brief development

context analysis

precint design

precedents

design development

design clarification

design documentation
Design development

Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Bloed Street Taxi Rank

Block massing model one

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over the building line to form entrance to arcade leading to public space.
- A private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
- The circulation tower forms focal point visible from public space.

- The elevation of the building is not responsive to the neighbour on the west.
- The north entrance to the public space is too deep, not inviting to users.
- The service and circulation towers are not separately expressed.
1. Offices
2. Laundry
3. Services tower
4. Circulation tower

Private courtyard
Design development

Block massing model two

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over the building line to form the entrance to arcade leading to public space.
- A private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
- The circulation tower forms a focal point visible from the public space.
- The elevation of the building is not responsive to the neighbour on the west.

Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Blood Street Taxi Rank
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room

Private courtyard
Design development

Block massing model three

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over building line to form the entrance to the arcade leading to the public space.
- A larger private courtyard, separating the northern and southern blocks, linked to the street and the private courtyard to the west.
- The circulation tower and entrance block forms a focal points visible from the public space.

❌ The elevation of the building is not responsive to the neighbour on the west, the step in the roof line is too large.
❌ No connection between the main building and the boiler room.

Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Bloed Street Taxi Rank
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room

Private courtyard
Design development

Primary axis to link new State Library & Brown Street
Secondary axis to link Queen Street Arcade with new Blood Street Taxi Rank

Block massing model four
- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building’s circulation tower.
- Block extends over building line to form an entrance to the arcade leading to the public space.
- A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a green house. This space is linked to the street and the private courtyard to the west.
- The circulation tower and entrance block forms focal points visible from the public space.

The staple in the roof line is too large on both sides, forming an uncomfortable gap.
No connection between the main building and the boiler room.
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room
6. Water tanks

Private courtyard
Design development

Block massing model five
- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over building line to form entrance to arcade leading to public space.
- A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a greenhouse. By opening the south facade the link formed with the street and the private courtyard to the west is reinforced.
- The circulation tower and entrance block forms focal points visible from the public space.
- By opening the south facade, a visual link is created with the boiler room, arcade and public space.

❌ The step in the roof line is too large on both sides, forming uncomfortable gap.
❌ Very limited interaction between the pedestrians using the walkway and those inside the building.
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room
6. Water tanks
7. Greenhouse

Private courtyard
Medium detail block model one
- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over building line to form entrance to arcade leading to public space.
- A larger covered private courtyard, separating the northern and southern blocks and allows the possible inclusion of a greenhouse. By opening the south facade the link formed with the street and the private courtyard to the west is reinforced.
- The circulation tower and entrance block form a focal points visible from the public space.
- By opening the south facade, a visual link is created with the boiler room, arcade and public space.
- The roof line follows a continuous line along the building and both of the neighbours.
- Very limited interaction between the pedestrians using the walkway and those inside the building.
Medium detail block model two

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building's circulation tower.
- Block extends over building line to form entrance to arcade leading to public space.
- Incorporating the boiler room into the building. This allows for single service distribution and more passive visual interaction.
- A single service core is created.
- The circulation tower and entrance block forms focal points visible from the public space.
- Better interaction between the public space, arcade and building by placing openings in the east and south facades on ground level.
- The introduction of a greenhouse allows more activity and functions on the eastern and southern side to increase passive surveillance.
- The step in the roof line is too large, forming a large gap in the street facade.
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room
6. Water tanks
7. Greenhouse

Private courtyard

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Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Blood Street Taxi Rank

Medium detail block model three

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building’s circulation tower.
- Block extends over building line to form entrance to arcade leading to public space.
- Incorporating the boiler room into the building, allows for single service distribution and more passive visual surveillance and interaction.
- A single service core is created.
- The circulation and service towers form focal points visible from the public space.
- The introduction of a greenhouse allows more activity and functions on the east and south side to increase passive surveillance.
- The roofline follows a continuous line along the building as well as both of the neighbours.

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1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room
6. Water tanks
7. Greenhouse

Private courtyard
Design development

Primary axis to link new State Library & Brown Street

Secondary axis to link Queen Street Arcade with new Blood Street Taxi Rank

Medium detail block model four

- Respects building line of neighbours.
- Continues existing canopy line.
- The building is cut away in line with the eastern building’s circulation tower.
- Block extends over building line to form entrance to arcade leading to public space.
- Incorporating the boiler room into the building, allows for single serivice distribution and more passive visual surveillance and interaction.
- A single service core is created.
- The circulation and service towers form focal points visible from the public space.
- The introduction of a greenhouse and pathology laboratory allows for more activity and functions on the east and south side to increase passive surveillance and interaction.
- The roofline follows a continuous line along the building as well as both of the neighbours.
- A public launderette on the ground floor interacts with the street and allows for public participation in the building.
1. Offices
2. Laundry
3. Services tower
4. Circulation tower
5. Boiler room
6. Water tanks
7. Greenhouse
8. Pathology laboratory