



The Urban Coup (the 'Coup') is an initiative of a group of Melbournians, who share a vision of creating not just housing, but community. The Coup wants to pioneer urban **cohousing** for Melbourne: creating a community that is inclusive, sustainable and diverse, using socially and environmentally responsible forms of urban design.

Cohousing is a participatory model of housing which aims to recreate a village-like atmosphere in a modern housing development, integrating private dwellings, communal spaces and shared resources. We want to create a living environment for children and adults of all ages that is safe, accessible, inclusive and sustainable, that balances privacy and community, and creates a community that is a rich hub of creativity.

Through the process of planning our future we are also building community now: we meet to socialize and develop our practice of being a community, including meals and weekends together.

The Coup is currently pursuing two projects that reflect complementary approaches to cohousing:

- **Near & Tall:** A high-density apartment development close to the CBD. This project is at an advanced stage of planning, with a partner architect and developer engaged, and is actively seeking final participants as either owner/occupiers or investors. Members Contract Pack will be available for signature in late November and a Terms Sheet for investors will follow five weeks later. Projected 'move in' date to Near and Tall is December 2019.
- **Far & Wide:** A lower density garden-set development in the middle to outer suburbs. The project is in an earlier stage and is seeking participants to further develop the plan.

For more information on both projects please see on Page 2.

### **For more information**

If **Near & Tall** or **Far & Wide** sound good to you, or you would like to become involved in our community, please visit our website: <http://www.urbancoup.org/>. You can also contact us:

- Email: [urbancoup@gmail.com](mailto:urbancoup@gmail.com)
- Eve Recht on 0425776494 or email [eve@everecht.com.au](mailto:eve@everecht.com.au)
- Janice Appleton on 0417375710 or email [Janice.e.appleton@gmail.com](mailto:Janice.e.appleton@gmail.com)
- You can also attend one of our forthcoming information sessions (for details see our [website](#)).

### **Membership**

Provisional membership    \$200    attendance at all regular meetings and invitation to all social events and skills workshops.

Full membership                \$950    full participation in all meetings, policy development, decision-making, and access to members' website.

You can also upgrade from provisional to full membership at any time (\$750).

Membership of the Coup allows participation in both **Near & Tall** and **Far & Wide**.

Fees are nonrefundable.



## Near & Tall

### Design

- A high-density development of approx. 25 households with a mixture of 1, 2, 3 and 4 bedroom apartments.
- Common spaces (both indoor and outdoor) where the community can share meals, meet, socialize and also have other activities and special events. This includes a dining and kitchen area, common laundry, rooftop garden, multi-purpose spaces (e.g. music room, workshop, art and craft room) and guest rooms.
- Sustainable building design, higher density living and the efficient use of resources.
- Maximization of energy efficiency, including passive solar design, double-glazing, onsite water collection and reuse.
- Reduced car park spaces, share cars and bike parking areas

### Parameters of location search

- 4-8 kilometres from the CBD on a site of 500-1000 square metres
- 4-6 stories tall
- bike and car parking options that are suitable for the site and our budget
- fossil fuel free and incorporating renewable energy generation
- thermally efficient (aiming for an average of 8 stars on NatHERS) and incorporating sustainable and recycled materials

### Expected size & cost

(note these cannot be fully known until we have a site and a detailed feasibility study):

- 1 bed – size (between 45 and 55 sq m), price (\$425,000 to \$460,000)
- 2 bed – size (between 65 and 75 sq m), price (\$560,000 to \$620,000)
- 3 bed – size (between 80 and 95 sq m), price (\$670,000 to \$785,000).
- Car parks – unsure about cost and availability atm

### Current activities

- Appointing the Development Manager and the Project Manager.
- Finalizing costs, members and investors to form a Contract Pack for members and Terms Sheet for investors.
- Finalizing a site.

## Far & Wide

### Design

- Up to 20 households mixing 1, 2 and 3 bedroom homes, in freestanding or townhouse style (or a mixture), integrated into an open, human-scale and permeable site, with a mix of private and shared open space (including productive gardens and a chookhouse).
- One or more common buildings where the community can share meals, meet, socialize and use for other activities and special events, including a dining and kitchen area, shared spaces (music room, workshop, art and craft room, etc.), shared laundry and guest accommodation.
- Sustainable building design and materials, small house design, common infrastructure and the efficient use of resources, including consideration of whole-of-life building costs.
- Maximization of energy efficiency, including passive solar design, double-glazing, onsite power generation, water collection and reuse.
- Landscape that enhances the community through integrating social and productive spaces. Use of sustainable gardening techniques that maximize re-use of water and waste.
- Reduced car park spaces (on site edge), share car facilities and bike parking.

### Preferred location

- Within the Melbourne metro area.
- Within a 15-minute walk of a train station.
- Within a 10-minute walk to local amenities.

### Estimated size & cost

- Homes up to 120 m<sup>2</sup>, with an anticipated price range of between \$400k and \$700k.

### Current activities

- Firming up options for how the project is to be financed.
- Modelling in more detail the costs base for the project (including more definitive dwelling costs)
- About to launch a site search to narrow options based on preferences for location, land size, proximity to transport etc.
- Firming up members for seed funding
- Recruiting community members for the journey of development ahead.
- Social saunters

