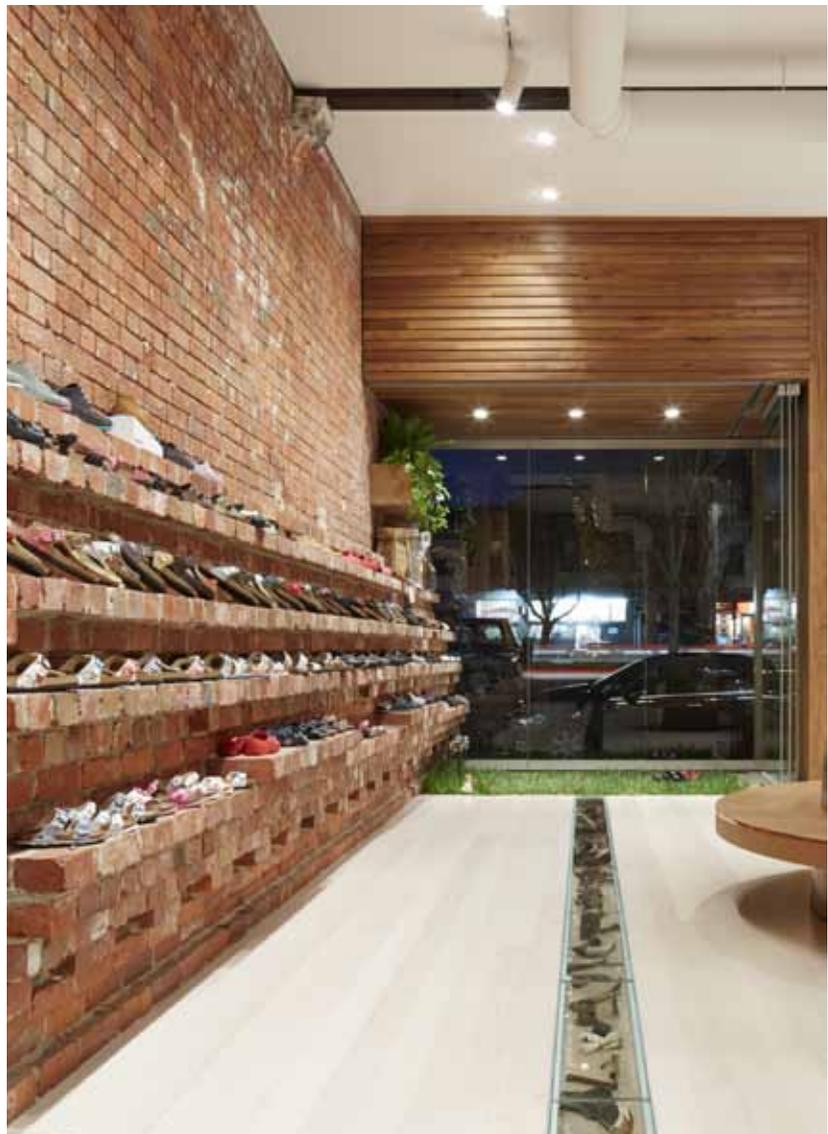
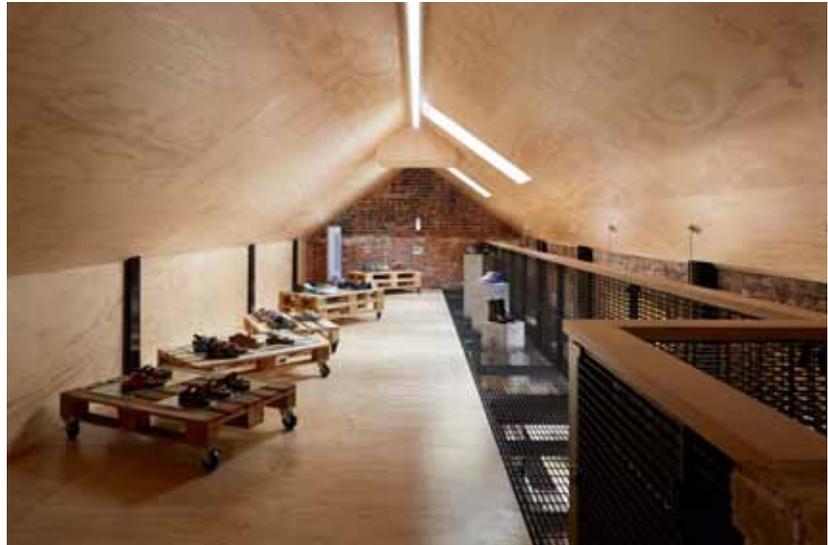
Emac Constructions

Photographer

Peter Clarke & Marc Bernstein-Hussmann

Location

Clifton Hill, VIC



THE CLEVER SELECTION OF MATERIALS INDICATES THE DESIGNERS HAVE A TRUE UNDERSTANDING OF THE CLIENT'S PRODUCTS.



Plywood furniture sits in harmony with the recycled Baltic Pine floors.

Commendation

Non-Residential Design / Interior Design

Bright colours are balanced with natural materials, minimal forms and uncluttered work space.

Bundoora Dental Clinic

This modest budget makeover of a tight space amplifies the impact that good design can bring to any design challenge.

The somewhat tired interior has been completely transformed with the clever application of space planning and interior finishes and fixtures selection. Surgery rooms and the tiny reception area are flooded with natural light through the clever use of glazing in doors, and the placement of a slot window for borrowed light. A new materials palette balances natural stone and timber finishes with white and cheerful accent colours – offering subtle textures and a well-balanced overall calm to the new spaces.

The restrained use of colour, finishes and detailing creates a sense of spaciousness and cohesion throughout the project.

The high level of compliance and services needs that are required to be met for a Class 9a building have also been dealt with discretely and stylishly.

This makeover exemplifies the power of good design in providing a resolution to a constrained design brief.

Designer

Cornall Building Design
03 9329 8887
cornallbuildingdesign.com.au

Builder

Brightwater Flow P/L

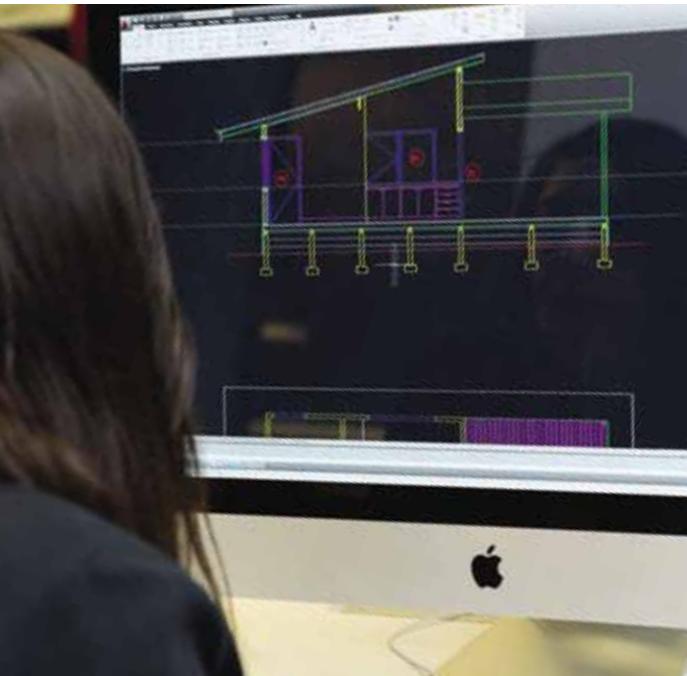
Photographer

Greg Cust

Location

Bundoora, VIC





SITE PLAN LEGEND

1. Cafe/Retail
2. Car Charging Station
3. Carwash
4. Waiting Bays
5. Wind Turbines
6. Proposed Garden Area
7. Underground Water Tanks
8. Entry to Payment
9. Carparking
10. Site Entry and Exit
11. Site Exit only



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Winner

Residential Design / Heritage Conservation Project



Union of Old and New

This is an excellent example of where infill development can contribute positively to the heritage place.

The existing Victorian butcher's shop has been sympathetically restored and converted into a modern, progressive residence.

Careful consideration has been given to the materials palette which clearly defines the junction between the heritage building and the contemporary addition.

The three-storey massing has been contained within the middle of the development with a gentle stepping down of the façade towards its neighbouring residential context.

Starting with a tired, run-down shop and residence, the redevelopment has enhanced both the Union and Manallack Street streetscapes and contributed positively to the heritage place.



Designer

Archsign Pty Ltd
03 9230 1400
archsign.com.au

Builder

Buildplex Design Pty Ltd

Photographer

Jean-Luc Syndikas

Location

Brunswick, VIC

CAREFUL CONSIDERATION HAS BEEN GIVEN TO THE MATERIALS PALETTE WHICH CLEARLY DEFINES THE JUNCTION BETWEEN THE HERITAGE BUILDING AND THE CONTEMPORARY ADDITION.



Winner

Non-Residential Design / Heritage Conservation Project

A Tasty Design

Located within Melbourne's CBD, this building forms part of a larger historically significant streetscape protected by heritage planning controls. The building was originally constructed in the late 1800s and for more than a century has been home to enterprises seeking to make the most of this busy and bustling Russell Street location.

This substantial refurbishment has totally transformed the functionality of the building without compromising the building fabric, which is protected by heritage controls. Both the Russell Street and rear laneway façades, with their beautiful arched windows, remain as pristine examples of late 19th century architecture, whilst the interior of the building has been totally transformed into a modern five-storey restaurant and office space with roof-top deck.

Internally, the design retains rustic red brick walls and preserves remnants of old copper piping. Cut metal beams, bluestone stairs, old wall vents and lintel beams are featured as a historical record of the original internal configuration. Modern tiled and timber surfaces, exposed air-conditioning ducts, overhead track lighting and warehouse-style pendant lights combine with the retained historical details to provide a warm and comfortable modern dining space within a renewed yet historical setting.

The outcome of this project exemplifies how a new lease-of-life can be breathed into our historically significant buildings through thoughtful, intelligent and creative design.

Designer

Archsign Pty Ltd
03 9230 1400
archsign.com.au

Builder

Project Group

Photographer

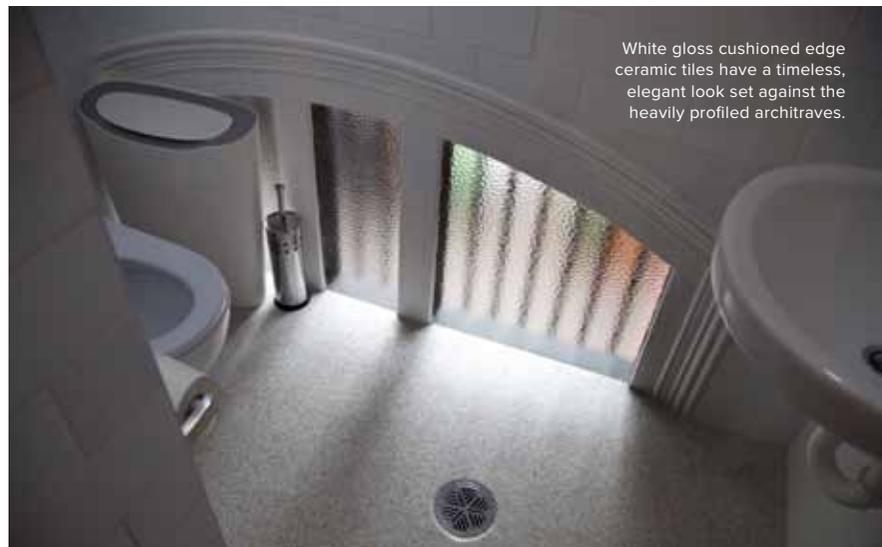
Jean-Luc Syndikas

Location

Melbourne, VIC



CUT METAL BEAMS, BLUESTONE STAIRS, OLD WALL VENTS AND LINTEL BEAMS ARE FEATURED AS A HISTORICAL RECORD OF THE ORIGINAL INTERNAL CONFIGURATION.



White gloss cushioned edge ceramic tiles have a timeless, elegant look set against the heavily profiled architraves.

Winner

Residential Design / Best Energy Efficient Design

Haven 8.5

This project – a collaboration between two design firms – is set on an infill site to the rear of an existing house; it is a 'battle-axe' block, with a northerly aspect to the rear.

The client's brief was to create an energy efficient and sustainable home, with a high level of indoor air quality, and to also maximise the sustainable use of resources. Every opportunity to maximise thermal performance aspects have been explored in developing this project; orientation, thermal mass, high levels of insulation; cross ventilation and judicious use of glazing; and retaining existing deciduous shading. In the process, the designers have created a light and airy home, which is healthy and comfortable, and will easily adapt to changing occupant requirements.

In addition to the passive design of the house, selection and reuse of materials and resources has been thoughtfully considered. Some construction materials and many of the fittings have been recycled/repurposed. The active systems used in the house include a PV system (which generates approximately eight of the average nine kilowatt hours used daily) and a passivhaus heat exchange ventilation system to maintain indoor air quality without losing thermal performance; as well as a hydronic system to boost warmth on overcast winter days.

By any measure, the 8.5 star rating, or staying below 26 degrees inside during five days of more than 40-degree heat in January 2014, this home is a worthy winner in this category!

Designer

Eco Select and Bios
03 5244 5649; 0408 351 620
ecoselect.biz; biosdbs.com.au

Builder

Homes with Integrity

Photographer

Alex Gotto-Cumbers

Location

Belmont, VIC



THE DESIGNERS HAVE CREATED A LIGHT AND AIRY HOME, WHICH IS HEALTHY AND COMFORTABLE, AND WILL EASILY ADAPT TO CHANGING OCCUPANT REQUIREMENTS.



Winner

Residential Design / Best Environmentally Sustainable Design

Brunswick Residence

This design provides an innovative response to a challenging site with multiple constraints. There is limited access to ventilation and solar gain on a site with an east west orientation, and neighbouring buildings abutting both south and north boundaries.

The design response rises to these challenges by integrating a range of sustainable measures seamlessly into the overall design: creating a second storey studio above the garage to capture both sun and cross ventilation; maximising the reuse of the existing structures on the site; and creating a new link between the elements that are retained at each end of the site to house the living zone. Each area of the new home is carefully zoned and sealed from the other. This allows for a different approach in each zone to reflect its purpose: for example, the glazed link (which gains most of the solar access) houses the living/dining/kitchen space, and the cool concrete and brick garage/workshop (with no solar access) is turned into a positive – ducts were cast in the slab to provide cool air which ventilates both the cool store and the fridge cavity.

New materials used in the construction are predominantly recycled, or of low embodied energy; all internal finishes are low VOC; and appliances have been sized and selected for most efficient performance. Water and energy harvesting (and reuse) are provided with a 3kW PV array, sited to reduce the risk of future overshadowing, and a large, 5,000 litre water tank in the garage, where it is not only out of sight, but provides a thermal mass benefit.

All this is accommodated seamlessly within and around the home, allowing this design to shine, while the occupants enjoy the benefits of their low-impact, sustainable home.

Designer

Maxa Design Pty Ltd
03 9013 0449
maxadesign.com.au

Builder

Profast Constructions

Photographer

Chris Neylon

Location

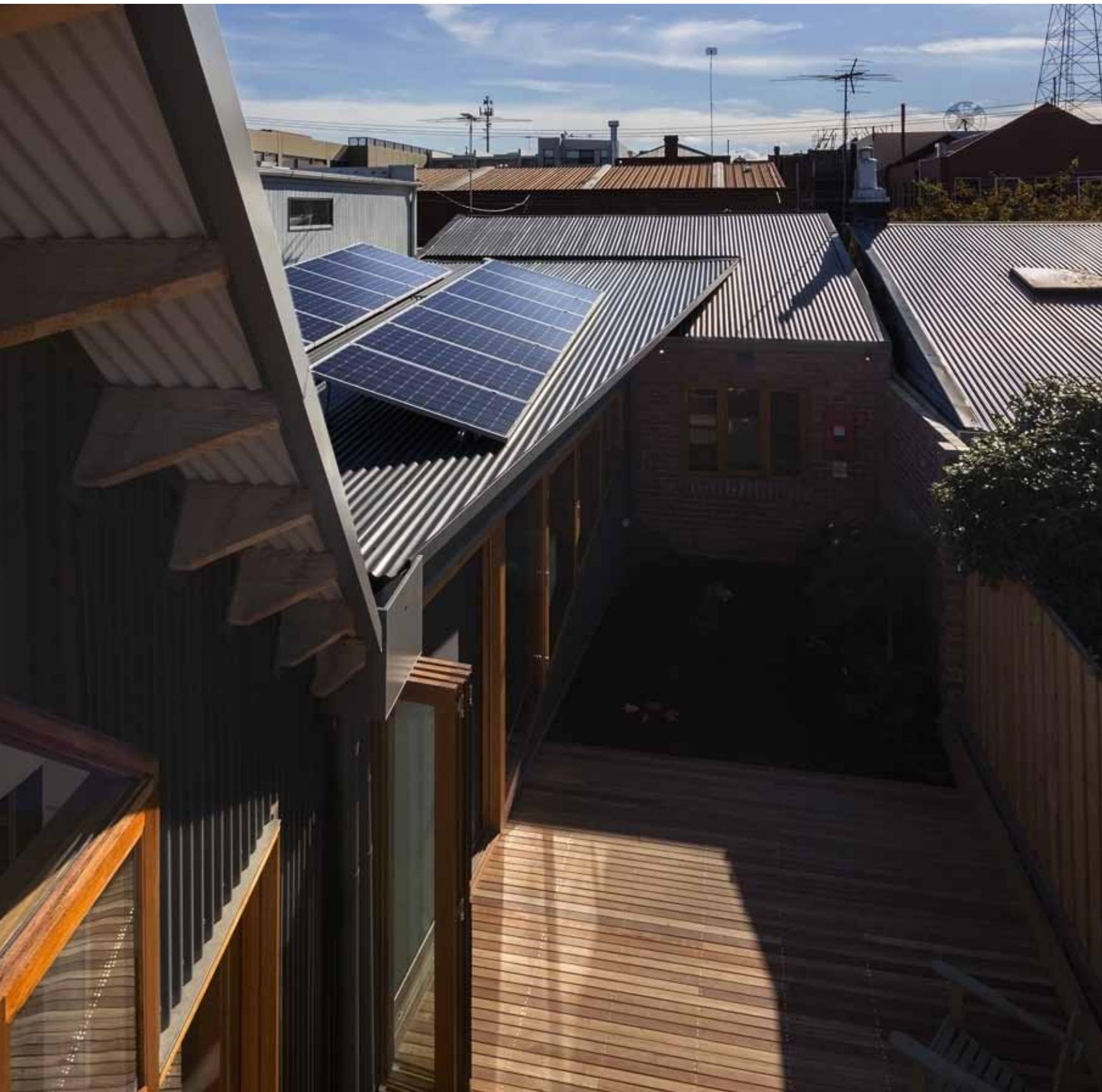
Brunswick, VIC



The steeply sloping roof profile forms a sunny second storey studio that maintains winter solar access to the southern neighbours.



NEW MATERIALS USED IN THE CONSTRUCTION ARE PREDOMINANTLY RECYCLED, OR OF LOW EMBODIED ENERGY.



10 Star Challenge

The BDAV's 10-Star Challenge is for conceptual projects that combine admirable architecture with efficient planning solutions and materials utilisation. The Challenge offers Victoria's building design fraternity the opportunity to design 10-Star energy efficient homes, and be recognised for their design abilities and expertise in sustainable design responses, as well as positioning BDAV Members as leaders in environmentally sustainable design. The Challenge aims to raise awareness that good design reduces greenhouse emissions and household bills. The BDAV acknowledges that, although 10 Star houses are probably only appropriate for those in the community who are totally committed to 'making a difference', those designers who 'know what it takes' will design cost-effective 6, 7 and 8 Star houses with ease.

Sponsors

The BDAV acknowledges, with thanks, the sponsors and supporters of the BDAV 10-Star Challenge 2014.





Double Century House

The 'Double Century House' is the complete package, combining an innovative material palette, an interesting design and a sustainable approach into a seamless whole.

The design for this 130sqm home on a suburban site for the Melbourne climate zone is admirable and well proportioned. Spaces are interesting, liveable and functional, and the design lends itself to adaptability over the building's lifetime.

Environmental design considerations are evident in the use of rammed earth walls, recycled timber and a small footprint that leaves enough open space for a productive garden. Particular emphasis was placed on the building's longevity. With many residential buildings expected to last 40 years, designing for adaptability and specifying a 200-year life removes embodied energy from the equation. This design paid attention to many other aspects of sustainable design, including good solar passive design, the incorporation of renewable energy, cross-flow ventilation and an indoor garden courtyard, transport and waste reuse measures.

The Double Century delivers in detail an affordable way to build a highly sustainable home. It requires less construction materials, less appliances; less furniture, less energy for heating and cooling, and less cleaning and maintenance of the building fabric. The Double Century combines all the ordinary elements in an inspirational way.

Designer

Ande Bunbury Architects

Website

abarchitects.com.au

Finalists

10 Star Challenge



The Nissan Hut

Modular vault structures have always been recognised for their structural efficiency. Nissen Huts were prefabricated shelters designed in 1916 for use in World War 1. The 'Nissan Hut' is so named because it would suit a family with environmental consciousness who drive a Nissan Leaf full electric vehicle. The design takes this form of building to the ultimate level of thermal performance. Minimised wall surface area has such a beneficial effect that some architectural extravagance not often associated with zero energy houses has been possible in the form of double height voids and a conservatory. Proof positive that high performance need not dictate austere spaces. This one also works in multiple climate zones.

Designer F2 Design in collaboration with Ben Adams and Leonie Dixon
Web f2design.com.au



Geraldton

This real-world project, designed for climate zone 12, and currently under construction at Geraldton, WA, demonstrates that a 10-Star home can be built at a reasonable budget, and achieve other sustainable outcomes. The single-storey residence with no overshadowing is sympathetic to the neighbourhood. It is being constructed from locally sourced materials, using traditional construction methods re-imagined in organic forms to blend with the ocean beach front. Its innovative use of passive solar design principles and adaptability and versatility will make this a comfortable home for the occupants.

Designer Maxa Design
Web maxadesign.com.au



Star Fire

Conceptualised as a comfortable and adaptable two-storey home for a variety of climate zones, this contemporary design achieves a 10-Star thermal performance in seven of Australia's capital cities (and 9.1 in Darwin). With the increasing prevalence of extreme weather events in Australia, this durable and cost-effective home has also been specified to BAL-FZ and cyclone construction compliance. The standard geometry and adaptability of this design enables it to cater to a vast array of accommodation requirements.

Designer Maxa Design
Web maxadesign.com.au



Block House

The innovative re-use of shipping containers to form a response to the design brief provides additional complexity such that it has been completed with pre-determined modules. The use of the containers are two-fold, with the skeletal frame also providing a suitable sub-structure that complements the proposed construction methodology. The project is designed for Climate Zone 21 – the Melbourne climate zone.

Designer Elemental Building Design
Email esaiennaidoo@hotmail.com

Emerging Designers

Best Response to a Design Brief by a Student



Thomas Bird

Thomas's design for an office building on a corner block in Cremorne is both ambitious and impressive. The articulation of the façades creates a dynamic interface between the functional spaces of the workplace and the goings on of inner city Cremorne. The staggered open floor plates and angled setbacks challenge the idea of an office 'block' giving a three-storey building plus basement a pedestrian scale, allowing it to fit comfortably within the streetscape. The judges were also impressed with Thomas' engaging and professional presentation.

Designer

Thomas Bird

Education

RMIT University, School of Design TAFE





Hung Viet Tran

Hung's video presentation was very impressive. The information outlined within the presentation clearly conveyed the aspects that were fundamental in his building design. The fly-throughs were restrained and focused on the building itself, with the addition of sound-bites that implied the building use in different zones. The judges were especially impressed with the way Hung utilised the fly-through to not only describe, but actively display how elements function in the design. A great presentation that would surely impress the client.

Designer

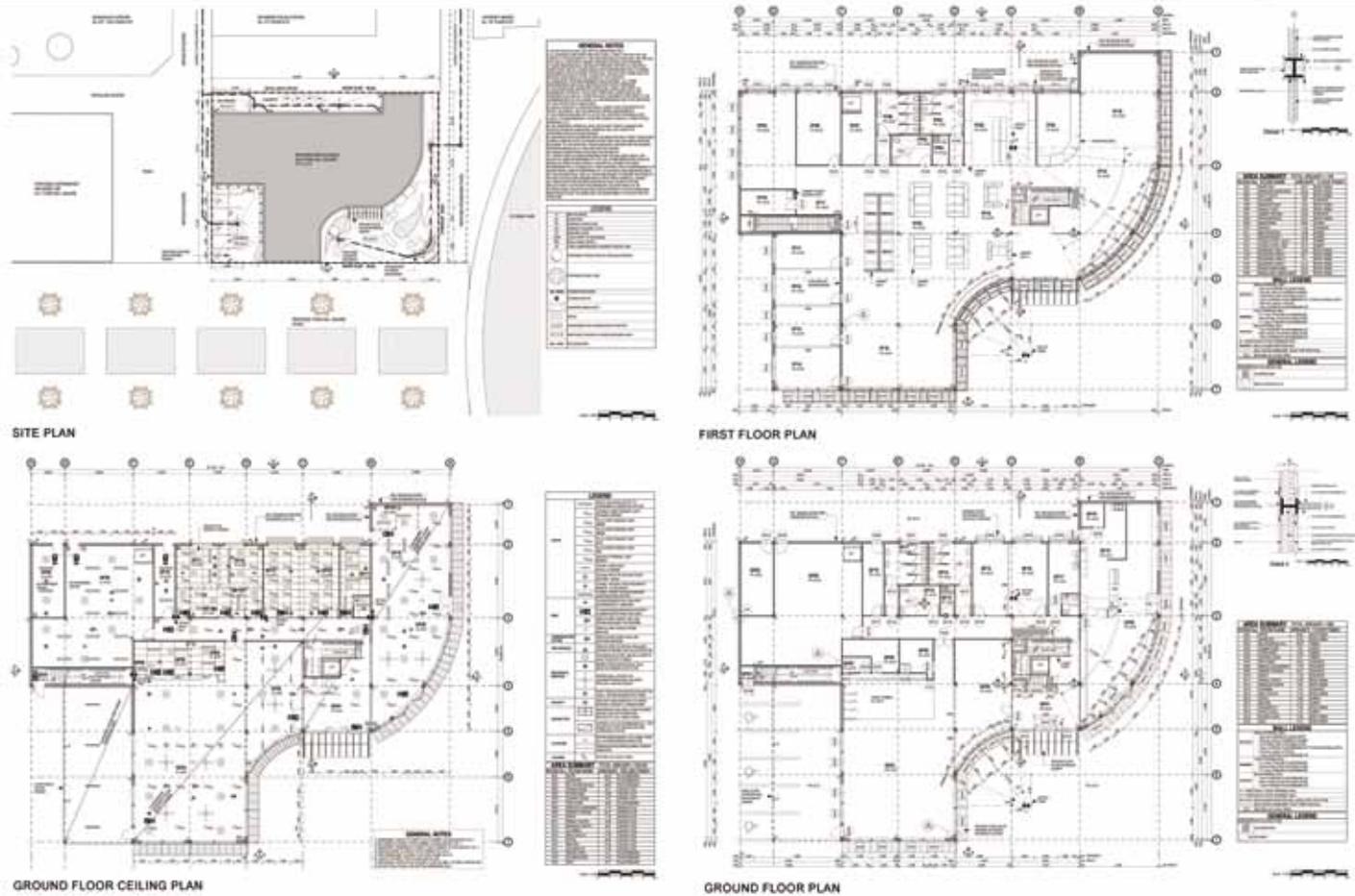
Hung Viet Tran

Education

RMIT University, School of Design TAFE

Emerging Designers

Drafting Excellence by a Student



Sher-Lene Lebek

Sher-Lene has produced a clear and comprehensive set of documents for her Richmond Mediatheque. The drawing set is easily read and conveys an understanding of what is required in translating a design idea into a constructed form. The judges made special mention of her use of legends throughout the drawing set, removing the need to over-notate the drawing elements, making them easy to read and reducing risk when updating or changing elements, which we all know always occurs during a build.

Designer

Sher-Lene Lebek

Education

Holmesglen Institute

+

IN
tim
ate

invibeTM
panel



Ask James HardieTM
13 11 03
arc-architectural.com.au

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Winner

Drafting Excellence Award

A Tasty Design

This entry has documented a highly complex refurbishment with great clarity. Adherence to building regulations is not taken for granted, but required details are highlighted. Clear notation and thorough dimensioning give excellent instruction to the reader. An impressive amount of detail is incorporated into the detailing of existing features being retained with specific direction for refurbishment where needed. The drawings retain clarity by maintaining cohesive grouping of notes without excessive repetition.

In supporting the nomination, the Building Surveyor wrote that, in order to convey the design concept to the client and project consultants, and have a good understanding of the existing and proposed building scope, the entrant undertook a detailed and precise investigation of possible design outcomes that would deliver a final design response that, while sympathetic to the original 'Category B' heritage building, also encapsulated the clients' brief and the construction constraints inherent with such a unique inner-city project.

Draftsperson

John Franklin from Archsign Pty Ltd
03 9230 1400
archsign.com.au

Builder

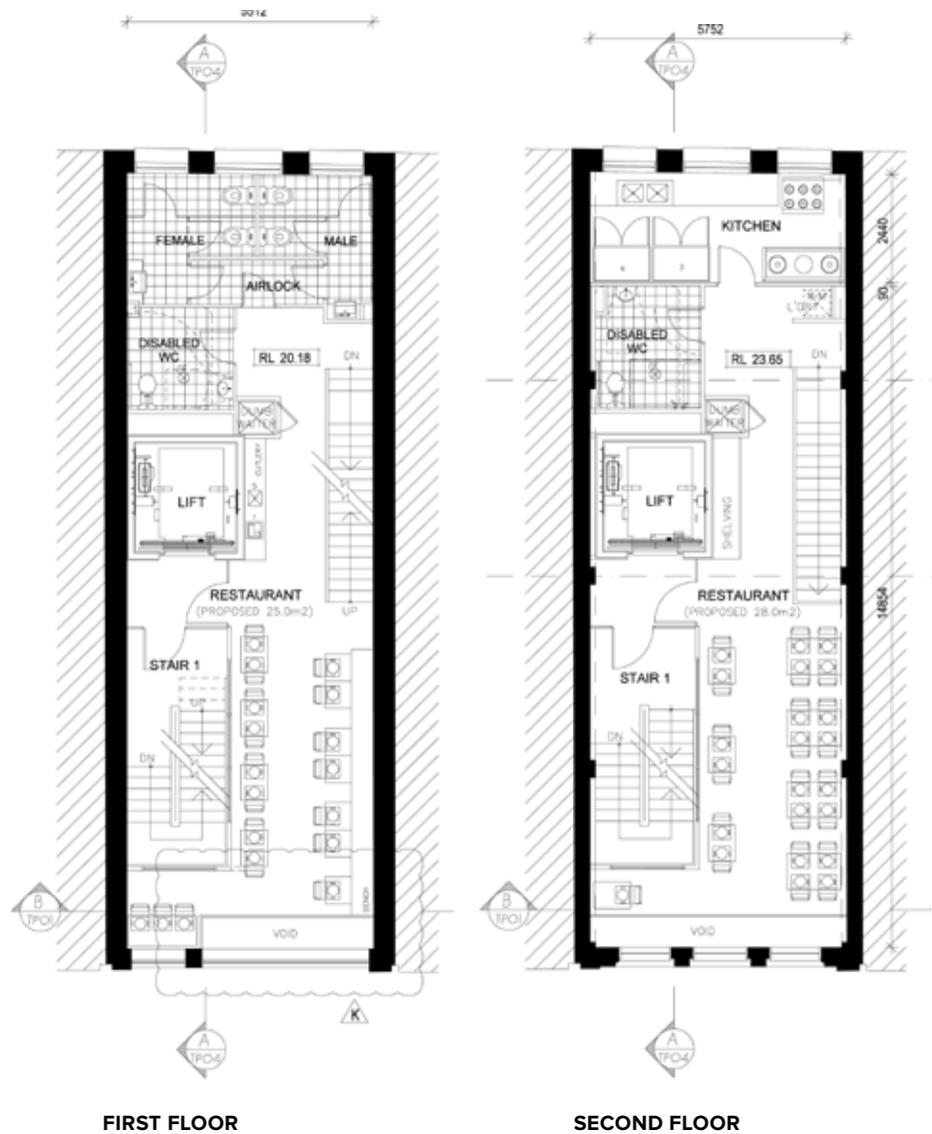
Project Group

Photographer

Jean-Luc Syndikas

Location

Melbourne, VIC

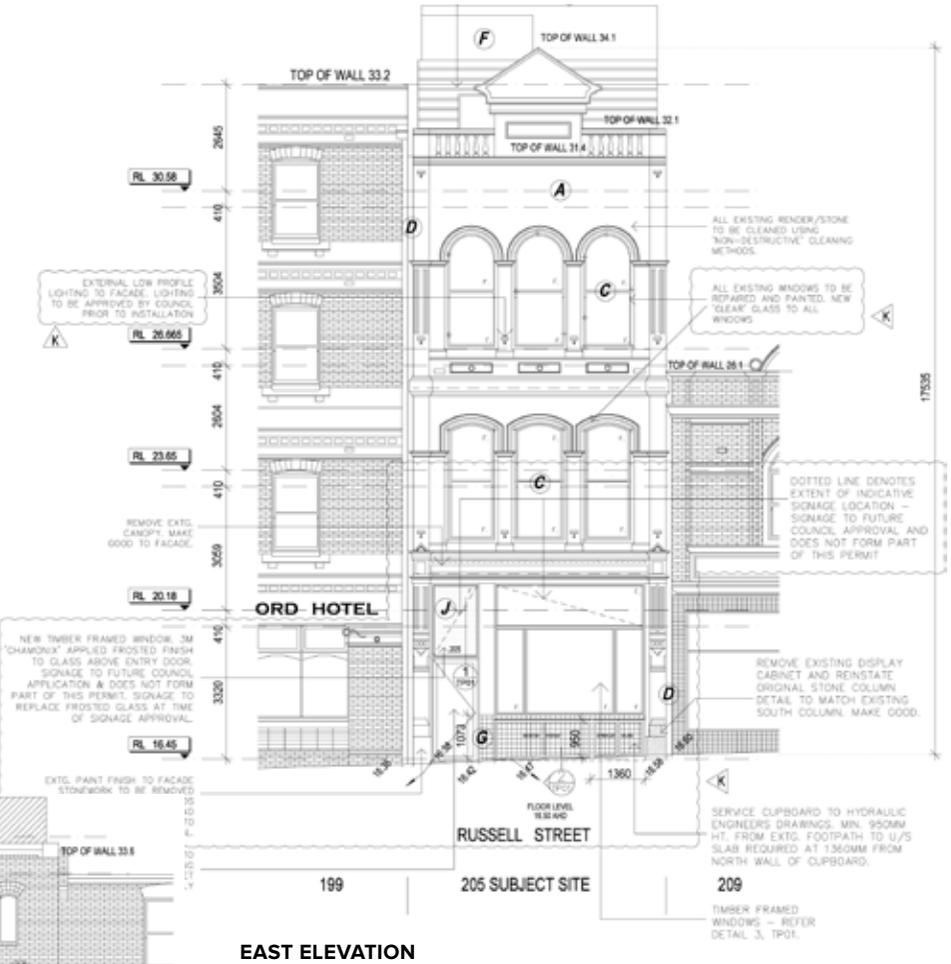


FIRST FLOOR

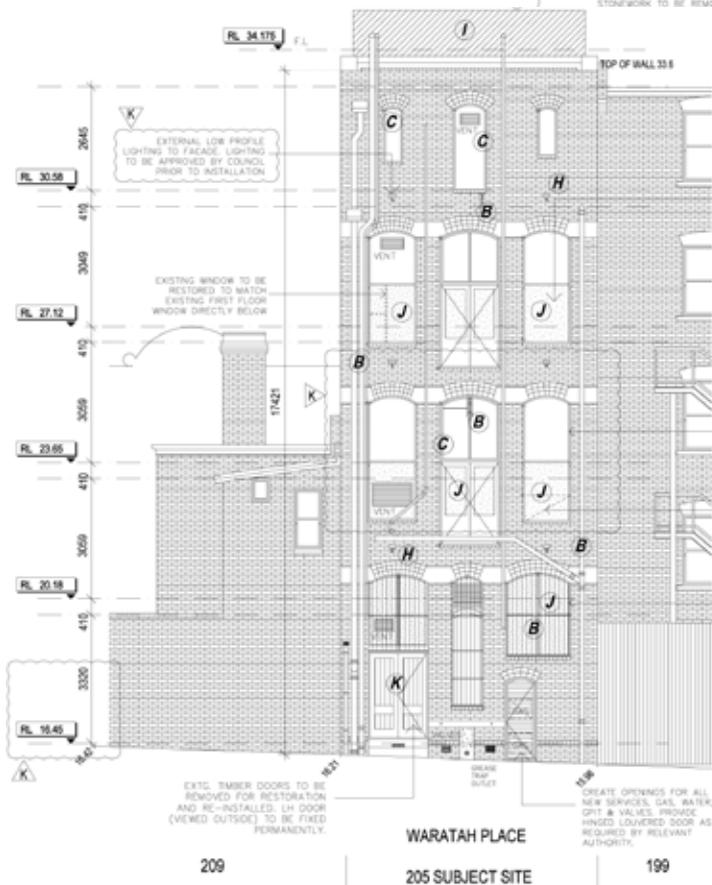
SECOND FLOOR



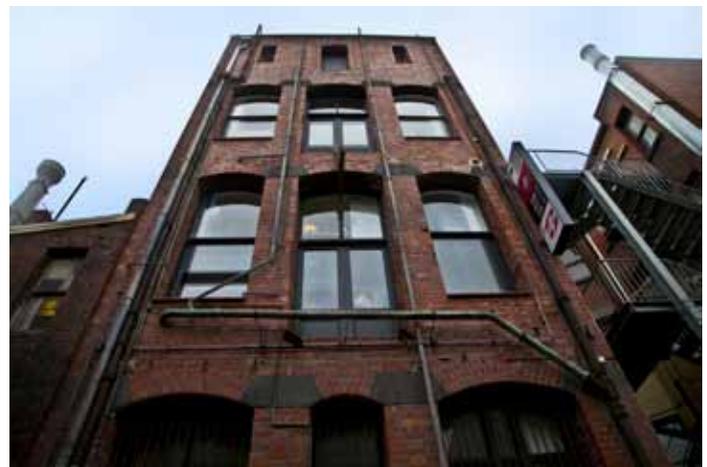
THE DRAWINGS RETAIN CLARITY BY MAINTAINING COHESIVE GROUPING OF NOTES WITHOUT EXCESSIVE REPETITION.



EAST ELEVATION



WEST ELEVATION (PROPOSED)



Winner

Most Innovative / Bathroom Design



Chilled Form

There were a number of other contenders, but it was deemed that this design used innovative techniques and materials to capture the imagination of what makes a bathroom exciting and interesting, and how it interacts with the connecting spaces.

In this design, the main bathroom makes clever use of its position next to the internal courtyard and maximises this garden space with access via a sliding door. There is viewing directly out to this green aspect, from both the bath and the vanity and, with the door open in summer months, this would certainly give an impression of a larger continual free-flowing area. The timber floor transitions on the same plane from inside to out, again making the seamless transition to this space.

The innovative use of glass, timber, and space planning within this bathroom and its connection to the rest of the house and to the external spaces via the courtyard and highlight window, gave this bathroom the winning edge.



Designer

Clever Design
03 6248 8283
cleverdesign.com.au

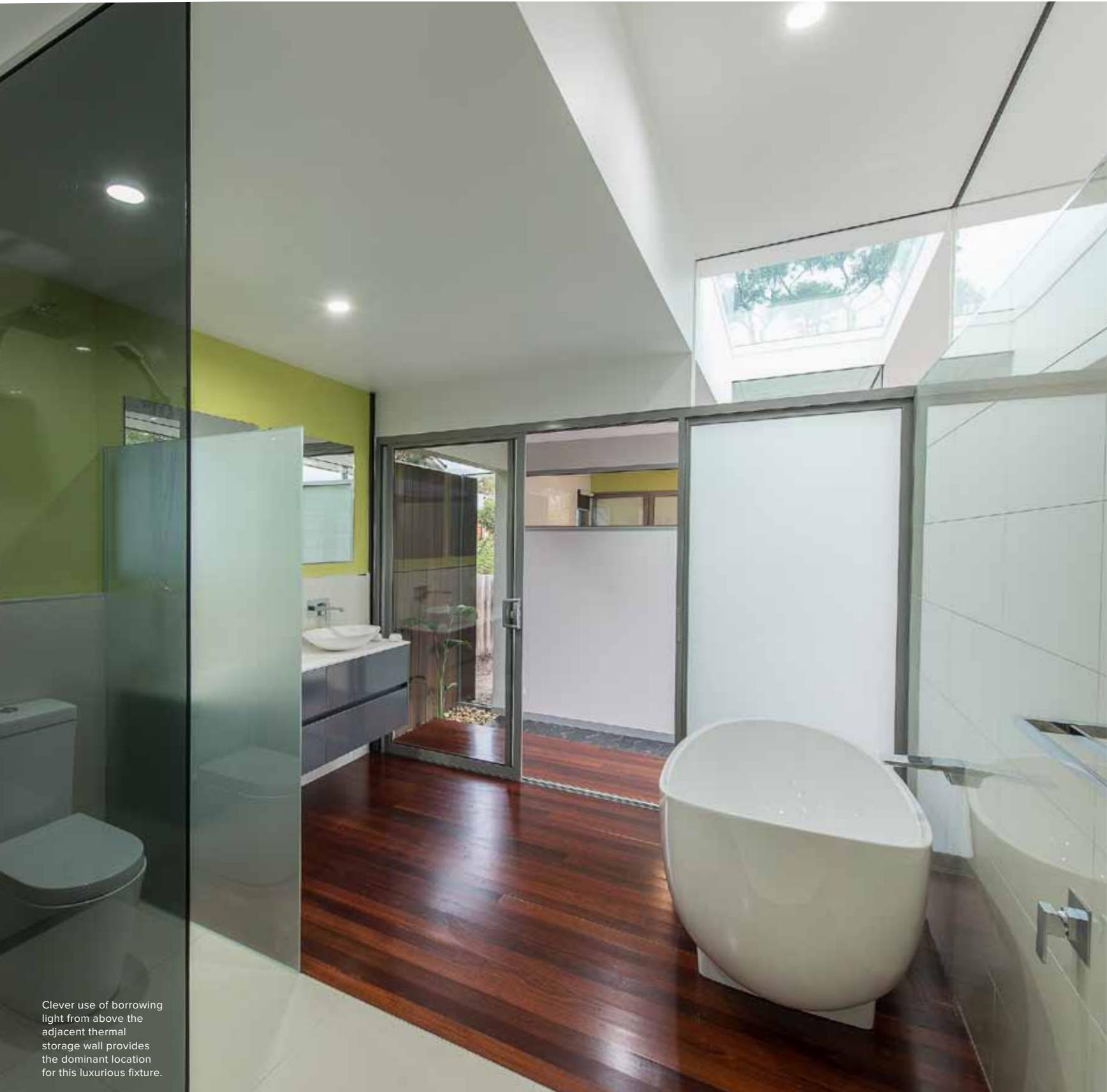
Builder

Niche Building & Management

Photographer

Ian Wallace

THE MAIN BATHROOM MAKES CLEVER USE OF ITS POSITION NEXT TO THE INTERNAL COURTYARD AND MAXIMISES THIS GARDEN SPACE WITH ACCESS VIA A SLIDING DOOR.



Clever use of borrowing light from above the adjacent thermal storage wall provides the dominant location for this luxurious fixture.

Winner

Most Innovative / Kitchen Design



Amaroo

The client brief was to replace the existing kitchen with one that would become the focal point of household activities.

This new kitchen design confidently stakes its claim as the new heart of the house, and is well situated to make the most of various household functions. It seamlessly extends the existing grandeur of the home whilst providing a contemporary connectivity to both indoor and outdoor living spaces.

The new design has resulted in a luxurious new kitchen that combines authentic period detailing and the well-considered selection of items such as lighting, finishes and hardware, whilst addressing the contemporary needs of modern family living.

The clever planning of this addition has resulted in modern, open-plan living areas that also remain sympathetic to the traditional detailing, and the sense of separate rooms inherent to this period.

Designer

Peter Jackson Design Pty Ltd
03 9557 4790
peterjackson.net.au

Builder

Carpentry Design

Photographer

Brett Holmberg



THIS NEW KITCHEN DESIGN CONFIDENTLY STAKES ITS CLAIM AS THE NEW HEART OF THE HOUSE, AND IS WELL SITUATED TO MAKE THE MOST OF VARIOUS HOUSEHOLD FUNCTIONS.



Winner

Excellence / Use of Steel

Money pit Investments Pty Ltd Medical Centre

This design uses steel creatively to reflect and highlight the building's industrial history in its previous use as a brewery. The steel entry canopy and the sculptural façade beyond make a contemporary juxtaposition to the restored heritage building and the original expressed steel truss above, while creating interest to the main focus and address to the building.

Galvanised steel also continues as a strong element used for the upper residence screening device. This complements the heritage pressed-red bricks and adds interest to this elevation.

This theme continues through to the interiors, where the use of steel conduits and pipes has been left to be exposed proud of the walls. This, once again, highlights the features of a bygone era, and of older plumbing practices where exposed steel pipe runs were normal practice and not the exception.

The innovative way this project adopts the original restored steel components and then relates these to the new galvanised elements of the external layer, certainly make this project the winner in this category.

Designer

Planwise Design Pty Ltd
03 5441 5888
planwisedesign.com.au

Builder

Luke Drummond Builders

Photographer

Imagine Pictures (Anthony Webster)

Location

Bendigo, VIC



THIS DESIGN USES STEEL CREATIVELY TO REFLECT AND HIGHLIGHT THE BUILDING'S INDUSTRIAL HISTORY IN ITS PREVIOUS USE AS A BREWERY.



Winner

Excellence / Use of Glass

Highway Property

Wrapped in a blue curtain, this modern two-storey office block is an outstanding example of how the innovative use of glass can create a landmark building. The cloak of more than 300 glass panels floats above the pedestrian footpath creating a remarkably light and dazzling veneer. The highly reflective panels bounce the surrounding environment and sky back to the casual passerby, providing an ever-changing façade.

On the inside, the blue screen floods the building with cool filtered light, a welcome relief from the harsh summer sun. Large glassed internal walls and balustrading provide unfettered views through the building and beyond. The external environment is brought inside to enlarge the internal spaces. A rounded-rectangular opening within the façade corresponds with the internal void to capture the clear outlook from the first floor across a nearby intersection to the Murray River and Banyule Park State Forest.

This building is truly brought alive with movement and colour, both inside and out, by the remarkable use of glass.

Designer

Brandrick Architects
03 5482 6984
brandrick.com.au

Builder

Davey & Williams Civil Commercial Constructions
Pty Ltd

Photographer

Rhys Leslie Photography and
Daniel Lamb Photography

Location

Echuca, VIC



THIS BUILDING IS TRULY BROUGHT ALIVE WITH MOVEMENT AND COLOUR, BOTH INSIDE AND OUT, BY THE REMARKABLE USE OF GLASS.



Timber panelling and oversized sliding doors soften the hard contrast created by the strong use of glass.



Winner

Excellence / Use of Timber

Birkenstock Australia HQ

This project has demonstrated how thoughtful use of timber can enhance an intrinsically thoughtful design. Timber firstly welcomes the customer by providing a visual feed into the building where vertical panelling flows into horizontal and the front door side panel is a piece of carved art.

Inside, timber touches like the round seats complement the rustic face-brick of the walls. Upstairs, subtle tones of timber veneer, exposed timber beams and solid shelving and the wide timber balustrade capping continue the theme.

Additional touches include partially exposed timber trusses, featured timber wall niches and freestyle balustrading in the courtyard.

Finally, the 'piece de resistance', is the carved timber signage to the disabled toilet: another of the beautifully detailed elements which make this entry stand-out in its excellent use of timber.

Designer

Melbourne Design Studios Pty Ltd
03 9077 2240
melbournedesignstudios.com.au

Builder

Emac Constructions

Photographers

Peter Clarke & Marc Bernstein-Hussmann

Location

Clifton Hill, VIC



INSIDE, TIMBER TOUCHES LIKE THE ROUND SEATS
COMPLEMENT THE RUSTIC FACE-BRICK OF THE WALLS.



Commendation

Excellence / Use of Timber



Glen Osmond Farm

Barns are usually rustic and rough; however, this barn manages to evoke a touch of class and elegance while remaining intrinsically rugged. Detailing is thorough, even down to the sign on the farm gate, the highly unusual staircase and the intriguing bicycle rack. Chunky timber used in the cottage verandah posts give a sense of what is to follow, providing a visual link between the buildings.

Sourcing old timbers from sites across eastern Australia has added colour and texture to the building. Even the swing is considered as a piece of timber art.

The cottages use Shadowclad external timber lining, recycled posts, T&G eave and ceiling lining, pacific jarrah decking and internal timber dado panelling. Excellent use of recycled timber has contributed to the successful outcome. Hand-crafted connection details and 'old-world' building techniques help ensure the barn exudes historical charm.

The extensive use of timber also ensures a 'bulletproof' environment where children needing quality respite care can enjoy the large indoor play area, care-free.

Designer

Peter Jackson Design Pty Ltd
03 9557 4790
peterjackson.net.au

Builder

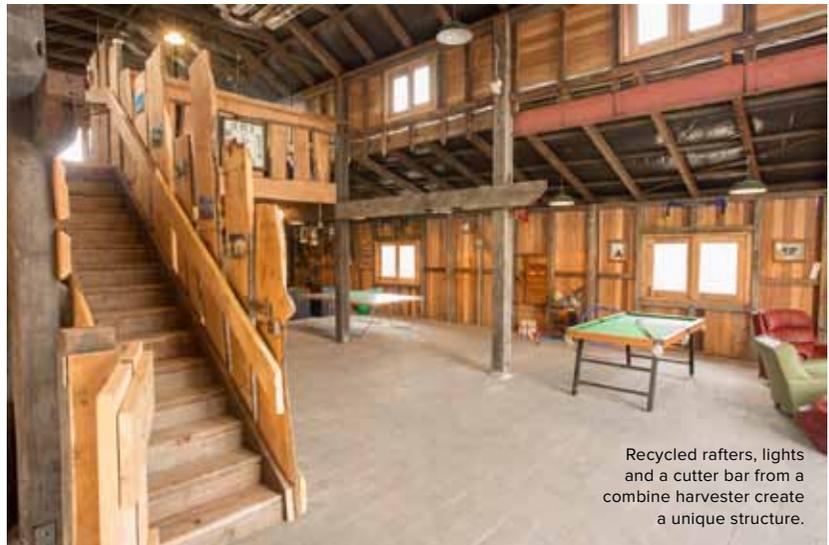
Anthony Galle & Ron Howard

Photographer

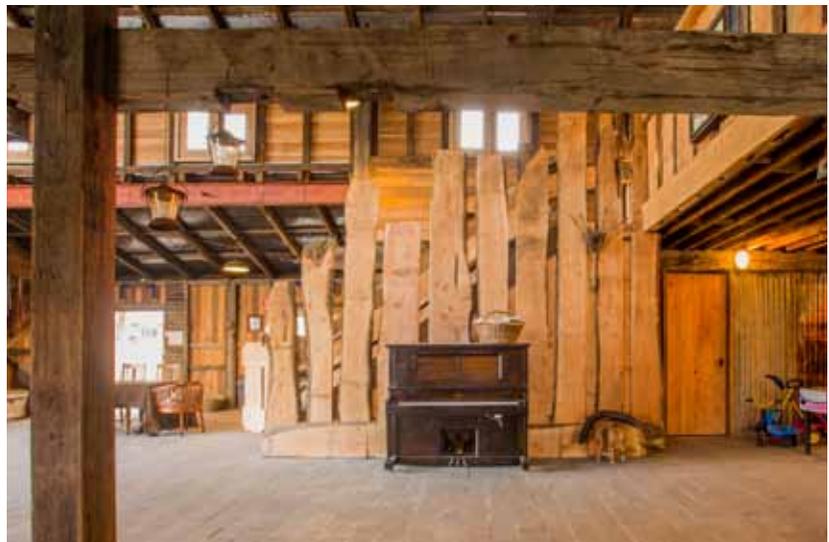
Brett Holmberg

Location

Woodend, VIC



Recycled rafters, lights and a cutter bar from a combine harvester create a unique structure.



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Winning Design 2014 Victoria

Price ranges in each category refer to construction costs

Winning Design 2014 Victoria



Seymour Residence

The client wanted a home with contemporary living spaces that demonstrate sympathy and respect to the building's heritage. Their goal was to maintain the integrity of the formal living areas, while remodelling, designing a seamless addition that flows and caters for today's modern living. Key focus areas were the master bedroom design spaces, kitchen design with concealed preparation area, open meals and family, fireplace and separate recreation room with visual and direct access to a pool. A prominent fish tank was also part of the client's scope, along with garage, outdoor storage, and bathroom facilities for the pool area. The design solution achieves a home expressive of heritage consideration, contemporary features and modern comforts to meet today's needs for an executive couple with four children. The site's constraints evoked creativity and an architectural expression appropriate to meet the client's brief. The renovation involved the restoration of the old, and the addition of principal rooms and outdoor areas, offering gains in visual space, light and design aesthetics, which the client hadn't thought possible.

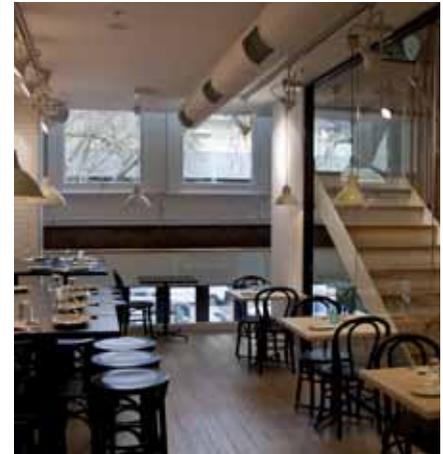
Main category Residential Design:
Alterations & Additions over \$500K
Designer ARCH Design (Vic) Pty Ltd
Phone 03 9889 7515
Web archdesigns.com.au
Builder Red House Design & Construction
Location Glen Iris, Victoria
Photographer Anna Robinson



Deco Reno

The clients wanted to retain as much of the existing building as possible to extend the rear with a kitchen, family room and alfresco BBQ area. They also wanted an additional theatre room in the attic space, which would be concealed within the existing roofline to avoid a pop-up addition. The design had to be integrated in the old deco period style, with hightech and modern products and finishes. The renovation looked at maintaining six existing rooms and remodelling the core of the house where the ceiling was lowered to create another floor space above for the theatre room. The rear yard allowed the space to be extended by adding a new kitchen and family room which looks out into a sizeable alfresco with an integrated outdoor kitchen. The overall design retains the home's original period characteristics and seamlessly adapts it to contemporary. Carefully considered planning and transformation maximises the levels of natural lighting and creates a grandiose interior and feel. Integrated and two-way rooms have also enhanced the general flow through the house and its functionality.

Main category Residential Design:
Alterations & Additions \$200K-\$500K
Designer Archsign Pty Ltd
Phone 03 9230 1400
Web archsign.com.au
Builder Glenrich
Location Kew, Victoria
Photographer Jean-Luc Syndikas



A Tasty Design

This Asian restaurant chain was established in 1979. In 2013, it planned to open its first restaurant in Australia in the heart of Melbourne, where the taste of Borneo would be offered for everyday casual dining in a heritage context. This heritage building was essentially a shell that had to be reconfigured and stretched with engineering strategies and layout solutions due to its size constraints. The three existing floor levels were removed as they were found to be in poor condition. A concept to divide the space vertically across five levels was implemented. The additional floor levels were achieved with the integration of atriums, glass obstructions to manage ventilation and detailed connections to existing window mullions. The design has maximised the perceived space, boosted the natural lighting, and met all technical and regulatory requirements (such as provisions for disabled access) while preserving the integrity and historical value of the existing building.

Main category Non-Residential Design:
Alterations/Additions
Designer Archsign Pty Ltd
Phone 03 9230 1400
Web archsign.com.au
Builder Project Group
Location Melbourne, Victoria
Photographer Jean-Luc Syndikas

The Contenders

Winning Design 2014 Victoria



Union of Old and New

The client originally wanted to build a five-storey apartment building for mixed use on this corner site that had a heritage overlay. The designers could immediately see that this was not a realistic proposition due to the site being only five metres in width with only 188sqm in total land size. Three townhouses have been achieved, one of which is three storeys and the other two being two storeys. The town houses at both ends each have a terrace adjacent to open living/kitchen on the first floor, while the middle townhouse has a roof-top terrace on the third floor. Each town house has open-plan living, which benefits from access to northern light and cross ventilation via the clerestory windows. The western elevation treatment makes reference to the existing window proportions in a contemporary re-interpretation, with the integration of screening devices to provide security and privacy facing the footpath. The strong element of the existing parapet has been accentuated and considered as visual connection to the contemporary addition.

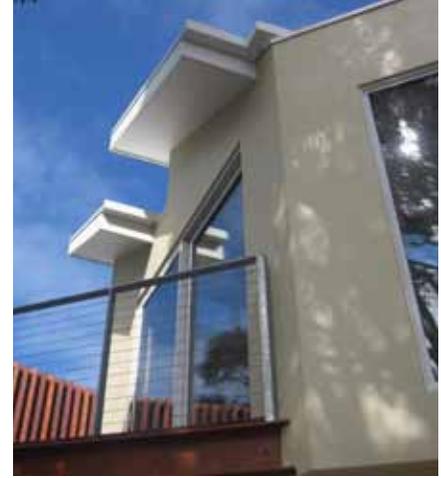
Main category Residential Design:
Multi-Residential
Designer Archsign Pty Ltd
Phone 03 9230 1400
Web archsign.com.au
Builder Buildplex Design Pty Ltd
Location Brunswick, Victoria
Photographer Jean-Luc Syndikas



Eco Balanced 1

The client required a concept home that explores the idea of 'weekender-type' accommodation and how life is played out in such circumstances. A clear set of rules that embrace trusted passive solar design with sustainable materials were necessary to demonstrate a refined model for environmentally conscious living. This is a finely tuned yet modest design, which significantly exceeds expectation for its typology. Pushing the boundaries of standard domestic construction achieves the cost, time and resource efficiencies that appeal to the 'weekender' housing market. Its contemporary form and streamlined layout combined with a holistic approach to passive solar design and systems integration, contributes to aspirations of sustainability by ensuring thermal comfort all year round for the 8-star rated home. The material palette balances environmental impact with affordability, aesthetics and were locally and ethically sourced. Liveable and light-filled interiors, coupled with low maintenance sustainably sourced materials, ensure the weekends are spent relaxing rather than maintaining the Eco Balanced 1.

Main category Residential Design:
New Houses up to \$300K
Designer Beaumont Concepts
Phone 03 5672 5196
Web beaumontconcepts.com.au
Builder Ecoliv Buildings
Location Wonthaggi, Victoria
Photographer Warren Reed

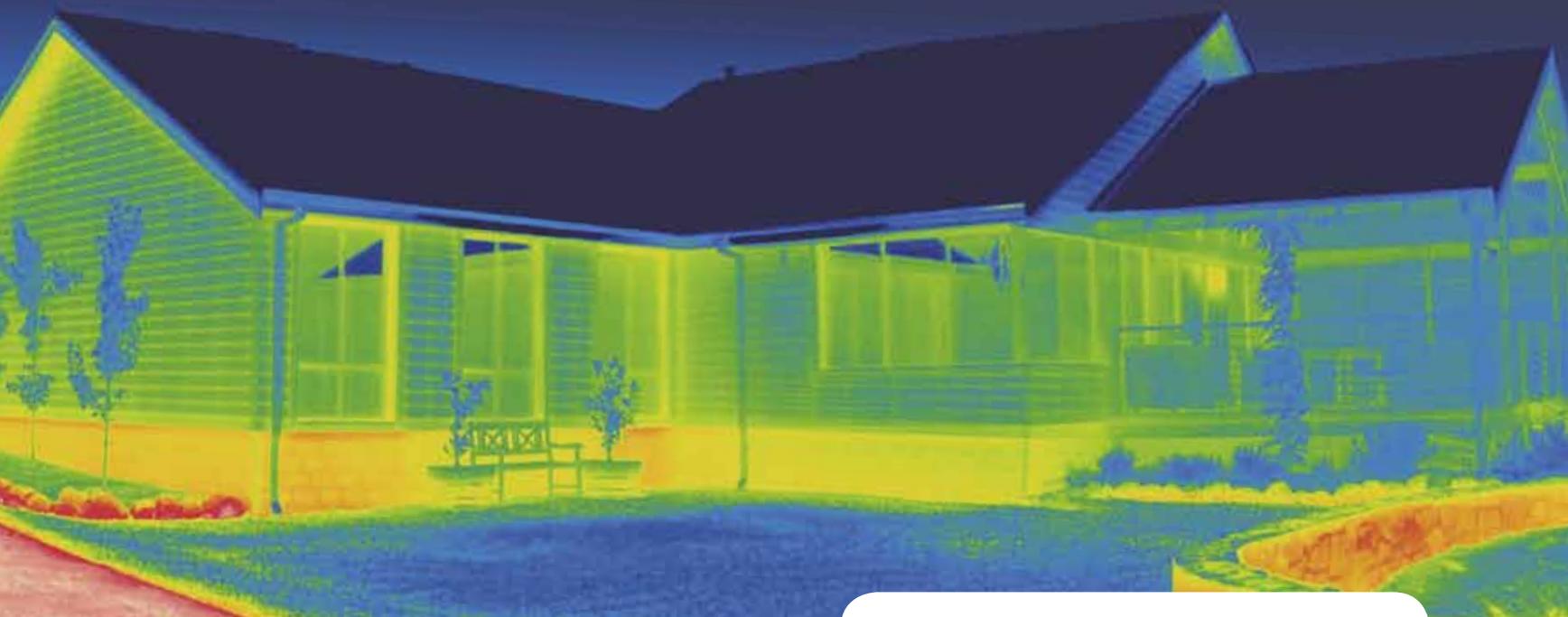


Longmore House

The clients wanted a two-storey contemporary sustainable mixed-use home and office, with a yoga room, to match their beliefs and lifestyle. Their new home was to incorporate the front two rooms of an existing heritage weatherboard house built in 1900, and a large Australian cherry-tree at the rear of the site. The house was to connect with the surrounding environment, including parklands at the rear of the site. A Sawtooth roof was to be designed into the house to support a 7.2KW solar photovoltaic system. The design integrates complex design challenges, site parameters and constraints utilising these as opportunities to design features of the home such as the north-facing sky windows and the tree canopy views. Incorporating a contemporary addition to a heritage building provided the opportunity for a roof garden creating a physical visual separation from the old and the new. The existing brick walls and chimneys provide privacy and character to roof garden and courtyards. Simple soft and uncluttered interiors with clean lines integrate sustainable technologies, resulting in a sense of luxurious spaciousness in an inner urban environment.

Main category Residential Design:
Alterations & Additions over \$500K
Designer BP Architects
Phone 03 9525 3780
Web bparchitects.com.au
Builder Stephen Dreier
Location West St Kilda, Victoria
Photographer Bridget Puszka

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Winning Design 2014 Victoria



Highway Property

Two of three partnered clients were also partners in an established Echuca accounting and auditing firm who wished to expand their company. The new office, to be occupied by the accounting firm, needed to be luxurious and open. A striking façade needed to continue into a reception and waiting area with amenities and meeting rooms. A library, directors' offices, a board-room, staff kitchenette and staff workspaces were essential and on-site staff car parking was preferred. After fulfilling and surpassing the client's requirements, the office has become a unique landmark within its context, addressing the corner site with striking yet elegant command. The contrast and simplicity of the façade, with its concrete and blue glazing, filters abundant light and clarity onto the internal space creating an opulent, polished finish. This transparency extends throughout the design; minimal use of solid walls and floors create a discrete focus on the opaque surfaces remaining. Subtle use of timber softens the hard surfaces and angular geometry within, resulting in a balanced product exceeding expectations.

Main category Non-Residential Design:
New Project

Designer Brandrick Architects

Phone 03 5482 6984

Web brandrick.com.au

Builder Davey & Williams Civil
Commercial Constructions Pty Ltd

Location Echuca, Victoria

Photographers Rhys Leslie Photography
and Daniel Lamb Photography



Dia Residence

The brief was to provide a contemporary family home that functioned and presented like one that had double the living space. The client wanted sun-drenched rooms; an entertainment hub which included first floor kitchen, lounge and outdoor balcony; large sized rooms; ample 'invisible' storage spaces; an internal design that has movement and shape; efficient heating and cooling, and a double garage with ease of entry via rear lane. The innovative use of multiple roof forms allows penetration of abundant light deep into the home. Strategically designed rear driveway/entry resolves the major design challenge, and minimises visual impact. Three separate zones and the central hub provide a visual connection throughout. This most impressive 'small home' catches attention through proportion, presence and flow that was created through thoughtful, cleverly crafted architectural design. With only 256sqm land, it is almost like a yacht or aircraft design, where every square millimetre has been allocated. The design brilliantly overlaps space and functionality without compromising the feeling of spaciousness, balance and comforts.

Main category Residential Design:
New Houses \$300K-500K

Designer Carnegie Design

Phone 03 9568 7745

Builder Cosgrove Construction

Location Malvern East, Victoria

Photographer Paul West Photography



Chilled Form

The client's utmost priorities were to expose the views from all rooms with an adults' 'chill-out' room connecting to the waterscape and landscaped areas. The client also required privacy exclusive of an "out there" statement from the street façade. Energy efficient principles were also core to the design. A modern, three bedroom home was required, with the kitchen central to living areas and a multi-purpose room on the main floor level. An independent zone functioning as a multi-purpose office/guest wing was required, as well as a separate adult sleeping/ensuite zone, and a two-car carport. Responding to the site constraints and exchanging these for opportunities, this home has delivered an outstanding resolve, exceeding the clients' requirements. The innovation of the architectural form, visual interconnectivity and engagement with its environ while maintaining sanctuary and privacy are distinguishing design features. Uncompromisingly minimalistic, the design reflects spatial quality, yet provides a stimulating environment accentuated by the rhythm of contrasting, striking textures and a restrained colour palette that creates synergy between indoor and outdoor spaces.

Main category Residential Design:
New Houses \$500K-\$1M

Designer Clever Design

Phone 03 6248 8283

Web cleverdesign.com.au

Builder Niche Building & Management

Photographer Ian Wallace



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Bundoora Dental Clinic

The clients wanted to fully renovate their existing old and dated surgery rooms and inefficient reception space into a modern, bright, comfortable environment that enhanced the patients' experience to give them a calm, relaxed, comfortable and enjoyable setting. The brief was fairly open, with only the dental chair colours being provided. The clients requested large picture windows for natural light to replace the existing small windows, and asked us to put forward our ideas on the best use of space, complementary colours and materials to achieve a modern comfortable space. Key design points have introduced more natural light, a splash of colour and a clean modern professional look, bringing the surgery rooms up to date with the other dentists in the practice who had recently renovated their rooms. Working within tight existing conditions, the design has exceeded the clients' expectations. The introduction of new materials, visual textures, colour, light, natural movement and seamless working surfaces were all fully integrated with the latest dental equipment for a fully functional, user-specific workspace that all combine for pleasant experience for both dentist and patient.

Main category Non-Residential Design:
Alterations/Additions

Designer Cornall Building Design

Phone 03 9329 8887

Web cornallbuildingdesign.com.au

Builder Brightwater Flow Pty Ltd

Location Bundoora, Victoria

Photographer Greg Cust



Carpenter Street Residence

'Timber + Titanium' is the second project we have worked on for this client, now a family, who were looking to find a balance between spatial distinction and human connectedness. Introspective spaces of the existing home were to transform into light filled spaces at the rear. They wanted a home that could suit the needs of a young family now, and adapt to their needs in the future with a focus away from the busy street front. It had to promote human interaction and family togetherness. Located on a busy road, the focus of this house for the young family was always going to be away from the street. Insular, introspective and private spaces of the existing home transition into the open light filled spaces of the additions, promoting human interaction and family togetherness. A curved feature clad in timber frames a view into a small backyard with a very large tree and is offset with a simple titanium box housing three bedrooms, two bathrooms and a living area, spaces that will cater for expanding family life. Voids connect the first floor with the active zones of the ground floor and glass operable walls open onto refined outdoor spaces.

Main category Residential Design:
Alterations & Additions over \$500K

Designer Dig Design

Phone 03 9600 1133

Web digdesign.net.au

Builder Sier Constructions

Location Brighton, Victoria

Photographer Rachel Lewis



Goodlife Health Clubs, Northland

The brief was to provide a purpose-built mainstream fitness club – which is part of the Northland Shopping Centre main entrance redevelopment – that facilitates for and does not discriminate against gender, varying levels of fitness or disability. The client requested the use of natural materials. The design had to incorporate external elements in the internal space, creating a space that is not intimidating and removes the stigmas generally associated with 'gyms'. Through the use of varying ceiling heights, changes in floor levels, and the use of soft and hard finishes, a space has been created that is primarily fit for purpose, is functional and durable, yet is responsive to the clients' requirements. In years gone by, fitness clubs were deemed as a luxury item – primarily used by 'fitness fanatics'. In today's busy society, fitness clubs are now more a lifestyle necessity; the design responds to this perception and a 'destination' space has been created. The client has deemed this club the benchmark for all their new fitness clubs.

Main category Non-Residential Design:
New Project

Designer Donnan

Phone 03 9350 6011

Web donnan.com.au

Builder Four Square Construction Management

Location Preston, Victoria

Photographer Dan Fuge



Haven 8.5

Our client had specific goals for the energy efficiency, sustainability and healthy living environment for this project. Allergies and chemical sensitivity specifically required supplementary ventilation to maintain the indoor air quality. Holistic sustainable living with passive solar design, recycled renewable low VOC materials, sustainable land use, sustainable water use and energy efficiency were a priority. The passive solar design with reverse brick-veneer, polished concrete slab, large northerly windows, cross-ventilation, insulated building envelope and economic footprint result in a light, comfortable and healthy 8.5 Star home. The contemporary design has exploited the positives of this infill site achieving a private and tranquil development with a balance between indoor and outdoor spaces. The compact footprint with multi-purpose spaces accommodates the changing needs of the occupants. Healthy and sustainable living has been achieved through the passive solar design, sustainable selections and considered water capture and reuse.

Main category Residential Design:
New Houses up to \$300K
Designer Eco Select and Bios
Phone 03 5244 5649; 0408 351 620
Web ecoselect.biz; biosdbs.com.au
Builder Homes with Integrity (Stuart Wilkinson)
Location Belmont, Victoria
Photographer Alex Gotto-Cumbers



Moama Physiotherapy & Pilates Studio

The brief was to create an environmental and sustainable building for physiotherapy consulting rooms and a Pilates studio. The design had to be sympathetic to the surrounding natural environment and be both comfortable and functional for all occupants. Recycled local materials had to be incorporated into the design to reflect the natural environment. The building had to be elevated to maximise views through the surrounding forest. The building is designed to remain timeless in its surrounding natural environment. Butterfly and skillion roofs, combined with recycled materials, minimise the visual impact of the structure, creating a sense of belonging to the red gum forest back drop. The use of timber and other recycled materials were a natural choice considering its bush surrounds. Double glazing, reverse brick veneer, cross flow ventilation and openable clerestory windows were among the sustainable design principles adopted to boost thermal comfort and energy efficiency. All occupied spaces within the building have been carefully positioned to utilise northern exposure, yet still maximise the stunning views through the red gum forest.

Main category Non-Residential Design:
New Project
Designer Ecotecture Design Group Pty Ltd
Phone 03 5480 7884
Web ecotecturedesign.com.au
Builder Lockwood Willows (Mark Hartley)
Location Moama, New South Wales
Photographer Tracey Hughes



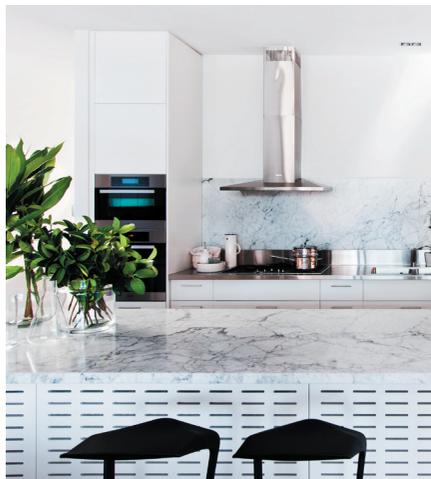
Fairlight Residence

We were engaged to design the interiors for a new home near Manly, NSW. The couple wanted quality in all areas of finish and fitting, with easy maintenance and longevity for their family home for children and grandchildren. They had consulted many designers, and came to us confused, with many great ideas, but with the initial aesthetic being lost. With regular business trips to Melbourne, we were regularly consulted and had to keep bringing the client back to the original minimalist and simple style. As international travellers, and with a New Zealand heritage, the client called for a seaside resort/lodge feel. Spaces were kept open, light, spacious and warm, using natural finishes and layers of texture. Travertine spanned from the entry gate right up to the back garden. Stairs in timber wrapped into walls and painted exposed timber ceilings add to the warmth and feeling of more space. The result is seamless and comfortable; bright and airy; solid and practical. The layering of elements has been carefully considered, omitting more than it includes to create a rich texture and depth using a minimalist style.

Main category Residential Design:
Interior Design
Designer Hunter and Richards
Phone 03 9533 8000
Web hunterandrichards.com
Builder Plan Pacific Projects (Michael Scott)
Location Fairlight, New South Wales
Photographer Toby Burrows

The Contenders

Winning Design 2014 Victoria



Kew Residence

We were engaged to design the interiors for a growing family who wanted a practical family home that gave ample space in which all four members could live. They had previously lived in a cramped single-storey Victorian which had no storage. They wanted a modern style, with open spaces, as well as lots of light and storage solutions being high on their list of priorities. A new build on an inner suburban Melbourne site, this 'L' shaped property originally had a single terrace home occupied by the client. Strict planning constraints were adhered to. To meet the various challenges required of a growing family, a natural, neutral palette created robust and usable spaces. The size of the rooms allowed strong contrast in floor and ceiling finishes. There is no extravagance; no WOW factor. Just a clean, effective design done right, resulting in a simple, practical home that works.

Main category Residential Design:
Interior Design

Designer Hunter and Richards

Phone 03 9533 8000

Web hunterandrichards.com

Builder Teede Constructions

Location Kew, Victoria

Photographer Antony Richards



Turnbull Residence

The brief was to design a high-tech luxury hotel-style family abode with respect to its surrounding environment. The home had to provide multiple spacious living zones, including a first-floor kitchen and living area with a natural open-plan flow, as well as an expansive outdoor suspended entertaining space which highlighted the surrounding city and bay views. Other priorities included innovative use of glazing to maximise natural daylight and a focus on sustainability through the use of high quality energy efficient products, fixtures and fittings. With its careful attention to detail and well-selected materials, both externally and internal, the contemporary result is thoughtful in its use, form and space, accommodating a spacious luxury-hotel feel on a compact parcel of land. Thoughtful design has accomplished a result that is innovative, respectful, and caters well beyond the client's objectives. The integration of functionality, sustainable design and resort style landscaping encapsulates a home that exudes space, luxury and lifestyle reflecting its bay setting.

Main category Residential Design:
New Houses Over \$1M

Designer Innovative Space Design

Phone 03 9370 9425

Web isd.net.au

Builder Bourakis Industries P/L

Location Newport, Victoria

Photographer Rachel Lewis



White House, Beaumaris

The brief was to create a functional home for a young family, which they could grow into. There was a strong focus on a 'hard edge' design with a timeless aesthetic. A low maintenance building was essential taking advantage of new building technologies, techniques and materials. A seamless interaction between indoor and outdoor spaces with a strong interface to the pool were required. A multiple car garage with a 'Man Cave' was essential. The design delivers a very functional home which precisely meets the family's needs. A minimalist design philosophy was adopted. The result is a very cohesive and timeless solution which has been precisely and meticulously considered in every aspect from finishes to layout of rooms and attention to detail. The fact that many of these details are easily missed or appear so simple is testament of a completely resolved design. This building and interiors exude with confidence and originality. It is unapologetically minimalist in style, form and function, providing a thoroughly considered and visually exciting design.

Main category Residential Design:
New Project

Designer In2 Pty Ltd

Phone 03 9578 5554

Web in-2.com.au

Builder CSA Development & Constructions P/L

Location Beaumaris, Victoria

Photographer Dean Schmedeg Photographer



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Wellington Residence

The client wanted a sustainable 6 star design that caters for the second and third home buyer. A single-storey dwelling with a total area of between 350 to 400 sqms on a sloping site, it had to showcase and promote a high standard of construction and fine detailing, giving the potential end-buyer a feeling of satisfaction and wanting more. A quality 6 star home, meticulously detailed and constructed on a challenging sloping landscape is the result. We have created a unique design within the site constraints. This modern home has character, uniqueness and generous proportions whilst still maintaining a sense of intimacy to cater for a growing family who love entertaining. The final outcome is full of wonder and amazement, leaving the clients breathless. It caters for a niche market, and the intricate detailing contributes to the highest quality of design and client satisfaction.

Main category Residential Design:
New Houses \$300K-500K

Designer Intertext Design Group Australia
Pty Ltd

Phone 03 9465 5577

Web intertextdesign.com.au

Builder BH Prestige Homes

Location Mernda, Victoria

Photographer Sonya of LOL Photography



Glyde Residence

The clients needed a contemporary family home with flexible spaces that could grow with their young family. The house had to include four bedrooms, a home office and a large garage with plenty of storage. It had to be a stylish home that was family friendly, with indoor/outdoor living. It also had to withstand the rough and tumble of children. The house had to be cool and stylish. As a carpenter's home, it was to be made largely of wood, and be simply assembled using best practices. Working within Bayside's stringent regulations, this twin gabled, weatherboard façade reinterprets the predominant style of nearby housing. Innovative incorporation of indoor and outdoor, passive design features, grand gestures, mixed with liveability and robust materials add up to the love the client has for this home. The house is well designed and excites in so many ways. The intelligence of its initial simple form of two gables gives way to a rewarding complexity of angles in ceiling and walls which delightfully surprise inside and out.

Main category Residential Design:
New Houses \$300K-500K

Designer JFK Design Landscape/Buildings/
Interiors

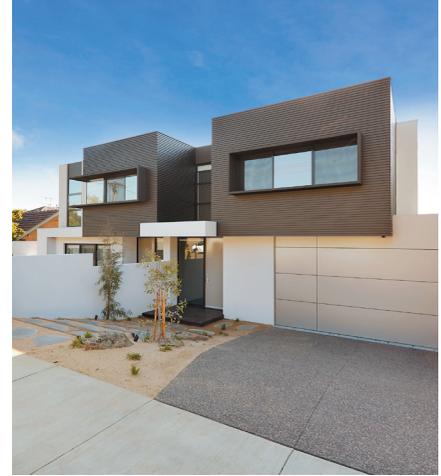
Phone 03 9596 2200

Web jfkdesign.com.au

Builder Glyde Construction

Location Highett, Victoria

Photographer Grant Kennedy



Anderson

The initial brief, homes for two young families, was modified to a flexible design solution that will appeal to the broad market. Although townhouses in their essence, the aim was to present two luxurious seemingly individual residences with clear distinction between the homes by utilising the unique site attributes. Providing refined elegance, contemporary and classy expression that complemented the area and would withstand the test of time was a priority. Low maintenance façade, bright interiors, native gardens with a formal quirk provide a place for play and recreation. A strict budget and ambitious time frame were essential. With the garages accessing different streets, we presented a façade as a single building with a subtle distinction between the dwellings rather than the townhouse stereotype. Introvert and private, the building opens to its gardens and brings the sunlight through the large skylights. Complementing the contemporary expression, the site fall was enhanced with 'living fences' and water elements. Delivered on time and budget, detailed with high quality, we exceeded the client's expectations.

Main category Residential Design:
Multi-Residential

Designer Lowe Architecture

Phone 03 9271 8804

Web lowecon.com.au

Builder Lowe Constructions

Location Malvern East, Victoria

Photographer Chris Ott



Durward

Our clients sought a design to utilise the challenging topography of their site. Although downsizing, achieving a high standard of amenity was essential. They wanted downstairs living, study and master bedroom with two bedrooms and sitting area upstairs. The total project cost was to be covered by the sale of one dwelling. Flair, elegance, flexibility of design and saleability were paramount. Both townhouses were to be light filled, integrating the alfresco, home and backyard. A contemporary style featuring flat roof and low maintenance materials for both the home and landscaping were to be adopted. The building adjusts to the topography. It flows and splits in wings with different levels. The links are transparent providing connection between the outdoors and inside. The footprint is formed around the existing trees belying the fact that this is a new home. The materials are kept simple, the building shape and the geometry reveal the inner drama exclusive for the residents. It is dynamic and exciting but at the same time elegant and honest. Built on time and within budget, the clients are proud of their brave decision and the design, which they loved from the first concept.

Main category Residential Design:
Multi-Residential
Designer Lowe Construction
Phone 03 9271 8804
Web lowecon.com.au
Builder Lowe Constructions
Location Malvern East, Victoria
Photographer Chris Ott



Brunswick Residence

The clients wanted an energy efficient and sustainable home for their retirement years. It had to ensure minimal maintenance, and provide for a generous collection of antique furniture and books. They required separate studio spaces for woodworking and art, as well as a small study and guest accommodation. Relocating from a large eastern suburbs home, the clients enjoy cooking and informal entertaining of small groups. A small garden area was also desired for vegetable and herb cultivation. The design solution overcame initial council opposition to a two-storey proposal and has provided the clients with their desired environmental and functional requirements. Material selections reflect the clients' requirements to minimise maintenance and embodied energy, and respect the local built heritage and the wishes of existing neighbours. The folding walls and roofs enclose economical multi-zoned spaces, achieving low environmental and financial project costs on a complex site. They now enjoy a bright and comfortable energy-positive and income-generating home befitting their current and future lifestyles.

Main category Residential Design:
Alterations & Additions \$200K-\$500K
Designer Maxa Design Pty Ltd
Phone 03 9013 0449
Web maxadesign.com.au
Builder Profast Constructions
Location Brunswick, Victoria
Photographer Chris Neylon



Warragul Residence

The clients wanted generous shared social spaces with other separate zones for parents and teenagers. They required five bedrooms, three bathrooms, a home office, cellar and four-car garage. As far as practicable, the main family spaces were to be shielded from the arterial road and motorway to the north, without compromising sunlight and views. The home's fabric was to be low maintenance, thermally efficient and timeless. The design has created a healthy luxury home for a large growing family, on an awkward and exposed site. By following passive design principles, the interiors are naturally bright, warm and well ventilated through careful placement of clerestory glazing and minimised westerly apertures, producing a home that is both economic to run and pleasant to live in. Considered design has minimised the impact of nearby roads and ensured a quieter and more private rural character to the home, offering excellent views across the landscape. Landscape design, materials and siting integrate the home into its rugged sloping surroundings with a rainwater creek flowing past existing trees and rocks.

Main category Residential Design:
New Houses \$500K-\$1M
Designer Maxa Design Pty Ltd
Phone 03 9013 0449
Web maxadesign.com.au
Builder Kubale Constructions
Location Warragul, Victoria
Photographer Matt Moore Photography

The Contenders

Winning Design 2014 Victoria



Birkenstock Australia HQ

The new headquarters for Birkenstock Australia – specialists in healthy footwear – were to identify with the brands' core values: craftsmanship and quality, honesty and integrity, sustainability and healthiness. We were asked to integrate wholesale offices, retail space, workshop, courtyard, an online store, and a warehouse with a new mezzanine showroom into one company culture. A neglected two-storey heritage building in an urban shopping strip was the starting point. We had to bring this back to its former glory, and extend and complement it with a contemporary fitout. Separate entrances for upstairs and downstairs had destroyed the original façade symmetry. The existing site was cluttered with lean-tos and non-functional storage and service areas. We re-organised and de-cluttered the site, creating a new courtyard central to the different departments. A new-built workshop behind, crafted from timber, references the quality workmanship that stands behind the Birkenstock brand. The resultant layout allows for spontaneous staff encounters, unifying different departments into one company culture.

Main category Non-Residential Design:
Alterations and Additions

Designer Melbourne Design Studios Pty Ltd

Phone 03 9077 2240

Web melbournedesignstudios.com.au

Builder Emac Constructions

Location Clifton Hill, Victoria

Photographer Peter Clarke and
Marc Bernstein-Husmann



Thornbury House

The brief was to add a contemporary extension encompassing living and kitchen areas with sufficient storage whilst retaining the period façade and front bedrooms to this home in Thornbury. The client wanted a considered response to open plan living that was functional and thermally efficient yet offered a playfulness and warmth. They wanted to maximise the site usage to retain the backyard space. Chosen materials are engaging yet functional such as the high thermal mass concrete floor. Original chimney bricks are reused as boundary walls to link with the original boundary wall. Living spaces utilise the maximum side boundary allowance to minimise the northern footprint. The clean lines and appealing kitchen and dining joinery provide significant storage. Overall the project delivered an impressive design solution resulting in a warm, liveable family-oriented space contained in a beautiful timber-clad extension. The design met the client's needs and provides an affordable, practical yet visually appealing home.

Main category Residential Design:
Alterations and Additions \$200K-\$500K

Designer Mesh Design Projects

Phone 0400 438 295

Web meshdesignprojects.com.au

Builder Form 2 (Michael Harvey)

Location Thornbury, Victoria

Photographer Peter Clarke



Cucina

Crown Casino required a concept design approved prior to re-negotiating the client's lease. We were to redesign the front-of-house food kiosk, which Crown wanted to showcase the latest food display technologies. The name and identity had not yet been conceived, but the concept had to portray a homely Italian deli feel. Counters designed to house new convection plate warmers (brought in from the USA) enabled Crown to approve a 500mm encroachment past the lease line. Integrated LED menu screens concealed in picture frames increased marketing possibilities. Illuminated Deli styled louvers over the old world cabinetwork filled meticulously with preserved food displays. One off suspended lamps were designed and commissioned. Refrigeration cabinets were re-skinned in brass. The blank tenancy side wall now features hand-made bricks which could only be supported using cut facings fixed to a metal backing plates. Additional decoration includes selected vintage photos and mock pizza spades. Signage was also designed and positioned in the old world spirit. The kiosk is now cloaked in Italian old-world charm promoting the use of home-style quality meals.

Main category Non-Residential Design:
Alterations and Additions

Designer Nagy Design Pty Ltd

Phone 03 9574 8833

Web nagydesign.com.au

Builder Offbite Projects

Location Crown Casino, Melbourne

Photographer Brett Holmberg



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The Contenders

Winning Design 2014 Victoria



Lake House

The client wanted a contemporary theme to complement the other homes in the estate. Large living and entertaining areas and the master bedroom with views to the Dandenongs were high priority. They wanted the full site utilised, with direct access from the garage into the house and a swimming pool incorporated. Materials used were to be maintenance free. The enchanting street presence has been accomplished by deep articulation and careful selection of unique materials and textures. The design assures maximum performance while not overwhelming its relatively small-allocated site frontage. Multiple rich natural timbers were an integral part of the design. Modified timber was used where weathering would compromise performance. Reconstituted timber decking extensively features around the pool and entertaining areas. Timber veneer external cladding panels convey its signature look. Custom milled cedar lining was used on the outdoor ceiling area. Solid Ironbark stairs and spotted gum flooring were used through both levels. Natural timber veneers feature in hallway articulation, which are mirrored through the cabinet façades.

Main category Residential Design:
New Houses Over \$1M
Designer Nagy Design Pty Ltd
Phone 03 9574 8833
Web nagydesign.com.au
Builder Becker Building
Location Wheelers Hill, Victoria
Photographers Brett Holmberg



Whitehorse Road Development

The client needed a new, modern workplace and public face for their office. The building had to create a professional, corporate aesthetic to the public streetscapes, while also providing a vibrant and engaging workspace for the employees. On the corner of a busy retail precinct, the site's narrow width presented numerous challenges to the design. The site is one of the most prominent along the small retail precinct located on Whitehorse Road in Surrey Hills. The façade articulation and use of a subtle material palette creates a building that is engaging without being overbearing. This was an important factor on such a prominent corner site. The built-form maximises the useability of the site, while also addressing natural light and sustainability issues. The site has been transformed into a focal point for the retail precinct through the implementation of a strong, but subtle built-form. The use of glazing and Alucobond panels on the two lower levels express the professional program occupying them, while the top level has a more articulated façade, with softer materials, reflecting the residential nature of this storey.

Main category Non-Residential Design:
New Project
Designer Pavan Consultants Pty Ltd
Phone 03 9471 2999
Web pavanconsultants.com.au
Builder C A Property Group
Location Surrey Hills, Victoria
Photographers Hockingstuart Surrey Hills and Scott McPherson



Amaroo

The brief was to replace the existing kitchen with an extension which would create a focal point of the house where cooking, entertaining, relaxing and daily duties would all coexist in the one space. An indoor/outdoor room was also required to connect with the kitchen and the external landscaping including the swimming pool. The alterations and additions were to tie into the existing house's period style exterior and elegant interior. The resultant design features a luxurious kitchen which dominates as the heart of the house. Containing a relaxing north-facing day bed, ample home office and butler's pantry, the kitchen now also features landscape views front and back. A new large Hamptons' style indoor/outdoor room successfully connects with the swimming pool, and boasts the groundbreaking 'social' kitchen as the entertaining extension of the main kitchen. The addition seamlessly extends the existing grandeur of the house. The indoor/outdoor room impresses an elegance on the surrounding environment.

Main category Residential Design:
Alterations and Additions over \$500K
Designer Peter Jackson Design Pty Ltd
Phone 03 9557 4790
Web peterjackson.net.au
Builder Carpentry Design
Photographer Brett Holmberg



Glen Osmond Farm

Glen Osmond Farm is a farm-stay facility at a peaceful property outside Woodend for Very Special Kids, a unique not-for-profit organisation that supports families facing the challenge of caring for children with life-threatening illnesses. The accommodation had to incorporate disabled facilities within a comfortable, modern, family-oriented farm cottage design. The result is four luxury cottages and a recreational building. The design response includes full wheelchair access, hospital bed emergency evacuation through stacking doors with no threshold, hoist rails, heat lamps for drying a child on the bed, 920mm-wide doors, and attention to heights of power sockets and light switches. The project reflects the thought and care which is clearly a hallmark of Very Special Kids and its design team. A clear intent of the farm concept is to identify with the land in a natural way. The accommodation unit is compact with a highly functional layout. Use of the angles creates visual interest while enhancing internal sight lines for improved access and supervision.

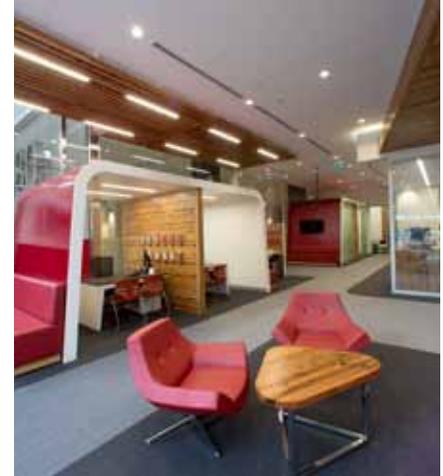
Main category Best Design: Special Project
Designer Peter Jackson Design Pty Ltd
Phone 03 9557 4790
Web peterjackson.net.au
Builder Anthony Galle & Ron Howard
Location Woodend, Victoria
Photographer Brett Holmberg



Moneypit Investments Pty Ltd Medical Centre

The brief was to undertake alterations to an existing industrial brick building on the former Norfolk Brewery site to house a new specialist gynaecological practice. It had to pay homage to the former industrial life of the site and allow for four consulting rooms, a spacious reception and waiting area, and associated sterilisation and staff facilities, focussing on the penetration of natural light, supported by modern fixtures. The upper floor had to be renovated for use as locum accommodation. The reception areas have been maximally illuminated in this formerly light-deprived building through coupling of exposed steel trusses, retained in the concept, with clerestory lighting. The high-raking ceilings further emphasise the importance of this space to the Centre. The upper floor concrete supports were incorporated into the design of the consulting rooms for the illumination of the spine corridor, offering direct access from the reception area for users. All existing external openings were maintained via new doors and window fittings, and undesired openings were strategically closed over via Corten cladding.

Main category Non-Residential Design: Alterations and Additions
Designer Planwise Design Pty Ltd
Phone 03 5441 5888
Web planwisedesign.com.au
Builder Luke Drummond Builders
Location Bendigo, Melbourne
Photographer Imagine Pictures (Anthony Webster)



80 Grenfell Street

The brief was to provide a concept retail branch for Bendigo and Adelaide Bank that could be used for future design and specification. As a high end finish, this pilot would sit at the top of a three-tiered design that could see two additional specifications delivered to offer a similar look and feel from lesser budgets. The corporate colours had to be featured in the design. New technologies, contrasting spaces and a flexible branch that allows for future function were high priorities. With a challenging site footprint, this design has utilised the odd shape and allows a natural flow of spaces that lead from service to service without confusion or disorientation. The result is a dynamic branch with interchangeable glass, hidden storage and retractable shutters. The design is bold, modern and clean line, utilising newly available technologies, features and finishes. Deliberate components celebrate early traditions and are symbolic to the durability and the longevity of the Bank. A visit to the branch emulates a journey where customers feel invited and engaged by the atmosphere provided.

Main category Non-Residential: Interior Design
Designer Jarrod Sinclair
Phone 03 5454 1254
Builder Asset Interiors
Location Adelaide, South Australia
Photographer Brett Hartwig

The Contenders

Winning Design 2014 Victoria



Elsternwick Alterations & Additions

The brief was to convert a one bedroom Victorian terrace large enough to accommodate a young family. The main emphasis was to increase the size of the small living zone and to add a third bedroom and second storey. Natural light was a must due to the narrow nature of the site and existing party walls on either side. Site constraints included the land size being 149sqm; inclusion of the required rooms within the property boundary; council regulations; and the heritage overlay. The clients were overwhelmed by the feeling of space and light, the open-plan kitchen and living zones, the light streaming through the highlight windows with connection to the northern courtyard through frameless bi-fold doors. Existing period features to the front rooms were retained, keeping the Victorian charm. This complete renovation challenges the boundaries with its modern build forms set against original heritage fabric. The transition from original period home to modern living solution focuses on the clever use of space and filtering light while retaining key heritage features.

Main category Residential Design:
Alterations and Additions \$200K-\$500K
Designer Sketch Building Design Pty Ltd
Phone 03 9523 9884
Web sketchbuildingdesign.com.au
Builder Bill Christofidis
Location Elsternwick, Victoria
Photographer Matt Ware Photography



Grange

The brief was for a new contemporary home for a young family of four, with an upper storey for bedrooms and study space, and lower level for living and visiting guests. They wanted open interior spaces with a subtle separation between dining and lounge and an easy transition to the outdoor spaces, which were to include entertaining deck, swimming pool and a designated lawn area for the kids. They wanted low maintenance external materials, with the use of timber restricted to the interior. They disliked hallways and obvious garage doors from the street. The prominent corner site had a responsibility in the heritage area. Adopting the concept for the generational view through the picket fence allowed the façade to depict the feeling of the area. The picket fence is viewed from a child peering through or the shadow it casts on the pavement. It's a modern element that pays homage to the past and protects the occupants' privacy. The layout functions to the clients' daily needs by having frequently-used areas instantly accessible, yet hidden from sight.

Main category Residential Design:
New Houses Over \$1M
Designer Vibe Design Group Pty Ltd
Phone 1800 188 056
Web vibedesign.com.au
Builder B & B Freiberg
Location Canterbury, Victoria
Photographer Peter Hyatt

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by Tim Adams

MAXIMISING NORTH ORIENTATION

With Victoria's diverse climate, houses here require more energy to maintain winter comfort than during summer. You can, however, lower that amount by designing your new home to accommodate all of our seasons.

New dwellings are required to have a 6-star minimum energy conservation performance in line with building regulations. By focussing on positioning of windows in your house, you will make it much easier to achieve the 6-star level, reducing your winter heating requirements, and potentially doing away with air conditioning.

North-facing windows will gain the majority of the sun's energy, so these windows should be the largest in the house to make the most of the winter heating effect. A good rule of thumb is to provide north-facing windows in living rooms equal to 20%-25% of the floor area. Double-glazing and curtains will make sure the heat is not lost during the night.

Respect for solar orientation will play a larger part in economical designs than was the case for 5-star houses. In the Melbourne and most Victorian climate zones, much more energy is required to maintain comfort in winter than in summer. House designs that respond to this premise will reduce winter heating requirements and do away with any need for air conditioning.

On the winter side of the equation, when optimal glazing areas are provided in north walls of living rooms equal to between 20 and 25% of the floor area, the house will gain passive solar energy during the day from sun low in the northern sky. Small areas of glass on other walls will even out light distribution and allow for cross ventilation in summer. Thermal mass in the construction materials absorbs this heat and then reradiates it back into the rooms during the evening. Curtains and double-

glazing or other insulative devices are then used so that the heat is not lost back through the windows at night.

East and west side windows can also make good contributions to winter solar gain, but care needs to be taken to ensure that they do not cause problems in summer. Shading with deciduous trees or external blinds are needed to exclude low angle morning and evening sun at the hotter times of the year.

South-facing windows will only ever be exposed to direct sun early in the morning and late in the evening during high summer. Accordingly, they contribute only to heat loss during winter and need to be modest in dimension and well insulated.

During summer, the large north side windows need to be shaded from direct sunlight either by eaves, blinds or pergolas. Fixed shading devices will deal with average annual sun angles and deliver reasonable results but can leave the top section of window in shade even during the middle of winter. A preferable arrangement is to have adjustable eaves on the north side so that all the glass is shaded in summer and unshaded in winter.

Windows or other forms of ventilation openings placed opposite the main north windows will facilitate cross ventilation in warmer months. Cool winds and sea breezes build up positive pressure against the south wall enter the house through the small south windows and replaces the warm internal air which is drawn out through the large north openings to the negative pressure on that side of the building. When no breezes blow a natural convection effect can be induced by placing exhaust points at a high level and inlets low on the cool side of the house, preferably assisted by evaporative cooling over a water feature. This effect is known as night purging where cool night air flows through the house cooling the building fabric ensuring that the next day starts with the building as cool as possible.

Sites with views to the north or having north-facing back yards are the easiest to design, and will achieve a market premium by those who understand the issues. This doesn't mean that other sites are a lost cause; it just means that designers need to be more skilful in resolving appropriate design solutions. If views are to the south, as is so often the case along the Victorian coast, a combination of north-facing clerestory windows and insulated glazing units in south facing walls can deliver good results.

Current house energy rating software tools enable designers to fine-tune all the components of a house design to deliver high performance for the least cost. They have the capacity to provide detailed, responsive modelling of the house for all seasonal variations throughout the year. If window size and location are well managed, the use of insulated double-glazing units and other high performance glass will take good energy performance to extremely high levels. Designs which ignore the basic principles of thermal performance may need to use the more expensive glazing systems to raise their level from mediocre to adequate.

House designs which respect the simple physics of solar radiation and insulation can easily achieve comfort conditions where air conditioning is unnecessary and heating significantly reduced. The money saved on the capital cost of conditioning appliances and on-going energy bills is better applied to getting the building fabric design optimised at the outset.

Tim Adams is a Building Designer, and Past President of the Building Designers Association of Victoria. He runs F2 Design, a building design practice dedicated to sustainable building outcomes.

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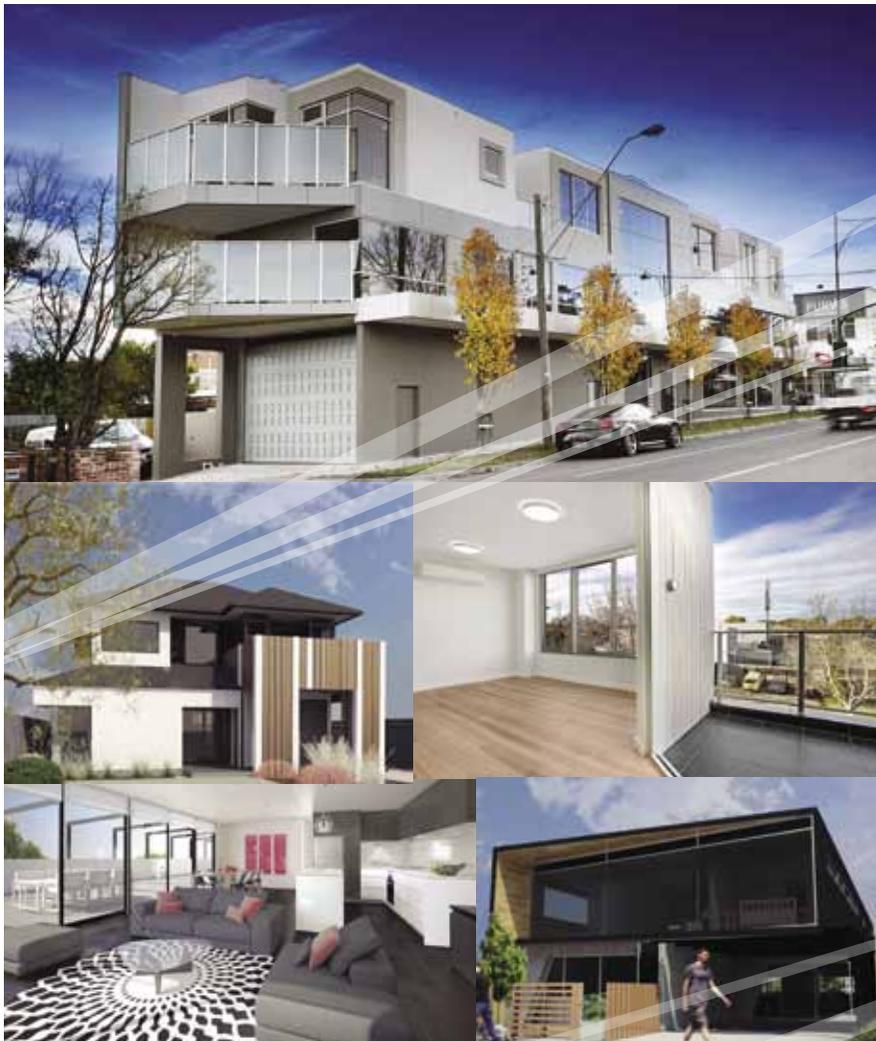
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Index of winners

Winners: BDAV Building Design Awards 2014

Building Design of the Year 2014

Winner: Melbourne Design Studios Pty Ltd for Birkenstock Australia HQ
page 8

Residential Design: New Houses up to \$300K construction cost

Winner: Beaumont Concepts for Eco Balanced 1
page 12

Residential Design: New Houses \$300K-500K construction cost

Winner: JFK Design Landscape/Buildings/Interiors for Glyde Residence
page 14

Residential Design: New Houses \$500K-\$1M construction cost

Winner: Clever Design for Chilled Form
page 16
Commendation: Maxa Design Pty Ltd for Warragul Residence
page 18

Residential Design: New Houses Over \$1M construction cost

Winner: In2 Pty Ltd for White House, Beaumaris
page 20
Commendation: Vibe Design Group Pty Ltd for Grange
page 22

Residential Design: Alterations & Additions \$200K-\$500K construction cost

Winner: Maxa Design Pty Ltd for Brunswick Residence
page 24
Commendation: Mesh Design Projects for Thornbury House
page 26
Commendation: Sketch Building Design Pty Ltd for Elsternwick Alterations & Additions
page 27

Residential Design: Alterations & Additions over \$500K construction cost

Designer: Dig Design for Carpenter Street Residence
page 28

Residential Design: Multi-Residential

Winner: Archsign Pty Ltd for Union of Old and New
page 30

Non-Residential Design – New Project

Winner: Brandrick Architects for Highway Property
page 32

Non-Residential Design – Alterations/Additions

Winner: Melbourne Design Studios Pty Ltd for Birkenstock Australia HQ
page 34

Best Design of a Special Project

Winner: Peter Jackson Design Pty Ltd for Glen Osmond Farm
Page 36

Interior Design: Residential

Winner: Hunter and Richards for Fairlight Residence
Page 38

Interior Design: Non-Residential

Winner: Melbourne Design Studios Pty Ltd for Birkenstock Australia HQ
page 40
Commendation: Cornall Building Design for Bundoora Dental Clinic
page 42

Heritage Conservation Project – Residential

Winner: Archsign Pty Ltd for Union of Old and New
page 44

Heritage Conservation Project – Non-Residential

Winner: Archsign Pty Ltd for A Tasty Design
page 46

Best Energy Efficient Design – Residential

Winner: Eco Select and Bios for Haven 8.5
page 48

Best Environmentally Sustainable Design – Residential

Winner: Maxa Design Pty Ltd for Brunswick Residence
page 50

Drafting Excellence Award

Winner: John Franklin from Archsign Pty Ltd for A Tasty Design
page 60

Most Innovative Bathroom Design

Winner: Clever Design for Chilled Form
Page 62

Most Innovative Kitchen Design

Winner: Peter Jackson Design Pty Ltd for Amaroo
page 64

Excellence in Use of Steel

Winner: Planwise Design Pty Ltd for Moneypit Investments Pty Ltd Medical Centre
page 66

Excellence in Use of Glass

Winner: Archsign Pty Ltd for Highway Property
page 68

Excellence in Use of Timber

Winner: Melbourne Design Studios Pty Ltd for Birkenstock Australia HQ
page 70
Commendation: Peter Jackson Design Pty Ltd for Glen Osmond Farm
page 72

Best Response to a Design Brief by a Student

Winner: Thomas Bird, RMIT University, School of Design TAFE
page 56

Best Digital Presentation by a Student

Winner: Hung Viet Tran, RMIT University, School of Design TAFE
page 57

Drafting Excellence by a Student

Winner: Sher-Lene Lebek, Holmesglen Institute
page 58

10-Star Challenge

Winner: Ande Bunbury Architects for Double Century House
page 52

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Judges

JUDGES – BDAV AWARDS

Paul Hassall

(Chair of Judging Panel), Building Designer, Lifehouse Design, award-winning Castlemaine-based practice specialising in sustainable residential designs.

Darren Cole-Sinclair

Building Designer and Business Development Manager, Billings Long P/L; designers and builders of residential and non-residential projects (past Director of award-winning architectural practice Orbit Solutions).

Ingrid Hornung

Award-winning Building Designer of Designs For You, specialising in residential design, and a member of CHI Design Studio, a collaborative of three BDAV Members based in Brunswick; Member of BDAV Committee of Management.

Robert McLauchlan

Building Designer and Managing Director of McLauchlan and Associates, award-winning designers of residential and non-residential projects; Fellow and Past President of the BDAV, and winner of the BDAV Building Design of the Year (and other awards) in 2001 and 1998.

Stephen Rachcoff

Building Designer and Director of award-winning Rachcoff Vella Architecture P/L, designers of residential and non-residential projects with offices in Richmond (VIC) and Mornington.

Ashley Thompson

Senior Planner and Director, Clause:1 Planning; Member of BDAV's Planning SubCommittee.

JUDGES – STUDENT AWARD

(this listing only summarises the independent judges involved in the Student Judging, not TAFE representatives)

Craig Cantwell, Lindsay Douglas, Roy Hodgson
 Chris Job, Julie-Anne Smith, Ali Z Waziri

JUDGES – 10-STAR CHALLENGE

Andrew Hooper

(Chair of Judging Panel), Statewide Group Building Designer and accredited Thermal Performance Assessor; member of BDAV's Thermal Performance Assessor Technical Advisory Committee.

Sarah Robertson

Representing Alternative Technology Association, and formerly Editor of Sanctuary Magazine.

Jim Woolcock

Principal of Sustainability House; accredited Thermal Performance Assessor; member of BDAV's Thermal Performance Assessor Technical Advisory Committee.

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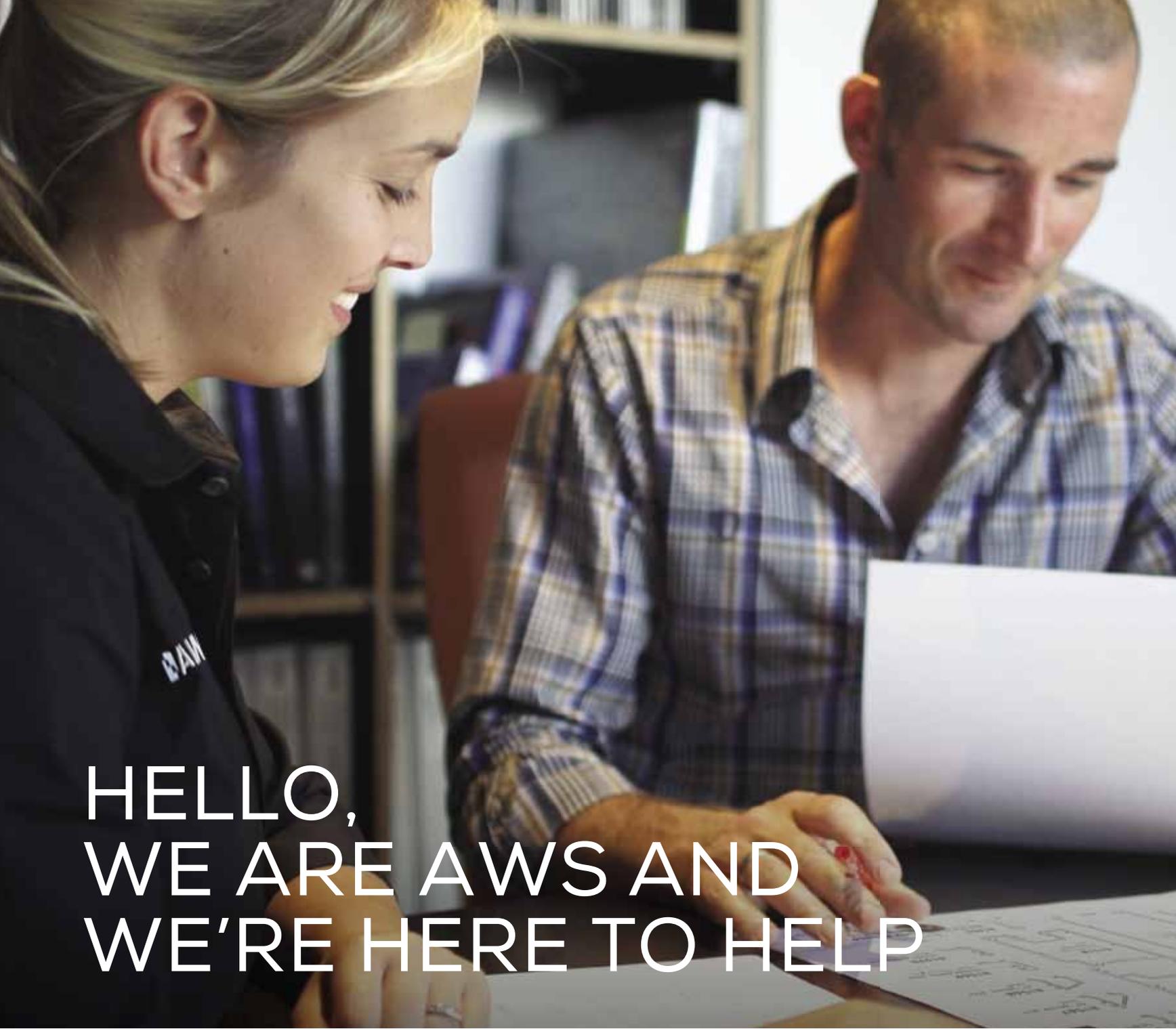
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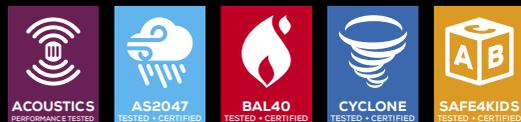
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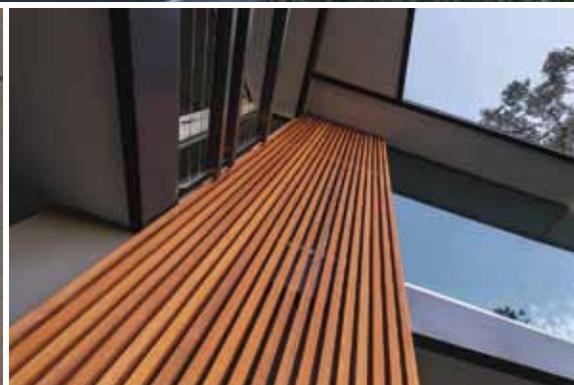


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