

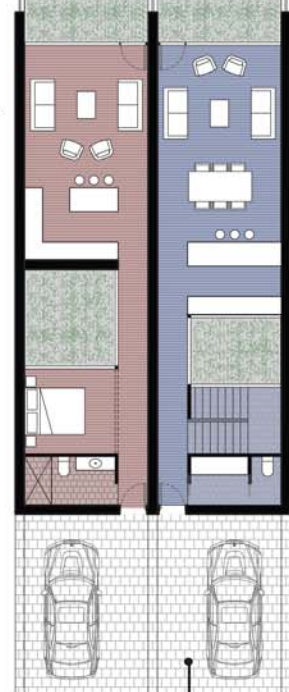
**TYPE A
STUDIO RESIDENCE**

Gross Floor Area: 36sqm
 Site Area: 45sqm
 Priv Open Space: 9sqm
 Plot Ratio: 80%
 Land Cost: \$45,000
 Build Cost: \$49,500



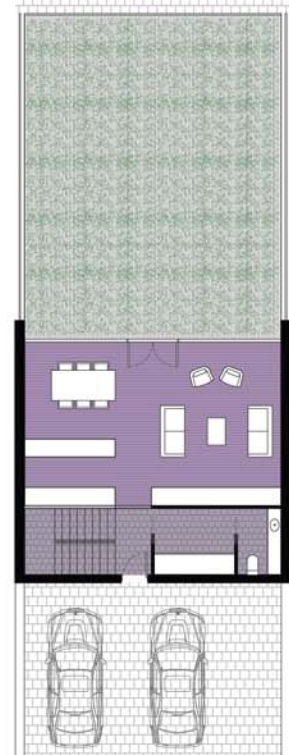
**TYPE B
1-BED RESIDENCE**

Gross Floor Area: 58sqm
 Site Area: 102sqm
 Priv Open Space: 44sqm
 Plot Ratio: 57%
 Land Cost: \$102,000
 Build Cost: \$133,980



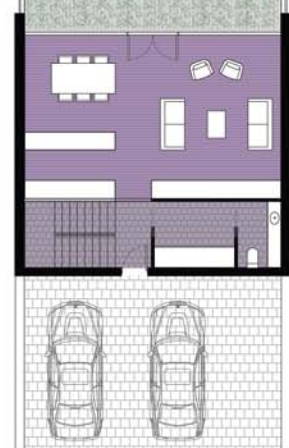
**TYPE C
2-BED RESIDENCE**

Gross Floor Area: 110sqm
 Site Area: 102sqm
 Priv Open Space: 48sqm
 Plot Ratio: 108%
 Land Cost: \$102,000
 Build Cost: \$254,000



**TYPE D
3 or 4 BED RESIDENCE**

Gross Floor Area: 166sqm
 Site Area: 165sqm
 Priv Open Space: 113sqm
 Plot Ratio: 102%
 Land Cost: \$165,000
 Build Cost: \$383,460



CONCEPT SUMMARY

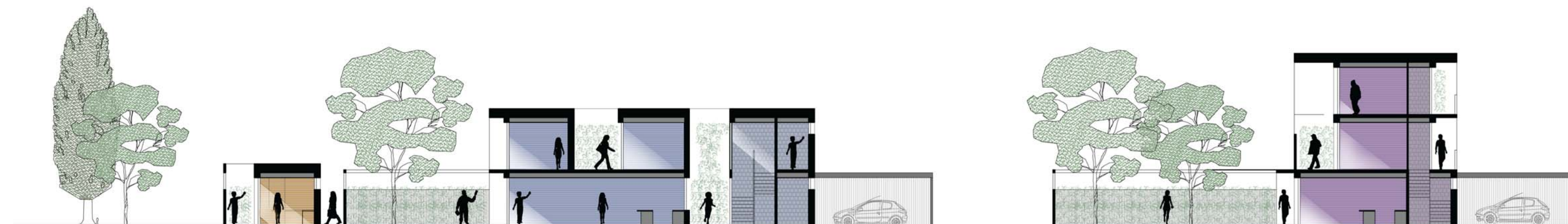
Formulating an urban design strategy informs how to best create and occupy compact and affordable living. The proposed concept recreates subdivisions into collectively responsive development sites. An urban pattern is created that maximises density, solar orientation, outdoor space and privacy.

The entire site has therefore been explored to illustrate concepts for creating a unified urban design response, framed by several proposed housing typologies. Future sites could accommodate one or more of the typological concepts, pending specific site constraints.

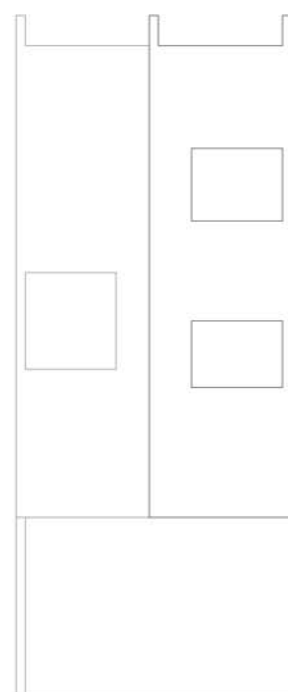
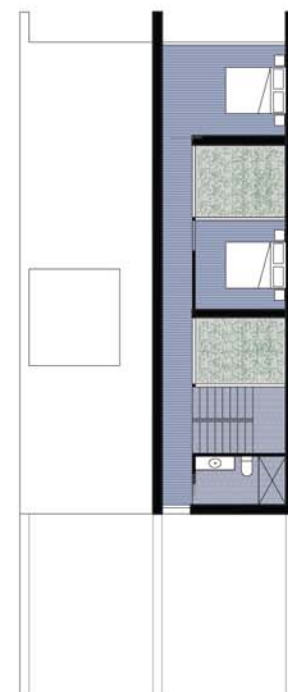
GROUND PLAN | 1:250

LEVEL 1 PLAN | 1:250

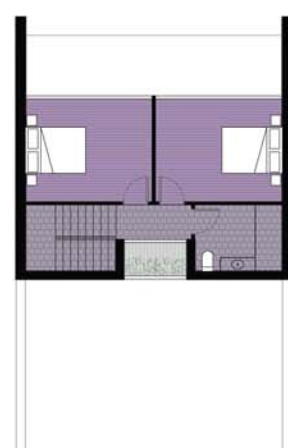
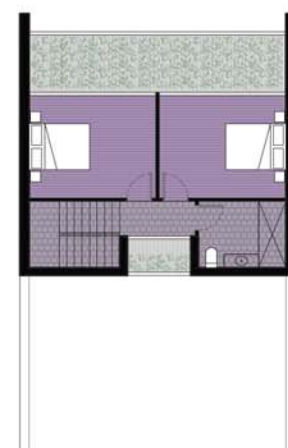
LEVEL 2 PLAN | 1:250



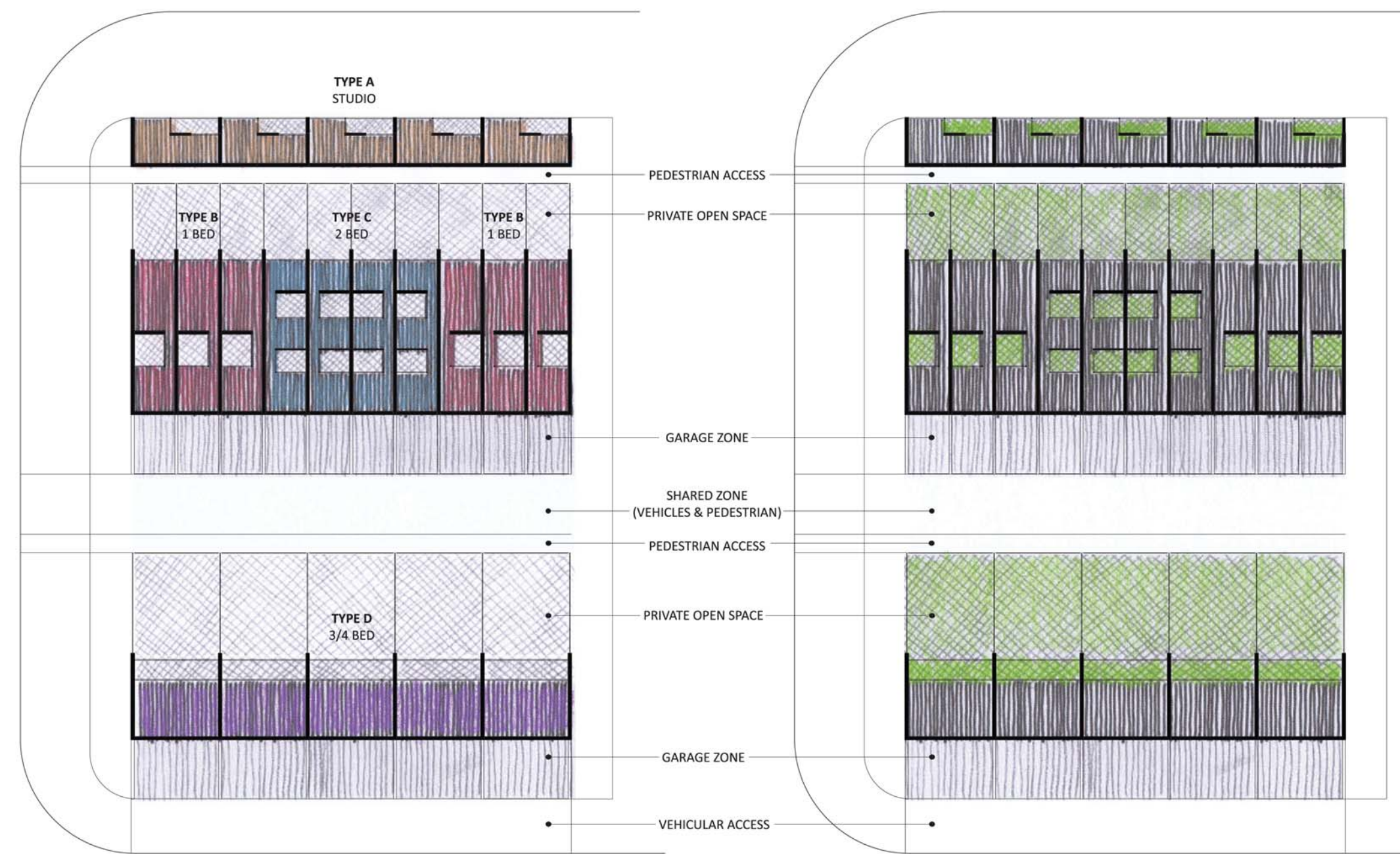
SOLAR ACCESS & PRIVACY
NO OVERLOOKING



SOLAR ACCESS & PRIVACY
NO OVERLOOKING



SOLAR ACCESS & PRIVACY
OVERSHADOWS ROAD ONLY



SITE PLAN | 1:500
BUILDING FOOTPRINTS

SITE PLAN | 1:500
LANDSCAPING & PRIVATE OPEN SPACES

PLANNING RULES CHALLENGED

Subdivision Planning:

Subdivisions should be exclusively north facing, with vehicular access occurring at the south. Block frontages do not need to be fronted by vehicular streets, instead pedestrian shared zones create access.

Setbacks:

Current ACTPLA setbacks create dead spaces and dictate poor use of site. The proposal eliminates the need for side and rear setbacks, and instead stipulates a large front setback, and encourages narrow, multi-storey building footprints.

Number of Storeys:

The proposed subdivision pattern creates a hierarchy of storeys to avoid overshadowing. It is feasible to have 3-storey buildings without negative impact.

Plot Ratio:

Arbitrary plot ratio figures are eliminated. Instead, the subdivision pattern dictates effective density of building footprint amongst designated outdoor private open space.

Minimum Dwelling Size:

It is feasible to create very small single dwellings and private open space with good amenity, to create an affordable option for transient individuals, students or down-sizers.

NOTE: BUILDING COST CALCULATED BY APPLYING "BUILDING DETERMINATION 2014: COST OF BUILDING WORKS" RATES: \$1,375/SQM SINGLE DWELLING AND \$2,310/SQM TOWNHOUSE

KEY DESIGN CONSIDERATIONS

North Orientation:

Block frontages are oriented north to allow north sunlight to all living areas, bedrooms, and private open spaces. Creation of light wells and internal courtyards ensure north aspect to the depth of the building footprint.

Side and Rear Setbacks:

Eliminate side and rear setbacks to avoid unutilised site area.

Private Open Space:

Consolidate yard areas into one main private open space.

Efficient Layouts:

Layouts of dwellings respond to the site constraints and provide useful, efficient and multi-functional spaces.

Cross Ventilation:

Cross-ventilation of dwellings is created along the north-south axis.

Massing and Building Height:

A stepped massing and hierarchy of housing typologies creates minimal overshadowing.

Garages:

South frontages accommodate optional garages. The tack-on nature of the garage zone means that the area can be given to public carparking or leased out, or the area be used for additional outdoor landscaping rather than garaging. The area could also be eliminated and basement parking created instead.

Landscaping:

Deep root planting zones, landscaping, and shared pedestrian access zones are unified to highlight the scale of the landscape, and to create efficient use of the areas. This is created without compromising the key goal of density.

SECTION | 1:200