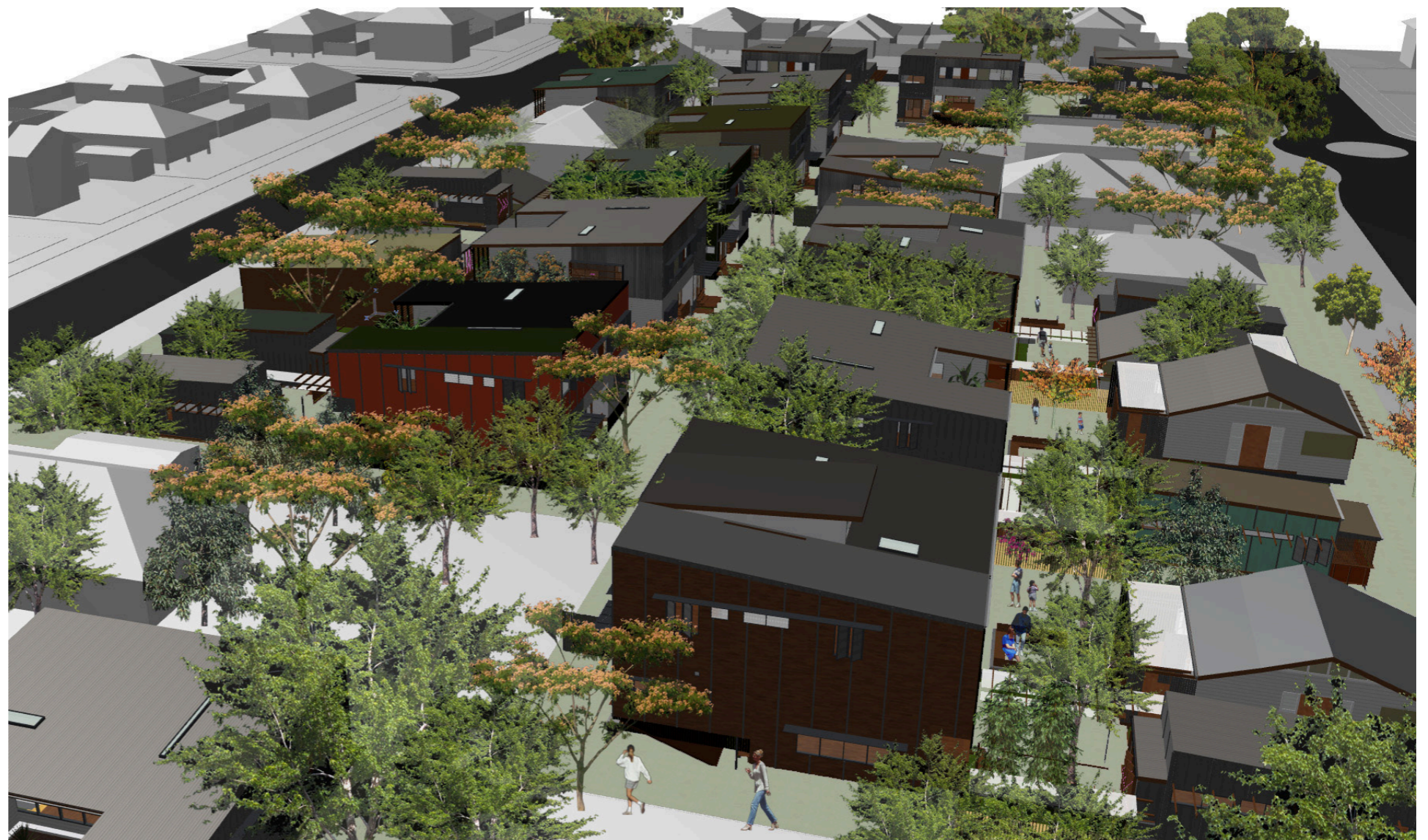


Existing Block



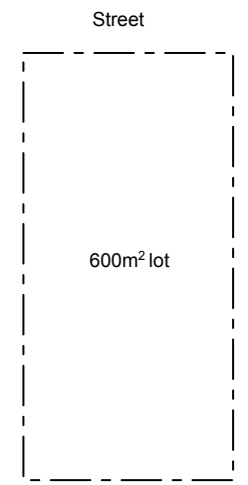
Proposed Block

**DENSITY
AND
DIVERSITY
DONE WELL**

WOVEN PLACES



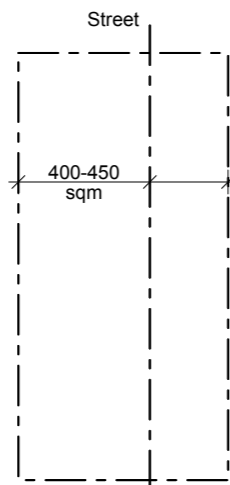
PERSPECTIVES



Typical Existing Site



Current Densification Model
'Splitter' = Two de-tached small lot houses



Proposed Densification and Diversification Model

Subdivide - uneven subdivision to get 4 different dwelling sizes for increased diversity

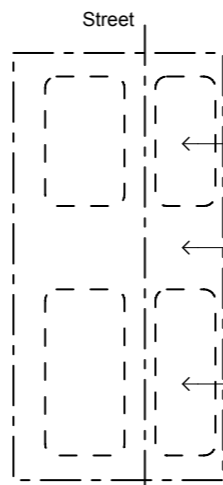
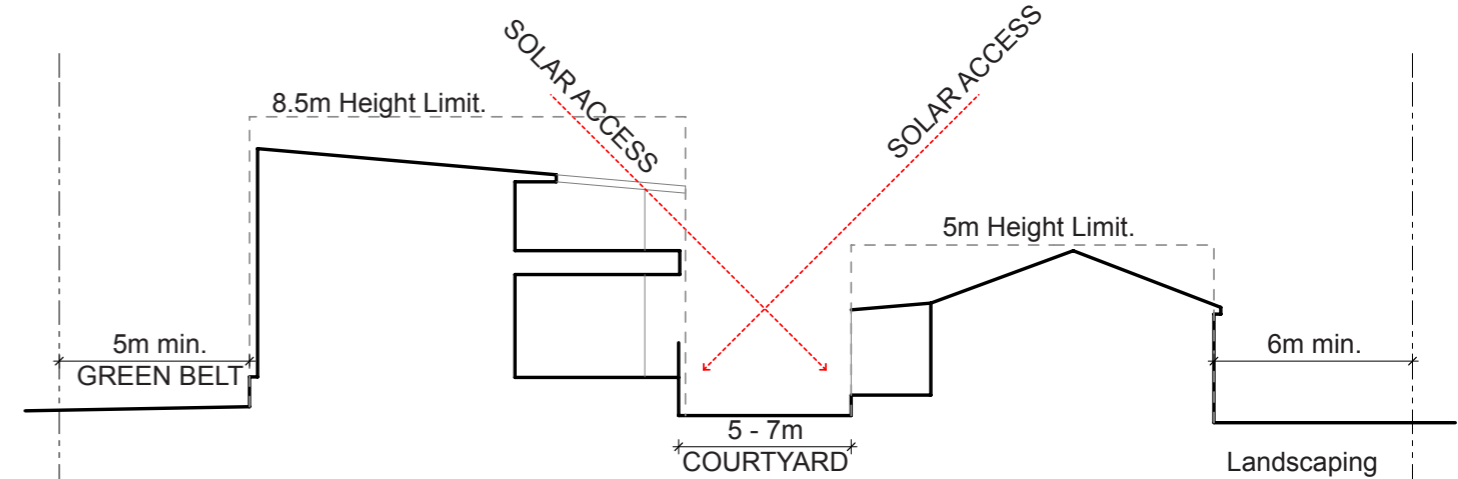


Diagram of proposed model of densification and diversification - weaving dwellings and landscape

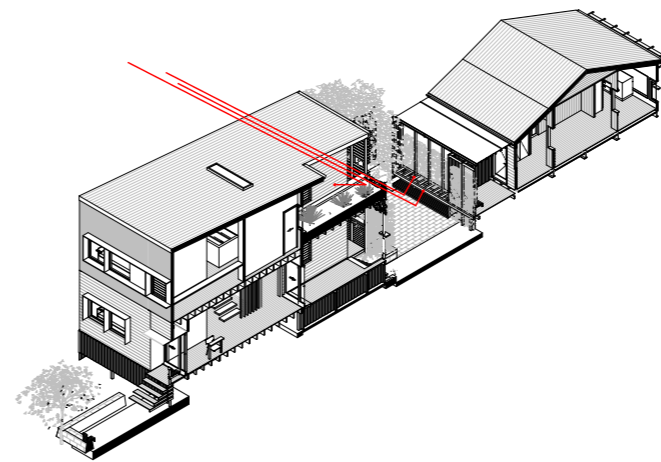


Sectional Diagram

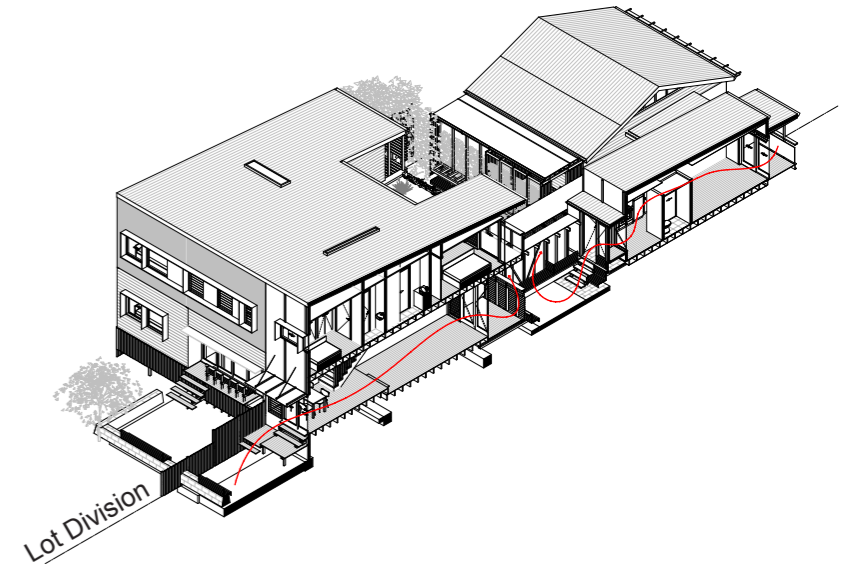
Landscaping
Seating
Active Play
Car Parking



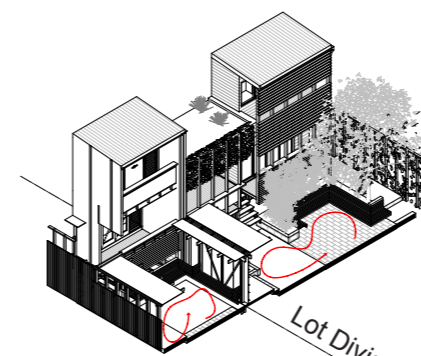
Weave of Dwellings and Landscape Design



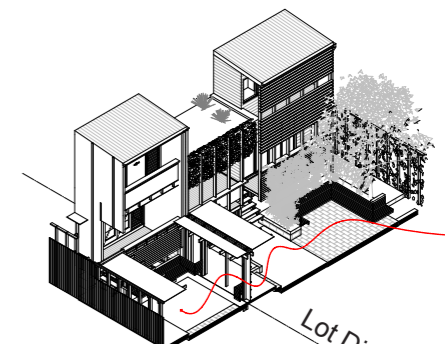
Carved Roofline - access to light



Elevated Thresholds - maintain privacy



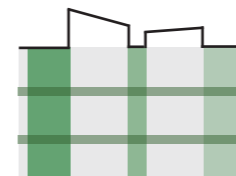
Independant Courtyard



Inter-connected Courtyard

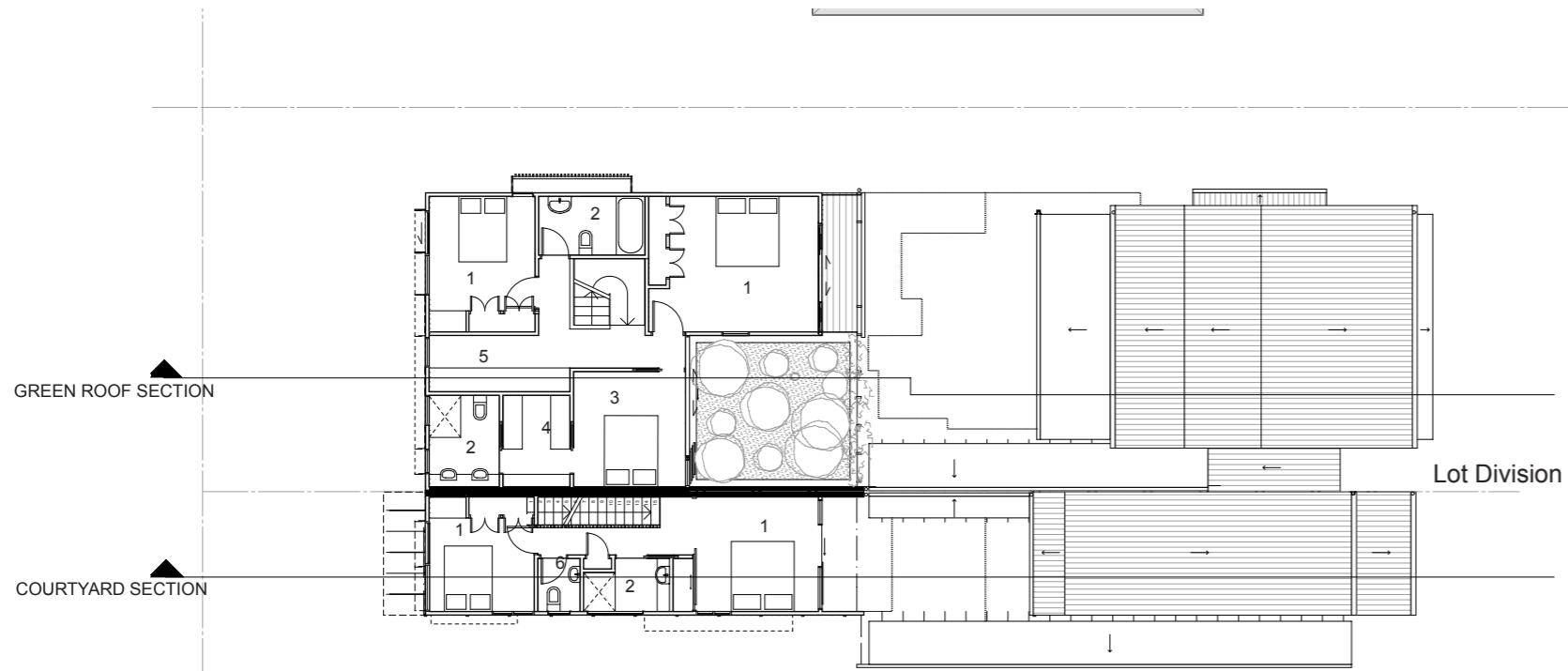
DENSITY AND DIVERSITY DONE WELL

WOVEN PLACES



BE A GOOD NEIGHBOUR

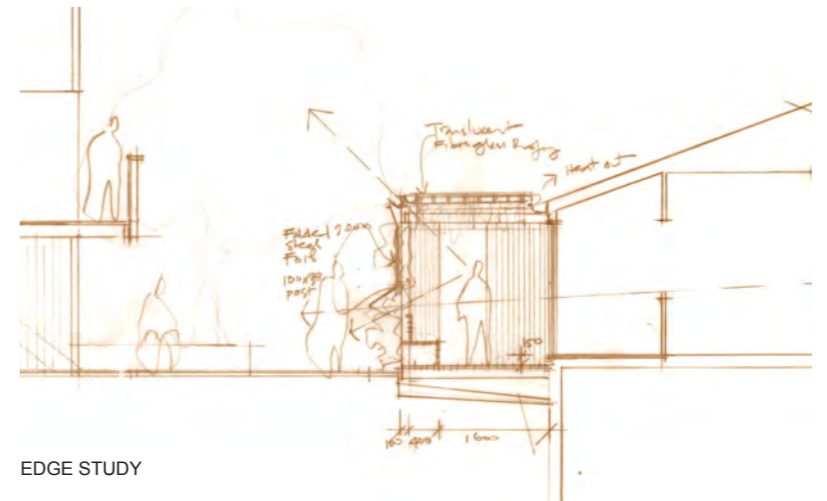
DIAGRAMS



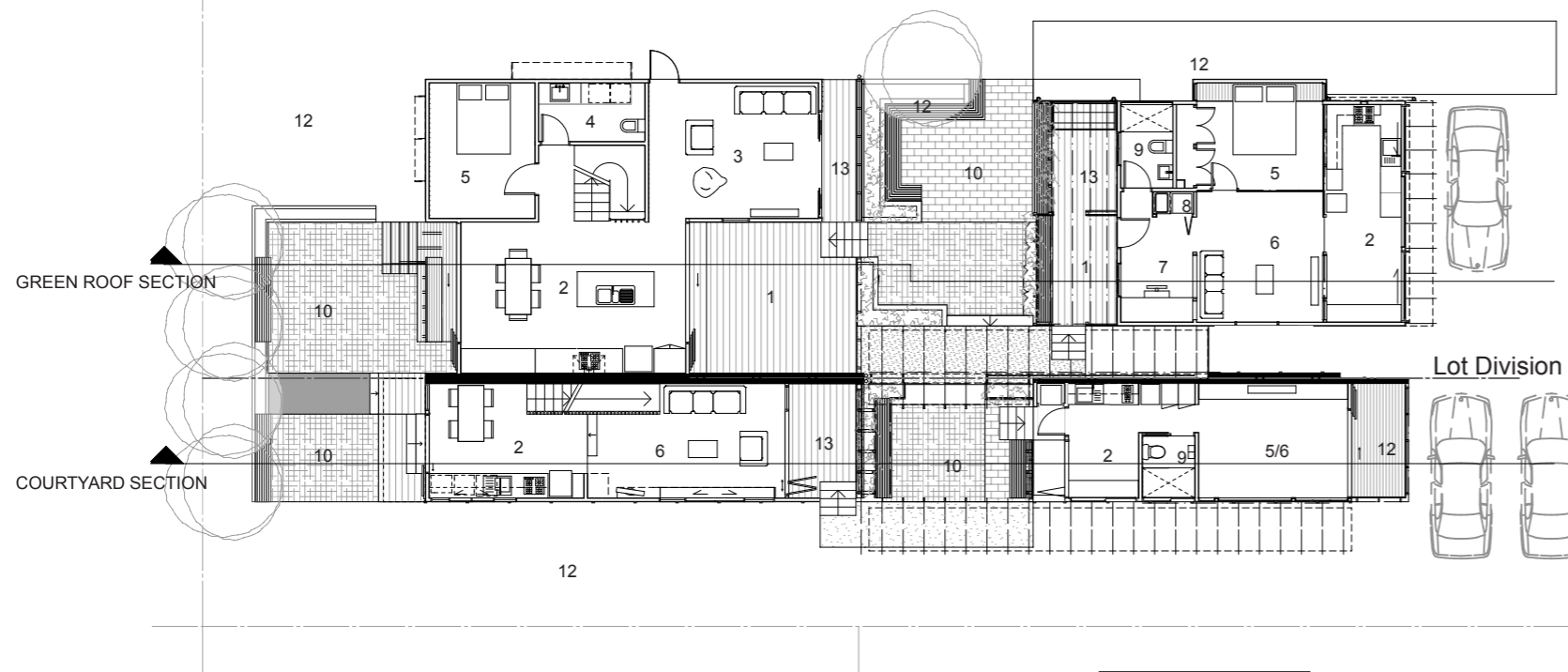
COURTYARD DETAIL

- LEGEND
- 1 BEDROOM
 - 2 BATHROOM
 - 3 MASTER BEDROOM
 - 4 WALK IN ROBE
 - 5 STUDY NOOK
 - 6 POWDER ROOM

FIRST FLOOR PLAN
1:200 @ A3

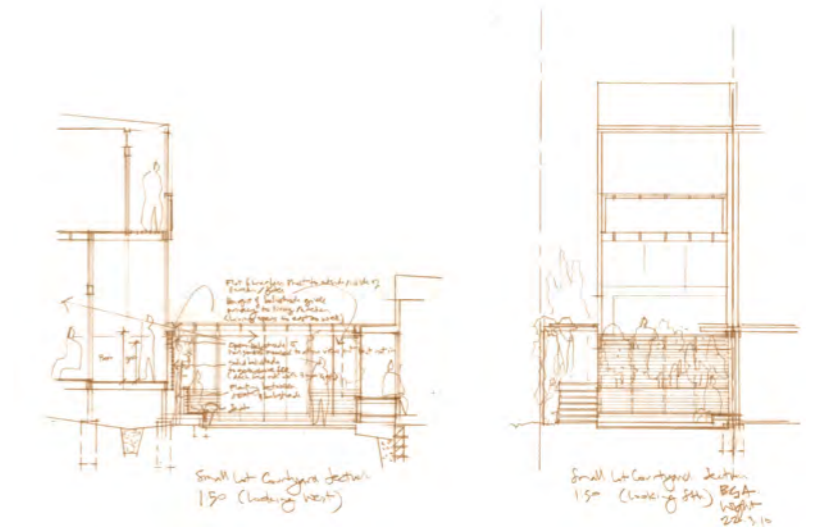


EDGE STUDY



- LEGEND
- 1 ENTRY DECK
 - 2 KITCHEN/DINING
 - 3 RUMPUS
 - 4 LAUNDRY/WC
 - 5 BEDROOM
 - 6 LIVING
 - 7 STUDY
 - 8 LAUNDRY
 - 9 BATHROOM
 - 10 COURTYARD
 - 11 REAR COURTYARD
 - 12 GARDEN
 - 13 DECK
 - 14 BATH COURT

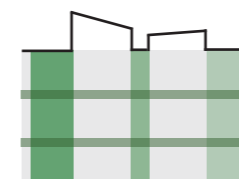
GROUND FLOOR PLAN
1:200 @ A3



COURTYARD STUDY

**DENSITY
AND
DIVERSITY
DONE WELL**

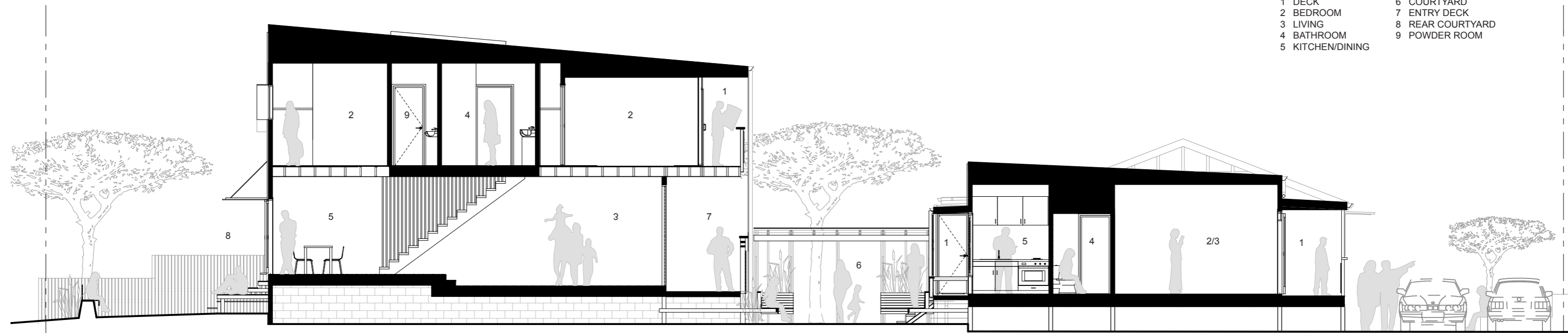
WOVEN PLACES



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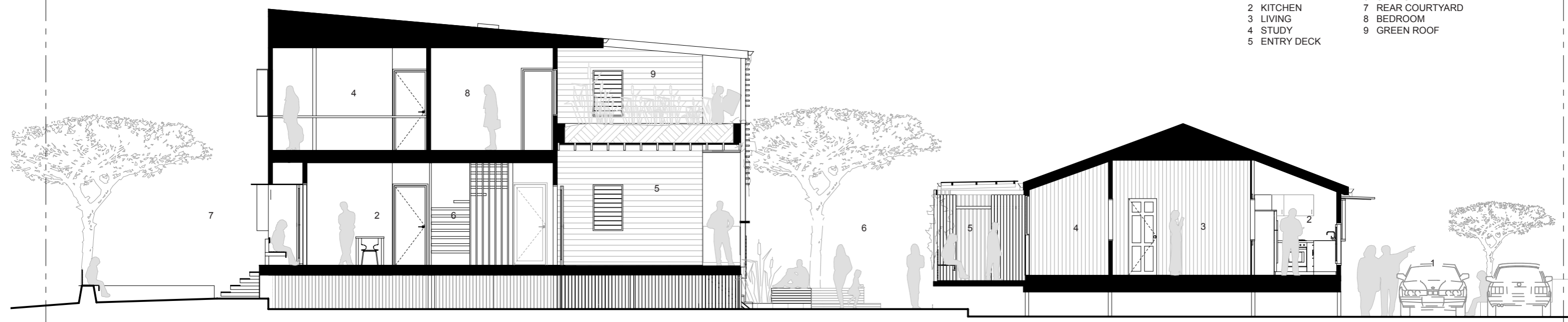
FLOOR PLANS

- LEGEND
- | | |
|------------------|------------------|
| 1 DECK | 6 COURTYARD |
| 2 BEDROOM | 7 ENTRY DECK |
| 3 LIVING | 8 REAR COURTYARD |
| 4 BATHROOM | 9 POWDER ROOM |
| 5 KITCHEN/DINING | |



COURTYARD SECTION
1:100 @ A3

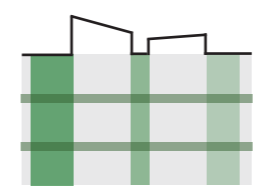
- LEGEND
- | | |
|--------------|------------------|
| 1 DRIVEWAY | 6 STAIRS |
| 2 KITCHEN | 7 REAR COURTYARD |
| 3 LIVING | 8 BEDROOM |
| 4 STUDY | 9 GREEN ROOF |
| 5 ENTRY DECK | |



GREEN ROOF SECTION
1:100 @ A3

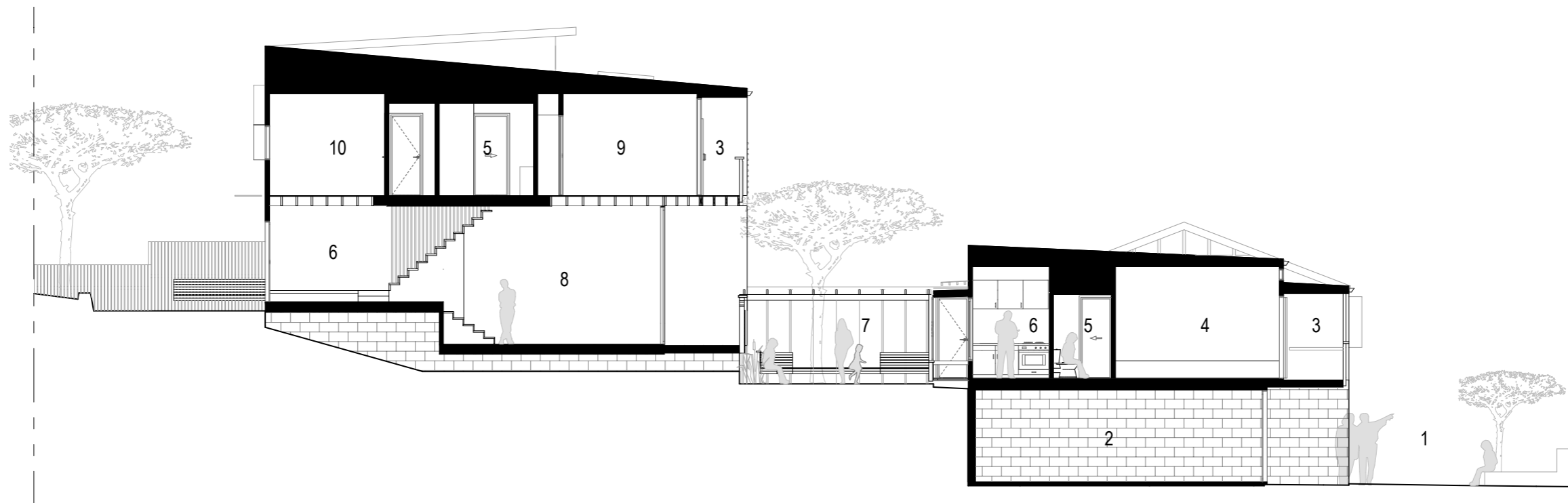
DENSITY
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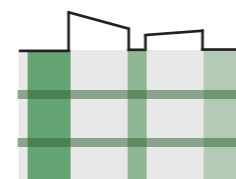
SECTIONS



- LEGEND
- 1 DRIVEWAY
 - 2 GARAGE
 - 3 DECK
 - 4 BEDROOM/LIVING
 - 5 POWDER/SHOWER
 - 6 KITCHEN/DINING
 - 7 COURTYARD
 - 8 LOUNGE
 - 9 BEDROOM
 - 10 STUDY

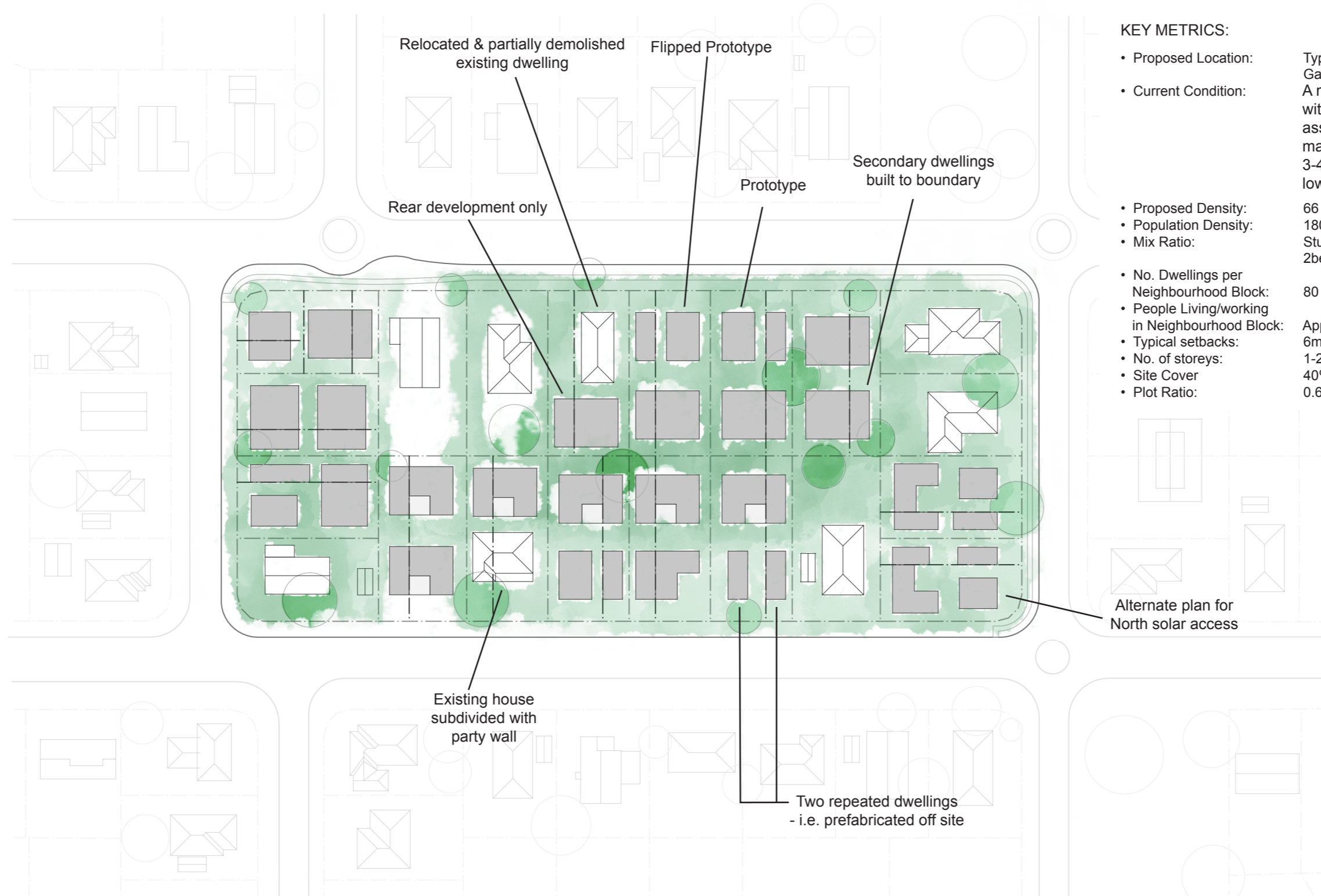
**DENSITY
AND
DIVERSITY
DONE WELL**

WOVEN PLACES



**BE A GOOD
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PROTOTYPE APPLIED TO A TYPICAL BRISBANE SLOPING SITE



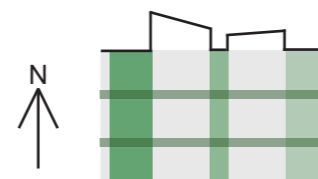
KEY METRICS:

- Proposed Location: Typical 5-10km ring in Brisbane (eg. Gaythorne). Suburban Streets.
- Current Condition: A mix of pre and post war houses, now with a pattern of 'splitter' blocks and associated new small lot houses the maximise the building footprint plus 3-4 storey multi-res. In transition from low density to low-medium density.
- Proposed Density: 66 dwellings/ha
- Population Density: 180people/ha
- Mix Ratio: Studio/Home Office : One bed+Study : 2bed : 3bed+Study = 1:1:1:1
- No. Dwellings per Neighbourhood Block: 80
- People Living/working in Neighbourhood Block: Approx. 220
- Typical setbacks: 6m front/1.5m side/ 0m side/4m rear.
- No. of storeys: 1-2 storeys
- Site Cover: 40%
- Plot Ratio: 0.65

Site Plan 1:1000

DENSITY AND DIVERSITY DONE WELL

WOVEN PLACES



BE A GOOD NEIGHBOURHOOD

SITE PLAN