Urban Context
01  Urban Context
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Kensington Materiality and Greenery

Terrace Houses

Kensington Village

Allied Mills Silos

52-112 Elizabeth St, Kensington

Train Station Precinct

Moonee Ponds Creek

Existing Sawtooth Factory Typology

15 Thompson St
02
Design Response
86-96 Stubbs Street, Kensington

Urban Context Report
7th May 2021

Project No
2329

Hayball
17

**Development Summary**

- **Development Site Area SQM**: 3895 m²
- **Communal External Area SQM**: 1495 m²
- **Communal Internal Area SQM**: 319 m²
- **Apartments**: 199 units
- **Apartment Type Mix**:
  - 1 Bed: 29% (57 units)
  - 2 Bed: 52% (104 units)
  - 3 Bed: 19% (38 units)
- **Accessible Apartments**: 50.2% (99 units)
- **Cross Ventilated Apartments**: 100% (199 units)
- **Commercial SQM**: 199 m²
- **Commercial Car Parks**: 150%
- **Bike Parks**: 366
- **Basement Car Parks**: 94
Arden-Macaulay Structure Plan 2012

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.

The following responses are in response to the high level objectives in the Arden Macaulay Structure Plan 2012.

1. **Grow a prosperous place and viable economy**  
The proposal will bring significant change to the area along with providing exemplars for future development.

2. **Ensure a harmonious transition of change**  
The existing conditions are run-down. Existing edges have been considered as part of a future context. The proposed street wall height acknowledges the existing and future condition.

3. **Create livable local neighbourhoods**  
The new built form brings 24 hour activity and draws public through the site creating multiple areas of public amenity.

4. **Integrate new development with the surrounding character**  
The surrounding character will radically change in line with urban renewal objectives. The proposed development is focused on future character, interlinking between sites and the creation of better quality streets.

5. **Integrate the area’s heritage into urban renewal**  
Surrounding historic context has been used to inform materials and composition of the proposed development.

6. **Regenerate the areas Public Realm**  
The proposal introduces a 1.2m minimum setback to the northern laneway to widen the existing pedestrian zone. A new internal courtyard ‘pocket park’ opens up to Thompson street allowing a further pedestrian link through to Stubbs Street whilst providing a large publicly accessible green outdoor space.

7. **Develop livable dwellings that house a diverse and inclusive community**  
A range of dwellings provided including single person apartments and apartments for larger families. The Assemble model provides a new accessible pathway to home ownership with a community focus at the heart of the development.

8. **Create a connected and accessible place**  
A new public connection will be provided north-south through the site incorporating a publicly accessible courtyard. The northern laneway is widened and interfaced by apartments increasing the pedestrian amenity and safety for the through block link.

9. **Support a culturally and socially engaged community**  
A range of interspersed community and retail spaces are proposed with an active interface on Thompson Street, Stubbs Street and the Northern Laneway contributing to the daytime activation. 100% of apartments are dedicated to affordable housing to cater for a range of housing needs.

10. **Grow a city that prospers within the earth’s ecological limit**  
The objective is to create a new part of Arden Macaulay that is at once self-contained with live, work and play opportunities and well designed through block links.
03 Form Analysis
03 Form Analysis

Subject Site DDO Envelope

Village of Forms

LEGEND

DDO Envelope

LEGEND

Distinctive Formal/Material Approaches

Breeze paths through open street corridors
03 Form Analysis

**Thompson St Interface**

**Surrounding DDO Setbacks**

**Legend**

- Proposed Mass
- Vertical rhythm
- Residential Street Interface

- Proposed Mass
- DDO Setbacks
03 Form Analysis

Extent of facade on street wall 58%

Typical Lower Level Plan

Typical Upper Level Plan

58%

66%

63%

100%

LEGEND

- Reduction of form from DDO envelope
- Built form
- 222m² over equitable DDO setback
- 528m² reduction to equitable DDO setback
- % of form on or exceeding DDO envelope incl. equitable setback
- DDO Envelope incl. equitable setback

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23
04 Design Principles
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05
Community
Know your Neighbours
Your home and the wider community
05 Community
05 Community

My Home
My Street
My Neighbourhood
My Community

THOMPSON STREET

HAYDON LANE

STUBBS STREET

LANE WAY

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Hayball
05 Community
Community

86-96 Stubbs Street,
Kensington

7th May 2021

Urban Context Report
Project No

Hayball 35
05 Community

86-96 Stubbs Street,
Kensington

Urban Context Report
7th May 2021

Project No
2329

Hayball 36