



## 02. Masterplan Vision

# Masterplan Scaffold and Urban Development Principles



NTS



## Scaffold

The vision for this masterplan is to create a structure or framework that leverages the site's context and enhances value, amenity and character.

The scaffold is authentic to the history of the site, calling on both the historic block pattern by pulling Torrens Terrace into the site, and the site's past and current house typologies. Any homes that have occupied the site to date have featured small footprints clustered together, relating to each other. This characteristic can remain and is honoured through the Cascade.

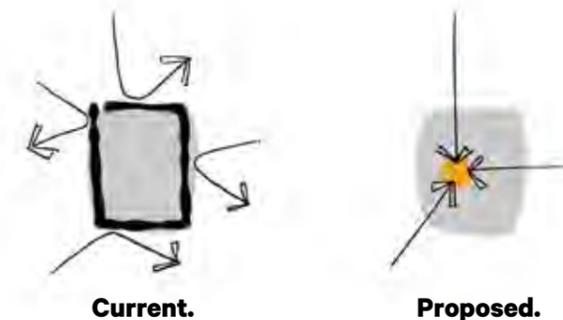
**The Cascade** also aids in the management of slope by allowing significant level change to occur over a short distance through focused, regular stepping and terracing. The site's topography is a key characteristic. It is both an asset in terms of views/outlook as well as a challenge in terms of building platforms and transitioning.

This masterplan scaffold is about placemaking, a 'whole site' outcome serving to bring the community together. It brings distinction, allowing the Arlington Sites 1 and 3 to become a micro neighbourhood with its own identity while also opening it up to the surrounding community. For many years this site has been closed to the outside; impermeable to, and disconnected from its wider neighbourhood.

**The Spine** becomes a mechanism for drawing people in as well as conveniently connecting Arlington residents with their surroundings and creating spaces that are interesting and enjoyable to spend time in

with neighbours. It works to ensure the community is both physically and socially connected.

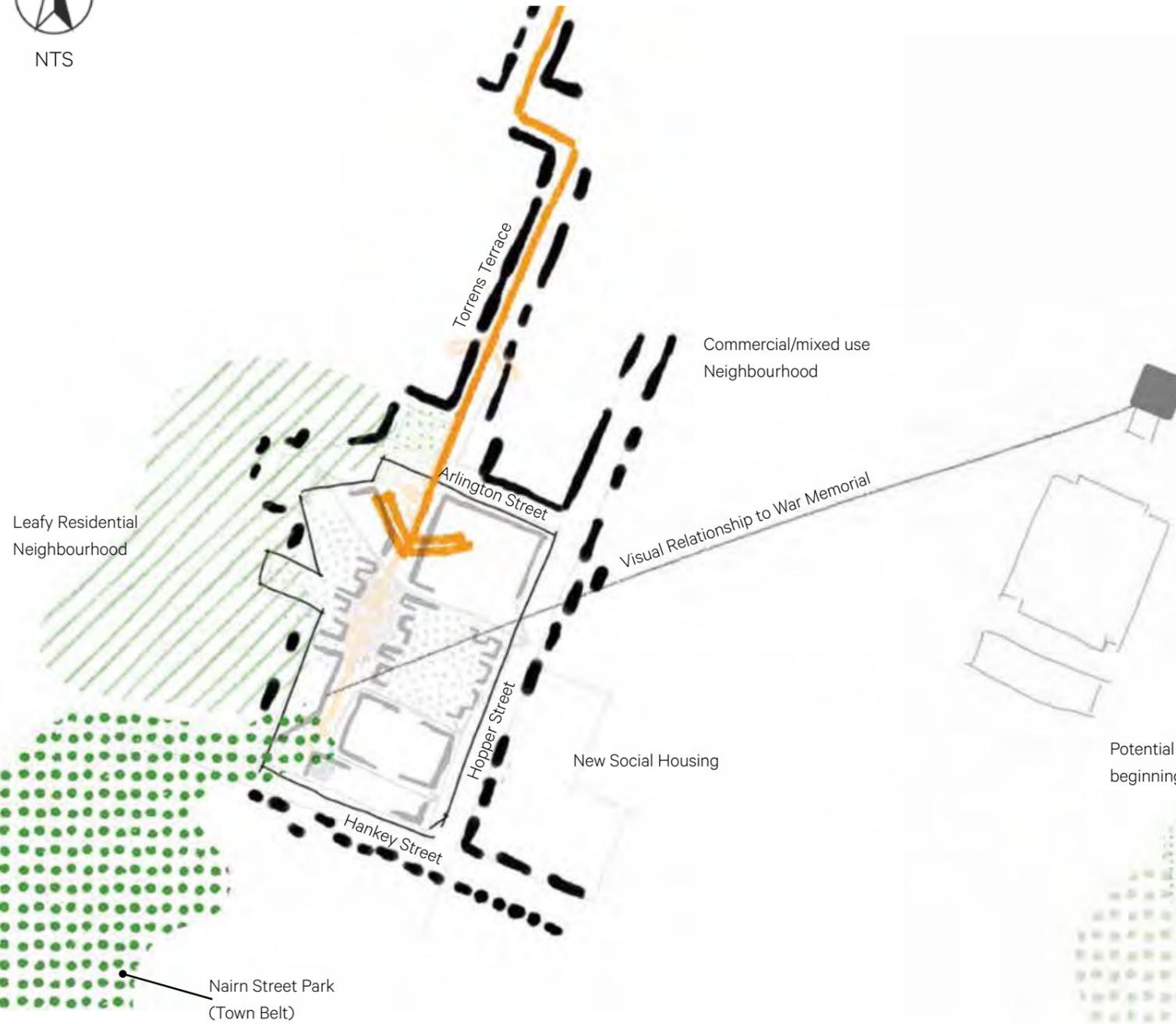
Where the Spine and Cascade meet, a community heart can occur, a social space at the core of the site where both residents and visitors are welcome.



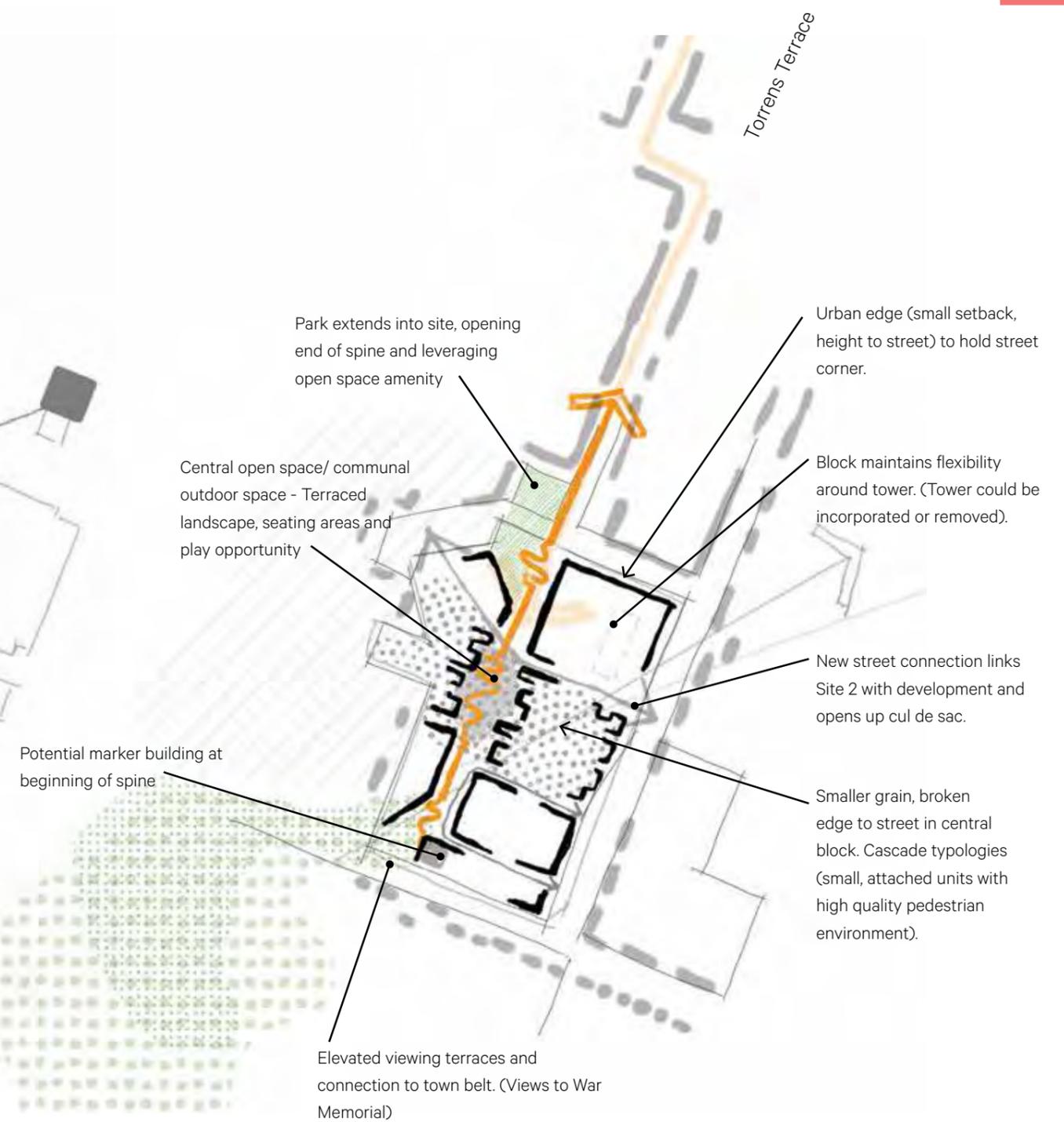
The scaffold structure will enable the site to blur its edges, truly integrating with its community.

The masterplan scaffold also upholds a level of flexibility and adaptability. It ensures that the core idea is robust and is not susceptible to change, while still allowing typologies, tenure mix, market demands to influence how the masterplan is "populated".

### Surrounding Urban Development Context



### Proposed Urban Development Structure



# Illustrative Masterplan





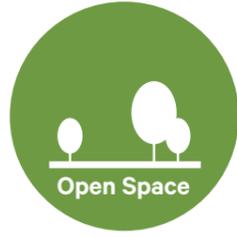
**287**



**68%**



**459**



**32%**



**162**



**202**



**239**



**25**



**133**



**60**

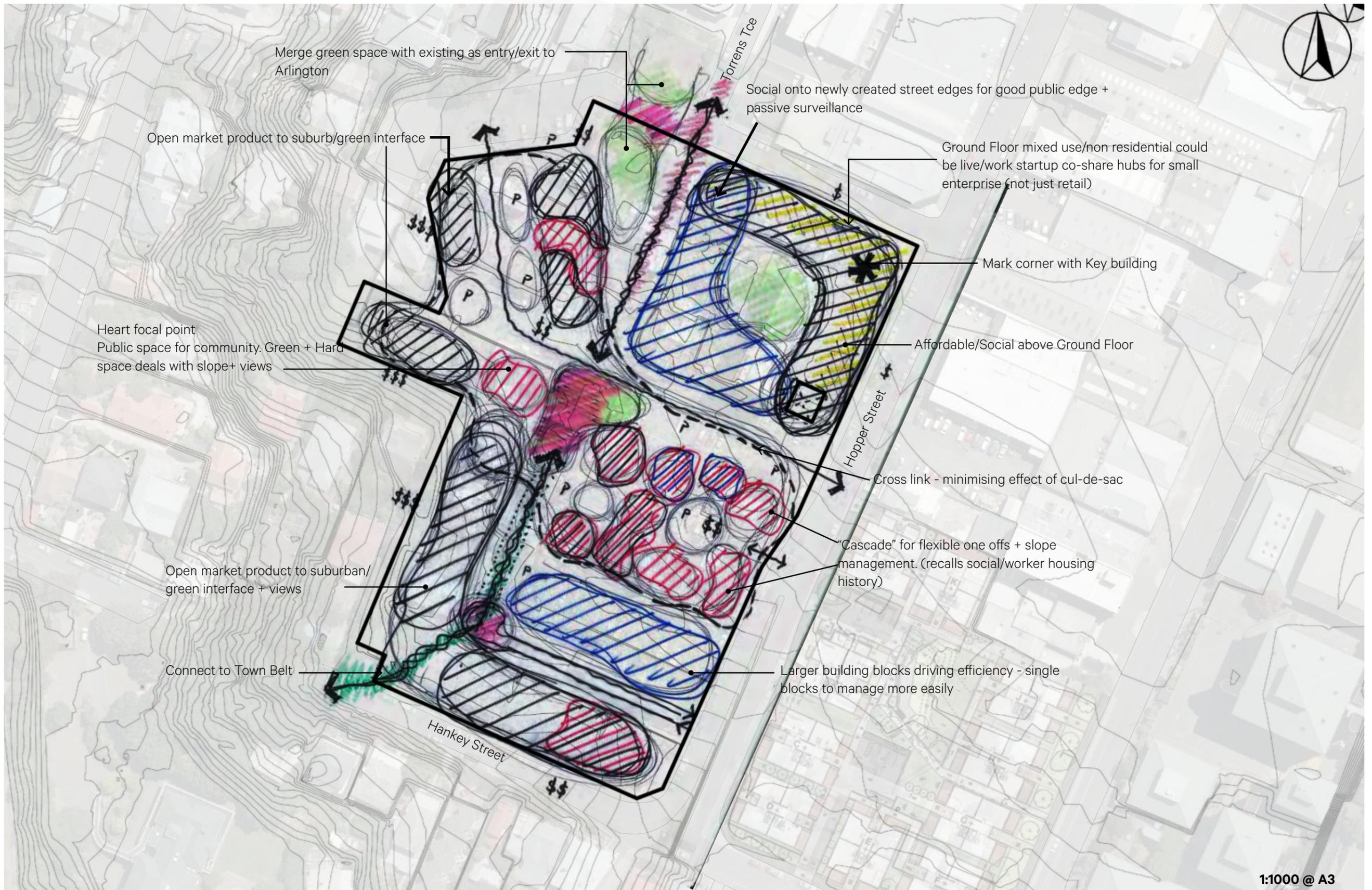


Perspective View 1



Perspective View 2

# Density, Tenure and Price Point Strategy



# Typology Summary/Neighbourhood Plan

**Parkside Apartments:** This five - six storey building contains the most diverse mix of units of all superlots, ensuring a range of residents can benefit from this parkside proximity. Larger, potentially higher value units are northeast facing, overlooking the Arlington Street Pocket Park. Smaller units enjoy afternoon sun and views towards the adjacent leafy suburban landscape. These units share clustered on grade carparking. The angle of this building allows the park to be drawn into the site, offering relief and respite from the narrow street flanked by tall buildings at the end of Torrens Tce.

**Family Terraces:** These three bedroom units step into the hillside enjoying northfacing, sunny aspect. Tucked into the surrounding leafy green neighbourhood they offer a quiet setting and elevated site.

**Cascade Apartments:** Two and three bedroom apartments nestled into the slope with views over the cascade and toward the National War Memorial. This building steps down the slope with each entrance on a different level within the Cascade Steps.

**Cascade Walkups:** Acting as a marker building in the core of the development, this building is four storeys facing the Spine. A mix of one and two bed units, each enjoys an elevated site, good solar aspect and views either over the Cascade Steps or toward the War Memorial.

**Hillside Terraces:** Three storeys to the lane and two storeys to the back, these homes integrate into the hillside and offer a sensitive interface with adjacent homes outside the site. In their elevated position they enjoy views to the War Memorial and quiet, leafy green yard spaces. These features along with private single garages and close proximity to the Hankey Street steps and wider Town Belt recreation asset give these the highest value potential in the development.



**Arlington, Hopper and Spine view apartments:** Six storey buildings predominantly made up of one and two bedroom typologies catering for singles and couples. Ideal for social and or affordable tenancies, located in close proximity to main roads and transport amenity. Non residential tenancies in the ground floor could offer studio space, hospitality,, retail and/or services supporting the residential units such as laundromat, gym etc. These units share basement carparking.

**Cascade Homes:** Two storey walkups and terraces cascading through the landscape with pocket communal open spaces and walkway connections to both the Spine and Hopper Street. Predominantly one and two bedroom typologies designed for social and/or affordable tenure, these homes provide interest and transition in scale along the Hopper Street frontage. Their small footprints facilitate flexible and nuanced levels design through a mix of landscape walls and retaining integrated with buildings. These homes are also a nod to the sites history.

**Cascade Terraces:** Two storeys facing the laneway and three storeys facing the cascade, these terraces are stacked, two bedroom typologies. They maximise sunny outlook and views across the cascade. These units share clustered open air carparking located in the laneway above the cascade.

**Hankey Street Terraces:** Two storeys facing Hankey Street and four stories facing the laneway, these terraces are stacked, two bedroom typologies. They maximise sunny outlook and views across the cascade. Their two storey interface with surrounding suburban typologies helps preserve views from existing properties and transtion the scale of Arlington Site 1 and 3 into the wider Hankey Street setting. These units feature individual carpads.

# Landscape Concept

## Public Outdoor Space

It is the landscape that fundamentally stitches a neighbourhood or series of neighbourhoods together. Landscape within this masterplan is intended to deliver on multiple fronts:

- by providing the physical and visual linkages to the wider neighbourhood.
- by contributing to a strong sense of character for the development.
- by contributing to the wellbeing of people by facilitating play and social connections.

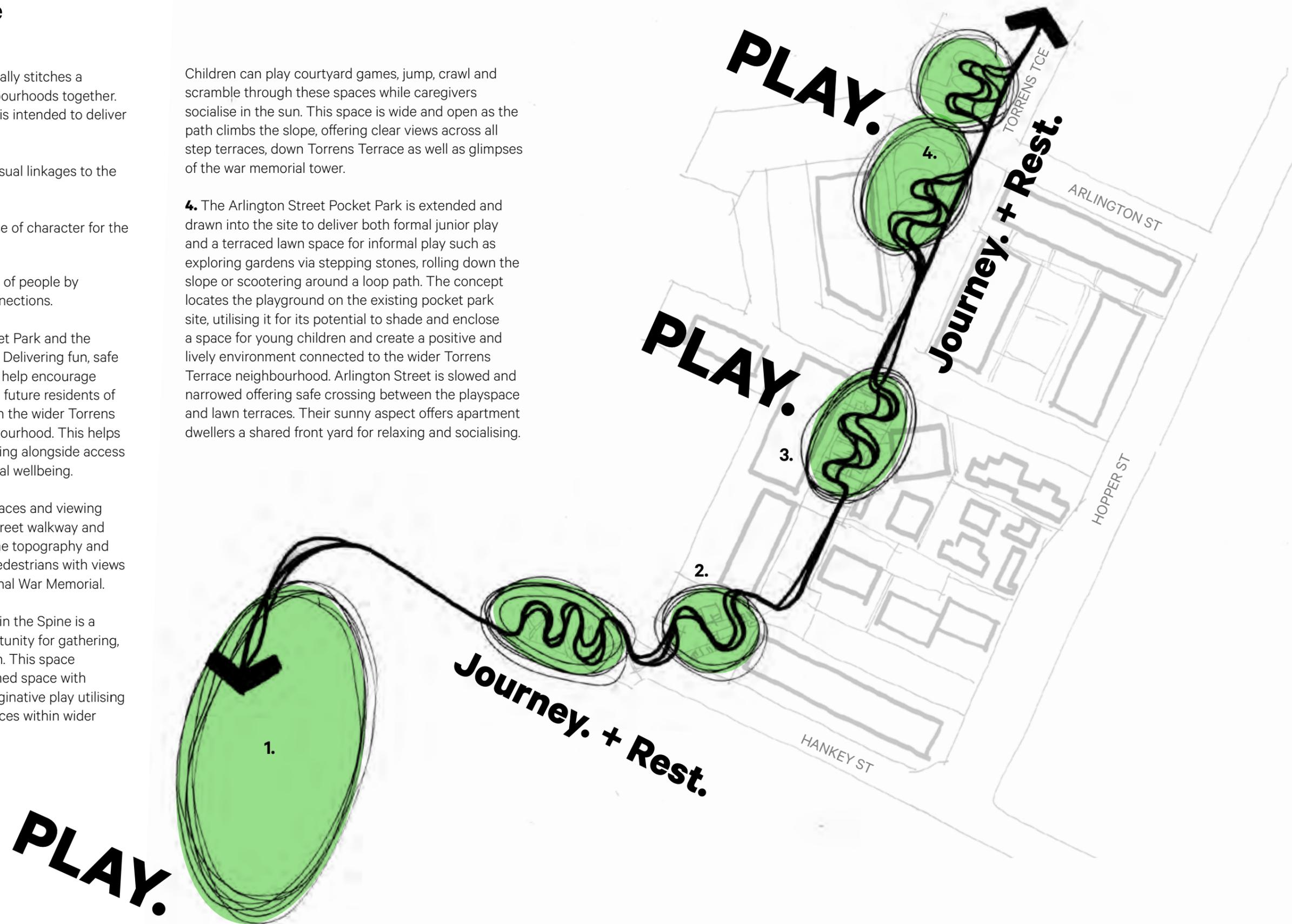
**1.** The relationship with Nairn Street Park and the wider Town Belt is considered key. Delivering fun, safe and convenient access to this can help encourage active recreation and play for both future residents of Arlington Site 1 and 3 and others in the wider Torrens Terrace and Hopper Street neighbourhood. This helps facilitate improved physical wellbeing alongside access to nature which can improve mental wellbeing.

**2.** A stair connection with deck spaces and viewing platforms between The Hankey Street walkway and the Spine offers interaction with the topography and native planting while rewarding pedestrians with views towards Mt Victoria and the National War Memorial.

**3.** The central Cascade Steps within the Spine is a critical social space offering opportunity for gathering, sitting, and neighbourly interaction. This space is envisaged to be an unprogrammed space with opportunities for informal and imaginative play utilising steps and platforms or pocket spaces within wider terraces.

Children can play courtyard games, jump, crawl and scramble through these spaces while caregivers socialise in the sun. This space is wide and open as the path climbs the slope, offering clear views across all step terraces, down Torrens Terrace as well as glimpses of the war memorial tower.

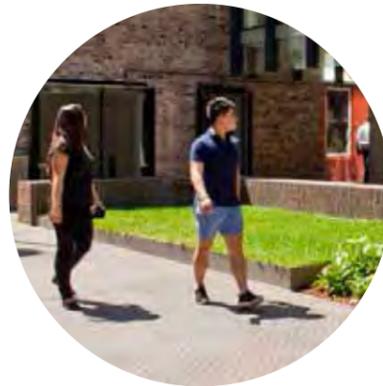
**4.** The Arlington Street Pocket Park is extended and drawn into the site to deliver both formal junior play and a terraced lawn space for informal play such as exploring gardens via stepping stones, rolling down the slope or scootering around a loop path. The concept locates the playground on the existing pocket park site, utilising it for its potential to shade and enclose a space for young children and create a positive and lively environment connected to the wider Torrens Terrace neighbourhood. Arlington Street is slowed and narrowed offering safe crossing between the playspace and lawn terraces. Their sunny aspect offers apartment dwellers a shared front yard for relaxing and socialising.



Shared Backyards



Pockets of communal outdoor space for apartment and walkup units with reduced or 'balcony only' private outdoor space allows opportunity for greenness and backyard type play in close proximity to their units.



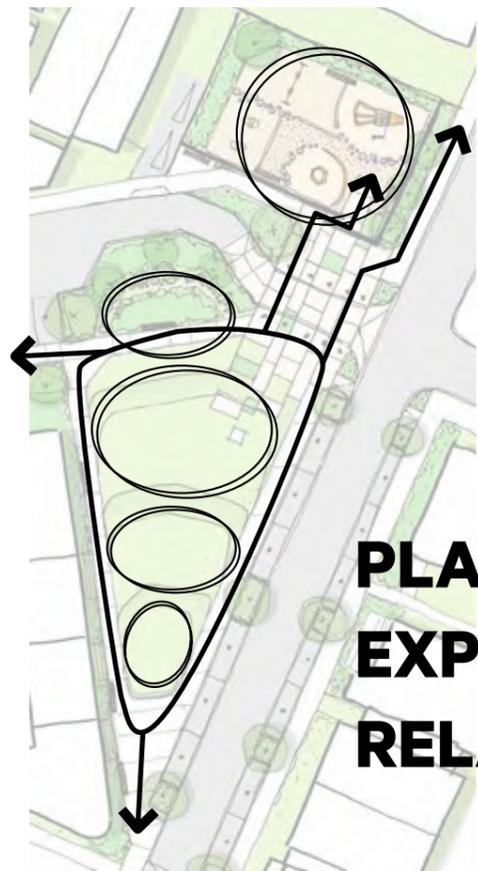
Tree Hierachy



- Large Scale Native trees (bird attracting species)
- Medium - Small Scale mix of native, and deciduous exotic (where maximisation of light in winter is required)
- Potential to retain existing Pohutukawa Grove on Hopper Street frontage



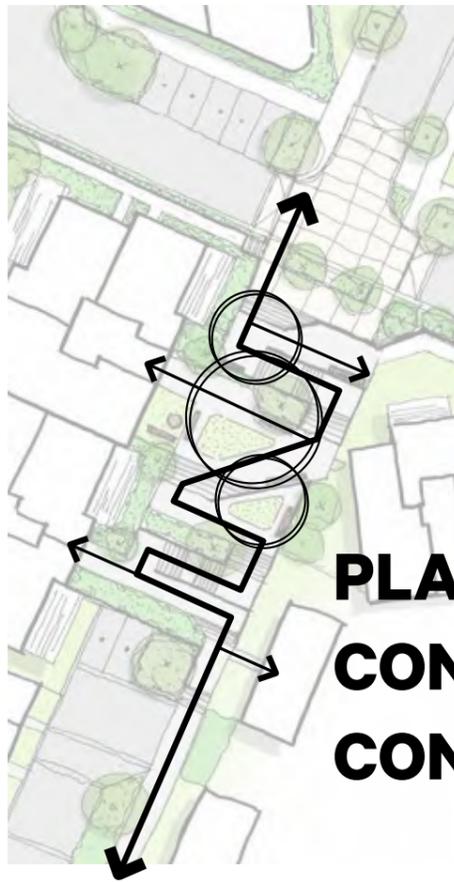
# Arlington Street Pocket Park



**PLAY.  
EXPLORE.  
RELAX.**



# The Cascade Steps



**PLAY.  
CONNECT.  
CONTEMPLATE.**

