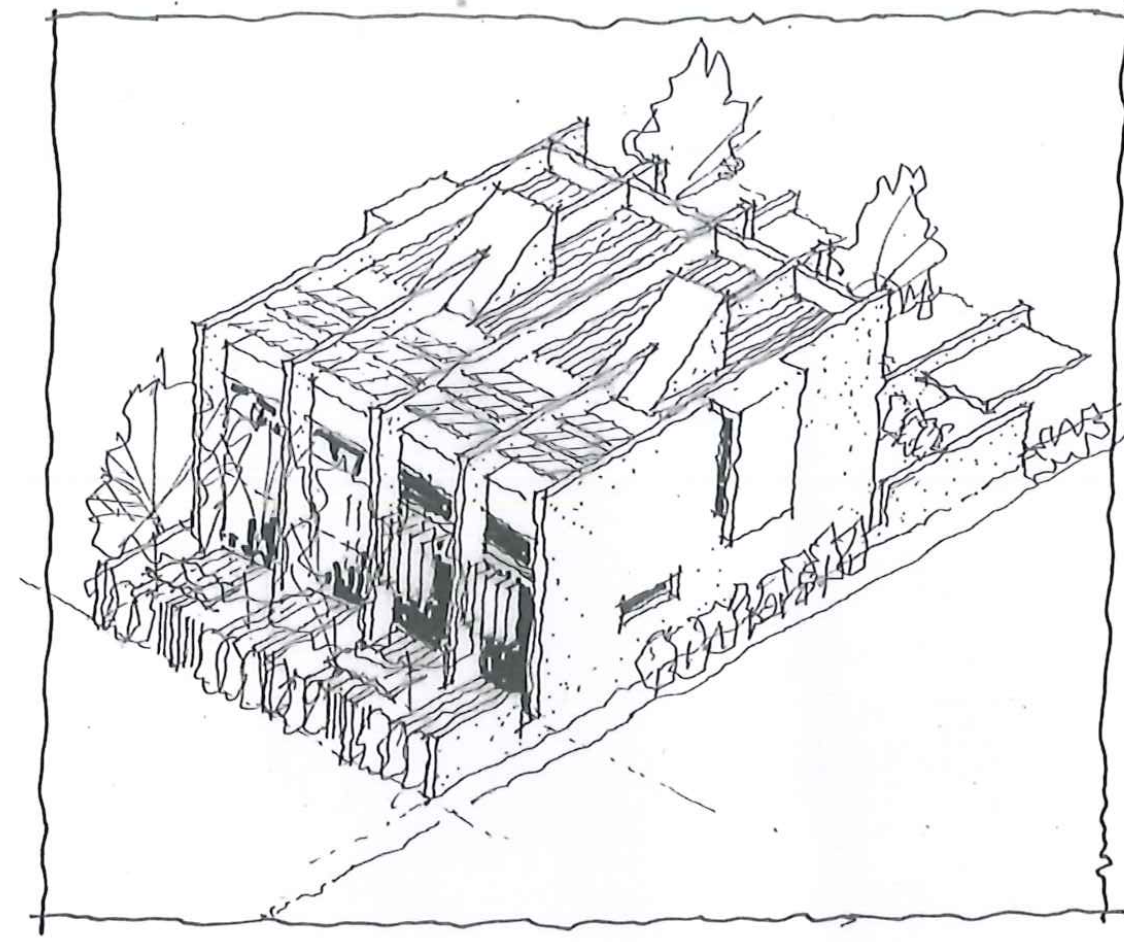
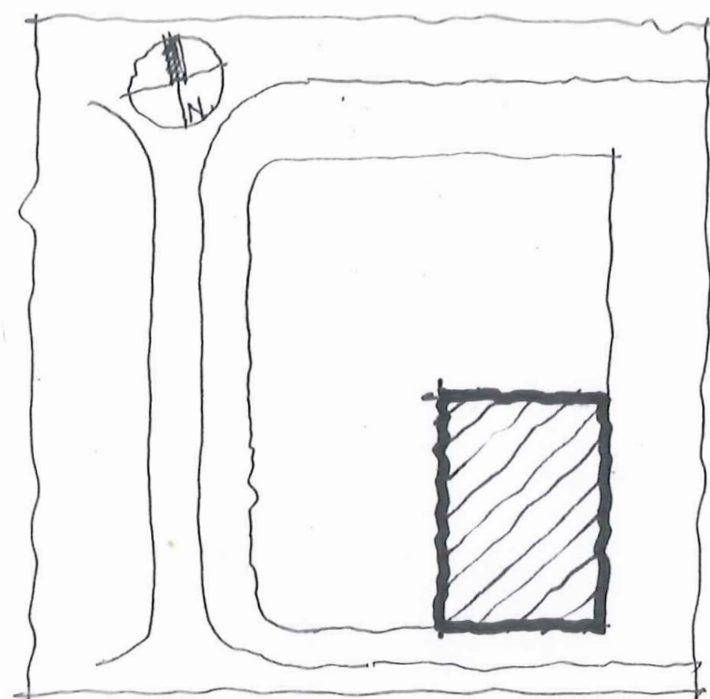


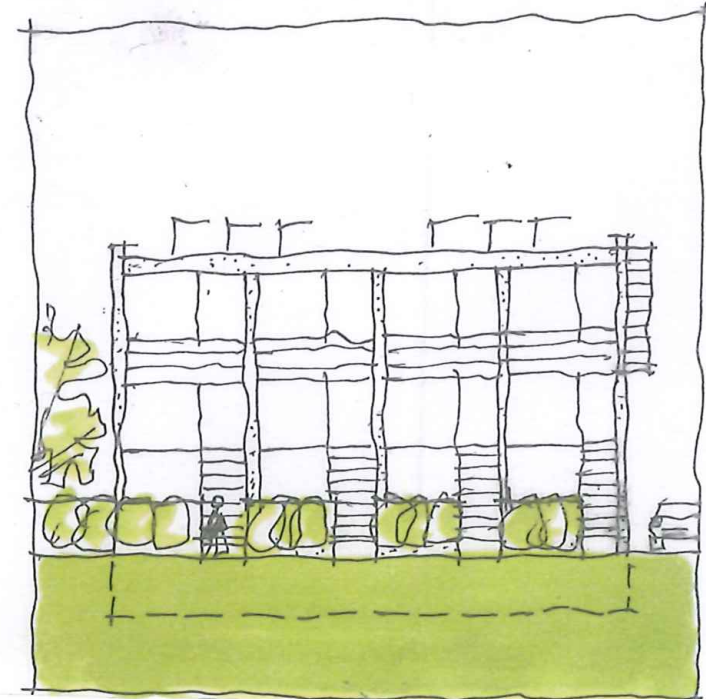
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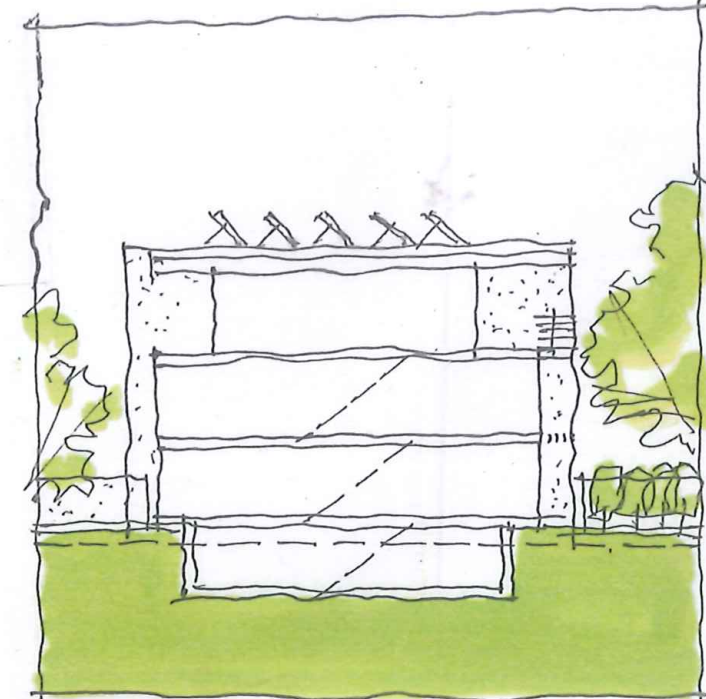
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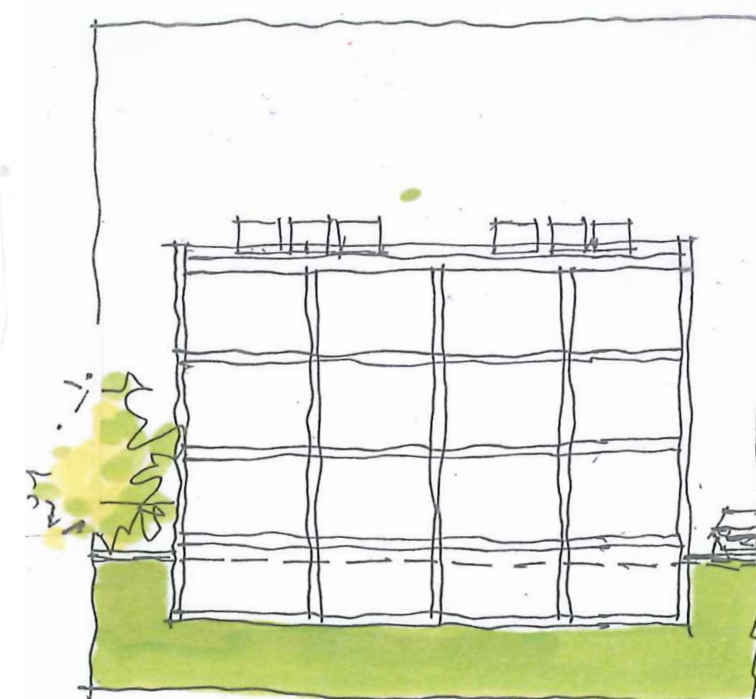
SITE



ELEVATION



SECTION A



SECTION B

DESIGN INTENT

This simple typology is designed to provide a high yield from a site equal to a normal single residence block. The terraces are narrow, 3.8m internally, and tall at 3 storeys, plus basement, plus roof terrace.

Each residence will have direct access to ground level courtyards and all units can be oriented with a northern aspect. This typology, while ubiquitous in most cities, is currently absent in the established suburbs of the Canberra market. It provides an alternative to apartment living and approaches 'house' living. It is simple to construct and has simple domestic structural spans from wall to wall reducing construction costs.

PLANNING RULES CHALLENGED

Apartments - single dwelling blocks

Plot ratio

Residential density

Number of dwellings in each building

Number of storeys

Height of buildings

Side boundary setbacks

Building envelope

Building separation

Privacy

Visitor parking

ESTIMATED CONSTRUCTION COST

4 TERRACES AT	130sqm	\$2400/M2	\$1,248,000
4 BASEMENTS AT	200sqm	\$800/M2	\$160,000
4 ROOF TERRACES	\$30,000		\$120,000
SITE DEVELOPMENT			\$100,000
TOTAL			\$1,628,000
COST PER DWELLING			\$407,000

ENTRANT REGISTRATION NUMBER

011

NARROW TERRACES