



# N.E.A.T STREET

*We want to keep our veggies, chickens and bees but less driving please!  
I want a garden and Dad needs his shed but what about David? somewhere to sell his bread?  
Micro-brewing Margot doesn't earn a lot but her gear needs just the right spot  
They want to share the kids and live near each other because the driving has become a real bother  
And Grandpa doesn't like living on his own can we find him a room, in our home?*

*We want to keep our veggies, chickens and bees but can I have all that other stuff please?*

**DESIGN CONCEPT**  
We propose a design that can be used both on green-field sites and on existing standard Canberra building lots; a **feasible / non tabula rasa** way to provide infill housing incrementally.

We have divided the competition site into six lots = 598 sqm.

Each lot can be then subdivided into two to allow a hybrid terrace/ apartment building.  
On one half lot (8.75m wide) is a 2- 3 storey 130 sqm. terrace house. On the other half lot is a 3-4 storey apartment building.

This permits an owner to subdivide his site and then live on it; while providing accommodation for extended family or others.

The corner site is zoned for an apartment building with a mixed-use space on the ground floor  
A shared path/ woonerf is inserted along the midblock boundary serving small Mews houses which can be workshops or small offices as well as housing.

**MAINTAIN AND GROW COMMUNITY**  
Keeping existing lots and blocks maintains the neighbourhood. People and communities can age in place.  
New housing models enables the neighbourhood to adapt to peoples' needs

**INCREMENTAL DEVELOPMENT = SELF DEVELOPMENT**  
Permitting development of standard lots encourages;  
- Diversity of housing types  
- Diversity of architectural expression  
- Multigenerational living  
- Different workplace choices

**PLANNING RULES TO BE ALTERED**  
**The front setback/ yard is no longer required;** removing awkward, ambiguous and under-used spaces  
A remnant of the front yard is retained as the courtyard entrance  
Zero-lot alignments ensure engagement with the street; creating more lively and safe places  
**The side setback** zero at ground level, increasing each floor  
**The rear setback** is the same as existing rear setbacks- **saving the back yard!**  
**Height mid block;** maximum 12.5 metres  
**Height corner;** maximum 12.5 metres  
**Height adjacent to single houses;** maximum 6.5 metres

**PUBLIC ROOMS**  
Canberra's public places are long and low and sparsely occupied, like the sweeping plains that surrounds it  
We propose small, higher, more defined spaces as a contrast  
**Apartment Avenue - Street as Public living room**  
Clustered entrances provide places of social interaction  
**Mews Laneway- lively, animated, ad-hoc, adaptable**  
Shared road/ path enables living/ working/ play spaces  
**Walled private green courtyards**  
The back yard but more private

**LANDSCAPE**  
Apartment entry courts retain landscape depth of other blocks  
Retaining back yards retains continuous landscaped corridor for fauna  
Nature strip becomes a linear forest – deciduous street trees and understory provide a fauna and flora corridor

**maintain and evolve place/ rather than erase and replace**  
**DENSITY**  
Housing is a framework that supports social life and brings coherence, belonging and delight to people's lives. Higher density housing has the capability to provide more social amenity and connectedness than low-density housing.  
Existing typical inner Canberra densities are 8-13 dwellings per hectare.  
Our scheme as shown is 28 -50 dwellings per hectare.

**AFFORDABILITY**  
We propose an adaptable mix of affordable and market dwellings

**NEW MATERIALS AND TECHNIQUES**  
"Out-sulation"- external insulation and internal thermal mass to suit Canberra's cold and hot seasons  
"Coolgardie Safe" green wall evaporative cooling  
Sub floor water tanks for thermal mass  
New rainwater harvesting technologies  
Emerging photovoltaic technologies  
Up to date window systems

**ENVIRONMENT**  
- Well designed dense housing can ameliorate environmental impacts and loss of arable land  
- Retaining existing lots retains existing infrastructure  
- NE and SW orientation enables morning sun for breakfast evening sun for dinner and avoids midday sun and permits deep penetration of light  
-All rooms incl. bathrooms are naturally lit and ventilated.

**growing community in the garden city**

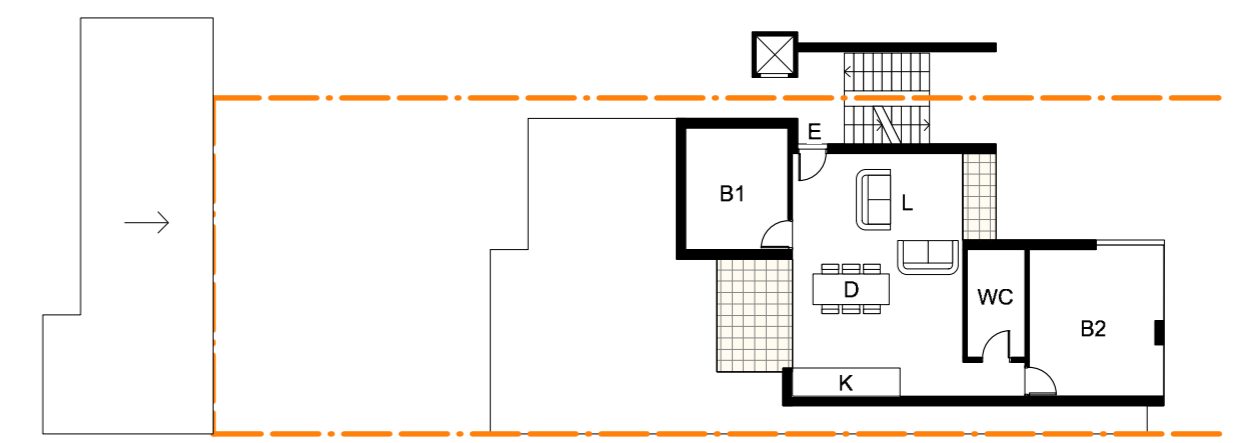
# LIVELY LANE



**LEGEND**

- E entry
- K kitchen
- D dining
- L living
- B bedroom
- O Office
- WC bathroom

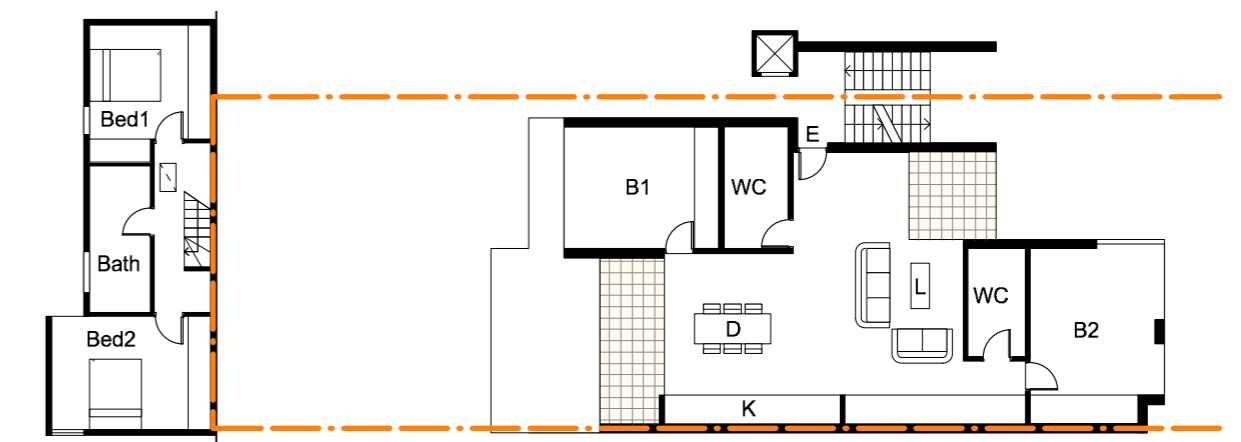
Cost estimates based on Building (General) (Cost of Building Work) Determination 2009 (No 1) document.



Second Floor Plan 1:200

**Apartment type 3**  
58.7 sqm - 2 bedroom  
1 bathroom 2 balcony  
(A.H. T1)  
land value \$63,700  
construction \$106,250  
total \$169,950

**Row house type 1 laneway house**  
45-65 sqm 1-2 bedroom plus study/ workshop  
1 or 1.5 bathrooms  
0 balconies 0 court  
(A.H. T1)  
land value \$38,000  
construction \$100,100  
total \$138,100



First Floor Plan 1:200

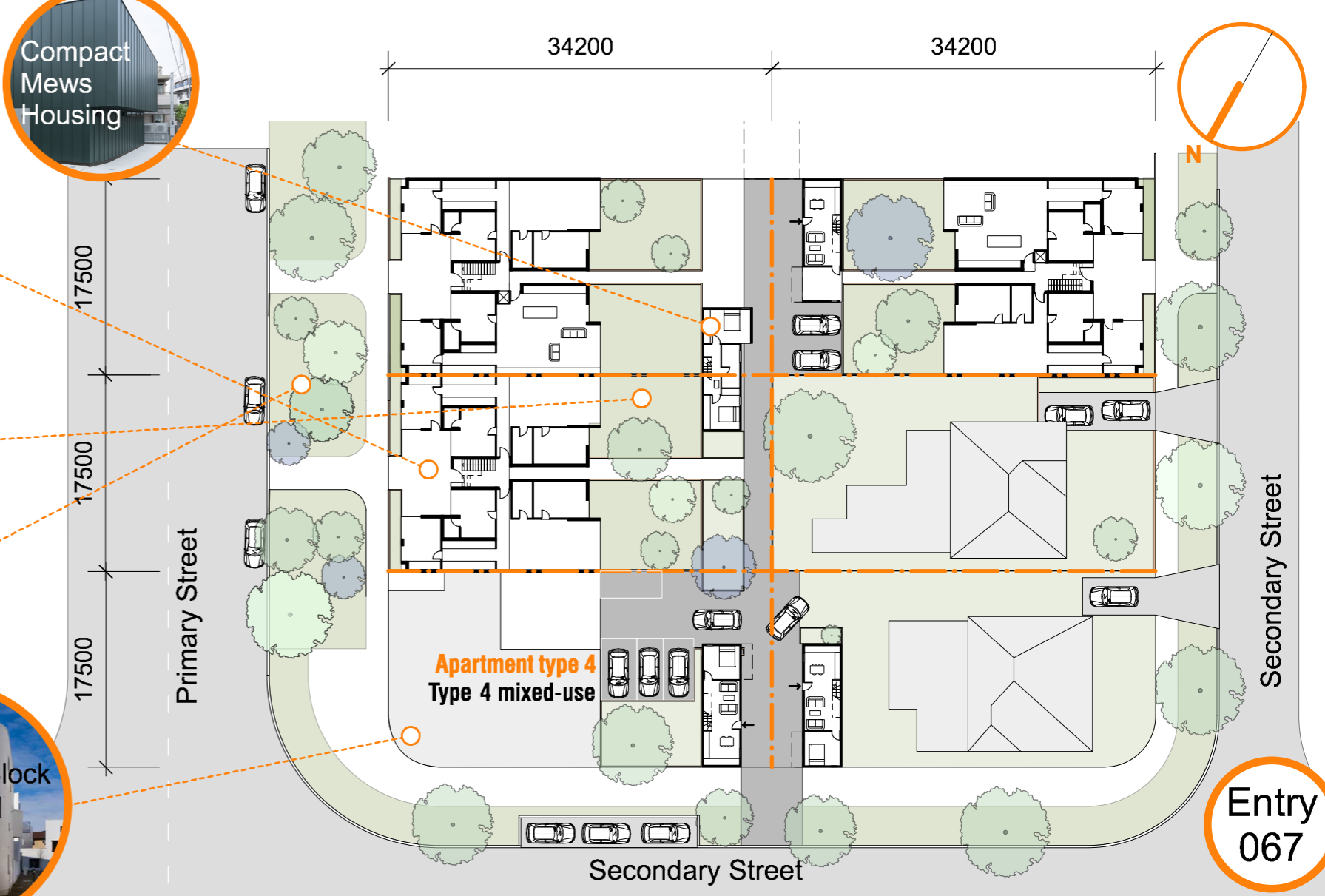
**Apartment type 2**  
88.2 sqm - 2 bedroom  
2 bathroom 2 balcony  
(A.H. T2)  
land value \$89,620  
construction \$157,872  
total \$247,492

**Row house type 2**  
130 sqm - 3 bedroom study  
2.5 bathrooms 2 balconies garden (market)

**Apartment type 1**  
106 sqm - 3 bedroom  
2 bathroom garden  
(A.H. T3)  
or 81 sqm - 2 bed 1 bath apartment  
(A.H. T2)  
+ 25 sqm studio apartment / office  
land value \$87,400  
construction \$153,582  
total \$240,982



Ground Floor Plan 1:200



Competition Site Plan 1:500 - Showing Typical Canberra Lot Sizes

Entry 067