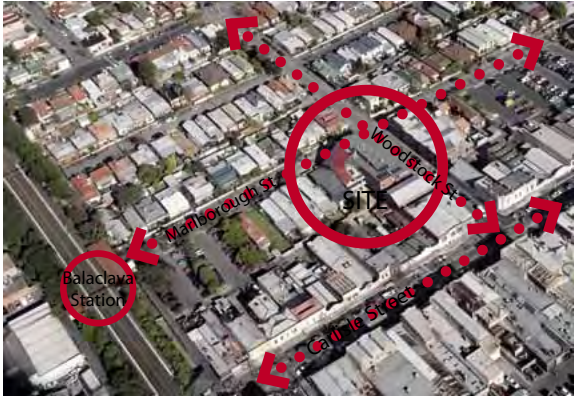


BALACLAVA COMMUNITY HOUSING

site location 30-34 Marlborough St, Balaclava Victoria Australia | site area 834m² | client The City of Port Phillip in association with the Office of Housing & Arts Victoria | architect MGS Architects | artist Benjamin McKeown / William Kelly | builder McCorkell Constructions | photographer John Gollings



The site as viewed from the northwest, showing Balaclava Station at bottom left. The main thoroughfare of Carlisle St is visible in the foreground, bottom right. Prior to development the site was utilised for public car parking with access off Marlborough St and the ROW to the north.

Project Synopsis

The project is for a 31 unit community rooming house, considered a 'flagship' demonstration project for the City of Port Phillip and the Office of Housing. It contains predominantly 'hotel' style rooms with kitchenettes and bathrooms plus a number of single bedroom accommodation, community lounges and laundrette.

The site is in the heart of the busy local Balaclava Shopping Precinct. Located to the south of Carlisle Street shops and in proximity to the elevated Balaclava Railway Station, it is well serviced by public transport; local bus, train and rail networks are all accessible within 100m of the site. Close proximity to a range of community facilities including the St Kilda Library and Town Hall, amongst others, make the site ideal for this type of accommodation.

Council owned the site which functioned as car parking supporting the adjacent retail strip; this function had to be maintained in the redevelopment of the site. The goal for the clients is to enable the location of a rooming house facility for long-term residents of the City of Port Phillip.

The objective underpinning the program developed by the City and managed by the Port Phillip Housing Association has been one that brings together aspirations for social sustainability with objectives for environmental, economic and cultural sustainability as outlined below:

- The redevelopment of council-owned resources whilst retaining established car parking expectations into the new development
- The development of environmentally sustainable projects within its community
- The repair of urban fabric and identification of parts of the City where intervention through new projects might lead to urban renewal
- Projects that can demonstrate an integrated strategic planning approach that provides for better utilisation of transport and State and Local Government infrastructure and support for the existing retail centre
- The incorporation of integrated art within the community
- Improved access to public transport and housing for people with disabilities (provision of lift and design of corridors and disability access throughout)

The program identifies the potential for a dialogue between these important elements for a healthy, compassionate and vibrant community. High quality, affordable housing is critical throughout Australia in rapidly gentrifying areas such as the City of Port Phillip. The targeted tenant groups to be housed in the development are single persons predominantly 22-54 years with older persons (55 years) and clients with disabilities and social disadvantages.

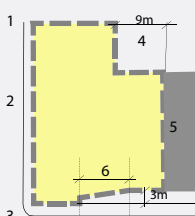
Project funding has been supplied in a joint venture between the City of Port Phillip and the Office of Housing. Additional funding for integrated art work has also been provided by local and state government agencies.

Integrated Art was made possible through successful application for funding by Arts Victoria for an art piece titled, 'Layering', by artist William Kelly. This art work is to be installed on the car park ceiling and floor. Additional integrated art projects by artist Benjamin McKeown are located on the front entry elevation on Woodstock Street and between the building's lobby and the public car park. The art work for the project is a collaborative effort between the artists and MGS architects.



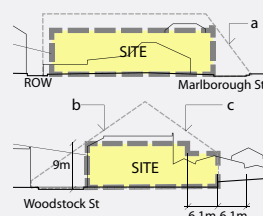
Site Development

- 1 Consistent with corner properties to NW and S, setback to rear and corner frontages could be zero, subject to resolution of building form
- 2 Corners on northwest facade to be located so that they are not directly opposite existing habitable room windows
- 3 Zero setback on western corner equivalent to setback of shop on Marlborough St
- 4 Limit on direct views into neighbour's private open space within 9m
- 5 Potential for zero lot line where existing boundary wall is inactive
- 6 Transitional zone from 0-3m setbacks at boundary



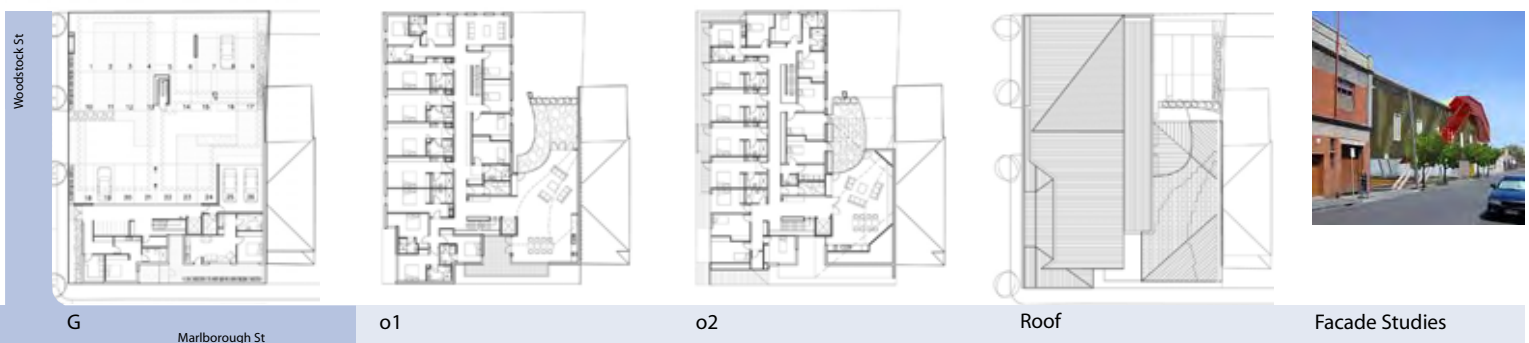
Built Envelope Studies

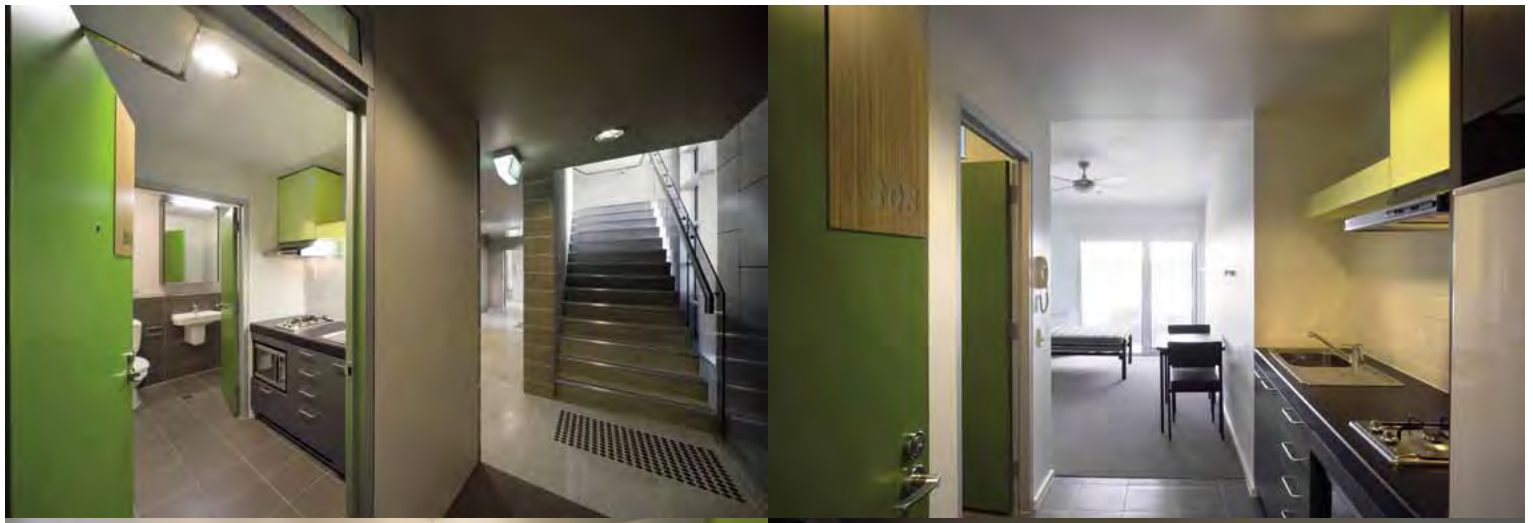
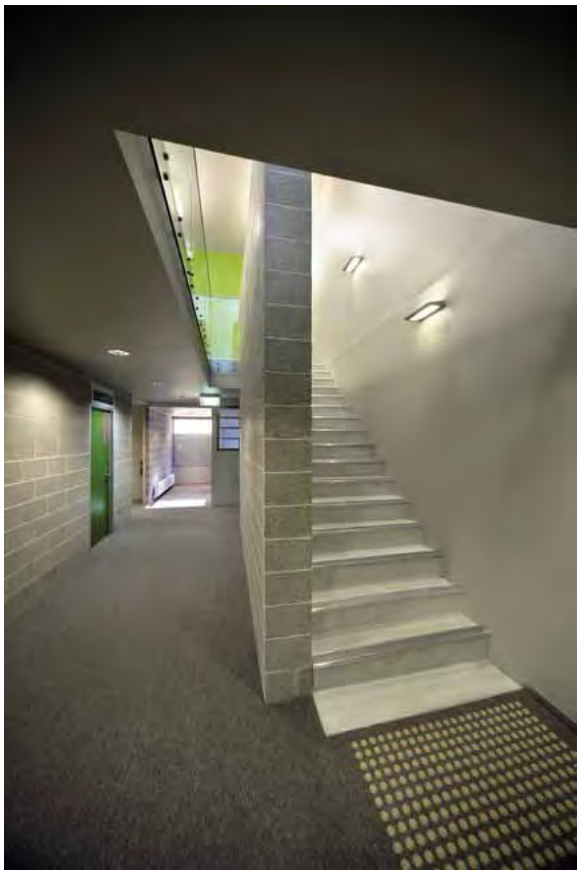
- WOODSTOCK STREET
- a) Mar/Sep 9am
34° alt, 59° NE azimuth
 - b) Mar/Sep 12pm
34° alt, 59° NW azimuth
 - c) Mar/Sep 12pm
52° alt, 0° az.
- New building can be 12m high at boundary without shading existing footpath. Build street frontages to ensure that footpath is not shaded



Setbacks

- WOODSTOCK STREET
Zero setback of building envelope to Woodstock St, consistent with zero setback of existing corner properties
- MARLBOROUGH STREET
Zero setback to Marlborough St, equivalent to shop opposite, at Marlborough/Woodstock St junction
Maximum new building height of 9m
Transitional zone from zero setback on corner to 3m setback on NE boundary
Potential for zero lot line where existing boundary wall is inactive
3m setback at NE boundary consistent with neighbouring property of 6.1m, equivalent to width of block





Integrated Artwork

Indigenous themes: community, layering, transition, journey, gathering, a meeting place

