



National Housing
Conference 2022

The value of innovative social and affordable housing investment

Sarah Beveridge

Hayball

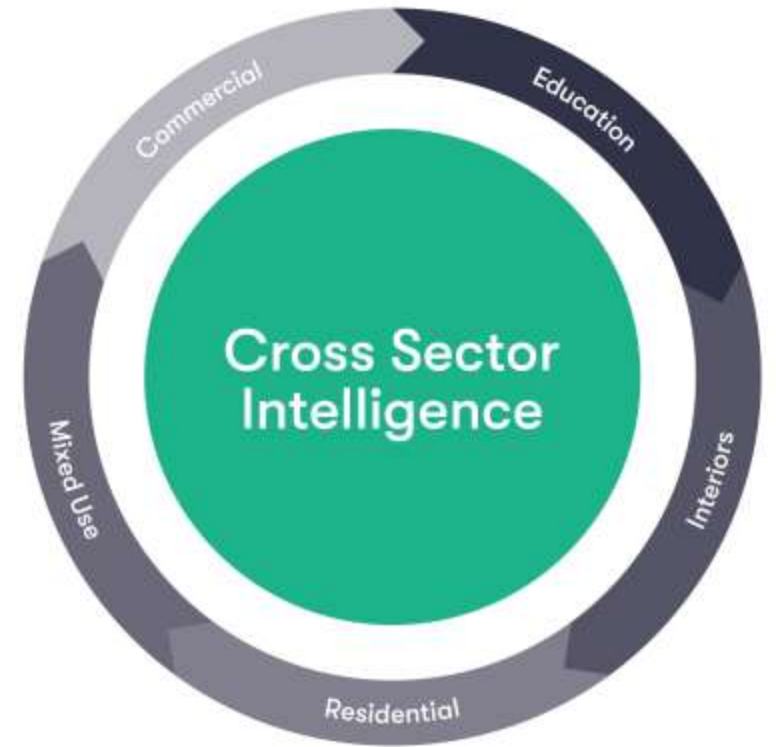
Bianca Hung

Hayball



Connection by Design:

Lessons from three alternative housing models





Preston Crossing
Oakover Precinct

CRT+YRD
Nightingale Village

15 Thompson St
Assemble Communities

Melbourne CBD

9km

6km

3km



Preston Crossing Oakover Precinct



Location

Preston, VIC



No. of Dwellings

51 Townhouses

231 Apartments



Sustainability

5-star Green Star rating

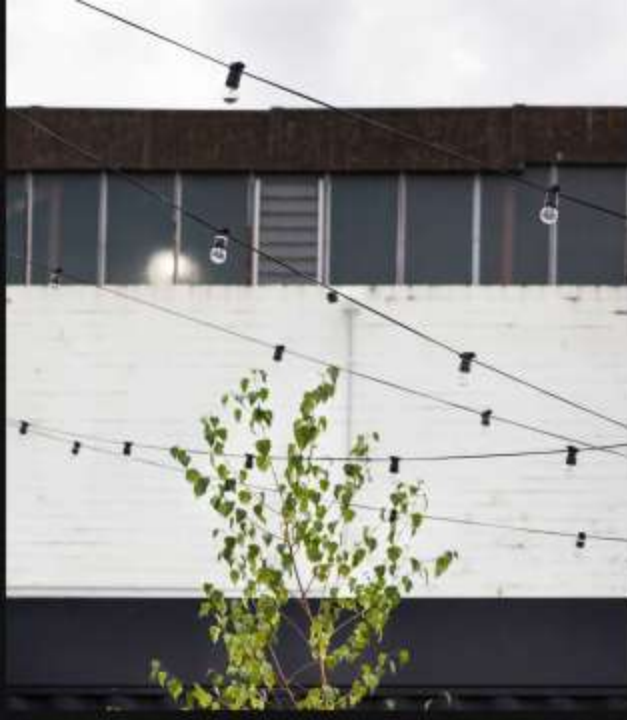
7-star NatHERS average rating



Client

MAB **h****v**

HousingFirst 





CRAIG PERRY



ARCH_ER

HousingFirst

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hv

MAB

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NIGHTINGALE
BREATHE
ARCHITECTURE

RAILWAY PLACE WEST

BELL STATION

ELEVATED RAIL

OAKOVER ROAD



Diversity of Offer



First Home Buyers



Accessible



Downsizers



Families



35
Apartments



50
Apartments



52
Apartments

94

Private Apartments

51

Private Townhouses



Market Apartments



Family Townhouses



Nightingale Housing



Community Housing



15 Thompson St



Location

Kensington, VIC



No. of Dwellings

199 Apartments



Sustainability

5-star Green Star rating

100% cross ventilated apartments



Client

Assemble



Communal Landscape - Ground Floor











Know your Neighbours

Your home and the wider community





CRT+YRD Nightingale Village



Location

Brunswick, VIC



No. of Dwellings

39 Apartments (CRT+YRD)



Sustainability

100% carbon neutral

Powered by certified Green Power

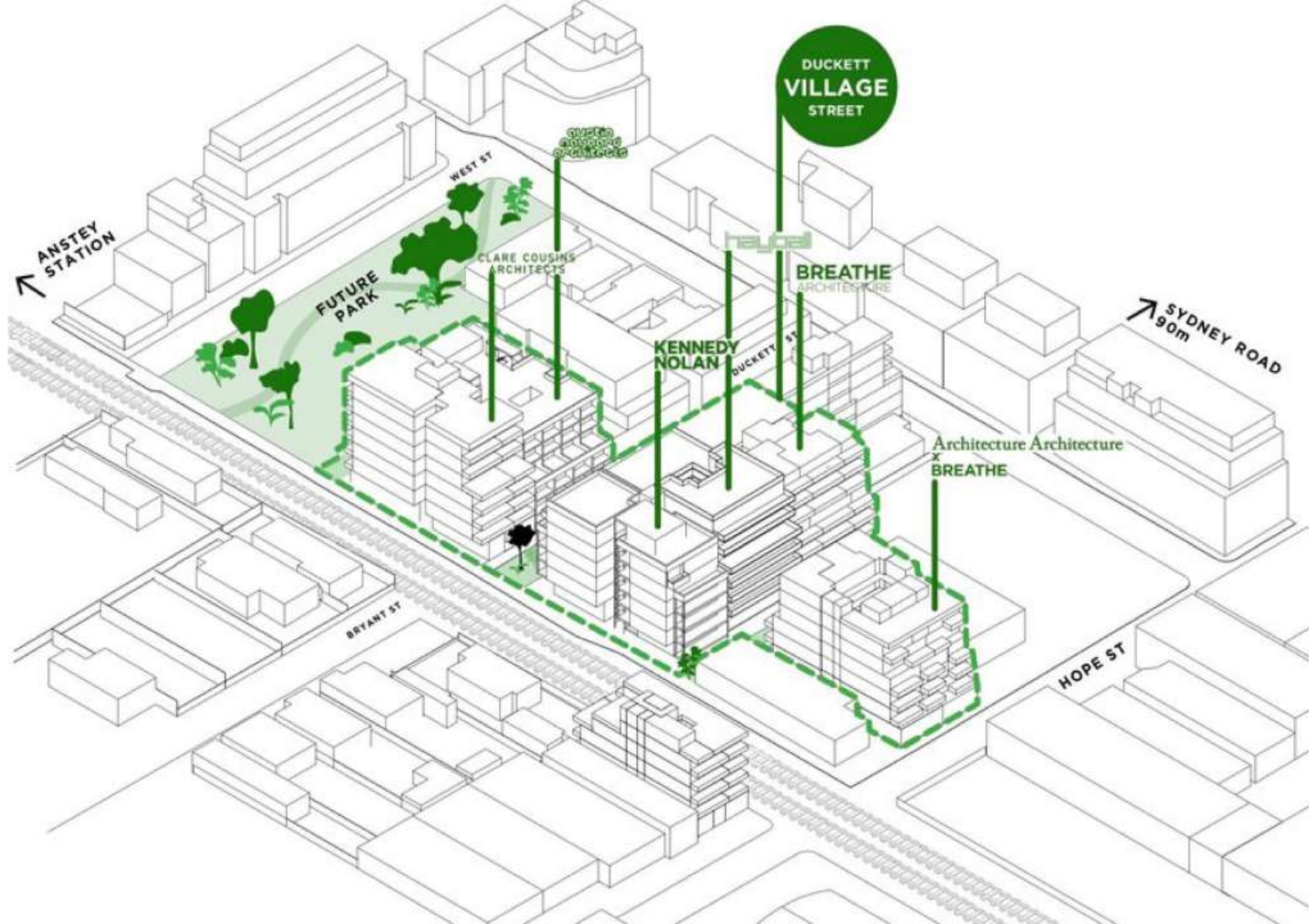


Client



HOUSING
CHOICES
AUSTRALIA

hayball





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13 40 00
www.accesshire.com.au
600492

SINGO

A photograph of a grey brick wall with four vertical copper rods in the center. The text "Build Less Give More" is overlaid in the middle.

Build Less Give More

Diversity of Offer



4



9



17



1



8

Site	Total Apartments	Allocation	Provider
Hayball - CRT+YRD	39	7	Housing Choices
Nightingale Village (Balance of site)	161	23	Housing Choices/ Women's Property Initiative
Total	200	30	
Total Allocation		15 %	

An architectural rendering of a modern urban street. The scene is dominated by tall, dark-colored buildings with balconies and large windows. The balconies are adorned with lush green plants, creating a vertical garden effect. A green and white striped awning extends over the ground floor of the building on the left. In the foreground, several people are engaged in social activities: two men are sitting at a table, a woman is talking on a phone, and others are walking or standing in the street. A large, leafy tree stands on the right side of the street, casting shadows. The overall atmosphere is bright and vibrant, suggesting a lively and community-oriented environment.

Creating a Strong Community



CRT+YRD Communal Landscape - Roof



Shared Tables



Drying Deck



Productive Garden





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5
COPPER
VALLEY