

BDAV AWARDS



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BUILDING DESIGN OF THE YEAR

DESIGNED BY
GRAHAM JONES DESIGN

FOR PROJECT AT
FLINDERS

residential designs

New Homes 201-400sqm



Entrant: Peter J Jackson
Building Design Consultants
Contact: Peter Jackson
Phone: (03) 9557 4790
Project: 30 Freda Street, Inverloch

The brief was to design a two-storey family home with a modern beach feel and a curved roof. The children's accommodation was to be upstairs with a first floor deck to catch a glimpse of the ocean. The kitchen, living and parents accommodation were to be downstairs. The clients wanted a house of interest but with budget constraints. This is a house that blends well with its surrounds. The bush and beach themes have been accommodated, yet providing modern conveniences for this family of five.



Entrant: Conte, Cosentino
Contact: Joseph Conte
Phone: (03) 9792 2640
Project: 51 Robinson Street, Dandenong

The brief was to design a single-storey brick Federation-style residence, to complement the adjoining properties and streetscape. The project has fully satisfied the client's brief. As you enter the property, there is a welcoming charm and warmth from an exceptionally landscaped garden and enclosed verandah. Inside, a raised ceiling in the entry gives an impression of grandeur and spaciousness. The living areas flow openly, separating the formal from informal living areas. The children's bedrooms are concealed from the living areas, offering privacy and seclusion.

Entrant: Solar Solutions Design & Drafting
Contact: Darren Evans
Phone: (03) 9801 7247
Project: Silvan Project

The brief was to design a single-storey, three-bedroom home, within a tight budget, with emphasis on energy efficiency, that took advantage of the excellent views. This project won the Energy Efficiency Victoria Award for Best Design of Environmental & Energy Efficiency Buildings. The house design achieved

a five-star House Energy Rating, ensuring year-round comfort, reduced energy bills, and having a positive impact upon the environment. The five-star rating has been achieved due to the following energy efficient features:

- double-glazed, timber framed windows;
- well-insulated ceilings, walls and floors for good temperature control;
- well-zoned to allow for efficient heating of different areas of the house;
- north-facing living areas, providing good solar access during winter months;
- good cross ventilation to assist in cooling the home;
- the installation of external blinds to east and west facing windows to minimise overheating during the summer months.



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New Homes Over 400sqm



Entrant: McLauchlan & Associates
Building Design Consultants
Contact: Robert McLauchlan
Phone: (03) 9888 3444
Project: Flinders residence

To design a three-bedroom home to suit the needs of a very particular client, who was very happy with her existing home, but was finding it too large. Several features, including a unique ensuite and den, designed previously by this Designer, were to be repeated. Numerous details were requested to suit the many and varied activities of the client. Careful analysis of a complex set of requirements has resulted in a striking concept, which has been carefully detailed, resulting in an easy to live-in home, with unique character and



Entrant: Peter J Jackson
Building Design Consultants
Contact: Peter Jackson
Phone: (03) 9557 4790
Project: Marriage Road, East Brighton

The brief was to design a five bedroom family home with triple garaging. The clients wanted to maximise the north, with an outdoor living area incorporating a pool. All downstairs main living areas had to open onto the pool area. It had to be designed to look like an authentic Victorian home, not a reproduction, but to include all modern conveniences. The Designer's attention to detail has totally met the client's brief, and the finished result is a house that completely blends with its environment.



Entrant: Graham Jones Design
Contact: Graham Jones
Phone: (03) 5975 8747
Project: Sorrento Project

A modern, simple yet classy, beach house was required to entertain family and friends. Due to its beach front location, views across Westernport Bay to Phillip Island were to be maximised. A clean open floor plan with an emphasis on northern light was required. With a large budget, the temptation to over-design was enormous. By using constraint and sticking to the game plan to create a simple, uncomplicated yet stylish design, on a steep, narrow, difficult site, the Designer has a client who is delighted with the result and a home which portrays class and elegance.

residential designs

Medium Density Designs



Entrant: Archsign
Contact: Peter Lombo
Phone: (03) 9489 0614
Project: North Street, Burnley

The client's brief, quite simply, was to retain the existing period dwelling, and redevelop the rear yard for two town houses. The challenge was not so much to place two units at the rear, but rather, how to provide security to a secondary street interfacing with industrial buildings. Council posed the major problem, requiring two car spaces per unit. By reversing the traditional configuration and design a through garage to a car space, this problem was overcome, and the client is delighted with the finished product.



Entrant: Archsign
Contact: Peter Lombo
Phone: (03) 9489 0614
Project: 50 Valiant Street, Abbotsford

The client required the conversion of an existing yet simple single storey factory with two-storey brick front facade into three residential shells. The brief required the industrial quality of the building to be retained. To achieve this requirement, the Designer predominantly used steel and metal cladding. This provided a dramatic contrast with the brickwork. The result is a simple building form with simple detailing to produce an outstanding end product, and one that has totally achieved the client's brief.



Entrant: Archsign
Contact: Peter Lombo
Phone: (03) 9489 0614
Project: 913 Park Street, Brunswick

The brief was the design of three contemporary units. The orientation was ideal to design a terrace-style sub-division. The challenge was to access three garages with only two cross-overs, permissible by local council. The solution was to recess frontage facades to allow deeper access. The entry points were boldly identified with framework and colour to detract attention from the garages. The clever design and lateral thinking in resolving the client's brief and reducing bulk of building to streetscape have resulted in a stunning project.



Entrant: Peter J Jackson
Building Design Consultants
Contact: Peter Jackson
Phone: (03) 9557 4790
Project: 12 Ocean View Court, Inverloch

The brief was to design two double storey beach units that feel easy to live in, with a holiday type appeal. The parents bedroom and living areas were to be upstairs with open plan living that flowed onto the entertaining decks, all to access the coastal views and north sunlight. The accommodation for children and extended family was to be downstairs effectively creating two zoned living areas. The innovative design and use of materials have created two holiday units with the look and feel of one residence.