

02/10/2024

Statement of Design Intent:

Christou Design Group have been engaged as project architect by the Rottnest Island Authority for the proposed worker accommodation village on Rottnest Island.

Christou have completed site briefing and site visits during the preliminary and concept design phases and explored opportunities and constraints for a concept masterplan to provide additional staff accommodation on Rottnest Island within the proposed Parker Point site.

The proposed site is undulating and heavily vegetated, and in response CHRISTOU have developed a concept for an efficient, modular design that allows a streamlined delivery of accommodation modules intending to maintain as many as possible of the existing trees on the site. Final civil design and analysis has yet to be completed which may have an impact on the final design.

The proposed modular floor plans are designed to accommodate a diverse product mix of unit types, from 1-bed studios to 2-3-bed residential units, showcasing the project's adaptability and providing the RIA with the ability to accommodate a varying mix of end users including sole occupants, couples and families.

All the residences are proposed to be single storey, lightweight structures with lightweight walls, roofs and lightweight footing solutions. All floors are proposed to be raised from the natural ground with inground bore piles replacing conventional concrete strip footings to reduce site works and allow for efficient groundwater drainage and natural air circulation. Additionally, the use of insulation in floors, walls, and roofs further enhances the energy efficiency of the buildings.

The site planning has also considered the contoured site and the need for common green spaces as well as semi-private outdoor spaces. Other considerations include bushfire and environmental requirements, and the site context.

Key design features include:

- Accommodation Modules set at varying heights.
- Timber decks and shade structures for external communal spaces and amenity.
- Use of reinforced limestone pedestrian paths, paved areas and bitumen roads.
- Corrugated raking roofs.
- High volume raking ceilings
- Aluminium framed glazing to all rooms for views to exterior and natural light.
- Alternating corrugated and CFC external wall panels to add visual interest and variety to the module elevations.
- Soft, natural-toned interior finishes to reflect the site's unique location.

All soft landscaping will be indigenous to the island and the site, promoting biodiversity and reducing the need for excessive maintenance.

Following the receipt of further feedback, the project team will carefully review and incorporate input as part of the ongoing refinement of the concept masterplan.