

DESIGN INTENT STATEMENT

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The site is located in a low density residential zone small lot precinct area with some new low rise single residential development and a new approved townhouse development at 88 Station Road.

The design of the proposed development is of a modern character in a duplex format consisting of 6 individual buildings. The intent is to present the multiple dwelling development in a sense of a reduced density, and have the perception of single dwellings rather than have groupings of greater numbers of dwellings in single buildings. The intent has also been to have sense of more outdoor space between buildings and within the private open spaces.

Adjacent to living areas are generous courtyards with a roofed area forming useful and practical alfresco spaces which encourage the use of these areas in times of inclement weather.

There is a separate drying area which also houses the HWS. and AC.

Within this basic premise, the proposed development has been formulated together with the following list of design criteria which focus on privacy, variety of form, colour, materials, solar considerations, car parking and outdoor/indoor spaces.

DESIGN CRITERIA

- Maximise the use of site to take advantage of the amenity of this location.
- Maximise external courtyards.
- Maximise privacy to townhouses.
- Provide shade areas to private external spaces.

- Provide internal/external living environment.
- Provide usable and easily accessed communal activity area.
- Minimising heat load in summer period by inclusion of hoods to provide shade over openings.
- Variety of patterns and materials to building fabric.
- Providing separated upper level shapes, a range of wall and window shapes, sun hood configurations, with a variety of wall materials, finishes and colours.
- Fence Screened drying areas.
- Fence Screens to AC. units.
- Screens to windows terraces and courtyards for privacy where required.
- Solar energy panels installed to all residential units.