

Getting to Yes

OVERCOMING BARRIERS TO AFFORDABLE FAMILY FRIENDLY HOUSING IN THE INNER CITY

Carolyn Whitzman & Sarah Backhouse

Group 3

EXECUTIVE SUMMARY

Melbourne has been nominated as the world's most liveable city for the third year in a row. However, the cost of living and rental costs in particular, are an epic problem for many of Melbourne's families who struggle to find affordable, quality housing that is well-located to jobs, schools and basic services. The problem extends beyond families and children to individuals who are on a low-income such as those with disability, the elderly and those at-risk of homelessness. The Arden-Macaulay Structure Plan and the Future Living Discussion Paper is part of a strategy to address the issue of affordable housing by the City of Melbourne. Both follow a broader policy consensus advocating for the urban renewal of under-utilized areas close to the city such as the inner-west. The subject area for this report, Site 3, will endeavour to propose an outcome that accommodates these issues.

As a leading provider of affordable housing to families and individuals at-risk of homelessness, living with a disability or mental health condition, Housing Choices Australia (HCA) seek a socially and economically viable model for supplying housing stock in well-located inner city areas. Such areas are principally the domain of City of Melbourne, who through their urban renewal programs, also endeavour to provide quality housing to accommodate future growth. Places Victoria also has an active interest in this project, as their core agenda is to increase the supply of housing particularly in under-utilized, key areas such as the inner-west Arden-Macaulay precinct.

The proposal we advocate for our subject area seeks to address the issue of affordable, family friendly housing as well as meet the basic minimum requirements of the HCA brief that cater for social housing for a diversity of tenants. The main way this will be achieved is by enhancing the existing features of the site that are innately positive for families and children. These are; the adjacent park and playground, the site's residential character, the calmness and safety of the street, and its proximity to public transport thus connection to jobs and schools. Our proposal seeks to marry family-friendly housing with meeting the needs of physically, economically and culturally diversified people by a number of ways; social integration through quality, pragmatic housing that allows for private and shared spaces; ensuring the built environment and its form, flow and uses are designed as to allow universal access; approachability and invitation to public and communal residential spaces; foster a sense of place; identity, resourcefulness and pride amongst residents; offer activated ground floor spaces and street frontages to attract commercial spaces and community facilities; and finally by proposing a model that may successfully demonstrate that families can live happily in medium-high density dwellings together with 1-2 bedroom independents and quality social housing, it may help initiate an economic imperative for developers to build 3+ bedroom units in Melbourne's well-located trophy areas.

CLIENT & BRIEF REQUIREMENTS

The main client commissioning the proposal for the subject area is Housing Choices Australia (HCA), a non-profit association who seek to provide quality affordable housing for those who find it difficult to secure housing in the climate of Melbourne's rental market. These include families with children, people living with disabilities and mental health conditions, as well as the various types of people at risk of homelessness, all of whom HCA is a key housing provider. A mechanism used in the HCA model is a rental set at less than the market rent and a fixed proportion of a person's income, thus overcoming the significant financial barrier of Melbourne's ever-increasing cost of housing. Other entities in the client folio include the City of Melbourne (CoM) and Places Victoria (PV), governmental bodies who share the drive in finding a reliable way of providing affordable and diverse housing within the inner city area through urban renewal campaigns. Finally, the Lord Mayor's Charitable Foundation (LMCF) also forms part of the client folio, with an emphasis upon seeking solid evidence that affordable housing has positive effects not just for the individual but the community as a whole. All in all, the clients seek a socially and economically viable model for affordable, quality housing.

HCA have set out particular guidelines in designing for their clientele and a mixture of social and economic groups in tenant housing has been found favourable towards establishing relationships in the community and developing independent lives. Grouping elderly units together with tenants with mental health conditions has also proven fruitful to social amenity. In addition, onsite resources such as staff offices, communal facilities, multi-purpose space and commercial areas that may be leased from the ground floor form part of the HCA brief requirements.

Taken together with the specific brief requirements outlined by HCA, there are a host of housing needs that this proposal seeks to address; a need for affordable housing that surpasses the new development trend for 1-2 bedroom housing and contains at least 3 bedrooms in order to provide suitable homes for coupled and single-parent families with children; a need for safe, accessible housing for people with disabilities in well-located areas; a need to provide quality, adaptive units for those at risk of homelessness to accommodate all stages and ages in life; a high market demand for 1-2 bedroom units in the inner-city locales; and on the whole, a proposal that aligns well with the future plans for the area from various stakeholders such as residents, local businesses and government.

The budget given for the proposal is approximately \$7.7 million, with 75% coming in the form of a federal government award and the remaining 25% consisting of HCA's own contribution. Included in the funding is the Lord Mayor's Charitable Foundation who share a particular concern with providing services to those at-risk of homelessness, living with disabilities or mental health conditions and contributing to the area's community amenity. The private debt needs to be paid off within 25 years, so the need to find an economically and socially sustainable model for developing affordable housing is key to the overall design proposals for the site.

SITE EVALUATION

Land Use & Ownership

The total land area of Site 3 is 1.2 hectares and currently zoned as an industrial zone 1 with 3 separate titles, indicating 3 independent land-owners to address in any future developments for the site. The plurality of landownership will be part of the challenge in securing any future development on this site. The eastern end of the site is subject to an Aboriginal Cultural Heritage Overlay, which runs along the corridor of Moonee Ponds Creek directly beneath Citylink. It has been identified as an area of cultural significance and any future development must preserve and respect the integrity of this heritage.

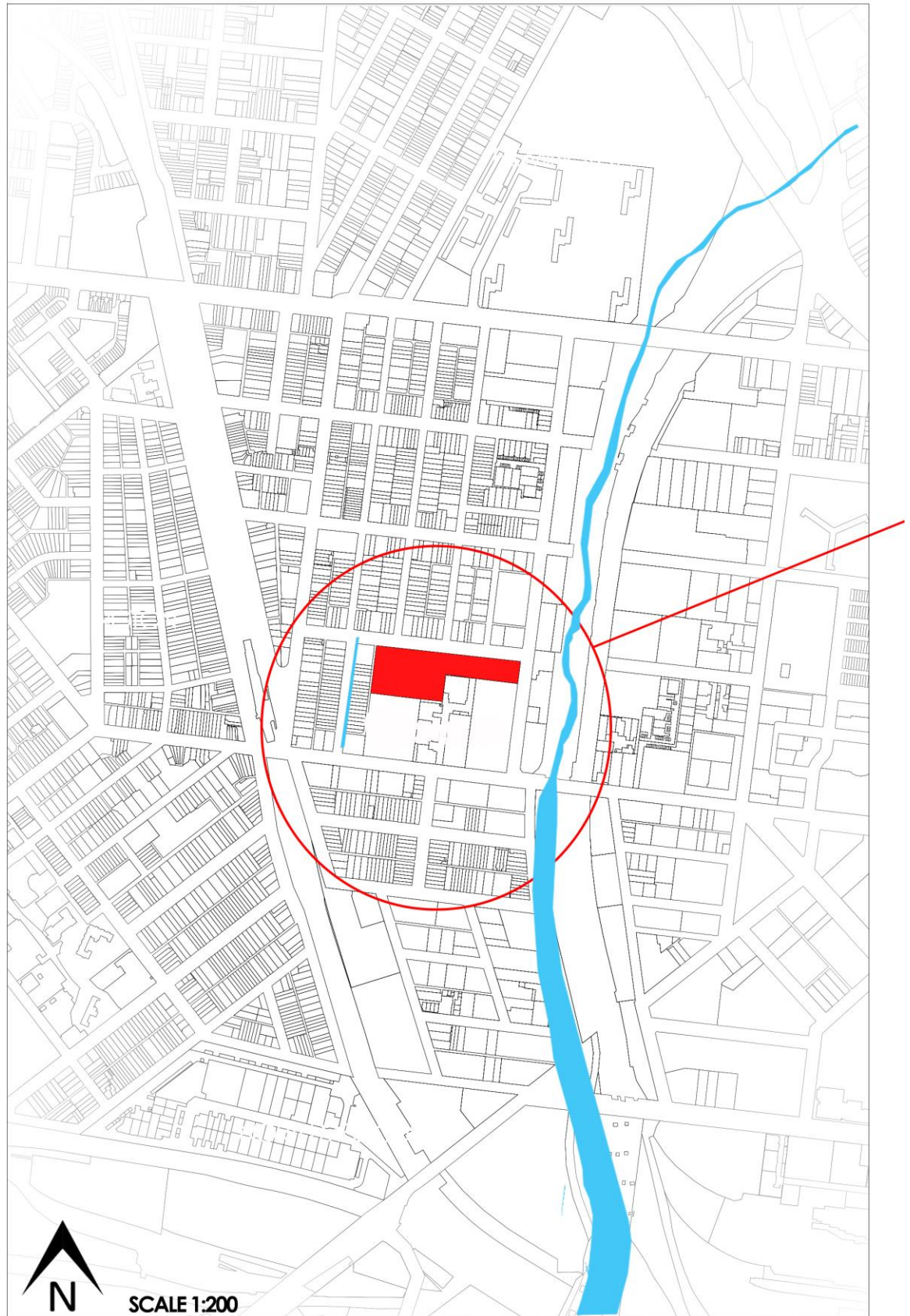
The residential housing to the north and north-west of the site is subject to Heritage Overlay, while the southern rear end is a mixture of light-medium industrial zoning. Both adjacent functions and subsequent land controls will guide the design of the proposed development in a variety of ways that will be explored further on in this report.

Site 3 sits within Stage 1 of land use transition in the Arden-Macaulay Structure Plan, which will convert the site into a Mixed Used Zone and allow a diversity of uses alongside residential dwellings.

[map showing current zoning]



Source: Planning Victoria Property Report 2013



LOCATION PLAN

History & Context

Site 3 is located in the suburb of Kensington, an inner-west area of Metropolitan Melbourne. Historically, the area was home to Victoria's major abattoirs, livestock yards and iconic grain-based mills and silos. Today, it retains a mix of heavy to light industry with some residential pockets. It is also the location of 1970s era public housing estates consisting of high-rise towers as well as low-rise walk-up flats, which figure significantly on the local landscape and vistas. As with much of Melbourne's inner-west, the perceived identity of the area is of an industrial nature populated by Melbourne's working-class. It has now become recognised as the scene of urban renewal programs by various stakeholders and is at the beginning of a gentrifying process.



Source: Allied Flour Mill in Kensington, late 19th century

Local Area Character & Built Form

The predominant character of the area is industrial with some residential pockets existent, though due to its past identity as a precinct for commercial processing, storage and trade, many of the area's built form remains relatively low-scale. Because of this, the public realm is of poor quality as the general design of the area has been developed for large vehicular access rather than an environment for pedestrians. The building typology consists of heritage protected, semi-detached terraces which form the majority of residential housing in the area. Modern deco period buildings as well as some contemporary medium-high density dwellings have sprung up recently in light of the area being recognised as an under-utilized precinct. In light the Arden-Macaulay Structure plan, new developments must respect the character's industrial form and character in effort to ease the transition of the area over to a more residential context.



Source: Grace Tan 2013, heritage protected residential row terraces on Barnett St.



Source: Grace Tan 2013, Deco style industrial building on Macaulay Rd

People

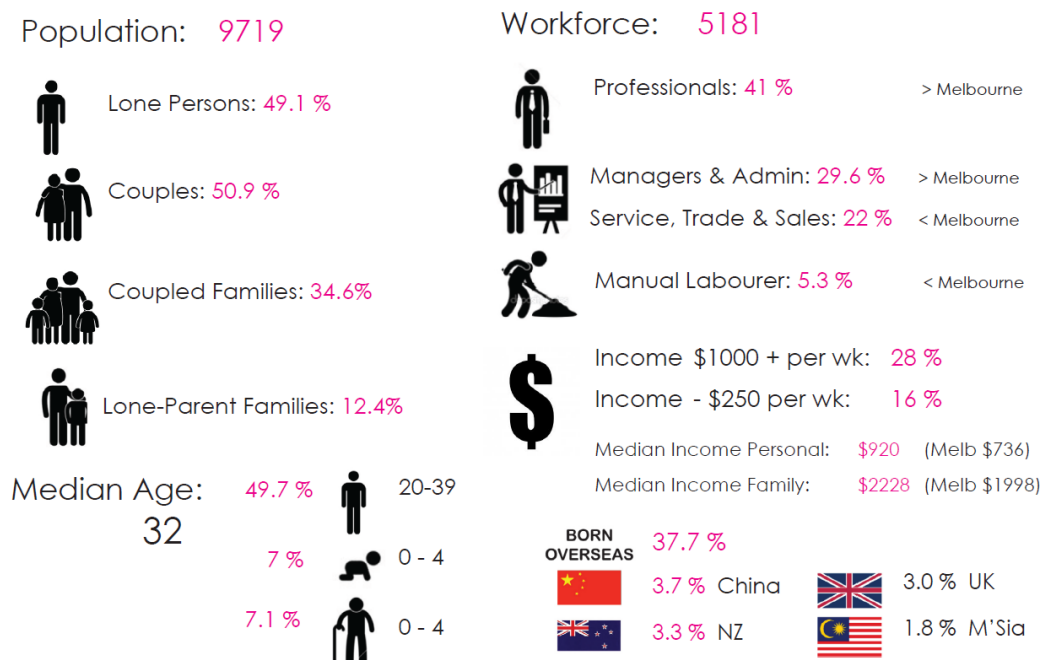
With a population of 9661, Kensington has a formal workforce 5181 with just over half of those employed traveling to areas outside of the City of Melbourne and the rest working locally in either the central city or neighbouring suburbs. At least 1 in every 3 residents have obtained a bachelor degree or higher, which is likely to correlate with why there are also more Kensington residents earning over \$1000 per week (28%) than low-income earners who bring home less than \$250 per week (16%), both higher and lower than the wider Melbourne average respectively.

Despite its working-class identity, Kensington has a higher median personal income (\$920 per week) than Melbourne (\$736 per week) and also a higher median family income (\$2228 per week compared to \$1998 per week). There are also more professionals and managerial employed residents (70.6%) and less trade and manual oriented employed residents than Melbourne on the whole, an indication of the area slowly becoming gentrified.

In terms of comparing household composition to other areas in the municipality, Kensington has the highest proportion of families with coupled parents (15%) and the highest proportion of children aged less than 12 years, while single-parent families (5%) is proportionally the third highest.

Nearly 40% of Kensington residents were born overseas and 23% do not speak English at home. The most common languages spoken are Cantonese, Vietnamese, Mandarin and Italian. The forecast for Kensington is set to grow to around 15,000, suggesting that alongside the municipality's multi-cultural identity (47% born overseas, 2011 census) services and activities that support and promote this diversity should be fostered to reflect the people residing in the area.

KENSINGTON DEMOGRAPHY



Source: Infographic generated by Grace Tan based on 2011 Census data

Land Use & Ownership

The total land area of Site 3 is 1.2 hectares and currently zoned as an industrial zone 1 with 3 separate titles, indicating 3 independent land-owners to address in any future developments for the site. The plurality of landownership will be part of the challenge in securing any future development on this site. The eastern end of the site is subject to an Aboriginal Cultural Heritage Overlay, which runs along the corridor of Moonee Ponds Creek directly beneath Citylink. It has been identified as an area of cultural significance and any future development must preserve and respect the integrity of this heritage.

The residential housing to the north and north-west of the site is subject to Heritage Overlay, while the southern rear end is a mixture of light-medium industrial zoning. Both adjacent functions and subsequent land controls will guide the design of the proposed development in a variety of ways that will be explored further on in this report.

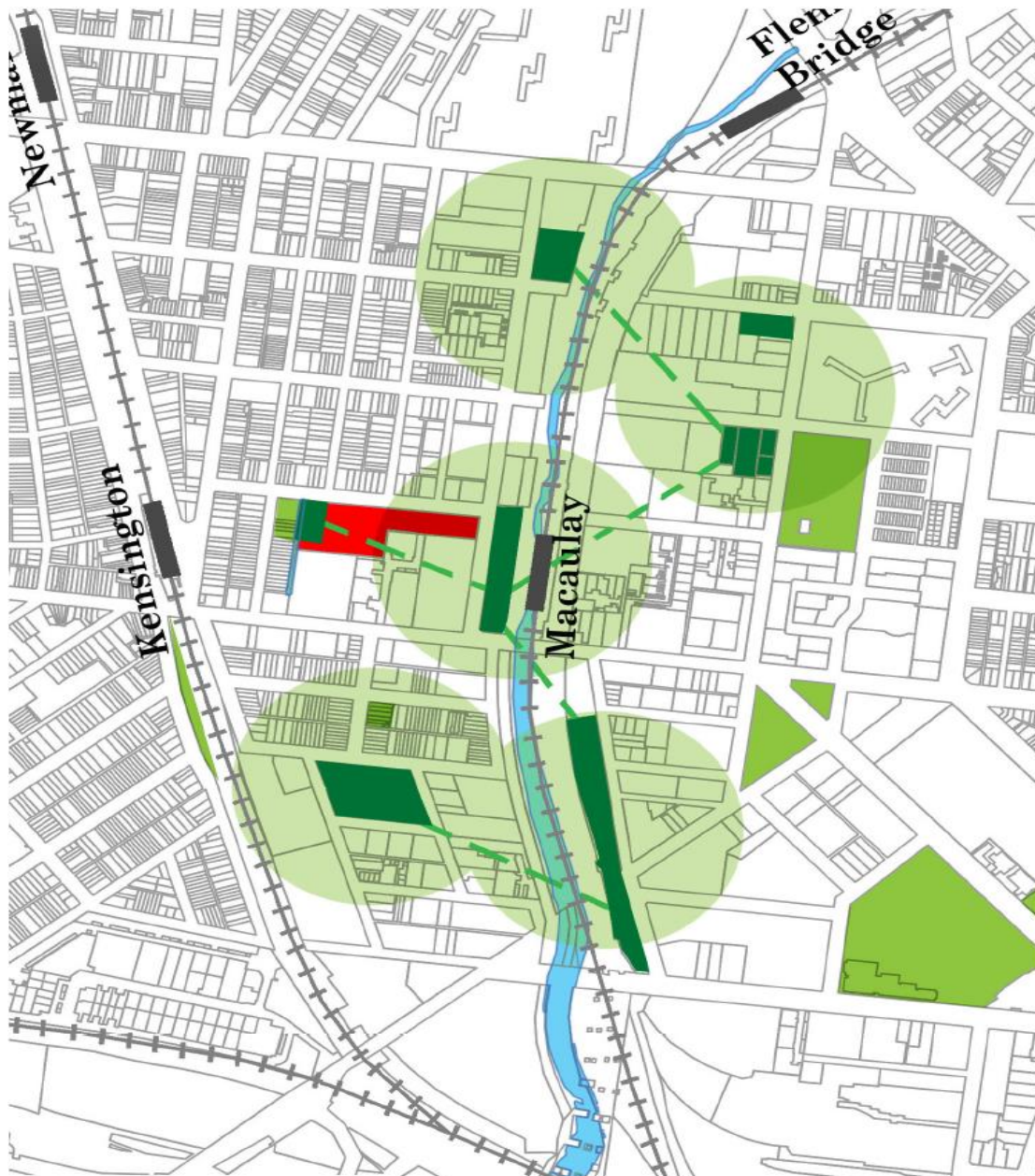
Site 3 sits within Stage 1 of land use transition in the Arden-Macaulay Structure Plan, which will convert the site into a Mixed Used Zone and allow a diversity of uses alongside residential dwellings.



Source: Planning Victoria Property Report 2013

Open Space & Parklands

To the west, Site 3 is privileged with an immediate adjacent open park and playground, which serves as a local recreational amenity and is currently the only park within a radius of about 15min on foot. Plans to enhance the nearby Moonee Ponds Creek into a corridor of parkland would mean that Site 3 would be bookended with natural open space and attractive public amenity. This is a fantastic opportunity afforded to Site 3 and one in which the proposal will endeavour to incorporate.



Source: Arden-Macaulay Structure Plan 2012

Traffic Flow & Street Grid

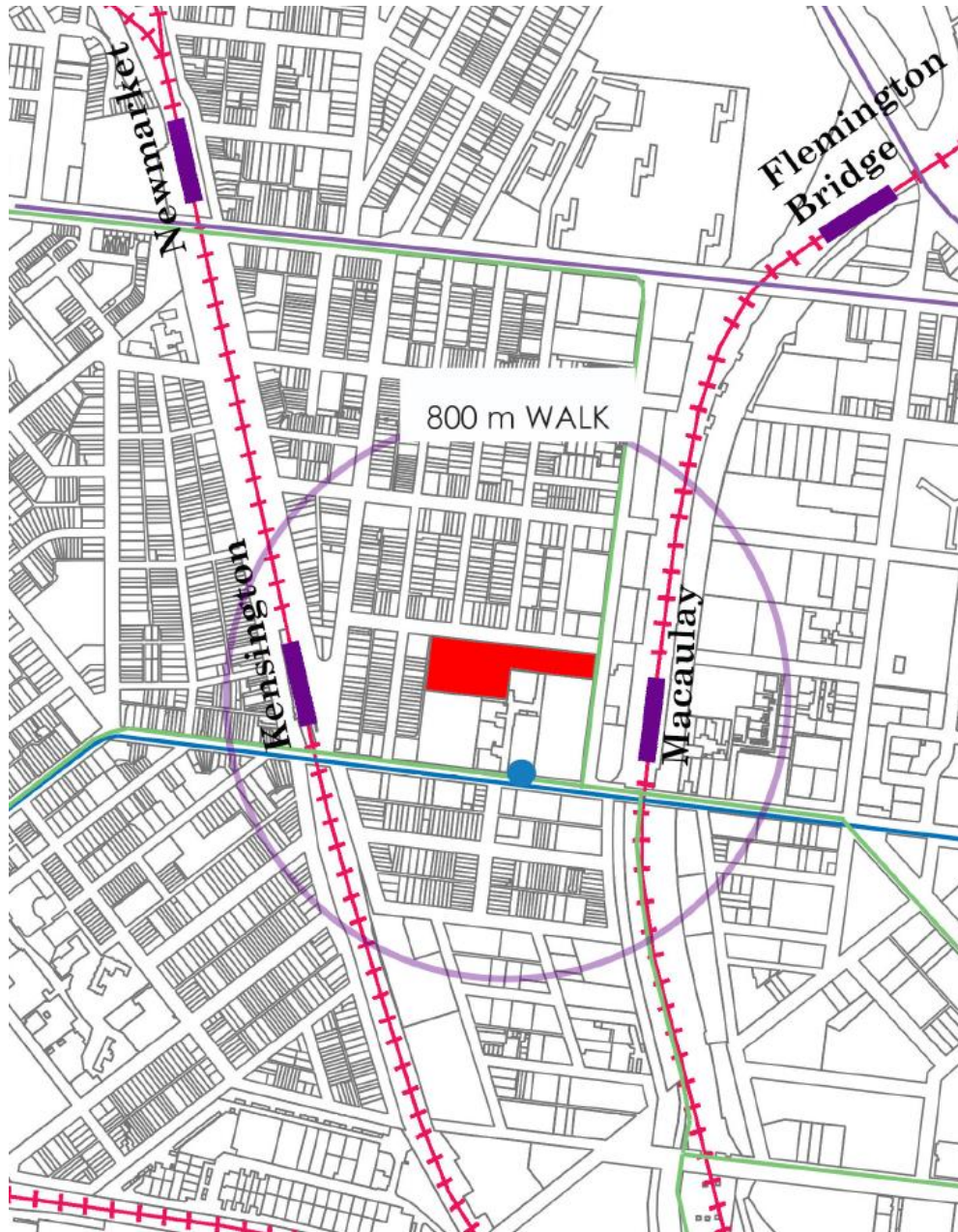
Site 3 is bounded by Stubbs St, Robertson St, Barrett St and the major arterial road of Macaulay Rd (as illustrated in map below). The main entryway to Site 3 is Robertson St which runs east-west and is a generous width of 20mt, allowing some tree-lined islands in sections of the street. Importantly, the street features a road closure on the western end of the site near the park, helping to promote a more residential and pedestrian friendly environment mode of travel. This supports CoM's goals in becoming a better walking and cycling city (Future Melbourne) as well as the Structure Plan's goals of creating "great streets" (pg.41). The road closure is highly effective in containing through-traffic to local vehicles only while still allowing permeability to those walking or cycling around the neighbourhood.



Source: Grace Tan 2013, heritage protected residential row terraces on Barnett St.

Public Transport

The public transport infrastructure in the area is very good with both Macaulay and Kensington train stations both within less than 500 mt reach and taking approximately 8-10 mins to arrive in the heart of the central city at Flinders St station. There are also tram and bus stops within an 800 mt radius from the site, which connects Kensington further north and west to major activity centres such as Footscray and Brunswick.



Source: Arden-Macaulay Structure Plan, rendered by Group 3 authors

Visual Landscape

The overbearing sight of the Citylink overpass is quite clear from any position along Robertson St, running parallel to Stubbs St. Its concrete mass figures predominantly in the site's visual landscape, as too does the high-rise public estates, period style terraces and industrial buildings. Generally, the area is relatively low-rise in due to its industrial past and views of the cityscape and surrounding areas provide good visual amenity.



Source: Grace Tan 2013, Moonee Ponds Creek and CityLink over pass, Stubbs St.

The corridor beneath the overpass presents a very good opportunity to improve the sense of place in the area. Rather than have the overpass represent a spatial and visual burden, it can be transformed into a recognisably distinct, attractive and creative urban space by installation of smart lighting techniques and immediately pursuing the planned rejuvenation of the creek area into a parkland corridor. In turn, the night journey home from the train station would feel safe and welcoming.



Source: Grace Tan, Macaulay Train Station 2013 and Romboll Lighting, Guerilla Lighting Day Copenhagen 2011

Solar & Wind

The site's entryway faces north and sits opposite low-scale residential housing with a generous 20mt wide road width between both street frontages. The sun-path therefore runs from east-west along Robertson St, without any issues of overshadowing existing residents. The wind pattern averages to a south-westerly flow so any proposal should take this into account when designing for entry points, paths, windows, balconies or mezzanines and other openings to harness the natural cross-ventilation component of the site.



Source: Arden-Macaulay Structure Plan, Sun and wind orientation paths rendered by Group 3 authors

100 50 0 100 200 300
MAP SCALE 1:10 000
Meters

[illegible]

As you can see from the map audit above showing spots of community infrastructure services, there is minimal on offer within a walkable distance of 800 mt from Site 3. The 2 starred points closest to the site is the existing park and playground as mentioned earlier and the other further west along Robertson St is a community outreach service run by the Salvation Army. The proximity of this particular service to the site is a pragmatic opportunity in terms of offering personal support to tenants who may be at-risk of homelessness and seeking to maintain a stable, resourceful and healthy home base. Other than the outreach service and park however, there warrants additional community facilities in the area.

Summary of Constraints of Site 3

- > Multiple ownership could pose some challenges in obtaining the property rights of the site in order to develop.
- > Interruptive viewline of Citylink may not be conducive to quality streetscape and general environment, presents a visually anti-social landmark.
- > Heavy through-traffic from major arterial roads of the area – noise and air pollution as well as road safety are all concerns
- > Poor walking and cycling environment owing to the industrial past and urban design of the area accommodating motor vehicles
- > Wind pattern of the area places definitive guidelines for the design of any buildings on the site
- > Minimal community facilities such as health care, community centres or day-care within walkable distance.

Summary of Opportunities of Site 3

- > Industrial heritage identity of the area lends itself to good design practices visually and materially.
- > Existing public open space and playground west of site with potential to expand and enhance the existing neighbourhood amenity, as well as proximity to the proposed Moonee Ponds Creek parkland area.
- > No significant overshadowing issues for the site and existing residents due to the width of Robertson St and neighbouring industrial buildings south of the site.
- > Road-closure to through traffic on Robertson St maintains a calmer pace and fosters a good pedestrian scale environment, allowing for safety levels suited to families, children, senior and people living with impairments.
- > Public transport options are only a short walking distance away connecting the site to north-western Melbourne activity hubs such as Footscray market as well as the CBD.
- > Immediate adjacency to existing residential housing may yield an easier transition from industrial to mixed use site, encouraging stronger community bonds.
- > Citylink provides great opportunity for place-making with smart lighting installation beneath the concrete overpass and along the creek parkland. This will also ensure greater safety at night when traveling to/from the Macaulay train station.
- > Citylink proximity ensures close and easy access to greater Melbourne area.
- > Site orientation faces north so is in prime position to maximise high levels of natural light and passive solar heating.

Vision and Key Ideas

“To create a liveable, sustainable and inclusive precinct for residents and locals. The park - village precinct will be a local hub of activity, a place to enjoy cultural events and educative programs. The open park space gives the precinct a vitality that is central to the identity and function of the garden-village, where the built form and park sustain each other and form a unified ecology.”



Principles

Affordability

- Ensure liveability by providing affordable and accessible housing integrated with public services
- Promote a range of housing types that is are affordable and diverse
- To promote mix use of activities to offer various types of purposes serving the community and thereby activating an area through integrated services
- Affordable, quality and attractive new buildings including adaptive design to existing features
- Affordable and flexible spaces for artists and creative industry to encourage a lively engagement with cultural events.

Accessibility and connectivity

- To reinforce the connection between public nodes through active corridors
- Increase accessibility to public spaces for all the community
- To provide a clear and safe access to the site from the train station
- Provide a choice of public and private routes within the site rather than reliance on one type of transport

An inclusive space - Social and Spatial Integration

- To encourage respect and value for cultural diversity
- Provide well located housing and a variety of typologies to suit different needs
- Provide flexible spaces to suit uses by diverse residents at different times
- To provide amenities that respond to different voices, needs, priorities and rights of the community
- To provide access to different services, facilities, events and activities for residents with diverse cultural background, ages and interests.
- To create spaces that invite all community members within the same space
- Develop areas that are accessible and usable for all the community members
- To provide spaces that may develop local businesses and entrepreneurship

Sustainable (Social - economic - environmental)

- To develop a eco-friendly community through incorporation of different programs
- To provide green spaces where the residents and local community can share environmental knowledge (Community garden)
- To develop local businesses and programs that integrate all the newcomers

Area character enhancement

- Protect and enhance the multicultural character of the area
- Respect and incorporate the existing character of Kensington
- Promote community integration within the new park proposed
- To protect and enhance existing public spaces

Public space improvement and integration

- To enhance the existing park in order to establish and activate a new hub
- To enhance all urban amenities and public infrastructure
- To reinforce all pedestrian connections in and around the site
- To foster public uses at ground level to foster passive surveillance and active streets
- To invigorate Robertson street through new activities and sidewalk improvement along this corridor

Competitiveness

- To promote a thriving creative economy
- Attract public and private investment to the area
- To provide sustainable local employment for the new community as well as the existing residents over time
- To encourage the creation of new business which integrates the social mix of the community
- Encourage mix-uses and business synergies

Framework plan - Guidelines

Objectives - Movements

To reinforce the connection between the existent park and Moonee Ponds Creek parkland corridor

To Activate Robertson Street as a new corridor of development

To generate a more permeable grid through the incorporation of different connections that integrate the surrounding neighbourhood with the study site

To improve the pedestrian access to the site in order to better connect the site and the train station

To encourage pedestrian flows through Robertson Street incorporating new uses and activities along this corridor

To provide new bike paths to and from the site as well as its facilities

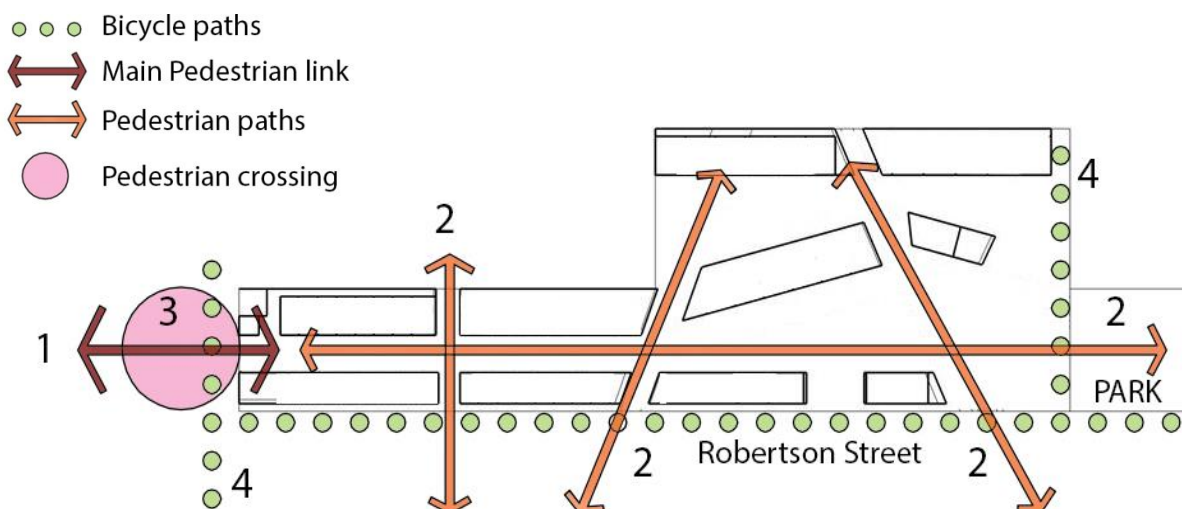
To provide clear and good designed access and infrastructure for disabled people

To improve the access and amenities related to public transport specially the train station

To reduce car parking area at ground level in order to incorporate those spaces to the public corridors and gardens

To foster the use of public transport and eco-friendly transport through the incorporation of different programs

Guidelines - Movements



FLOW CHART

Objectives - Public Space

To extend the existent park to the study area generating thus a new public park and a new hub for social and economic development

To promote active frontages in Robertson Street and internal connections in order to generate a more vibrant street

To improve the public realm incorporating new tree lines

To design more private and self-contained spaces in order to generate community gardens for the new community as well as intermediate private spaces

To incorporate new activities and programs within the community park in order to attract the new and existent community

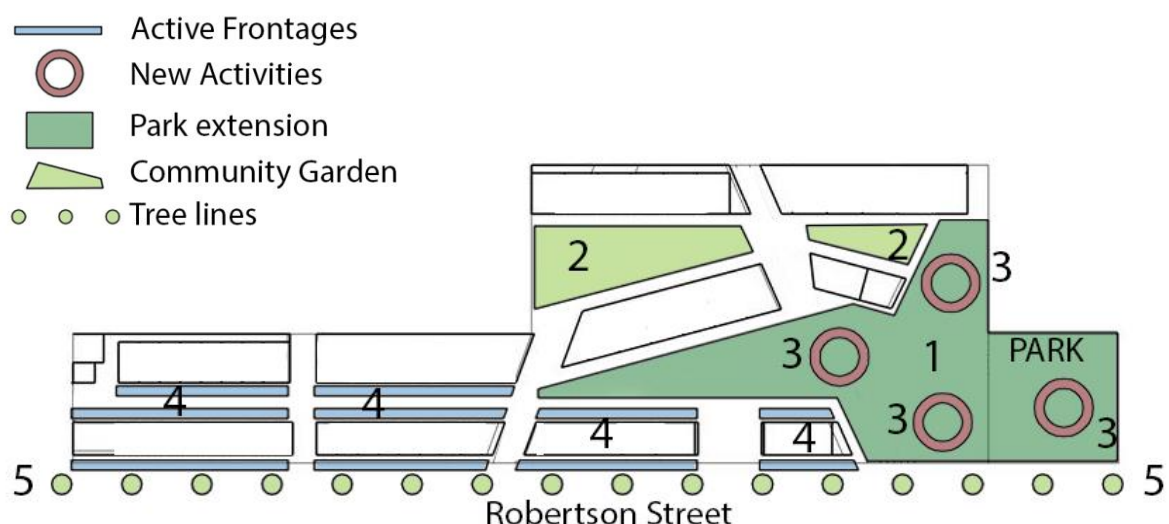
To design public open spaces with different levels of privacy - exposure to meet the different needs of the community

To create sense of community. The spaces will be designed thinking in Integration of all community members

To improve sense of security on the public realm

To provide a good mix of public and private activities that promote inter-generational contact.

Guidelines - Public Space



Objectives - Built Form

To respect the existent character of the area, the duality between Industrial and Residential Typology

To create and design a unique and particular image for the study area in order to attract more investment as well as to provide a memorable image

To respect the existent scales of the surrounding buildings through a gradual transition of heights from Industrial to residential uses

To encourage pedestrian movements and flows through and along the site

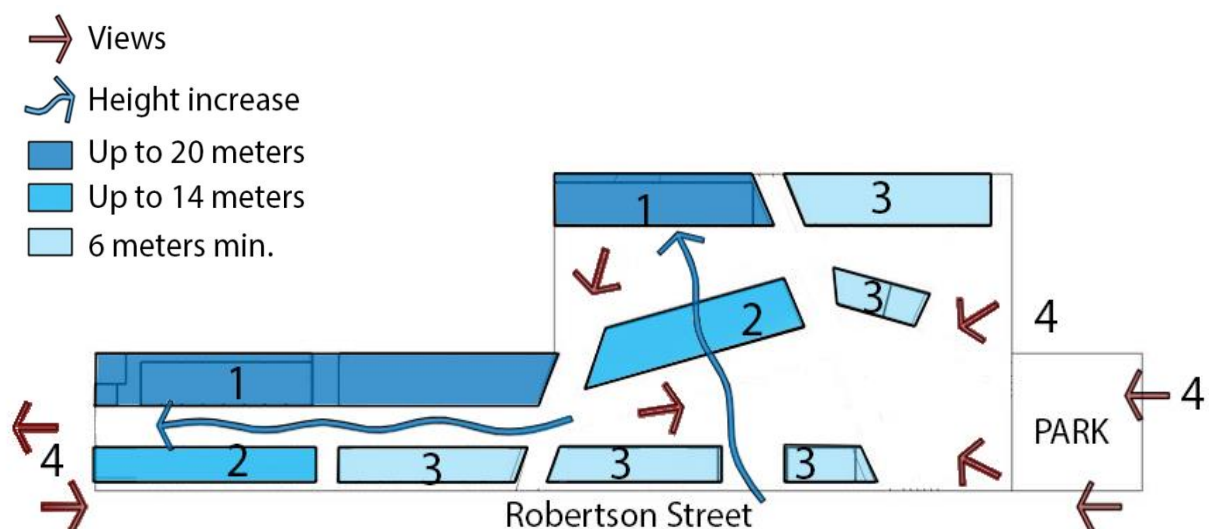
To promote the use of technologies that could improve the internal and external comfort of the buildings as well as the affordability

To incorporate materials that take into account existing typologies

To generate clear vistas through the site in order to enhance legibility and improve connections

To reinforce and improve built elements that support pedestrian flows as well as the design of open spaces that support other activities

Guidelines - Built Form



General Guidelines - Framework

Movements

1. **PRIMARY CONNECTION** / New connection linking the study area with Moonee Ponds creek and the train station
2. **SECONDARY CONNECTIONS** / New pedestrian paths across the site will improve the area's permeability and Residents' connection through the site
3. **PEDESTRIAN CROSSING** / improve the sense of walkability through a new pedestrian crossing, which will reduce the influence of cars
4. **BICYCLE PATH AND AMENITIES** / Bicycle paths will connect the study area with the train station and the rest of the city. Amenities and bicycle storages will be provided along Robertson Street and Public open spaces

Public Space

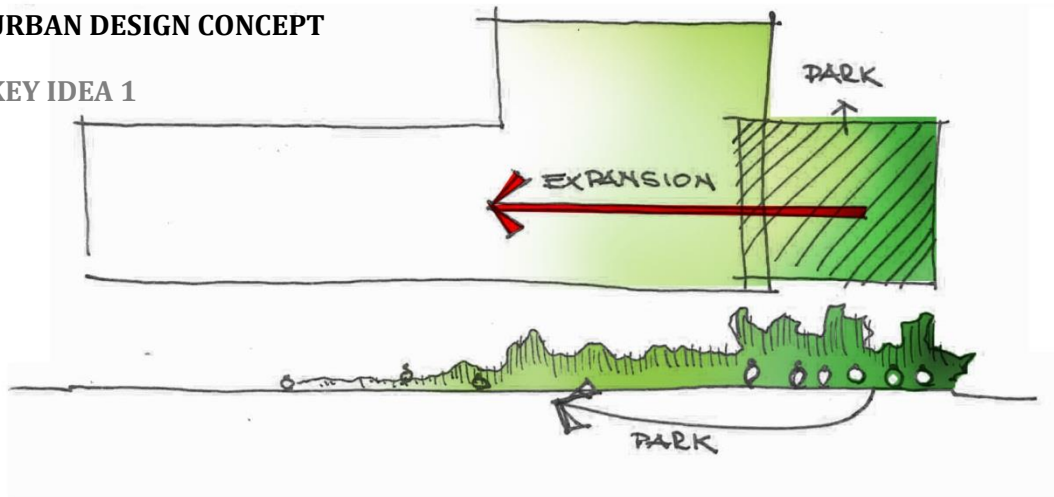
1. **PARK - PUBLIC SPACE** / To expand the existent park towards the site
2. **COMMUNITY GARDEN** / To generate self-contained open spaces that allow the incorporation of community gardens
3. **NEW PUBLIC ACTIVITIES** / To incorporate activities and programs within the public space in order to activate these spaces as well as to generate community integration
4. **ACTIVATE STREETS** / To Introduce active frontages and architectonic elements such as canopies that activate the public realm and direct pedestrian flows.
5. **TREE LINES** / To incorporate landscape elements such as tree lines in order to improve the public realm

Built Form

1. **HIGHT DESITY BUILDINGS** / Area for buildings up to 20 meters high
2. **MEDIUM DENSITY BUILDINGS** / Area for buildings up to 14 meters high
3. **LOW DENSITY BUILDING** / Area of up to 2 storey buildings
4. **VIEWS** / Reinforce visual connections between different functions and spaces, specially the park

URBAN DESIGN CONCEPT

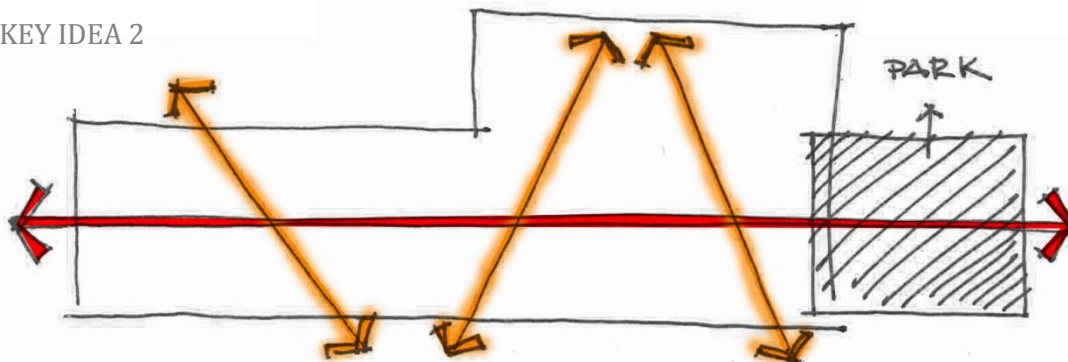
KEY IDEA 1



The main Idea is to promote the public open space as generator of social interactions. This through the expansion of the existent park towards the Study area (Site 3). This gesture aims to create integration between the existing community and new residents.

- SOCIAL INTEGRATION THROUGH COMMUNITY SPACES
- PARK AS GENERATOR OF NEW SOCIAL ACTIVITIES
- RECONITION OF THE EXISTENT NEIGHBOURHOOD

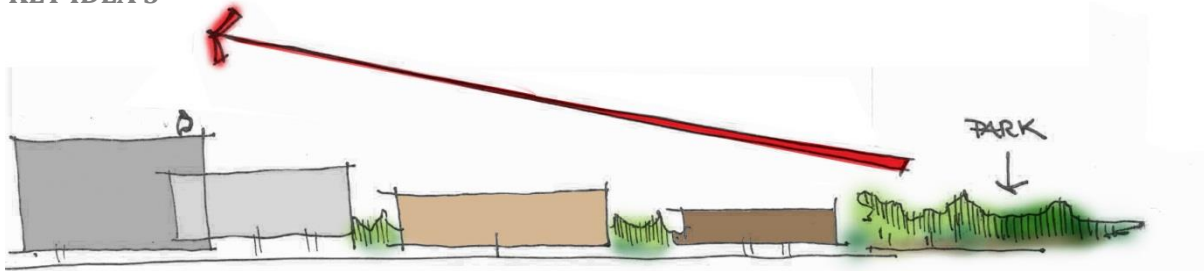
KEY IDEA 2



In order to generate integration between the existent urban frame and the study area is important to incorporate new connections (paths and lanes). As a result of these internal and external connections the permeability and legibility of the site and the future development will be improved, and the new urban frame will be gradually incorporated with the existing.

- INTEGRATION BETWEEN EXISTENT URBAN FABRIC AND STUDY AREA
- CONNECTION BETWEEN MOONEE POND CREEK AND EXISTENT PARK
- INTERNAL AND EXTERNAL CONNECTION TO INTEGRATE THE COMMUNITY
- TO IMPROVE THE PERMEABILITY AND LEGIBILITY OF THE NEIGHBOURHOOD

KEY IDEA 3



A gradual transition in heights will generate a clear connection between the existing urban form and the proposed built form. The volumes will gradually change, thus transforming the project's built form from an industrial character in the east side of the site to a more residential character and low high typology closer to the park. The incorporation of different design elements such as materiality, transparency, permeability and different uses will reinforce this concept.

- GRADUAL TRANSITION IN HEIGHTS TO ARTICULATE THE PROJECT WITH EXISTING URBAN FORM
- TO RESPECT THE EXISTING BUILT FORM AND HEIGHTS HIERARCHY
- THE PARK IS INCORPORATED TO THE PROJECT IN A HORIZONTAL AND VERTICAL WAY
- DIFFERENT GRADES OF PRIVACY BETWEEN DIFFERENT VOLUMES DEPENDING ON ITS TYPOLOGY AND HIERARCHY

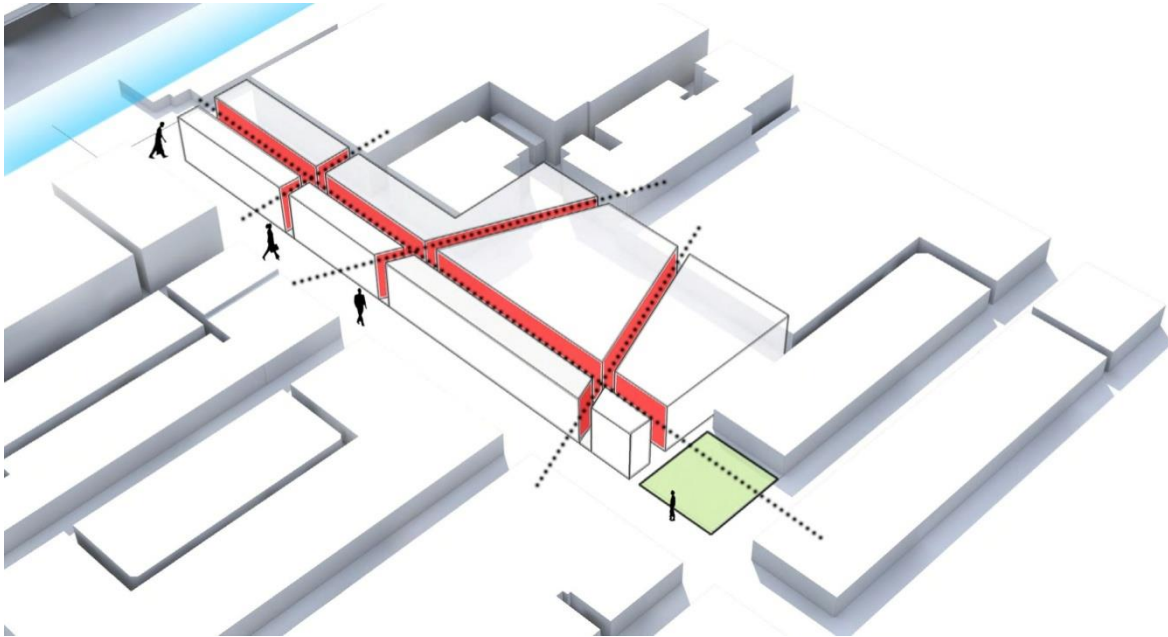
MASSING MODEL ANALYSIS

The Massing model analysis responds first to the urban framework contained in the "Arden Macaulay Structure Plan 2012", which sets all the different guidelines to be incorporated within any new proposal in the study area. The total volume extruded from the site's contour has a maximum height of 20 meters (6 storeys) with a upper- setback after 10.5 metres of height.

Then, and in order to Incorporate the different principles and objectives before mentioned the total volume was cut down. First, as it is showed in the first massing model's diagram internal circulations or corridors were added in order to reinforce the concepts of PERMEABILITY and CONNECTION through the site. This connection were thought as pedestrian paths that should improve the walkability and legibility of the area. The main connection (East - West) attempts to generate a strong connection between Moonee Ponds creek and the Park, however it should not be interpreted as a space configured parallel to Robertson Street but as a strong idea of connectivity between poles.

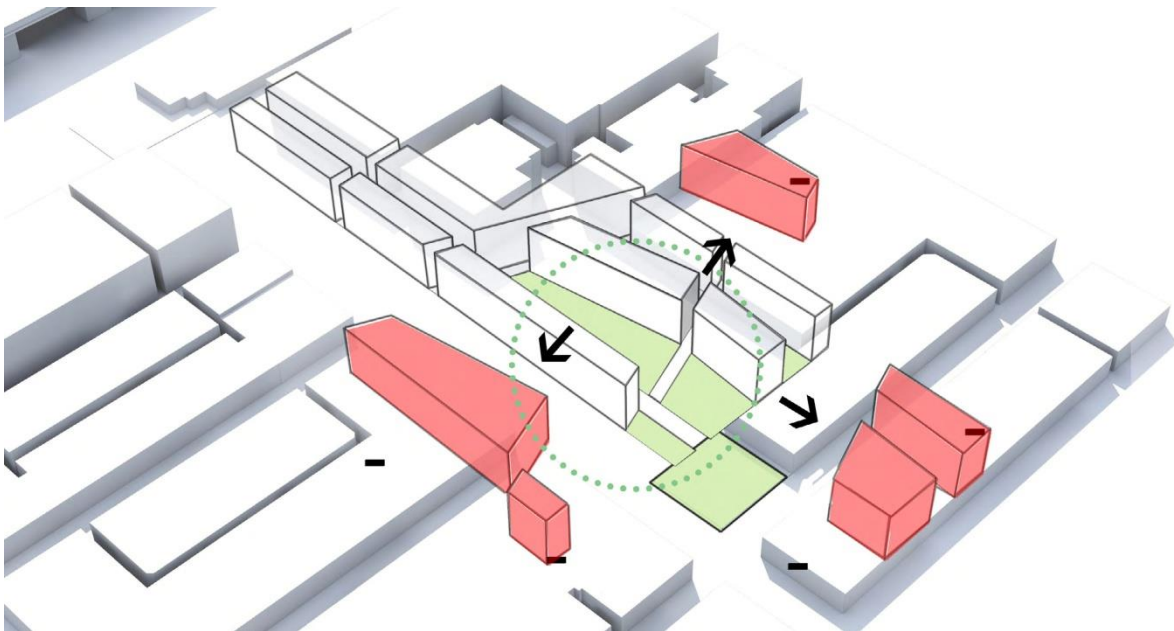
The second diagram shows the subtraction of different volumes in order to generate a central open space which is the expansion of the existing park. As well as this central space, some other volumes are subtracted too, in order to produce different intermediate spaces such as public-private community gardens, courtyards and internal connections. All the remained volumes are articulated each other through the common open space. Furthermore, they will maintain a certain hierarchy of heights depending of the area where they are located within the site, thus maintaining the Industrial and residential characteristic of the neighbourhood.

Massing Model



Permeability + Connections

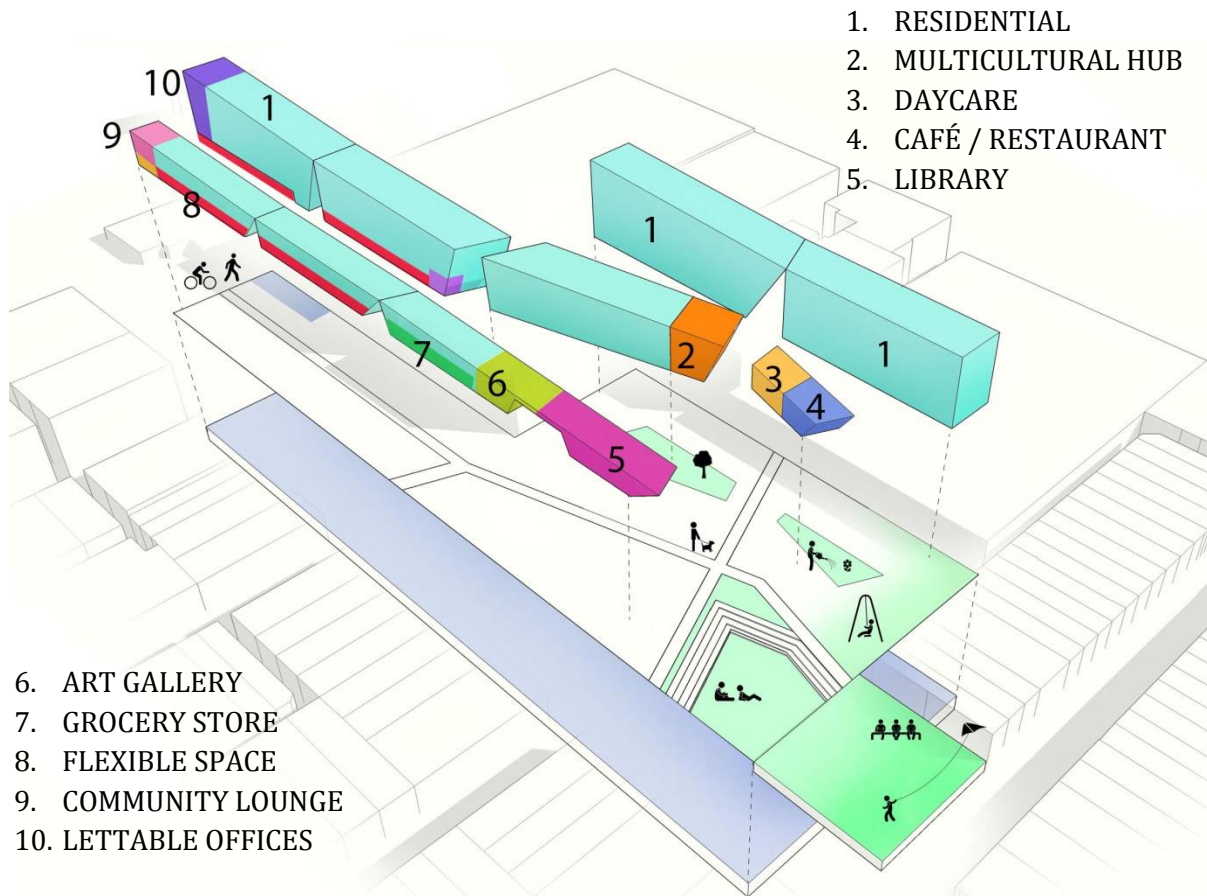
The diagram shows different internal connections and corridors. Even though the distribution of these spatial elements is a result of the big ideas, its configuration and number is not totally restricted in this stage of the process and could be modified during the design process.



Volumes subtraction + Park Expansion

The shape and form of the internal spaces are not relevant at this stage of the process, however these spaces could be modified during the design process whenever the main idea of the park expansion is maintained.

MASTER PLAN + PROGRAM

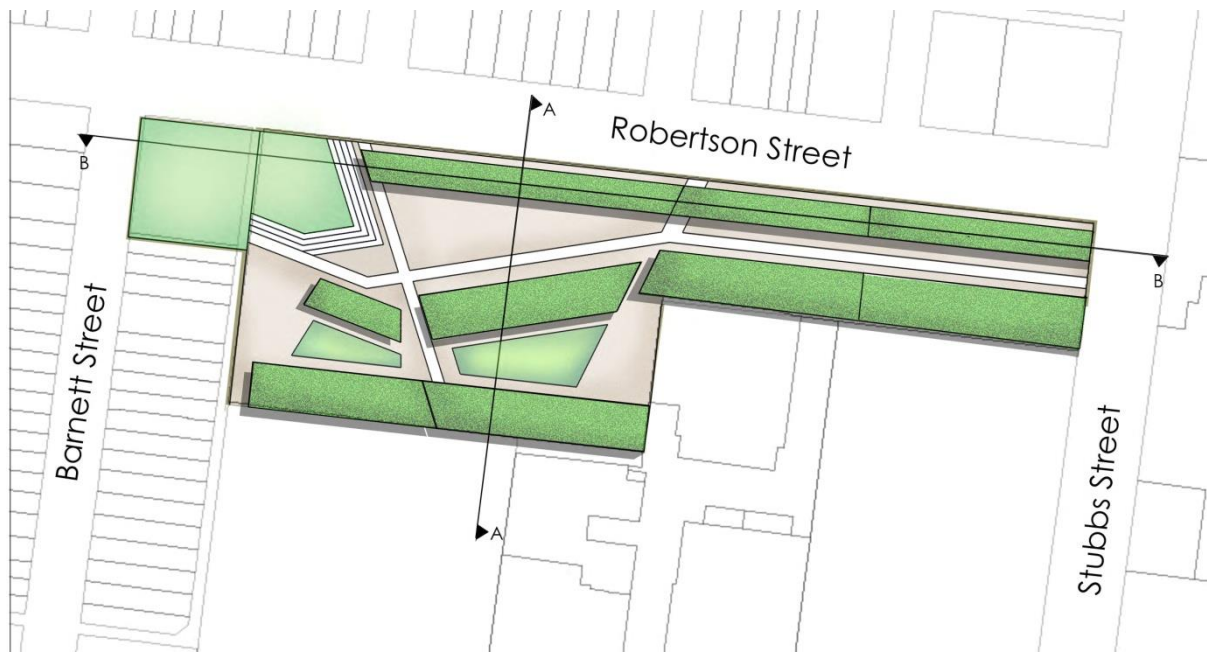


The program and master plan respond to the Structure Plan and Brief through the incorporation of community infrastructure, a mix-use of activities and affordable housing with a strong sense of community where everybody is welcome. Along the same lines, new activities and uses such as a community Library (5), Art gallery (6), mom and pop stores (7) as well as flexible space for leasing (8), attempt to contribute to the quality of the public realm activating Robertson street as a main corridor between Moonee Pond creek and the park.

The program has as main objective to provide a considerable quantity of different housing options which incorporate a mix of: one bedroom unit, two bedroom units, three bedrooms family units and DDA units. The social component of housing demanding for the client's brief is equally distributed through the residential area, thus mixing the private and social housing components avoiding spatial segregation.

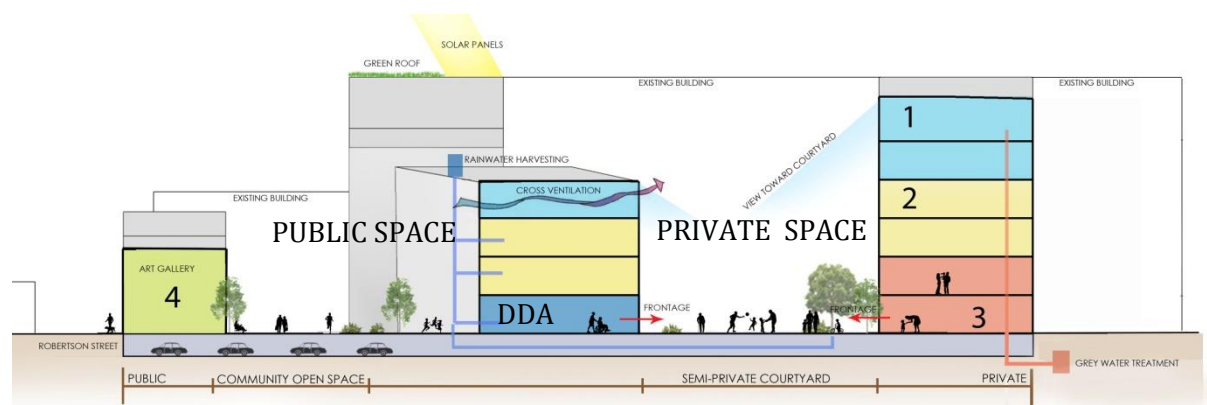
The proportion between these two components is ideally 40% social and 60% private out of a total of 175 residential units (70 social dwellings and 105 private dwellings). This number might be modify depending on the social and economic assessment, however the spatial distribution will not change therefore, the social component will not be isolated.

LOCATION PLAN / ROOF VIEW



The Section A-A shows the relation between different types of public open spaces (level of privacy), and the different uses (residential + mix uses), as well as the possible spatial configuration between the residential component.

The different level of privacy of these two intermediate open spaces is given by the space configuration (How contained the space is) as well as by the use that surround the space. The open space which is closer to Robertson Street has a more public character because of its direct connection with the existing park and because of the uses located around it. On the other hand, a more private space is developed within the space configured by the residential units, thus creating a more private community garden connected with private backyards and courtyards.



SECTION A – A

1. ONE BEDROOM UNIT – 50 M2
2. TWO BEDROOMS UNIT – 65 M2
3. FAMILY THREE BEDROOMS – 85 M2
4. PROPOSED LIBRARY

OUTCOMES / GUIDELINES



View from Stubbs Street to the community hub / Public Realm activation



- QUALITY AFFORDABLE HOUSING
- COMMUNITY ENGAGEMENT AND AMENITY
- FEASIBLE MODEL FOR SOCIAL AND PRIVATE HOUSING MIXTURE
- INTEGRATION OF PRIVATE SPACE AND PUBLIC REALM THROUGH THE PARK
- PROMOTION OF MIX USES / CREATION OF A NEW SOCIAL HUB



View from the existing park / Open public Space and new activities.