



CODA

ARCHITECTURE + URBAN DESIGN



sustainable buildings

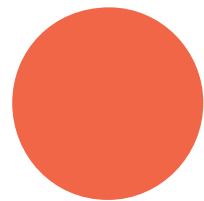
LGPA Breakfast Forum: 18.09.14

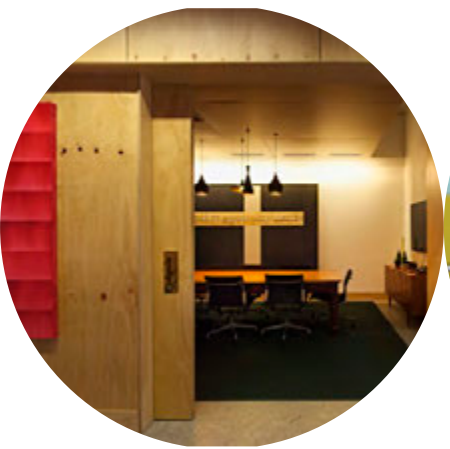
Kieran Wong

1

hello

thanks for inviting me











Womens Health and Family Services

Greenstar 4 Star Design (Office v.2)
Australian Institute of Architects
Commercial Architecture Award 2012





**Kings Square International Design
Competition: Finalist 2013**





how

**to get the right seat
at the right table
at the right time?**



be **stealthy**

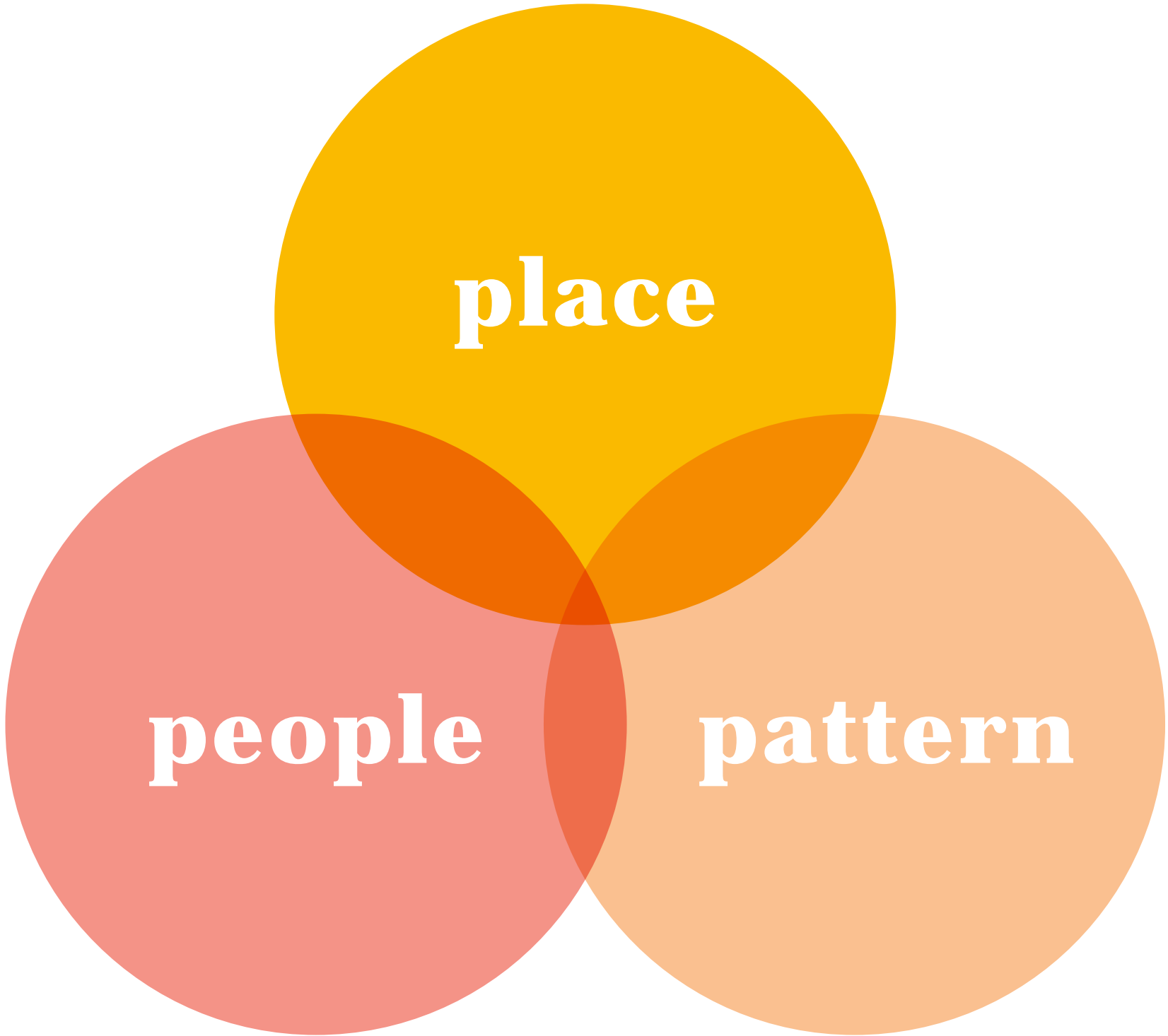


not like this

place

people

pattern



place

people

pattern



place:

topography

climate

seasonality



people

society

culture

memory



pattern

urban form

vernacular

character

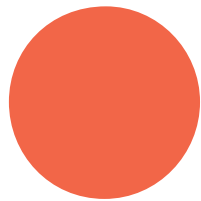


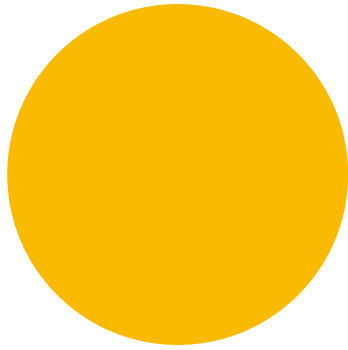
S M L XL

4

projects

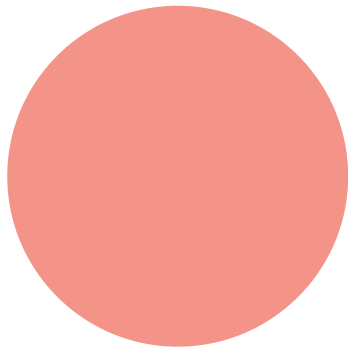
edges + infill





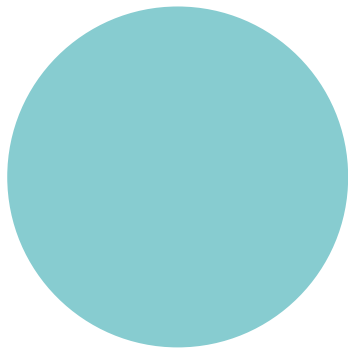
Perry Lakes

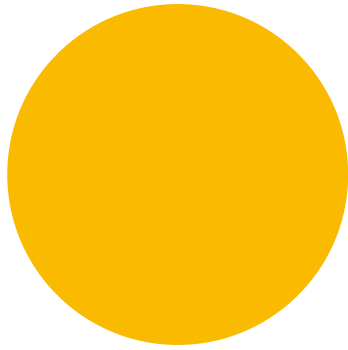
Broome North



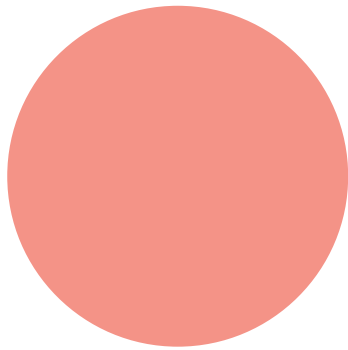
Jolimont Nursery

White Gum Valley

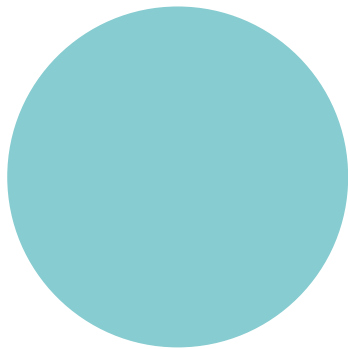




topography
climate
seasonality



society
culture
memory



urban form
vernacular
character



Broome North

for Landcorp





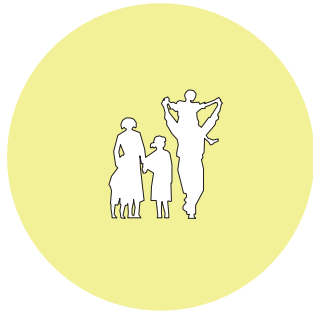


VS.



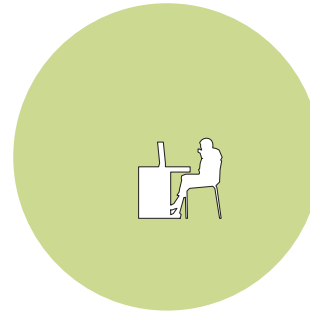
**Environmental + Climatic
Obligations + Considerations in
Regional Architecture + Planning**

ECO-CRAP®



FAMILY WITH CHILDREN

what kinds of families?
how many kids?
where do they live now?



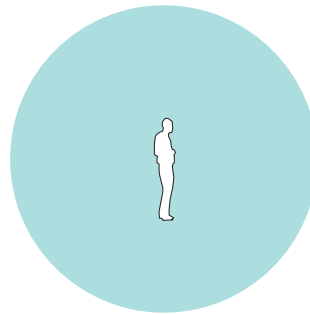
HOME OFFICE

work and live from home?
mixed use, shop houses



COUPLES

young working couples,
retirees?
who provides the business
backbone to broome?



SHARED HOUSING

work and live from home?
mixed use, shop houses
key / service workers



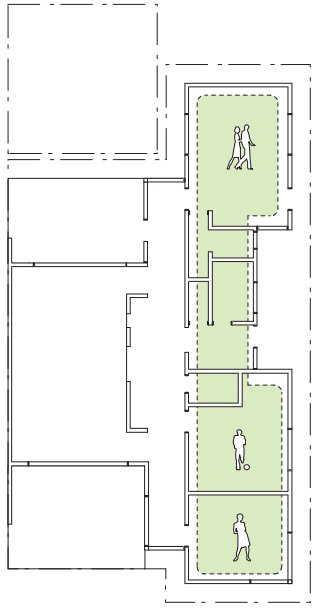
MULTI-FAMILIAL GROUPS

indigenous needs
elasticity in housing demand,
one house, one block?



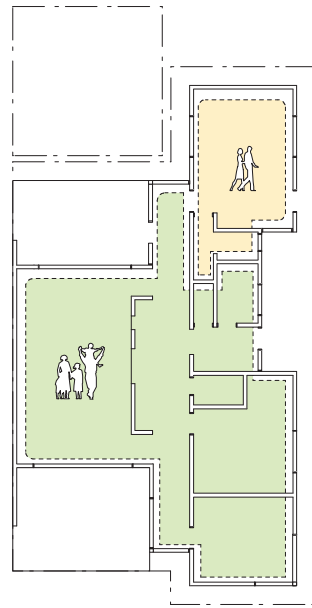
HOMELESS

sleeping rough
placeless
boarding houses / hostels



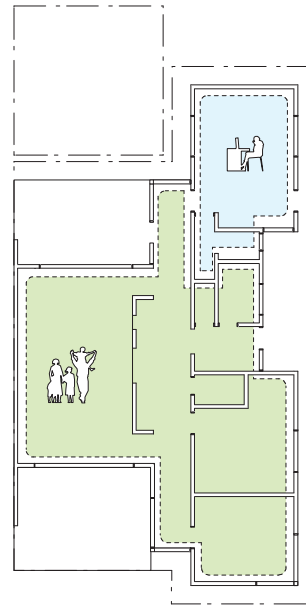
ADAPTABILITY 1 **Family Home**

Three bedroom House with extensive outdoor living. Large master bedroom at front includes ensuite, kitchenette and adjacent outdoor living area.



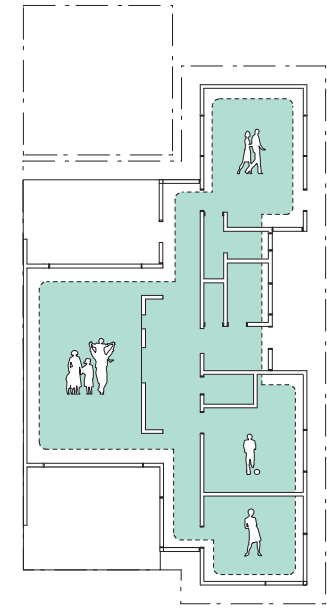
ADAPTABILITY 2 **Shared house/Cultural**

Self contained room at the front of the house with a separate entry and outdoor space. House responds to shared households and cultural rules by allowing for independence of occupant groups



ADAPTABILITY 3 **Live/Work**

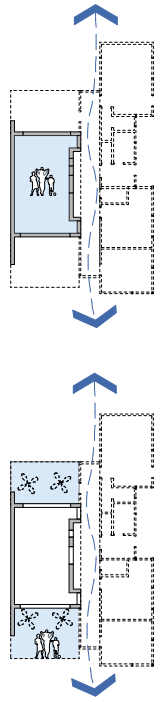
Fully contained home office at the front of the house with a separate entry, allowing for complete separation of home and work environments.



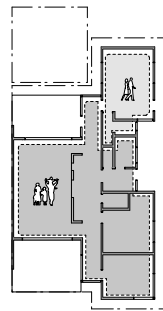
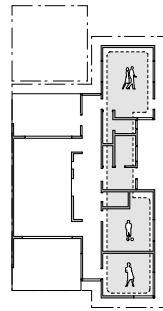
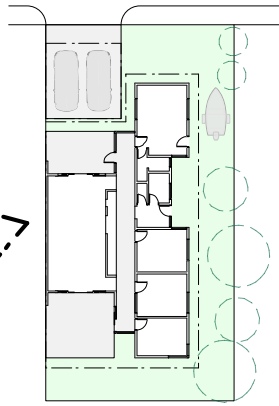
ADAPTABILITY 4 **Extended Family**

Mattresses can be taken from the store room and used in the living space (and outdoor decks) when extended family come to stay.

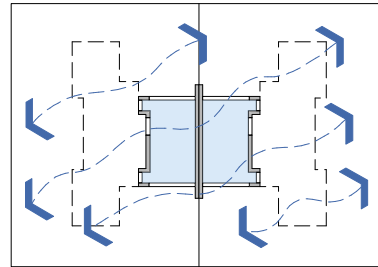
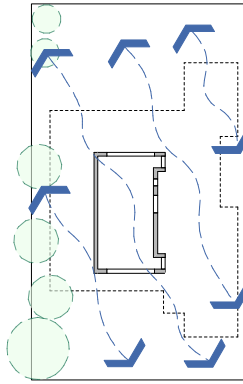
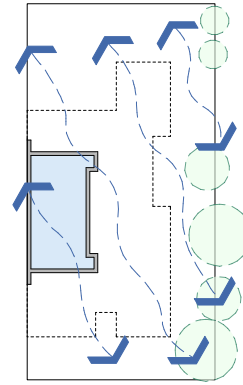
WET and DRY HOUSE



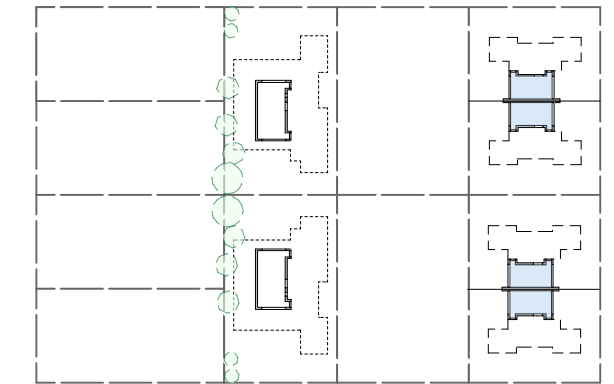
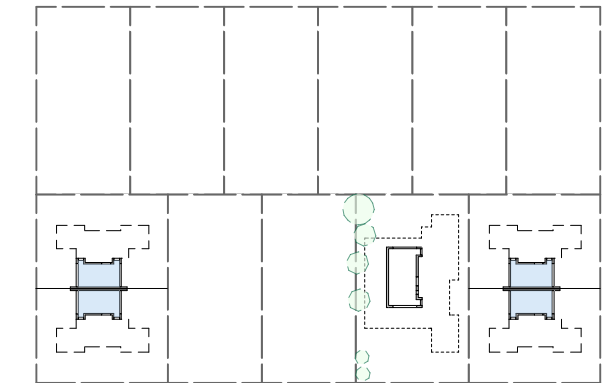
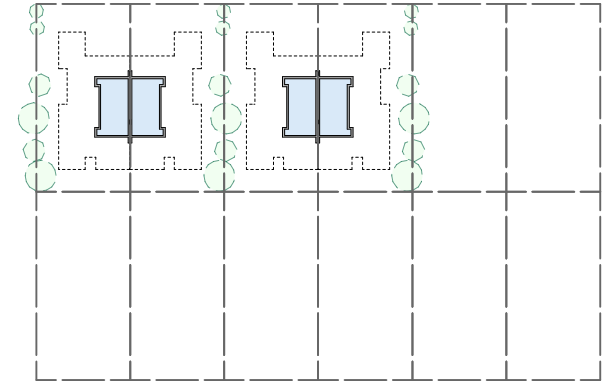
ELASTICITY

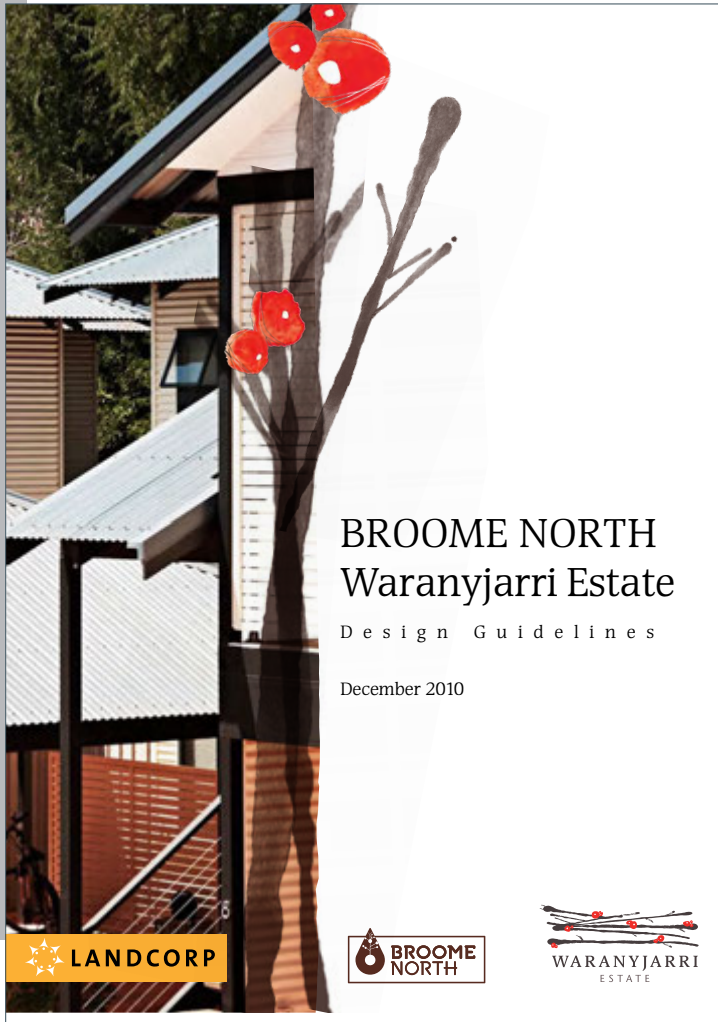
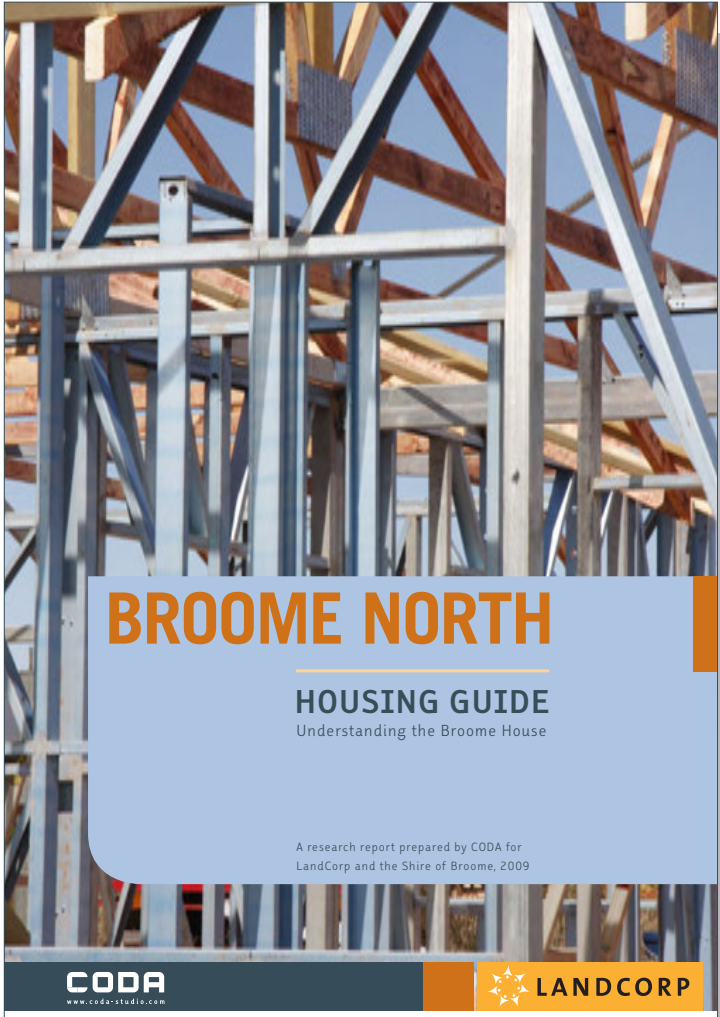


LOT DESIGN



SUB-DIVISION







FUTURE RELEASE

284 GR 283 282 281 GR 280 GR

406 GH

FUTURE RELEASE

238 GH GR

271 DX GR

272 DX GR

273 DX GR

274

275

276

277

278 GH DoH

404 LOCAL CENTRE

237 GH GR

270 GR

269 GR

268 GR

267 GROH

266 GROH

265 GROH

264 GR

263 GR

261 GR

262

RESERVE FOR RECREATION & DRAINAGE

405 GH

236

239 DX GR

235

240 DX GR

234

241 DX GR

233

253 GR

254 GR

255 GR

256 GR

257 GR

258 GR

259 GR

260 GR

242 DX CH

243 DX CH

252 DX DoH

251 DX DoH

250 GR

249 GR

248

247 GR

246

244 DX CH

245 DX CH

RESERVE FOR RECREATION & DRAINAGE

157 DX GR

158 GR

159 GR

160 GR

161 GR

162 GR

146

147

148

149

156 DX GR

155 DX GR

154 DX GROH

153 GR

152 GR

151 GR

150 GR

232

231

230 GR

229 GR

PRIMARY SCHOOL SITE

RESERVE FOR RECREATION & DRAINAGE

NEW MAGABALA ROAD

124 DX CH

125 DX CH

126 DX CH

127 DX CH

111 DX GR

112 DX GR

113

114

172 DX DoH

173 DX DoH

174 DX DoH

175 DX DoH

194 DX CH

195 DX CH

196 GR

197 GR

217 GR

218 DX DoH

145

128 GR

144

129 GR

143 DX DoH

130 GR

142 DX DoH

131 GR

141

132 GR

140

133 GR

139

134 GR

135

110 GR

109 GR

108 GR

107 GR

106 GR

105 GR

104 GR

103 GR

115

116

117

118

119 DV

120 DV

121 DV

171

170

169

168

167 DV

166 DV

165 DV

164

176 GR

177 GR

178 GR

179 GR

180 GR

181 GR

182 GROH

183

193 GR

192 GR

191 GR

190 GR

189 GR

188 GR

187 GR

186

198 GR

199 DoH

200 GR

201 GR

202

203 GROH

204 GROH

205

216 GR

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208

219 DX DoH

220 GR

221 GR

222

223

224

225

226 GR

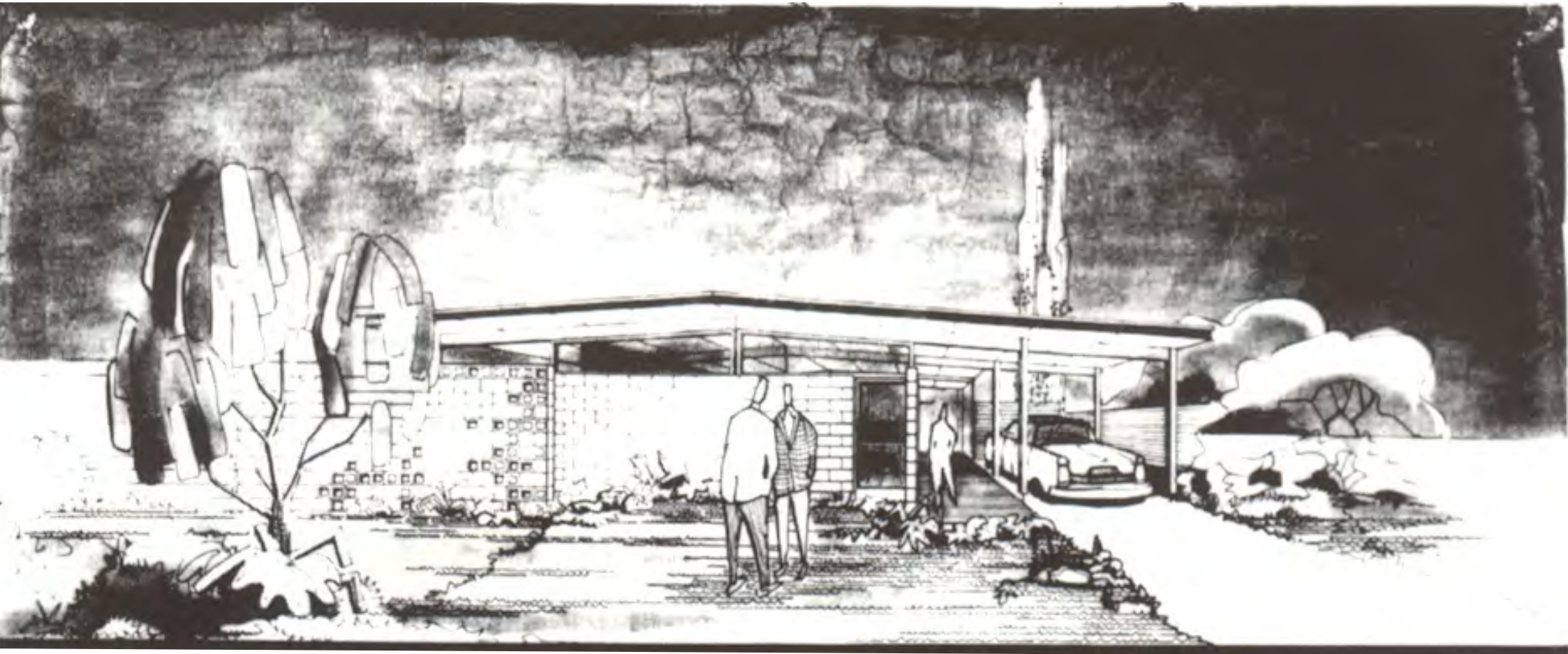
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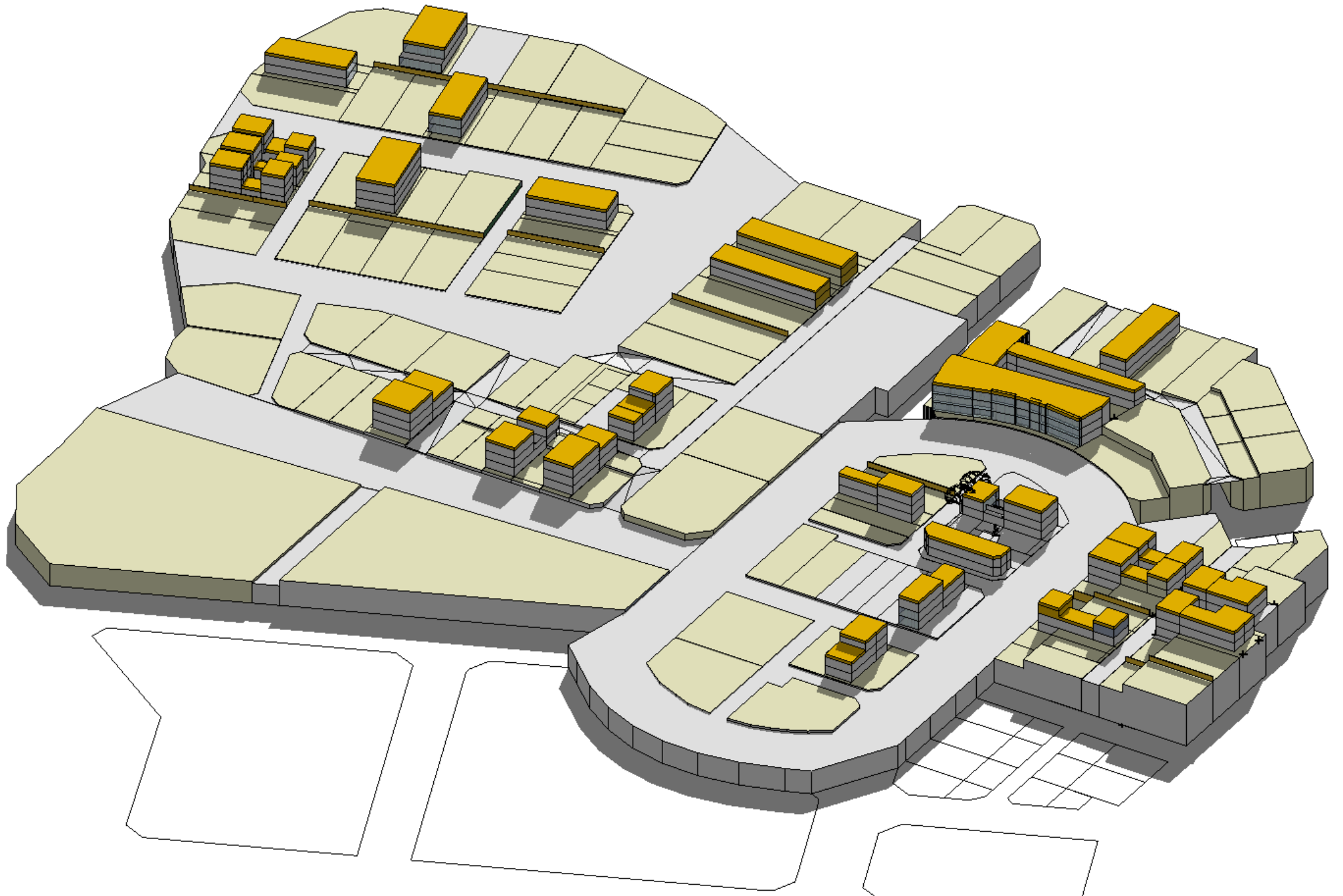
Perry Lakes

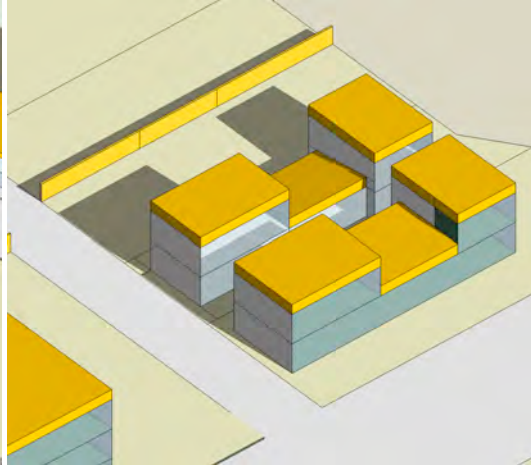
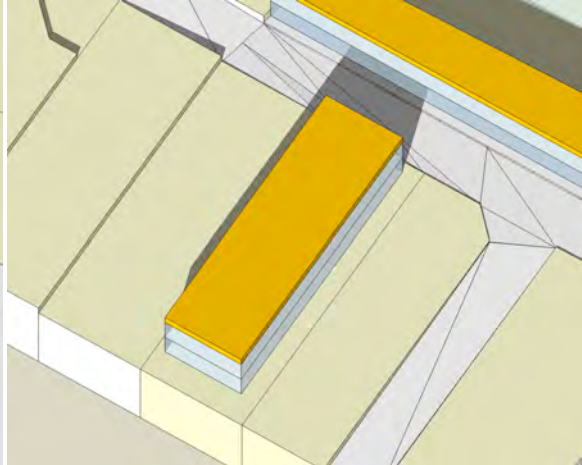
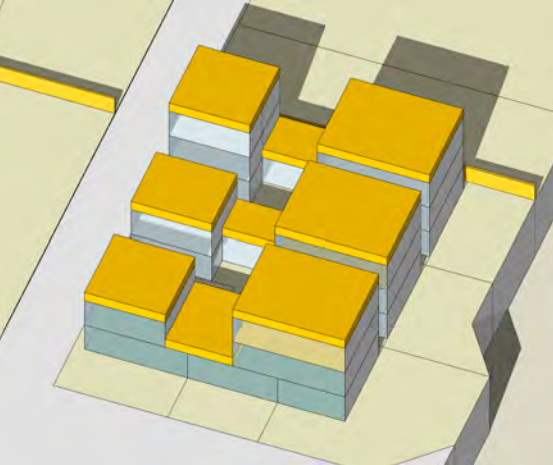
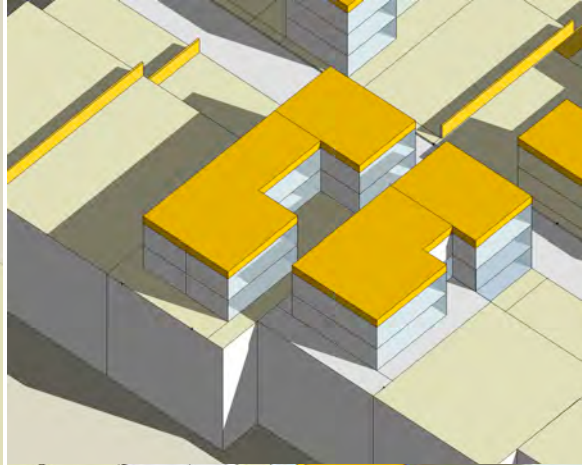
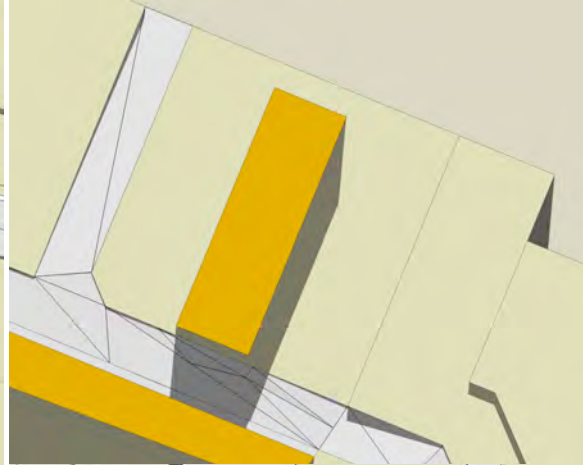
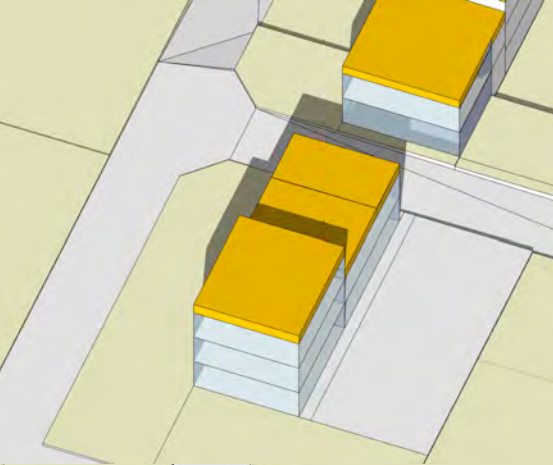
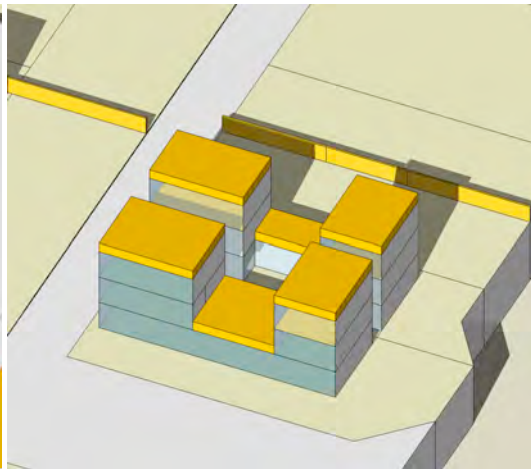
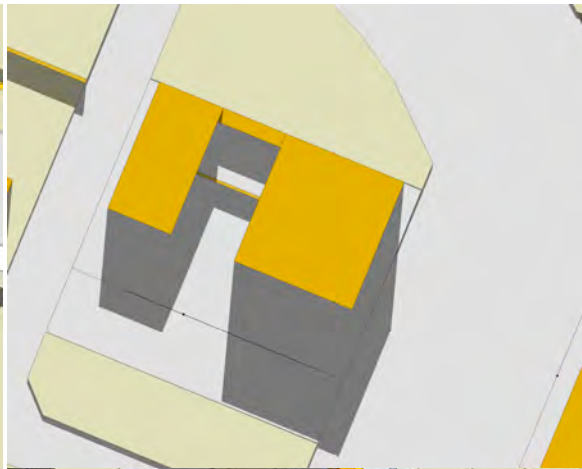
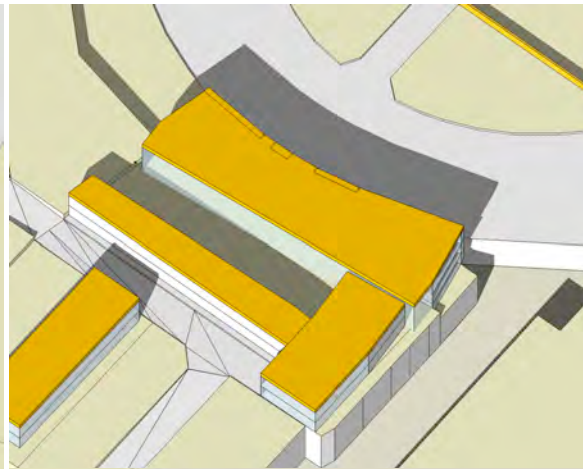
for Landcorp

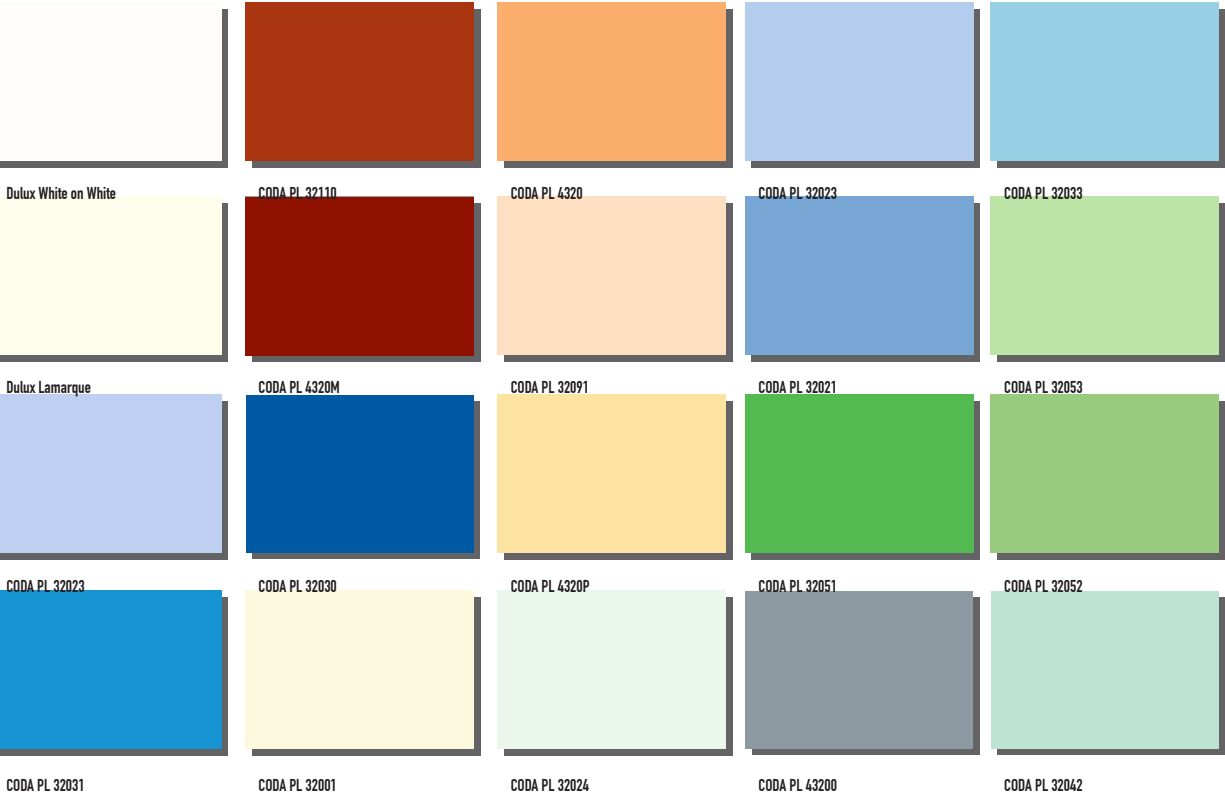






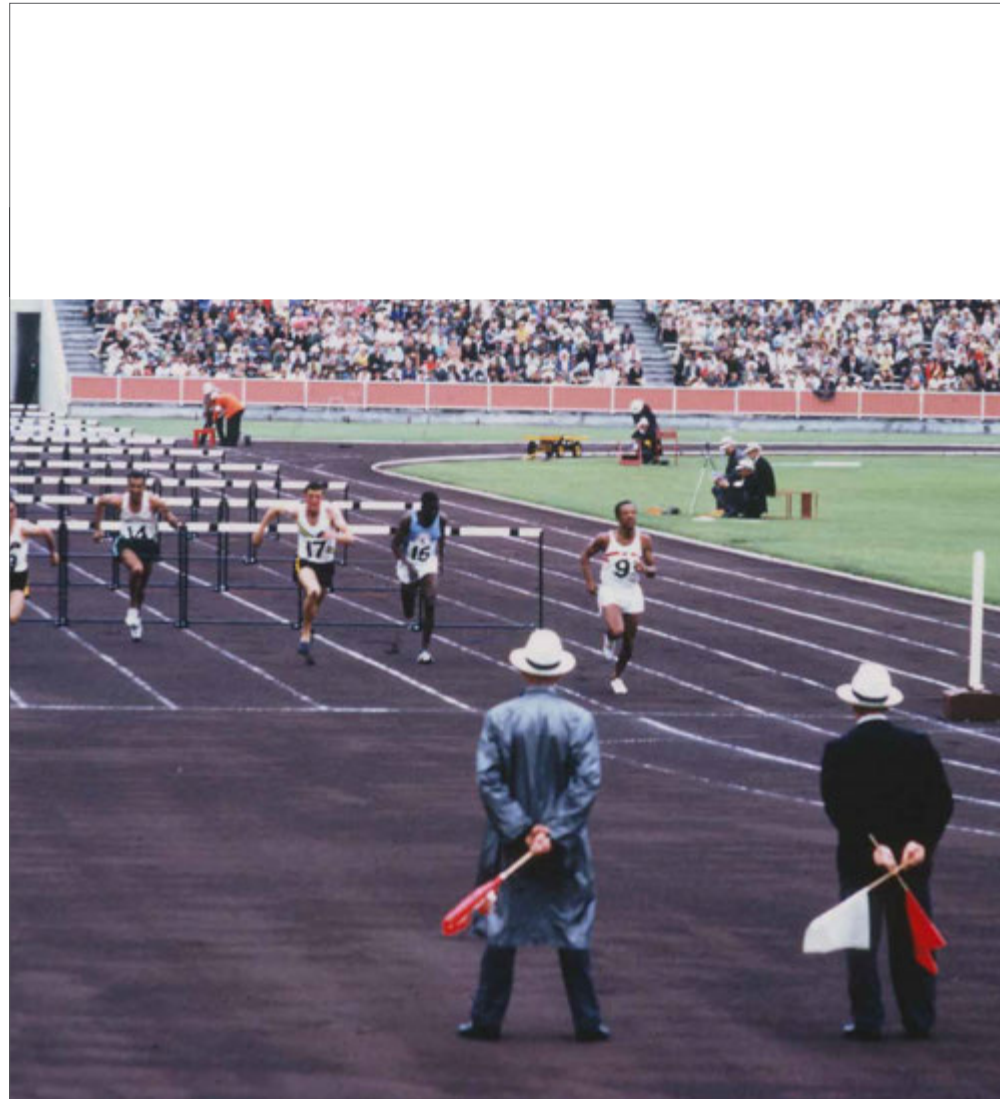






garden belt

Elise Blumann
 On The Swan, 1942
 oil on board, UWA A.C



design guidelines and detailed area plans



LEGEND

- | | | | | | |
|--|--|--|---|--|--|
| | building envelope (see setback table for distances) | | small apartment sites | | vista which leads to landmark element |
| | maximum setback for a minimum of 70% of the setback line | | ancillary accommodation unit permitted with access via laneway | | courtyard, preferred location |
| | upper level setback | | duplex lot permitted | | existing trees |
| | ensure frontage to these portions of the elevation via windows to active spaces to achieve surveillance over the public realm. the design of these frontages/elevations is to be of equal importance and hierarchy as the primary street elevation | | maximum number of levels permitted | | laneway tree |
| | nil setback permitted for maximum length two thirds overall boundary length | | landmarks and focal points - dwellings to provide feature element within dwelling design | | restaurant / cafe permitted |
| | no vehicular access permitted | | provide surveillance to the laneways via major openings. Locations nominated are preferred only. Surveillance may be achieved via upper level windows to living spaces or active areas. | | indicative vehicular access points |
| | align built form to site feature as noted | | | | undercroft access permitted from laneway |
| | | | | | garage locations |







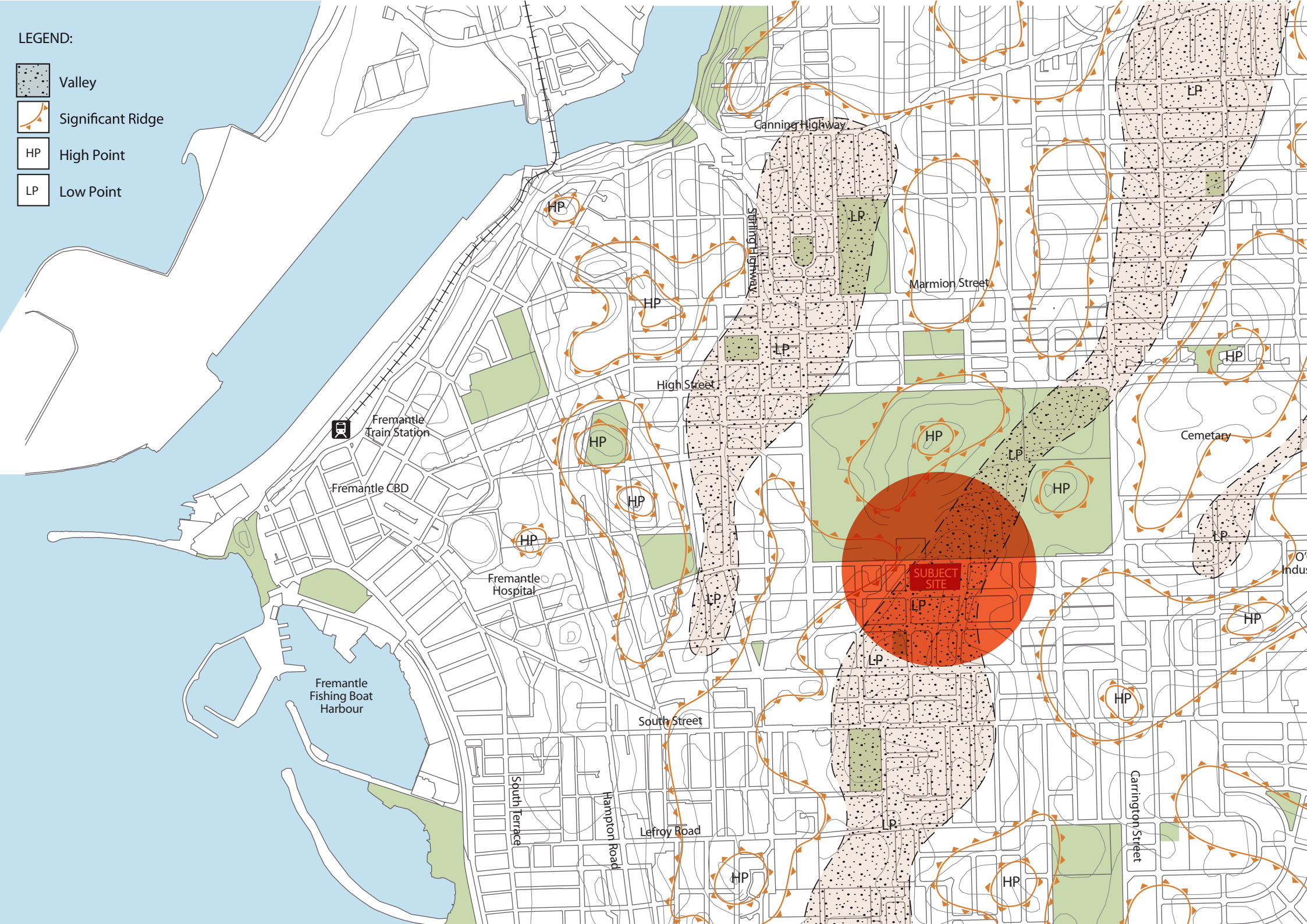


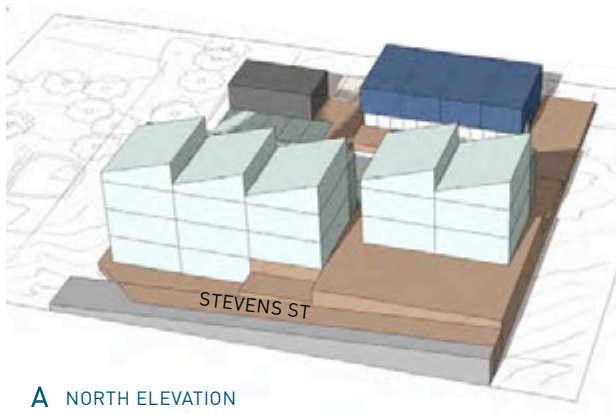
White Gum Valley

for Landcorp

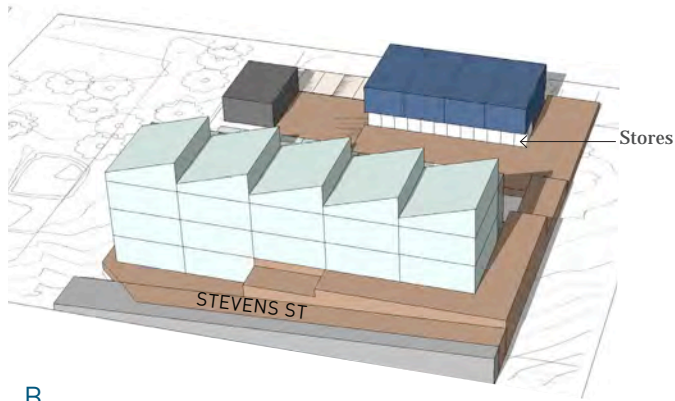
LEGEND:

-  Valley
-  Significant Ridge
-  High Point
-  Low Point





A NORTH ELEVATION



B



A



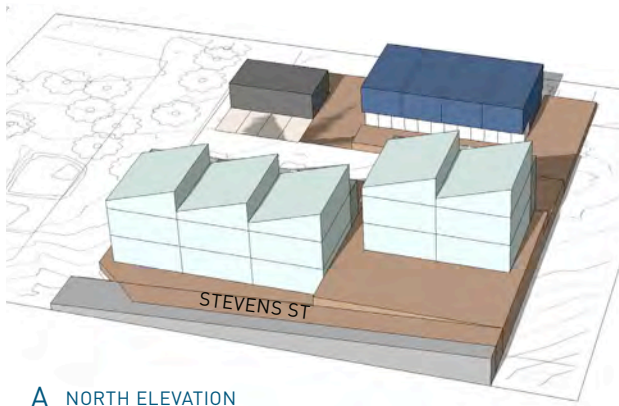
B

Undercroft Tandem Bays

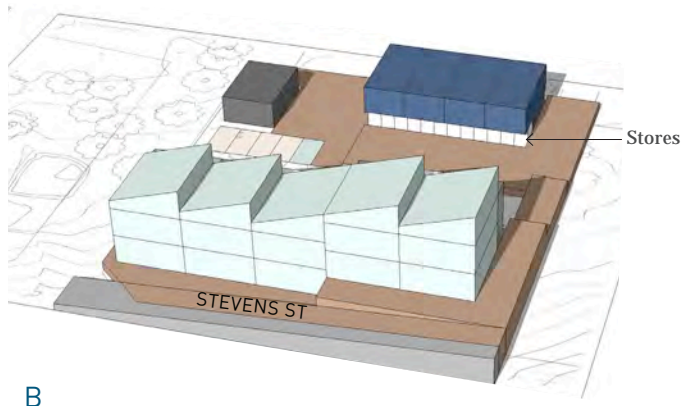


C

Units		Parking	
1 Bed	4	1 Bed Bays	4
2 Bed	12	2 Bed Bays	24
<hr/>		Visitor	4
16 Dwellings		<hr/>	
		32 Car Bays	



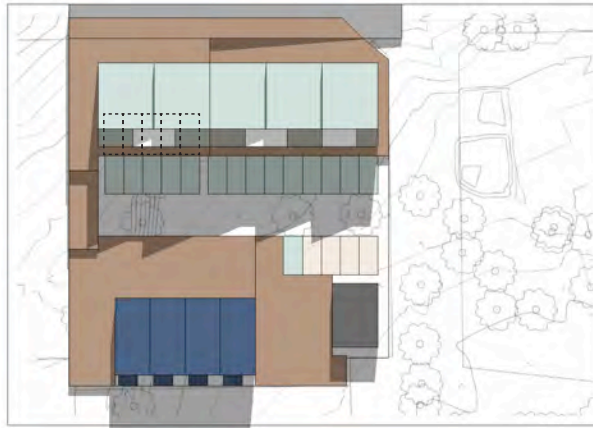
A NORTH ELEVATION



B



A



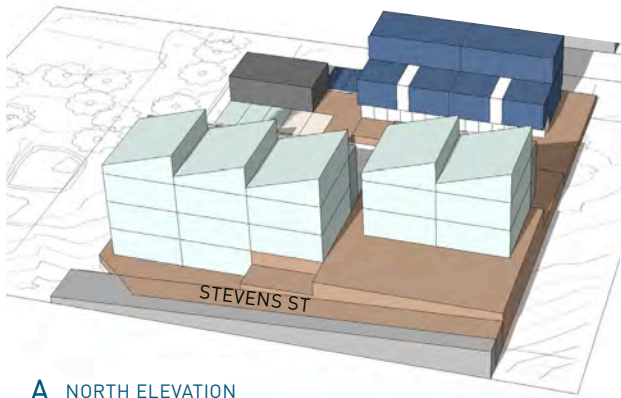
B

Undercroft Tandem Bays

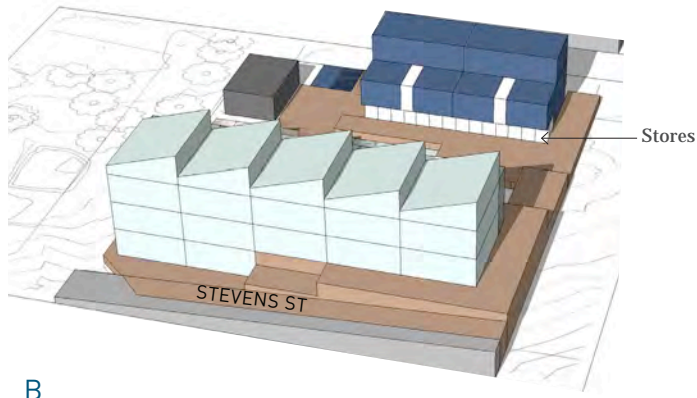


C

Units		Parking	
1 Bed	4	1 Bed Bays	4
2 Bed	10	2 Bed Bays	20
<hr/>		Visitor	4
14 Dwellings		<hr/>	
		28 Car Bays	



A NORTH ELEVATION



B



A



B

Undercroft Tandem Bays



C

Units		Parking	
1 Bed	6	1 Bed Bays	6
2 Bed	12	2 Bed Bays	24
<hr/>		Visitor	4
18 Dwellings		<hr/>	
		34 Car Bays	



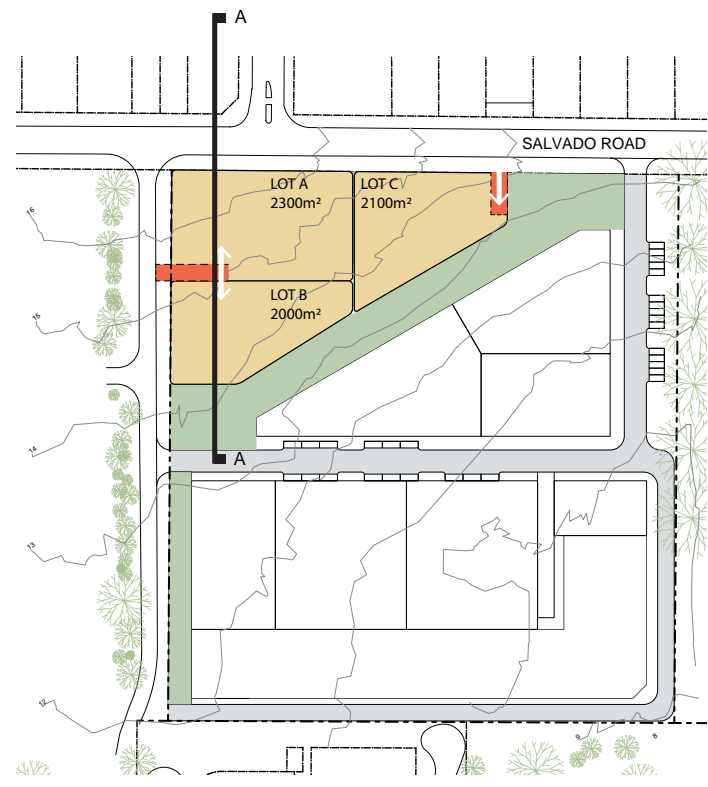
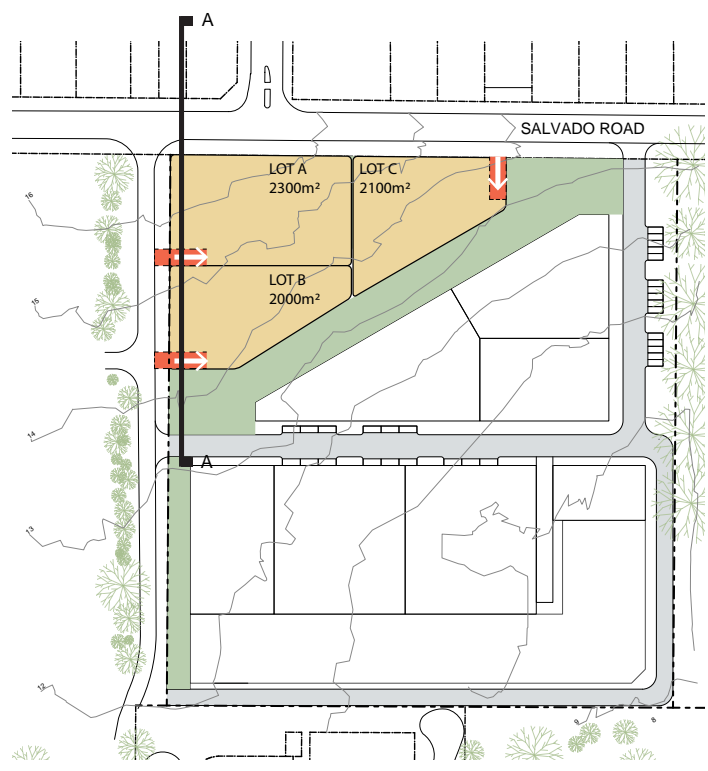
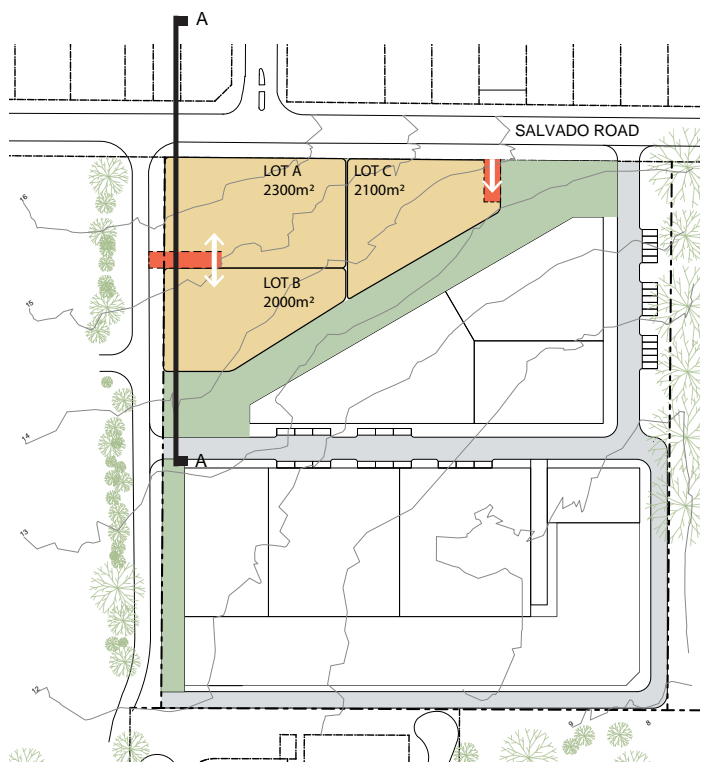


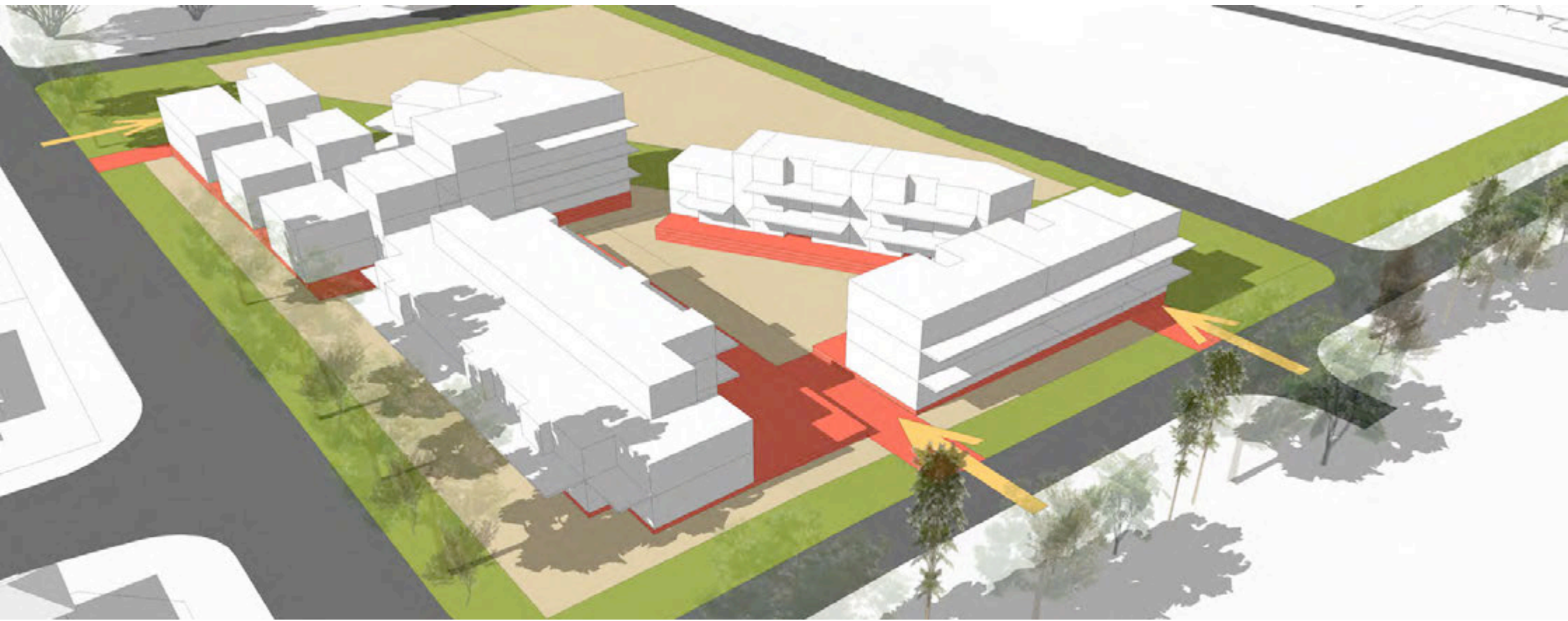




Jolimont Nursery Project

for Landcorp



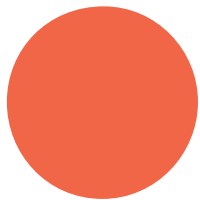






learn

anything?





RESEARCH

RESPECT PLACE

UNDERSTAND
HISTORY



KNOW A LOCAL

READ

WALK THE SITE

WEATHER STATIONS

ACKNOWLEDGE
INFORMALITY

EMBRACE
COMPLEXITY

IMAGINE

DESIGN FORUM

BUILD + LEARN

DEMAND
INNOVATION

HOUSE TYPOLOGIES

HOUSING GUIDE

BUILDER REVIEW

DELIVER

DESIGN FOR
DIVERSITY

DISPLAY VILLAGE

DG + DAP

ASK

LEARN

ADAPT

TOWN ARCHITECT

FURTHER STUDIES

DESIGN
ENDORSEMENTS

1. test + assess

2. engage + educate

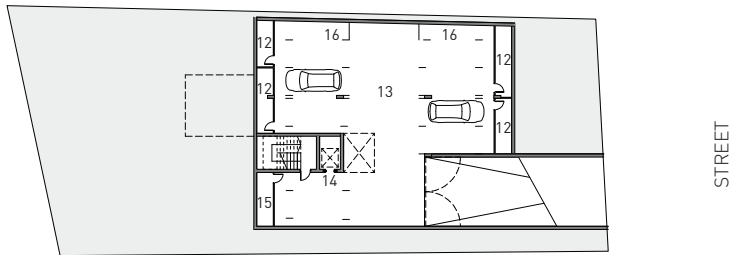
MULTIPLE DWELLINGS MAISONNETTES

Notes:

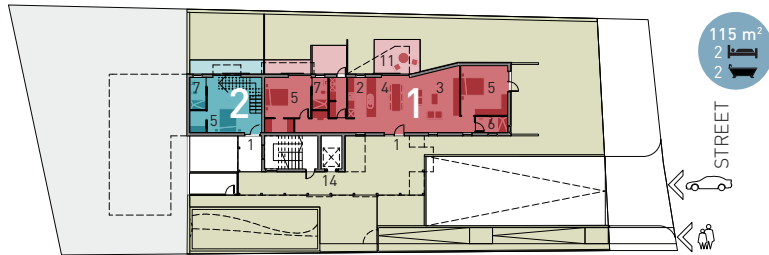
1. Changes to the Town's planning rules would be required before apartments could be strata titled and separately owned in City Beach and Floreat. However, it might be possible to develop housing of this type with a lot size over 1000m² and a coding of R40 in Wembley and West Leederville.

2. If a property is not connected to the sewer the WA Health Department may impose restrictions on the numbers of bathrooms and the number of people living on the property. This is to ensure that waste water from the two homes can be adequately captured on-site. The land area will have a bearing on the capacity to store waste water.

BASEMENT PLAN

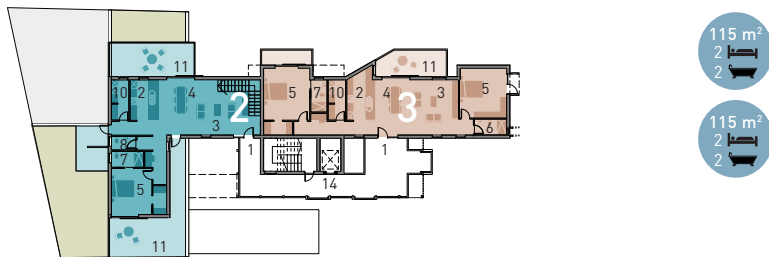


GROUND FLOOR PLAN

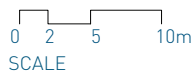
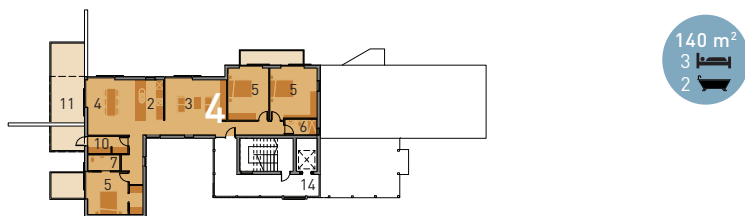


FIRST FLOOR PLAN

- 1. ENTRY
- 2. KITCHEN
- 3. LIVING
- 4. DINING
- 5. BEDROOM
- 6. BATHROOM
- 7. ENSUITE
- 8. POWDER ROOM
- 9. STUDY
- 10. LAUNDRY
- 11. OUTDOOR LIVING
- 12. STORAGE
- 13. PARKING
- 14. LIFT
- 15. BIN STORAGE
- 16. BIKE STORAGE



SECOND FLOOR PLAN



MULTIPLE DWELLINGS MAISONNETTES



ARTIST IMPRESSION OF STREETScape

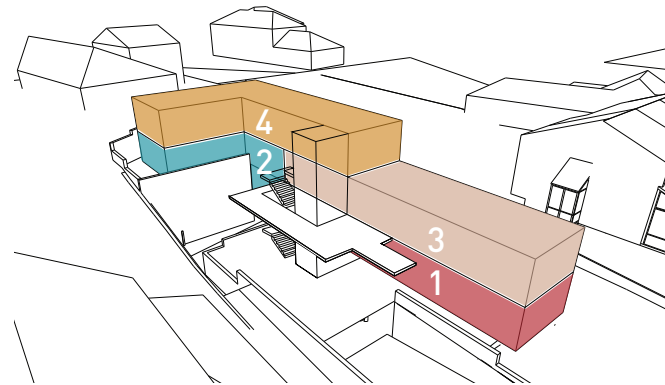
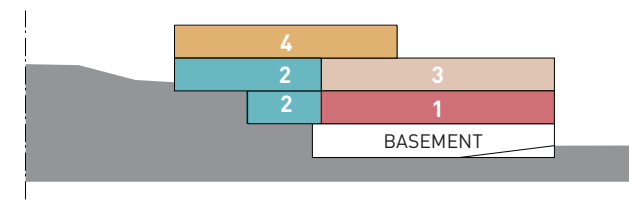


DIAGRAM SHOWING DWELLING LOCATION



SECTION

A housing development of this kind allows for four apartments to be built where previously there was only one house. The four apartments could be of varying design and size. In this example there are varying layouts of two and three bedroom homes each with its own open space area.

The apartments are self contained with private access to each apartment, but each has the added security of being part of a larger complex. The apartments (also known as multiple dwellings) would be able to be strata titled.

Parking for the residents, storage areas, bins and bikes can all be located in the basement and this in turn provides a greater area for landscaping and open space for each apartment.

This type of housing is most likely to be developed in City Beach where lot sizes are the largest in the Town, but it is also possible in areas of Floreat, Wembley and West Leederville if lot sizes permit.

MULTIPLE DWELLINGS

MAISONNETTES



thank

you.

The image features a central logo for 'CODA' set against a background of overlapping circles in shades of orange and red. The circles are arranged in a horizontal line, with some overlapping others, creating a sense of depth and movement. The colors range from a bright yellow-orange to a deep, muted red. The text 'CODA' is centered within one of the circles, rendered in a clean, white, sans-serif font. Below it, the tagline 'ARCHITECTURE + URBAN DESIGN' is also centered and rendered in a smaller, white, sans-serif font.

CODA

ARCHITECTURE + URBAN DESIGN

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