



Community Choice

OFFICE OF
THE VICTORIAN
GOVERNMENT
ARCHITECT



Department
of Transport
and Planning

ACKNOWLEDGEMENT OF COUNTRY

The Victorian Government acknowledges Victoria’s First Peoples for their ongoing strength, resilience and practice of the world’s oldest living cultures.

We acknowledge them as the Traditional Owners of the lands, waters and skies in Victoria and acknowledge their obligations to care for Country and maintain their deep spiritual connection to it.

We pay our respects to Elders past and present, whose knowledge and wisdom have ensured the continuation of spiritual and cultural practices.



Description of artwork

Aaron Duggan (Gunaikurnai) ‘Movements Between the Five Clans’ 2019, acrylic on canvas.

‘The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.’

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and exoffenders in Victoria. The Torch aims to reduce the rate of reoffending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

FOREWORD

We’re hearing a lot about Victoria’s population growth forecasts, and the need for an extraordinary number of additional homes to be built across Melbourne and our regional centres over the next 30 years. To those who understand the physical implications of the numbers of homes being discussed, this looks like profound urban transformation. Change on this scale needs more than edicts from a well-intentioned government. Many conditions must be in place to help it happen, including capturing the hands, hearts and minds of our community. This urban vision must be understood, desirable and available to millions of ordinary Victorians. Our community needs to buy in to the vision and agree to be part of it.

Contemporary research shows us that there are core attributes that people want in their homes – this is ‘amenity’, a term that arguably combines the essential components of good design identified by the architect Vitruvius in the 1st century BCE and learned by every architect since: *firmness, utility and delight*.

In the significant research undertaken when crafting Victoria’s Apartment Design Standards a decade ago, our community confirmed they want amenity. They want access to fresh air, the sky and green spaces. They look for safety to be ‘designed-in’. They seek community cohesion, the potential for intergenerational communities and well-serviced integrated neighbourhoods with diverse types of dwellings. And they want to make a commitment to environmental sustainability. This current community engagement process has reaffirmed this message.

Contrary to any suggestion that ‘design costs money’, the real risk is in poor design. Without amenity, we will build undesirable housing, which simply results in significant costs – to the health and wellbeing of the householder, to society, the economy and the environment.

The selection of buildings in this book ranges from the historic to the contemporary and they have been delivered under a range of policy environments. Our community has helped to showcase what good design looks like to them, and the featured projects highlight that good design is strongly appreciated by those who live with it. These are real homes. They are built. They are happily occupied by individuals, couples, and families.

We hope the selection of buildings in this book will strengthen understanding across government, industry and our community of what good design looks like. We hope it helps to embed demonstrable value in the extraordinary number of new homes needed across Victoria, offering the attributes people want, in the places where they want to live. We can change perceived shortfalls of a denser way of living through exemplary design. We can live closer to one another, with a smaller (spatial and environmental) footprint. The remarkable projects in this book, nominated by our community, reminds us that many already do.

This book establishes an important challenge by identifying some of the critical qualities to be addressed when designing a place to call home. It is a reminder to our designers and industry to work sensitively on Victoria’s urban transformation with the responsibility, awareness and care that our community deserves.



Jill Garner AM
Victorian Government Architect

ACKNOWLEDGMENTS

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Cover
0.01 Ruskin Street, Elwood, Fieldwork, 2021.

Version	Date	Summary of Changes



▲
0.02 Expressive architectural elements enliven this North Melbourne facade, creating a composition that brings joy to the streetscape.

INTRODUCTION

The Community Choice part of the State Design Book has been delivered against the backdrop of an unprecedented focus on the need to deliver new housing within the existing fabric of our towns and cities. The Department of Transport and Planning sought the community’s opinion on what represents good housing, what are the features that we love and want to see more of. In response to a call for nominations from the community, 129 projects were submitted, from small townhouses up to eight-storey apartment buildings. These represented a mix of residential types, from diverse locations, periods and development models.

Commentary covered a wide range of topics and can be grouped into two themes. There is the voice of the general community, whose attention is largely focussed on how a project meets the street, and how it engages the neighbourhood. Scale, planting, cars and contextual sensitivity are frequently mentioned. There are also the voices of residents, who focussed on the experience of living in their building. Connection to nature, with generous windows and curated views are important, as is access to light and good air quality, function, flexibility of use over time and, generosity of scale.

After receiving nominations, the team embarked on the task of researching and reviewing each suggested project to create a shortlist of exemplary projects. This shortlist was then reviewed by members from the Office of the Victorian Government Architect’s Independent Design Review Experts. The panel evaluated each nomination, reviewing against the seven design principles of the Great Design Fast Track. The design principles cover homes that are neighbourly, welcoming and good value, and are designed to be sustainable, healthy and adaptable, each set within a good quality landscape.

Throughout the review process the panel developed a series of broad observations that have been categorised into five themes:

- 1. **People first, cars second** reminds us that neighbourhoods thrive when people, not vehicles, shape their character and amenity (page 12).
- 2. **More than a corridor** reflects how generous circulation spaces — galleries, stairways and walkways — can become places of connection and neighbourly exchange (page 32).
- 3. **No landscape too small** highlights the power of planting, even in modest spaces, to complement built form, support biodiversity and enrich daily life (page 54).

- 4. **Planning for success** considers how great homes think beyond layout, using light, air, spatial variation and clever circulation to create places that feel generous and connected (page 82).
- 5. **The living street** recognises that our towns and cities depend on balancing diversity, heritage and change across housing types and development approaches (page 100).

Certain qualities are evident across all of the projects in this book: reducing the dominance of cars, celebrating the landscape, improving the street and public realm. The most successful projects found simple, clever ways to bring in light, air and a sense of community.

The review also revealed that much of what we value in contemporary housing has deep roots in the history of how we like to live. Mid-century apartments, with their shared terraces and open galleries, showed how shared circulation spaces could cultivate social life while mediating between public and private space—a lesson still relevant today.

Another overarching observation concerns the development model. Some projects were delivered through innovative approaches such as build-to-rent, while others saw architects take a more active role— negotiating directly with councils or collaborating with future residents through the design process. Each of these examples demonstrate that key design decisions start at the very outset, where there is an intimate connection between *how* a project is to be delivered and *what* the project can in fact become.

It is clear across all the projects there are a relatively small number of considerations that determine design quality, an appreciation of which is shared by both the community who nominated the projects and the expert panel that shortlisted the projects. There are, however, many different, creative and innovative ways to deliver those good qualities. No two sites are the same, and each bring their own challenges and opportunities.

Together, these community-nominated projects form more than a catalogue. They offer a foundation for learning—to build homes that sustain the life and liveability of our towns and cities. Homes that people love.

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WHAT WE HEARD

Our approach

For part two of the State Design Book, we wanted to begin with a clear picture of what Victorians value in a home.

Between 6 April and 8 June 2025, we asked the community to nominate up to three buildings demonstrating great design, across the four building type categories on the opposite page.

We also asked participants for feedback on the seven design principles that form part of the Great Design Fast Track (GDFT) planning pathway, and how they apply to their nominated buildings.

The design principles, included in part one of the State Design Book, give guidance on how great design and sustainable housing can be achieved. GDFT offers a planning pathway to streamline eligible proposals that meet the design principles.

The community’s choice

More than 170 participants across metropolitan and regional Victoria shared the buildings that they admire and their reflections on housing and design. A selection of quotes from this process are included throughout this book.

Most nominations were for apartments five storeys or lower, followed by townhouses and apartments between five and eight storeys high. The most frequently applied principles were neighbourly, healthy, and welcoming homes.

In total, we received 129 eligible nominated buildings. We developed a shortlist of the buildings nominated by participants. Buildings were shortlisted based on eligibility and alignment with the seven design principles. The shortlist was reviewed by members from the Office of the Victorian Government Architect’s Independent Design Review Experts, and the final projects are exhibited in this book.

Through this process, we’ve gained a deeper understanding of what Victorians value in a home, and how the design principles have resonated with the community.

What we asked

1. Nominate up to three buildings that you believe reflect great design
2. Provide feedback on the seven GDFT design principle(s)
3. Identify which design principles apply to your nominated building(s)
4. Share your feedback on housing and design

Who we heard from



Homes Victorians love



Four building types



KEY INSIGHTS AND REFLECTIONS

The nominations highlight a strong desire for well-designed housing that reflects the needs and aspirations of the community. Participants generally expressed support for the seven design principles and saw them as useful tools for assessing housing quality. Responses also highlighted that while there are many positive examples of great design across Victoria,

current practices and aspects of the planning system can make it challenging to deliver well-designed homes. Concerns about affordability, durability and integration with neighbourhood were common themes throughout the survey. Comments reflect a desire for more long-term thinking, higher design quality, and homes that are sustainable, comfortable and accessible for all.

SUMMARY OF COMMUNITY RESPONSES

Adaptable homes

We heard strong support for layouts that provide adequate storage needs and allow for more flexible use of space.

Key words from the community

*future-ready
right size kitchen
fit for purpose
diverse*

Good value homes

Participants raised concerns about a lack of long-term thinking, and poor build quality. We heard concerns about access, housing diversity, and long-term affordability.

Key words from the community

*innovative
affordable
human right
not a commodity*

Sustainable homes

Participants expressed a desire for solar access, passive design, green infrastructure, and a reduction in car dependence.

Key words from the community

*quality
recycled
efficient
reduce car parking
protect natural environment*

Neighbourly homes

Participants shared the importance of integrating well into existing streetscapes and context. We heard the need for sensitivity to local identity and integration with heritage areas.

Key words from the community

*green streets
interaction
preserve heritage
community minded*

Landscaped homes

Participants shared how they value green space and tree coverage.

Key words from the community

*integrated with nature
surrounding gardens
shade
green infrastructure
urban ecology
productive gardens
wildlife corridors
garden views*

Welcoming homes

We heard a strong preference for shared open spaces, social interaction, and resident engagement.

Key words from the community

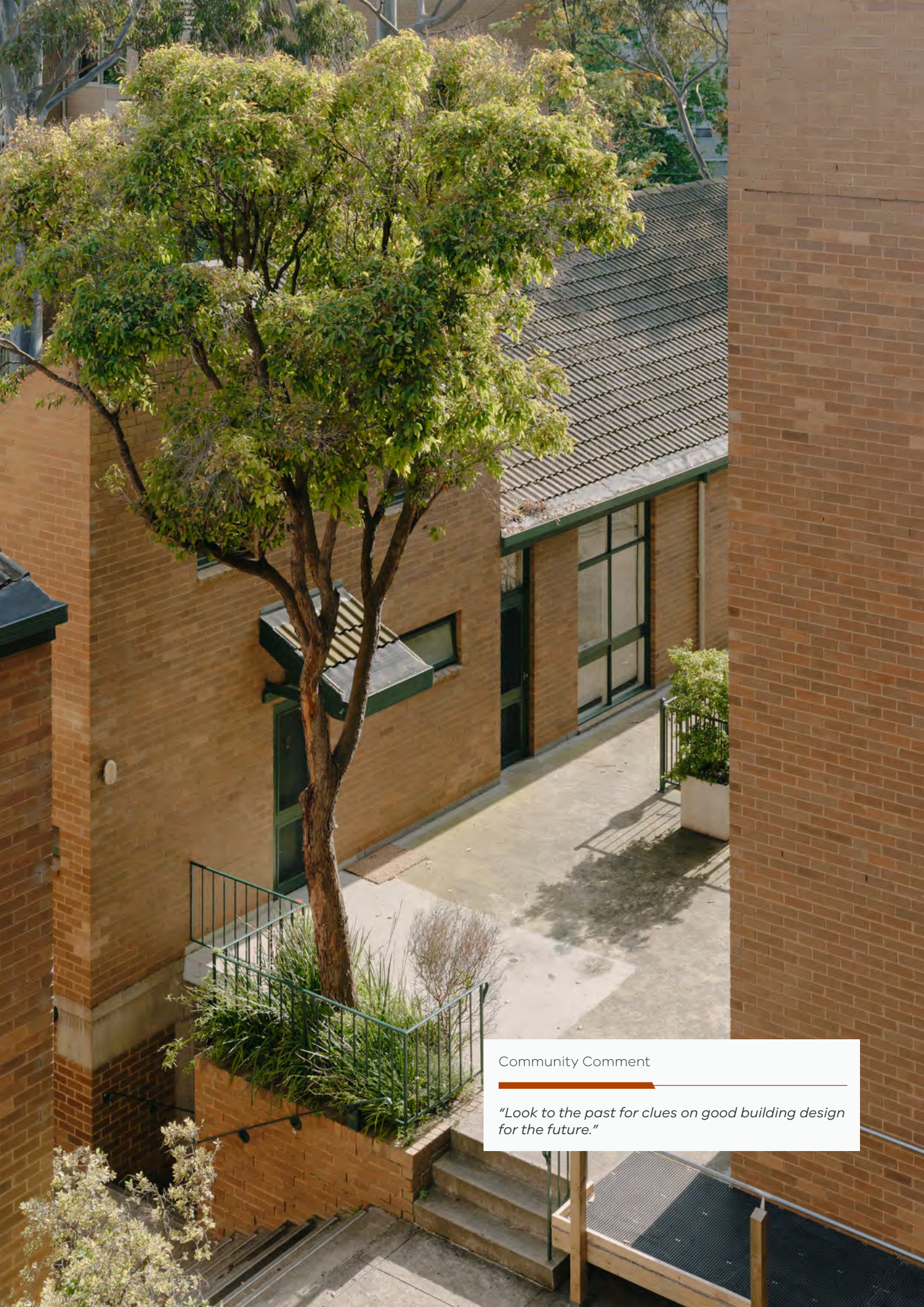
*gather
shared laundry
accessible
tenure blind
porches
wide easy access
communal spaces
charm
belonging*

Healthy homes

We heard the need to consider natural light, ventilation, thermal comfort, storage, soundproofing, and layout.

Key words from the community

*safe
privacy
large windows
cool in summer
quiet
warm in winter
natural light
natural ventilation
high ceilings
refuge*



Community Comment

"Look to the past for clues on good building design for the future."

THEME 1: PEOPLE FIRST, CARS SECOND

Few things can improve the quality of a housing development more than reducing the number of cars and their impact on the site. This is particularly vital when considering that the movement and storage of cars can sometimes occupy more than half of a given residential development site area. While car ownership remains an important part of Australian life for many, this must be balanced against the negative impact that cars can have on our homes, landscape and streets.

When care is not taken, poorly considered car parking can dramatically reduce space available for communal areas, landscape, or additional homes. It can also force buildings into inefficient layouts, interrupt street continuity and diminish opportunities for social interaction. Where cars dominate, they reduce opportunities for pedestrian-friendly neighbourhoods, leaving streets feeling empty or unsafe, discouraging outdoor play and community use.

From an environmental perspective, impermeable car park and driveway surfaces increase stormwater runoff, contributing to local flooding and reducing groundwater recharge. Asphalt and concrete also contribute to urban heating, especially in tightly packed developments. Where soil and planting replace these surfaces, temperatures can be reduced and biodiversity flourishes.

One strategy to rethink car parking is to reduce or simply remove car parking from developments. This may be possible when a development is located near well-established public transport and should be complemented by increased bike and micro-mobility facilities. Some of the older projects in this book demonstrate that the approach of car parking as optional, is not new. Several apartments built in the post-war years separated the purchase of an apartment from that of a car park, leading many residents not to buy or rent one at all. This in turn allowed for more generous shared places for people and landscape.

Another strategy that can limit the impact of cars, both on the block and on the street, is consolidating the parking together. While there is a convenience to parking immediately adjacent to your front door, breaking up parking across multiple places typically results in an inefficient use of space by impacting the quality and size of common areas and limiting planting. By contrast, many of the projects in this book demonstrate that when parking is strategically designed, space is unlocked for generous common gardens, large trees and children’s play, supporting a healthy biodiverse environment.

Underground parking or structured parking can also open opportunities at ground level. However, this can add significant construction cost, diverting resources away from housing quality or landscape. This approach also introduces the need to consider future adaptability as vehicle ownership patterns may change if people no longer choose to own a car.

Beyond the spatial benefits of rethinking car usage and parking, this approach encourages greater adoption of both public and active transport modes. This in turn reduces carbon emissions and allows our cities to invest in natural landscapes instead of car parks.

0.04 The Paddock development in Castlemaine, allocates vehicle parking to the margins of the site. This key gesture frees internal space for shared productive gardens and wetlands, helping bring the residential community closer together.

0.03 (previous page) Cross Street Co-operative, Carlton, Earle, Shaw & Partners, 1970

Community Comment

“Basically it should be something you’re proud to live in and welcome friends or family members into.”



The townhouse has grown in popularity, adapting to the needs of a contemporary population. Typically built in a row, these developments mediate the scale between an apartment and single detached home, and are characterised by individual street entries, shared walls and multi-level layouts. The following townhouse projects illustrate how clever design and sensitive site planning can deliver both greater density and amenity to residents.

▲ 0.05 Davison Street, Brunswick, 2019.

Community Comment

"A home should be part of a great neighbourhood, not just a building."

Townhouses

TOWNHOUSE

Molesworth Street, Kew, Wurundjeri Country
Graeme Gunn, 1968



▲ 400m²

6 dwellings
2 storeys
2,874m² site area
21 dwellings/ha



1.01 Floor to ceiling windows invite the outside in, making the most of a secluded bushland site.

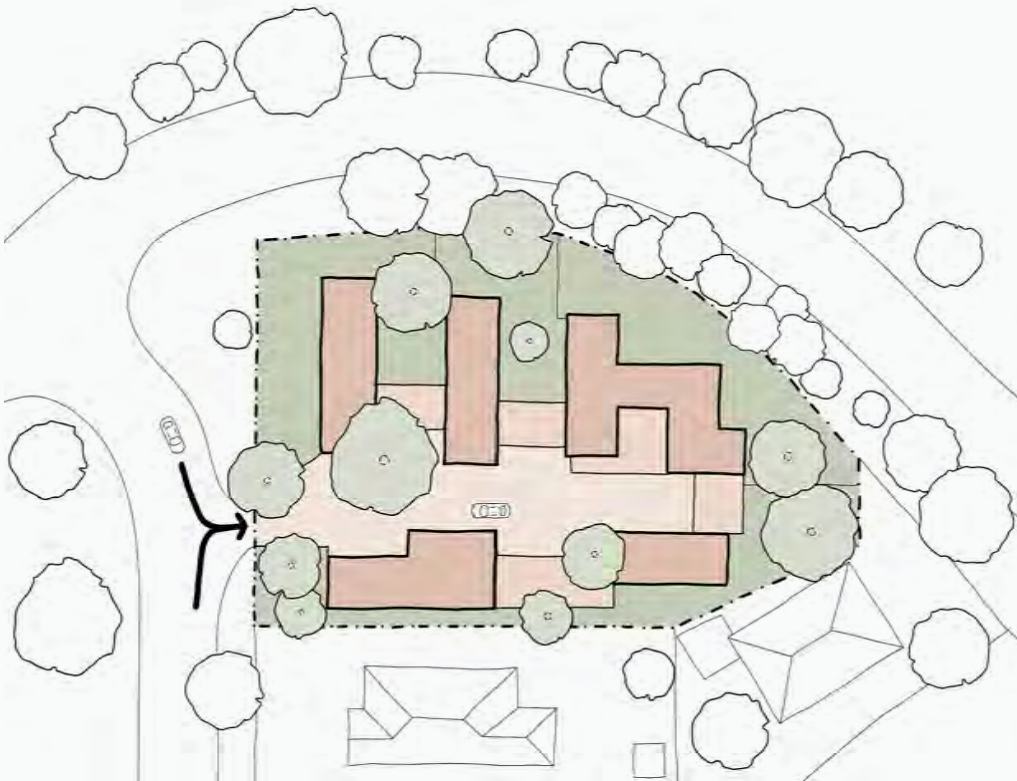


1.02 (left), 1.03 (right) Undulating levels have provided a productive constraint for the development, driving the design of multilevel spaces that connect with the landscape.



The Molesworth development comprises of six townhouses that negotiate challenging topography on a large corner block. Conceived during a period in which the suburban townhouse was being reconsidered, here the architects explored a new cluster model of subdivision. The multi-level dwellings are accessed via a central driveway and positioned to take advantage of views out to native bushland and the nearby Yarra River.

Noted for their lean material palette and absence of decoration, the homes incorporate a mix of projecting and recessed balconies that provide variation in the building form. Responding to the sloping landscape, split-level floorplans are carefully designed to foster functional relationships between domestic zones and flexibility of use for rooms. Raked ceilings and tall windows balance privacy with access to daylight and outlook to tree canopy.



1.04 (above) A paired-back material palette strengthens the building's distinct form, while helping it recede into its environment.



1.05 Site diagram — the multi-level residences read as series of rectangular forms arranged around a central driveway.

0 5 10m

TOWNHOUSE

Heller Street, Brunswick, Wurundjeri Country *Six Degrees, 2011*



▲ 400m²

10 dwellings
3 storeys
1,790m² site area
56 dwellings/ha



2.01 An immersive site strategy maximises outlook to parkland and private gardens.



2.04 Interiors balance sustainability initiatives with high-internal amenity.

The Heller Street project came about via a unique agreement. The architect approached the local council with an offer to remediate a former tip in return for the right to develop ten townhouses on its southern edge. The new medium-density development has created a valuable park for the neighbourhood.

A sunken covered driveway along the western edge of the site connects residents to their townhouses via a basement car park. This allows for north-facing front doors and living spaces at ground level to open directly on to parkland, un-hindered by vehicles. Inside, clever layouts work to maximise views to the open space and more immediate private gardens, whilst timber clad

finishes provide warmth and tactility. Cross ventilation and double-glazing help with energy efficiency, aided by black concrete floors that retain their thermal mass.

A series of small front gardens, tiered planting and a landscaped mound, assist in defining the interface between park and home, subtly balancing the need for privacy in a way that is both organic and civic. Each townhouse is connected via a gravel path that curves around the southern section of the park, instilling a culture of community between neighbouring families.



2.02 (left)
2.03 (right)

Outdoor entertaining spaces benefit from the borrowed landscape of the park while shielded from direct public view by an overhead canopy.

Community Comment

"The park in front of the townhouses is public but the space acts as a semi-private shared open space which is a fantastic idea for families as it allows more space for the kids to run in."

TOWNHOUSE

Dalziel Lane, Northcote, Wurundjeri Country

Lincoln Glover Studio & Bib n Brace, 2018



▲ 400m²

7 dwellings
3 storeys
885m² site area
79 dwellings/ha



3.01 A raised garden with native trees defines the property edge on an exposed suburban corner.



3.02 (left), 3.03 (right) An external mesh frame supports flowering vines.



3.04 Rooftop balconies enjoy a raised vantage with views over the neighbouring park.



3.05 A planted buffer and level change provides visual and acoustic separation from the train line.

With the help of a cooperative advisory service, the owners of these seven townhouses joined forces to form a collective development structure. This enabled each member to take part in the journey of the project, from the formation of initial plans all the way through to completion. Each owner had a say in many of the features of their home through a deliberative design process. This arrangement also offered considerable cost savings due to reduced margins and third party services.

The townhouses occupy the former site of a single-family home, located alongside the Mernda train line. The increased density leaves little room for private open space at ground level, however extensive roof decks and balconies provide residents with generous outdoor amenity, exploiting the site's raised location for distant views. Though each dwelling has car parking at street level, the dominance of cars is mitigated by a combination of elements. An external steel frame with climbing plants, robust materials and the sculptural building form, serve to create a vibrant interface between the townhouses and the street.

TOWNHOUSE

Clyde Street, Thornbury, Wurundjeri Country
Six Degrees, 2018



▲ 400m²

8 dwellings
2 storeys
1,595m² site area
50 dwellings/ha



4.01 A communal productive garden and lawn anchors the development.



4.02 Apartments sit above a consolidated car park that accommodates vehicles for all but one dwelling. This key site strategy opened the ground plane for pedestrian and communal use while introducing housing diversity to a neighbourhood otherwise dominated by larger family homes.



The Clyde Street Mews incorporates eight townhouses on a consolidated site in Thornbury. High-quality shared open space is a key strength of this project, delivered via a thoughtful and efficient site strategy. Through merging car parking in a zone to the southwest corner of the site, opportunities were unlocked for a welcoming central walkway and communal productive garden. These features form a centrepiece for the development.

The general arrangement and floorplans of each dwelling are balanced to provide both spatial efficiency and generous storage. Northern orientation, staggered positioning and small design variations ensure that privacy and sunlight are provided for all, while several sustainable strategies, including passive shading and shared water tanks, illustrate embedded environmental values.

At the street interface, the transition from public to private is carefully mediated by low rise walls, soft layered planting and entry pergolas. These gestures improve the public amenity of the street, while marking a sense of address to each home. Through subtly manipulating building mass and prioritising shared amenity, this project has significantly improved outcomes for residents and neighbours alike.



4.03 (above) Clyde Street Mews presents a welcoming, pedestrian-friendly frontage.

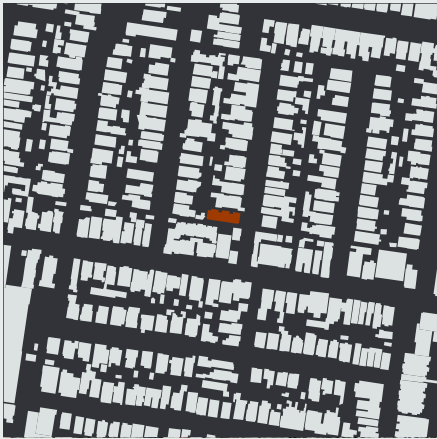


4.04 Site plan — The site plan depicts how car parking has been located to the south-western corner, giving the dwellings room to breathe around the productive garden.



TOWNHOUSE

Davison Street, Brunswick, Wurundjeri Country Archier, 2019



▲ 400m²

3 dwellings
2 storeys
367m² site area
82 dwellings/ha

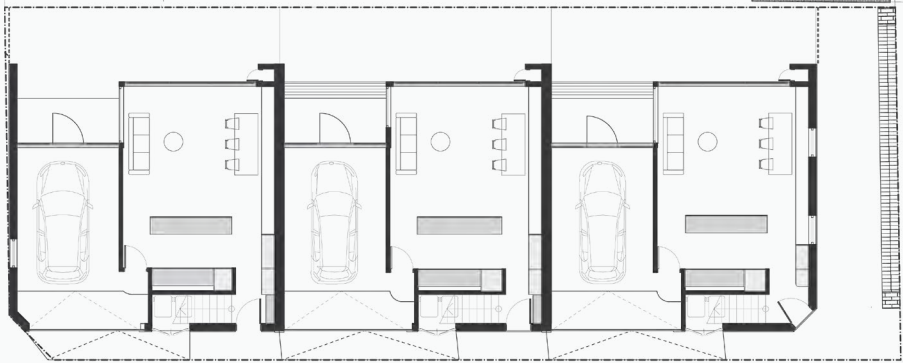


5.01 A reclaimed brick facade marks a welcoming address to the street.

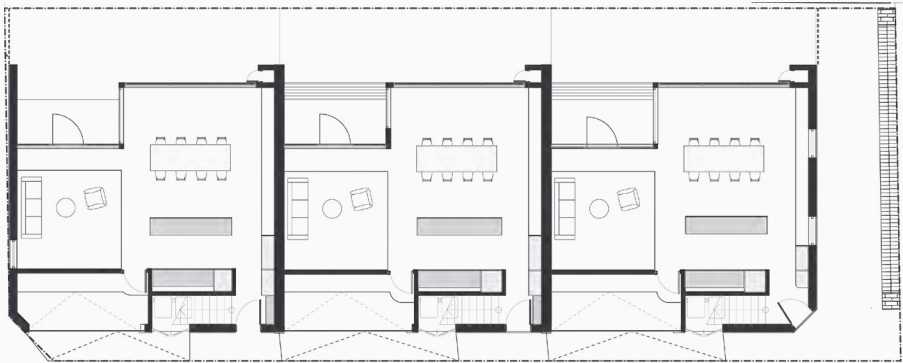


The Davison Street project comprises of three townhouses, conceived through a collaborative development model on a former single house site. Here, the developers invested in the quality of a side laneway, not as a residual secondary access route, but as a high-amenity primary address. Each townhouse opens directly onto the bluestone cobbled laneway, where hardwood doors and sliding access walls help contribute to a sense of generous urban character.

In the main living areas, floor-to-ceiling windows capture abundant light and outlook from modest rear gardens. Off the plan options were provided for an adaptable ground floor that could accommodate either a car park or an extended living space. Being within 5 minutes' walk of train and tram networks, all occupants have opted for the latter. Solar storage, all-electric appliances and net carbon positive targets underscore the development's commitment to sustainability.



Ground floor plan with car park



Ground floor plan without car park



5.04 (left)
5.05 (right)

Floor to ceiling windows draw in light from the gardens beyond.



5.02 (left previous page)
5.03 (right previous page)

Stone finishes and integrated planting elevates the laneway from a purely functional vehicle space to a shared outdoor asset.

5.06 Floorplans demonstrate ground-level flexibility, offering the opportunity for a garage or extended living space.

TOWNHOUSE

Ruskin Street, Elwood, Bunurong Country
Fieldwork, 2021

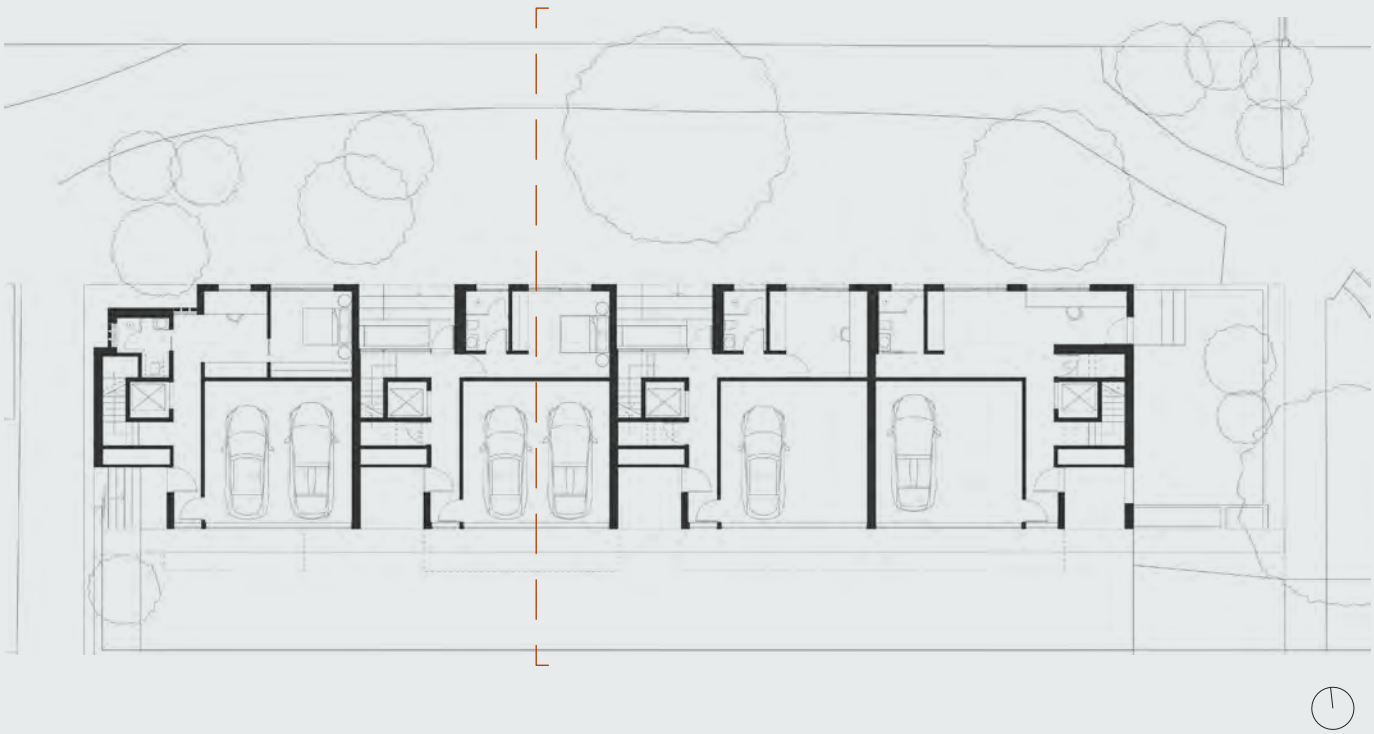


▲ 400m²

4 dwellings
3 storeys
805m² site area
50 dwellings/ha



6.01 The Ruskin Street facade is framed by mature trees..



6.03 (above), 6.04 (right) Quality materials and considered external lighting create a welcoming presence at both day and night.

Located on a corner site, these four townhouses overlook the Elster Creek and its public path, helping build a sense of safety and passive surveillance. Here, raised ground levels double as flood protection, establishing an elevated vantage that allows residents to take in the borrowed landscape of the mature trees and canal beyond.

The eastern facade to Ruskin Street includes patterned brickwork and a brise soleil (a perforated wall

typically used to screen the sun) stepping back to form a rooftop courtyard. A low-rise brick and timber batten perimeter fence, mitigates the impact of the building's scale at the street. A new southern drive creates a mews condition for vehicle access, where contrasting stone textures highlight a dedicated resident path.

The north-south orientation of the building optimises sunlight and cross ventilation, with floorplans



that accommodate flexible garage, bedroom and study spaces at ground level. On the first floor, connections to the outdoors are maximised with generous windows and large open balconies. These features create an engaging frontage to the canal, contributing to the amenity of the public realm.



6.05 North south section — the building section highlights indoor-outdoor relationships across levels.

6.02 (previous page) Ground floor plan — The flexibility of ground level layouts supports changing needs.

TOWNHOUSE

Ruskin Street, Elwood, Bunurong Country
Fieldwork, 2021



6.06 Variations in stone textures denote the thresholds between shared spaces.



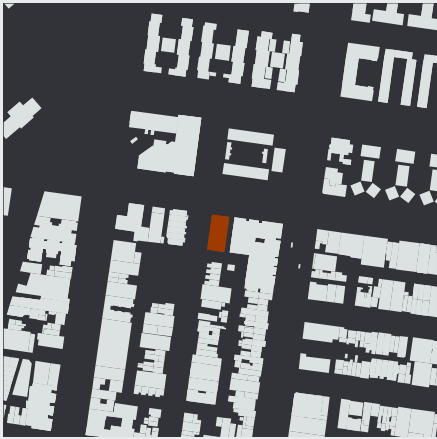
6.07 Generously proportioned balconies provide opportunities for flexible outdoor living.



6.08 (top left)
6.09 (top right)
6.10 (right)
Views to tree canopy are sensitively framed in the upper floors.

TOWNHOUSE

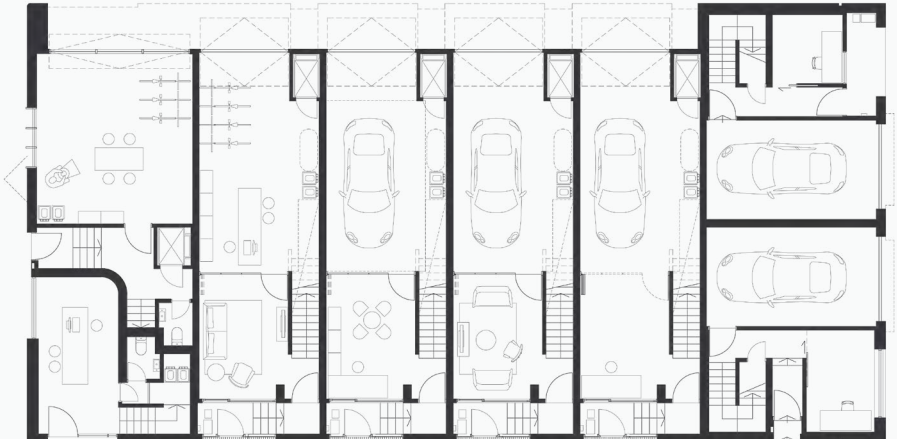
Lothian Street, North Melbourne, Wurundjeri Country
Kennedy Nolan, 2021



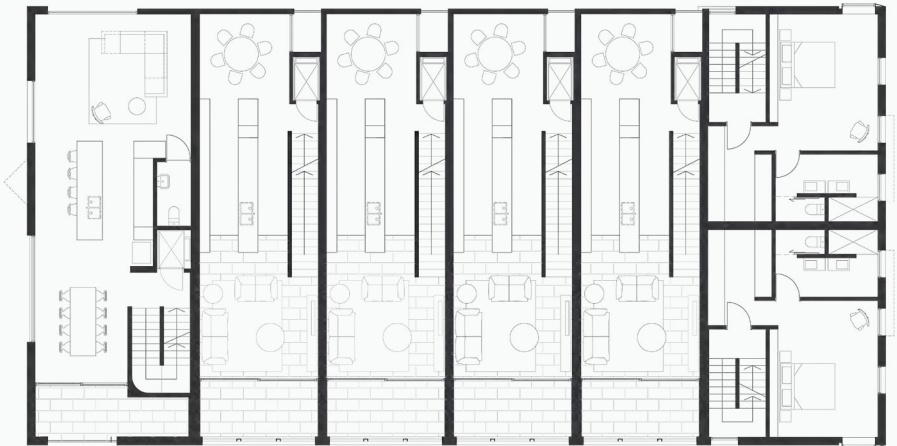
▲ 400m²

8 dwellings
4 storeys
476m² site area
168 dwellings/ha

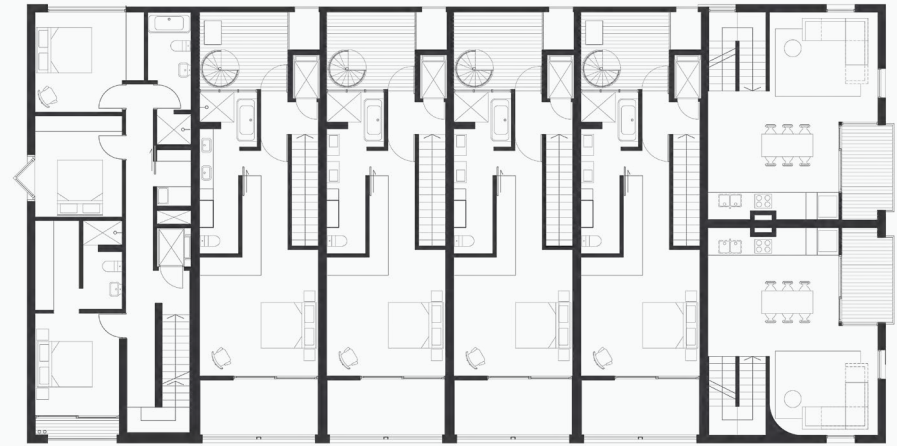
▲ 7.01 An island site offers the unique opportunity for an expressive elevation on each face of the building.



Ground



Level 2



Level 3

Through clever use of brick and concrete, this townhouse development responds to its post-industrial context. Acknowledging its rare position on an island site, a careful composition of openings, recesses, apertures and arches, transforms the building's relatively singular presence into a series of engaging frontages. These provide a playful urban backdrop.

The interior experience is characterised by high-quality materials and a dark complementary colour palette. The ground level accommodates flexible study rooms and concealed car parks accessed via the rear lane. Apartments are double ended, making use of recessed balconies that shield against western heat. Whilst offering natural cross ventilation, these interventions enable valuable connection with life on the street.

◀ 7.02 (left previous page)
7.03 (right previous page)
Arched, circular and square forms create a striking composition.

◀ 7.04 Interior floorplans offer a range of flexible spaces across levels to cater for different households.



THEME 2: MORE THAN A CORRIDOR

Circulation is more than simply moving people from the street or car park to the front door. When thoughtfully designed, corridors, stairwells, landings, and terraces have the potential to enrich daily life by building community, improving environmental performance, and elevating the overall quality of housing.

Gallery walkways can serve as semi-private terraces, connecting personal and community space. When residents place a chair, a pot plant, or even a small table outside their door, it creates a sense of identity and care. Circulation spaces then become places where informal encounters between neighbours take place. This builds community and fosters a sense of shared ownership.

While size and scale is important, so too is whether a corridor or shared circulation is single loaded or double loaded. If a circulation space like a corridor is accessed on one side it is single-loaded, or if accessed on both sides it is double-loaded. Why this matters is because the latter option dramatically reduces the opportunity for apartments to open out to fresh air, natural light and connection to both nature and the community.

Many projects in this book provide circulation that incorporates planter boxes and screening, which not only provides privacy but also connect residents to greenery. Similarly, open staircases and lightwells can draw daylight deep into buildings, reduce reliance on lifts, and create an authentic social experience of moving through the building akin to walking down a neighbourhood street.

When designed with passive cooling and controlled solar access in mind, good quality circulation can reduce the energy demand for lighting, heating and cooling. Shared terraces and galleries can provide sun shading for lower floors, while external circulation can avoid the need to artificially ventilate interior corridors, lowering costs and energy use over the life of the building.

This approach requires careful design. Poorly designed shared circulation can feel exposed, unsafe, or

intrusive. Narrow corridors and overlooked galleries can discourage social use. Insufficient attention to privacy can make residents withdraw rather than engage. The key is in balancing openness with a filtered relationship between public, semi-public, and private zones, allowing residents to choose their level of engagement.

While shared circulation is particularly important in apartment buildings, this also relates to townhouses, where circulation of people often overlaps with vehicle access. Shared driveways that prioritise pedestrians can create similar opportunities for casual encounters and social connection.

At the precinct scale, the design of communal spaces broadens to include the relationship between buildings and the spaces they face, including the function of front rooms and their visual and spatial connection to a small garden, stoop or common area. A filtered and graduated relationship between private and public zones creates a dynamic social space that contributes to the community.

Seen in this light, circulation is a form of social and environmental infrastructure, transforming the relationship between home and street, from one of sharp separation to social connection and urban amenity.



0.06 A central circulation corridor serves as a primary design driver in the Moonbria apartment development. Here, spiral stairwells and open gallery walkways, characterised by bold contrasting colours, provide cross ventilation and views to the sky. These corridors also operate as thresholds for apartment entries, creating opportunities for personalised seating and pot plants. Increasingly, these in-between zones are being recognised as vital third spaces to support incidental interaction and neighbourly connection between residents.



Community Comment

"I love seeing 'third spaces' (at the scale of a building), such as small decks or wide landscaped corridors that allow locals to meet each other comfortably and not just disappear into their private space."

Apartments ranging in height from two to five storeys began to proliferate Melbourne in the 1930s, booming in the mid-century period. These developments are recognised for their shared communal facilities, well-serviced locations, and reduced household costs, embracing the benefits of small footprint living.



▲ 0.07 McKenzie Street, Belmont, Kennedy Nolan, 2025

Community Comment

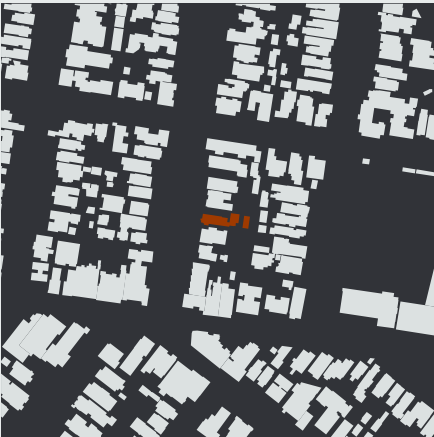
“Good design is about balance — we don’t have to trade health, sustainability, and affordability.”

Apartments (2 to 5 Storeys)

APARTMENTS (2 TO 5 STOREYS)

Windermere Flats, Broadway, Elwood, Bunurong Country

James Esmond Dorney, 1936



▲ 400m²

8 dwellings
2 storeys
762m² site area
105 dwellings/ha

Built in the mid-1930s, Windermere Flats provides an example of low-density art deco housing in the "Streamline Moderne" style. External stairs, well-proportioned balconies, and a roof terrace all contribute to a lively spatial character, ensuring that the apartments continue to offer enduring amenity.

At the time of development, there was no requirement to provide parking for all residents. Instead, each had the option to purchase the right to use a parking space separately, resulting in many households choosing to forgo cars altogether. This flexible approach anticipated models that are now re-emerging in contemporary developments, releasing space for the landscape.

The building demonstrates a careful orchestration of thresholds, with a clear progression from public to private space across the site. Its central courtyard is a compelling example of shared urban living, providing lasting value and community benefit.



8.01 Large overhanging balconies provide outdoor connections for residents.

Community Comment

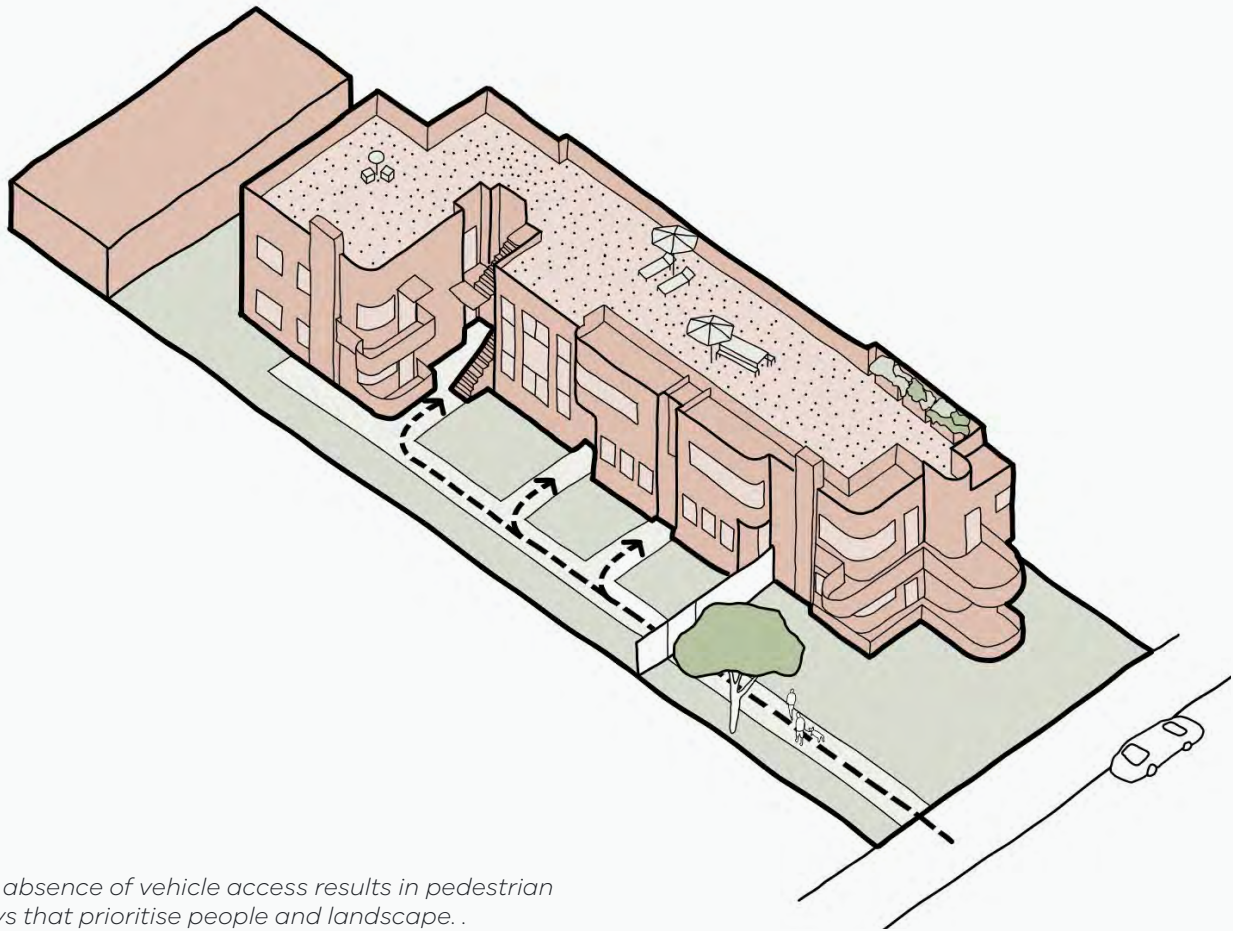
"This is an exemplary art deco building designed by J Esmond Dorney in 1936. Art Deco is an extremely popular and sought after style."



8.02 The facade to Broadway boasts original art deco features.



8.03 Wrap around windows offer dual aspect views.

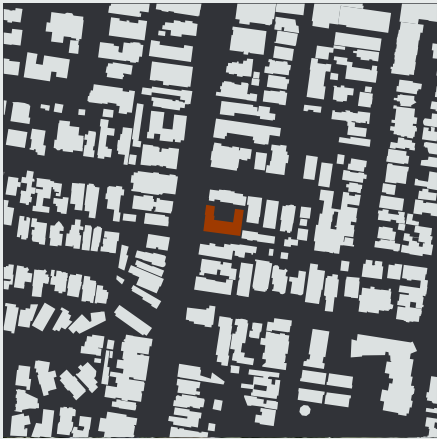


8.04 An absence of vehicle access results in pedestrian pathways that prioritise people and landscape. .

APARTMENTS (2 TO 5 STOREYS)

Moonbria, Mathoura Road, Toorak, Wurundjeri Country

Roy Grounds, 1941



▲ 400m²

21 dwellings
4 storeys
1171m² site area
179 dwellings/ha



9.01 A spiral stairway forms an iconic architectural feature, rising above the rooftop.



Community Comment

"Moonbria was designed by Roy Grounds in 1941, during wartime restrictions and austerity. Its aim was to create 'compact apartments that are both affordable and dignified'. Comprising 21 apartments in only 4 levels, it shows how a large number of units can be accommodated in a residential setting while being a good neighbour. So many lessons for today."

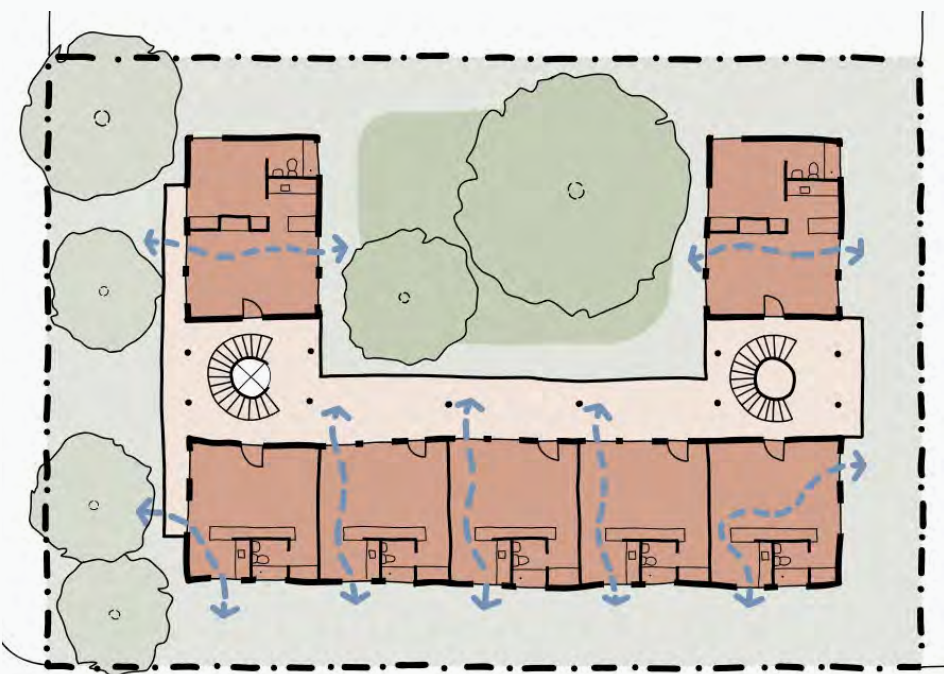


9.02 (left)
9.03 (right)

Large windows and open circulation spaces draw sunlight into the development.



9.04 The front address as photographed by John Gollings circa 1968.



This project is an early example of what was once considered high-rise apartment living in Melbourne, located within the predominantly single storey suburb of Toorak. Built during World War II, the building's first occupants were largely ex-service men and women.

Though the interiors are relatively compact for their period, they are enriched by efficient floor plans with generous natural light and fresh air. Well-proportioned windows deliver solar amenity and external connection, lending the interiors a feeling of expanse, despite their scale. The U-shaped building is organised around a courtyard to the north, planned to embrace a large elm tree. This arrangement establishes a strong communal centre.

Underscoring this commitment to shared open spaces, gallery circulation connects all apartments along the northern facade of the building. This is conceived not merely as functional circulation, but as a communal terrace and a shared social space. Wide enough to accommodate a chair, these galleries invite occupation, turning movement through the building into a neighbourly experience.

Columns punctuate the terraces, tiled bright blue. Handrails, fenestration and other features are similarly painted, contrasting with red oxide floors. These finishes reflect the playful use of colour throughout the project.



9.05 Typical upper level floor plan — The U-shaped building footprint allows for each dwelling to benefit from cross ventilation and outlook, whilst protecting a central courtyard for the landscape.



APARTMENTS (2 TO 5 STOREYS)

Moonbria, Mathoura Road, Toorak, Wurundjeri Country
Roy Grounds, 1941



9.06 Contrasting blue and red material finishes create vibrant communal spaces.



9.07 (left)
9.08 (right)
Residents make use of corridors for individual expression, interaction and relaxation



9.09 (top)
9.10 (bottom)
Compact floorplans maximise flexibility through integrated design features, such as a retractable bed with timber paneling that adds warmth to the interior.

APARTMENTS (2 TO 5 STOREYS)

Wynnstay Road, Prahran, Wurundjeri Country

McBride Charles Ryan Architects, 2000

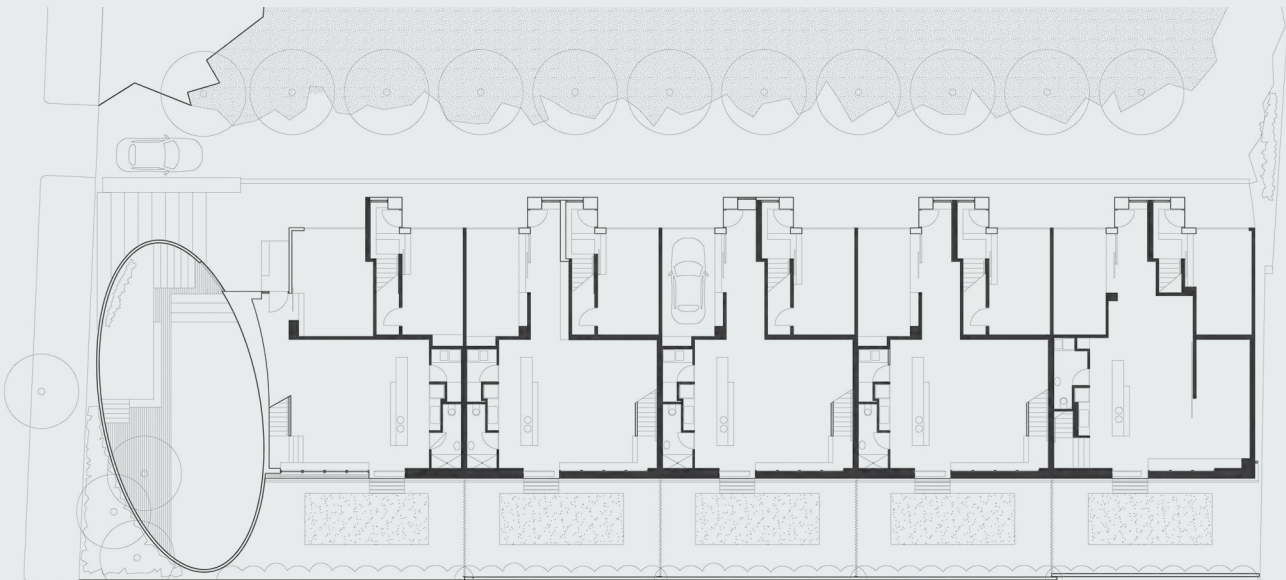


▲ 400m²

10 dwellings
3 storeys
1,952m² site area
51 dwellings/ha



10.01 The driveway doubles as a shared open space.



10.02 Site plan — Tree planting softens an otherwise typical driveway condition, delivering an unexpected landscape outlook.



The Wynnstay Road project was conceived as a townhouse–apartment hybrid, delivered via a deliberative development model. Developer-architects brought future owners together to imagine a compact, affordable scheme that reflected the conditions of its time. The building occupies just half of its site, including upper-level dwellings with rooftop decks. A shared swimming pool, sited within the front setback became an unexpected success with the many young families who moved in.

At the time of its development, council requirements demanded that two at grade car spaces be provided per dwelling. Though this condition produced a significant extent of flat surface, mature lemon-scented gums planted in permeable gravel now dominate the site. These lend shade and presence to what has become a generous shared landscape that doubles as a vehicle zone. Several ground-level garages have been converted into additional living rooms, opening onto this shared space and strengthening its multifunctional character. This approach transforms what might have been an awkward side entry—typical of deep, narrow blocks—into a positive urban gesture.

Today the building stands as more than a snapshot of its era: it offers a model worth reconsidering. Its hybrid typology, inventive handling of constraints, and generous communal amenities demonstrate how relatively modest means can produce a highly liveable outcome with a strong sense of community.



10.03 (top) Material use is bold and eclectic across the development.

10.04 (middle) Enclosed by a wraparound fence, the pool looks on to the street.

10.05 (bottom) Much of the former garage parking has now been converted to additional living space, reflecting a reduction in car dependency over time.

APARTMENTS (2 TO 5 STOREYS)

Napier Street, Fitzroy, Wurundjeri Country

Woods Bagot, 2017



▲ 400m²

52 dwellings
5 storeys
1,686m² site area
308 dwellings/ha



11.01 The heritage facade lends a strong sense of identity.



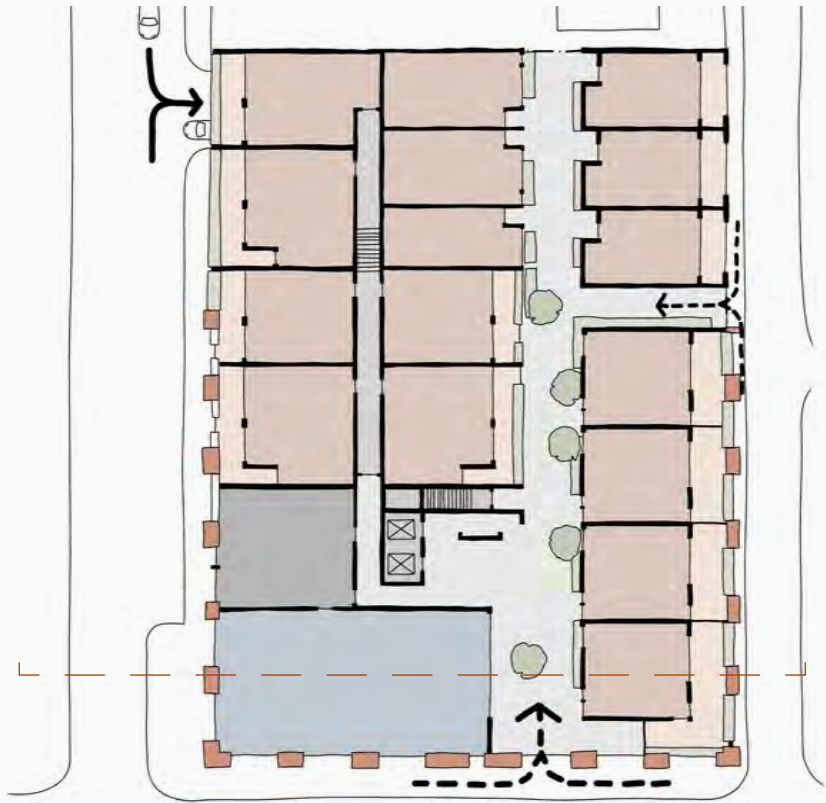
This project demonstrates how simple detailing and a lean material palette can contribute generously to the streetscape of a post-industrial, inner-city neighbourhood. Here a mix of townhouses and apartments strikes a good balance of diversity, density, and neighbourliness. To the northern edge of the site, a row of three storey townhouses mediates the shift in scale from five storey apartments to the suburb's predominate single storey building stock.

A new pedestrian laneway entered under the original heritage facade forms a generous shared zone at the ground level and enables intuitive wayfinding. Here, planter boxes bring green relief into an otherwise heavily hardscaped urban context. The retention of the existing single storey facade helps connect the new built form to its context, preserving a tangible link to the area's industrial past. A café at the ground level helps to bring energy and life into the streetscape, encouraging social interaction. This multi-residential development demonstrates how careful calibration of height, massing, and material can produce a model for urban intensification that is both contextually sensitive and socially generous.

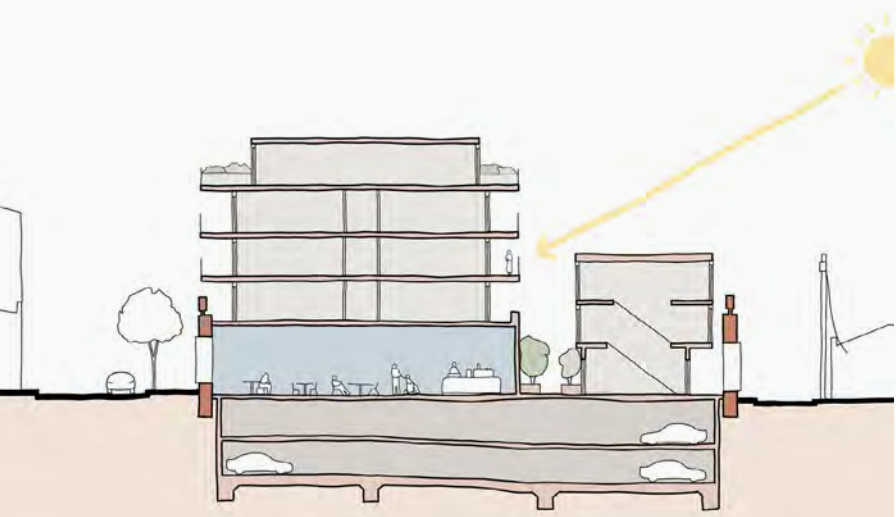


11.02 (left) The inclusion of lower-level townhouses to the north of the site helps break up the scale of the development, so it doesn't dominate the neighbourhood at street level.

11.03 (right) An internal laneway provides solar access and an intuitive entry for residents.



11.04 Site diagram — The underground vehicle entry is decoupled from pedestrian access points to the north and east of the building.



11.05 Variations in height and mass respect the scale of adjacent properties.

APARTMENTS (2 TO 5 STOREYS)

Napier Street, Fitzroy, Wurundjeri Country

Freadman White Architects, 2019

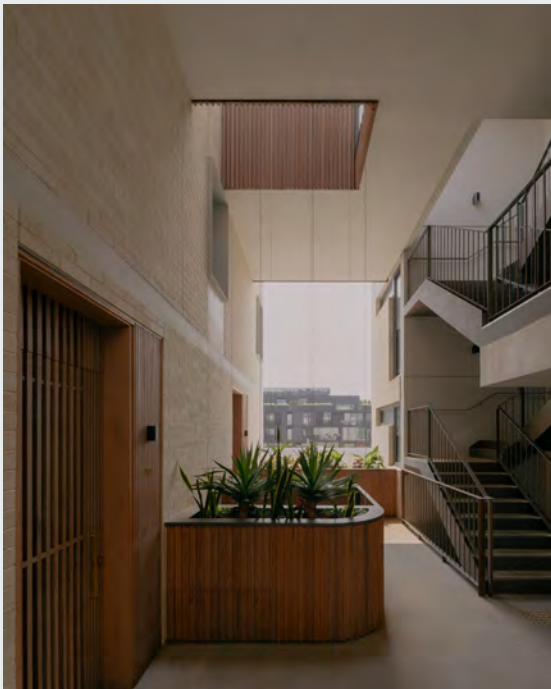


▲ 400m²

14 dwellings
5 storeys
394m² site area
356 dwellings/ha



12.01 Balconies span the building facade incorporating hit and miss brickwork.



12.02 (left)
12.03 (right)

Complementary materials and detailed finishes offer a high-amenity entry experience.

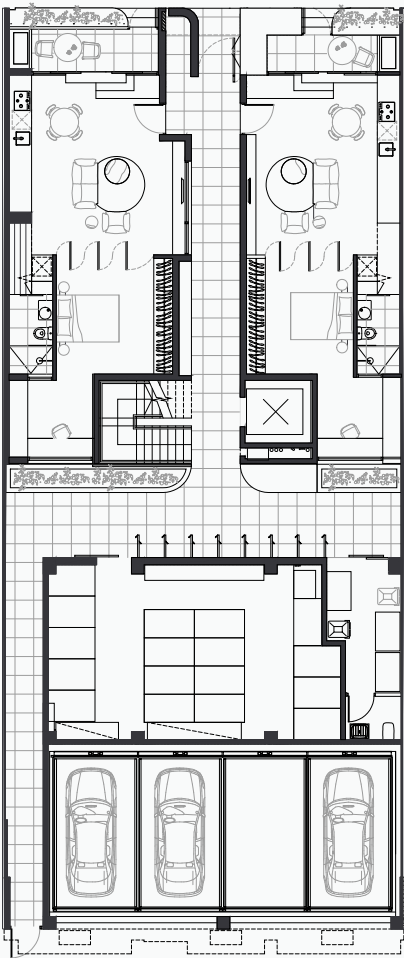
This apartment building takes its cues from its surrounding context, with proportions designed to complement the nearby Fitzroy Town Hall. The development's four-storey high street wall aligns with the height of the Hall's parapets (a low protective wall along the edge of a roof), while materials used commonly in the area, such as brick, concrete, render and timber, are

sensitively reinterpreted across its structure.

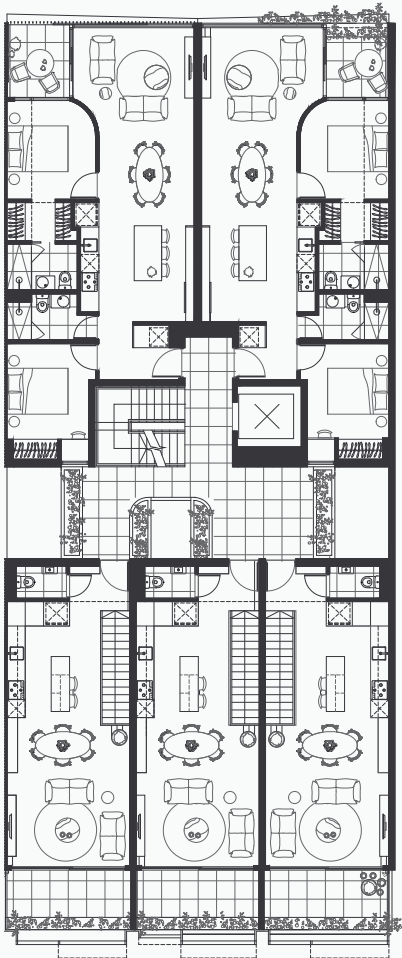
The fourteen owner-occupier apartments in the building range in size from one to three bedrooms. Some individual layouts are split over two levels, offering generous separation between domestic zones. Each apartment has natural crossflow ventilation and a dual aspect, delivered through a series of open-air pathways and balconies.

Concrete, brass and timber create a warm interior palette.

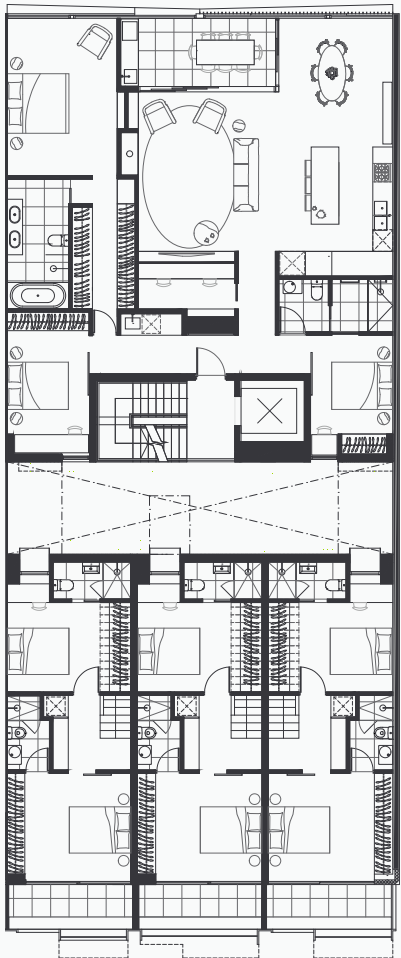
The entry sequence is carefully choreographed at ground level with light wells punctuating into the centre of the plan. Planter boxes introduce greenery in communal walkways, and timber slat entrances offer privacy, while filtering natural light into the interiors.



Ground



Level 2



Level 3



12.04 Floorplans showcase the variety of dwelling sizes, catering to a range of households.

APARTMENTS (2 TO 5 STOREYS)

Nightingale Ballarat, Davey Street, Ballarat, Wadawurrung Country
Breathe, 2022



▲ 13.01 A colonnade made of reclaimed brick evokes a sense of urban generosity to Davey Street.



▲ 400m²

27 dwellings
5 storeys
940m² site area
287 dwellings/ha

◀ 13.02 (left)
Materials respond to heritage buildings in the area.
13.03 (right)
Open air circulation spaces provide fresh air to apartments and connect residents with views to nature.

Community Comment

"It's great to see this type of high-quality apartment development in our regional areas. The choice of materiality such as the brickwork considers the surrounding heritage of Ballarat – and the large windows and balcony areas appear to provide good natural light to the living areas – which is important."



▲ 13.04 Site plan — Greater density is achieved whilst still providing communal and private outdoor spaces.

This development demonstrates how compact urban living can be successfully delivered in a regional setting, reinstating the density and street frontages that have long been part of the urban character of Victorian town centres. While the building colonnade (a row of evenly spaced columns) is built to the lot line, the primary structure is set back, creating generous balconies and raised decks that look on to the street.

Though the building has compact floor plans, replacing what was once a warehouse with twenty-seven apartments, the development does not pursue maximum site coverage. A modest informal gathering space is created on the site's north-east corner,

providing an opportunity to sit down next to what will one day be a mature tree planted in deep soil. This moment of generosity enriches the everyday public life of Davey Street.

With zero gas installed and energy powered by solar and 100% GreenPower, there is a tangible commitment to sustainability on site. All apartments are cross ventilated with access to open-air walkways and operable windows. This project provides a valuable precedent for regional apartment living: one that balances economic viability with amenity, density with community, and contemporary needs with historic resonance.

APARTMENTS (2 TO 5 STOREYS)

Park Street, Brunswick, Wurundjeri Country

Breathe, Refurbished 2024



▲ 400m²

17 dwellings
3 storeys
1,017m² site area
167 dwellings/ha



14.01 Previously known as Oxley Lodge, the existing building provided a solid foundational structure with few major changes required.



Community Comment

"The project demonstrates that existing buildings can be upgraded to meet contemporary requirements while substantially retaining the exterior elements."



14.02 A new native landscape reinvigorates the former internal car park.



14.03 Benches and bicycle racks at thresholds are gestures that embed a sense of 'home'.

This project exemplifies the potential of refurbishment as both a sustainable and socially generative strategy. By retaining the existing building fabric of a former motel, this scheme conserves embodied carbon, demonstrating how modest interventions can achieve transformational results. What was once a car-dominated forecourt has been reimagined as a landscaped shared space, replacing hardstand with native trees and outdoor gathering spaces that create amenity for residents.

Physical intervention in the building was deliberately light, focusing primarily on breathing new life into the interiors and upgrading services. This included new energy efficient split systems, ceiling fans, all-electric kitchens and heat pump hot water systems. Working with the existing building layouts, fifteen of



14.04 External circulation corridors provide visual connection between buildings, promoting neighbourly interaction.

the development's seventeen apartments are single bedroom.

Park Street is one of a growing number of build-to-rent models, in which the developer delivers the project and retains the building as a long-term asset. This arrangement not only provides much needed rental accommodation, but can incentivise the installation of good quality, reliable and high performing services, which provides long term benefit to the occupants.

APARTMENTS (2 TO 5 STOREYS)

McKenzie Street, Belmont, Geelong, Wadawurrung Country

Kennedy Nolan, 2025



▲ 400m²

29 dwellings
2 storeys
2,542m² site area
114 dwellings/ha



15.01 Established native trees help settle the development in its context.



15.02 (left)
15.03 (right)

Balconies and private open spaces at ground level offer connection to fresh air and sun.



15.04 Site plan — Through consolidating car parking, the site plan provides space to breathe between buildings, with ample natural landscape.



15.05 The site's high vantage offers views across the neighbourhood.

This development in Belmont, Geelong consists of twenty-nine affordable apartments that will primarily house older residents. Delivered through a community housing model, the sustainable dwellings are located close to retail, public transport links, and the Barwon River walking track.

The scheme's two double-storey buildings are set within a landscaped site, providing outdoor connection to all dwellings and legible pedestrian access to the neighbourhood beyond. Compact floorplans have been designed to allow for shifting residential requirements over time, while capitalising on cross ventilation and outlook.

As part of the development's low carbon, energy efficient strategy, water-efficient systems, double-glazed windows and low impact materials are standard throughout. Shared productive gardens and a community room foster opportunities for residents to gather and interact.

THEME 3: NO LANDSCAPE TOO SMALL

Nature is important everywhere, and provides environmental connection critical to our wellbeing and survival. This growing realisation has led to recent and on-going investments in cleaning up our waterways, revitalising our city parks and caring for our tree-lined streets. Yet it is not only large-scale urban landscapes that are important. Backyards, courtyards and balconies can also be alive with biodiversity.

When considered as a connected green infrastructure of thousands of small landscapes, the vegetation of our homes can form a vital co-habited zone where plants, insects, birds, animals and humans share the same space and resources. Small scale planter boxes and climbing vines can make the most of even the most modest low-cost opportunities, while major rooftop gardens, tree planting in connected deep soil and generous communal gardens can become major havens of healthy environment for bugs and birdlife.

Some of the oldest projects in this book share this respect for gardens and biodiversity, demonstrating how generous communal landscapes and large trees shape public, communal and private amenity, while delivering broader ecological value. These examples are important, because they are tangible exemplars of how time reveals the value of these choices. Young trees planted 50 years ago are now mature and providing a generous canopy to sit under on a hot day. They also provide filtered views from upper-level windows, repaying in full the investment of a previous generation of homeowners.

Beyond improving our amenity and enhancing our sense of place, landscapes can also make our housing more resilient in a time of changing climate. Ever wilder storms are putting pressure on our drainage systems, which landscaped areas can help manage, absorbing rainfall,

reducing runoff and helping to recharge groundwater. With ever hotter summers, trees and vegetation help reduce the urban heating effect, keeping temperatures significantly cooler than those parts of our cities dominated by asphalt and concrete.

These considerations play out differently depending on the scale of the development. At the scale of the townhouse, this might involve using permeable pavements with structural soil to support tree growth in and around vehicle areas or replacing multiple small garden plots with consolidated communal gardens.

At the scale of low to mid-rise apartments, this might mean incorporating planter boxes into balconies and shared circulation. It might also mean creatively exploiting views of nearby natural features such as corridors lined with trees or indeed creating new landscapes that can add welcome amenity to existing overlooking apartments.

Where taller buildings have a greater impact on the neighbourhood, large trees – whether retained, or planted for future generations – can mediate mass and mitigate the impact of built form on the neighbourhood.

At the scale of precinct design, where a development might interact with significant environmental features, a masterplan might be landscape led – where the landscape is designed first and housing then responds to what is best for the wider eco-system.

As our cities become more dense and compact, we cannot afford to lose contact with nature. Whether as a matter of health and wellbeing, social and community benefits, or environmental resilience, protecting space for nature has never been more critical.



0.08 The Nightingale village project brings nature to the fore. Street trees, balcony planter boxes and communal gardens are just some of the many examples of integrated landscape architecture across the precinct. These small interventions form part of a wider landscape, increasing biodiversity and providing habitat for birds and bees.



Community Comment

"Landscaping adds beauty, colour, and life to streets, creating places for everyday interaction and connection. Without it, neighbourhoods risk becoming hotter, greyer places with fewer trees, less wildlife, and greater health impacts."

As the height and scale of apartment developments grows, so too does the complexity of their designs. Fire separation, acoustic impacts, and increased pressure on circulation are just some of the extra considerations at play. However, bigger developments can also lead to bigger benefits, from increased sustainability gains to better apartment outlook and communal facilities.



▲ 0.09 Balfe Park Lane, Brunswick East, KTA, 2021

Community Comment

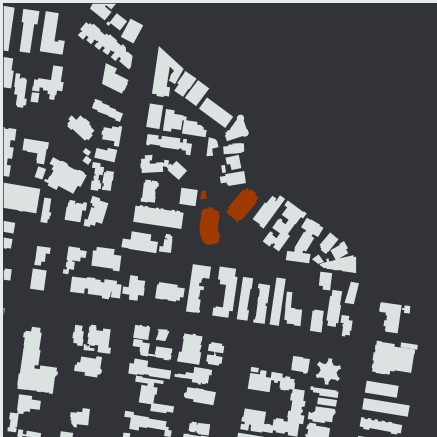
"We need to embrace apartment and small townhouse living and treat them as equal to a stand alone house with garden."

Apartments (6 to 8 Storeys)

APARTMENTS (6 TO 8 STOREYS)

Beverley Hills, Darling Street, South Yarra, Wurundjeri Country

Howard Lawson, 1936



▲ 400m²

26 dwellings
7 storeys
3,190m² site area
82 dwellings/ha



16.01 The development addresses the street with an iconic staircase shrouded by palms.



Completed in the mid-1930s, the Beverley Hills development is a beloved Melbourne landmark. The complex comprises two seven-storey apartment buildings perched on a steep rocky site, with external stairs and terracing that help to mediate significant level changes. Overlooking the Yarra River, the buildings feature open lightwells planted with greenery, and wide gallery staircases with outlook to the sky. These gestures encourage interaction, strengthening the tight knit residential community while threading nature into their everyday lived experience.

The building's design expression is eclectic and playful. It makes use of unique recycled elements, such as stained-glass windows repurposed from old nineteenth century mansions that were being demolished at the time of construction. Large globe lamps are dotted by the outdoor pool and amongst the lush gardens that incorporate palms, cacti and creepers. These features work to reinforce the development's Spanish Mission style architecture.



16.02 (left)
16.03 (centre)
16.04 (right)

Lush tropical gardens bring life to external circulation routes.



16.05 Site diagram — adapted from Monash Urban Lab

The buildings are positioned to take advantage of sweeping views.



APARTMENTS (6 TO 8 STOREYS)

Caringal Flats, Tahara Road, Toorak, Wurundjeri Country

John W. Rivett, 1951



▲ 17.01 An external circulation corridor spans between buildings.



▲ 400m²

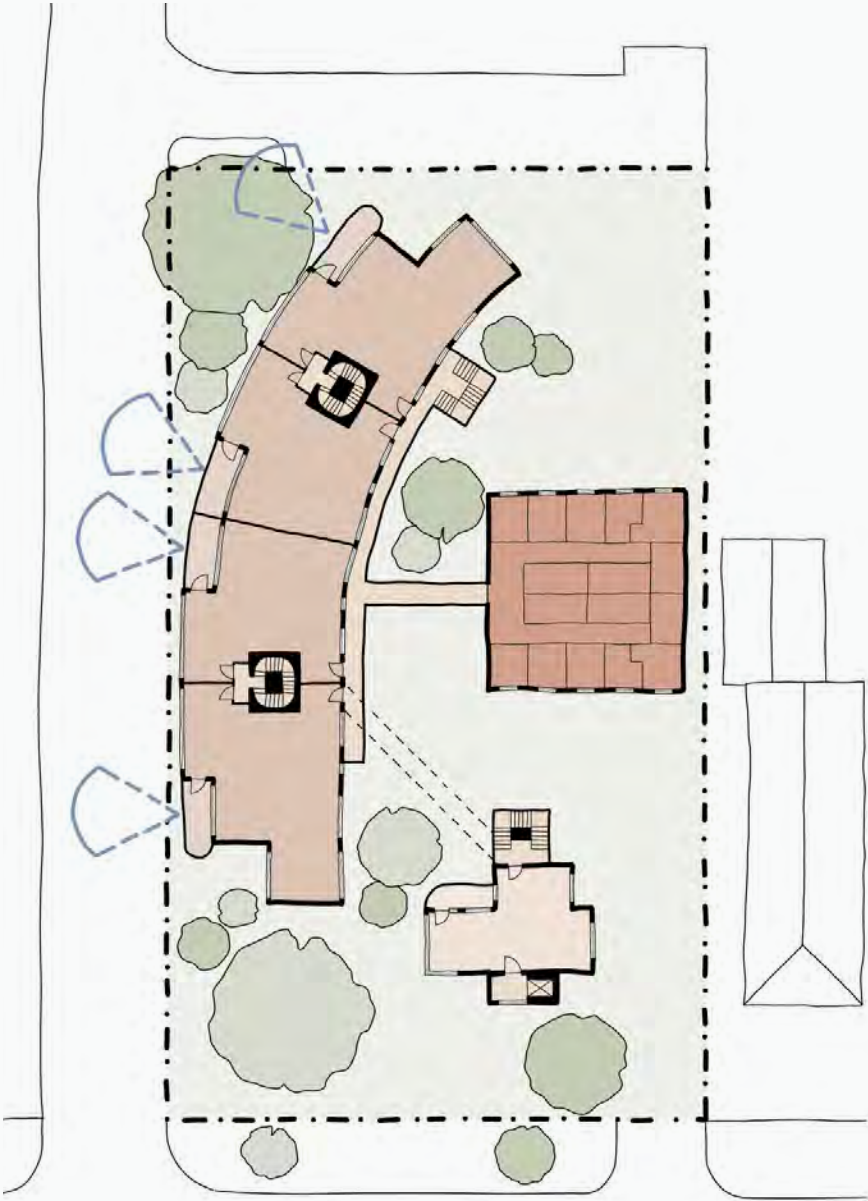
18 dwellings
6 storeys
1,672m² site area
108 dwellings/ha



At the time of its completion in 1951, the design and scale of this apartment development was unlike anything in its vicinity. The building form is boldly expressed as a cluster of distinct structures, defined by a six-storey block and a curving three-storey wing that hugs the street edge.

Through careful site planning and generous deep soil zones, the buildings make space for large, mature trees. Interiors are designed to deliver abundant natural light, with relatively shallow plans that enable cross ventilation. While commonplace at the time in Europe, this was one of the first apartment blocks in Melbourne to feature garbage chutes, a communal laundry, slab heating, and a roof terrace for shared use.

After more than 70 years, the Tahara Road apartments remain a convincing demonstration of how mid-rise living can co-exist alongside low-rise detached houses, balancing vertical density, landscape generosity, and inventive planning.



▲ 17.05 Site diagram — The site plan demonstrates the unique arrangement of the three buildings in their context.

▲ 17.02 (left)
17.03 (centre)
17.04 (right)

A family of contrasting building forms.

APARTMENTS (6 TO 8 STOREYS)

Caringal Flats, Tahara Road, Toorak, Wurundjeri Country

John W. Rivett, 1951



17.06 (top)
17.07 (left)
17.08 (right)

Corner windows and wrap around balconies offer dual aspect canopy views.

Community Comment

"It's a really unusual form, very striking and different for the area and provides a variety of dwelling sizes and types in an otherwise single dwelling landscape."



17.09 An established garden provides a communal asset for residents.



17.10 Shallow floorplans and clever layouts maximise natural light in living spaces.

APARTMENTS (6 TO 8 STOREYS)

Cross Street Co-operative, Cardigan Street, Carlton, Wurundjeri Country

Earle, Shaw & Partners, 1970



18.01 Perimeter tree planting helps moderate the scale of the development.



▲ 400m²

67 dwellings
8 storeys
4,024m² site area
167 dwellings/ha

This well-established development illustrates how terrace houses and apartments can be combined to achieve both diversity and density. Interior layouts are simple and efficient, enhanced by mezzanines and split-level arrangements that cater to changing resident needs over time.

A communal car park slots beneath the development, tucking vehicles away from view. This frees up pedestrian space on the walkways above where clothes-drying facilities and a shared laundry offer opportunities for incidental interaction. Half a century after construction, this practical model for shared amenities is now being rediscovered and celebrated in new residential projects.

Landscape has been integrated both on top of structure and at the ground plane, with mature trees that help embed the buildings in their context. This hybrid development has stood the test of time, continuing to meet the needs of a diverse range of household types.



18.03 (left)
18.04 (right)

Outdoor space is provided via a series of balconies and terraces.



18.05 (left)
Internal floorplans offer light and flexibility.

18.02 (previous page)
The hybrid model combines diverse dwelling typologies. Photo taken by Peter Willie 1970.

APARTMENTS (6 TO 8 STOREYS)

Luxe, Inkerman Street, St Kilda, Bunurong Country

Neometro, 1998



19.01 The facade incorporates a timber batten screen that supports climbing vines.

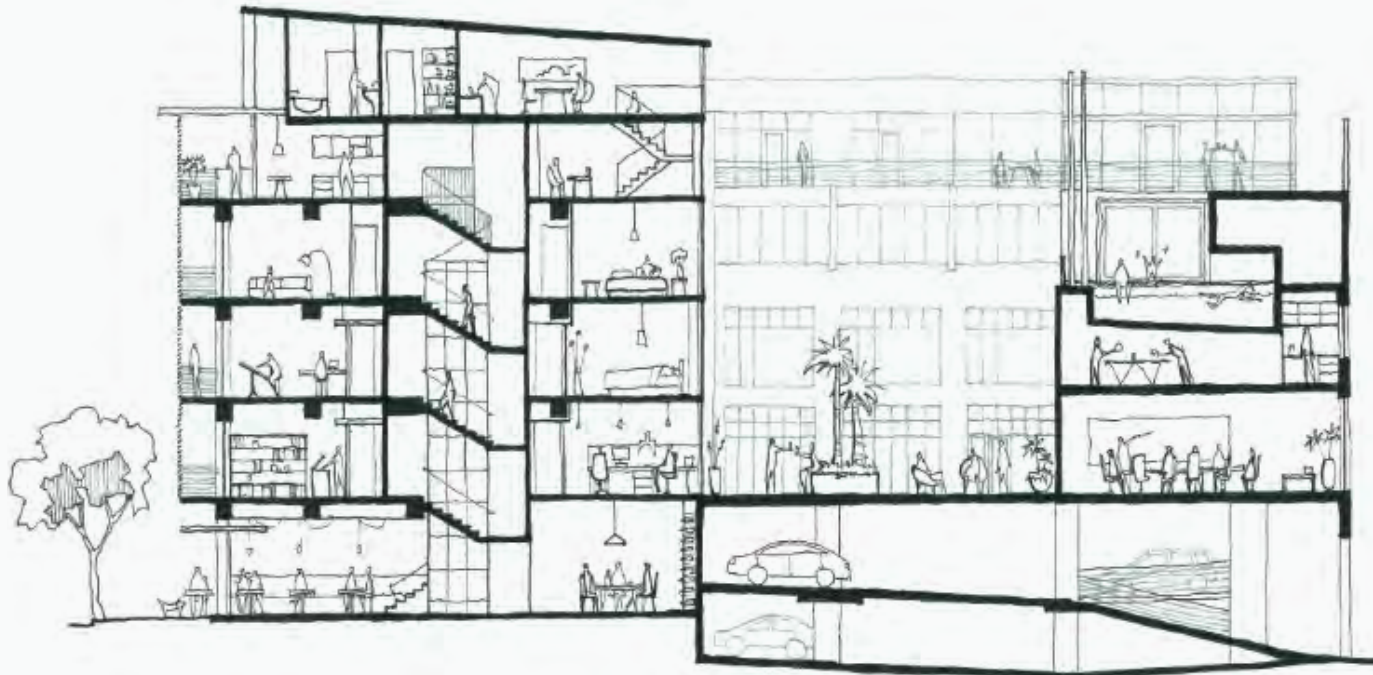


19.02 Ground floor dining opens to the footpath, providing activation at street level.

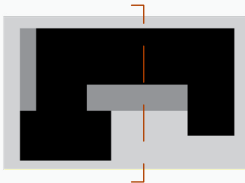


▲ 400m²

10 dwellings
7 storeys
858m² site area
117 dwellings/ha



19.03 North south illustrative section — The many different uses of the building hinge around a central courtyard.



Completed in the late nineties as one of the first of its kind in Victoria, the Luxe building provides an excellent example of residential mixed-use. The project was delivered in stages, allowing for the clever adaptation of a former hardware shop and warehouse. At ground level, the provision of different points of access and alfresco dining tenancies contributes to life on the street, connecting occupants to their neighbourhood.

A courtyard in the centre of the development provides visual relief and outlook, while generous ceiling heights and loose fit dwelling layouts offer variety and flexibility. These features have contributed to the enduring legacy of the project over the decades since its refurbishment, supporting an everchanging arrangement of offices, studios and apartments.

APARTMENTS (6 TO 8 STOREYS)

Nightingale 2.0, Railway Place, Fairfield, Wurundjeri Country

Six Degrees Architects, 2019

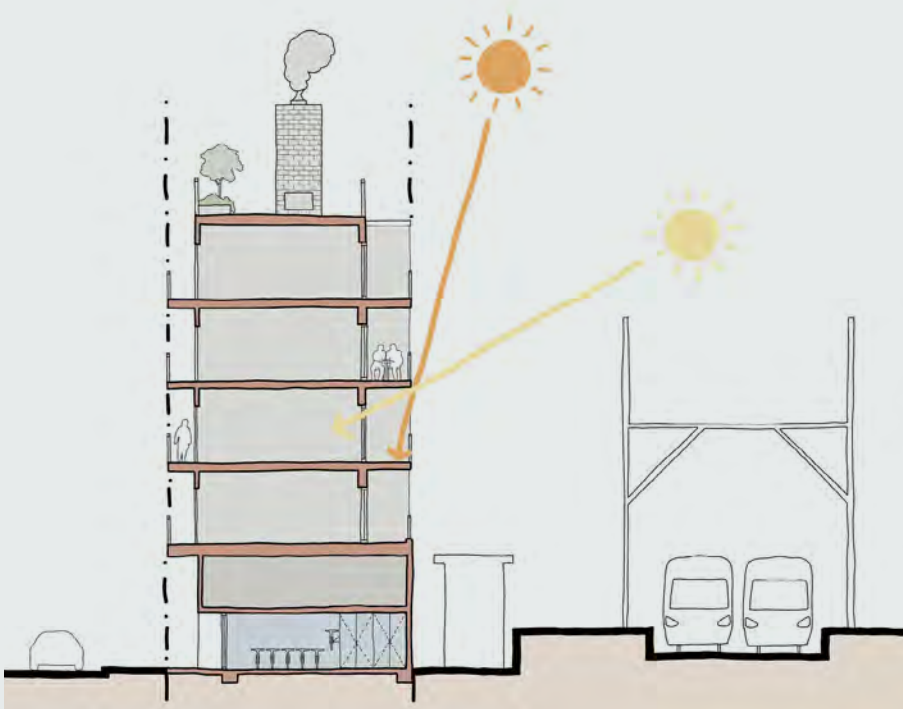


▲ 400m²

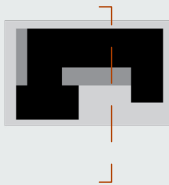
20 dwellings
6 storeys
524m² site area
382 dwellings/ha



20.01 The walkways facing Railway Place increase passive surveillance and provide an active street frontage.



20.02 North south section — Northern orientation and recessed balcony design allows for maximum sunlight to apartment living rooms in the colder winter months while shielding these spaces from the direct sun during the height of the summer.



Located on a unique island site alongside a rail corridor, Nightingale 2.0 exploits its position to deliver a range of resident benefits. Utilising unimpeded frontages and sensible building orientation, all apartments boast sunny north-facing living areas. Emphasised with timber soffits, external corridors provide a sense of arrival and opportunities to cross paths with neighbours. A range of common facilities at rooftop level, including a laundry, entertaining room, outdoor deck and productive garden, further promote social interaction.

Through an agreement with Vic Track to sponsor free off-site car parking, vehicle access has been uncoupled from the development. This has allowed for a greater focus on sustainable transport options, including bicycle facilities and the nearby rail network. Despite the highly urbanised nature of the site, landscape planting is integrated throughout the development to enrich circulation spaces and private balconies. The project demonstrates how contextually responsive design can create a thriving residential community.



20.03 (top left) A shaded garden and bench seat provide a welcoming sense of address.

20.04 (top right) Robust material selection reinforces a distinct architectural identity.

20.05 (bottom) The Railway Place facade.

APARTMENTS (6 TO 8 STOREYS)

Balfe Park Lane, Nicholson Street, Brunswick East, Wurundjeri Country

KTA, 2021



▲ 400m²

77 dwellings
6 storeys
2,055m² site area
375 dwellings/ha



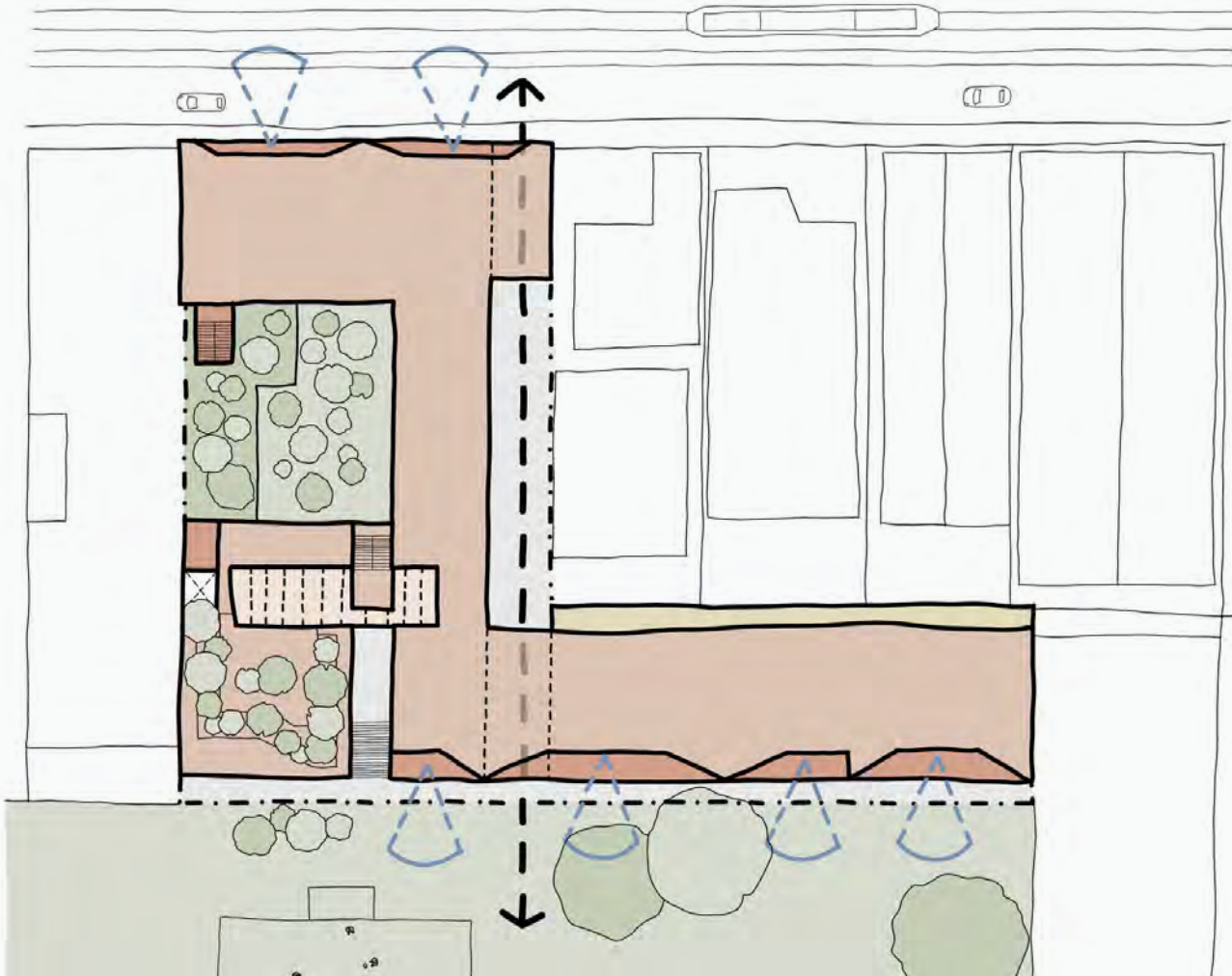
21.01 The western facade overlooks the park.



21.02 (left) The eastern facade fronts on to Nicholson Street.



21.03 (right) A double height laneway opening creates a vital new public link, framing views to park and sky.



21.04 Site diagram — Supported by shared courtyards, wide circulation spaces and integrated public realm interventions, the site's new common laneway infuses a sense of public generosity in the project.

Sited directly alongside Balfe Park in Brunswick East, this project wholeheartedly embraces its context. A new public laneway intersects the building at ground level, offering a much-needed through-block link from Nicholson Street to the otherwise tucked away park. The double height proportions of this thoroughfare frame a dramatic opening to the sky, welcoming residents and community members to enjoy the open space.

Designed to be an exemplar in medium density housing, the development integrates townhouses, apartments, commercial and retail spaces. Quality durable materials, including brick, polished concrete and timber, are paired with efficient floorplans to offer high interior amenity.

Apartments are dual aspect and cross ventilated, incorporating peaceful park views and outlook to the bustling surrounding neighbourhood.

At the building's western interface, connections to the park are enhanced through integrated stoop seating that creates an active park side edge. Coupled with an external stairwell and a communal courtyard, these gestures help embed a culture of social engagement that helps reinforce the park as a safe and valued asset for the community.

APARTMENTS (6 TO 8 STOREYS)

Balfe Park Lane, Nicholson Street, Brunswick East, Wurundjeri Country

KTA, 2021



21.05 Perforated screens offer flexibility, balancing passive surveillance and street activation with privacy.



21.06 (left) Many apartments look on to an internal courtyard.



21.07 (right) Bicycle parking facilities are provided along the entry laneway.



21.08 A large established tree shades apartments from the western sun.



21.09 Courtyard planting adds further green amenity, offering an alternative outdoor communal space to the park.

APARTMENTS (6 TO 8 STOREYS)

Nightingale Evergreen, Duckett Street Brunswick, Wurundjeri Country

Clare Cousins Architects, 2022



▲ 400m²

27 dwellings
8 storeys
535m² site area
505 dwellings/ha

▲ 22.01 The contrasting concrete volumes and finer green balconies lend the building a strong sense of identity within Brunswick.



◀ 22.02 (left)
22.03 (right)

The building features both projecting and recessed balconies.

It is impossible to reflect on the qualities of Nightingale Evergreen without acknowledging it as part of the collaborative Nightingale Village development. A set of overarching principles were established for the precinct, including the removal of car parking and the prioritisation of common shared spaces. These values set the tone for each building - exemplified at Evergreen. A light court pierces through the centre of

the building, delivering ventilation and natural light into all apartments. The repetition of floorplans allowed for efficient and cost-effective construction. Sustainable transport is embraced with the provision of ample bicycle parking and easy access to the nearby train station, tram stop and cycle path. On the rooftop, gardens, a laundry and communal spaces, bring residents together.



Ground



Level 2



▲ 22.04 Floorplans illustrate the adjacent bicycle lane and ground floor mixed-use tenancies that help to stitch the building into the existing fabric of the neighbourhood.

APARTMENTS (6 TO 8 STOREYS)

Nightingale Evergreen, Duckett Street Brunswick, Wurundjeri Country

Clare Cousins Architects, 2022



22.05 A simple material palette allows residents to curate their own interior style.



22.06 (left)
22.07 (right)
Details at thresholds and integrated study nooks add valuable amenity.



22.08 Timber cabinetry in the kitchen provides ample storage and an attractive, durable finish.



22.09 Sleeping nooks with curtain screening maximise flexibility in smaller studio spaces.

APARTMENTS (6 TO 8 STOREYS)

Kerr Street Residences, Kerr Street, Fitzroy, Wurundjeri Country

KTA, 2022



▲ 400m²

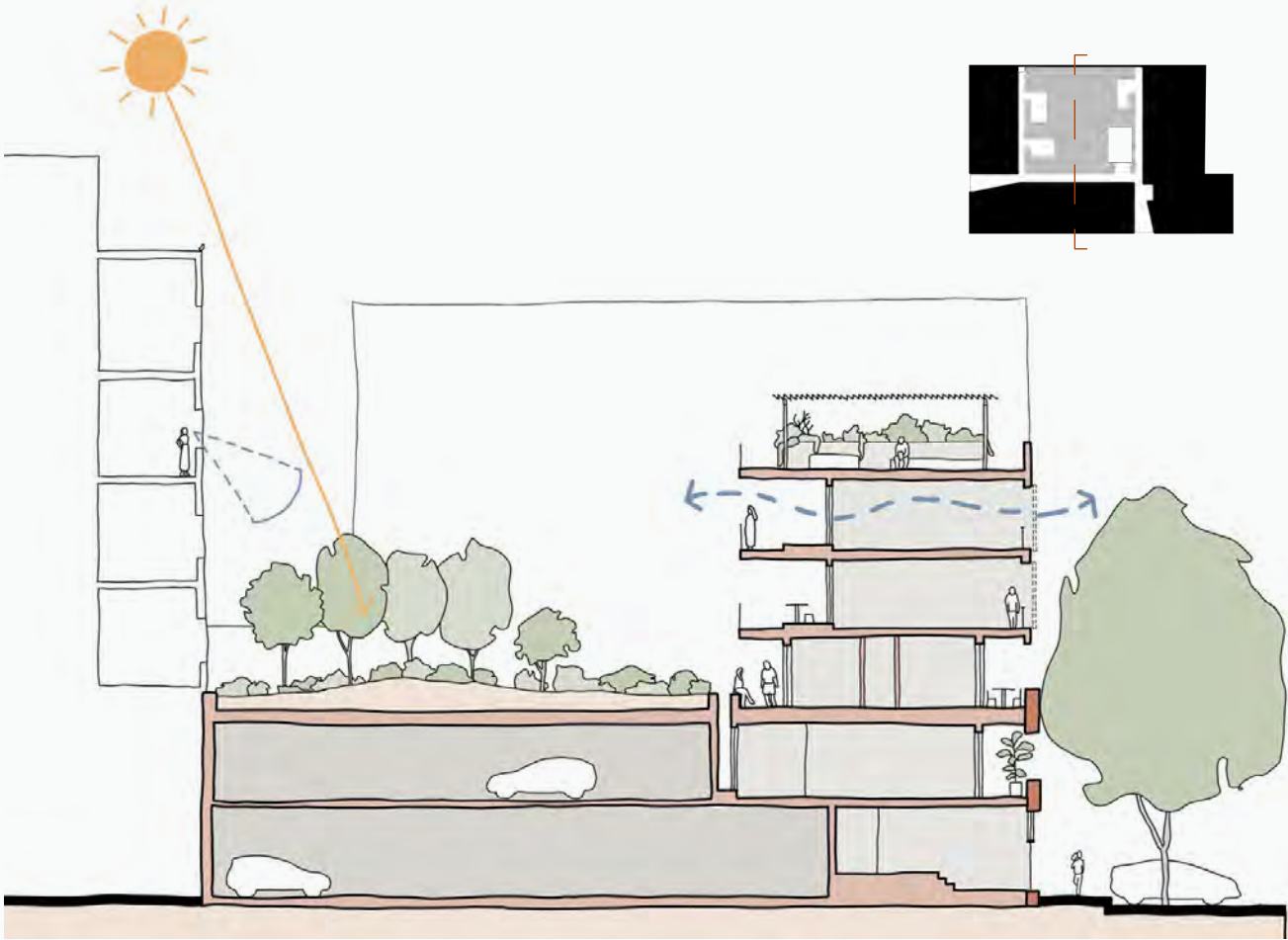
51 dwellings
8 storeys
2,030m² site area
251 dwellings/ha



23.01 The development sits proudly on the street corner, contributing to the urban grain of the neighbourhood.



23.02 Climbing vines rise from the courtyard landscape.



23.03 North south section — This section shows the important relationship between the central courtyard and the surrounding apartments.

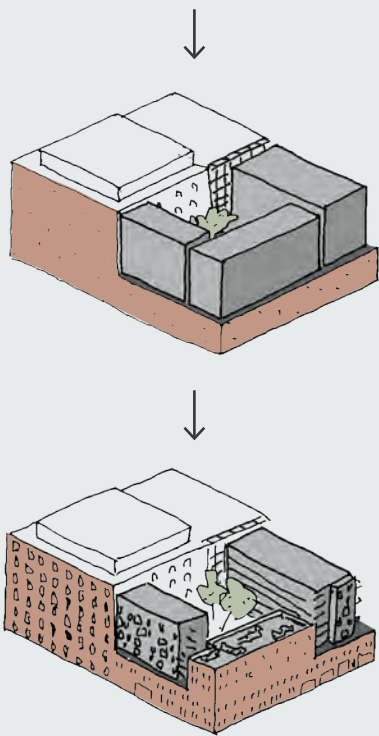
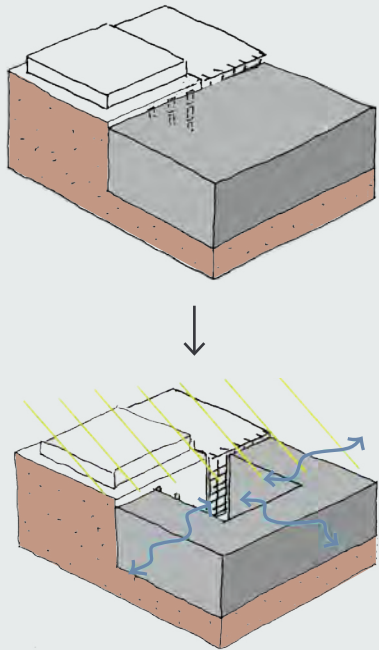
This project was shaped by an early feasibility study in which the client prioritised resident amenity over yield targets. Undertaking the adaptive re-use of a red brick warehouse in one of Fitzroy's post-industrial pockets, the corner site incorporates three new apartment wings that rise above the original facade and wrap around a courtyard. The development's shallow perimeter footprint allows for cross ventilation and natural light to all apartments, reducing energy needs. Large adaptable balconies and screened wintergardens provide flexible private outdoor space for households, while shared facilities at rooftop level promote a community atmosphere.

The central courtyard offers quiet landscape reprieve in an otherwise bustling inner-urban suburb. Densely planted, the courtyard garden is raised to create an immersive experience for users. Communal breezeways with integrated mesh for climbing vines look onto the space, embedding visual connections to nature for residents. These views can also be enjoyed as a valued borrowed landscape for those within the neighbouring apartment building to the site's north.

APARTMENTS (6 TO 8 STOREYS)

Kerr Street Residences, Kerr Street, Fitzroy, Wurundjeri Country

KTA, 2022



▲ 23.04 (top), 23.05 (above left), 23.06 (above right)
Wide open corridors balance privacy and outlook, while bringing natural ventilation to homes.

▲ 23.07 Massing diagrams communicate the key decisions that shaped the final form in an effort to maximise amenity.



▲ 23.08 Perforated shutters offer protection from the western sun.



▲ 23.09 The window apertures of the new apartments take cues from the heritage facade below.

THEME 4: PLANNING FOR SUCCESS

All good residential design starts with a good building layout. Regardless of external appearance, if the inside doesn't meet the needs of its residents, then it's not a good place to live. The layout of each floorplan is key to unlocking quality natural light and ventilation, providing outlook that connects to nature and the neighbourhood, as well as the positioning of spaces and connections that are efficient to build and both practical and comfortable to live in.

Access to daylight has direct health benefits, supporting a good quality of life and improved mental health, while also reducing reliance on artificial lighting and power bills. Narrow and deep floorplans with limited access to windows deliver poor outcomes, whereas shallow plans, where all important spaces in the home have access to a perimeter wall, and with that, direct access to natural light, deliver good outcomes. Some of the projects in this book work hard to deliver this, where site constraints and bordering development might place limits on where and how windows can be positioned. In such cases, the creative use of windows and balconies that avoid intruding on a neighbour's privacy can be critical. Good daylight is a core requirement for a healthy home.

Closely related is the importance of fresh air. Cross ventilation—the ability to open windows on two sides of a home, to promote air movement—remains one of the most effective and simple ways to regulate indoor climate. Apartments designed without adequate airflow can feel stuffy, relying heavily on mechanical cooling, which increases energy bills and environmental impact. By ensuring windows are well-placed, operable, provided with effective shading and supported by well-considered connections between rooms, residents gain an important degree of control over their environment. These important design factors also reduce the risks of mould, dampness, and airborne pollutants, which often plague poorly designed living spaces.

We know that construction costs are a key challenge in today's residential market, and here too a good plan can help. An efficient plan avoids wasted circulation space while still allowing for privacy, comfort, and flexibility. Long, inactive hallways should be minimised, public and private areas clearly zoned, rooms proportioned sensibly, and layouts arranged so that furniture fits with ease. It is one of life's everyday miracles how a well-planned living space can feel bigger than its actual dimensions, whereas a poorly planned living space can feel cramped, cluttered and insufficient. Efficient design also supports long-term adaptability, allowing occupants to use spaces in multiple ways as their lives change.

Every home, even a small one-bedroom apartment, can feel expansive if it has views to greenery, streetscapes, or open skies. Good design carefully frames these views, avoiding the negative impacts of adjacent blank walls or neighbouring windows. This sense of connection to the outdoors can support feelings of security, safety and belonging, enhancing mental wellbeing and reducing stress.

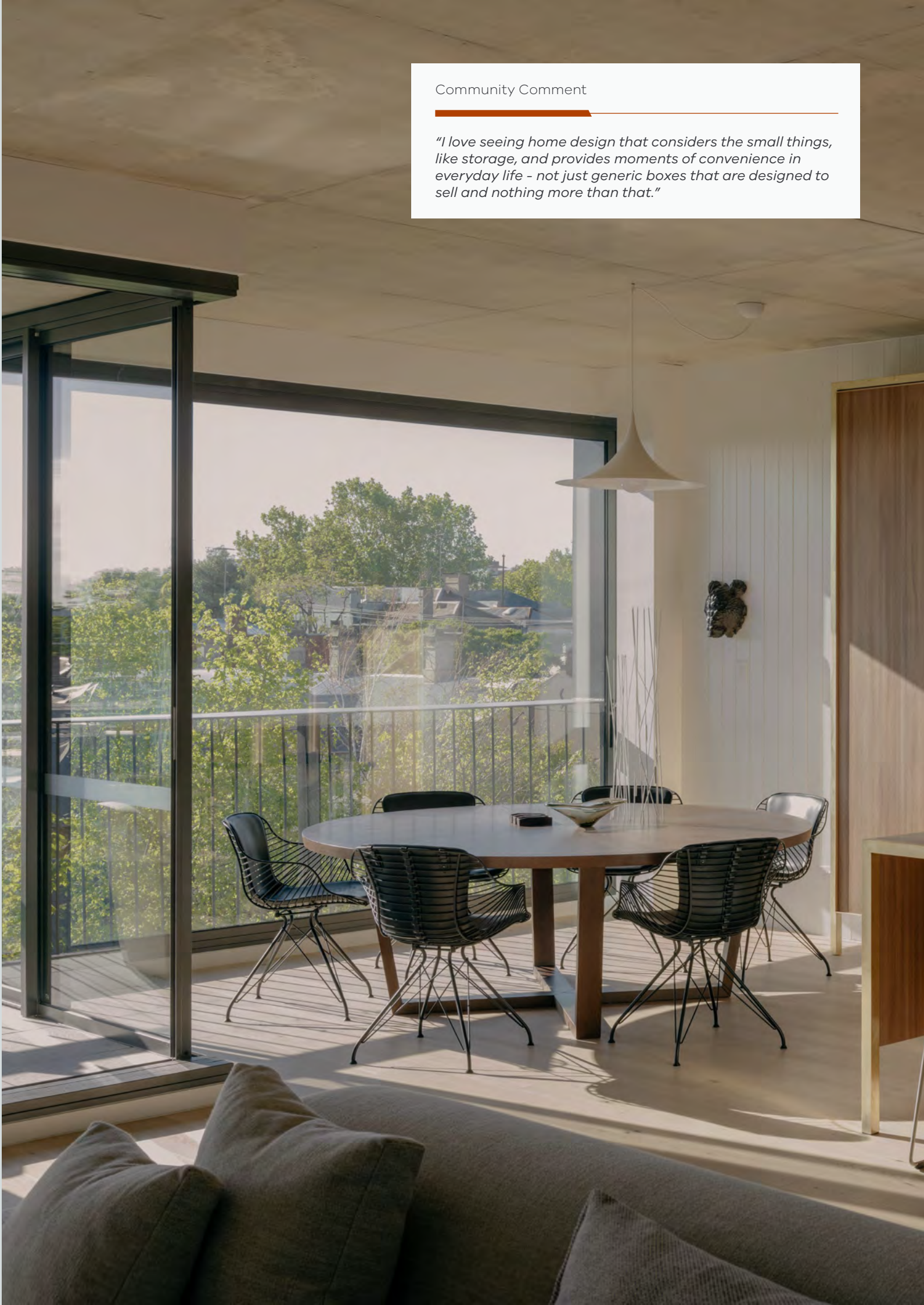
Less a consequence of a good plan but no less vital, good-quality materials underpin the longevity and sustainability of any new home. When materials are contextually appropriate, they enhance the sense of place, strengthen the connection to nature, and provide welcome, wayfinding and clarity. Material selection also plays a vital role in reducing the embodied carbon of our buildings. In contrast, poor quality or inappropriately detailed materials deteriorate quickly, increasing maintenance costs and diminishing the sense of care and quality. By investing in robust finishes and good quality construction detailing, new homes will age gracefully, fostering a sense of pride and care among residents.

Community Comment

"I love seeing home design that considers the small things, like storage, and provides moments of convenience in everyday life - not just generic boxes that are designed to sell and nothing more than that."



0.10 At this Fitzroy apartment designed by Freadman White, clever site planning has maximised sunlight and views out to nature.





Spatial relationships between buildings, colocation of services, site-wide sustainability targets, and maximisation of communal amenity are just some of the key design considerations at precinct scale. When developed holistically, precinct developments can foster a deep sense of community between residents and create an enduring legacy of good design.

▲ 0.11 City Gardens, North Melbourne, Peter McIntyre, 1976

Community Comment

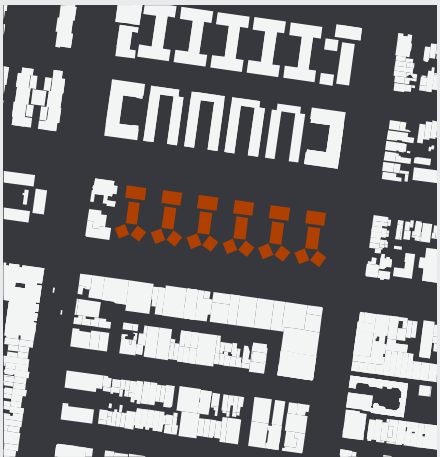
"Move away from the idea that everything must be in your own home — live more communally."

Precincts

PRECINCTS

Hotham Gardens, Arden Street, North Melbourne, Wurundjeri Country

Roy Grounds, Romberg and Boyd, John Mockridge, John Murphy, Phillip Pearce and Roy Simpson, 1961



▲ 400m²

108 dwellings
4 storeys
9,141m² site area
118 dwellings/ha



24.01 Established trees mediate the scale of the buildings.

Developed in 1959-1961, the Hotham Gardens project includes a range of one, two and three-bedroom dwellings that are still highly sought after today. The six buildings are nestled within a broader landscape, where established trees and enclosed garden spaces lend great communal amenity and outlook to each apartment. This sensitive siting strategy manages privacy between apartments, while providing natural ventilation and good daylight access.

Built with robust cream brick, undercroft car parking at ground level provides a foundation for three floors of apartments connected via external stairways. By designating vehicle space beneath each building, open space is maximised across the rest of the site. This demonstrates an early recognition of the environmental and human health benefits of connecting with nature. Still in excellent condition, the development has been lovingly cared for by residents.



24.02 (top left)
24.03 (top right)

Balconies connect residents to the gardens which have continued to flourish over time.

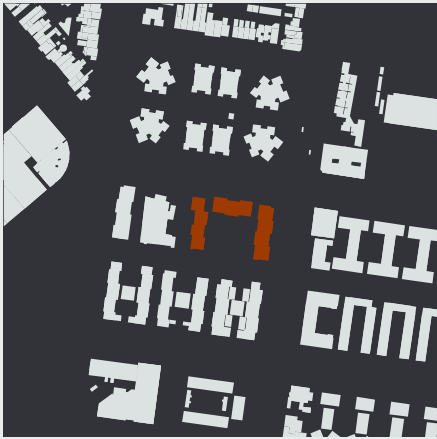
24.04 (bottom) Site diagram — Repetition in the site plan opens opportunities for a range of courtyard spaces.



PRECINCTS

City Gardens, Haines Street, North Melbourne, Wurundjeri Country

Peter McIntyre, 1976



▲ 400m²

140 dwellings
4 storeys
17,300m² site area
81 dwellings/ha



25.01 The red brick and concrete structure takes material inspiration from North Melbourne's industrial heritage.

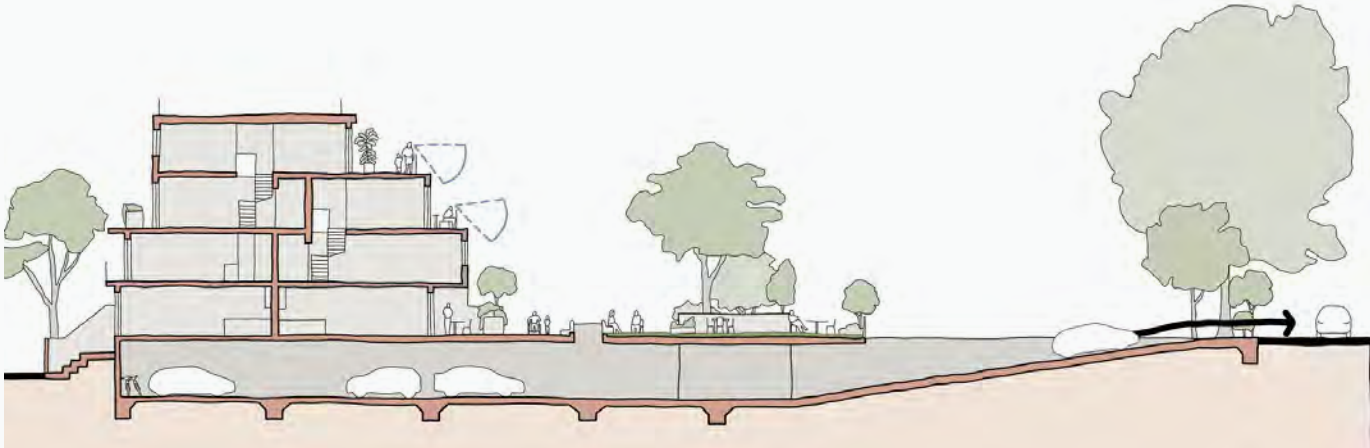


25.02 Site diagram — Apartments and townhouses benefit from direct visual connection to the internal courtyard and the streets beyond.



25.03 (top right) By prioritising tree planting at the time of construction, the development benefits from a leafy and protected outlook.

25.04 (bottom right) North south section — The City Gardens site section demonstrates the unique relationship between the courtyard and basement car park.



Designed in the early 1970s, City Gardens incorporates a mix of townhouses and apartments that cater to a range of household types. A split-level dwelling model allows for flexibility, incorporating mezzanines and maximising internal natural light and sense of space.

The dwellings at City Gardens wrap around a substantial courtyard that sits on top of the site car park. This open space demonstrates how good planning and adequate soil provision can result in generous landscapes on structure. Accessible to the public, this courtyard supports mature canopy trees and provides a valued place for resident and community recreation.

Integrated stormwater drainage mitigates flood risks on the low-lying site. The site plan prioritises the landscape between buildings, with the driveway conceived as an internal street known as Plane Tree Way. Its meandering path and significantly proportioned Plane trees provide a peaceful through-block link for pedestrians in the neighbourhood.

PRECINCTS

City Gardens, Haines Street, North Melbourne, Wurundjeri Country

Peter McIntyre, 1976



25.05 A key circulation axis cuts through the site, aiding with intuitive wayfinding.



25.06 The courtyard is well-loved by residents as a space for relaxation, productive gardening, catch-ups and play.



25.07 (left)
25.08 (right)

The densely textured garden contrasts with the strong geometries of the built form.

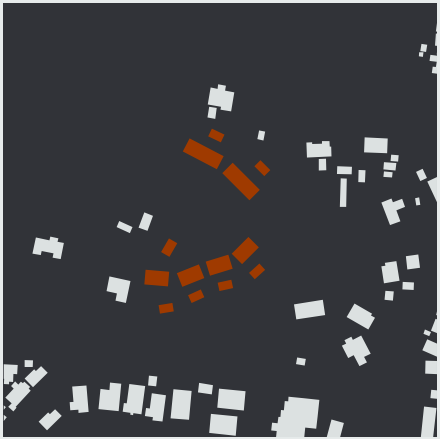


25.09 Light flows into the multi-level spaces without compromising their privacy.

PRECINCTS

The Paddock, Reckleben Street, Castlemaine, Dja Dja Wurrung Country

Crosby Architects, 2021



▲ 400m²

27 dwellings
2 storeys
13,998m² site area
19 dwellings/ha



26.01 Rows of solar-powered townhouses look on to productive gardens and lawns.



26.02 (left) Each unit has its own private open space, terracing down from the back door.

26.03 (right) Native planting marks the front address.



26.04 (right) The site plan keeps cars to the edge and the landscape at its heart, aiming to return biodiversity to the soil.



A shared vision of sustainable living and connection to nature, sits at the heart of this community-led development in Castlemaine. The 1.4-hectare bush site includes twenty-seven townhouses and a community centre, among other collective facilities.

This model offers an alternative to the individual lots and extensive driveways associated with traditional regional subdivision. Instead, vehicle access is allocated to the outer edges of the consolidated site, freeing up space for an arc of townhouses arranged around a celebrated central landscape. Mature native trees, lawns and natural wetlands characterise this open space, providing valuable biodiversity and habitat. The largest portion of this zone is occupied by an expansive productive garden where residents can utilise planters

and wicking beds to grow fruit, vegetables and herbs, alongside native wildflowers, trees and grasses.

Ranging in size from two to four bedrooms, townhouses follow simple compact layouts taking up just eleven percent of the site. Passive performance measures, efficient water systems and shared energy networks are embedded into their design, while organic compost bays, recycling initiatives and ambitions for net positive energy production further exemplify collective environmental values.

Residents meet regularly throughout the week to socialise, relax and improve their immediate environment. This development has fostered a deep culture of connection between neighbours and their natural landscape.

PRECINCTS

Nightingale Village, Duckett Street, Brunswick, Wurundjeri Country

Breathe, Kennedy Nolan, Hayball, Clare Cousins, Austin Maynard, 2022



▲ 400m²

203 dwellings
8 storeys
4001m² site area
507 dwellings/ha



27.01 Nightingale Village as viewed from the west, presents a unique cluster of buildings that share a common language.

Nightingale Village showcases the multitude of benefits gained through consolidating, combining and sharing. The village is a unique design collaboration that brings together six separate buildings by Breathe, Kennedy Nolan, Hayball, Clare Cousins, Architecture Architecture and Austin Maynard architects.

A precinct site strategy afforded a range of efficiencies for the project. By consolidating car parking and waste collection to a single area, streetscapes were freed from vehicle crossovers and communal open space was maximised. This move allowed for Duckett Street to be pedestrianised with additional trees and groundcover planting, activating the street frontages at ground level.

The designers balanced a unified design vision with expressions of individuality across the project. Aligned lightwells and clever siting allow for shared amenity between structures, shaping positive outlooks and sunlight access for residents. Though each building has its own separate identity, design details for some elements such as balustrades were coordinated across structures, even if sometimes expressed in different ways. The prioritisation of good quality materials and honest construction techniques, resulted in functional and attractive internal layouts across the collection of buildings.

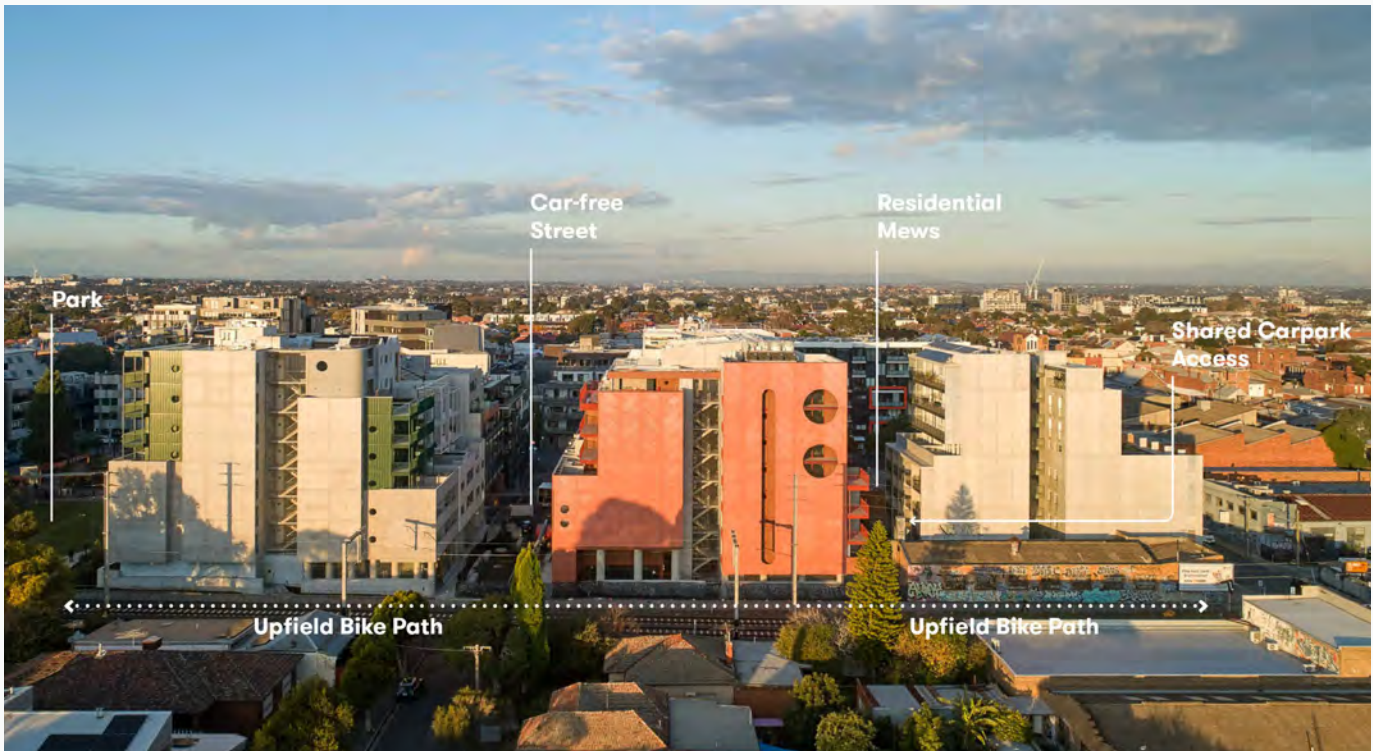
Key services were co-located, including the fire booster and substation, which generated cost savings that could be redistributed.

Sustainability gains were achieved through measures such as dematerialisation, using low carbon materials, rooftop solar array, zero gas and the promotion of active transport.



27.02 (top) Nightingale Village is located along the Upfield bike path and train line.

27.03 (bottom) Site diagram — The Nightingale Village site diagram illuminates pedestrian connectivity at street level.



PRECINCTS

Nightingale Village, Duckett Street, Brunswick, Wurundjeri Country

Breathe, Kennedy Nolan, Hayball, Clare Cousins, Austin Maynard, 2022



27.04 Integrated benches and planter boxes create moments to dwell and connect with neighbours.



27.05 (left)
27.06 (right)
Apartment balconies and externalised circulation spaces provide long views.



27.07 (top left)
27.08 (top right)
27.09 (left)
27.10 (right)
Integrated landscape architecture and material expression reinforce the identities of each building.

PRECINCTS

Dunlop Avenue, Ascot Vale, Wurundjeri Country
Hayball, 2022

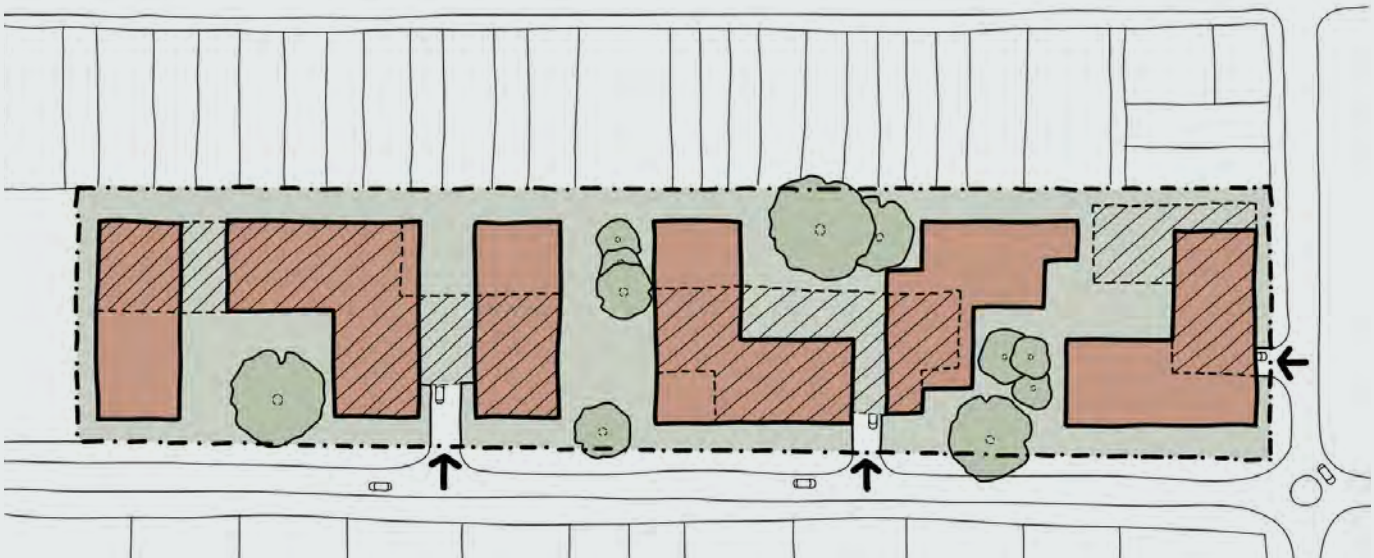


▲ 400m²

200 dwellings
3 storeys
13,802m² site area
145 dwellings/ha



28.01 Mature native trees are protected and celebrated.



28.02 Site diagram — The site plan demonstrates the relationship between existing canopy trees and new basement structures below ground.

Legend

- Building (above ground)
- Basement
- Basement entry/exit
- Pre-existing tree



The Dunlop Avenue project delivers 200 new social and affordable homes, catering for a mix of private and social tenants. Nestled along a quiet suburban street, the built form has been broken up into six three-storey buildings - a scale that respects the surrounding context. A kit of parts system has been utilised across the structures, ensuring that they each have individual identities while maintaining continuity, durability and efficiency. Robust finishes characterise the interior scheme, providing high-functioning, comfortable homes for residents.

Dunlop avenue showcases the merits of prioritising existing mature trees. Basement car parking has been carefully designed around tree protection zones, resulting in a site plan with a series of generous outdoor spaces anchored by sprawling canopies. The design clearly delineates between public, communal and private spaces with equitable access provided across all buildings.



28.03 (top)
28.04 (middle)
28.05 (bottom)

Differences in brick colours and material application, give distinction to building facades.

THEME 5: THE LIVING STREET

Streets are alive. They grow and change. While heritage and local identity are important, and the existing fabric of the city must be respected – streets and neighbourhoods are also places of transformation. This change is not a feature of the street, but perhaps its very essence.

As the projects in this book demonstrate, this evolution continues to be shaped by different types of housing. Indeed, there are many fine examples from the 1950s and 1960s of apartments that were very new at the time, often taking their cues from the latest European apartment trends, which were sited and adapted sensitively to their local surroundings. Some are now much-loved landmarks, surrounded by mature trees, establishing and strengthening the local character of a neighbourhood. These buildings have an enduring positive presence on the street.

This is not to say that change cannot have a negative impact on the street, if not thoughtfully designed. This is particularly apparent when it comes with increased car usage. As noted in Theme 1: People first, cars second, great care must be taken to reduce the impact of additional cars and car parking on our streets. A good street is good for pedestrians first, giving priority to those walking over vehicle movement.

Streets that are designed predominately for single or two storey houses can also present challenges to accommodate the height and massing of new taller buildings. However, as some projects in this book demonstrate, there are ways to graduate the transition from low rise to higher rise buildings, to avoid the blunt impact of a jump in massing and volume. Trees in particular can help to soften and mediate differences in building height.

Finally, we must always remember that today’s new buildings are tomorrow’s heritage. Heritage is alive, and a genuine respect for it does not mean a repetition of historical styles. Good design means exploring creative and dynamic ways to echo qualities of the surrounding context while enriching it. This might mean using certain materials, composing the buildings form with reference to established heights or architectural features, reinterpreting elements of existing fabric into new contemporary forms and expression. In this way the street becomes a rich layering of character and identity.

Seen in this light, the progression of our towns and cities from the historical to the contemporary is a continuum, of which we are a part. The street is alive, and we must both respect its character, while embracing change as part of its lifeblood.

Community Comment

“Mixed use buildings, with uses such as retail at the ground floor, create a welcoming neighbourhood rather than a street that seems only for the entrance to car parking.”

0.12 Nightingale Ballarat shows how apartments can be sensitively integrated within a heritage setting, respecting the neighbourhood character while introducing much-needed housing diversity.



01 TOWNHOUSES

Molesworth Street, Kew	p. 16
Architect: Graeme Gunn Photography: Urban Angles - 1.01, 1.04 DTP - 1.02, 1.03	
Heller Street, Brunswick	p. 18
Architects: Six Degrees Landscape Architects: Simon Taylor Landscape Photography: Six Degrees Patrick Rodriguez - 2.01 Joel Noon - 2.02, 2.03, 2.04	
Dalziel Lane, Northcote	p. 20
Architects: Lincoln Glover Studio & Bib n Brace Photography: Kristian Gehradte - 3.02 DTP - 3.01, 3.03, 3.04, 3.05	
Clyde Street, Thornbury	p. 22
Architects: Six Degrees Photography: Alice Hutchison (Six Degrees) - 4.01, 4.03 DTP - 4.02	
Davison Street, Brunswick	p. 24
Architects: Archier Photography: Sharyn Cairns - 5.01, 5.04, 5.05 DTP - 5.02, 5.03	
Ruskin Street, Elwood	p. 26
Architects: Fieldwork Landscape Architects: SBLA Photography: Tom Ross - 6.01, 6.04 Tess Kelly - 6.03, 6.06, 6.07, 6.08, 6.09, 6.10	
Lothian Street, North Melbourne	p. 30
Architects: Kennedy Nolan Photography: Stefan Preuss - 7.01, 7.02, 7.03	

02 APARTMENTS (2 TO 5 STOREYS)

Windermere Flats, Broadway, Elwood	p. 36
Architects: James Esmond Dorney Photography: DTP	
Moonbria, Mathoura Road, Toorak	p. 38
Architects: Roy Grounds Photography: James Geer - 9.01, 9.03, 9.06, 9.07 Oscar Casper - 9.02, 9.08 John Gollings - 9.04 Earl Carter - 9.09, 9.10	
Wynnstay Road, Prahran	p. 42
Architects: McBride Charles Ryan Architects Landscape Architects: Rush \ Wright Associates Photography: John Gollings - 10.01, 10.04, 10.05 Peter Clarke - 10.03	
Napier Street, Fitzroy	p. 44
Architects: Woods Bagot Landscape Architects: Jack Merlo Photography: Trevor Mein	
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Architects: Freadman White Architects Photography: Gavin Green	
Nightingale Ballarat, Davey Street, Ballarat Central	p. 48
Architects: Breathe Photography: Georgia Chisholm	
Park Street, Brunswick	p. 50
Architects: Breathe Landscape Architects: Acre Photography: Tom Ross	
McKenzie Street, Belmont, Geelong	p. 52
Architects: Kennedy Nolan Landscape Architects: Simon Ellis Landscape Architects Photography: Tom Ross	

03 APARTMENTS (6 TO 8 STOREYS)

Beverley Hills, Darling Street, South Yarra	p. 58
Architects: Howard Lawson Photography: DTP	
Caringal Flats, Tahara Road, Toorak	p. 60
Architects: John W Rivett, architectural renovation by Manna Architects Photography: Amelia Stanwix for The Design Files - 17.01, 17.04, 17.06, 17.07, 17.08, 17.09, 17.10 DTP - 17.02, 17.03	
Cross Street Co-Operative Housing, Cardigan Street, Carlton	p. 64
Architects: Earle, Shaw and Partners Photography: Tom Ross, Jack Davies and Card Practice - 18.01, 18.04, 18.05 Peter Wille - 18.02	
Luxe, Inkerman Street, St Kilda	p. 66
Architects: Neometro Photography: Earl Carter - 19.02 DTP - 19.01	
Nightingale 2.0, Railway Place, Fairfield	p. 68
Architects: Six Degrees Architects Landscape Architects: SBLA Photography: Tom Ross - 20.01 Rory Gardiner - 20.03, 20.05 Tess Kelly - 20.04	
Balfe Park Lane, Nicholson Street, Brunswick East	p. 70
Architects: KTA Landscape Architects: Openwork Photography: Leo Showell	
Nightingale Evergreen, Duckett Street, Brunswick	p. 74
Architects: Clare Cousins Architects Landscape Architects: Eckersley Garden Architecture Photography: Tom Ross	
Kerr Street Residences, Kerr St, Fitzroy	p. 78
Architects: KTA Photography: Leo Showell	

04 PRECINCTS

Hotham Gardens, Arden Street, North Melbourne	p. 86
Architects: Roy Grounds, Romberg and Boyd, John Mockridge, John Murphy, Phillip Pearce and Roy Simpson Landscape Architect: Beryl Mann Photography: Yuncken Freeman Architects Pty Ltd, Hotham Gardens (c.1960-1963), [UMA-ITE-2018011501496]. University of Melbourne Archives - 24.02 DTP - 24.01, 24.03	
City Gardens, Haines Street, North Melbourne	p. 88
Architects: Peter McIntyre Photography: Ben Clement - 25.01, 25.09 DTP - 25.04, 25.05, 25.06, 25.07, 25.08,	
The Paddock, Reckleben Street, Castlemaine	p. 92
Architects: Crosby Architects Photography: John Gollings	
Nightingale Village, Duckett Street, Brunswick	p. 94
Architects: Breathe, Kennedy Nolan, Hayball, Clare Cousins, Austin Maynard Landscape Architects: Openwork/Amanda Oliver Gardens/Eckersley Garden Architecture Photography: Glenn Hester - 27.01, 27.02 Tom Ross - 27.04, 27.05, 27.06, 27.07, 27.10 Shantanu Starick - 27.08 Henry Lam - 27.09	
Dunlop Avenue- Ascot Vale	p. 98
Architects: Hayball Landscape Architects: Tract Photography: Henry Lam	

ADDITIONAL PHOTOS

0.01 - Fieldwork	0.07 - Tom Ross
0.02 - Stefan Preuss	0.08 - Henry Lam
0.03 - Tom Ross	0.09 - Leo Showell
0.04 - John Gollings	0.10 - Gavin Green
0.05 - Sharyn Cairns	0.11 - DTP
0.06 - James Geer	0.12 - Georgia Chisholm



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of Transport
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