



DESIGN SOLUTIONS FOR  
**HIGH DENSITY  
HOUSING**



INSPIRATION TO BUILD BETTER



# EXPERIENCE

It makes all the difference.

At Lysaght, we understand the importance good design decisions play in shaping the physical environment and functionality of high density housing.

Designing high-density housing involves a unique set of challenges, these environments must prioritise soundproofing, optimise space utilisation, foster community through well-designed shared spaces, and ensure that local infrastructure can support the higher population density. By addressing these factors, high-density housing can create comfortable, functional, and harmonious living spaces for residents.

With decades of **experience** and **expertise** in supporting the delivery of quality high density housing from concept to completion, Lysaght has a deep **understanding** of the unique challenges and needs of such projects. Lysaght's range of **products and solutions** are designed to enhance high density housing through their durability, energy efficiency, aesthetics, cost-effectiveness and sustainability.





# 150 YEARS

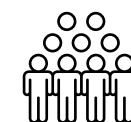
of shaping Australian design.

With 150 years' experience in Australia's building and construction industry, Lysaght is the steel building products supplier of choice for customers wanting consistent, quality assured and compliant Australian-made products. Lysaght shapes coated steel materials including COLORBOND® steel and ZINCALUME® steel into a high-quality range of LYSAGHT® branded roofing, walling, guttering, fencing, purlins and formwork products.

**Colorbond®**   **Zincalume®**



Lysaght is part of BlueScope – Australia's largest steel manufacturer and one of the world's leading providers of painted and coated steel products.



BlueScope is a global supplier with over 18,000 employees working from 160 operations and sales offices in 18 countries.



Over 30 production facilities and service locations throughout Australia.



LYSAGHT CUSTOM ORB® is the original corrugated iron building material that helped shape the Australian landscape.



# BUILD BETTER

High density housing.

**Whether you're building new high density housing or undertaking renovations, LYSAGHT® steel building products offers a range of benefits that other materials can't match.**

## **Superior performance - rain, hail or shine**

LYSAGHT® steel building products are renowned for their strength and durability, providing robust protection for commercial and industrial buildings. Because long run steel sheets form a continuous surface, they are extremely weather resistant. Steel roofing and walling can withstand impacts, harsh weather conditions, and other environmental factors, ensuring long-term structural integrity.

## **Design versatility**

Modern design trends incorporate steel for both its sleek appearance and its adaptability to various architectural styles. LYSAGHT® roofing and walling products are available in a range of finishes, colours and substrates, allowing building designers and architects to choose the perfect product for their design vision.

## **Strong and secure**

The strength of LYSAGHT® steel building products allows for long spans that can let you to create more open, unobstructed usable space within your building envelope. Steel walling can also provide enhanced security for commercial buildings. Its strength, fixing methods and durability make it more resistant to unauthorised access or vandalism, contributing to the overall safety and security of the property.

## **Fire resistance**

LYSAGHT® steel roofing and walling is deemed non-combustible under the NCC, providing an added layer of safety for high density housing. In the event of a fire, a steel roof can help prevent the spread of flames and contribute to the overall fire resistance of the structure.

## **Quick and efficient construction**

The efficiency of steel installation is advantageous for high density housing. Large panel sizes, interlocking systems, and the lightweight nature of steel, contribute to a faster installation process. This can result in cost savings in terms of labour and construction timelines, making it suitable for commercial projects with tight schedules.

## **Low maintenance**

Unlike many other materials, LYSAGHT® products require minimal upkeep. They won't peel, crack, or warp, reducing the need for regular maintenance and repairs.

## **Energy efficiency**

When combined with appropriate insulation, LYSAGHT® roofing and walling products can significantly improve a building's energy efficiency by reducing the need for heating in the winter and cooling in the summer. LYSAGHT® roofing and walling shaped from COLORBOND® steel, features Thermatech® solar reflectance technology which can help in maintaining a comfortable interior temperature.







# GENUINE EXPERTISE

you can lean on.



## Lysaght Design Solutions Group

We're more than just experts; we're your trusted partners in delivering leading-edge product and design solutions. As a national team of specialists in product application, engineering, design, and drafting, we offer tailored insights and advice, ensuring that every product's full potential is tapped into for maximum project efficiency and outcome.

### We will provide expert advice on:



Material choices



Warranty



Code compliance



The interplay between  
design, environment,  
and product performance



Precise design guidance



Advanced BIM modelling

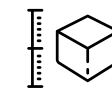


# TESTED TO THE HIGHEST DESIGN STANDARDS

for your peace of mind.

## Lysaght Product Innovation Group

With its in-house fabrication capability and NATA (National Association of Testing Authorities) accredited testing facility containing over a dozen specially designed testing and validation rigs, Lysaght is able to work with customers and suppliers to develop world-class steel building product solutions. Using the resources of this unique in-house facility, we undertake a range of critical bespoke product development and improvement tasks including:



**Prototyping**

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**Design**

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**New Product Development**

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**Building System Design**

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**Engineering and Validation**

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**Product Performance Testing**



# STEEL

A product for the future.

With its strength, durability, longevity, and ability to be reused and infinitely recycled, steel is a material of choice for buildings, infrastructure, light weight transport, energy production and transmission, and many other uses. Steel is central to society's need for a circular economy – we want steel to remain useful for as long as possible, and then reused, re-purposed and eventually recycled.

At Lysaght, we manufacture our LYSAGHT® steel building products range from 100% Australian-made metallic coated and pre-painted steel. These ingredient steel products are durable and resilient to Australia's harsh climate and their long life helps conserve resources and energy that may otherwise be invested in products with a shorter life span.



## LYSAGHT® building products are made from BlueScope steel in Australia and are backed by their multiple sustainability certifications and initiatives.



BlueScope publishes third-party verified Environmental Product Declarations (EPDs) specific to their steel products used to manufacture LYSAGHT® steel building products, such as COLORBOND® and ZINCALUME® providing transparent data on their lifecycle environmental impact.



Selected BlueScope and LYSAGHT® steel products have GreenRate™ certification, ensuring evaluation against sustainability attributes like material toxicity and environmental footprints.



BlueScope's Port Kembla Steelworks, producing steel for LYSAGHT® products, is ResponsibleSteel™ certified, affirming strong environmental, social, and governance.



Lysaght benefits from BlueScope's sustainability initiatives, encompassing sustainable growth, workplace safety, climate action, responsible products, and community support.



# AUSTRALIAN MADE STEEL BUILDING PRODUCTS

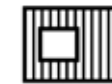
Shaped from  
COLORBOND® steel.

Steel has played a pivotal role in commercial, industrial, social and institutional architecture and construction for generations. As Australia's leading shaper of COLORBOND® steel and ZINCALUME® steel, Lysaght is at the forefront of industry trends. We're committed to providing our partners with a premium suite of rollformed steel building products in a wide range of colours and finishes that not only thrive in commercial settings but provide architects and building designers with a choice of materials that allow them to fully realise their design vision.



## ROOFING, GUTTERING AND FASCIA

A wide variety of roofing profiles complemented with a range of stylish guttering and fascia options.



## WALLING, CLADDING AND FAÇADES

Options ranging from low maintenance single skin products through to complete façade walling systems.



## FENCING AND SCREENING

Solutions with boundless design options that will stylishly frame any building or precinct.



## WALKWAYS AND SHELTERS

Fully compliant, customised shelter solutions for institutional, commercial and industrial applications.



## FRAMING AND FORMWORK

Structural products and construction solutions for every building.

## LYSAGHT – SHAPERS OF COLORBOND® STEEL

COLORBOND® steel is Australian-made pre-painted steel that's supplied to Lysaght in large coils. Lysaght then shapes the COLORBOND® steel (through the process known as rollforming) into our range of roofing and walling products, gutters, fascia and downpipes, fencing systems, plus home improvement products such as verandahs, patios and carports.

Colorbond®



Profile: **LONGLINE 305®**  
Finish: **COLORBOND® steel Matt**  
Colour: **Monument®**



# CIRQUA APARTMENTS



**LOCATION:**

East Ivanhoe, VIC



**ARCHITECT:**

BKK Architects



**PRODUCT:**

LONGLINE 305®



**FINISH:**

COLORBOND® steel Matt in colour Monument®

Cirqua Apartments is a multi-residential development in East Ivanhoe, Melbourne, standing on what were originally two suburban blocks. The sloping site now hosts 43 apartments, ranging from one to three bedrooms. Designed by BKK Architects, the project draws inspiration from the area's interwar architecture, incorporating Californian Bungalow, Centenary, and Art Deco elements. The building's articulated façade reduces its overall mass, creating the impression of single residences and allowing

for extensive garden areas. LONGLINE 305® cladding from LYSAGHT, in COLORBOND® steel Matt in Monument®, was chosen for its sharp, fine, and detailed look. The contemporary design elevates East Ivanhoe's architectural presence and fosters long-term visual appeal.



# LUXE ON EVE

**LOCATION:**

Erskineville, NSW

**ARCHITECT:**

Smith & Tzannes

**PRODUCT:**

LONGLINE 305®

**FINISH:**

COLORBOND® steel Metallic  
in colour Copper Penny™

Luxe on Eve, located in Erskineville, NSW, is a standout project in contemporary design, winning the 2015 City of Sydney Design Excellence Competition. The development features 71 boutique apartments with private balconies and secluded courtyard gardens, across two buildings that reach six levels. The project showcases 13,115 lineal metres of LYSAGHT LONGLINE 305® cladding made from COLORBOND® steel in the custom colour Copper Penny™, providing a striking visual appeal that reflects the area's industrial heritage. Working closely with the architect and the developer, Lysaght ensured that the bold ribs and flat pans of the cladding aligned seamlessly with the building's features. This project exemplifies the success of early-stage collaboration and detailed support, resulting in a visually stunning and award-winning development.

Profile: **LONGLINE 305®**  
Finish: **COLORBOND® steel Metallic**  
Colour: **Copper Penny™**







Profile: **V-RIB®**  
Finish: **PERMALITE®**  
Colour: **Gull Grey™**

Profile: **WAVELINE®**  
Finish: **PERMALITE®**  
Colour: **Gull Grey™**

# ROCKPOOL APARTMENTS



**LOCATION:**

Mona Vale, NSW



**ARCHITECT:**

Alexander Popov



**PRODUCT:**

PERMALITE WAVELINE®; PERMALITE V-RIB®



**FINISH:**

PERMALITE® in colour Gull Grey™

Rockpool Apartments, a multi-award-winning development, offers boutique executive living with 17 stylish apartments fronting Mona Vale Beach. When Rockpool required re-roofing, corrosion-resistant PERMALITE® marine grade aluminium cladding was chosen to maintain the building's aesthetic in the harsh coastal environment. The project used 1,300 sqm of LYSAGHT PERMALITE WAVELINE® cladding and 320 sqm of LYSAGHT PERMALITE V-RIB® cladding, both in Gull Grey™. The PERMALITE® cladding offers durability and low maintenance while enhancing thermal performance.





# THE BATH APARTMENTS

**LOCATION:**

Norwood, SA

**ARCHITECT:**

Studio Nine Architects

**PRODUCT:**

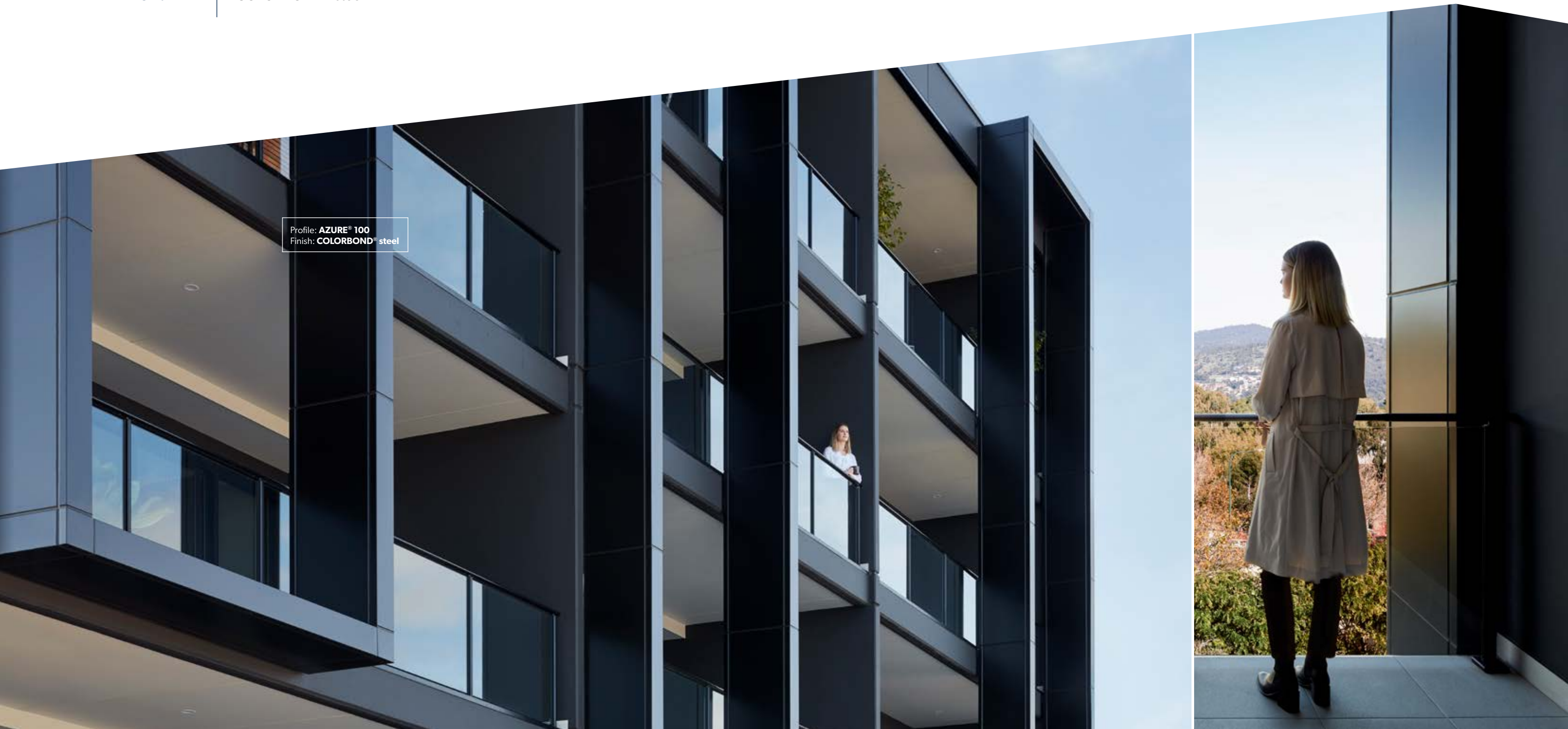
AZURE® 100

**FINISH:**

COLORBOND® steel

The Bath Apartments in Norwood, SA, blend contemporary design with the heritage-listed Bath Hotel. This six-storey development includes ground floor retail space and one, two, and three-bedroom apartments with secure parking and storage. The modern design reflects the historic facade, creating a seamless blend of old and new. AZURE® facade panels, known for their clean lines and exceptional accuracy, cover large areas and create bold design statements. These panels offer superior aesthetics, are non-combustible, easy to install, and require minimal maintenance.

The Bath Apartments feature large balconies, full-height windows, and a modern colour palette, winning the Master Builders SA Excellence in Apartments award in 2019.





# LILYFIELD HOUSING ESTATE

**LOCATION:**

Lilyfield, NSW

**ARCHITECT:**

HBO + EMTB

**PRODUCT:**

KLIP-LOK 700 HI-STRENGTH®

**FINISH:**

COLORBOND® steel in colour Ironstone®

Lilyfield Housing Estate in Lilyfield, NSW, is Australia's first social housing project to receive a 5 Green Star rating, winning the 2011 UDIA Sustainable Development Award. The 88-unit complex, replacing 40 outdated units, features sustainable design with north or east-facing living areas, natural cross ventilation, photovoltaic cells for solar energy, and rainwater tanks. It includes a large central courtyard, private open spaces, and 10% of apartments designed for disabled access. The project uses KLIP-LOK 700 HI-STRENGTH® roof cladding, an advanced concealed fix

system offering supreme water tightness and strong visual appeal, and finished in COLORBOND® steel in Ironstone®, capturing the complexity of stormy skies and wild coastal seas. The development also offers a community garden, wheelchair-accessible play areas, and secure bike parking, and was shortlisted in the World Architecture Festival awards in Barcelona.



Profile: **KLIP-LOK 700 HI-STRENGTH®**  
Finish: **COLORBOND® Metallic steel**  
Colour: **Ironstone®**







# SHOPHOUSE

**LOCATION:**

Kingston, ACT

**ARCHITECT:**

Judd Architecture

**PRODUCT:**

LONGLINE 305®; ENSEAM®

**FINISH:**

COLORBOND® steel Matt in colour Monument®  
COLORBOND® steel in custom colour Callisto™

Located in Canberra's inner south, Shophouse Apartments in Kingston are the focal point of the 'Kingsborough' development, a unique community featuring 260 dwellings. The project breaks traditional precinct massing, using lightweight cladding to stand out among the predominantly masonry buildings. The European-inspired sloping roof and mansard roof apartments add density without mass. The exterior design, influenced by local industrial aesthetics,

uses LONGLINE 305® and ENSEAM® cladding in COLORBOND® steel Matt in Monument® and a custom colour Callisto™, offering a shimmering metallic wrap. Lysaght worked closely with the architects to provide suitable materials, helping realise the architectural vision. The result is a striking, complex yet simple building that blends modern European design with local industrial influences.



# AVIA

**LOCATION:**

Googong, NSW

**ARCHITECT:**

Base Developments

**PRODUCT:**

DOMINION®

**FINISH:**

COLORBOND® steel in colour Night Sky®

The Avia Townhouses in Googong, just 30 minutes from Canberra, exemplify modern, sustainable design. This vibrant community features spacious three-bedroom terrace houses and apartments, fostering connection among residents.

To achieve a sleek, durable, and low-maintenance aesthetic, LYSAGHT's DOMINION® profile was selected for its contemporary appearance and efficiency. With over 3,500 square metres of cladding, the lightweight, prefinished panels facilitated quick installation, reducing onsite challenges and maintenance concerns.

DOMINION®'s clean lines and versatile installation options enhance Avia's striking façades, creating a lasting impression in the community. The collaboration with Lysaght ensured meticulous planning and support throughout the project, resulting in a visually stunning development that stands out in Googong. Avia Townhouses represent a blend of innovative design and high-quality materials, offering residents beautiful, low-maintenance homes for years to come.

Profile: **DOMINION®**  
Finish: **COLORBOND® steel**  
Colour: **Night Sky®**



Profile: **CUSTOM ORB®**  
Finish: **COLORBOND® steel**  
Colour: **Windspray®**

Profile: **DOMINION®**  
Finish: **COLORBOND® steel**  
Colour: **Basalt®**

# THE ARBOUR BERRY



**LOCATION:**

Berry, NSW



**BUILDER:**

Parrish Group



**PRODUCT:**

DOMINION®; CUSTOM ORB®;  
MINI ORB®



**FINISH:**

COLORBOND® steel in colour Basalt®  
COLORBOND® steel in colour Windspray®

The Arbour Berry is a multi-award-winning retirement village featuring modern, freestanding three-bedroom homes set amidst 18 hectares of picturesque countryside. Showcasing superior quality construction and sustainable environmental design, the homes feature premium materials and meticulous craftsmanship ensuring long-lasting durability and comfort for its residents. The development incorporates eco-friendly design and product selections including CUSTOM ORB® corrugated roofing, DOMINION® wall cladding and MINI ORB® eaves linings, selected for their sustainability and energy efficiency, contributing to a lower environmental impact.







Scan the QR code for more  
information on Lysaght's product  
range and services at [lysaght.com](https://lysaght.com)

**LYSAGHT.COM**

**FOR SALES ENQUIRIES CALL 13 30 38**

**FOR TECHNICAL ENQUIRIES CALL 1800 641 417**

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**INSPIRATION TO BUILD BETTER**

**LYSAGHT**