



131 SMITH ST

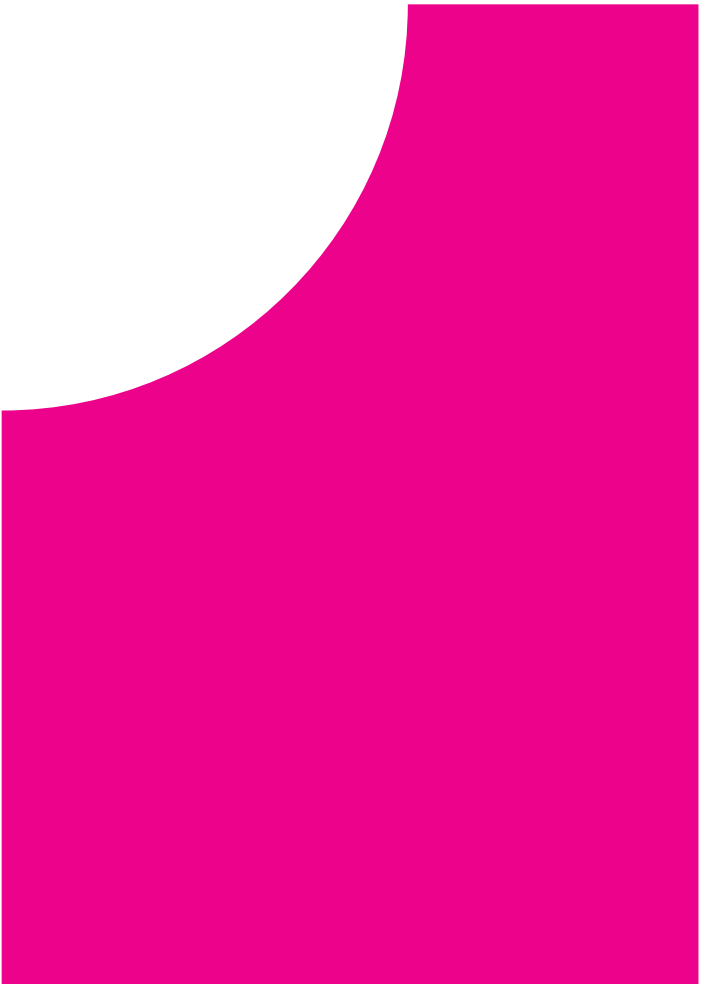
THE FABRIC OF FITZROY



OUTLINE

131 SMITH ST

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Outline and Freadman White understand Fitzroy. That its best is only revealed by exploration and adventure. That authenticity and quality are prized, and quiet impact can triumph.

131 Smith St. is Fitzroy to its core. A beguiling exterior showcases Freadman White's 'disciplined whimsy' before zooming in to a richness of detail. Thoughtful material composition is visually dramatic, cleverly defining a sequence of diverse spaces before giving way to the residences.

The one, two and three-bedroom residences demonstrate Freadman White's deep understanding of how people live – and how people want to live. Unparalleled amenity, luxurious attention to detail and generosity of space are in the 'bones', with flexibility built in to allow residents to shape their own 131 Smith St. lifestyle. To become part of the Fabric of Fitzroy.

Smith Street Post Office.
Photography Gavin Green.





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PROJECT ADDRESS
131 Smith Street
Fitzroy, 3065
Victoria

131smithst.com.au

ACKNOWLEDGMENT OF COUNTRY
Outline acknowledges the Wurundjeri and Boon Wurrung people of the Kulin Nation as sovereign custodians of the land on which we work. We pay respects to their elders past, present and emerging, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

TEAM

DEVELOPMENT

OUTLINE

ARCHITECTURE

Freadman White

LANDSCAPES

Eckersley Garden Architecture



Artist impression, Smith Street facade, Fitzroy.

OUR PILLARS

Places with purpose

Every element has been carefully considered at 131 Smith St. It's an innate understanding of how we live – and how we can live better. The form itself offers cues for wayfinding and separating public and private places, for pausing and savouring a moment. Within the apartments, even the smallest spaces belie their size to be useful, flexible and versatile. There's a place for every purpose, for every object and every moment.

A home that gets better with age

Selecting natural materials that age gracefully ensures 131 Smith St will always look at home on the Smith Street-scape while imbuing the residences with crafted moments of delight. Textural forms and materials lend a lo-fi air in keeping with the neighbourhood, with considered raw finishes making sure the address wears in, not out.

Come home to community

131 Smith St's lush, landscaped facades are a moment of respite on Smith Street and the dedicated public spaces are inherently welcoming. Inside, thresholds offer opportunities to pause or to convene. Beyond the lobby, areas like the rooftop terrace and its thoughtfully positioned seating areas offer opportunities for people to gather – and for a community to emerge.

Artist impression, Smith Street facade, Fitzroy.

Sustainable saving

131 Smith St is a pioneering carbon neutral building. It brings together beautiful design, environmental sensitivity and fine craftsmanship as an exemplar building for Smith Street, Fitzroy, Melbourne and beyond.

SUSTAINABILITY IN PRACTICE

- + Carbon Neutral certification
- + The building achieves Australian Excellence with a 5-star Green rating

ENERGY

- + All electric building
- + Rooftop solar panels powering common area usage
- + Centralised electric heat pump hot water system
- + Energy efficient appliances

GLAZING

- + Double glazed windows

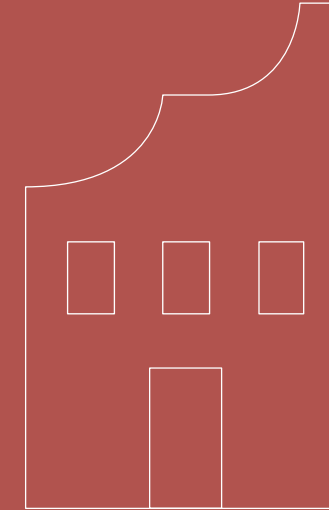
WATER

- + Rainwater harvesting
- + Water efficient dishwashers

TRANSPORT

- + Electric vehicle charging points within the basement
- + Shared e-bikes for residents
- + 52 bicycle parks
- + WalkScore of 99 out of 100

A CARBON NEUTRAL BUILDING



KEY INITIATIVES

ONSITE RENEWABLES

- + Rooftop solar panels powering common areas

FABRIC

- + High performing insulation within the building envelope
- + Double glazing

OFFSITE RENEWABLES

- + Renewable energy provider

ENERGY EFFICIENCY

- + HVAC
- + Centralised electric hot water system
- + Induction cooktops

OFFSETS

BENEFITS



Align with community and resident expectations



Attract premium occupants



Improve water efficiency



Reduce environmental impact



Reduce energy and water bills

ACCREDITATIONS

ENERGY AND WATER RATING



CARBON NEUTRAL BUILDING



TEAM

Outline

Under the leadership of former architect Peter Forsyth, Outline works across different scales and environments to create places that make meaningful contributions to the communities in which they're located. Through partnerships with leading architects and designers like Freadman White, each project embraces the essential qualities of a site and is specifically realised to promote a holistic lifestyle for residents and occupants.

Projects like 131 Smith St., 44-46 Greeves Street, Fitzroy and Little Oxford Street demonstrate Outline's bespoke approach and its determination to deliver projects that are entirely of their place and designed to get better with age.

outlineprojects.com.au

PROJECTS OF NOTE

44-46 Greeves Street, Fitzroy

7-15 Little Oxford Street, Collingwood

110 Kooyong Road, Armadale



Freadman White

Led by Ilana Freadman and Michael White, Freadman White embeds a curiosity-driven and experientially charged tension in its architecture. Seeking to reveal beauty in seemingly simple and often overlooked settings, the practice strives to create visually intriguing and emotionally resonant spaces.

Believing architecture's mandate to be making positive contributions to individual lives and the wider urban plan, Freadman White designs contextually informed structures with disciplined whimsy. Rather than responding literally to physical surrounds, the team pursues sensorial and textural moments that are informed by memories of place and the achievements of modern architecture.

From the Napier Street project to Whitlam Place in Fitzroy, Freadman White's projects narrate a desire to condition experiences of spaces. Quiet impact is sought through elegantly contrasting formal elements with atmospheric intangibles. Thoughtful modulations in light and shade, proportion, function and flexibility are expressed through uncompromising construction, enduring materials and a minimal, yet warm, aesthetic.

freadmanwhite.com

PROJECTS OF NOTE

Napier Street

Whitlam Place

North Fitzroy Terrace

↑
Whitlam Place.
Photography
Gavin Green.

→
Farmer Residences.
Photography
Gavin Green.



↑
7-15 Little
Oxford Street,
Collingwood.
Photography
Derek Swalwell.

←
44-46 Greeves
Street, Fitzroy.
Photography
Ben Hosking.

TEAM

Eckersley Garden Architecture

Eckersley Garden Architecture anchors its designs in a specific response to the client brief, understanding how space and facility work together.

Principles of design Scott Leung and Myles Broad have over 60 years of experience between them and are well versed in horticultural and design knowledge. They design for lifestyle and amenity with a horticultural focus, creating relaxed and tactile gardens that invite clients into their outdoor spaces. They strive to explore the connection between the architecture and landscape, by creating a flow from inside to outside.

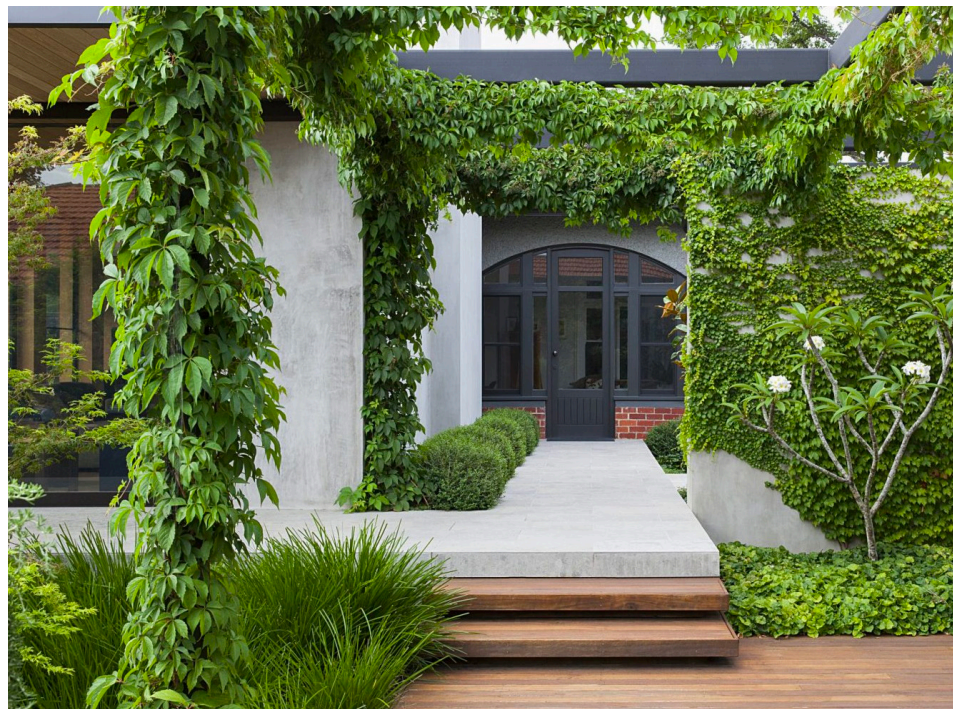
Eckersley Garden Architecture proudly collaborates with leading architects, builders and developers to achieve world class and award-winning results.

e-ga.com.au

PROJECTS OF NOTE

Toorak Project

Glen Iris Project



↑
Toorak Project.

←
Glen Iris Project.
Photography
Hilary Bradford.

←
Grace Darling,
Fitzroy.
Photography
Gavin Green.



Laneway living

131 Smith St offers residents access to another side of Fitzroy. As the axis between Smith and Little Smith streets and a connection to Gertrude Street, it reveals the secrets of Fitzroy's South of Johnson precinct – a mix of well-known favourites and back-street secrets including pubs, bakeries and restaurants, boutiques, ateliers and more. Every stroll around the neighbourhood shines a new light on its fascinating and complex history.

Trams directly outside the entrance is the ultimate convenience, while the CBD, MCG, Fitzroy Gardens, Carlton Gardens, Exhibition Building and Brunswick Street are all within an easy walk.

BARS AND RESTAURANTS

- 1. Above Board
- 2. Mono-Xo
- 3. Marion / Cutler & Co.
- 4. GAEA
- 5. Collingwood Yards
- 6. Amarillo
- 7. Builders Arms Hotel
- 8. Le Bon Ton
- 9. Neko Neko
- 10. Bar Liberty
- 11. Rupert on Rupert
- 12. Alimentari Smith St
- 13. Alimentari Brunswick St
- 14. Union Club Hotel
- 15. Napier Hotel
- 16. The Everleigh
- 17. South of Johnston
- 18. Oxford Larder
- 19. Smith and Deli
- 20. Proud Mary
- 21. Square and Compass
- 22. Siglo

RETAIL

- 23. Modern Times
- 24. Pan After
- 25. Phillip & Lea
- 26. Morning Market
- 27. Meatsmith
- 28. Le Labo
- 29. Thonet

BUILDING OF SIGNIFICANCE

- 30. Royal Exhibition Building
- 31. Fitzroy Town Hall
- 32. Stanford Block
- 33. Grace Darling Hotel
- 34. Foy & Gibson Ladies Store
- 35. Union Bank
- 36. Moran & Cato
- 37. St Patrick's Cathedral
- 38. Cairo Flats
- 39. Pastor Doug Nicholls Church of Christ
- 40. Osborne House
- 41. Princess Theatre



AMENITY

Designed for life

131 Smith St has been designed by Freadman White for everyday life. It's a dignified whimsy that honours daily rituals with moments of fascination.

It is a place that provides spaces for a community to develop and grow. Communal areas that encourage people to come together, directed and intrigued by subtle shifts in light and proportion. Glimpses of life on Smith Street appear through carefully positioned apertures — enabling immersion or retreat as desired.

Beyond these spaces, residences sit deeply within as sanctuaries of calm, where individuality flourishes.

FEATURES

- + Communal rooftop terrace with sweeping views, lush planting, seating clusters and bookable spaces
- + Secure access to Smith Street and Little Smith Street, through to Gertrude Street and Fitzroy backstreets
- + Ample bicycle parking spaces
- + Integrated security measures: cameras, secure basement, intercom, fob access to entries
- + A residents app for optimal convenience, featuring:
 - Private rooftop bookings
 - Booking services - dog walking, cleaner etc
 - Smart parcel lockers

↓
Artist impression,
Little Smith Street Entry.

→
Photography Gavin Green.



Smith Street sanctuaries

The dignity and generosity of space that define 131 Smith St. extend deeply into the apartments. Restorative spaces by design, neutral and refined material palettes inspire residents to create their own sanctuaries.

Flexible floorplans and intelligent storage options reflect the multitude of contemporary lifestyle patterns, with seemingly everyday elements elevated to ensure a place and a purpose for every part of life. Whether it's a one-bedroom apartment with a considered home office or a three-bedroom home that centres around the dining table, the 'good bones' underpinning 131 Smith St. allows for adaptability to the lives lived within.

Just as the building's exterior is designed to age gracefully, durable and impeccable quality interior finishes will continue to improve with age.

FEATURES

- + Concealed air conditioning to bedrooms and living spaces
- + Marble bench tops
- + Generous open plan living areas
- + Built in studies
- + Concrete soffit ceilings to living areas
- + Fully intergrated fridges

APPLIANCES BY

GAGGENAU

LIEBHERR

Miele

QASAIR
RANGEHOODS



← Artist impression.

→ Artist impression, 2 bedroom apartment.



CONTACT

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Photography by Gavin Green
Design by Studio Round

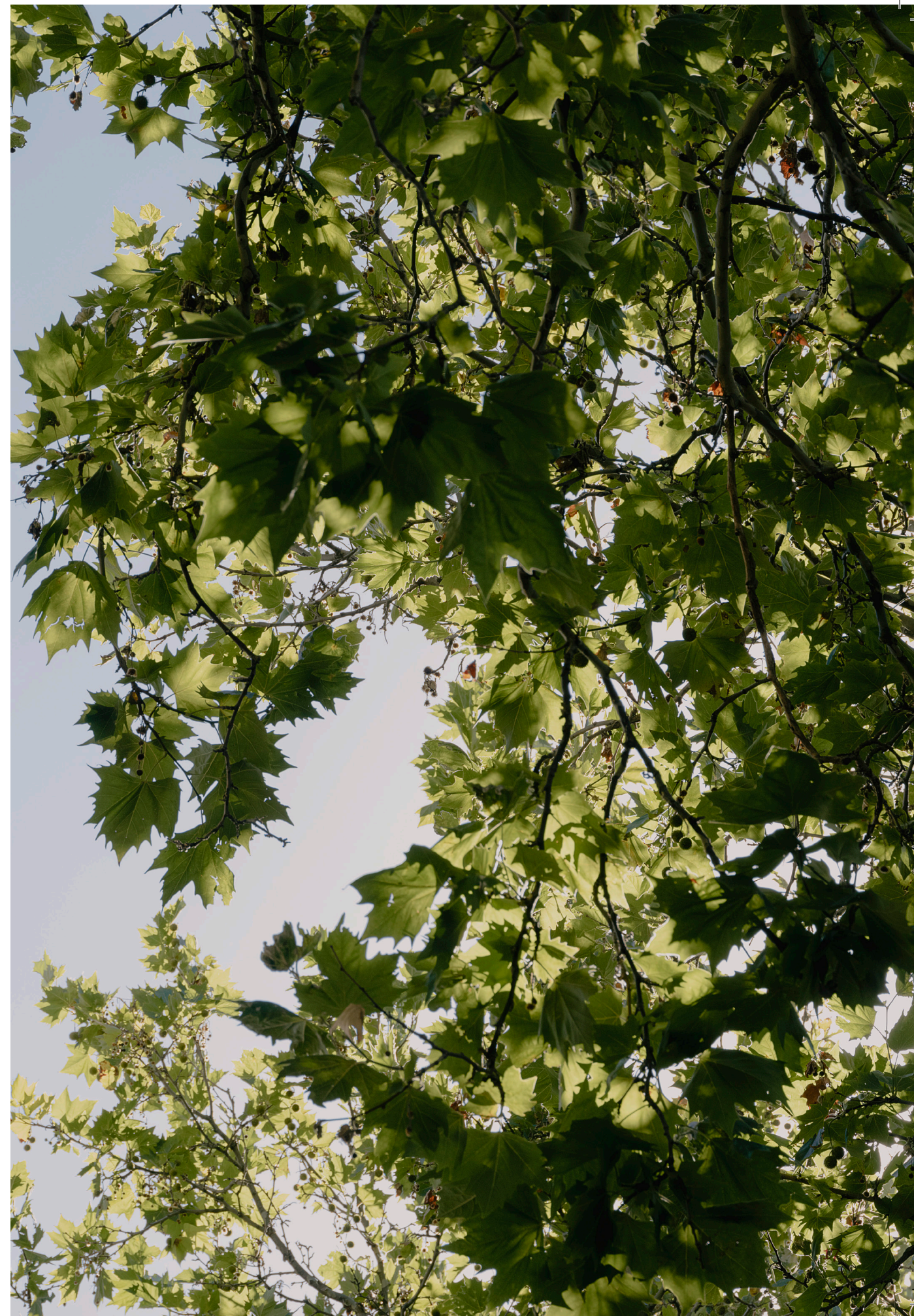
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IMPORTANT INFORMATION

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Photography Gavin Green.



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