



## OUR VISION

*Urban: of or in a city or town.  
 Suburban: an area on the edge of a large town or city  
 Sub: beneath, below, nearly, under  
 Inter: between, among, within, 'in the midst of'*

## Inter-Urban Diver-City



### DESIGN AFFORDABILITY AND DELIVERY

We propose an innovative redeployment of typical suburban, residential housing construction techniques and materials into 3-storey multiple dwelling clusters.

The gross internal floor area range from approximately 32 - 175m<sup>2</sup>. The larger arguably the same size as a large house on a single lot in an affluent suburb.

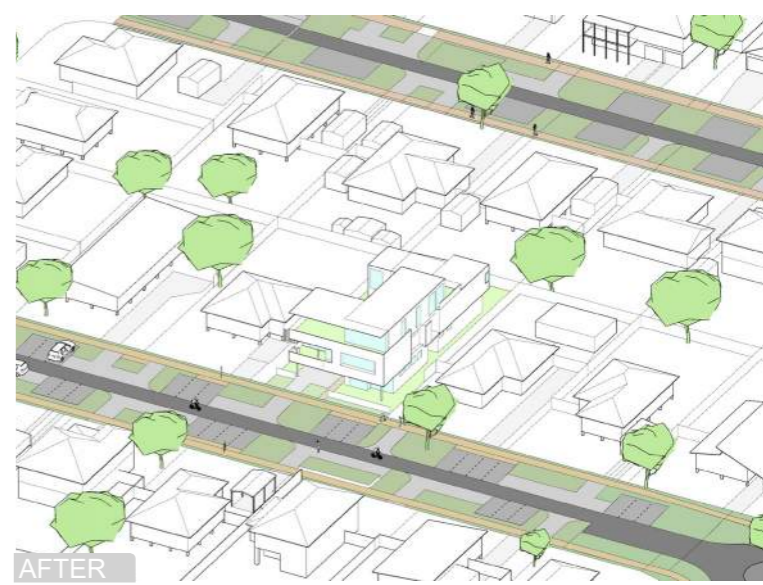
A single existing lot is transformed into a private community of 4-6 dwellings of differing sizes and types.

Our proposal allows 2 on-site car bays (with flexibility for 2 more if desired), with reconfiguration of the local street layout offering 3 on-street carbays per lot frontage.

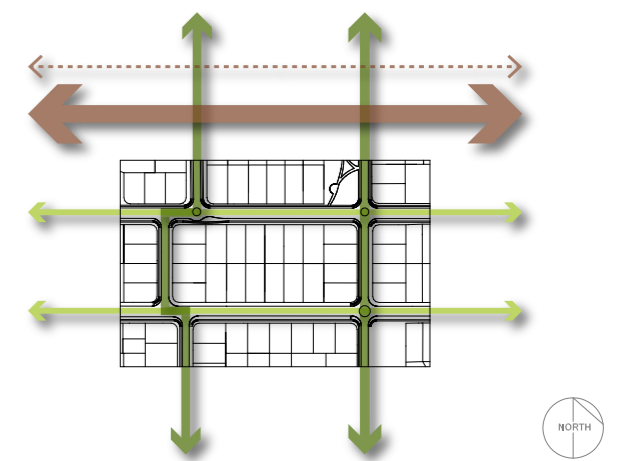
Every lot offers a range of shared amenities that retain the 'luxuries' of traditional suburban single lot ownership: the backyard, the shed/workshop/outdoor laundry, a generous covered outdoor BBQ area. In addition, every dwelling has a generous private outdoor north facing terrace (average area 27.5 m<sup>2</sup>)

Every development has a communally owned 'bedsit' – relieving the pressure for every dwelling to have a guestroom for visiting friends and relatives. When not in use, it becomes an 'airbnb' dwelling, bringing income to help cover common area costs.

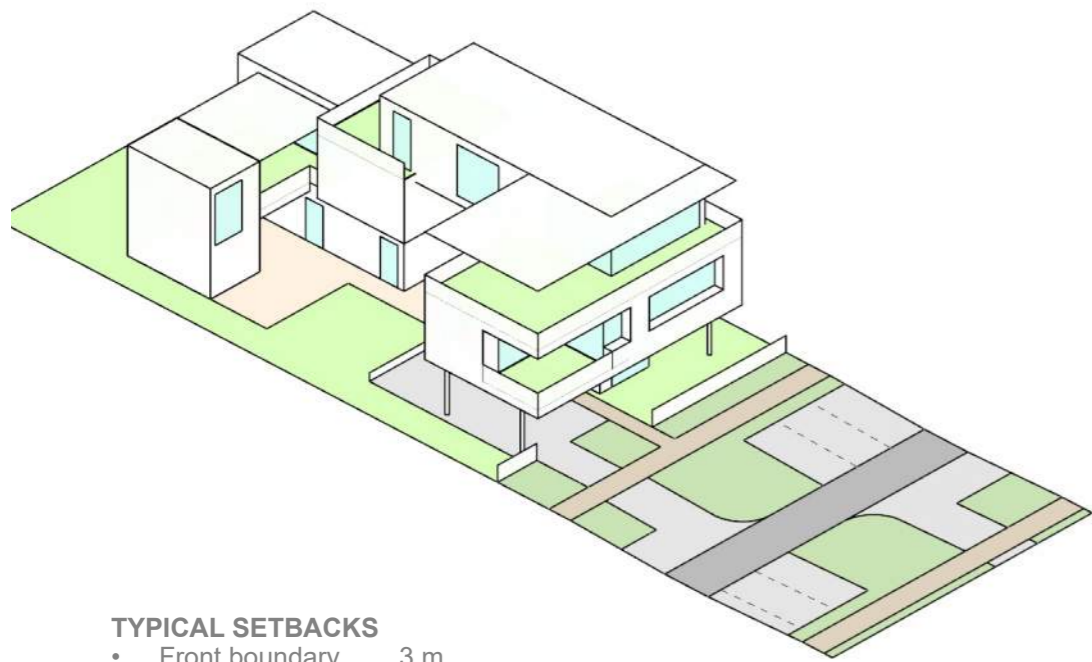
### DENSITY AND DIVERSITY DONE WELL



- Public Transport Corridor
- ===== Sub-Arterial Road
- ===== Collector Street
- ===== Local Road



**DESIGN CONTEXT**  
 Suburban areas within 600m of a sub-arterial road or high frequency public transport corridor with a road traffic hierarchy that creates 'Local Streets' with low speed environments and pedestrian priority. Building typically 1-3 storeys.



**TYPICAL SETBACKS**

- Front boundary 3 m
- Side boundary 2.25m
- Rear boundary 6.5m

**SITE COVERAGE**

- 200m2 building footprint
- 118m2 covered external area
- 72% open space at ground level

**TYPICAL DWELLING**

- 5 dwellings per single lot
- 3 levels
- Average internal floor area: 93.4 m2
- Minimum: 32 m2
- Maximum: 175 m2



**BEFORE**

- 20 dwellings over 20 lots
- 50 people living & working on the neighbourhood block



**AFTER**

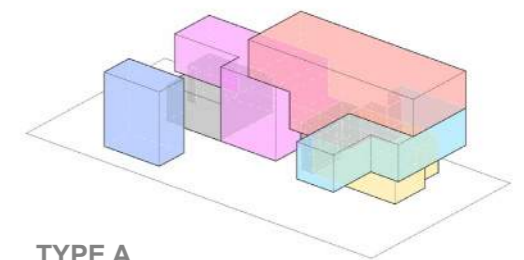
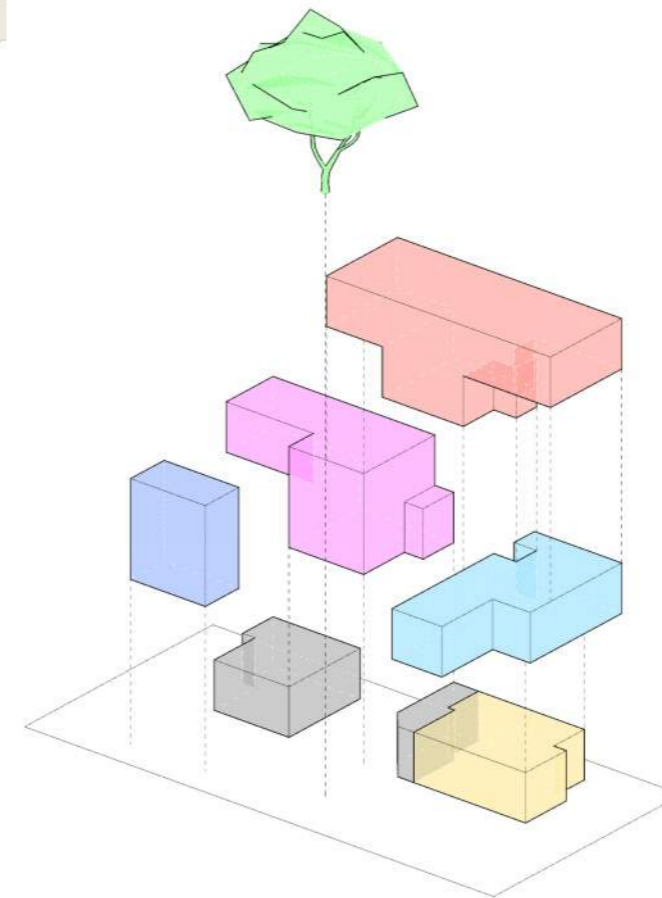
- 100 dwellings over 20 lots
- 240 people living & working on the neighbourhood block

**TYPICAL SIZE**

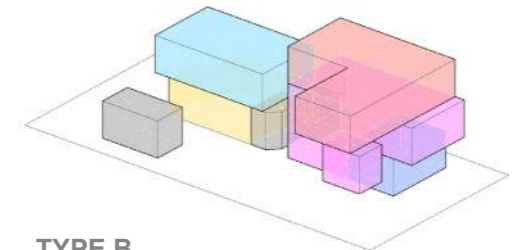
- A mix of between 1 and 4 bedrooms with an average of 2.2 bedrooms per dwelling
- A mix of between 1 and 4 bathrooms with an average of 2 per dwelling

**ADAPTABLE DESIGN**

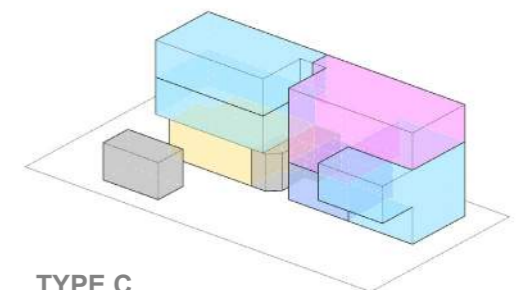
- A mix of alternative configurations to suit the site orientation



**TYPE A**



**TYPE B**



**TYPE C**

- Shared Guest Room / Bedsit
- 1 Bed 1 Bath: Aged living
- 2 Bed 2 Bath: Couple no kids
- 3 Bed 2 Bath: Young family
- 4Bed4Bath: Manor style house
- Communal facilities

**BE A GOOD NEIGHBOUR  
OUR DWELLING**



**DENSITY  
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# BE A GOOD NEIGHBOUR OUR DWELLING

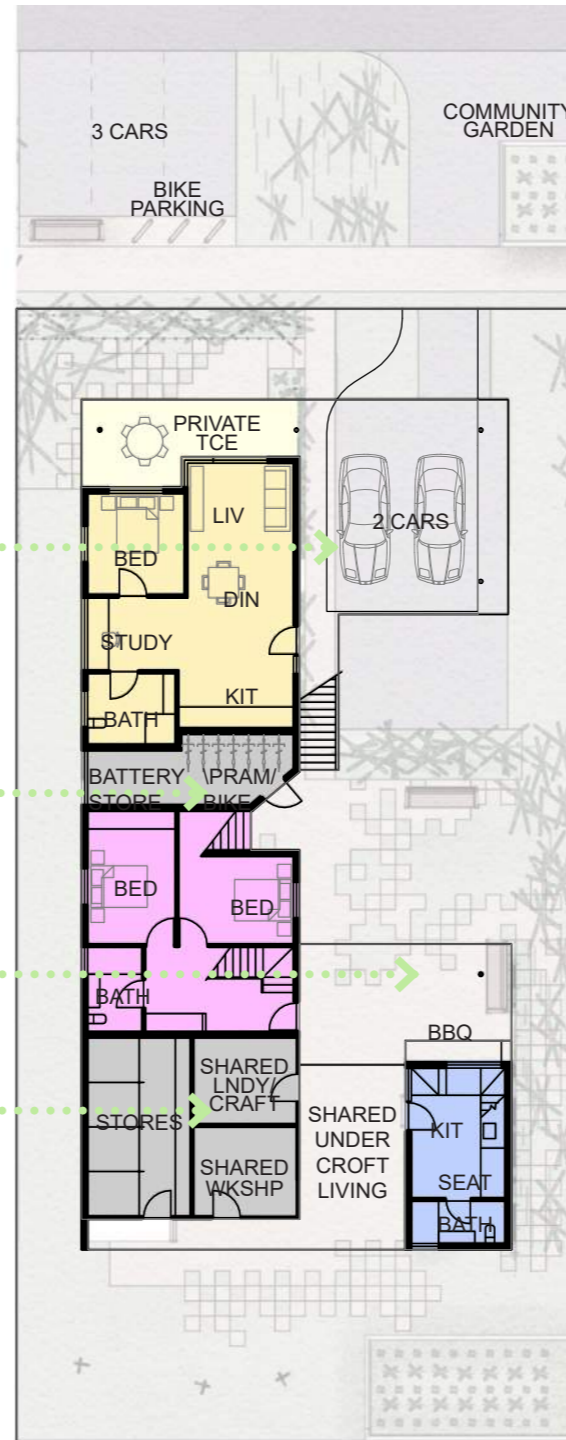
## INTERGENERATIONAL PLACES

- Residents can be singles or couples willing to share-house, elderly residents, small young families, established families, empty nesters and importantly: guests and relatives that can come and stay in the bedsit. Equally the module diversity allows for multi-generational families to occupy 2 or more adjacent dwellings.
- Dwelling modules have an adaptable internal layout (non-load bearing walls) allowing adaptability to households of various sizes, ages, abilities and occupations.
- The ground floor dwelling is laid out to suit residents with access impairment.
- The bedsit unit has the potential to convert into a granny flat connected via the first floor terrace of the adjacent dwelling.
- Co-living workers are specifically considered in the largest dwelling ('manor house typology')

## CLIMATICALLY RESPONSIVE DESIGNS

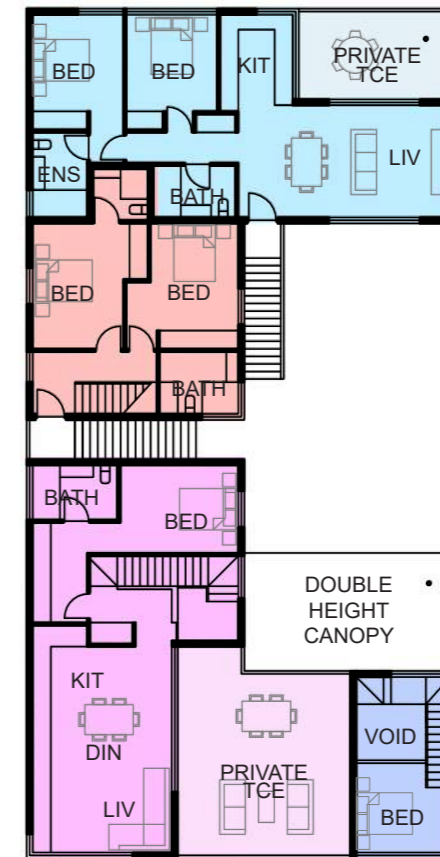
- Our proposal is designed for sub-tropical conditions.
- All dwellings have multiple aspects to optimise cross ventilation.
- Northern solar access to all main internal and external private living areas.
- All covered outdoor areas can be shuttered / screened for rain & insect protection.

- Abundant communal areas 
- Sustainable & Affordable materials 
- Possible shared Electric Car 
- Prioritise Bicycle ownership 
- Outdoor Kitchen Facilities 
- Shared Laundry 

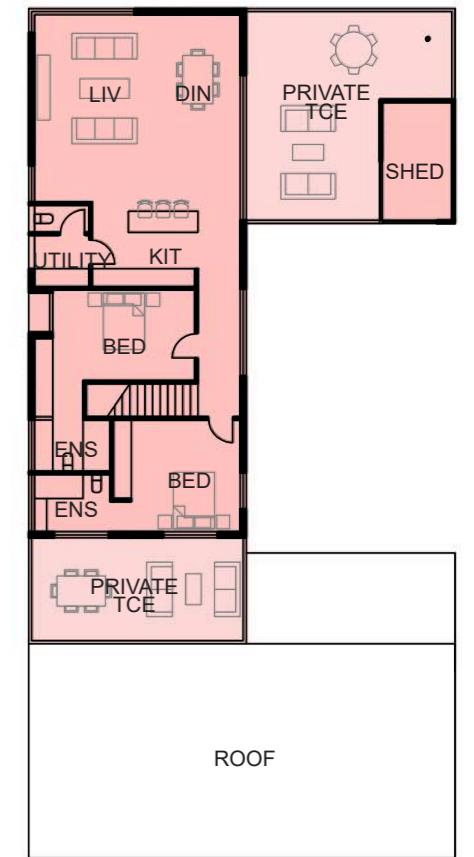


GROUND FLOOR

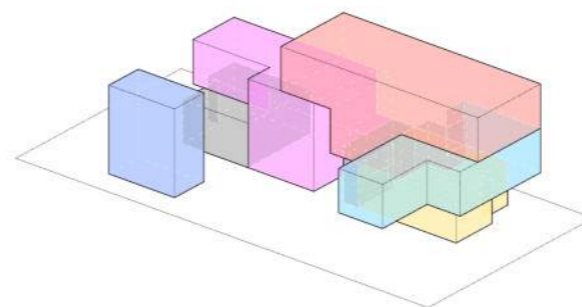
-  PV cells
-  Cross Ventilation
-  Work from Home
-  Water Efficient fixtures








FIRST FLOOR



SECOND FLOOR



-  Shared Guest Room / Bedsit
-  1 Bed 1 Bath: Aged living
-  2 Bed 2 Bath: Couple no kids
-  3 Bed 2 Bath: Young family
-  4 Bed 4 Bath: Manor style house
-  Communal facilities

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## HEALTHY AND SAFE PLACES

- Access from living areas to generous covered private outdoor terraces provided throughout.
- Layouts ensure no excessive overlooking issues or incursions on privacy.
- This design provides a hierarchy of formal and informal shared indoor and outdoor spaces on the ground level.
  - Formal garden from which all dwellings enter.
  - Rear garden – the shared backyard adjacent to shared storage, laundry and workshops.

## TOTAL ENERGY PLACES

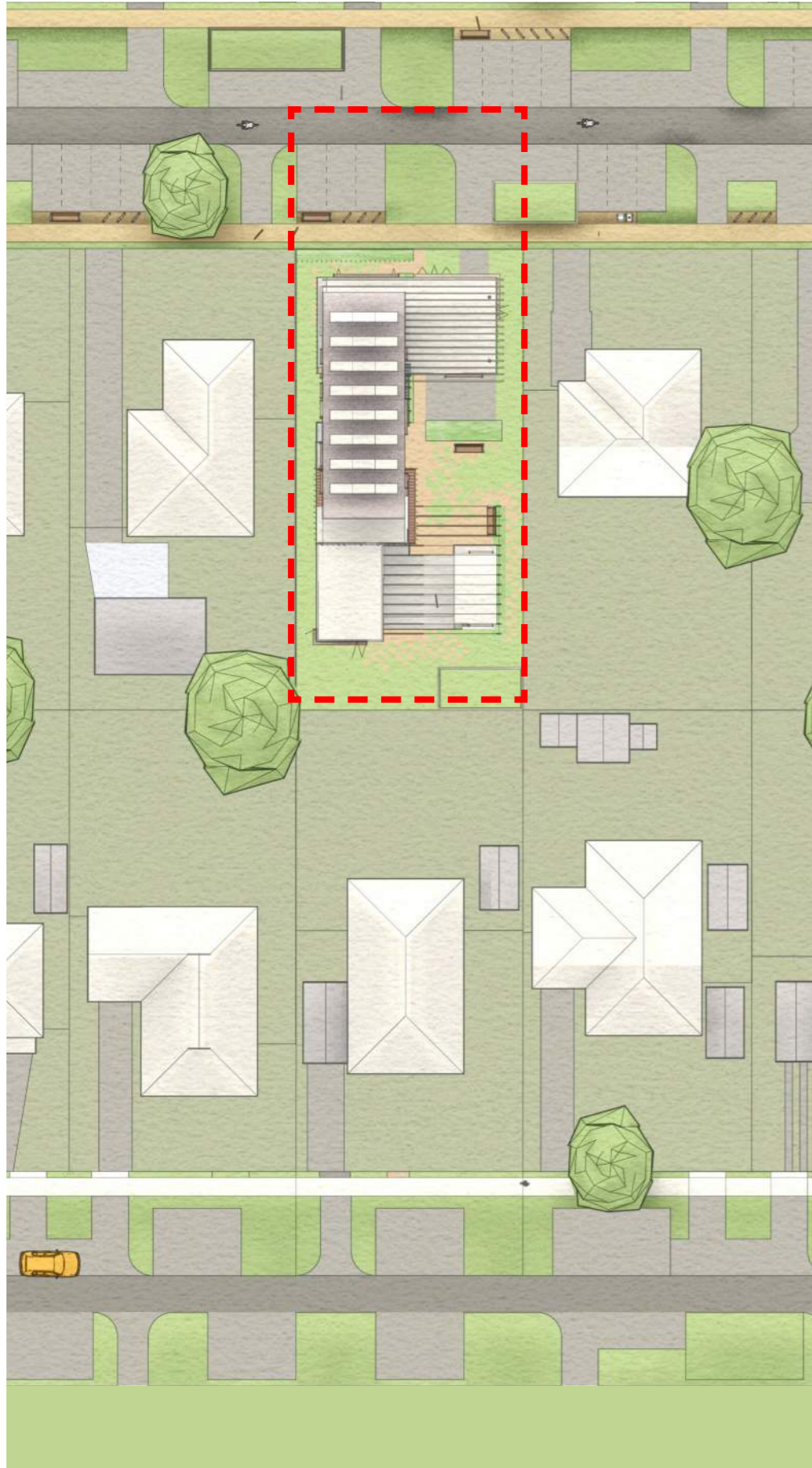
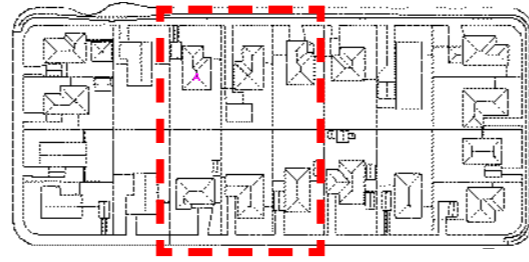
- We propose the same basic construction techniques and materials currently used and geared to the same builders and tradesmen that currently work in these suburban locations.
  - Primary steel structure to the perimeter of each dwelling.
  - Floors - suspended concrete slabs.
  - External walls - reverse brick veneer.
  - Internal walls - non-load bearing framed partitions.
  - Roofing - steel sheet.
- Generous covered outdoor undercroft zone - a sheltered social space, adjacent to the shared BBQ area.
- Within each lot: shared spaces across the ground plane become the 'semi private' zone with a transition space between the dwellings and the public zone of the reconfigured street.
- 3m front setbacks enable good surveillance from all levels – further contributing to safety.
- Each lot has two car bays plus two at the expense of a portion of the central courtyard used for bicycles, mobility scooters and prams. The reconfigured street layout allows for greater on-street parking. Our design consciously proposes a non-car dependent lifestyle and hands the street back to the pedestrian on the local roads.
- Battery store for shared renewable energy from solar PVCs.
- Solar/gas boosted central hot water system with looped ringmain minimising 'cold wastage'.

# BE A GOOD NEIGHBOUR OUR DWELLING



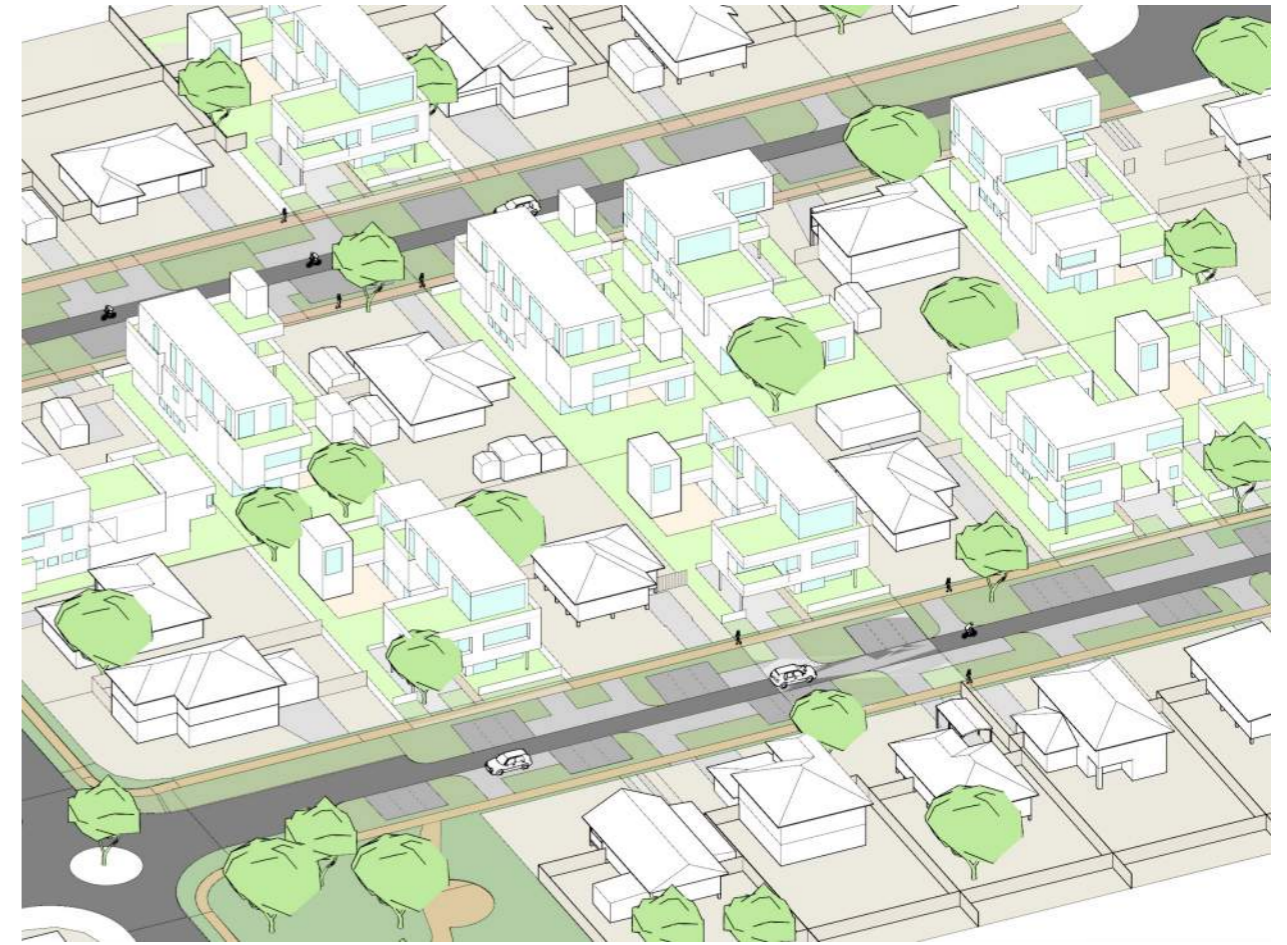
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# BE A GOOD NEIGHBOUR OUR NEIGHBOURHOOD BLOCK



## HEALTHY AND SAFE PLACES

- Our design reconfigures the socialisation of the public road and verge space. By calming traffic movement, introducing urban furniture, plus perpendicular parking, we reclaim the street as an extension of the shared public realm shared by the precinct community.
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