

Townsville, Queensland

73.

PPLEX

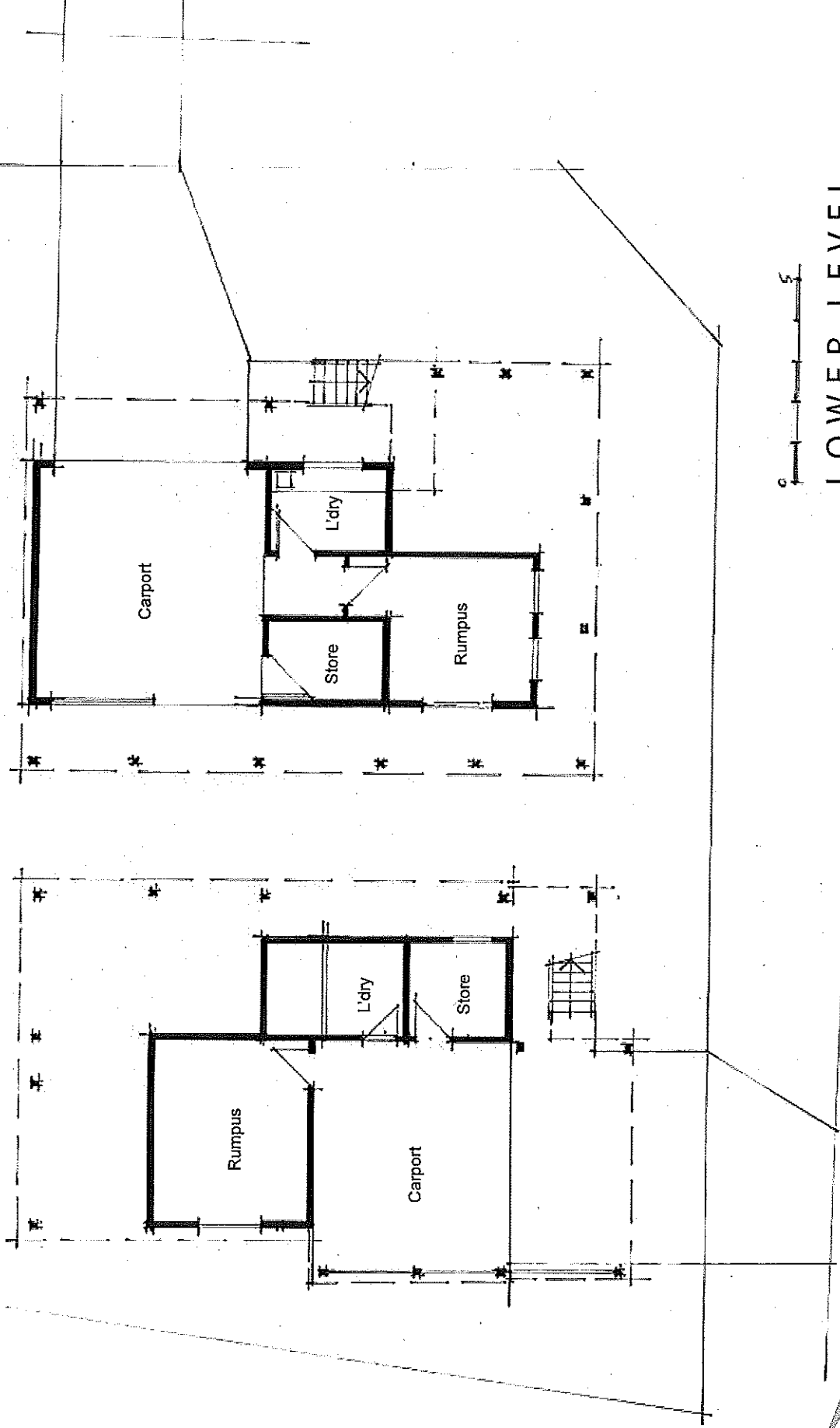
DHA Aitkenvale

DESIGN

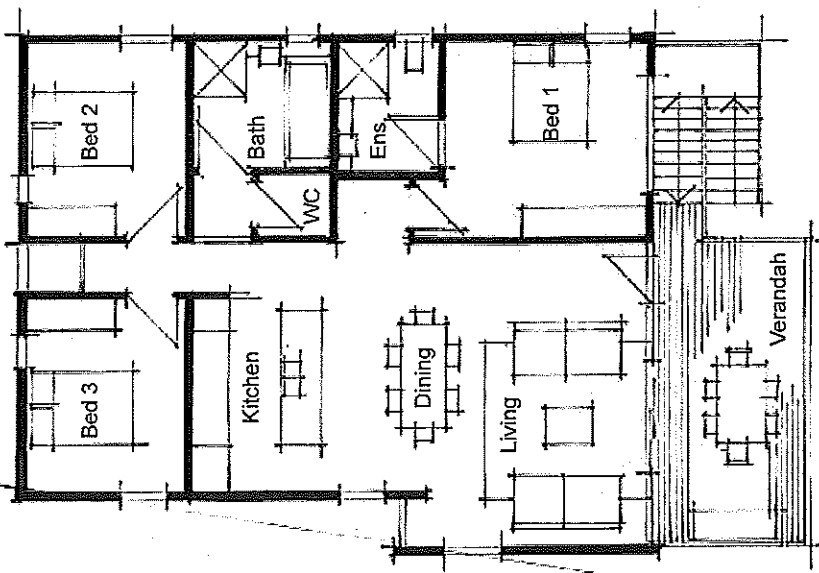
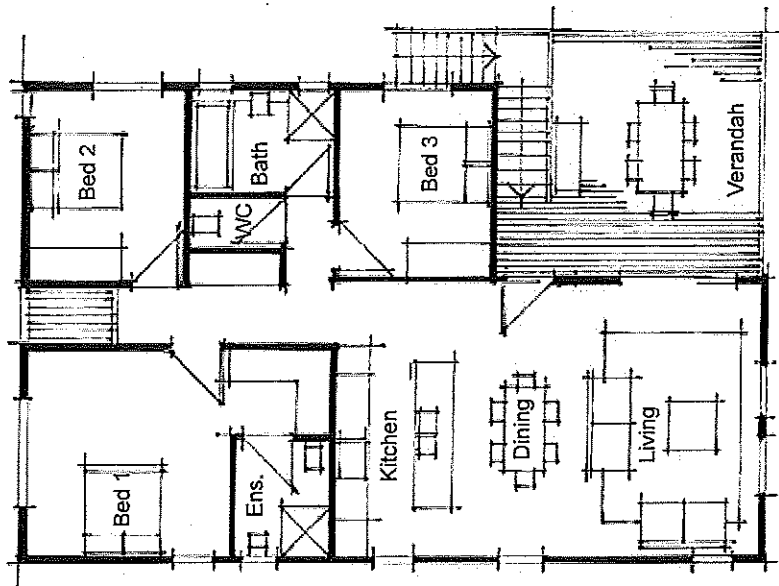


10.04.2010

BED 1



LOWER LEVEL
DETACHED

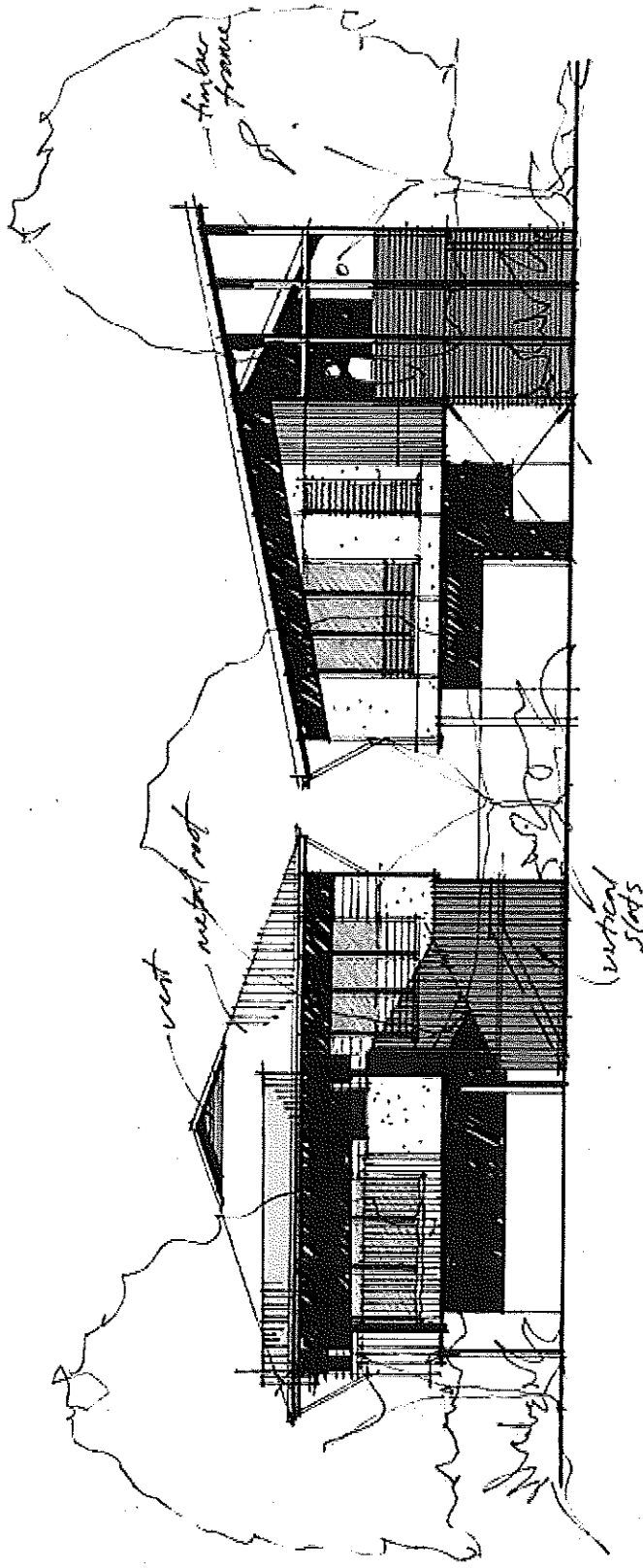


UPPER LEVEL DETACHED

DUPLIX Aitkenvale

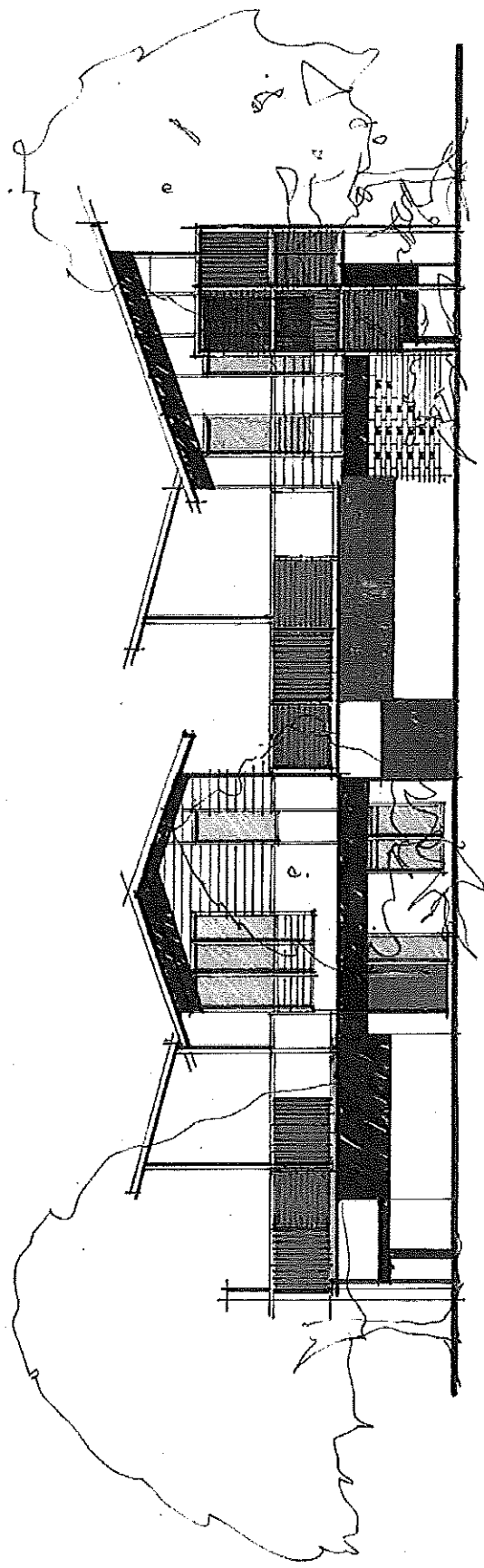
10.04.2010





FRONT ELEVATION
DETACHED

DH A A i t k e n v a l e
DUPLX A i t k e n v a l e

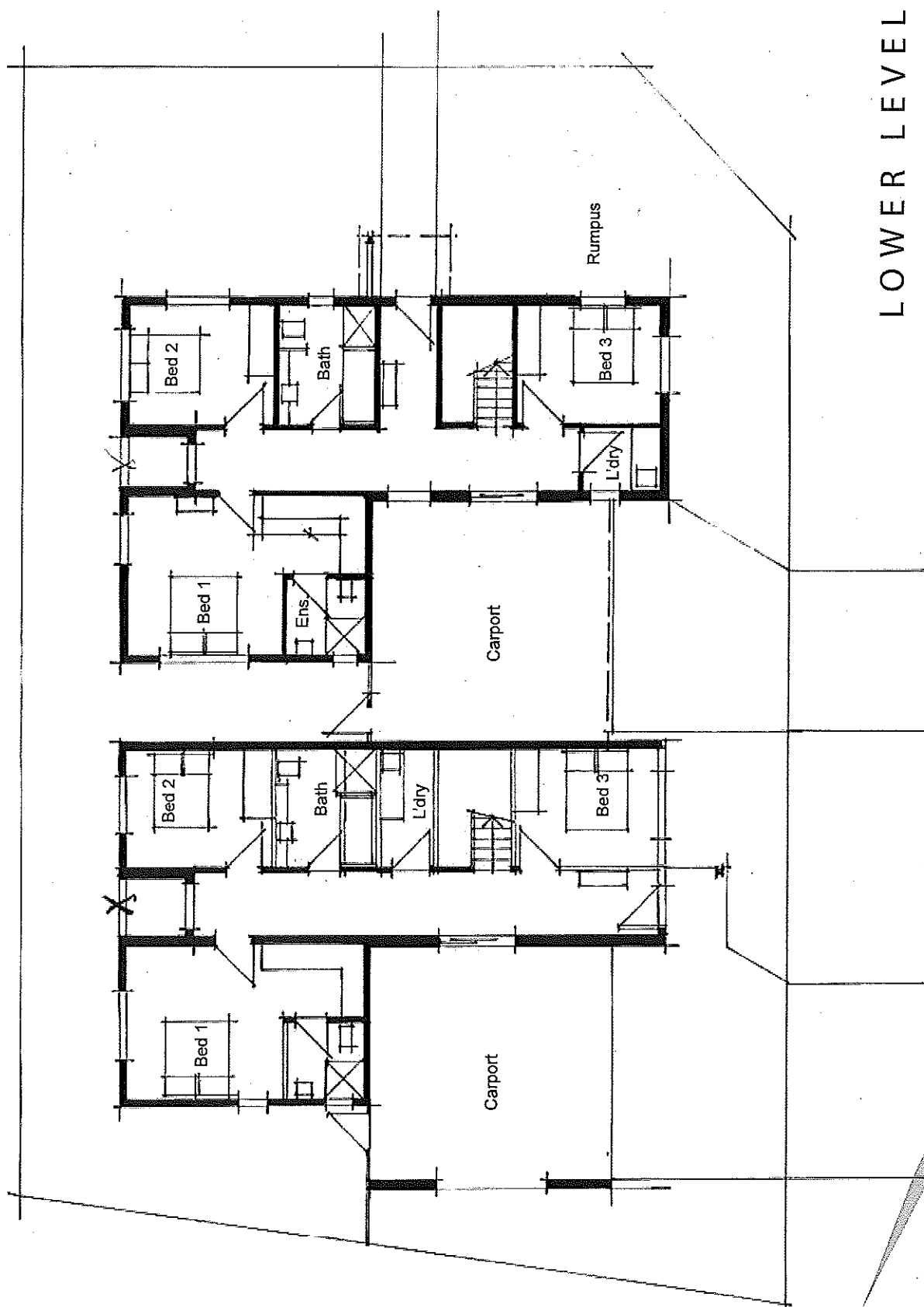


FRONT ELEVATION
ATTACHED

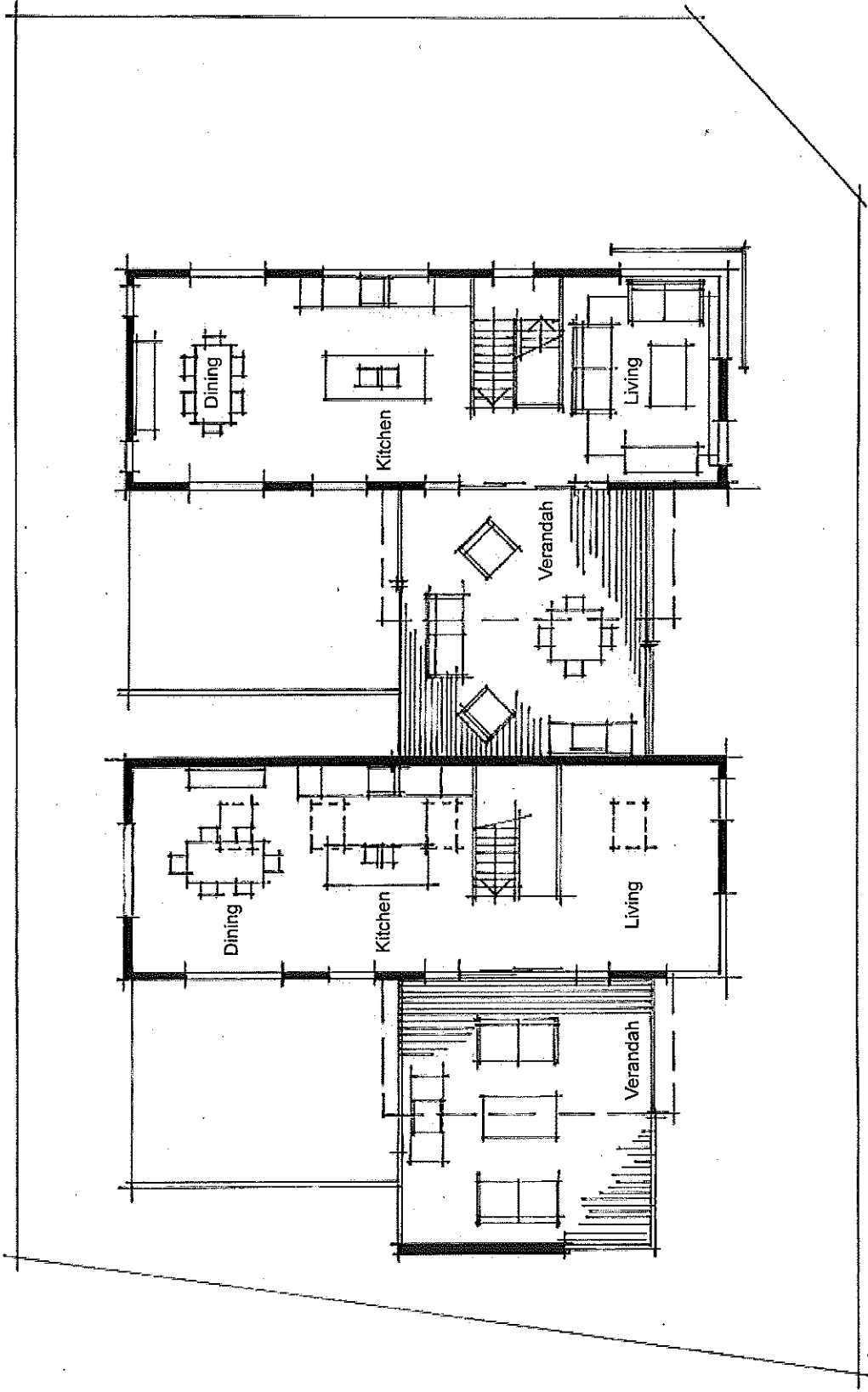
DUPLEX Aitkenvale



10.04.2010



LOWER LEVEL
ATTACHED



UPPER LEVEL
ATTACHED

DUPLIX Aitkenvale

Townsville, Queensland

DHA Aitkenvale



10.04.2010

PEOPLE DESIGN

Townsville, Queensland

74.

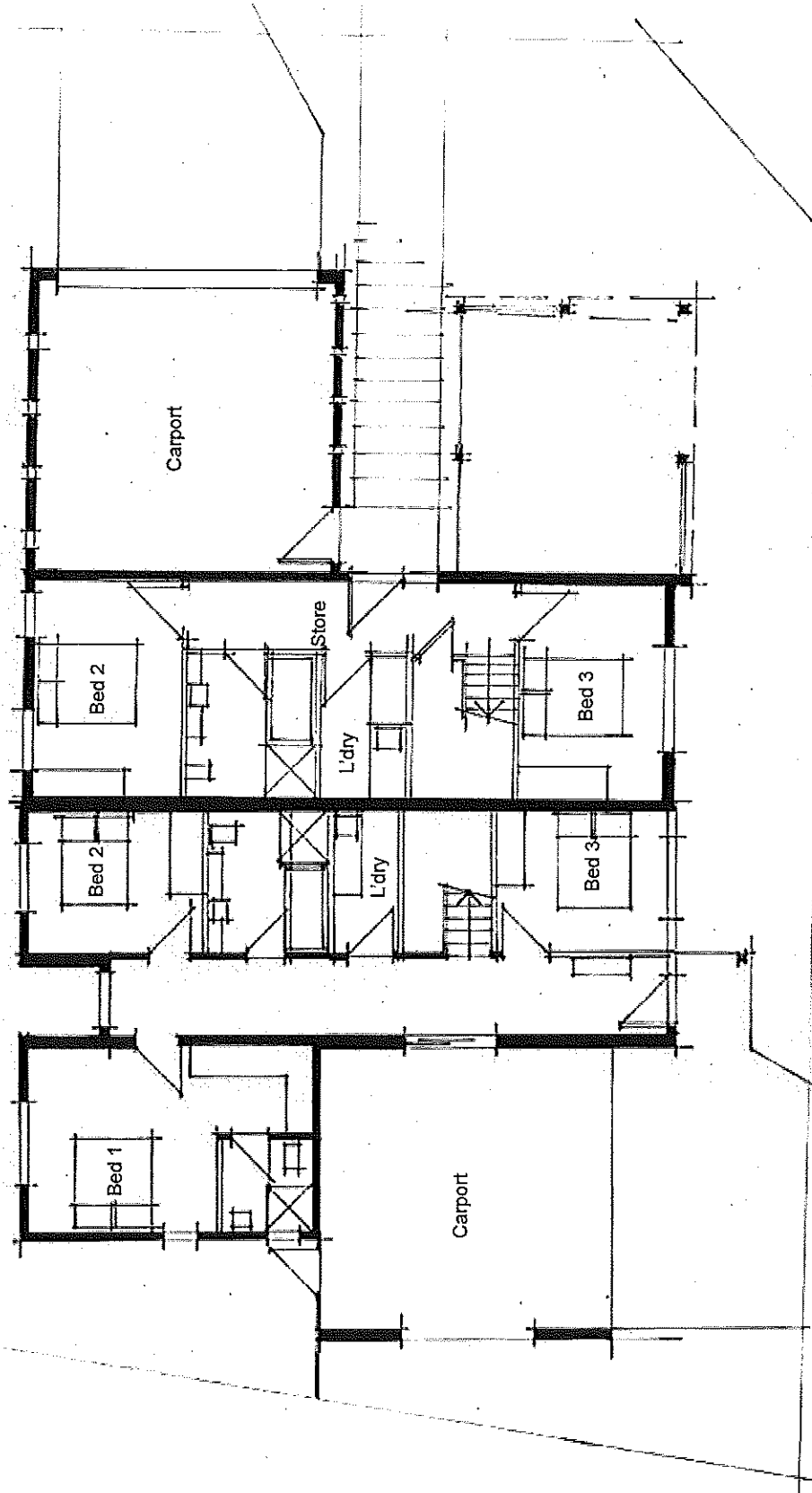
PPLEX

DHA Aitkenvale

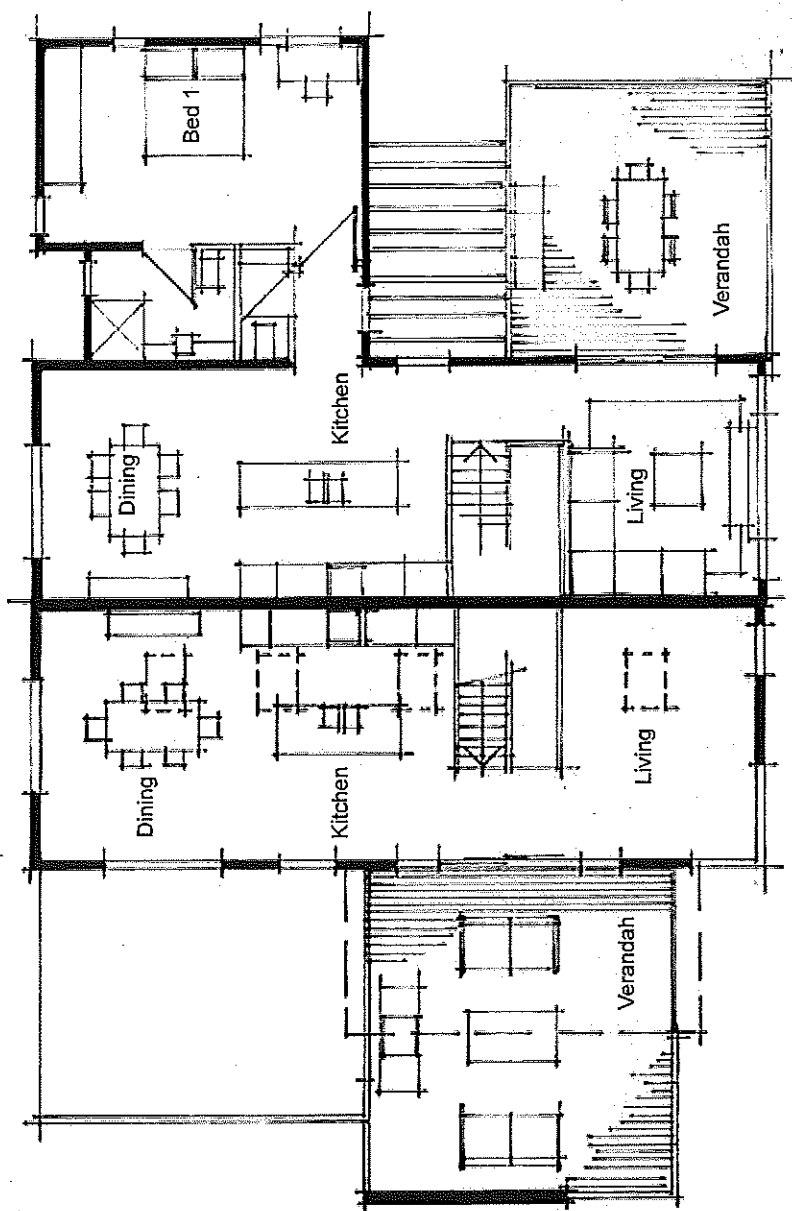
eko

10.04.2010

DESIGN

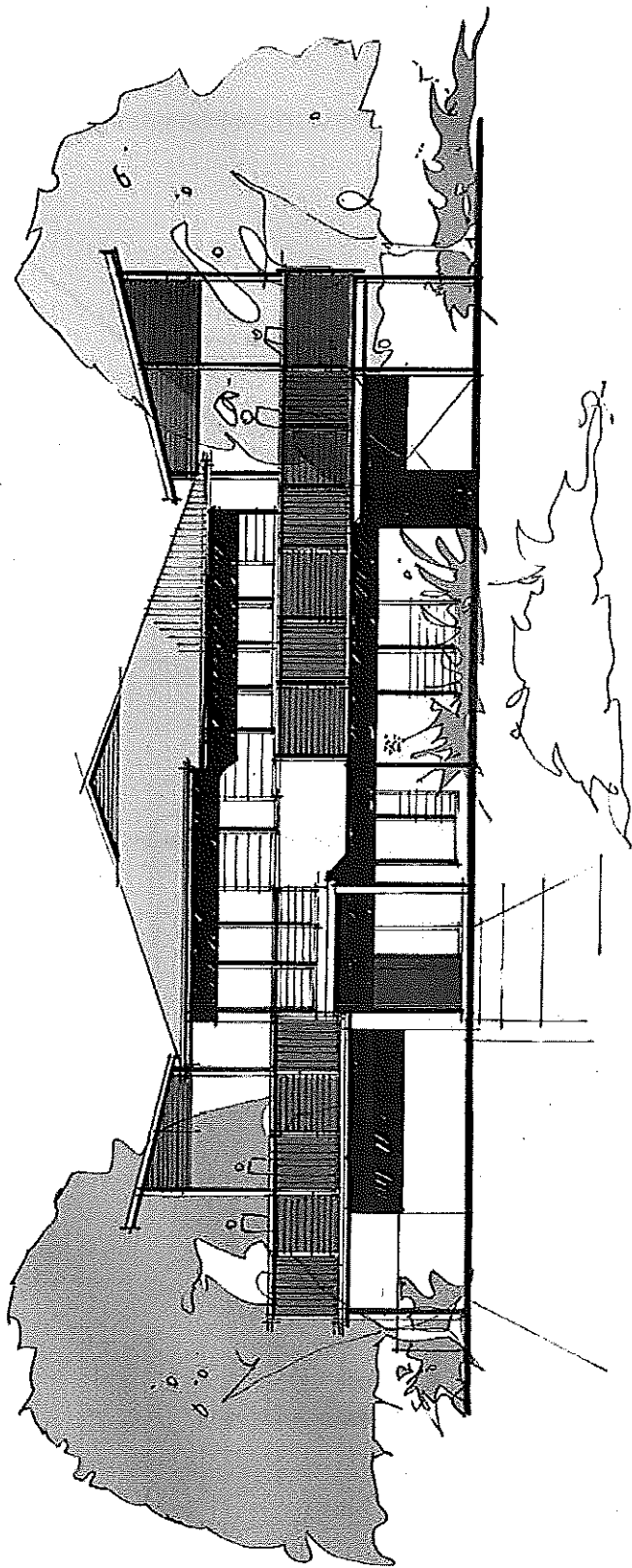


LOWER LEVEL
ATTACHED



UPPER LEVEL ATTACHED

D H A A i t k e n v a l e



FRONT ELEVATION
ATTACHED

DUPLIX Aitkenvale

Townsville, Queensland

DHA Aitkenvale



10.04.2010

APPLEX

DESIGN



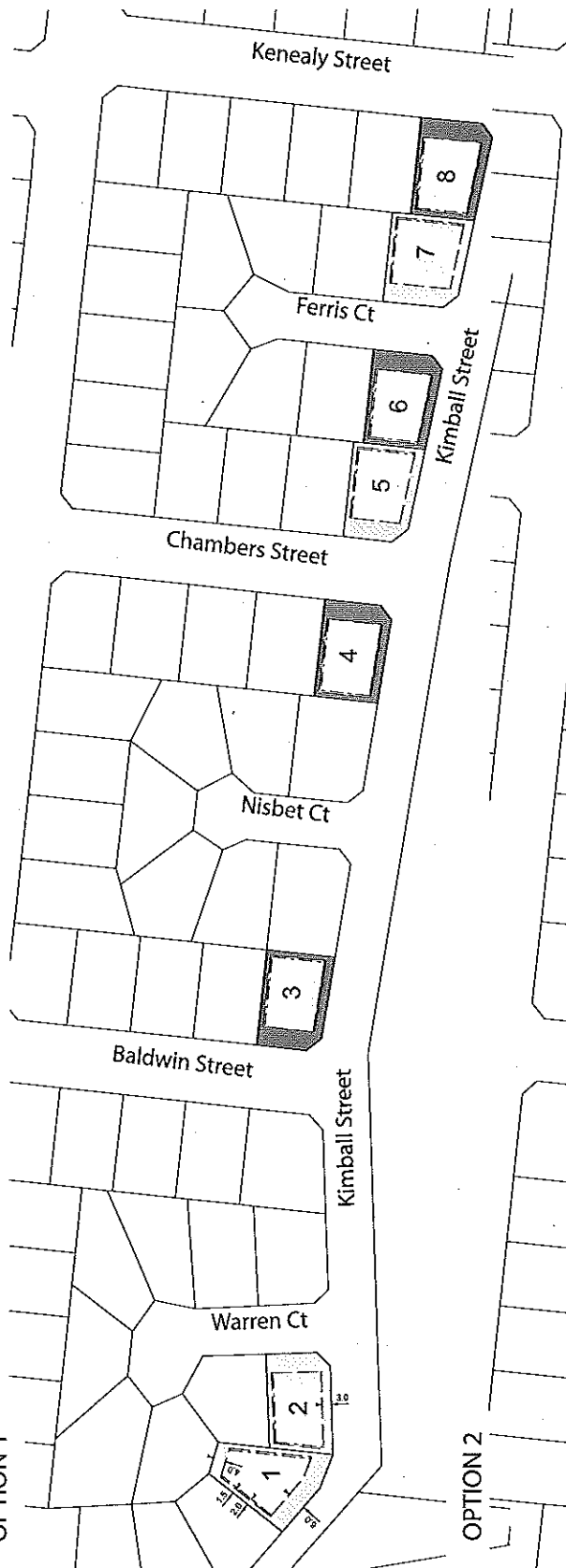
OPTION 2

Site No.	Development Application	Site Area	Max. Potential Bldg Envelope / Site	Max. Potential Bldg Envelope / Dwelling
1	No. 4 Kimball Street	644m ²	364m ²	182m ²
2	No. 2 Warren Court (Cnr Kimball St)	609m ²	326m ²	163m ²
3	No. 10 Baldwin Street (Cnr Kimball St)	614m ²	340m ²	170m ²
4	No. 9 Chambers Street (Cnr Kimball St)	638m ²	353m ²	176m ²
5	No. 10 Chambers Street (Cnr Kimball St)	628m ²	351m ²	175m ²
6	No. 2 Ferris Court (Cnr Kimball St)	618m ²	340m ²	170m ²
7	No. 1 Ferris Court (Cnr Kimball St)	681m ²	403m ²	201m ²
8	No. 11 Kenealy Street (Cnr Kimball St)	655m ²	368m ²	184m ²

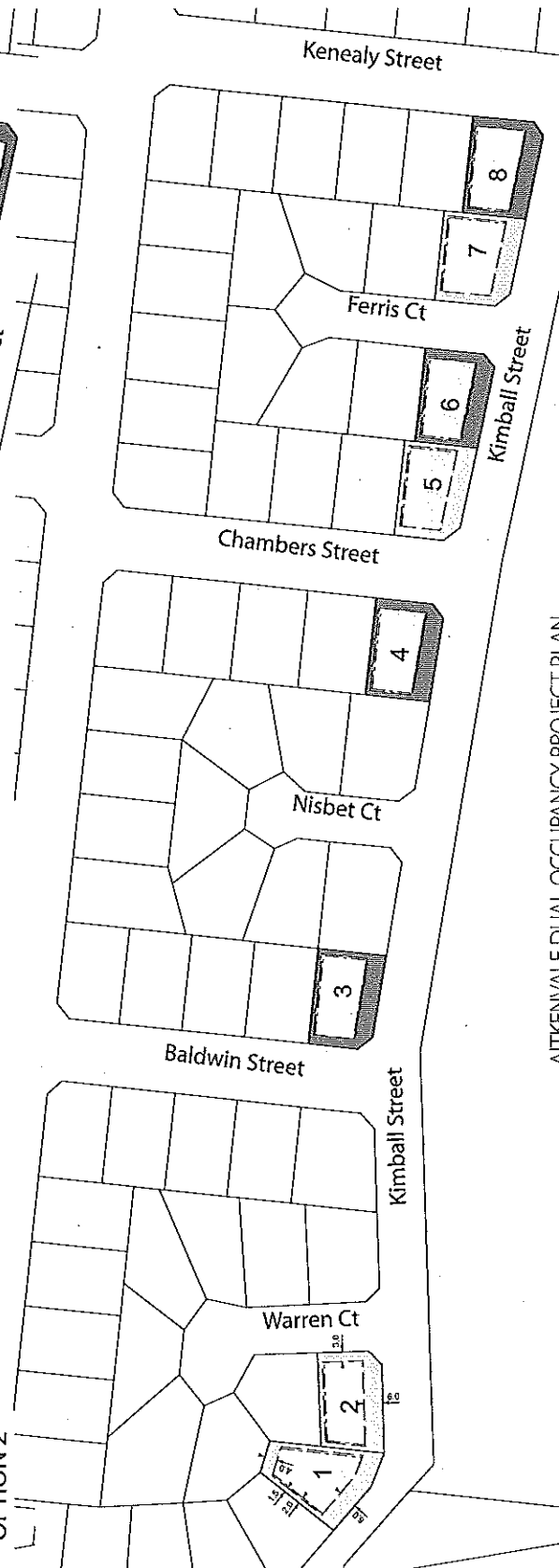
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7	No. 1 Ferris Court (Cnr Kimball St)	681m ²	417m ²	208m ²
8	No. 11 Kenealy Street (Cnr Kimball St)	655m ²	350m ²	195m ²

OPTION 1

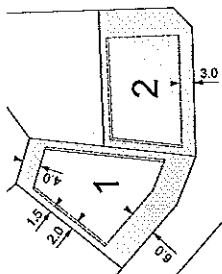


OPTION 2



LEGEND

- Development Application 1
- Development Application 2
- Building Envelope
- First Floor Setback

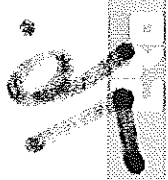


2



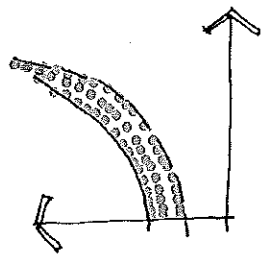
BUILT FORM PRINCIPLES

DESIGN ELEMENTS		DESIGN ESSENTIALS	BEST PRACTICE DESIGN OPTIONS
SUBDIVISION		PROVIDE A VARIATION IN LOT SIZES WITHIN THE STANDARD RESIDENTIAL GRID.	INTERGATE SMALLER LOT SIZES THROUGHOUT THE COMMUNITY PROVIDING CONSISTANT LARGE STREET FRONTAGE ACROSS THE COMMUNITY. PROVIDE LOTS THAT ARE ORIENTATED TO THE PREVAILING BREEZES.
SITING		SITE FOR EXPOSURE TO PREVAILING BREZES.	USE PLANS WITH ONE ROOM DEPTH TO ENCOURAGE IDEAL MOVEMENT OF BREEZES THROUGH THE BUILDING (CROSS VENTILATION). ELEVATED CONSTRUCTION ON SMALLER LOTS CAN HELP TO ENSURE ACCESS TO BREEZES AND CREATE SHADED OUTDOOR SPACE.
DWELLING PLANNING		PRIMARY LIVING AREAS SHOULD BE ORIENTATED TO CAPTURING PREVAILING BREEZES.	THE DISTANCE BETWEEN SHOULD BE GENERALLY BE 5 TIME THE HEIGHT, EXCEPT WHERE BUILDINGS ARE ELEVATED FROM SURROUNDING DWELLINGS. APPROPRIATELY DESIGNED THERMALLY MASSIVE LOWER FLOOR LIVING AREAS CAN PROVIDE COOLER REFUGE DURING THE DAY.
ROOF		VENTILATE ROOF SPACES. USE LIGHT COLOURED ROOF MATERIALS. CONSIDER HIGH OR RAKED CEILINGS. THICK AND INSULATED ROOF PLUS WIDE EAVES TO SHADE WALLS.	PROVIDE CEILING HEIGHTS ON INDOOR AND OUDOOR ROOMS SUFFICIENT TO ALLOW CEILING FANS.
WALLS		USE REFLECTIVE INSULATION, AND BULK INSULATION IF MECHANICALLY COOLING. USE LIGHT COLOURED WALL MATERIALS. DESIGN AND BUILD FOR CYCLONIC CONDITIONS.	MINIMISE EXPOSED EAST AND WEST WALLS. SHADE ALL WALLS FROM SUN. FOR INTERNAL WALLS CONSIDER THE TREATMENT OF POTENTIAL BARRIES TO THE PATH OF BREEZE THROUGH THE HOUSE.
CLIP-ONS		SHADE THE WHOLE BUILDING IN SUMMER AND WINTER. PROVIDE SHADED SCREENED VERANDAS FOR INDOOR-OUTDOOR LIVING, AND SLEEPOUT SPACES.	EXTENDED VERTICAL SCREENS CAN MODIFY OTHERWISE UNFAVOURABLY ORIENTED OPENINGS TO IMPROVE NATURAL VENTILATION PROVIDE OUTDOOR SPACE THAT ADDRESSES THE STREET.
LANDSCAPE ELEMENTS		USE LANDSCAPE TO SHADE THE DWELLING.	USE PLANTING TO CHANNEL BREEZE IN TO THE DWELLING.

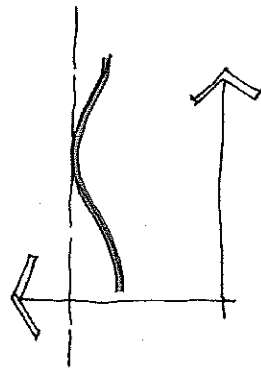


ENVIRONMENTAL PRINCIPLES

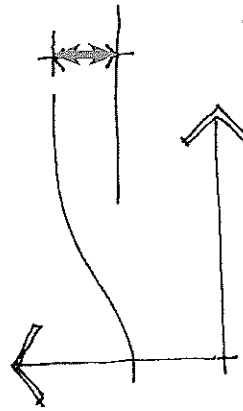
CLIMATE CHARACTERISTICS FOR HOT HUMID



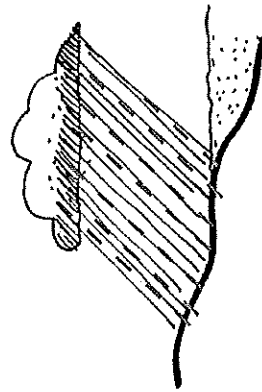
high humidity (+70-80%)



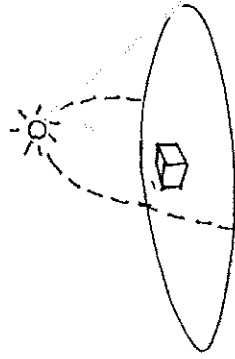
moderately high air temperature



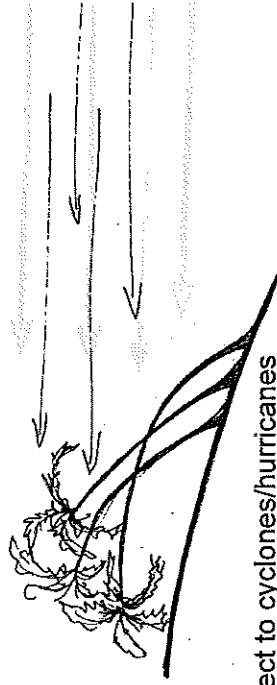
small range in diurnal and annual temperature



high rainfall damp earth + flooding



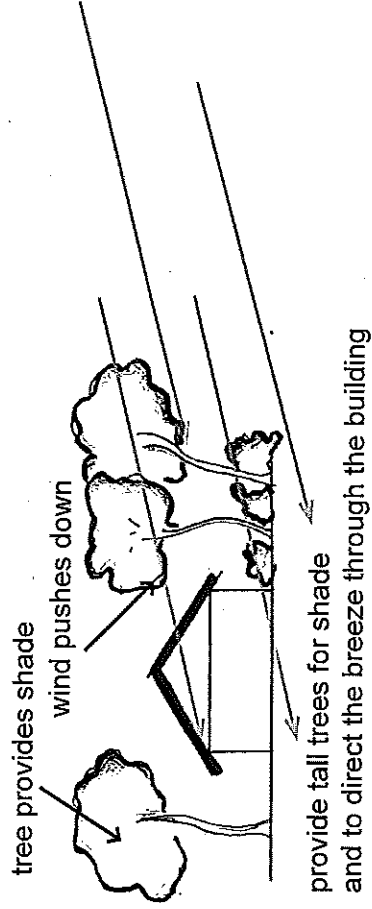
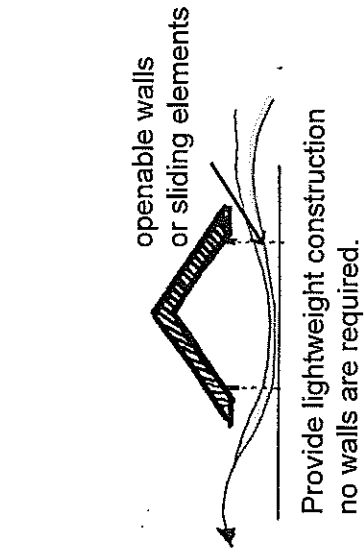
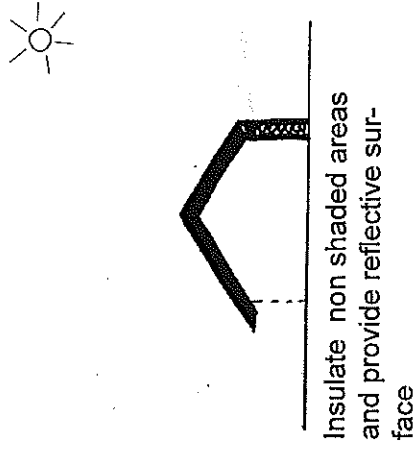
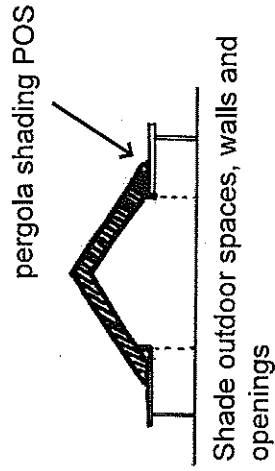
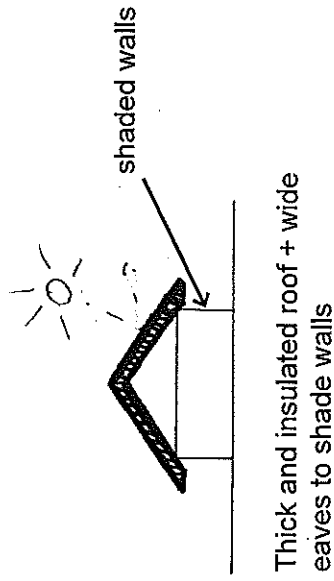
moderately high solar radiation
mainly overhead

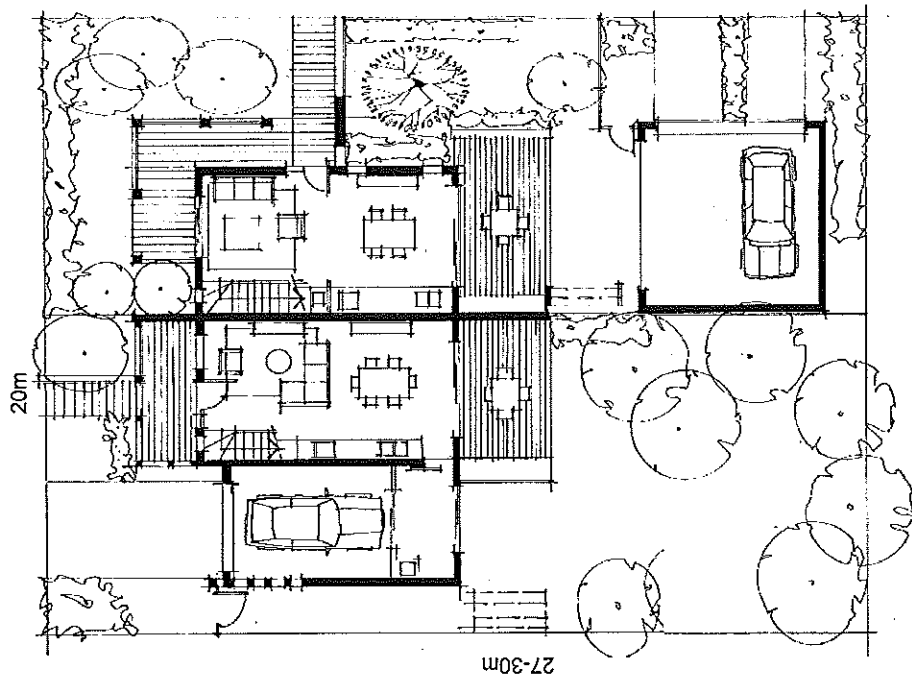


subject to cyclones/hurricanes

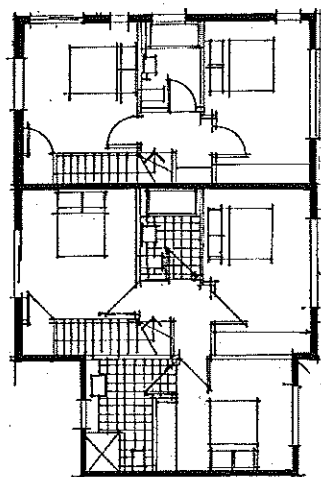
ENVIRONMENTAL PRINCIPLES

BUILT FORM FOR HOT HUMID CLIMATE:





GROUND FLOOR



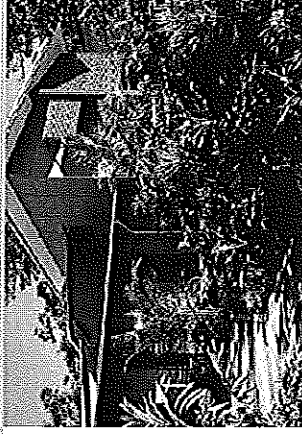
UPPER FLOOR



Positive relationship to the street



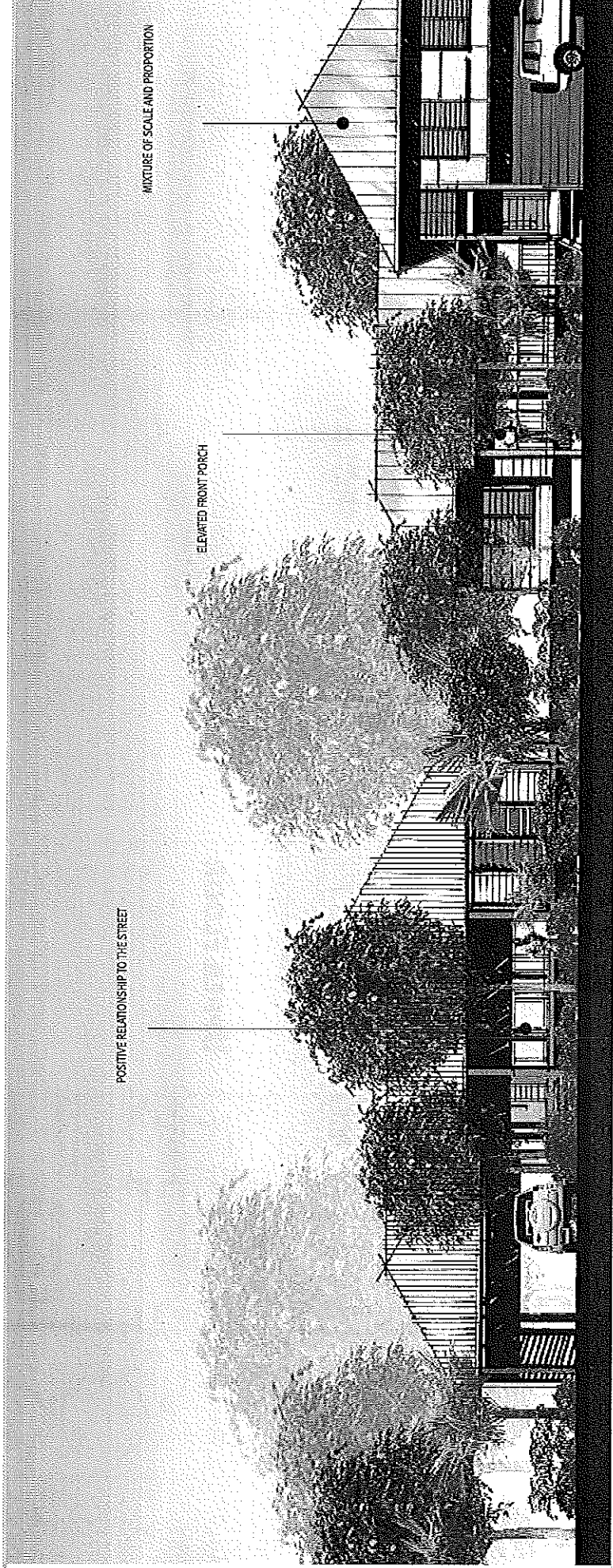
Front Porch



The Greenway

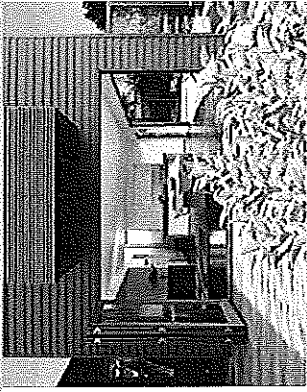


Decent Hat





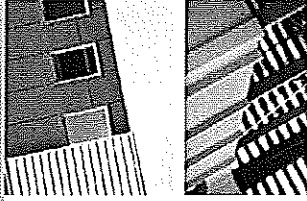
The Breezeway



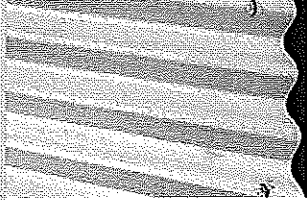
One Room Deep



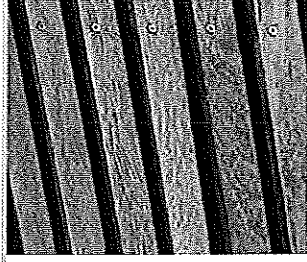
Materials Palette



Elevated



Tin



Timber

