This Urban Context Report relates to the site 86-96 Stubbs Street, Kensington.

The design for the site is being led by Hayball with:

Planning & Property Partners PTY LTD - (Town Planner)
Oculus - (Landscape Architect)
Traffix Group - (Traffic Engineer)
Atelier Ten - (ESD Engineer)
Leigh Design - (Waste Management)
Acoustic Logic - (Acoustic Engineer)
McKenzie Group - (Building Surveyor)
Webber Design - (Structural)
Wrap Engineering - (Services)
RED Fire Engineers - (Fire)
Veris Australia - (Land Survey)
Tree Logic - (Arborist)
The vision for the Assemble Thompson Street project is to establish a new exemplar building for mixed use multi-residential accommodation within the Arden-Macaulay urban renewal precinct bringing together commercial and community uses with residential life. The development will seek to set a new benchmark for quality community focused accommodation in this area providing a unique & affordable addition to apartment offerings in Melbourne whilst responding to the surrounding existing and future context.

Architecture
- 215 apartments provided in a mix of 3 Bedroom, 2 Bedroom, and 1 Bedroom configurations, delivered across two conjoined buildings.
- Considered trade-offs in the building form to achieve a large pocket park to Thompson Street and widening to the existing Northern Laneway.
- Fingers of building form utilise average setbacks equitable to DDO63 setback requirements to provide a series of forms and relief along Thompson street.
- Building Height to an absolute maximum height of 8 storeys.

Façade
- A multi-faceted textured pre-cast concrete façade is proposed with carefully placed windows that orient views and sunlight whilst maintaining privacy. The ground floor level is finely crafted utilising brickwork and vertical steelwork to create layers of textural detail.

Structure
- Schematic level structure has been coordinated through the building utilising generally 200mm blade columns and shear walls.
- Building Services
- Service risers coordinated throughout the building
- Services to street discretely integrated into the building fabric.

ESD
Sustainable development principles are at the heart of the design proposals for the subject site. The project seeks to meet the needs of the local community through the provision of affordable, comfortable, low-running cost and low environmental impact housing.

The project incorporates the following key principles:
- 7.5 NatHERS rating
- To demonstrate design practice that is equivalent to Green Star 5 Star – ‘Australian Excellence’
- To be a low operational cost, low maintenance cost building to facilitate long-term financial affordability for residents.
- To utilise passive design principles to minimise active systems requirements
- To be built for robust durability, minimising the need for materials or systems replacement over the life of the building
- To achieve high indoor air quality for the benefit of health and well-being of residents
- To optimise utilisation of daylight and provide good access to sunlight for residents
- To be an exemplar of sustainable water management
- To be an exemplar of native species planting and drought tolerant gardens and landscaping
- To minimise impact upon local utilities services requirements through application of sustainable development Principles

Waste
- Waste collection areas and dual chute locations provided to each building.
- Hard waste areas provided in basement.
- Waste to be collected from dedicated loading bay on ground via loading hoist from basement.
- Refer Leigh Design - Waste Management Plan.

Traffic
- Residential car parking and bike numbers recommended by consultant are satisfied.
- 2 secure bike spaces per apartment provided with a majority accommodated in a ground floor.
- Refer Traffix Traffic Report.

Wind
- Wind Desktop Test Report is positive.
- Minor screens required ground level cafe area to comply with recommended safety criteria
- Refer Vipac – Wind Impact Assessment.
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Urban Context
Context

The development proposal is located in Kensington within the Arden-Macaulay urban renewal precinct. The site has good proximity to transportation networks and green space as well as nearby entertainment, employment, retail, commercial and recreational facilities of Flemington, Parkville and North Melbourne.

Arden-Macaulay will transition into a dense, mixed use inner city suburb while protecting key industrial sites. Intensified commercial activity at Arden Central linked to the Melbourne Metro will bring significant job growth and extend Melbourne’s Central City to the north-west.

Located outside of the CBD, walking distance to a major train and tram route two major tram spines on Racecourse Road, the site has direct access to the activity of the city centre including cafés, bars, entertainment and retail, Queen Victoria Market and large retail orientated facilities such as Melbourne Central, Emporium and Bourke Street Mall are all within fifteen minutes train and tram travel.

To the east of the site is the established Moonee Ponds Creek Trail. The site is also close to Debney’s Park, and generous open space of Royal Park is within 10 minutes’ walk.