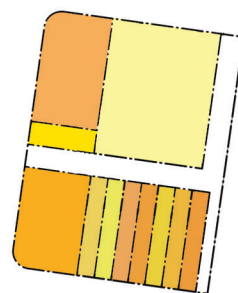


INTRODUCTION

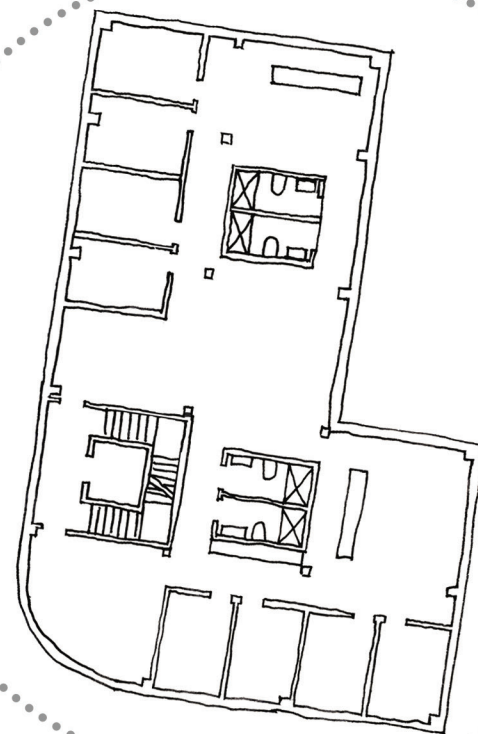
Housing makes the city. The design of housing must be considered in the context of social, financial and environmental constraints as well as the physical. Individual housing types cannot be produced in isolation. A strongly defined public domain should provide the framework for a diverse lot structure occupied by a broad mix of housing types with excellent amenity. Applied and adapted to suit any site, this approach is the key to a great urban future for Canberra.



11
lots

SUBDIVISION

Richness and variety in our cities happens over time through the work of many hands. Breaking down larger sites into smaller parcels allows for staging and encourages greater participation from the many players in the housing industry. Different sized and shaped lots creates opportunity for distinctly different housing types and supports finer grained ownership patterns.

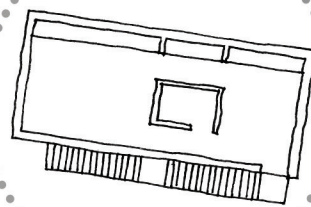


WAREHOUSE

15 rooms with shared living + commercial
345dw/Ha \$90K/dw
A community child care centre activates the ground floor and uses the courtyard as play space. Upstairs, large open floor plates and high ceilings are ideal for communal living such as student housing or live/work loft space. A roof terrace overlooks the pocket park.

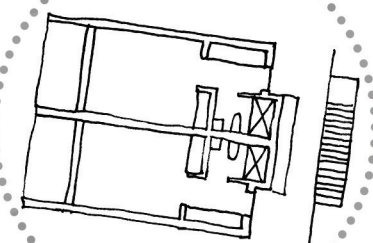
DIVERSITY

Everyone is different. A variety of housing types provides a genuine choice for a broader cross section of the community from single person households through to extended families and communal living. Challenging the standard expectations of what a 'home' can be opens the door to more appropriate options to suit people's lifestyles, identities and needs.



TUBE

3 x 1 bedroom + study 50m2
275dw/Ha \$150K/dw
An open layout provides choice of how the dwelling can be organised. A kitchen and bathroom pod defines flexible spaces to the front and back. The entry stair activates the pocket park.



MICRO

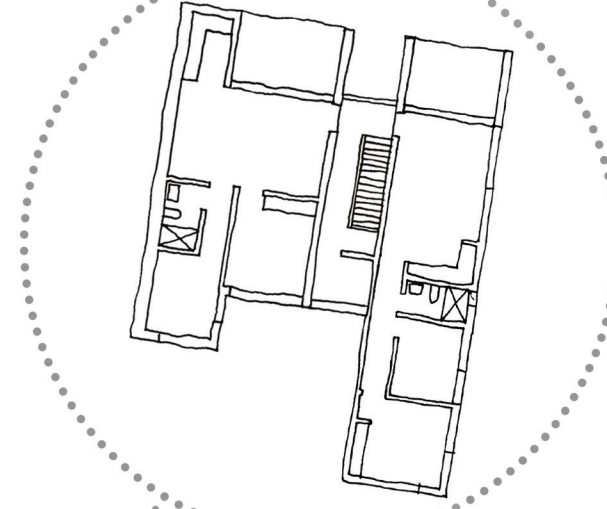
30 x studio 25m2
575dw/Ha + commercial \$85K/dw
Compact studios are connected with an open gallery. Small individual balconies are complemented by a large shared garden. A lift serves all four levels accessibly whilst an external stair allows the residents to visit each other.



20%

DEEP SOIL

Contiguous deep soil is consolidated into sunny and protected private and communal landscaped courtyard spaces between the buildings. Productive gardens and vegetable patches provide a social focus and a pleasant outlook. A pocket park with playground finishes the lane.



WALK UP

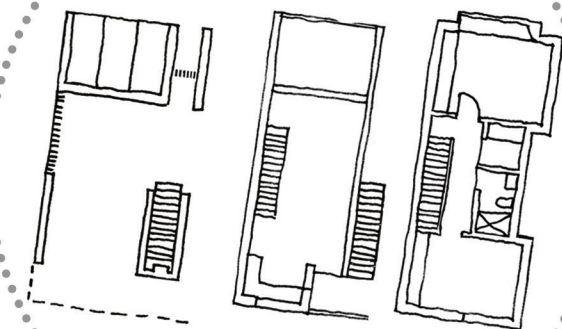
12 x 2 bedroom 60m2
175dw/Ha + commercial \$250K/dw
Units are paired around a breezeway stair sharing a laundry at each level. The second smaller bedrooms can be used as a nursery, carer's room or study. Retail space with a wide awning activates the primary street frontage.

COMMUNITY

Higher densities are supportive of a greater mix of uses. Places of exchange, be they retail, social or commercial, help to bring people together. Active primary street frontages and corners solve ground floor conditions. Shared courtyards provide a place to meet and gather. Buildings overlooking streets makes for a safer, connected community.

AMENITY

People spend a lot of time in their homes, so affordable housing needs to have excellent amenity. At this kind of density, it is easy to achieve 100% of units with natural cross ventilation and three hours of northern sun to living rooms and balconies. Generous building separation provides visual and acoustic privacy.



DENSITY

73 dwellings + commercial
200 Dw/Ha gross 225 Dw/Ha net
Plot ratio 1.3:1 gross 1.5:1 net
Urban infill land is very valuable. Higher densities are possible with lower heights when buildings come to the street edge and are attached at party walls. We can make cities 'thicker' rather than taller. Front and side setbacks give way to useful landscaped courtyards which can be the focus of collective living.

MAISONNETTE

6 x 2 bedroom 65m2
175dw/Ha \$290K/dw
Two storey units have a living floor with generous balcony and a sleeping floor above. Access is from the lane with undercroft car parking. Workshop spaces open onto the courtyard.

MEWS

7 x studio 15m2
165dw/Ha \$80K/dw
Self-contained flats are situated above the garages with their own entrances from the lane. They could be rented out, occupied by extended family, or be a home office. The garden is shared with the terrace.



15%

PUBLIC DOMAIN

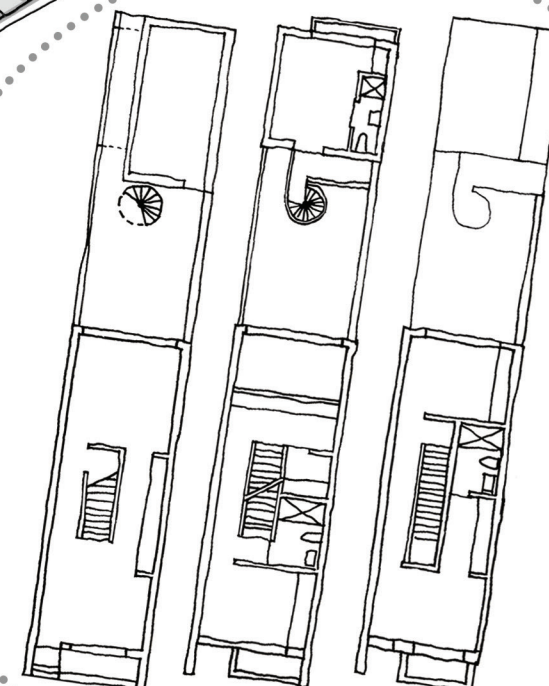
Great housing must be framed by a well defined public domain. Extension of a lane into the block provides building separation, cars on grade and new addresses. A pocket park is a community focus. The lane becomes a buffer to the existing neighbours whilst providing a cue for future development. A bike path slips past the terraces and connects both sides of the block.

PLANNING

Delivering best practice housing may require innovation with existing development controls. Much efficiency can be gained by reducing front and side setbacks and consolidating open space within the block. A fourth storey is a highly desirable to achieve, therefore a height of 13m would be preferable. Car parking is the single largest cost impost on affordable housing. Parking rates should be reconsidered for smaller dwelling types and for sites close to public transport. Alternative modes of transport should be strongly promoted. Additional categories of unit size could be developed to enable smaller types.

TERRACE

7 x 3 bedroom + study 135m2
165dw/Ha \$355K/dw
Each terrace has its own 120m2 lot which can be individually titled. Living spaces run right through the ground floor addressing the secondary street and spilling out into sunny northern yards. The mews type adds flexibility.



SUSTAINABILITY

Affordable housing and passive environmental principles go hand in hand. Active systems such as solar panels and water collection and reuse can benefit from longer payback periods. Maintenance costs can be reduced over the longer term by the use of robust materials and sensible detailing.

EFFICIENCY

Every opportunity presented to deliver affordable housing is critical to capitalise upon. Well designed compact housing translates directly into more dwellings for more people. Areas of expensive service rooms are minimised.