

About Us

BY Projects is a design-based practice which offers innovative architectural solutions with a positive impact on users, communities and the environment. We believe an architectural design is more than just a drawing or budget. The outcome of any construction must reflect the client's aspirations as well as the values of the community it will join.

We endeavour to fully realise each and every client's vision by offering total project management services, from site selection, feasibility studies, urban design and master planning, through all building design, interior design and documentation stages for both private and public sector developments. We embrace a quality design approach with client collaboration throughout the design process.

We are a team of highly skilled architects with a diverse and extensive range of backgrounds and project experience. We have a strong focus on sustainability, accessibility and affordability and a commitment to innovative construction technologies with practical deployment. We believe in a collaborative approach to all projects and are committed to every aspect of our design, following a project with close architect consultancy and project management throughout each stage.





Our Team

From the first meeting with project leaders, BY Projects presents a detailed work program for all stages to ensure target dates are achieved, including allowances for the consultation process and responding to stakeholders.

The principal architect coordinates all phases and organises all client responses. The team is then able to mobilise and allocate resources to commence design services on projects immediately on request. BY Projects offers a consultative team approach to all projects and proposes the use of the additional consultant groups including the services of: planning consultants, traffic consultants, surveyors, quantity surveyors, building surveyors, geotechnical engineers, energy consultants, structural engineers, and services engineers incorporating mechanical, electrical, fire services, hydraulics and lift services.

The project team is led by Barbara Yerondais, who strongly believes in a collaborative approach to all projects and has professional experience since commencing practice in 1989.

BARBARA YERONDAIS

Principal Architect, B.Arch (RMIT) ARBV FRAIA AICD NAWIC

Barbara established BY Projects Architecture in 2009, after 20 years as a principal architect and director with Walker and Yerondais Architectural Partnership.

Barbara's experience and knowledge lies in her ability to lead any project through all stages of delivery. Her working philosophy of collaborative processes in design and delivery draws on the inspiration of the local environment and her client's desires. Barbara has successfully delivered projects of all scales, from the smallest of residential and commercial renovations to master planning of substantial residential developments.

She is also actively involved in the architectural community, particularly in education and mentorship having previously lectured at RMIT and the University of Melbourne in various subjects and is formally involved as a mentor to young women in architecture through the Australian Institute of Architects.



Howard Siow

Project Architect, B.Arch (MELB), M.Arch Hons (MELB), RAIA.



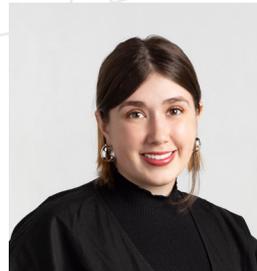
Judit Solerdelcoll

Graduate, M.Arch (ETSAB - UPC Spain).



Zeb Kitchell

Graduate, B.Envs Hons (MELB), SONA (AIA).



Tara Nosko

Student, B.Des (MELB), SONA (AIA).



Aaris Katsoulakis

Student, B.Arch (RMIT).

Services

BY Projects Architecture offer a range of services, from early feasibility studies through to construction, complete with total project management.

We are committed to a social purpose and through the coalition of technical, aesthetic and economic forces, we seek to provide innovative and sustainable solutions. We endeavour to ensure that our designs are brought to completion on time and on budget.

Our designs are a response to both the client's aspirations and the site conditions, with an emphasis on designing for sustainability and good urban design principles. All our designs are given careful consideration as to appropriate construction methods, location, scale and economic expectations.



Project Management

Managing a project of any size is no easy job.

As project managers, BY Projects can provide full project management services for advising on any site selected for your chosen development. We advise and assemble the project consultant team, collaborating with a myriad of consultants to ensure that no detail is left unattended and that the end product is the best it can be.

Total project management services can include:

- Assistance with site selection
- Assessment of sites for appropriateness and suitability
- Preparation of yield and massing studies
- Market research and marketing programs
- Assessment and analysis of risks of property development
- Coordination and preparation of all development approvals
- Design and documentation of all architectural works
- Coordination of secondary consultant team
- Construction management and contract administration
- Post-contract administration

Some of our services include:

- Complete project management
- Feasibility studies
- Master planning
- Urban design
- All planning approval processes
- Sustainability reports and assessment

As well as traditional architectural services, including:

- Conceptual and schematic design
- Design development
- Architectural documentation
- Contract administration
- Interior design
- Landscaping
- Community consultation
- Construction management

Services - Feasibility Studies

At BY Projects, we advise that feasibility study be prepared for most developments prior to embarking on full consultation services. The scope of a feasibility study can vary depending on the project.

A thoroughly prepared feasibility or yield study will set the potential development for a given project. It will clarify the marketing parameters and establish the process of obtaining development approvals. Most importantly, the budget can be established and profitability levels predicted.

The simplest of residential renovations will require preliminary advice to establish a scope of work, an appropriate budget and an assessment of planning scheme restrictions.

A more complex feasibility study will assess the yield of potential development against the planning scheme requirements, together with processing marketing data and assessing the risks associated with large-scale projects.



Services - Master Planning

A detailed and well considered Master Plan gives due consideration to all aspects of a designed environment.

Designed environments must embrace inclusive urban design principles and reflect the community intent. Building relationships and scale are critical, whilst landscaping elements will also enhance all built environments.

Good master planning will also consider construction programming and staging, including site accessibility and material procurements.

At BY Projects, we ensure all master plans reflect the developers funding, whilst presenting innovative design principles.

Services - Sustainability

At BY Projects we strongly encourage all of our clients to embrace sustainable building practice. We design ecologically integrated sustainable buildings because we care about the environment, the community and the built form.

In architecture, the term sustainability refers to the philosophy of designing the built environment to comply with the fundamental principles of social, economic, and ecological sustainability. By regulation, all residential buildings must adhere to a 6-star energy rating and commercial buildings to their maximum Green Star ratings. However, we endeavour to look to creating carbon zero buildings.

At BY Projects we also provide sustainable building statements, storm water ratings and BESS reports.

Passive design

Buildings designed in response to climate and local conditions are more comfortable and cheaper to live in. Melbourne's climate is cool temperate (Zone 6), this means we need to determine if heating or cooling will be the critical need and design accordingly. Local conditions such as solar access, slope, prevailing winds, and trees offer advantageous solutions for passive heating, cooling and ventilation. By siting and orientating new buildings optimally around these conditions, the built form will naturally achieve comfort. The fabric of the building should carefully balance glass, openings, shading, mass and insulative materials to compliment the form. It's possible that when passive design principles are utilised to their fullest extent no active heating or cooling systems will be required.



Materials

The primary factor to consider when selecting materials is embodied energy. Responsible materials are naturally occurring, renewable or recycled, for example, timber (that is FSC certified). Materials such as steel and concrete traditionally have high embodied energy, however, new technologies and construction techniques are improving this. Locally-sourced materials reduce transport based energy. A good place to start is to source materials from within Australia, but better is from within a 500km and even a 100km radius. Insulating well helps to block unwanted summer heat and prevent the escape of warmth during winter. Clever use of materials with high thermal mass such as stone, brick, concrete and rammed earth will ensure your home stays cooler for longer in summer and hold heat longer in winter. Reducing waste and recycling is achieved during the construction process via working collaboratively with the builder.

Energy

Before considering producing energy on-site, consider reducing the energy demand. Passive design goes a long way in minimising energy demand and this is furthered by selecting efficient household appliances and fixtures. Renewable energy production options include wind and hydro power, however, in Australia solar (PV) panels are the most common option and they can pay for themselves within 3-5 years!

Services - Sustainability

Water

Similar to energy, reducing water demand is the first step. This can be achieved with low-flow taps and showerheads, and efficient (WELS rated) appliances and toilet cisterns. The next step is retaining water on-site. Rainwater is collected from roofs and stored in above or below ground tank systems, this can be used for flushing toilets or even treated for drinking water. Stormwater will potentially run off-site and pollute local waterways and drains, but instead, it can be retained on-site with rain gardens and permeable materials. Greywater from household appliances can be collected and treated on-site for watering gardens.

Costs

Depending on the extent of passive design principles employed you can expect build costs to be marginally higher. However, the increased build costs must be balanced against lower occupancy costs and the benefit of passive design. As an example, consider a 6-star 'standard' house vs a 6-star passive solar house. Where the standard house has not taken advantage of passive heating/cooling solutions, it must make up for it with higher performance double glazing and insulation, resulting in increased build costs.



Beyond 6-Star

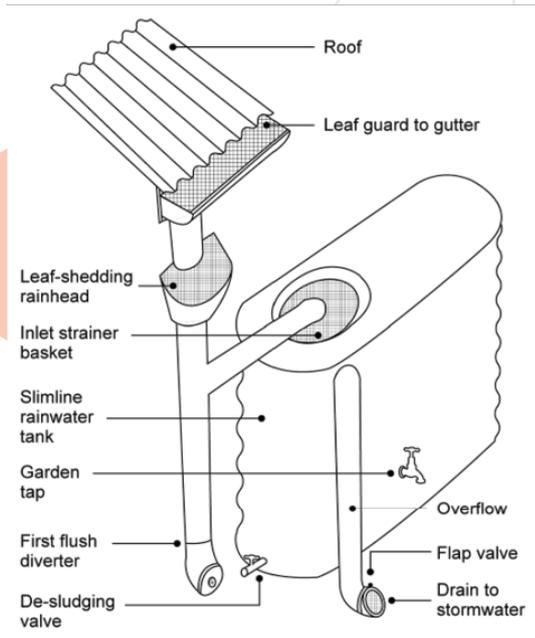
There is a hierarchy of options for sustainable development ranging from 6-star, green buildings, net-zero carbon, all the way to through to carbon positive buildings. 6-star energy ratings are a minimum requirement under the Australian Building Code, however, the sky is the limit and achieving 10 stars is possible. Carbon positive buildings challenge the norm of buildings as consumers by producing more water and energy than they consume.

Master Planning

A detailed and well considered master plan gives due consideration to all aspects of a designed environment. Designed environments must embrace inclusive urban design principles and reflect the community intent. Building relationships and scale are critical, whilst landscaping elements will also enhance all built environments.

Effective master planning will also consider construction programming and staging, including site access and material procurement.

At BY Projects Architecture, we ensure all master plans reflect the funding opportunities, whilst presenting innovative design principles.



Projects

Residential Additions & Alterations

Residential projects are conceived as a design response to the client's aspirations and the site conditions.

They are a reflection of their environment, designed with careful consideration to their:

- Location
- Scale
- Construction methods
- Economic considerations

With an emphasis on innovation and sustainability.

BY Projects can assist with the conceptual design and construction of any residential project, for the smallest renovation to substantial new homes.



Top: Nevis St Camberwell

Middle Top: Stevenage Ct Vermont South

Middle: Alfred St Port Melbourne

Middle Bottom: Boronia St Bentleigh East

Bottom: Faraday St Carlton

Projects

Residential New Build

BY Projects combines innovative ideas, experience and most importantly, your aspirations to produce a creative and personalised design. We will provide ideas that produce a sustainable building in terms of its architecture and environment, to fully satisfy your aesthetic and financial requirements and to exceed your expectations.



Top two right: Lyons St Port Melbourne

Bottom three right: O'Connor St Reservoir

Bottom two left: Selsey St Seaford



Projects

Multi-Residential

Any residential or commercial development must be profitable to be successful for our clients.

A feasibility study will always be prepared before launching into a design process. The study will examine all statutory planning controls, allowable building envelopes and the risks involved in obtaining planning permits, building mass, yield, local market conditions and marketability.

A detailed site analysis will be required for planning approvals and assist in preliminary building mass proposals. Often a number of options will emerge through the feasibility stage, highlighting risk and return.



We combine innovative ideas, experience and most importantly, research into the market and marketability to produce a creative and personalised design. We will provide ideas that produce a sustainable building in terms of its architecture and environment and are profitable in the market to fully satisfy your aesthetic and financial requirements.

Design and documentation is tailored to suit the building's scope and complexity and collaborations with other consultants will ensure a detailed design process for building construction to be carried out in a straight forward manner.

BY Projects also carry out all contract administration stages for development projects, ensuring building are delivered on time and on budget.



Projects

Heritage

Some older buildings can have a Heritage citation. This means careful consideration is required when alterations are proposed.

At BY Projects, we embrace opportunities and propose unique solutions for these opportunities. Initial research and establishing the building's spatial requirements will be met through the design process and review.



We combine innovative ideas, experience and most importantly, your aspirations, to produce a creative and personalised design. We will provide ideas that produce a sustainable building in terms of its architecture and environment, to fully satisfy your aesthetic and financial requirements and to exceed your expectations.

We believe in creating strong collaborative relationships with all client groups and stakeholders, including builders, engineers and authorities.

Projects

Community Care Accomodation

BY Projects has an ongoing relationship with Beyond Housing, a registered housing association provider offering services to vulnerable people in the Hume Valley.

Our services to Beyond Housing have commenced prior to site acquisition, providing feasibility studies to ensure the organisation's funding and yield models can be achieved. As principal design consultants, we have prepared schematic designs for some terrific living environments, managing all stakeholders, consultation processes and authority permits, as well as preparing all contract documentation, with limited contract administration services.

We have prepared a careful and considered consultation process with all stakeholders to ensure the design and approvals process is well considered and agreed, with delays minimised.

Some projects include:

8 SADLER STREET, Wangaratta. 13 x 1 and 2 bed dwellings

The Sadler St site presents a number of complexities, being in a public use zone, subject to flooding due to an adjacent local creek, public access requirements and a required detailed cultural heritage management plan.

The client's requirement was to maximise the development potential and provide a successful accommodation facility, whilst complying with all local planning scheme requirements and providing an environment that would not be rejected by the local community.

We achieved all these objectives. The project is now going through a tendering process, having secured philanthropic funding.

103 GRETA ROAD, Wangaratta. 3 x 1 and 2 bed units

Construction is about to be completed on this smaller development, designed for women fleeing domestic violence

215 ANZAC AVENUE, Seymour. 4 x 2 bed units

Construction is also about to commence on this project, designed for single parent families experiencing homelessness.



32 SOBRAON STREET, Shepparton. 9 x 2 bed units

This project is ready for construction.

104-120 GRAHAM STREET, Wangaratta. 60 x 1, 2 and 3 bed dwellings

This site is a joint venture between Beyond Housing and a local residential building developer. Our preliminary feasibility study assisted the clients in establishing a value for the land that was purchased. However, as we then worked through the complexities of the proposal, we have been able to demonstrate an increase in yield, that reflects an appropriate community care accommodation facility. The project will be built in stages.

The design of the whole project is now complete with the community care accomodation commencing construction in December 2021 and other stages already underway.

Relevant Project Experience

Aged Care and Aging in Place

Community building, whether for the private or public sector, often have more complex requirements for their special relationships and their diverse user groups.

Specific aged cared accommodation is designed with a complex program whilst being mindful of the occupants' needs and comforts.



We combine innovative ideas, experience and most importantly, your aspirations, to produce a creative and personalised design.

We will provide ideas that produce a sustainable building in terms of its architecture and environment, to fully satisfy your aesthetic and financial requirements and to exceed your expectations.

We believe in creating solid collaborative relationships with all client groups and stakeholders, including builders, engineers and authorities.

Aging in place requires the careful transformation of the family home to ensure accessibility and usability is enhanced, whilst delicately and discreetly ensuring the occupants' dignity.

Projects

Student Accomodation

Designing a unique living environment for student accommodation is paramount. Individual privacy is important, while still providing a friendly and inclusive communal setting.

Some projects include:

UNIVERSITY MEWS, Bundoora. 68 x 1, 2 and 3 bed dwellings (top)

The University Mews project was a medium scale student accomodation project that produced student-orientated units to provide a student village lifestyle. The apartments were organised around a series of open courtyards to encourage interaction and participation. Communal facilities are controlled by central management.

CHILD CARE CENTRE, Bundoora. (middle)

Child care facilities are an important aspect of many families lives. Children require safe and familiar environments, so careful and due considerations needs to be given to the design and planning. Of particular importance are the internal and external spaces, which must cater for all age groups.

Other Projects:

THE BRIDGE, Mount Waverley. Aging in place (middle)

THE SPA, Bundoora. Beauty day spa (bottom)



Projects

Schools

STEM CENTRE, James Cook Primary School, Endeavour Hills.

This was a small refurbishment project carried out in direct relationship with the school, converting the existing canteen to a STEM centre to enhance learning opportunities for the students. Careful design and planning were required to ensure that the opportunity to keep using the space as a canteen on occasion remains.

The design process was carried out directly with the school – however all approvals have still been sought through the local DET office to the VSBA to ensure compliance.

The STEM centre was opened by the local member Gabrielle Williams in 2019.

STEM CENTRE, James Cook Primary School, Endeavour Hills.

The school's art room is located in the undercroft of the library. It felt like it was just placed there to take advantage of leftover space. The ceilings were low and the room was dark and claustrophobic.

Our aim was to create a much more inviting and light space for the children to be creative and enjoy their art lessons. And we have.

The space is now bright, and the focus is on the childrens' art work and not the dark space.

REFURBISHMENT, Moonee Ponds Primary School, Moonee Ponds.

The school features historic buildings that were in various states of disrepair including primarily a defective roof structural/envelope system with corresponding interior water damage to ceilings and walls.

After thorough site investigations with the consultant team, a report and documents were prepared that identified items for immediate rectification via a tender process within the school's budget. Furthermore, the report went beyond the brief by providing an ongoing maintenance program to rectify other issues when funding is available.

