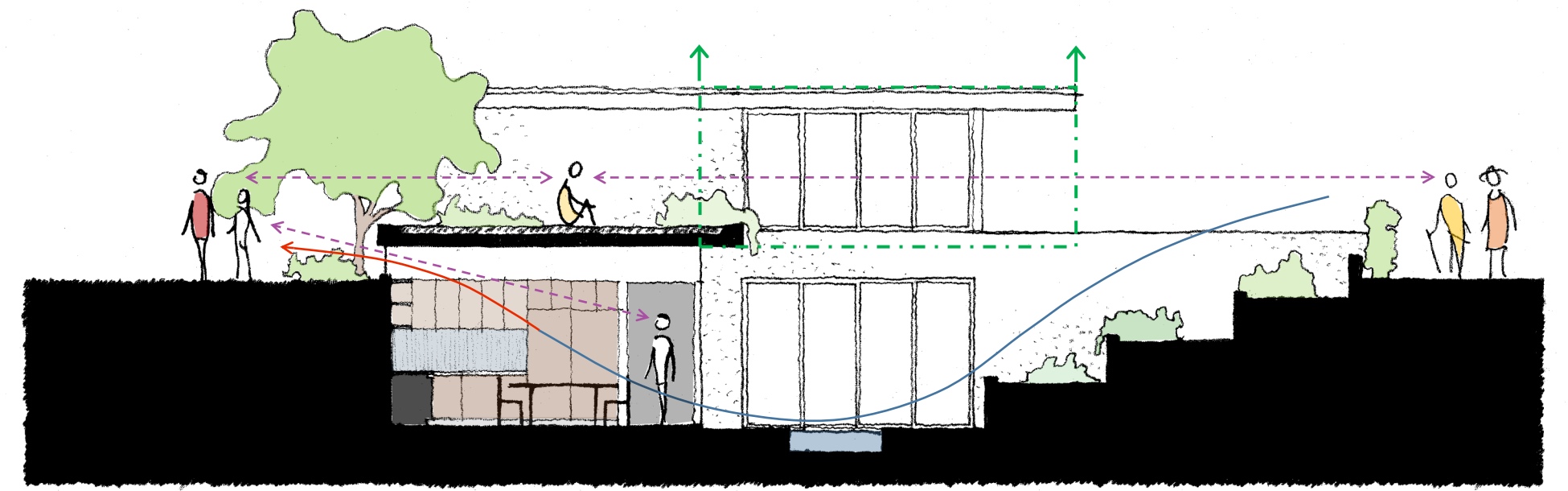
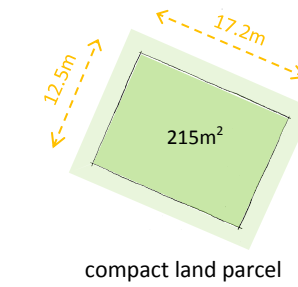


subMERGED

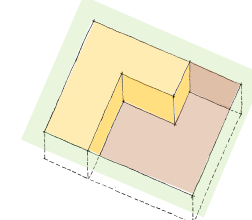
a new housing typology for our garden city



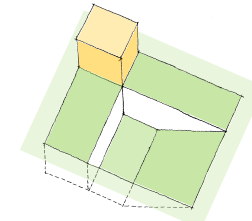
- 1 2 bed + 2 living house: 3 levels
- 2 1 bed + carport house: 3 levels
- 3 1 bed + home office house: 2 levels
- 4 1 bed basic house: 2 levels
- 5 3 bed + garage house: 4 levels
- 6 1 bed basic house: 2 levels
- 7 1 bed + 2 living house: 2 levels
- 8 2 bed + study house: 2 levels
- 9 2 bed + home office house: 3 levels
- a green roof
- b common zone: one-way paved lane / walkway / playground
- c terraced courtyards
- d communal gardens
- e primary street
- f secondary street
- g std block: 12.6 x 17m



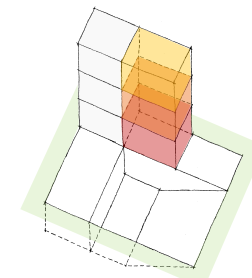
compact land parcel



submerge housing



add entry + reintroduce landscape



plug in prefab blocks

Canberrans are privileged to live in a bush capital with planned garden city qualities. However, these qualities that underpinned the *Griffin Plan* are under threat by both suburban sprawl and inner city densification.

Rejecting these current models that largely alienate people from the Canberra landscape environment, the proposed typology fuses higher density housing into an urban garden setting. Acknowledging the temperature extremes that this city encounters, subMERGED lowers housing into a subterranean layer where the earth's temperature is used to stabilise thermal conditions in the living zones of the dwelling.

By submerging the core dwelling into the ground, the site becomes a green canvas suitable for urban agriculture. Carefully layering the site into a series of terraces to the north of the dwelling allows sun penetration deep into the building and provides a secluded sun filled 'backyard' with full privacy from the street context and neighbouring housing.

The construction type is a hybrid of traditional on-site construction and prefabrication. The basic house type, rigid in design, is combined with a series of low-cost prefabricated plug-in blocks that provide flexibility and allow the architecture to undergo constant change and adjustment to meet accommodation needs over time. The vertical stacking nature of the blocks fosters spontaneity in the master plan and allows for maximum retention of the landscape. The basic housing type dedicates 90% of the 215m² block area to landscape zone, whilst the extended house options provide an 80% landscape zone.

Departures from the Territory Plan:

- Number of Storeys (3/4)
- Building Height (9-12m)
- Building Envelope
- Front Boundary Setback (1m)
- Side Boundary Setback (0m)
- Residents car-parking (0 covered)
- Visitor car-parking (0 allowed)

Affordable Dwellings: Costing

ACT Affordable Housing Action Plan: Tier 2 80m² - 105m² = \$341,000

Land = 215m² x \$589/m² = \$126,635

Basic House + Entry = 95m² x \$1,375/m² = \$130,625

Site Landscaping + Green Roof = \$50,000

Community Assets Allowance = \$15,000

Total = \$322,260

ACT Affordable Housing Action Plan: Tier 3 >105m² = \$374,000

Land = 215m² x \$589/m² = \$126,635

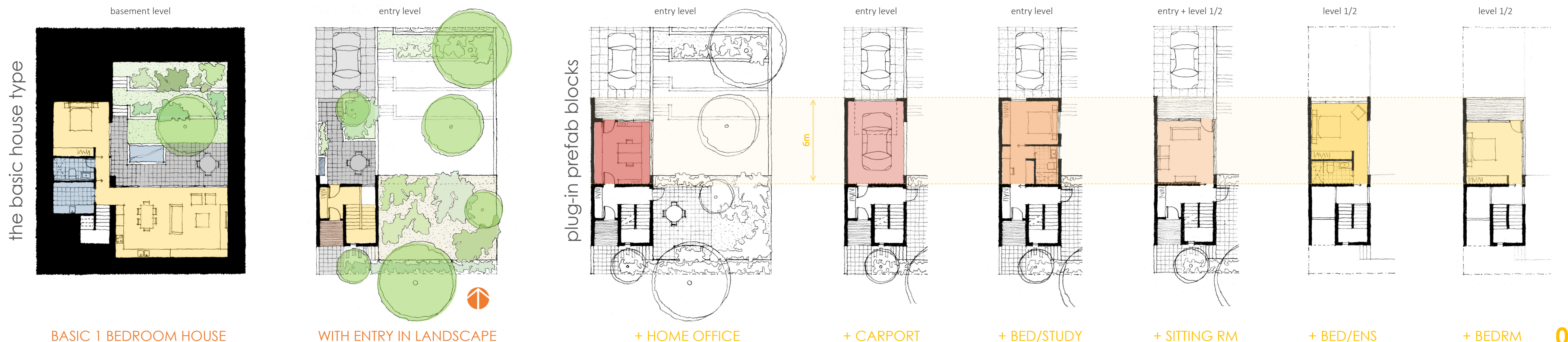
House + Bed/Study = 122m² x \$1,375/m² = \$167,750

Site Landscaping + Green Roof = \$50,000

Community Assets Allowance = \$15,000

Total = \$359,385

* Figure based on the average land price per m² of serviced vacant land as scheduled in the ACT Government Economic Development Directorate Residential Land and Building Activity Report, June 2013 Quarter ** Figure based on the ACT Government Building (General) (Cost of Building Work) Determination 2013 (No1) schedule for Residential Buildings: single dwelling (all types)



BASIC 1 BEDROOM HOUSE

WITH ENTRY IN LANDSCAPE

+ HOME OFFICE

+ CARPORT

+ BED/STUDY

+ SITTING RM

+ BED/ENS

+ BEDRM