



HOUSING



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NEWINGTON



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CABARITA



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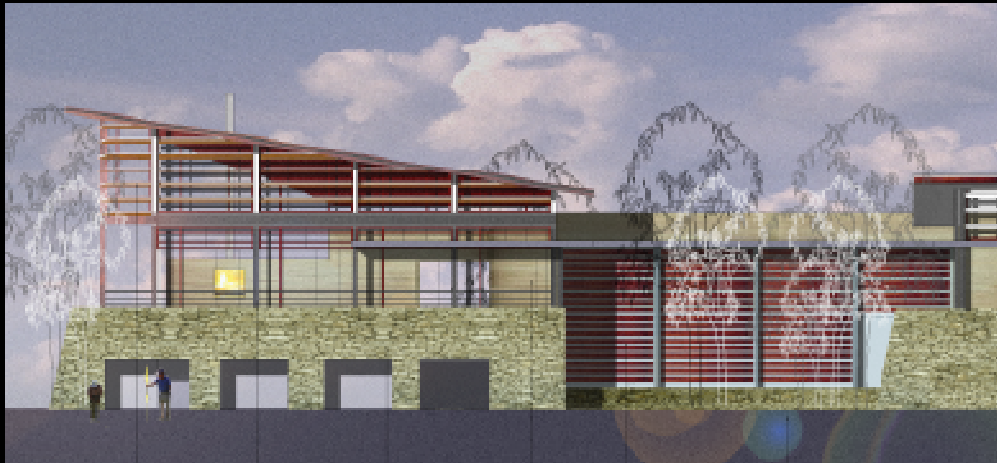


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STONEQUARRY



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MIDDLETON GRANGE DISPLAY VILLAGE



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middleton grange display village design guidelines

1.0 introduction

The Middleton Grange Village is a new residential development located in the heart of the Middleton Grange area. The development is a mix of residential units, including townhouses, semi-detached houses, and detached houses. The development is designed to be a sustainable and energy-efficient community, with a focus on providing high-quality living environments for its residents.



middleton grange display village design guidelines

2.0 vision statement and design philosophy

"We are creating a sustainable, high-quality community"

"Sustainable, high-quality, energy-efficient"

2.1 Vision Statement
2.2 Design Philosophy
2.3 Design Objectives
2.4 Design Principles
2.5 Design Approach



middleton grange display village design guidelines

3.0 energy efficiency and sustainable design

3.1 Energy Efficiency
3.2 Sustainable Design
3.3 Energy Efficient Building
3.4 Sustainable Design Principles
3.5 Energy Efficient Building Design
3.6 Sustainable Design Principles



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3.0 energy efficiency and sustainable design

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3.5 Energy Efficient Building Design
3.6 Sustainable Design Principles



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3.0 home planning

3.1 Home Planning
3.2 Home Planning Principles
3.3 Home Planning Design
3.4 Home Planning Principles
3.5 Home Planning Design
3.6 Home Planning Principles



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3.0 architectural character

3.1 Architectural Character
3.2 Architectural Character Principles
3.3 Architectural Character Design
3.4 Architectural Character Principles
3.5 Architectural Character Design
3.6 Architectural Character Principles



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7.0 colours and materials

7.1 Colours and Materials
7.2 Colours and Materials Principles
7.3 Colours and Materials Design
7.4 Colours and Materials Principles
7.5 Colours and Materials Design
7.6 Colours and Materials Principles



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7.0 colours and materials

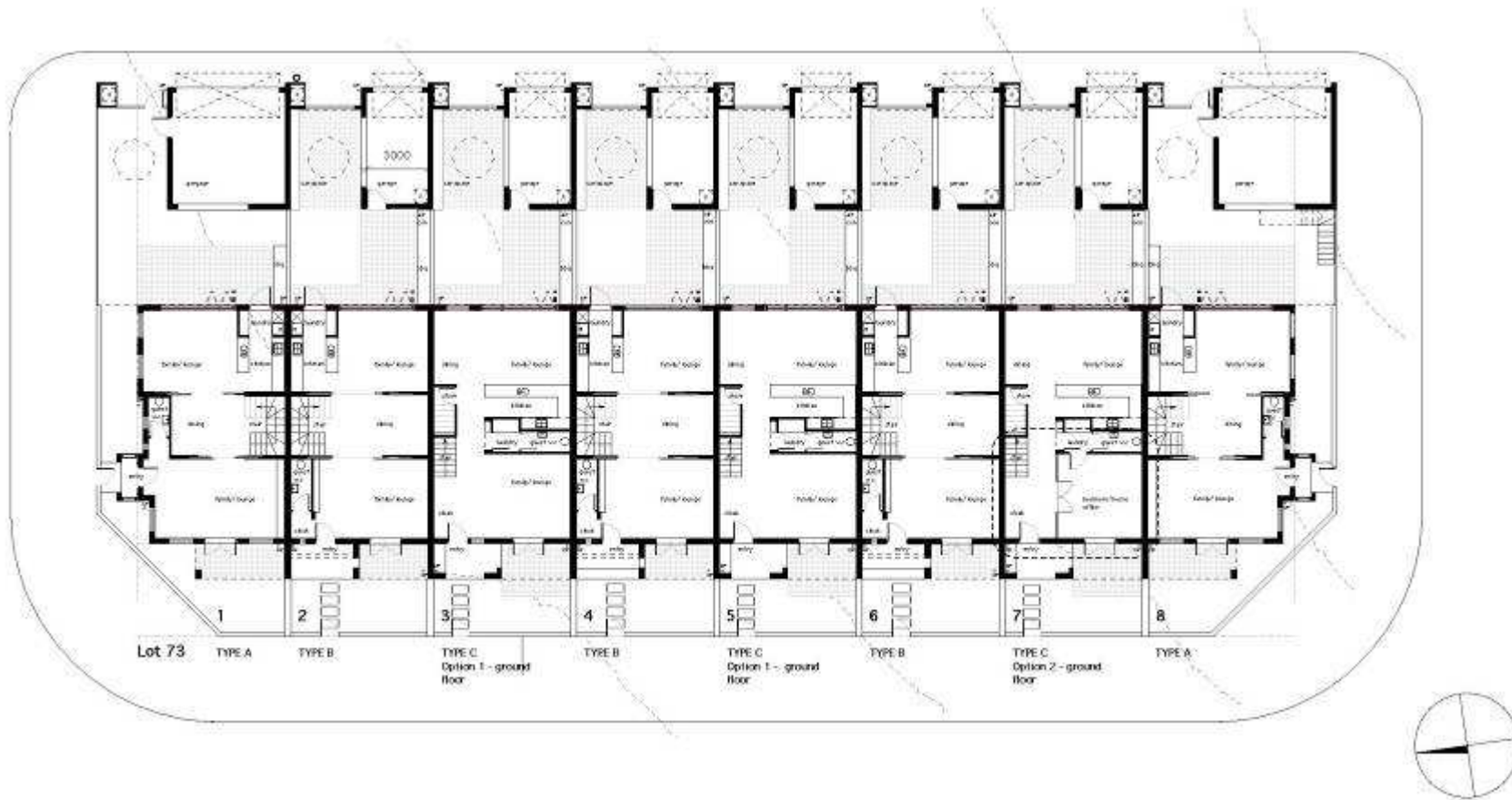
7.1 Colours and Materials
7.2 Colours and Materials Principles
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7.5 Colours and Materials Design
7.6 Colours and Materials Principles






EIGHT TERRACE HOUSES - site plan





EIGHT TERRACE HOUSES - ground floor plan



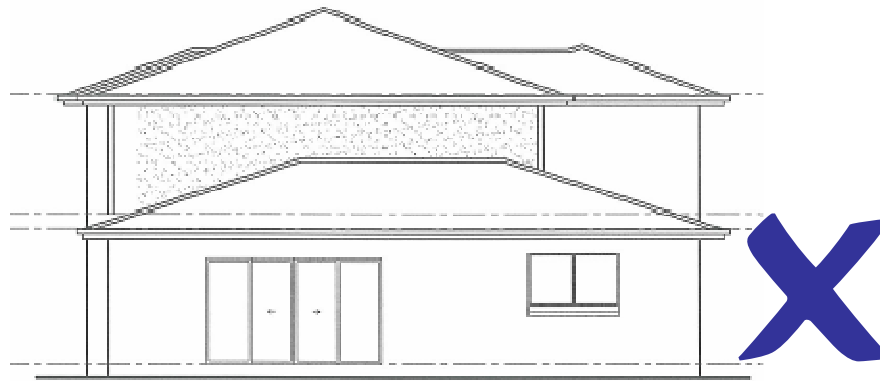


EIGHT TERRACE HOUSES - elevations





This



And this....



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Duplex site @ 1,000 /sq.m = \$450 K

Stamp duty legal fees and council rates = \$17 K

DA/CC Plans Survey \$10 K

Assuming and interest rate of 7%

Holding charges are approx **\$2800 per month.**

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They were received by Council and ...

-They didn't want mirror image duplexes.

-Modification to the design and redraw - **\$3 000**

- The original landscape plan was rejected - **\$500**

-Council raised issue of soil salinity on the site,
an additional consultants report was provided - **\$750**

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It took just over 4 months to approve AT COUNCIL.
That is a \$8 400 dollars in holding charges alone.

Plus additional work that could have been either streamlined
or avoided comes to
\$12 650 !

It's a bi-fold door, it's the rainwater tank,
the pergola with retractable shading.

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