

# ARANDA TOWNHOUSE

## Snapshot

Blocks 5 – 8 Section 19 Aranda  
Site Area: 3347m<sup>2</sup>  
Gross Floor Area: 2,174.25m<sup>2</sup>  
Plot Ratio: 65%  
Number of Residences: 10  
Date of construction: 2015

## Features

- Dynamic street frontage to the north
- Elevated garages to the rear with level access to the upper floor primary living areas with views, ventilation privacy and street separation
- Internal light well for light, sun penetration and ventilation to the core of the units
- High quality, fully customised interiors

This is an example of well-considered urban infill development that provides a positive contribution to the leafy Aranda streetscape and an opportunity for people to age in their community.

The large steeply sloping site situated adjacent to the Aranda shops originally contained 8 small units that were at the end of their life cycle. When standing at the rear of the block the site offers elevated distant views over Belconnen.

The development consists of 10, three bedroom townhouses. The townhouses are split into two blocks, a block of four and a block of six to provide articulation. The central driveway accessing the rear garaging is disguised by a bridge, alfresco terrace that links the two blocks. With garaging at the rear, the development, primary living and sleeping are delivered at the upper level, all with northern aspect. Secondary spaces are located at the lower street level. Street courtyards to each unit are slightly elevated above the footpath; each courtyard has a low wall for privacy from pedestrians while allowing for passive surveillance of the street and a view beyond. Central courtyards to each unit, although appearing simple, are key to the development. They provide natural light and cross flow ventilation to the main bedroom and lower level bedrooms. and private and secure outdoor entertaining spaces that can be left open at all times.

This development is unique in that it offers buyers the ability to customise their own units internally, making each individual in a market that is generally standardised. A number of these customised features include; individual courtyard landscaping; all joinery; fireplaces; bathrooms; cellars; internal finishes and fixtures.

All units are energy rated to 6 stars utilising R6 ceiling insulation + R1.5 Anticon blanket, and R2 insulation in the walls, aluminium double-glazed windows throughout and a 2000 litre individual water tank to each unit.

The design contributes to the streetscape and maximises use of the site for all residents. It has been well received by the Aranda neighbourhood and provides a demonstration that urban infill development can contribute to the local environment.



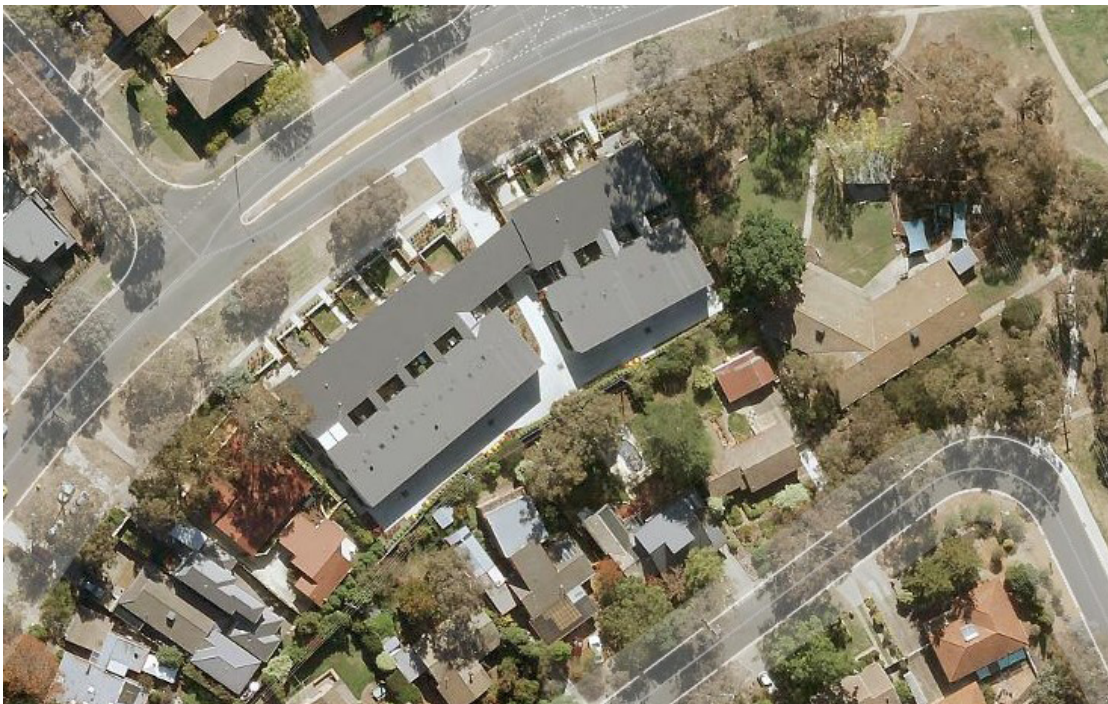
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## Elevate



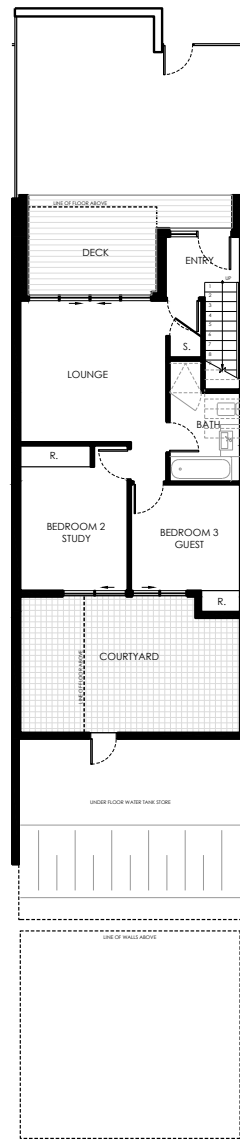
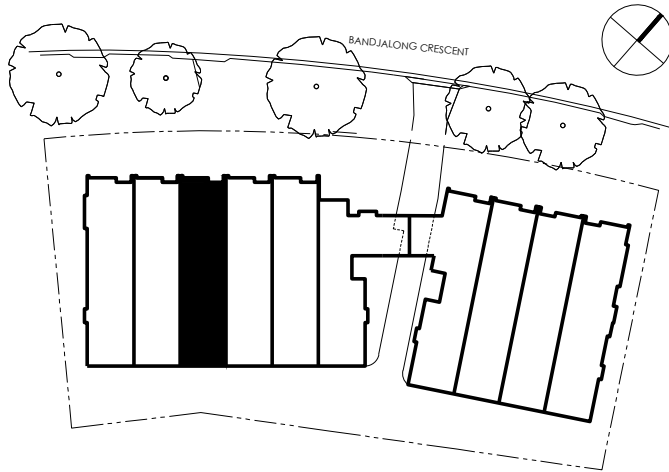
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## Aerial View



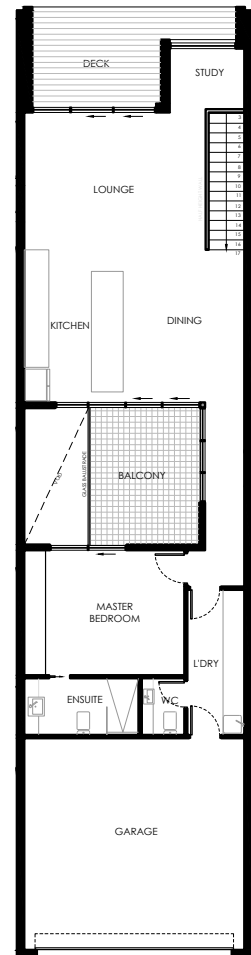
# Site Plan

Scale 1:1000



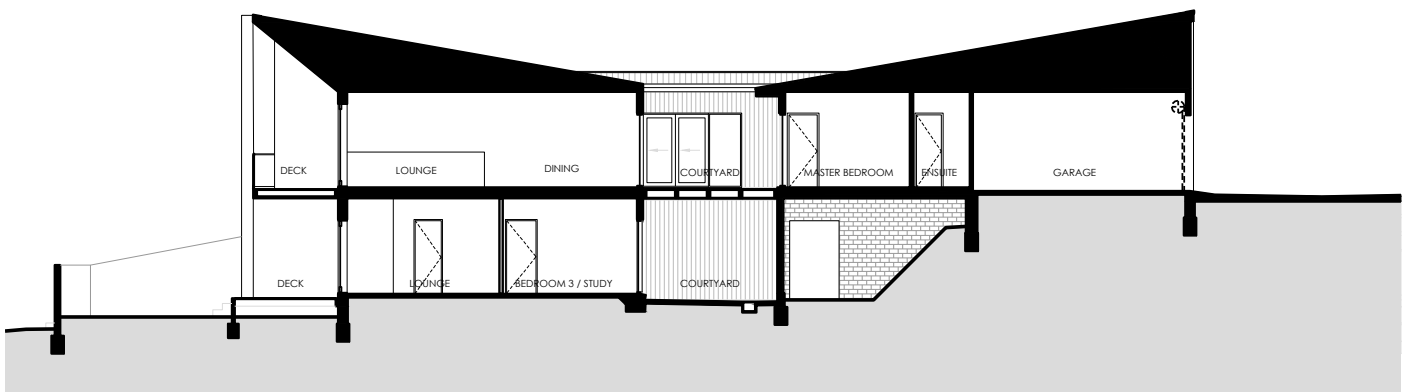
## Lower Floor

Scale 1:200



## Ground Floor

Scale 1:200



## Section

Scale 1:200