



THE GARDEN STACK

We believe the answer is through nature.

“Housing constitutes the foundation upon which communities are formed and maintained. The nature of residential development in cities is also fundamental to their urban structure and form, which together influence liveability, productivity and sustainability”

Liveable Cities Chapter of "Our Cities - The Challenge of Change" 2010

A simple arrangement of concrete slabs (to a maximum of 4 storeys) that become progressively more porous and less dense as they ascend, allowing natural light to penetrate deep into the lower levels through a series of voids that also help with casual surveillance and provide a sense of connectedness.

Importantly the design provides safe play spaces for our kids - contained but abundant; a framework for skirmishes and adventure, while the parents tend to the vegetables in the permaculture garden on the roof level. Smart enough to realise that utopias are dangerous ideas, the success of a proposal such as this would be reliant on ongoing site management / gardeners. An important part of this framework is therefore establishing work opportunities and ensuring they are an integral part of ongoing financial modelling.

C	THE GARDEN STACK	Area m ²	Construction \$/m ²	Cost \$		Sales
	Level 3					
	92m ² apartments (x4); with average	368.00	2,000.00	736,000.00		4.00
	120m ² gardens; and	480.00	600.00	288,000.00		\$425,000.00
	740m ² of shared gardens/permaculture	740.00	850.00	629,000.00	includes infrastructure and allowance for circulation	0.00
				1,653,000.00		1,700,000.00
	Level 2					
	92m ² apartments (x7); with average	644.00	2,000.00	1,288,000.00		7.00
	100m ² gardens; and	700.00	600.00	420,000.00		\$380,000.00
	660m ² of shared gardens	660.00	850.00	561,000.00	includes infrastructure and allowance for circulation	0.00
				2,269,000.00		2,660,000.00
	Level 1					
	50m ² lots (x22); with average	1,100.00	1,280.00	1,408,000.00	incl. dedicated live/work shells that can be combined into 100/150/200 etc.	22.00
	20m ² Balcony Gardens (x22); and	440.00	500.00	220,000.00		\$300,000.00
	1470m ² of shared gardens / central courtyard	1,470.00	850.00	1,249,500.00	includes infrastructure and circulation	0.00
				2,877,500.00		6,600,000.00
	Level 0					
	Retail lots (x7); size ranges from 80 to 250m2	780.00	1,200.00	936,000.00	tenants such as grocery/yoga/medical centre etc.	4,290,000.00
	Storage and deep soil planting	100.00	500.00	50,000.00		
	50 Parking spaces - (33 residential + 17 visitor)	1,650.00	520.00	858,000.00	includes infrastructure and circulation	\$1,250,000.00
				1,844,000.00		5,540,000.00
	Total Construction Costs			8,643,500.00		16,500,000.00
	Consultants (incl. legal and marketing)			2,130,000.00		
	Land Costs	3,600.00	1,000.00	3,600,000.00		
				total:	14,373,500.00	
				profit:	2,126,500.00	PROFIT - GREAT OUTCOME FOR THE RESIDENTS AND THEREFORE FOR THE CITY AS WELL

