

**Shelley St**





**Richmond High School**  
11 minutes walk

**Bridge Rd and Erin St Medical Precinct**  
10 minutes walk

**East Melbourne**

**Fitzroy Gardens**

**Bike lanes to CBD**

**Victoria Pde Medical precinct**


**Trams on Victoria Pde**

**Victoria St**  
3 minutes walk

**North Richmond Station**  
2 minutes walk

**109 & 12 Tram Stops**  
3 minutes walk

**Shelley St**



**Perfectly at home  
in the heart of  
Richmond, Shelley St  
is a limited collection  
of townhouses  
designed by DKO  
and SLAB.**



**Here, the industrial  
past of this inner-  
urban location is still  
felt on every corner.  
This is a place of  
authentic flavours,  
eclectic shopping  
and community pride.**



“  
The exterior architecture is about context. By reflecting the built heritage of Richmond, with its sawtooth roofline and clerestory windows, the building form also brings more space and light into the residences.”

Jesse Linardi,  
DKO Architecture





03 SHELLEY

02 SHELLEY

01 SHELLEY

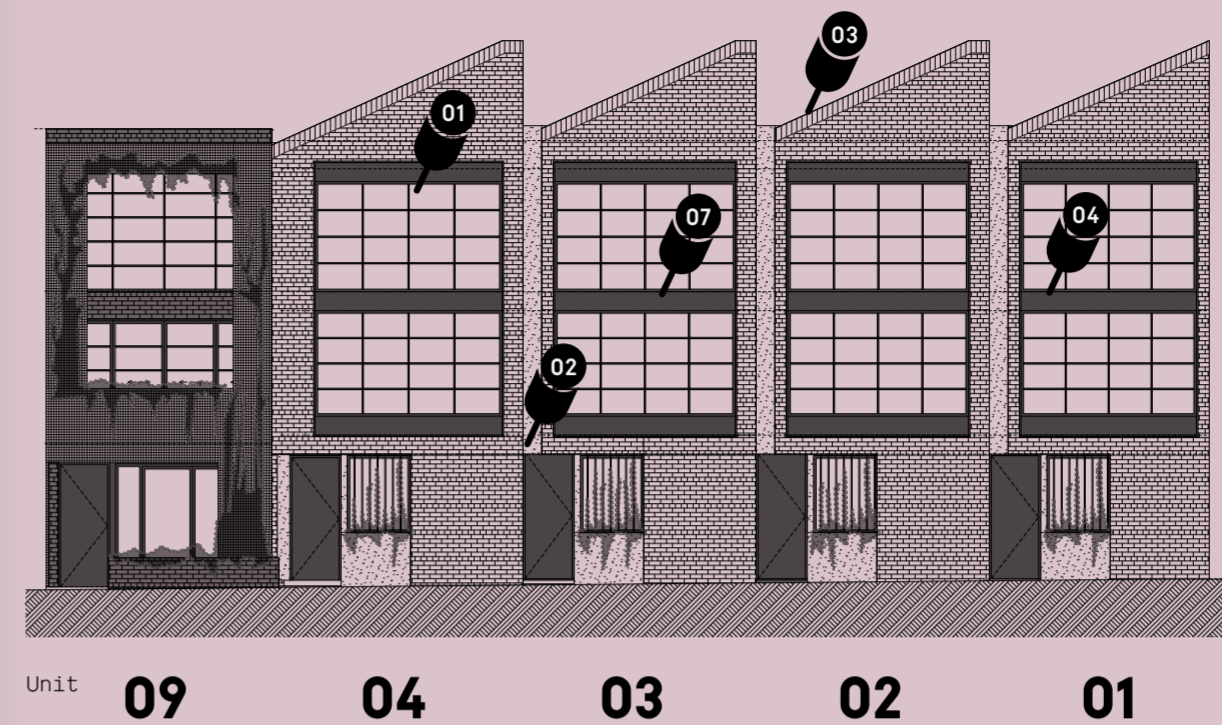


**The design embraces its corner position to create individual street frontages and private entrances – a rare quality for inner-city townhouses.**

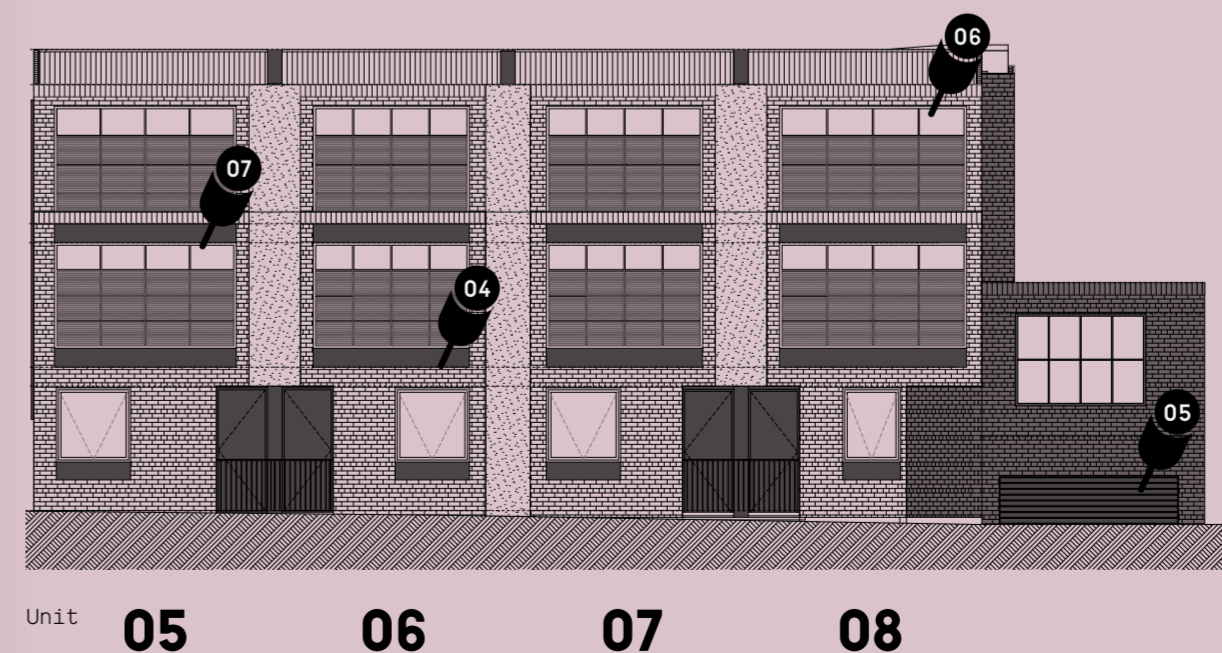


The exterior form and materials of Shelley St are a reference to the industrial identity of the area and the history of the site as a warehouse. The roof shape has been designed to separate each townhouse, while the selection of materials includes bricks, metals and vegetation to introduce a variation of textures.

Embracing its corner location, the arrangement of townhouses allows front and rear access for each individual address, as well as a courtyard in the centre of the site to introduce softness with greenery as well as a sense of community for residents who will call Shelley St home.



- 01 Large windows and sawtooth roofline**
- 02 Communal courtyard**
- 03 Rooftop terraces**
- 04 Refined industrial finishes**
- 05 Secure basement carpark**
- 06 Triple height void spaces**
- 07 High ceilings**



Walk Score of 1 as a “walkers paradise” as the vibrant café, retail scene of Richmond, a Street and trains and are moments gardens, bustling the CBD itself are distance.

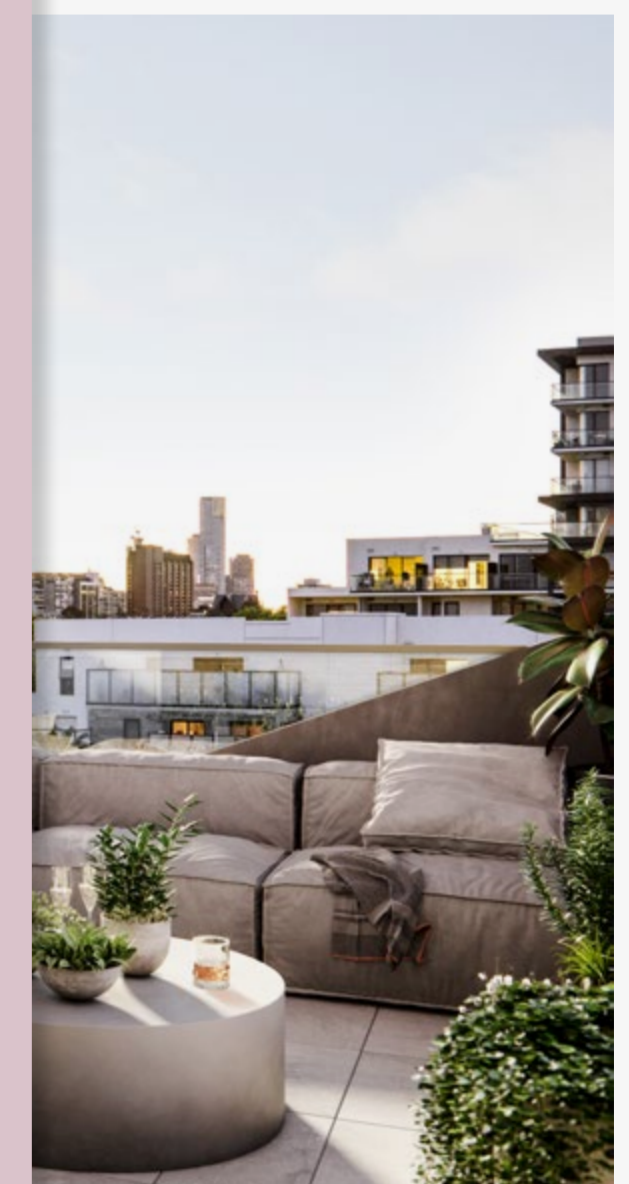
penetration through large windows, i.

e water efficient s, taps and well as LED light

ll have bulk linings, floors

narrowed daylight development.

park and kitchens exhausts.



“  
The design  
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street front  
and privacy  
– a rare  
inner-city  
”

## 01 Large windows and sawtooth roofline

The exterior form and materials of Shelley St are a reference to the industrial identity of the area and the history of the site as a warehouse, with the sawtooth design of the roof shape also designed to provide separation to each townhouse.

## 02 Communal courtyard

Embracing its corner location, the arrangement of townhouses allows front and rear access for each individual address, as well as a courtyard in the centre of the site.

## 03 Rooftop terraces

The townhouses enjoy private rooftop terraces with views to the city skyline – a personal oasis in the heart of the inner-city.

## 04 Refined industrial finishes

For the building's exterior, extensive brickwork speaks to the industrial character of the area as well as the premium quality of this development. Inside, the industrial heritage of the area is reflected in the fine mesh, stainless steel accents, timber floors and timber ceilings.

## 05 Secure basement carpark

Shelley St provides residents with a rare feature in this urban location: a secure basement carpark. This is a traditional carpark, not a stacker system, which is accessed through the rear of the building.

## 06 Triple height void spaces

The soaring height of the voids introduce light, space and ventilation to the interiors of each townhouse.

## 07 High ceilings

The living areas on the top level of each townhouse feature high ceilings, which not only add to the sense of space within each home, but also provide an abundance of natural light.

Shelley St townhouses feature a range of environmental and sustainable design initiatives. With highly efficient appliances, heating and cooling systems and solar hot water with gas boosting, Shelley St will achieve a 6-star average energy rating across the development.

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The sawtooth roofline ensures all townhouses face true north.

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A solar PV system will power all common property lighting, pumps and fans to offset greenhouse gas emissions for the entire project.

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All of the exterior materials will be non-toxic, including the high-performance glazing system.

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A 101% STORM rating for storm water management will be achieved by using at least 18,000 litres of rainwater in storage tanks for toilet flushing and landscaping irrigation.

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This address has a Walk Score of 96, which is defined as a “walkers paradise”. As well as the vibrant café, restaurant and retail scene of Richmond, trams along Victoria Street and trains from North Richmond are moments away. The Fitzroy Gardens, bustling Collingwood and the CBD itself are also all in walking distance.

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Maximum daylight penetration will be achieved through large high-level clerestory windows, all facing true north.

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Interiors will include water efficient dishwashers, toilets, taps and shower heads, as well as LED light fittings throughout.

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Each townhouse will have bulk insulation to the ceilings, floors and walls.

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There will be no borrowed daylight anywhere in the development.

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The basement carpark and kitchens will have dedicated exhausts.

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Artist impression









The interiors of the townhouses feature refined modern design with an industrial edge.

The living areas on the top level feature high ceilings to provide an abundance of light and space, with expansive windows and terraces providing city or neighbourhood views.

Kitchens feature Miele appliances and reconstituted stone benchtops. The industrial look of the fine mesh over the cabinets and the stainless steel accents is balanced by the warmth of timber finishes on the ceiling and walnut timber flooring.



**Through a consistent use of materials and motifs, the bathrooms are in harmony with the interior design. Textured grey tiles add a natural and raw character, in line with the light industrial aesthetic found throughout the architecture.**

Seada Linardi  
SLAB



Artist impression

Using robust materials such as stainless steel, dark walnut timber and reconstituted stone ensures a practicality and a hardwearing quality as well as a sophisticated visual presence.

The inclusion of a flexi room provides an adaptable space that can be used as a playroom, yoga room, music room or home office. It can also be converted into a fourth bedroom.

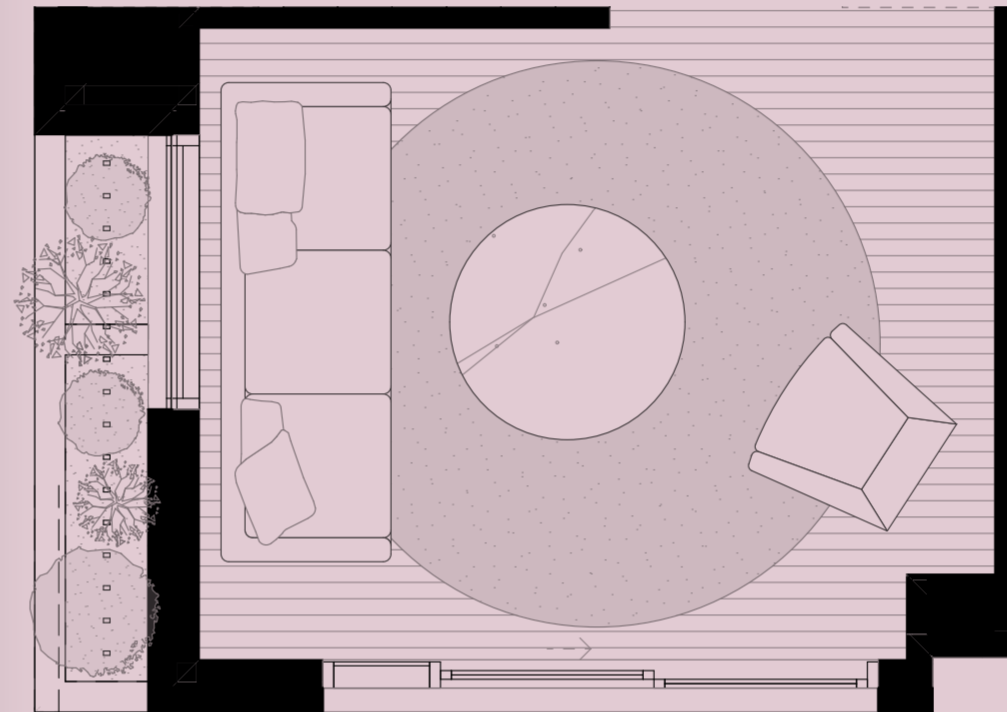
Artist impression



## Flexi room

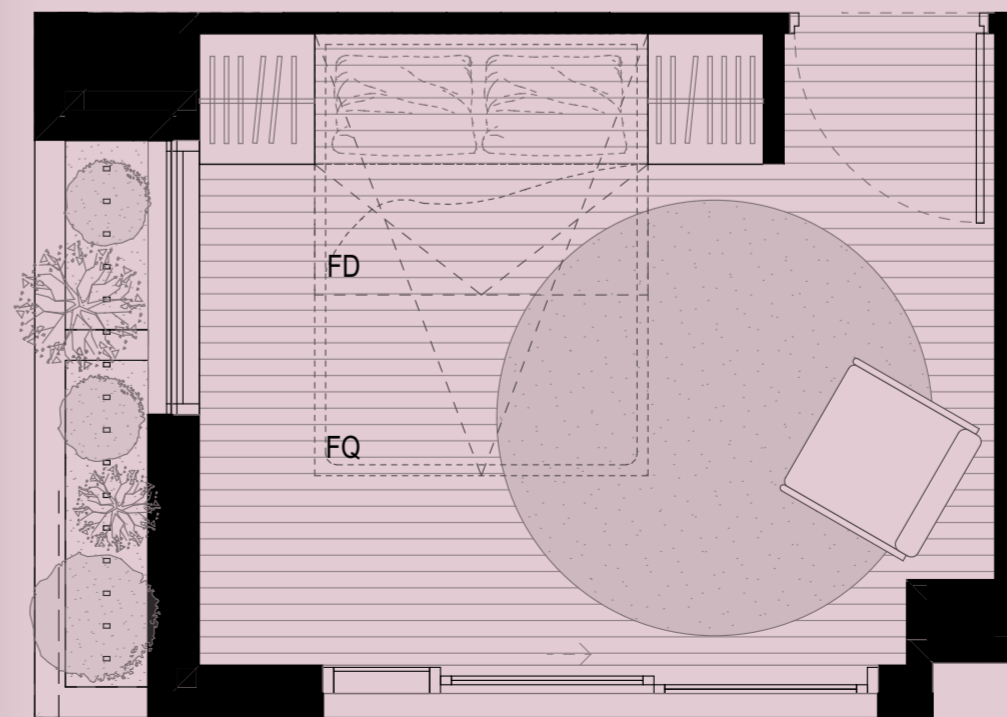
### Configuration 01:

Adaptable space



### Configuration 02:

Built in joinery and door to convert the room into a fourth bedroom and home office



Opening its doors in 2000, DKO has grown into a practice of more than 20 design professionals working in 12 offices across Australia, New Zealand and Southeast Asia. At the core of DKO's ethos is the pursuit of high-quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating intent into built outcome.

From bespoke residences to distinctive commercial communities, luxury hotels, hospitality and workplace design, urban design and large-scale planning, DKO maintains a commitment to architecture that serves and respects place and stands the test of time.

Architect



With a boutique approach to the design process, ETCHED ensures that the new design elements of a project truly are embedded within the context of the site. ETCHED brings a multi-faceted perspective to the design of landscape settings. Colour, texture and scale are key design considerations in bringing the natural and built environments together.

With a youthful vibrancy, upbeat energy and a modern approach to design and site, the ETCHED team builds a cohesive architectural aspect of a project that is personalised, site responsive and enhances the surrounding urban landscapes.



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The inclusion of a flexi room provides an adaptable space that can be used as a playroom, yoga room, music room or home office. It can also be converted into a fourth bedroom.

## We've worked on several projects with DKO, SLAB and Etched over the past few years. Now we're bringing that combined experience to Shelley St to create homes distinctly tailored to the owner-occupier.

Raghav Goel  
Director, Oz Property Group



Artist impression



Developer



Oz Property Group was established in Melbourne in 2007 with the aim to create modern and liveable spaces. Since then the group has collaborated with some of the city's most talented designers and builders to deliver significant developments.

Recognising local culture and heritage is a key part of Oz Property Group's approach to develop inspirational spaces. The group's track record is evidence of its underlying commitment to develop projects that make a positive contribution to the local community.

Architect



Since opening its doors in 2000, DKO has grown into a practice of more than 200 design professionals working in offices across Australia, New Zealand and Southeast Asia. At the core of DKO's ethos is the pursuit of high-quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome.

From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning, DKO maintains a commitment to architecture that serves people, respects place and stands the test of time.

Architect & Interior Designer



SLAB is an emerging design firm working on a variety of projects from small extensions in Carlton to multi-residential projects in Collingwood, with the capabilities and aspirations to expand into any form of architecture and design. The team is design driven and enthusiastic, with a rigorous approach to each individual project and client.

SLAB encourages collaboration with other firms, bringing varied processes and knowledge together. Consideration of context drives each design, and a dedication to quality of space results in timelessness and simplicity.

Landscape Architect



With a boutique approach to the design process, ETCHED ensures that the new landscape elements of a project truly become embedded within the context of a site. ETCHED brings a multi-faceted knowledge in applying design to a range of landscape settings. Colour, form, texture and scale are key design considerations in bringing the natural and built environments together.

With a youthful vibrancy, upbeat attitude and a modern approach to space and site, the ETCHED team builds on the architectural aspect of a project to create personalised, site responsive and experiential landscapes.



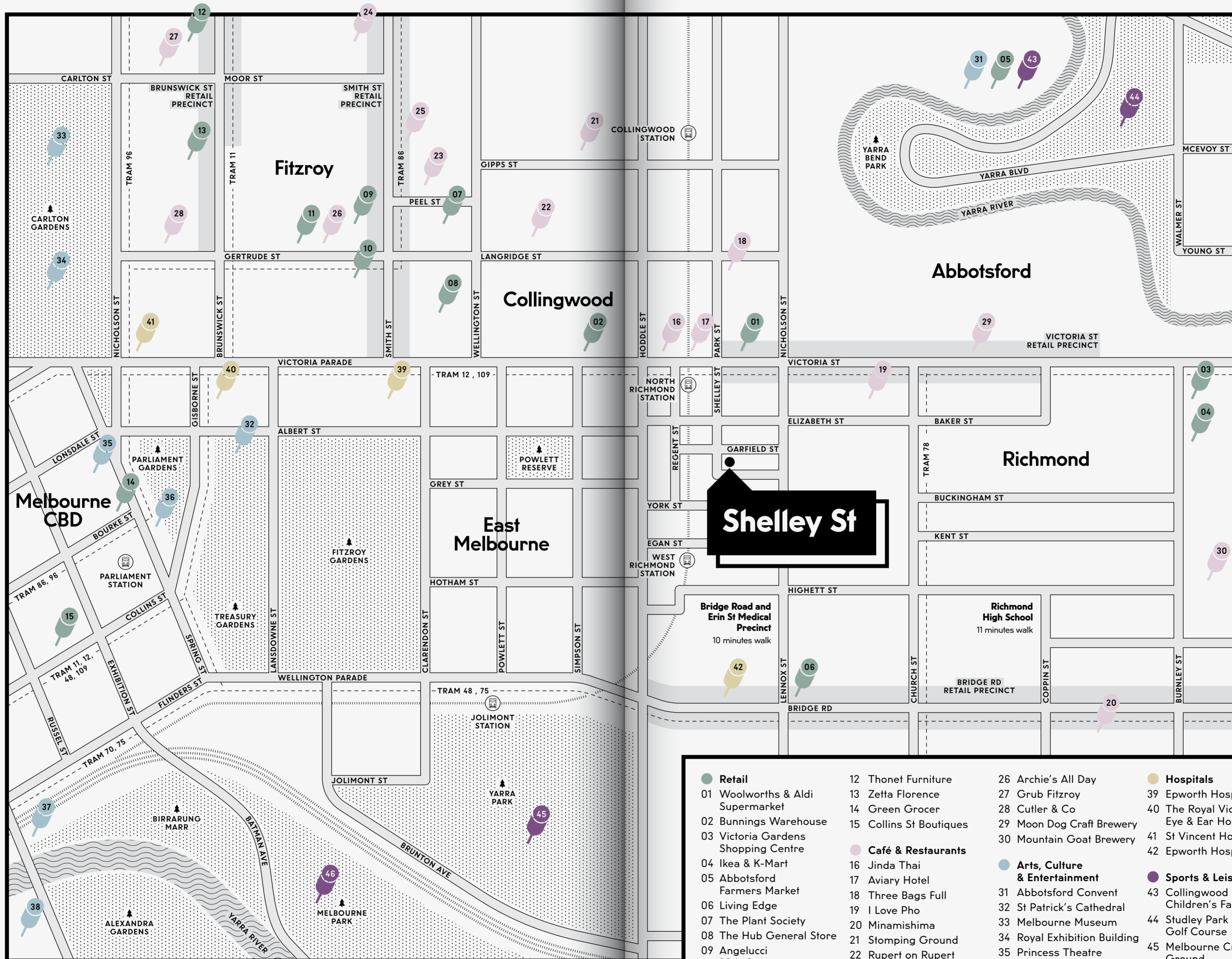
**ShelleySt.com.au**

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**This pocket of Richmond offers the best of both worlds: quiet residential living, yet also just moments from the vibrancy of Victoria Street and the centre of the CBD.**





- |                                     |                                 |  |   |
|-------------------------------------|---------------------------------|--|---|
| ● <b>Retail</b>                     | 12 Thonet Furniture             | 26 Archie's All Day                        | ● <b>Hospitals</b>                        |
| 01 Woolworths & Aldi Supermarket    | 13 Zetta Florence               | 27 Grub Fitzroy                            | 39 Epworth Hospital                       |
| 02 Bunnings Warehouse               | 14 Green Grocer                 | 28 Cutler & Co                             | 40 The Royal Victorian Eye & Ear Hospital |
| 03 Victoria Gardens Shopping Centre | 15 Collins St Boutiques         | 29 Moon Dog Craft Brewery                  | 41 St Vincent Hospital                    |
| 04 Ikea & K-Mart                    | ● <b>Café &amp; Restaurants</b> | 30 Mountain Goat Brewery                   | 42 Epworth Hospital                       |
| 05 Abbotsford Farmers Market        | 16 Jinda Thai                   | ● <b>Arts, Culture &amp; Entertainment</b> | ● <b>Sports &amp; Leisure</b>             |
| 06 Living Edge                      | 17 Aviary Hotel                 | 31 Abbotsford Convent                      | 43 Collingwood Children's Farm            |
| 07 The Plant Society                | 18 Three Bags Full              | 32 St Patrick's Cathedral                  | 44 Studley Park Golf Course               |
| 08 The Hub General Store            | 19 I Love Pho                   | 33 Melbourne Museum                        | 45 Melbourne Cricket Ground               |
| 09 Angelucci 20th Century           | 20 Minamishima                  | 34 Royal Exhibition Building               | 46 Rod Laver Arena                        |
| 10 Aesop                            | 21 Stomping Ground              | 35 Princess Theatre                        |   |
| 11 Third Drawer Down                | 22 Rupert on Rupert             | 36 Parliament House                        |   |
|                                     | 23 Aka Shiro                    | 37 Federation Square                       |   |
|                                     | 24 Gelato Messina               | 38 NGV International                       |   |
|                                     | 25 Wabi Sabi                    |  |   |



**Inspired by the energy of the area, and with a focus on space and quality finishes, Shelley St has been crafted for modern Melbourne living.**





