

John&Windsor

Terrace Homes

Connected—Living.

Contents

06 - 19

The Location

20 - 29

The Architecture

30 - 33

The Landscaping

34 - 45

The Interiors

46 - 47

The Delivery



Informed by the environment



Old meets new

Connected – Living.

Diverse and individual eateries



Living made easy



John & Windsor takes its place in a community with strong foundations. At the intersection of Melbourne's most dynamic urban neighbourhoods, a precinct is reborn as a multicultural mecca, full of people, ideas, food, art and life.

A place with pulse and real history, Footscray is as diverse as it is individual. On the doorstep of Melbourne's CBD, it retains a raw honesty found across the menus, outdoor spaces and buildings that are big on creativity and bringing people together.

At the centre of it all, a residential collection unites past and present. As a series of contemporary urban terrace homes, John & Windsor borrows from the neighbourhood's Victorian heritage then re-interprets design and detail for living today.

Meaningful spaces deliver on the high expectations of new urban dwellers, becoming at once hardworking, relaxing and beautiful. Individual and together, John & Windsor is where design connects people to place and to each other.

A connected-living approach values nature, sustainability, privacy and security as important elements of the overall design that brings a new level of scale and liveability to the west.

I’d love to eat at 4 different countries in one day but not leave my suburb.



Image – Footscray

Connected and social, Footscray has an 'anything goes' attitude that lets creativity shine and draws communities closer. Its residents come from all over the globe (135 countries to be exact) to share a common love of local life.

Weekends here call for long walks and longer lunches. The iconic Footscray Markets are heaving with fresh produce - possibly the only place where avocados are cheaper by the dozen.

A slew of multinational grocers and shopfronts overflowing with real tastes from around the world have been inherited by each wave of newcomers who call Footscray home. Greek, Italian, African and Vietnamese add to dozens of other nationalities that bring good food to the tables of Footscray. Modern Australian is gaining momentum with local favourites like the Delicafé, Bakehouse, Back Alley Sally, Milking Station and Boozy Bakery adding to the cafés, bars and eateries on every corner.

Footscray is only 5km from the CBD but you can be there in 9 minutes if you travel by train. Footscray is a centre for learning and quality education, it's surrounded by employment hubs and close to the ultra-modern Highpoint Shopping Centre's 500+ stores.

A neighbour to the urbanites of Seddon and Yarraville and the seafarers of Williamstown, the inner-city pocket is dynamic and diverse with street art colour splashed across its buildings and public spaces. Shops with handcrafts, eateries, bars and design studios are in respectful conversions of warehouses, garages, the local milkbar or a disused parking lot. Sites that were desolate are now full of life.

More than just a place close to the city, Footscray has a rich history and culture of its own, and hosts some of the city's best festivals. For music lovers the St Jerome's Laneway Festival is a must. Big West Biennial Arts Festival, multicultural Emerge in the West and East Meets West Lunar New Year Festivals put Footscray in the spotlight.

For a change of scenery there are parks by the Maribyrnong River, places to get fit, hit a ball, sink a birdie then settle in at the bar where good booze lists feature boutique ciders, micro brews and curated spirits - local of course. You'll put down the phone and pick up a conversation in a precinct where community means everything.

A specialty café that demands a visit to Footscray.



01



02

An interview with the family owner operators of Common Galaxia:

While Seddon isn't fussy, it does appreciate real quality and a commitment to local produce. This specialty coffee house and revered brunch destination involves healthy consumption in a beautifully crafted interior with locally made furniture, lighting and tableware.

What works?
Everything! We keep the menu seasonal with a focus on local produce and a modern twist on traditional breakfast favourites. The burgers and Danish open sandwiches fly out the door at lunchtime. We are locals ourselves and wanted to bring a consistently high level of quality, wholesome food to the area. That was 5 years ago. Now there is so much to choose from.

What do enjoy about being here?
We get to drink our own coffee! It's a relaxed but busy atmosphere in the café - like entertaining at home with that cheery vibe where everyone knows each other. There's a mix of ages and backgrounds but everyone is on the same level - appreciating the food and a lifestyle that's not as hectic as other inner-city areas.



03

01 02 05 Common Galaxia -
3/130 Victoria Street, Seddon
03 04 Luxsmith -
5 Gamon Street, Seddon



04



05



06

Footscray

06	Seddon Wine Store - 2/101 Victoria Street, Seddon
07 09 10	8bit Burger - 8 Droop Street, Footscray
08	Copper Pot - 105 Victoria Street, Seddon

An Interview with Shayne McCallum
owner of 8bit:

The Location

The burger boss
who’s keeping it real.



07



09



10



08

Footscray’s first burger bar wasn’t much of a gamble. Coming from the west with a career history as a chef working with some of the industry’s best, Shayne and his business partner also a local, knew the time was right for 8bit. Fast forward to today, Shayne’s big-hearted enthusiasm is as much for his business as it is for the local community that have shared the success of 8bit.

Why Footscray?
My partner is from Footscray and I’m from Geelong. Before we opened close to five years ago, there were great multicultural restaurants in the area but nothing good in the way of burgers, hot dogs or classic fast food. After a trip to the States, we had the vision of creating an American style diner and 8bit was born from that.

Why do you think 8bit has been so successful?
It comes down to having a quality product. Clever fit-outs are fine, but at the end of the day the product comes first. Our ingredients are chosen like a chef writing a menu. Buns are from a local baker, we handpick the fresh herbs and produce, the burgers are wholesome and we make our own sauces except for the traditional tomato that has to come from the bottle!

What makes Footscray?
It’s a great central location but without a doubt it’s the people. When we first opened it felt like all of Footscray was here with queues winding out the door. We had everyone from kids to grandparents, young families and teens here and that still holds today. It’s a community that appreciates good food. Since then, we’ve opened Up in Smoke, a BBQ bar serving beef with a side of (craft) beer. It’s a completely different dining style but still has that sense of close-knit community coming through the doors.



11



12

Pioneer of the yogi game.

After 20 years in a high level executive position with Highpoint, Mark Pheely left his suit behind to pursue a growing passion. Westside Yoga has now become a way of life for Mark who uses a holistic traditional approach to nurture modern lifestyles.

Why did you choose to set up in the west?
I'd lived and worked in the area all my life. At a time where yoga is getting a lot of attention, I could see growth in the area and wanted to create a studio that followed the core principals of true yoga. It has been well received by the local community.

What makes Westside different?
Its authentic yoga without the gimmicks. People here have a different set of priorities. For our clients, it's more about why we are doing something and what the benefits are, not about how it looks. It's indicative of the attitude here - its understated, not showy. The community is very inclusive and there's a real sense that people look out for each other. I see that here with our clients catching up before or after their yoga class and taking time to get to know each other.

Have you seen any changes in clientele and the local community?
Not a dramatic shift but more of a constant progress with more white-collar and creative young residents. There is this awareness that our little secret has been discovered. The great food and culture of the west has flown under the radar for some time.

An interview with Mark Pheely, owner Westside Yoga.



13

- 11 12 Westside Yoga - Mark Pheely
Level 1,77 Charles Street, Seddon
- 13 Sun Theatre -
8 Ballarat Street, Yarraville
- 14 15 Simple Form -
95 Charles Street, Seddon

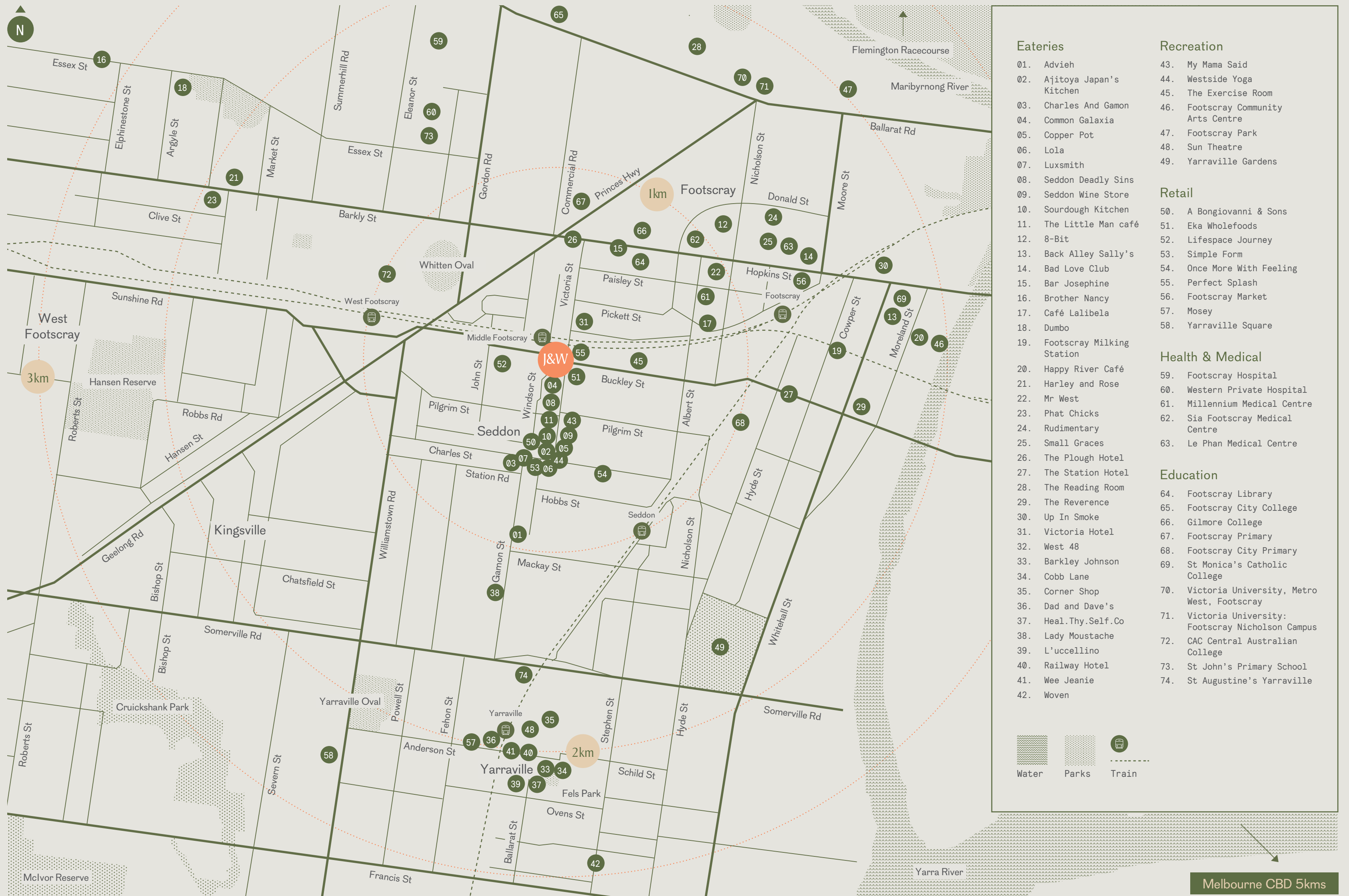


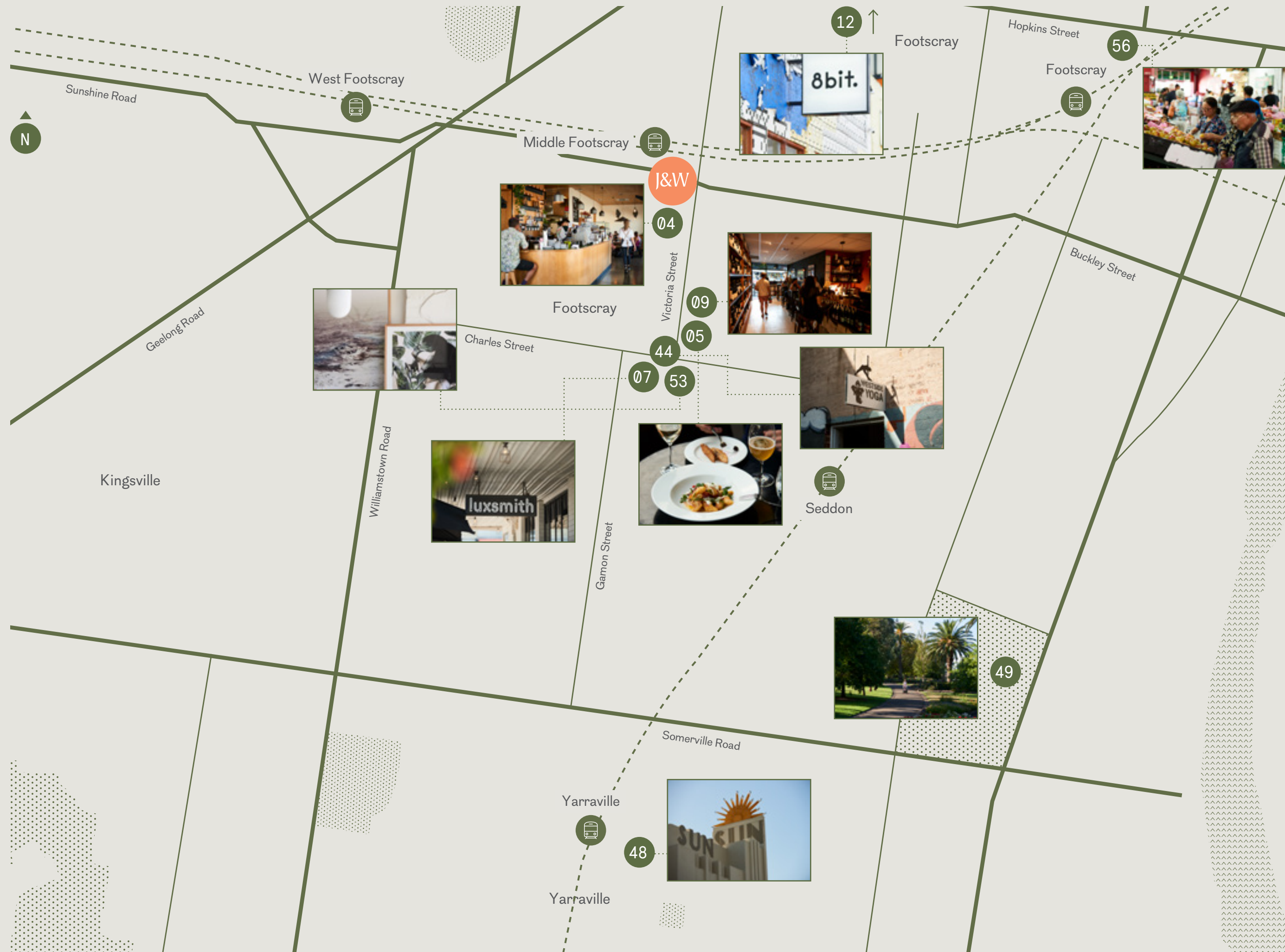
14



15







A Locals Guide.

- 04 Common Galaxia -
3/130 Victoria St,
Seddon
2 minutes walk
- 05 Copper Pot -
105 Victoria St,
Seddon
6 minutes walk
- 07 Luxsmith -
5 Gamon St, Seddon
7 minutes walk
- 09 Seddon Wine Store -
2/101 Victoria St,
Seddon
4 minutes walk
- 12 8-bit -
8 Droop St,
Footscray
9 minutes bus
- 44 Westside Yoga -
77 Charles St,
Seddon
6 minutes walk
- 48 Sun Theatre -
8 Ballarat St,
Yarraville
7 minutes drive
- 49 Yarraville Gardens -
Somerville Rd,
Yarraville
6 minutes drive
- 53 Simple Form -
95 Charles St,
Seddon
7 minutes walk
- 56 Footscray Market -
18 Irving St,
Footscray
4 minutes drive

Combining the industrial history of the west with the classic terrace home of Melbourne.



Artist Impression

Image – Building Exterior

Architecture adds to a narrative of Footscray. The series of terrace homes are an original design from DKO Architects, each with its own distinct personality, inspired by the residential and industrial landscape that characterises Melbourne’s best-loved inner western precinct.

The two, three and four bedroom residences have been designed as separate elements with pitched, flat and angular rooflines to mirror the factories, warehouses and Victorian-era homes of Footscray. Each façade has something a little different and unique to identify it, while materials give the residences a sense of connectivity to each other and the streetscape.

The triple level homes remain sensitive to the local residential scale and use materials inspired by the history of the neighbourhood.

Exposed brick masonry defines the ground level component and extends to the balcony façade for the second level. Brickwork planters introduce a layer of privacy screening and greenery across a robust base that anchors the design.

In contrast, the middle and upper levels are a vertically oriented, lighter volume. The panels are a modern interpretation of the weatherboard worker’s cottages of old Footscray. Metal battens increase screening and fine metal hoods frame the windows to articulate the face of each residence. The middle level balcony opens up the design with a distinct, inside-to-out aesthetic.

From the ground up, each terrace home has clear purpose and generous spatial planning to provide extra space for entertaining and family life. Individual entries create a direct relationship with the street. There’s pedestrian access at the front of the residence and a remote entry lockable garage with storage to the rear. Internal stairs connect the garage to the living areas. The ground level can include a flexible third or fourth room that can be a bedroom, guestroom, media room or study.

Living areas flow across the second level with places to cook, dine, entertain and lounge, opening to private outdoor zones that extend the liveable space of the design. A powder room, European laundry and feature staircase present a considered blend of function and contemporary design. Private retreats take in the views from the third floor with generous bedrooms, ensuite and bathroom.

A word with the talented team at DKO Architecture.

DKO

DKO's holistic approach integrates architecture, interior design and urban planning in a diverse range of projects that put the end user front and centre. Spanning the sectors of multi-residential, retail and community design for nearly 20 years, DKO champions a focus on the relationship between people and their environment. The studio's strong, collaborative team-based culture encourages pushing the boundaries of urban design to create spaces that are exciting to experience. Buildings are considered with the inhabitant as well as the environment in mind.

DKO analyse how people live, work and play, and this informs the creative strategy for each project. John & Windsor, a unique site, has inspired a design that gives each residence its own street address and form that is as individual as the neighbourhood that surrounds it.

All living spaces and bedrooms have their own connection to the outdoors while architecture wraps around the address without overwhelming it. The location's industrial heritage and workers' cottages have inspired use of recycled brick, vertical grooved panels and saw tooth rooflines that link the individual building forms through common materiality and proportion to bring an important new contribution to the local streetscape.

dko.com.au



02

As a local resident, the project has personal significance (to me). I cycle past the site and look at it daily. I'd like to make an important and lasting contribution here.

01 DKO –
Bedford Street, Collingwood

02 DKO –
Andrew Street, Windsor







Storage

Each design pays special attention to clutter-free living. There's a place for everything with customised storage solutions in every room. Keeping life organized from the garage to the bedroom, well-designed cabinetry with smart interior components is for more than just the essentials. Soft close joinery, finger pull drawers and open and closed shelving solutions are big on style and function.

Cross Ventilation

Breezes circulate fresh air and natural light floods in across a design that maximises on orientation to ensure the home is comfortable and energy efficient all year round. High doorways and large windows allow for plenty of cross ventilation due to considered planning and placement by the architects. North and south aspects allow the residences to catch the sun for Melbourne winters, and in warmer months the cantilevered upper levels and metal shrouds framing the windows offer sun protection to keep interiors cool and breezy.

Acoustic

An acoustic standalone northern boundary wall separates the residential pocket from its urban surrounds while walls of foliage add a further green sound buffer to deliver a calming, leafy environment. Thickened masonry ground level walls have been applied at construction phase, alongside multiple layers of high density cladding to upper levels. High performance glazing throughout includes double glazed windows as standard and triple glazed windows to north facing bedrooms and acoustic insulation to ceilings and walls, all contributing to a quiet and peaceful home life.

Green Spaces

A composition of lush greenery and terraced landscapes have been developed by one of the leading names in Australian garden design. Jack Merlo introduces layers of shrubbery, hedging and perennials to cool spaces, increase privacy and provide a relaxing escape from the urban environment. The brick planter boxes green up the ground level outlooks and provide privacy screening for the expansive windows. Mature plantings, sheltered pedestrian walkways and landscaped courtyards add beautiful outlooks from the inside out.

ESD

An underlying commitment to passive design means that each home includes numerous energy and water-saving features that will leave a lighter environmental footprint and reduce waste and costs. Construction optimises insulation and light entry and a range of premium appointments are considered for their energy and water saving features.

Security

In a neighbourhood brought together by design, you'll find an important sense of security and close community connection. Each free-standing home uses layers of mature planting to separate from the street. Peepholes to front doors apply to each home and balconies overlooking the street add to a range of passive surveillance. The secure rear driveway with gates provides residents easy access to individual home car parks.

My garden is my balance and my private inner peace.



In a buzzing urban environment, John & Windsor makes its own serene garden views. Massed plantings along driveways and bordering entry paths signal entry to a pocket of calm, with carefully thought through green spaces both private and shared. Walls of foliage create a leafy envelope for the project, wrapping the site in cooling greenery and connecting its residents to nature. An original design by Jack Merlo, the garden landscapes of John & Windsor pay homage to the location's history. The strong, industrial-inspired building forms are integrated with layered landscapes to create a verdant, inner-urban escape. The aim is to bring the benefits of a backyard garden to inner-city living by creating areas for residents to use, as they would a suburban garden.

Tiles to balcony extend the floorplan of each residence to encompass the outdoors and mature plantings introduces textural foliage, carefully positioned to filter sunlight for the courtyards and walkways while cooling and protecting each space. Selected plant species ensure that there is greenery all year round. Within the overall design, large slabs of granite paving and charcoal concrete walkways are shaded by timber arbours and hanging vines in a modern interpretation of the local neighbourhood.

From the team
at Jack Merlo,
Landscape Architects.



Leading Australia’s premier landscape studio, Jack Merlo brings a unique architectural approach to landscape design, creating spaces that are instantly welcoming with the capacity to develop over time. The studio creates meaningful places where city and nature come together and form new relationships. From garden rooftops to shaded courtyards or expansive estate gardens, Jack Merlo landscapes can look relaxed and effortless or formal and luxurious; each is a creative new way to bring nature into the city and urban home-life.

Thoughtful planning is not just about the aesthetics, our designs encourage people to spend more time outdoors. John & Windsor’s private courtyards and shared spaces feature a mixture of hardy exotic species, along with natives, to provide colour and texture to complement the building materials used. The overall expression is balanced and in harmony with the site and its wider environment, and importantly with those who live there.

jackmerlo.com

At John & Windsor, greenery becomes part of the architecture, rising along the walls and entwined with the arbours to connect nature and the built form.

01



01 Jack Merlo -
Sutherland Road, Armadale

I love the buzz of my neighbourhood but it’s oh so quiet and calm in here.



Artist Impression

Image – Kitchen Light Scheme

Cocooned in greenery and sophisticated design, terrace home interiors reimagine modern living on a larger, more private scale. Spaces are considered for their connectivity and flow, with the ability to adapt to changing lifestyle needs. Each 2, 3 or 4 bedroom residence is endowed with carefully considered appointments and a confident sense of style.

Open Living
Each home is a cocoon of comfort and privacy. Lines are clean and uncluttered while finishes blend raw and refined with ease. Optimised designs feature smart, customised storage options and open outlooks that take in urban vistas and the city.

Finished to Perfection
Timber and stone features bring elements of nature inside. Subtle yet contrasting tones and textures add interest to a contemporary colour palette that can be customised in a darker scheme of modern metal hues or a lighter option, in classic glass. Polished surfaces reflect and transfer an abundance of natural light entering from the expansive windows.

Living
All terrace homes include an individual entry lockable garage and most feature an extra bedroom to the ground floor. Select terrace homes feature a separate study and walk-in pantry. Large, light filled living zones stretch across the entire first floor with kitchen, dining and lounge oriented towards a generous paved terrace that connects to the surrounding leafy green streetscapes. With a focus on absolute convenience, a powder room and concealed European laundry is also appointed to the first floor.

Kitchen
Guided by function and timeless design, the kitchen has been created for entertaining at home, socialising and easy family meals. Professionally appointed with gas burner stove, oven and fully integrated dishwasher, the functionality of the design is extended with the inclusion of a central island bench topped with a solid stone benchtop and seamless, undermount sink.

The main workspace is bookended by warming, timber laminate joinery. Cool, grey tonal overhead cabinets and under island drawers offer a matt contrast while increasing storage options.

Retreat
A simple and elegant, staircase starts at ground level and ascends to the third floor; a spacious 2 or 3 bedroom retreat with ensuite and bathroom. All bedrooms enjoy direct exposure to outdoor aspects and include wardrobes with a mirror front finish and chunky wool loop pile carpets throughout.

Bathroom
Bathrooms and ensuites are calming spaces with luxurious details. Wide format tiles envelop the room grounded by floor tiles with marbled accents. The floating timber vanity with curved, above-counter basin softens the expression and tapware is presented in classic brushed nickel or contemporary gunmetal grey.

Terrace
All terrace homes have a private terrace or balcony with generous space for outdoor furniture, ensuring protected indoor-outdoor living in any weather while adding a sense of privacy and enclosure.











The Delivery



Image – Monarc 2013

At Evolve every new development comes with an exciting challenge to create something beautiful, functional and timeless.

Evolve Development past projects and success.

By bringing together the best minds in architecture and interior design, Evolve Development remains at the cutting edge of residential and commercial property development and investment.

Established in 2003, Evolve Development is a Melbourne-based company with a clear focus on creating unique living and working spaces. With an ability to respond quickly to change and a clear vision for the future means they consistently deliver exceptional project outcomes.

Evolve's projects are valued in excess of \$1 billion yet they remain a boutique business. So they can focus on producing a quality product and maintain their commitment to excellence and innovation.

ooodo evolve DEVELOPMENT

evolvedevelopment.com.au

Buckley Street, Footscray

JohnandWindsor.com.au



Whilst we endeavour to ensure the contents of this document are correct at the time of printing the information it contains is to be used as a guide only this document was completed prior to the completion of final design engineering and construction of the project, therefore design, engineering, dimensions, fittings, and specifications are subject to change. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. Images shown are Artist Impressions and shown for illustrative purposes only. © Savi Communications 2018.