

CREATIVE BLOCK

Improved communication and connectivity make life in the 21st century more flexible and customisable than ever. However, our building typologies have remained static in comparison and we are forced to live our lives in and around inflexible, developer-driven islands.

'Creative Block' is a fresh approach to this problem: proposing a stakeholder generated system that can be repeated anywhere; for any site, demographic, or culture.

A system of 'blocks' becomes the building fabric for this organic and dynamic environment. A resident can choose, according to their own values, how many blocks constitute private dwelling space, what facilities and spaces can be shared, and what to rent for occasional or temporary use.

While the average new house size in Australia is 206m², this development would see an average 'built area' of just 90m² per household, including access to a large range of facilities and spaces that would be otherwise unachievable in traditional housing models.

This demonstrates that affordability is about options, shared facilities, sustainability and community, NOT cheaper base building costs and a reduced quality of life.

Creative Block is a typology that is economically and energy efficient, flexible in terms of use and demand, and encourages connection to a diverse and dynamic community.

"I get to play with so many more people here!"

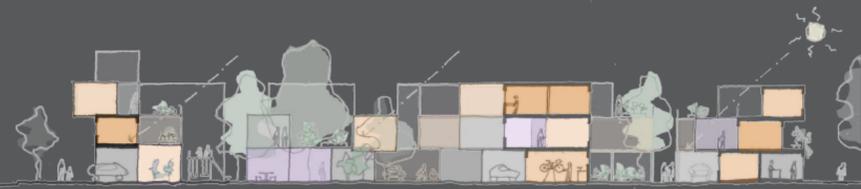
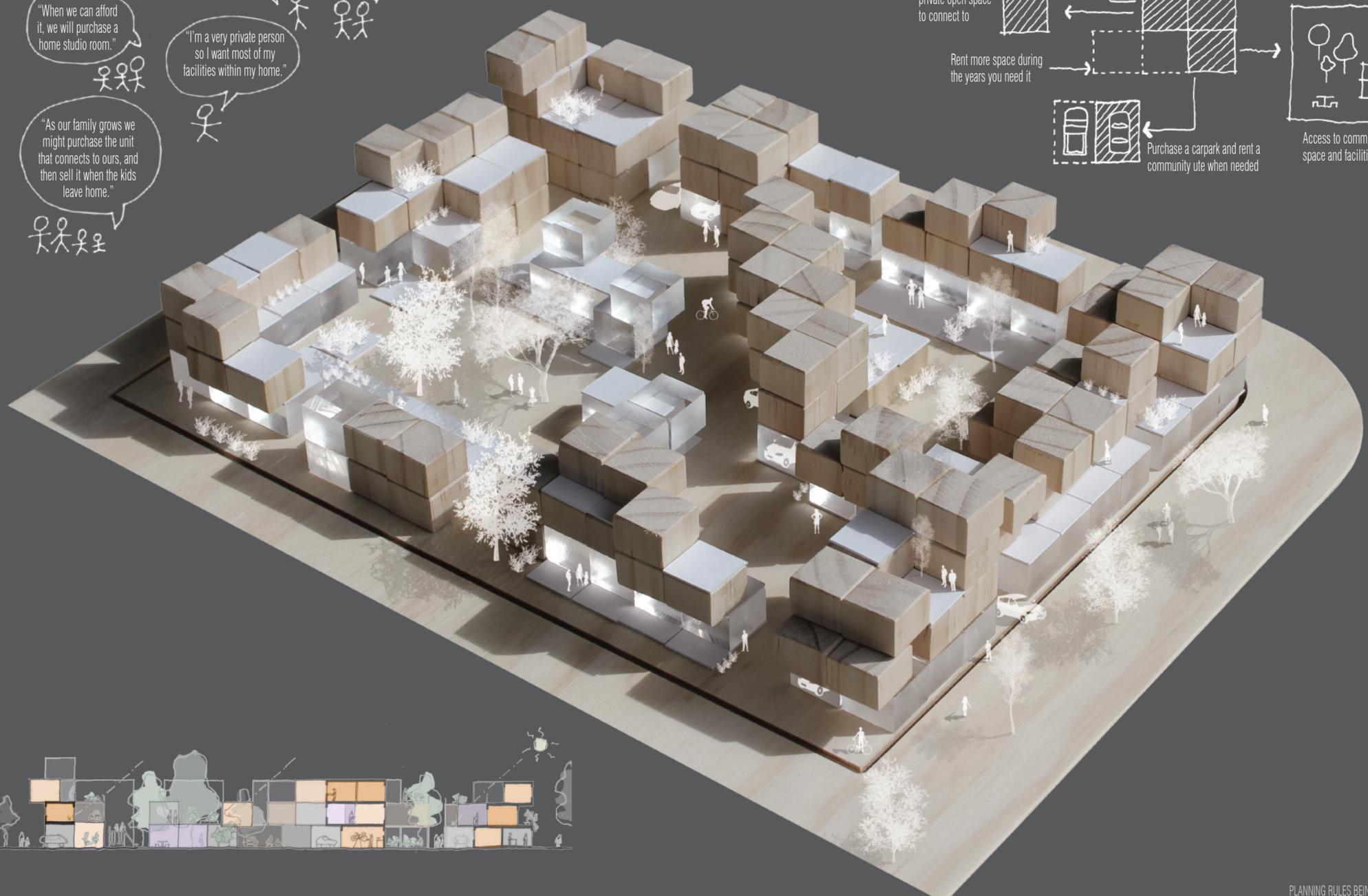
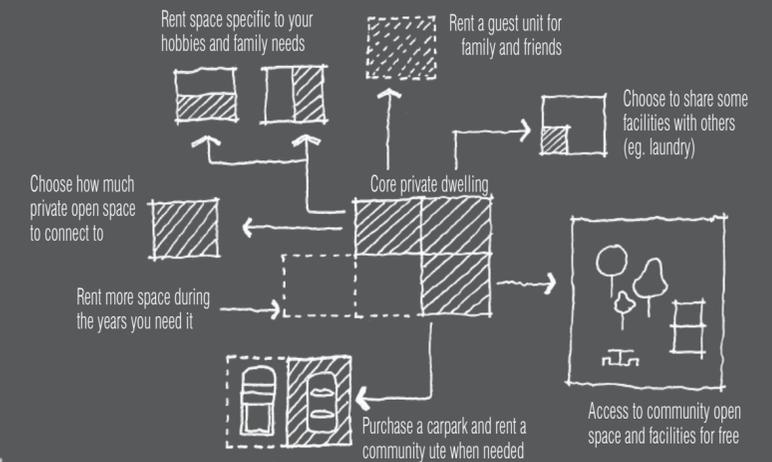
"When we can afford it, we will purchase a home studio room."

"As our family grows we might purchase the unit that connects to ours, and then sell it when the kids leave home."

"I love living communally. Just give me a bedroom and I'll share everything else!"

"I'm a very private person so I want most of my facilities within my home."

"It seems silly to privately own something we use once a month. I love our guest unit timeshare arrangement."



16m² 3m
4m 4m

THE BLOCK

51 PEOPLE 67% PLOT RATIO
28 DWELLINGS

1 2 3 4 5 6 7 8

BED WET AREA 1 LIVING BED 1 KITCHEN/DINING BED 2 WET AREA 2 FLEXI-ROOM

SINGLE + SHARE (OPTION)

AVERAGE SINGLES CORE HOME (15 DWELLINGS)

AVERAGE COUPLES CORE HOME (8 DWELLINGS)

AVERAGE FAMILY CORE HOME (5 DWELLINGS)

125 PRIVATE LIVING UNITS

COURTYARD PLOT 22 PLOTS = 22 PLATES

VEGGIE PLOT 22 PLOTS = 22 PLATES

CARPARK 30 SPACES = 45 PLATES

WORKSHOP 8 SPACES = 4 BLOCKS

OFFICE/STUDIO/ARTSPACE 8 SPACES = 4 BLOCKS

GUEST UNITS 7 UNITS = 14 BLOCKS

89 OPEN SPACES RENT/SHARE/BUY

22 OPT-IN RENT/SHARE/BUY

PRIVATE CORE DWELLING	BUY	RENT PER/WEEK
STUDIO + SHARE	32m ² \$118, 661	\$40
SINGLE	48m ² \$177, 991	\$35
COUPLE	80m ² \$296, 652	\$55
FAMILY	128m ² \$474, 643	\$16
COURTYARD	16m ²	\$52
VEGGIE PLOT	16m ²	\$52
CAR PARK	24m ²	\$16
WORKSHOP	8m ²	\$16
OFFICE/STUDIO/ARTSPACE	8m ²	\$52
GUEST UNITS	32m ²	\$188

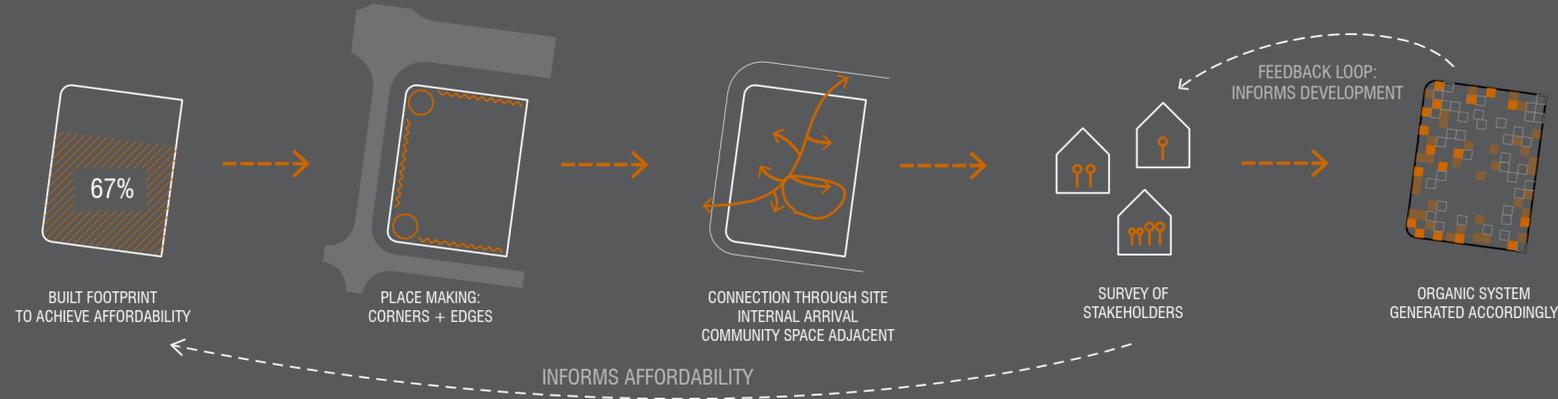
COMMUNITY URBAN LOUNGE/MANAGEMENT/CAFE/PARKLAND

(THE COST OF THESE IS INCLUDED IN DWELLING COST)

6 FACILITIES **38** OPEN SPACE

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BASED ON STANDARD CONSTRUCTION METHODS AND THE COSTS ABOVE THIS DEVELOPMENT CAN ACHIEVE AN AVERAGE 8 STAR EER



- PLANNING RULES BEING CHALLENGED
- R19/20/21 - Number of Storeys
 - R23/24 - Height of Buildings
 - R29 - Front Boundary Setback
 - R30 - Side and Rear Boundary Setbacks
 - R48 - Building Entries (in direct line of site to road)
 - R55 - Minimum Dwelling Size (one-bed - 50m² min)
 - R59/60 - Privacy
 - R61 - Principle Private Open Space
 - R69 - Driveway Verge Crossing (no more than one crossing)
 - R73 - Internal Driveways
 - R73 Internal Driveways (minimum setback to buildings)
 - R75 Internal Driveways (driveway widths)
 - R77 Residents' car parking (min. one car space per unit is roofed)
 - 3.1.5 Schedules of parking provision rates for residential zones