

FORREST MULTI OCCUPANCY

Snapshot

Location: (Block 5, Section 21)
Type of Project: Re-development of established site for Multi Occupancy – four townhouses
Year built: 2016
Zone: RZ2
Block area: 1423m²
Floor area: 710m²
Plot ratio: 50%
Density: 1 unit per 355m²
Building: Increases diversity in an inner suburb close to shops, provides aging in location. Basement garages with lifts to all units
Site planning: Corner block well suited to this type of development.
Approval issues: Having basements only of cars is restrictive and does not contribute to overall bulk and scale.

Features

Although this is a compliant development in a RZ2 zone it is included because it is symptomatic of many blocks throughout Canberra more widely (including the RZ1 zones) in that it is large corner block of 1423m².

The development has been designed with articulated building forms and a modest bulk and scale appropriate to residential areas. Well-designed developments such as this should be permitted more widely, as they contribute sensitively to the urban infill shortfall in what is a very spreadeagled city.

A particular point to emphasise is the appropriateness of corner blocks to developments of this nature. If the quality of design is of an appropriate level, an adjustment to the planning regulations could potentially increase the possibility of greater diversity and vibrancy in all Canberra suburbs.

It could also provide a suitable source of income for the government by virtue of appropriate lease variation charges.

- Much of the design intent of this development is directed at achieving a high quality sustainable output.
- The development has relevance for passive design elements, densification of large blocks in inner suburbs, some elements of passivhaus construction are incorporated.
- Houses achieved 7.4 to 7.9 energy rating level.
- Construction is conventional brick veneer with clad stud walls on upper levels. Lower walls have 3.85 total insulation R value, and upper walls have 4.66 R value.
- There are insulated floor slabs throughout, over a basement carpark, with under-tile back-up heating, heat-pump electric water heaters throughout and reverse cycle air-con units provide back-up cooling.
- Fixed exterior horizontal sunshades are fitted, with a pergola for mounting operable horizontal folding sunshades on Unit 2. Clerestory windows will be fitted with operable, external vertical shades for summer.
- There are triple-glazed thermal break aluminium frame windows and glazed doors throughout.
- All units incorporate ducted heat recovery ventilators for low-level ventilation and maintenance of air quality; Unit 2 is completely air-sealed with Intello membranes.
- R5.0 roof insulation throughout.
- Upper floors are timber framed.
- Living Space Gross Floor Area: Unit 1 – 183 sq.m.; Unit 1 – 215 sq.m.; Unit 3 – 190 sq.m.; Unit 4 – 122 sq.m.
- Units 1, 2 and 3 are two-storey over a basement carpark; Unit 4 is single storey over a basement carpark.



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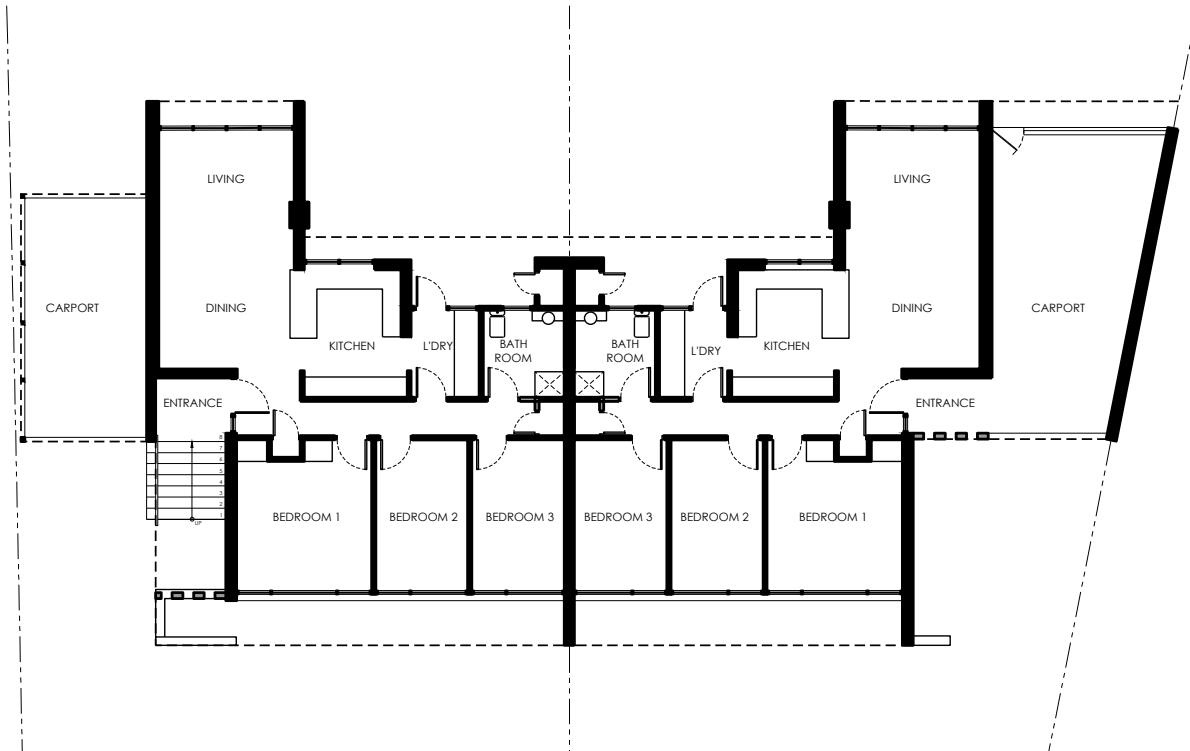
Empire Circuit



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Ground Floor Plan



Site Plan

