

Education is on the Up

Space within our cities is becoming more scarce. It is highly sought after and hence the cost per meterage has been increasing at a rate of knots for a considerable time. Community services, like hospitals and schools, are constrained the most by this as the funding isn't there to compete with commercial enterprises for additional space and also deliver increased services. The conundrum this creates is that as our cities become more dense, there is naturally increased pressure on these services to provide for our expanding population.

Finally, our public buildings are starting to think outside of the box on how they are to best utilise the space they have and, like private property developments, are looking to the skies. The current plans for public "Vertical Schools" in urban areas in Sydney,



Melbourne and Adelaide are a perfect example of this Space Smart thinking.

Necessity requires that governments look up rather than out when upgrading and expanding public facilities. In Sydney the redevelopment of Arthur Phillip High and Parramatta Public School is underway. The change to merge the 2 schools includes a new 17 storey building for up to 3000 secondary

and primary students, an indoor/outdoor sports complex, a shared community space and a terraced landscaped roof. Current buildings will be retained for administration and an exhibition space.

This will be the first high rise public school in NSW. Grimshaw and BVN won the international competition for the design of the new multi-storey facility. Melbourne's elite private school Haileybury College has already opened its doors to a 10 storey school with the CBD redeveloped from an existing office building. The

Victorian Government is currently in the planning stage for vertical schools in the inner suburbs of Prahran and South Melbourne.

Construction of Adelaide's first vertical school will begin in December. The \$100 million state government project is being built on the northern fringe of Adelaide's CBD.

The Money Pit

Reform on Apartment Standards

"Twenty years ago, apartments represented just 5 per cent of all new dwellings constructed in Victoria. Today they account for more than 33 per cent." - Victorian Minister for Planning Richard Wynne.

Better Apartments is part of the Andrews Labor Government's reforms to encourage higher standard of development, maintain housing affordability and encouraging investment.

All new apartments will need to provide adequate daylight, storage, ventilation, energy and waste efficiency and minimise noise once final controls are adopted. The standards address building setbacks, room depth, accessibility, waste and water, energy efficiency, storage, open space and noise minimisation.

The new rules set a minimum standard ceiling height of 2.7 metres. Any habitable room must have direct access to daylight, with the window visible from any point within the room. However, Victoria has stopped short of



imposing minimum unit sizes as it introduces new apartment standards to improve high rise amenity and access to air and light.

This differs from Sydney, which has set minimum sizes for apartments, including 50 m² for one-bedroom apartments and 70 m² for two-bedders.

The Property Council of Australia worked with the Victorian State

Government on the development of its draft apartment guidelines. They support the decision not to set minimum sizes. The Council believe that this gives the industry greater scope to cater for every need and innovate to achieve quality. For many people a small apartment suits their lifestyle and their budget. It also recognises that good design is an important part of the look and feel of any apartment.

Asher Judah of The Property Council rated the current system "a 7 of 10", and is hoping for more leeway on provisions on borrowed light and cross-ventilation. Two of Australia's best-known developers, Grocon and Lendlease, also praised the new provisions for fostering quality and innovation.



Signature message

- by Dean Gavrilovic
Director, Signature Project Management

Following on from August's newsletter highlighting Signature PM's participation in improving the accessibility of housing for all, this month we wanted to tell you a little about some ground-breaking initiatives. Both publically and privately funded, these projects are looking to change the way we think about liveability forever.

Our involvement in the community sector and the direct, positive contribution we can make to affordable housing for all is a motivating force. There is a measurable change in mindset within our industry to focus on public/community needs. The popularity of Going Green, Smart Spaces and Access For All stems from this thought progression. Creativity and ingenuity in

design and construction is being demanded and encouraged. Outcomes like these are exciting.

With our foot already in the community sector door, Signature PM is committed to increasing our involvement in similar projects and I look forward to updating you in future about other advancements.

Tesla's World First for Australia



Powerwall is a 7-kilowatt hour lithium-ion-battery system that stores power generated by rooftop solar panels during daylight hours so power can be used during peak-usage times at night. Apparently people who already have solar panels will be able to use their own power instead of transferring it to the grid.

The inner Melbourne area of Yarra Bend within the suburb of Alphington is set to become the world's first Tesla suburb with the installation of Tesla Powerwall technology within houses.

The Tesla Powerwall works by storing solar power to be used when the solar panels cannot be used directly due to lack of sunlight, such as during the evenings. There will also be power points to charge electronic cars. The

The development will provide up to 2,500 homes for about 5000 residents, in addition to commercial, retail and open space and community facilities. Located 6.5 kilometres from Melbourne's CBD the 'new suburb' will be constructed on a 16.5 hectare plot of land previously owned by the Alphington Paper Mill. The Glenwill Group is working with Rothelowman, Eckersley Garden

Architecture, Point Architects and Tract Consultants on the building and landscape design of the site.

Following more than 18 months of community consultation and engagement, the Yarra City Council unanimously approved the revised development plan on 2 December 2015, subject to conditions such as further protections for the Yarra River frontage and the establishment of a community reference group. Within Yarra Bend walkways and bike paths will take priority over roads for cars, and the suburb will feature a curb-free street design to encourage safety and respect between cyclists, drivers and pedestrians.

Current figures are quoting from \$1.48 million to \$2.2 million in price for houses with three to five bedrooms. Actual occupancy is expected from late 2017.

Latest News

Building Industry Watchdog set for Comeback

Malcolm Turnbull is on the cusp of victory in his bid to reinstate the building industry watchdog after agreeing the government was prepared to negotiate changes to the proposed Bill. In its bid to win support from 11 Senate crossbenchers, the government is willing to consider amending its Australian

Building and Construction Bill to include an 8 year sunset clause and a reduction in coercive powers. This includes increased protections for small contractors and 'whistleblowers', and keeping the requirement that the Fair Work Building and Construction director must first apply to the Administrative Appeals Tribunal to issue an examination notice. It is understood the

government is close to securing the 9 crossbench votes required to pass both bills. In his first question time since the election, Turnbull stated that the return of his government gave them the mandate and obligation to deliver on policies like this one which were taken to the election.

Thought of the month ...

"Good, better best. Never let it rest. 'Til your good is better an your better is best." St Jerome



SIGNATURE
Project Management

SIGNATURE PROJECT MANAGEMENT PTY LTD