

HOUSING SA PROVIDES A UNIQUE MIX OF AFFORDABLE LIVING

Housing SA is providing affordable housing in the CBD through the Apartments at 22 Ifould Street, Adelaide.

The Apartments at 22 Ifould are adjacent to Wakefield and Hutt Street's, and located in close proximity to public transport, essential social services, and popular city attractions including the Adelaide Central Market and Adelaide's cosmopolitan east end. The project provides 42 single and two bedroom apartments over seven levels.

Over 85 per cent of the project's release will be affordable. This includes six apartments that will be retained by Housing SA for social housing, where tenants pay a maximum of 25 per cent of their income. A further 18 apartments are being sold to eligible buyers via the Affordable Homes Program.

This vertically integrated residential mix will create an inclusive urban community, combining full market and affordable owner-occupier sales with affordable rental opportunities via private investors and Housing SA.

The development, the tallest built by Housing SA to date, is truly innovative and sets new precedents in providing a unique mix of

affordable housing opportunities in a location often considered out of reach to low and moderate-income earners.

The apartments feature a number of environmentally sustainable principles. The project has utilised fundamental, environmentally sustainable design principles and selected materials that will be durable and low maintenance.

Core design and engineering considerations include:

- gas boosted solar hot water systems
- minimisation of energy demand through material use, passive solar design principles such as north/south orientation, natural central ventilating atrium and projecting balconies shading windows below.
- separate metering for each apartment to monitor energy, water and gas consumption.
- encouraging alternative

transportation through providing bike racks and only minimal car parking spaces.

- the provision of energy efficient LED lighting and appliances.
- providing clothes drying racks on each balcony (visually hidden from the building's exterior) reducing the need for electric dryers.
- a 40,000 litre rainwater tank

for reticulation to toilet cisterns.

- provision of plantation bamboo flooring in apartments.

The Affordable Homes Program is assisting low and moderate-income households into home ownership by increasing the supply of lower cost homes across the state. This Housing SA initiative targets 'eligible buyers' who earn less than \$69,550 per annum. Affordable Home opportunities within the Apartments at 22 Ifould will be sold to 'eligible buyers' from \$240,000 up to \$331,000.

During the project's development, a dedicated 'Construction Waste Management Plan' was utilised on site to ensure environmentally responsive construction activity, with 85% of construction waste and packaging being recycled.

The apartments were built with an environmentally sustainable focus to improve the energy, water and waste management efficiency. The project blends a number of housing styles, comprising full market and affordable sales releases, social housing and affordable rental opportunities. This creates an all inclusive urban community, with a greater cross-section of residential profiles than normally associated with a CBD apartment building.

IFOULD APARTMENTS

PROJECT SPONSOR : Housing SA
PROJECT MANAGER : Julian Aggiss (Housing SA)
MAIN CONSTRUCTION COMPANY : Tagara Group
CONSTRUCTION MANAGER : Bill Couros (Tagara Group)
COMPLETION : February 2011
PROJECT VALUE : \$12 Million

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BROWN FALCONER

With more than 55 years experience in the building industry, Brown Falconer have been at the forefront of new design and innovation. Specialising in educational, health, aged care, commercial and multi-residential the architectural and design firm were an obvious choice for the Ifould Apartments in Adelaide.

The Ifould Apartment project comprises 42 one and two bedroom affordable apartments over seven levels on a small city site. A concept plan had been prepared for Housing SA, who called for tenders for the design and documentation of the project. At the time of tender, Brown Falconer took the opportunity provided by a revised structural design to cantilever the balconies 1000mm to provide a 2000mm wide usable area and greater façade articulation.

Along with the balcony amendments minor façade detail changes provide greater elevation articulation and a more human scale. Projecting balconies are framed in timber cladding to provide additional interest, texture and warmth to the façades. The colours of the primary façade materials of metal cladding to precast concrete achieve the colour and texture references to the adjoining School of Music heritage building. The panels from Floors 1 to 5 on the northern and southern elevations will have a medium sand-blasted finish to give increased texture to the surface, with blue/charcoal aggregate and colour additive to reference the bluestone.

The panels on Floors 6 and 7 have a smooth off-white finish to reduce the massing of the elevations, giving the effect of reduced overall height. To further reduce scale and to provide additional interest, these panels will have embossed features in an organic wave pattern which evokes the ephemeral qualities of clouds. The roof profile is strongly expressed to provide a more defined finish to the top of the building.

The motif of the artwork integrated into the ground level façade is repeated using patterned glazing film into the ground level foyer and up through the full-height central light court, and even into the directional signage. The aesthetic within the compact apartments is sharp and contemporary with bamboo floors, off-white walls and off-form concrete ceilings. High levels of natural lighting and ventilation are afforded by the large windows.

Coinciding with the successful completion of the Ifould Apartments, Brown Falconer announced a merger with David Dawson Architects. Whilst Brown Falconer traditionally has had a more commercial client base with a high reputation for good design in education, health and aged care buildings, David Dawson has specialised in hospitality and multi-residential projects. These complementary fields round out the practice to be able to offer whole-of-place making expertise for projects such as the Ifould Apartments.

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SHINING ABOVE

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With more than 32 years in the electrical Industry, Cortek Electrical has a wide range of expertise & as a privately owned family business, Cortek prides itself on its quality workmanship.

Ivan Correani, founder & director of Cortek Electrical, started his career as an apprentice electrician & when he completed his apprenticeship he had a passion to start his own business. His mission was to give clients the best quality without compromise & the company has done that with its work on Ifould Apartments.

With the move towards energy efficient lighting within the industry, Cortek Electrical used its expertise in this area to install throughout the Ifould apartments innovative LED lighting. With LED downlights & LED strip lighting which further increases its efficiency.

Working with an electrical consultant & architect on the project, Cortek Electrical together with LED ECO Lighting created a system that helped the apartments achieve a more ecological footprint than originally planned.

With a building footprint of 25m x 25m, the team were confronted with a number of issues but were able to overcome all obstacles to install the most up-to-date LED downlights throughout the building, using 9W LED downlights that give around the same light output & last around 50,000 hours life opposed to using 50W halogen bulbs. LED ECO LIGHTING, the supplier of these LED downlights worked with Cortek Electrical on Ifould Apartments to supply the right lighting products for this application.

Ifould apartments have benefited from Cortek Electrical's reputation & reach within the industry.



Templug Drain Basket and Side Entry Pit Insert

The system to remove unwanted waste from stormwater at the "source"

Templug Drain Basket and Insert (Grate Drains)

Storm water washes into the grate drain, carrying with it "vegetative and other waste". The water flows through the material insert whilst the waste material is retained. In the case of rain events, "vents" in the top of the basket walls or a "spillover" can be incorporated into the design to ensure there is no fixed restriction to the drain. Servicing of the inserts is required. Reverse flushing of material brings back to original condition. A smaller basket can be bolted on underneath which holds a product called Mycelx, this will remove the Hydrocarbons from the water as it passes through. See AIS P/L. The baskets can be made from Galvanised or Stainless Steel and can be made to any size or shape.



CLEAN, CLEAR PIPE SOLUTIONS

Templug Drain Insert (Side Entry Pit)

The Templug Drain Insert is used as a "cartridge" incorporated into the Side Entry Pit (storm water) with the internal frame holding the insert in place against the lid and floor of the pit opening. As it rains the water carries the associated waste into the cartridge with the water flowing through the material whilst retaining the above-mentioned waste. In the case of a Major Rain event "vents" have been placed in the top of the insert to ensure the drain is not restricted. Servicing as per Templug Drain Basket.

