

INSPIRATION FOR URBAN SYDNEY LIVING

Urban Style

experience retail | by mirvac

AN AWARD-WINNING
TEMPLATE FOR
HOW MICRO
APARTMENTS
OF THE FUTURE
MIGHT BE
DESIGNED.



LIVING PLATFORMS

- ① Bedroom
- ② Bathroom
- ③ Kitchen
- ④ Living Room
- ⑤ Roof Garden

The micro apartment coming to your neighbourhood soon

With the demand for inner city living increasing, architects are creating innovative new designs to deal with density, affordability and efficiency.

In the world's biggest cities, there has been a proliferation of what are known as micro apartments. As small as 25 square metres in size for a studio unit, these offer abundant communal spaces and greater flexibility and efficiency for occupants.

Within the walls of these apartments no space is left underutilised. In addition, innovative design concepts feature throughout, including mechanised beds that fold out from wall cavities, breakfast bars that slide out from the kitchen and dining tables that fold and rise up out of the floor. This scaled-down habitat, coupled with essential communal areas and large amounts of shared green space, is more compatible with the way people are increasingly choosing to live.

THIS SCALED-DOWN HABITAT, COUPLED WITH ESSENTIAL COMMUNAL AREAS AND LARGE AMOUNTS OF SHARED GREEN SPACE, IS MORE COMPATIBLE WITH THE WAY PEOPLE ARE INCREASINGLY CHOOSING TO LIVE.

This micro design philosophy is gaining popularity in Australia and is a key focus for Mirvac Residential. Speaking at a forum on the future of cities in 2016, Mirvac CEO and Managing Director, Susan Lloyd-Hurwitz, noted that younger people are now seeking a different type of lifestyle.

"There's the idea that not everybody needs one of everything. If the planning system could change and, indeed, the mortgage system could change, it would allow the creation of micro apartments, as well as more collaborative consumption spaces such as dining rooms and sitting rooms, and so the bit you have to buy is much smaller and therefore the entry price is much lower," she said.

In 2017, the key barriers to delivering this innovative concept are restrictions in the New South Wales planning legislation. Compared with international standards, the minimum size for a one-bedroom apartment in Sydney is comparatively large at 50 square metres, while a studio must be at least 35 square metres. For example, in the USA national building regulations allow a minimum apartment size of 20.4 square metres. Several USA cities have introduced specific policies, design guidelines and regulations for building micro apartments and governments also sponsor pilot projects.

"THE MICRO DESIGN PHILOSOPHY IS GAINING POPULARITY IN AUSTRALIA AND IS A KEY FOCUS FOR MIRVAC RESIDENTIAL."

SUSAN LLOYD-HURWITZ
CHIEF EXECUTIVE OFFICER &
MANAGING DIRECTOR, MIRVAC

MANHATTAN MICROLOFT

A notable example of the micro apartment is the Manhattan MicroLoft project in New York. Masterminded by architect Scott Specht of Specht Architects, the project involved the radical transformation of a once-awkward 39 square metre apartment at the top of a six-story brownstone building.

According to the architects, their strategy was to create four 'living platforms' that accommodate all of life's necessities, while still allowing the apartment to feel spacious and bright. The spaces are interleaved and house a cantilevered bed that hovers out over the main living space, an ultra-compact bath tucked underneath the stair and a roof garden with glazing that allows light to cascade through the space.

"WE CREATED FOUR SEPARATE LIVING PLATFORMS THAT WOULD PROVIDE ROOM FOR ALL THE ESSENTIALS AND ALLOW THE APARTMENT TO FEEL OPEN AND LIGHT - FILLED."

SCOTT SPECHT
ARCHITECT, SPECHT ARCHITECTS





“THE SECRET TO THE DESIGN'S
SPACIOUS INTERIORS IS THE
ABUNDANCE OF VERTICAL SPACE.”

SCOTT SPECHT
SPECHT ARCHITECTS

FAST FORWARD TO TODAY'S CONTEMPORARY DEBATES ON URBANISM AND MICRO-LIVING IS THE HOT TOPIC AMONG CITY PLANNERS, ARCHITECTS AND THE PUBLIC AT LARGE.

The architects have succeeded in maximising every inch of available space, in both the vertical and horizontal dimensions. Innovative features are incorporated throughout, including hidden and transforming spaces. The staircase features built-in, pull-out storage units. The coffee table, for example, can be elevated to dining table height if required. Flexibility is key to the success of the design.

BY MAKING THE MOST OF THE VERTICAL DIMENSION, WHAT WAS ONCE A POKEY APARTMENT IS NOW A LIGHT-FILLED, EFFICIENT AND COMFORTABLE AWARD-WINNING TEMPLATE FOR HOW MICRO APARTMENTS OF THE FUTURE MIGHT BE DESIGNED.

Of course, the idea of micro-living is nothing new. When the early 20th century modernist architect, Le Corbusier, designed Unité d'Habitation in Marseille, France in 1952, his focus was on communal living for all inhabitants so they could shop, play, live and socialise in what he called a "vertical garden city". While space in these iconic apartments is minimal, the rooftop houses a gym, walking track, social club, kindergarten and a garden terrace that acts as a social gathering area. This early example of collaborative consumption is now considered a design classic. ■

ARCHITECT
SCOTT SPECHT, SPECHT ARCHITECTS

PHOTOGRAPHY
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URBAN STYLE

This special edition book is dedicated to Sydney's urban dwellers, to those who are shaping our world-class inner city scene. Our community is comprised of a diverse mix of people from a variety of cultures, with countless attitudes and life experiences, woven together to create a unique and vibrant urban tapestry. Through words, striking photography and illustration, we showcase a snapshot of Sydney's urban style: urban people, urban living and urban tastes. Mirvac Group offers a heartfelt thank you to all those who participated in and contributed to this inspiring publication.

Mirvac is an integrated, urban property group and a key contributor to Australia's major cities. We're inspired to think about how we can redefine the urban landscape and create more sustainable, connected and vibrant communities, leaving a lasting legacy for generations to come. We are proud that our retail centres purposefully create engaging and dynamic hubs that enhance and support the local communities that are showcased in this book.

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