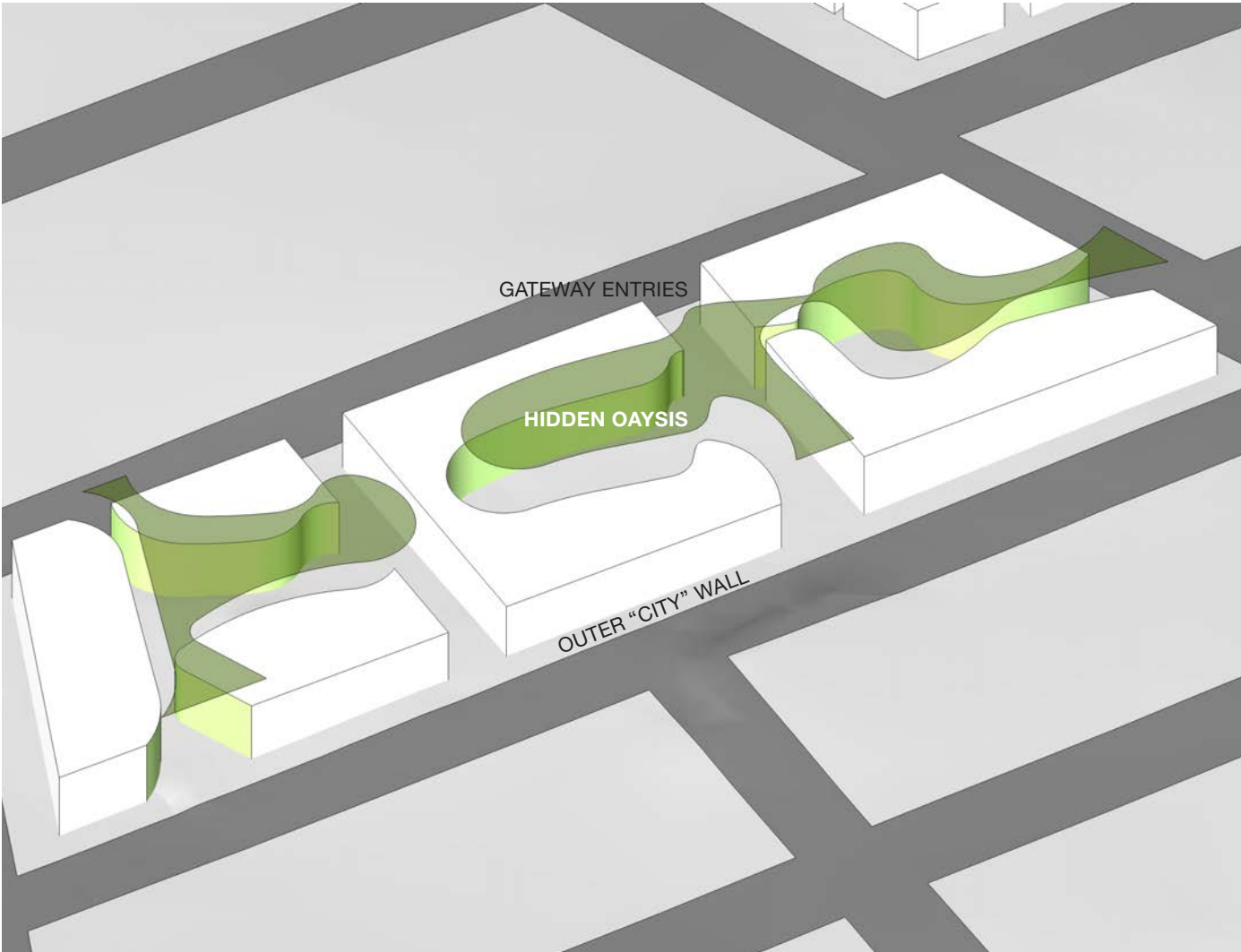


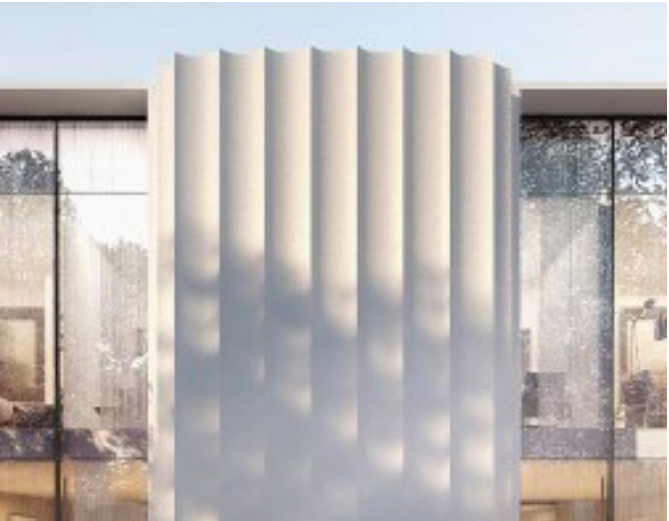
Our early concept was derived from the German Hof or courtyard houses. Our proposal seeks to strengthen the urban fabric with a strong outer or “city” wall protecting inner courtyard gardens and apartments. Together the architecture and landscape architecture are treated with a high degree of care.

Referencing the very best of European masterplanning and residential design our proposal seeks to reinforce that great Australian dream of combining land and garden through housing diversity, courtyards, communal spaces and the “backyard”.

Early massing study outlining “city wall - inner oasis” design response



Outer “city” wall



Sheer Face, Multiple Textures, Light



Landscaped inner courtyards



Grandeur beyond framed portals

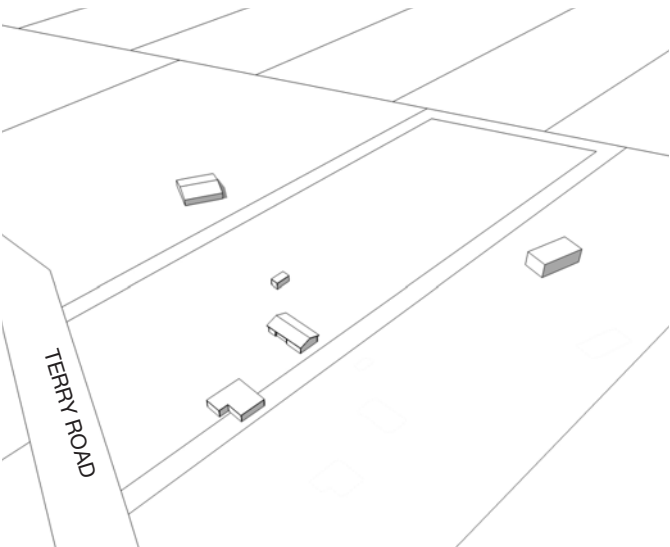




The detailed urban design considerations for the site are described overleaf. The strategy for the building form is drawn from the sites existing topography, along with the proposed development.

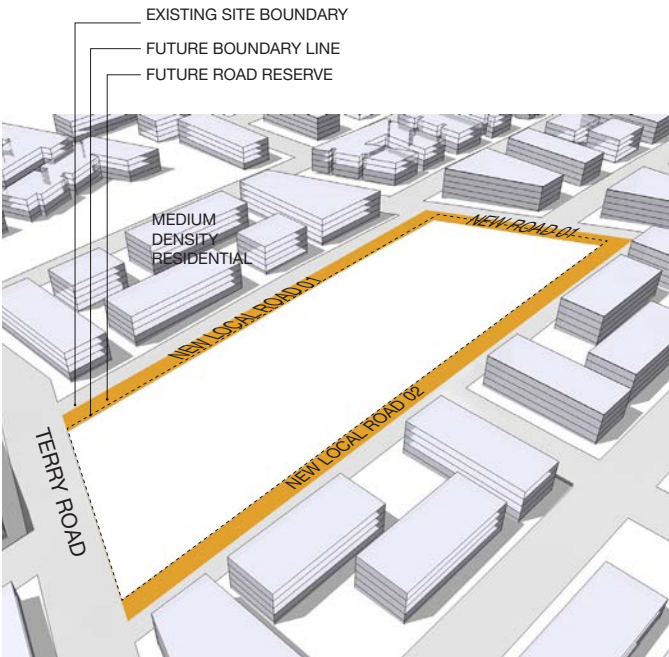
1. Existing Site Context

- Western access to the site from Terry Road only, at the West.
- Detached houses in a rural setting.



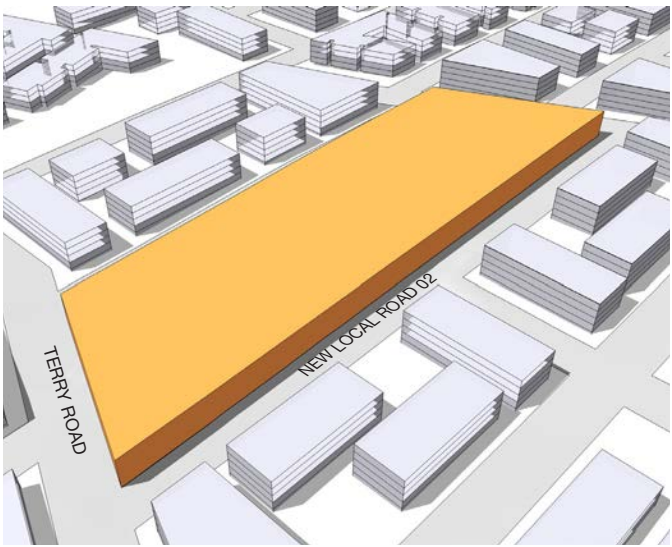
2 Future Site Context

- New road network for precinct overlaid.
- Half of road dedication is borne by subject site. New local roads to north & south and new collector road to the east.
- The site is surrounded to north, east & south by medium density housing. Across Terry Road is general residential.



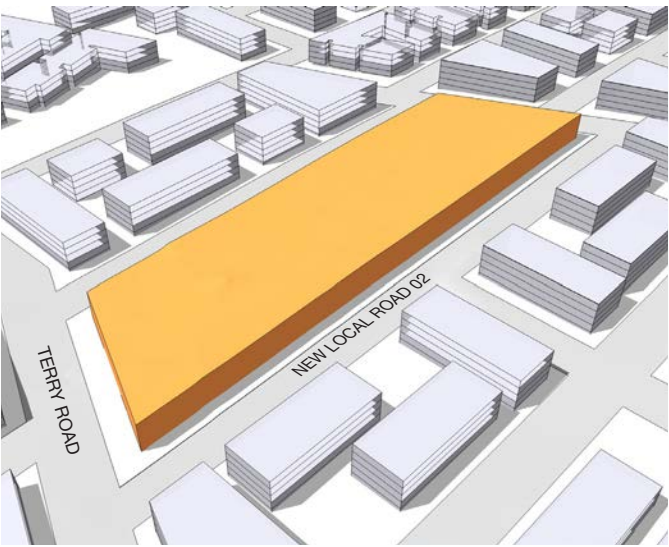
3 Building Height Limit

- Height limiting 12m apply to the site.



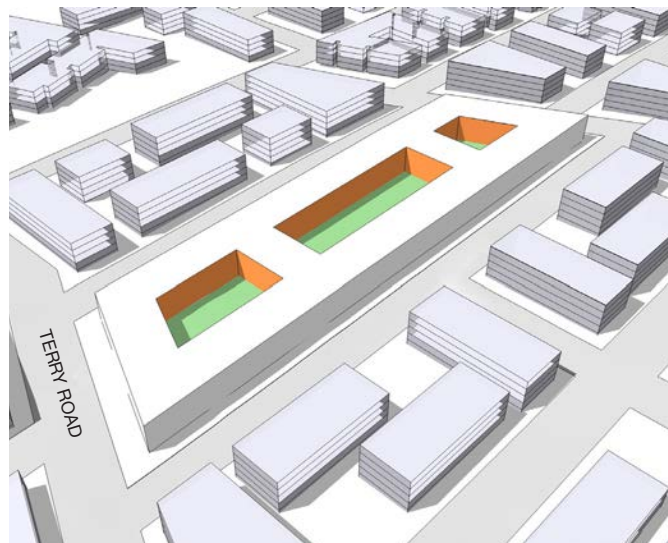
4 Setbacks

- 6m setback from Local and Collector Roads
- 9m setback to Terry Rd.



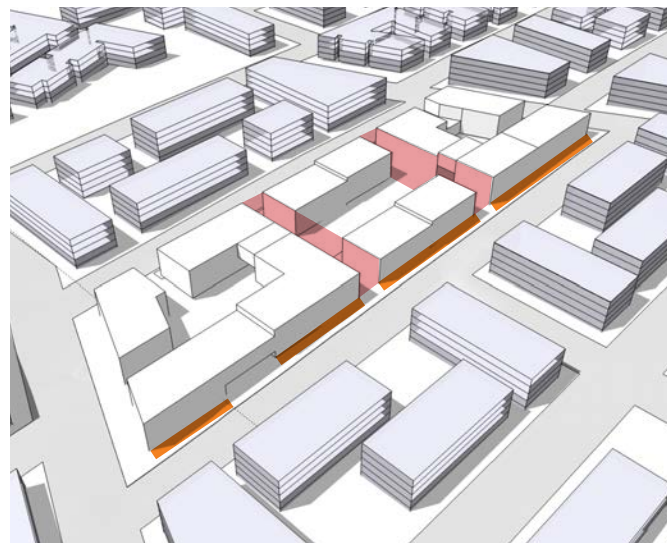
#### 5. Building Envelope

- Perimeter block configuration addresses the street and immediate context
- Establish typical building depths of 18m
- Incorporate 3 distinct courtyards to create internal amenity for residents



#### 6. Street Frontage

- Break mass at strategic points to create a sensitive street frontage and minimise bulk of buildings
- Create legibility to streetscape



#### 7. Building Height Limit

- Three distinctly different communal courtyards, 'Urban' 'Forest' and 'Courtyard', to create a community within the project
- Courtyards are connected by 'durchgang' gateways
- Aim for tree canopies where possible
- Maximise opportunities for social interaction
- Focus on green amenity and shade
- Develop and foster a sense of community with the development





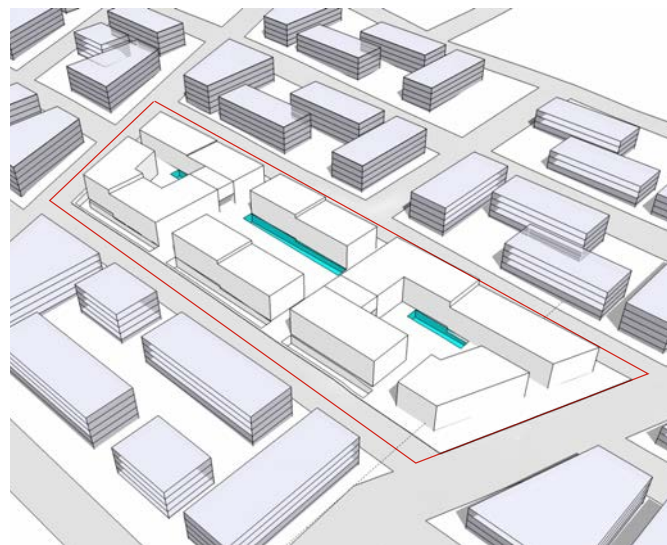
#### 8. Urban Edge Terrace

- Responding to the sloping site, the project sleeves bedrooms under the build volume, creating Terraces with private courtyards
- Urban Edge Terraces face the street and have direct access



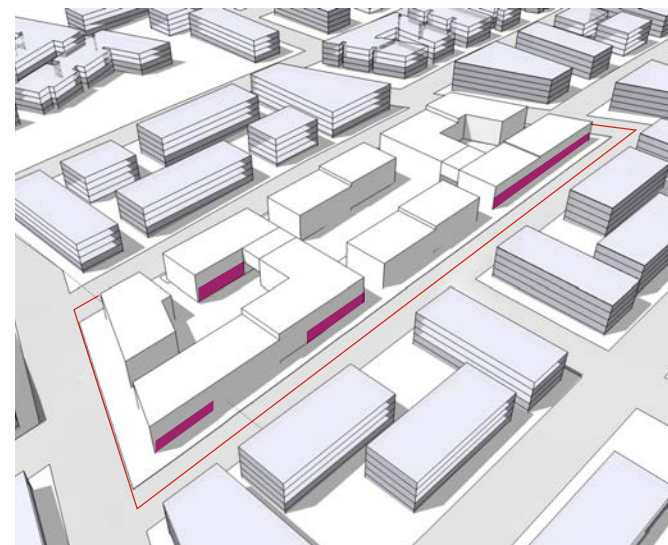
#### 9. Internal Courtyard Terrace

- Internal Courtyard Terraces are placed at the internal public courtyards
- Courtyard Terraces create valuable private courtyards, which are intertwined with the communal open space
- Gem like Terraces are receiving ample of daylight and receive sunlight through the day



#### 10. Traditional Terrace

- Traditional Terraces are introduced to most of the southern side of the buildings
- Allowing for more daylight and a general feel of a house, suitable for the area



### Architectural Statement

Two new topologies of terraces are introduced to the project, as a new suburban way of living.

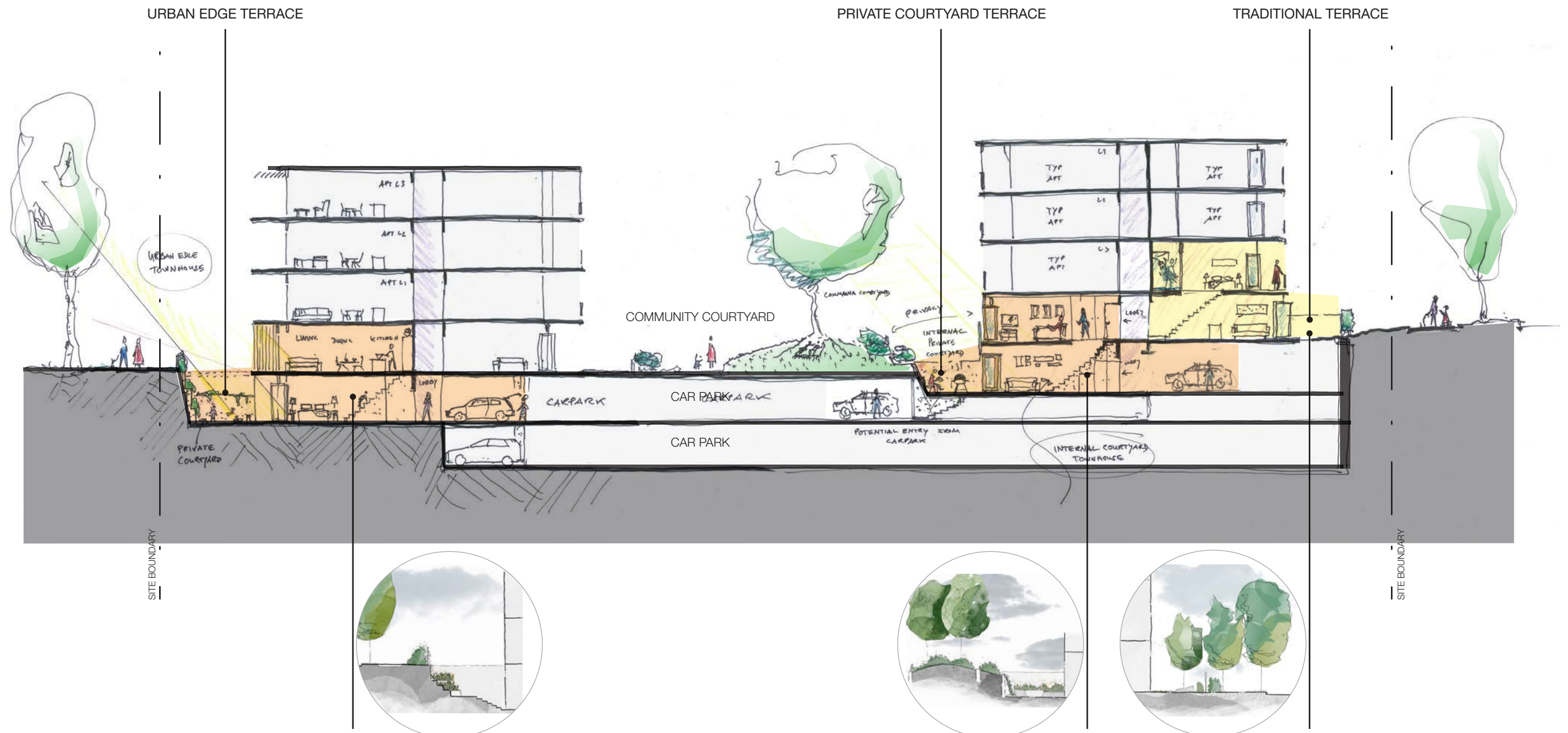
The exciting part of two variations of these terraces, Urban Edge and Private Courtyard terrace, is that one portion is sleeved under the mass, placed strategically to accommodate the slope of the site. The terraces create private courtyards that provide spill out area and privacy to the residents.

The cross fall similarity allows for integration with car-parking of each dwelling. These three dwelling types provide additional diversity, along with an apartment type suitable for families being attracted to the Rouse Hill area.

### Landscaping Strategy

A series of private courtyards have been provided along the northern boundaries of the buildings, presenting outdoor amenity and passive recreation opportunities to the residents as an armature of their indoor living spaces.

The courtyard gardens will not only be verdant landscape spaces to view from internally, but also spaces for residents to garden and relax; individually and in small groups. They have been designed to be tranquil in character, offering a peaceful private sanctuary for the residents. They will be designed with a mixture of hard and soft landscape elements, with careful design consideration taken to incorporate fixed furniture and seating into planter walls, and offer the opportunity for the residents to place loose furniture to suit their lifestyle.



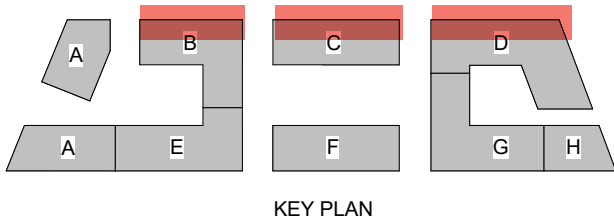


Terraces - Urban Edge

1. Urban Edge Terrace

The urban edge terrace are addressing the street to the north. With their entry “bridges”, they are maximising the active zones of dwellings facing the streetscape with a full width living space and terrace. They are sensitively recessed off the street with a broad yet private lower courtyard flooded with sunlight.

Crucial to the success of these space is that they are located facing directly north to allow significant natural light penetration. The change in levels of the bedrooms in relation to the street enables the provision of daylight, yet private courtyard with strategic set out of landscape planting and fencing.



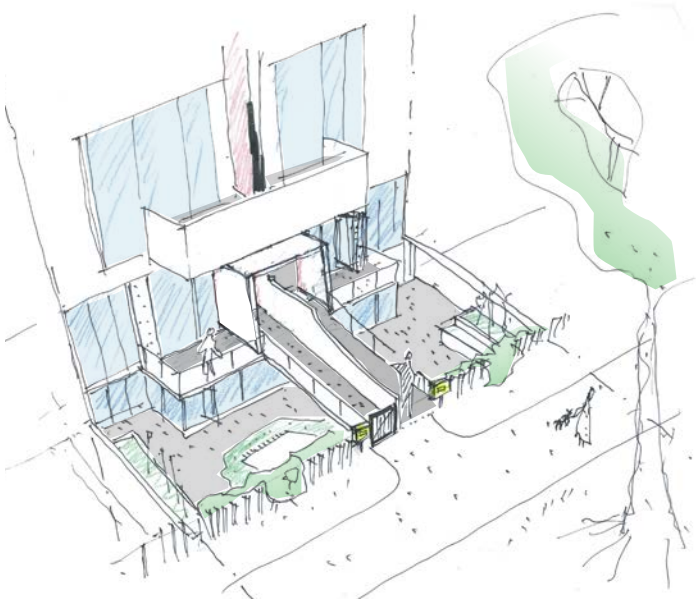
Intimate space to streetscape



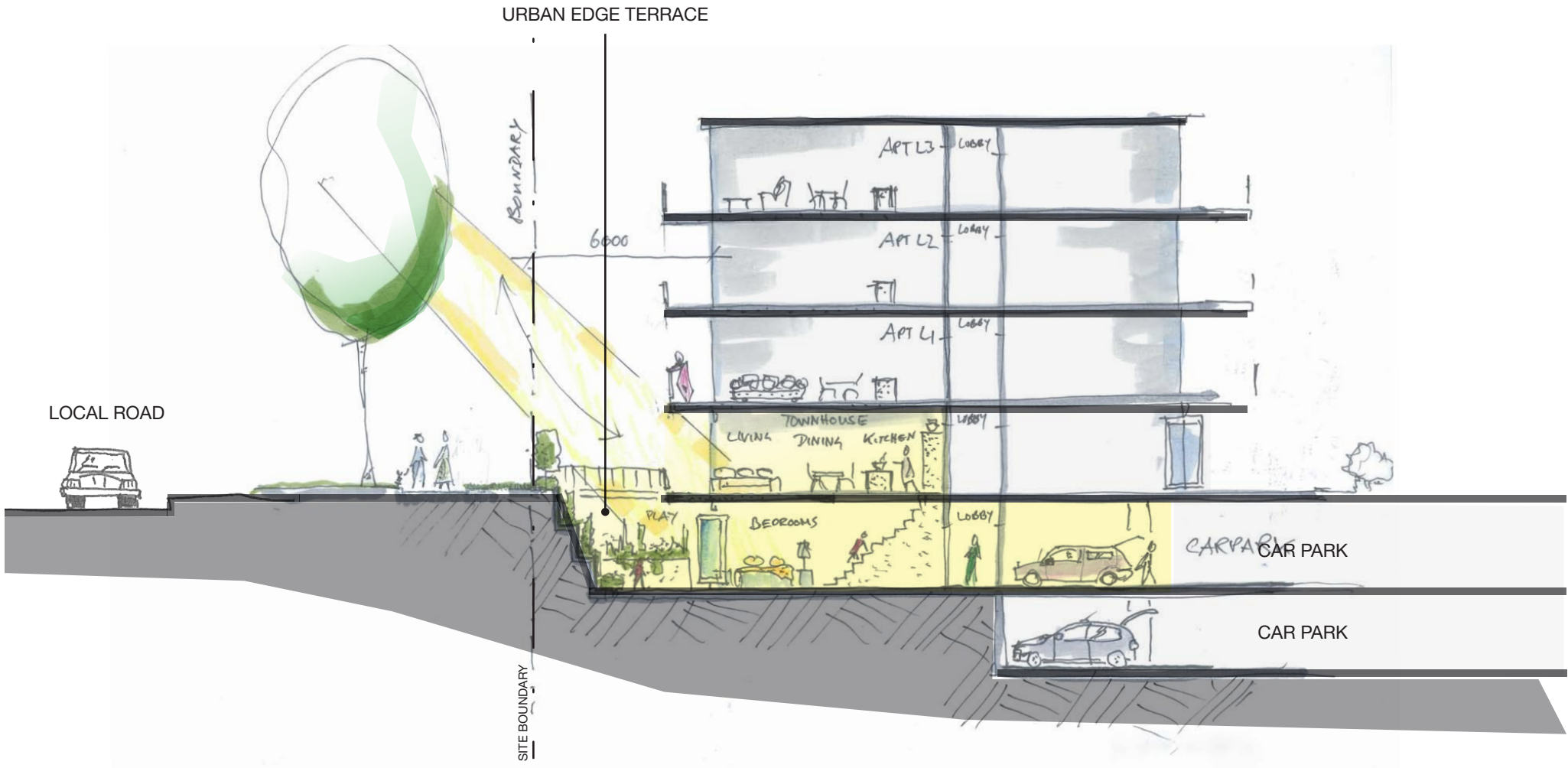
Private cloister garden



Intimate lower ground and outdoor space



Urban Edge Terrace with Street Access







Overview of courtyard garden

The sculpted wall treatments carry to the lower courtyards, with the upper balcony providing shading protection to bedroom windows in the summer, but allow deep light penetration in winter.



Internal courtyard view

The terraced landscape beds create opportunity for dense planting and usable seating for residents.



View from street

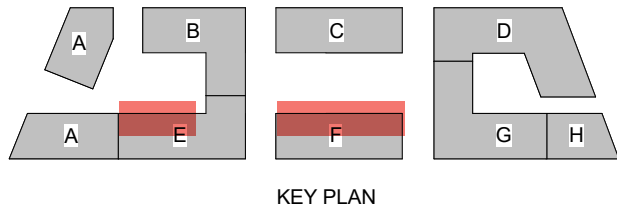
Combination of landscaping and fencing creates a private oasis internal courtyard



Terraces - Private Courtyards

2. Internal Courtyards

The internal terraces are placed on the concealed inner courtyards. They create private gardens for each residence and are organically separated from the communal open space areas through changes in levels and landscaped gestures. Similar to the urban edge terraces, access is provided in the rear of the dwelling to residents car parking



Secure Play Area

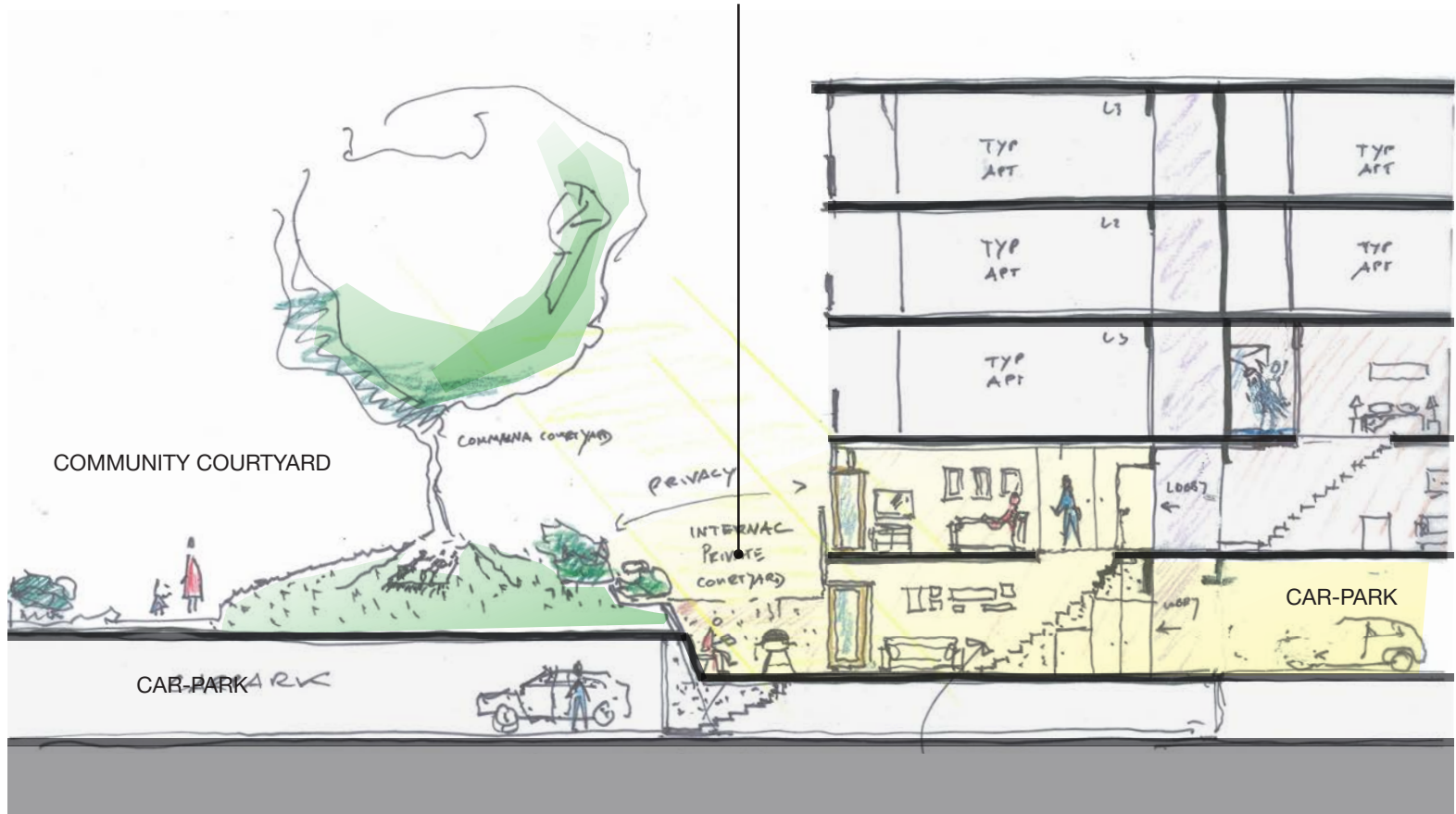


Private Garden Family Home



Private Spill Out Area

PRIVATE COURTYARD TERRACE







Overview of internal terraces

The verdant landscape of the internal gardens taper and spill into the private courtyards of each north facing terrace



View from courtyard

A series of integrated seating and planters manages the daylight into courtyard, as well as privacy from the communal open space.



Landscape walls

The landscape team has shown alternative private courtyard treatments, each of which create diversity for occupants, whilst focusing on the privacy of the internal landscape.



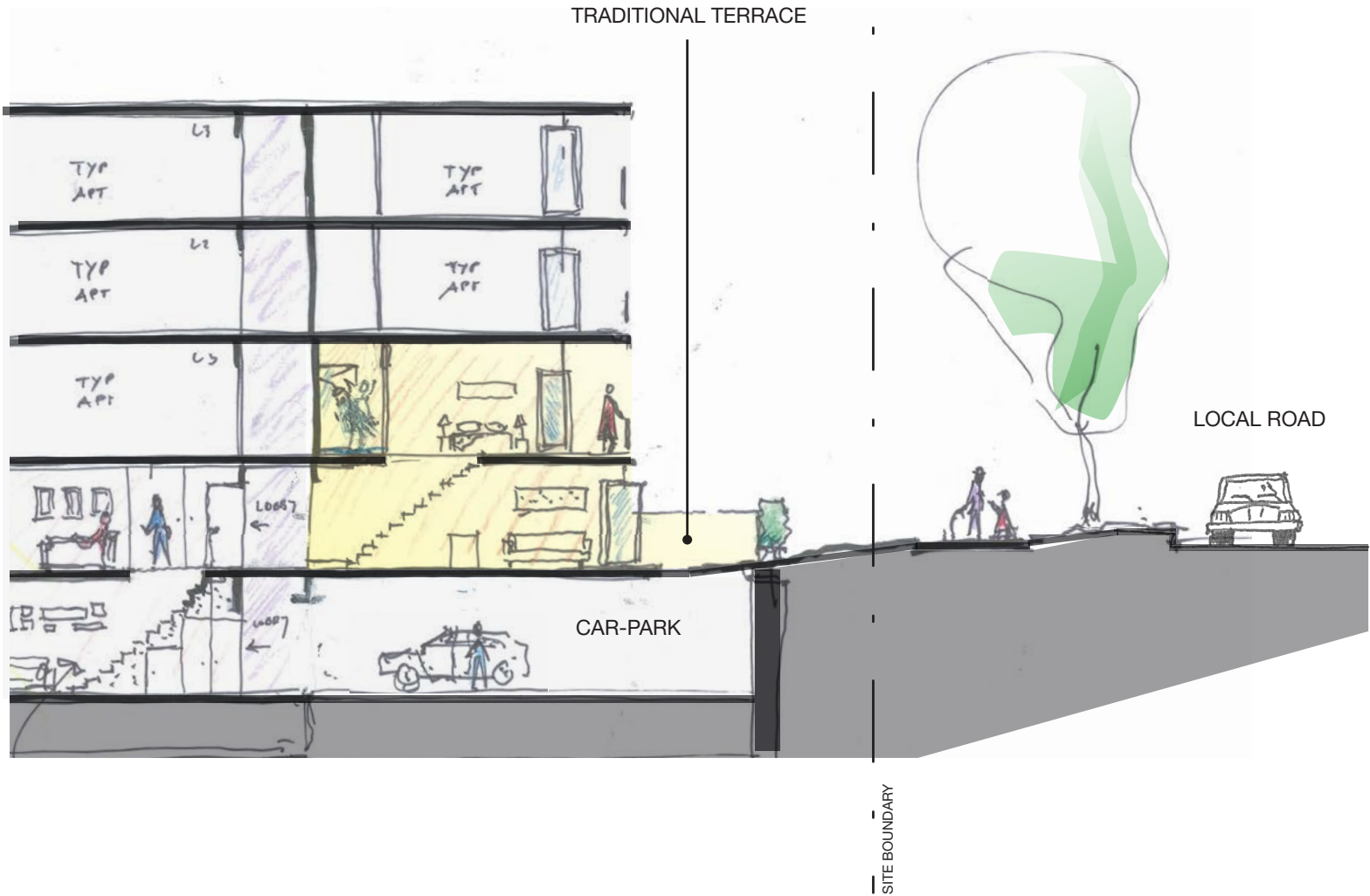
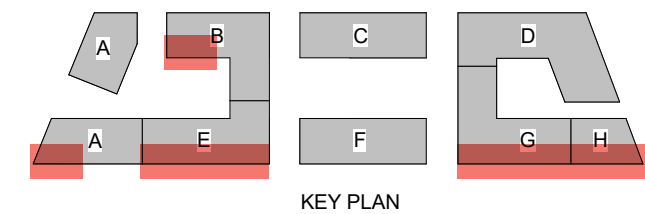
Terraces - Traditional

3. Traditional Terraces

The traditional terraces are two levels above ground, they face towards the quiet southern local road. Both levels through their internal connectivity receive ample of light and are more spaciouly layered out.

The traditional terraces provide a finer grain treatment on the southern orientated buildings. They condense the extent of non active frontage by providing multiple entry points to the site to create an interesting and active streetscape.

When located to the internal courtyards they create a similar effect by activating these communal spaces. To improve day-lighting for these southern orientations, tall double height glazing is proposed as part of the facade strategy.







Front courtyards

The finer grain at ground level is enhanced with individual entries provided to each terraces from the street.



Front fence

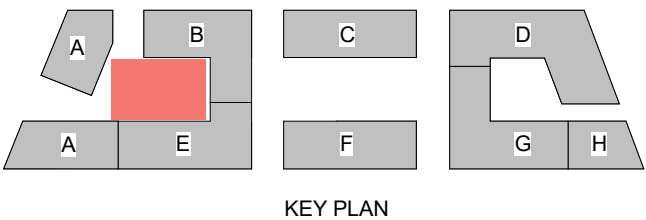
A combination of solid walls, planters, and screens creates a diverse streetscape.



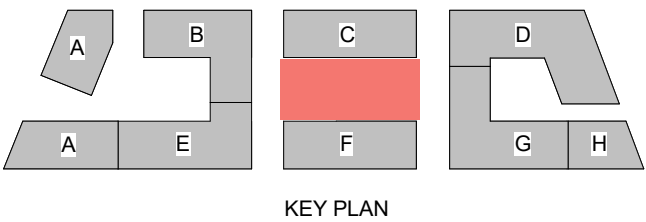
Entry View

The tall double height windows to living spaces are shown. This enables the dwelling to be read as part of one home from the street.

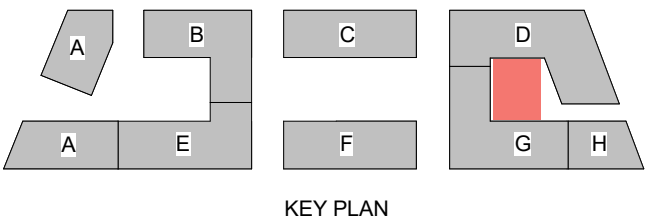
















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