



## Medium Density

SHIFT - suggested density of 129 dwelling units per hectare (du's/ha)



## Flexible Design Options

Floor plan options allow residents to age in their units

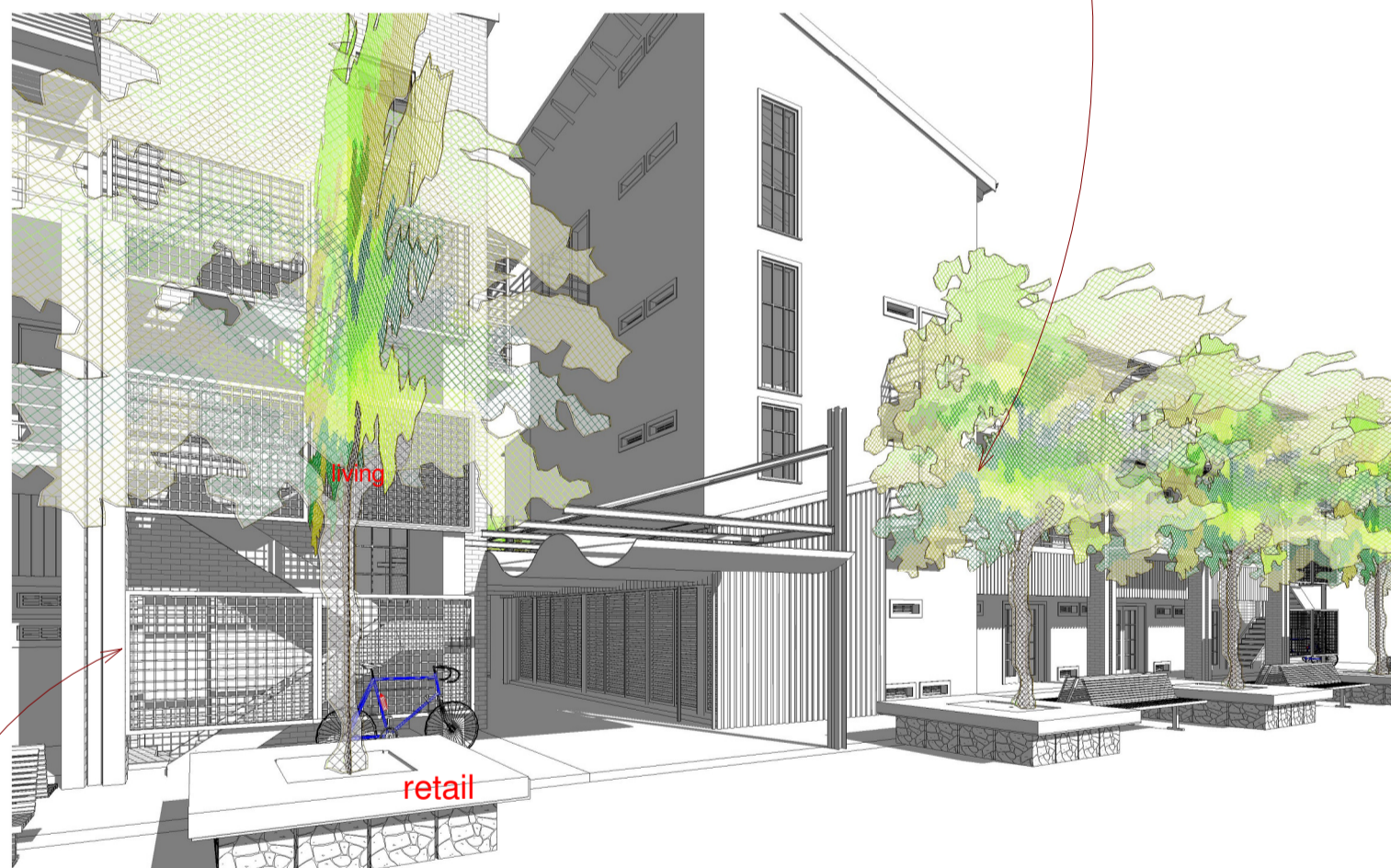


## Energy Sufficient

Design to optimise natural climatic conditions

## Mixed Use

Residential units allow for mix of living and working



# RESIDENTIAL DESIGN PRINCIPLES



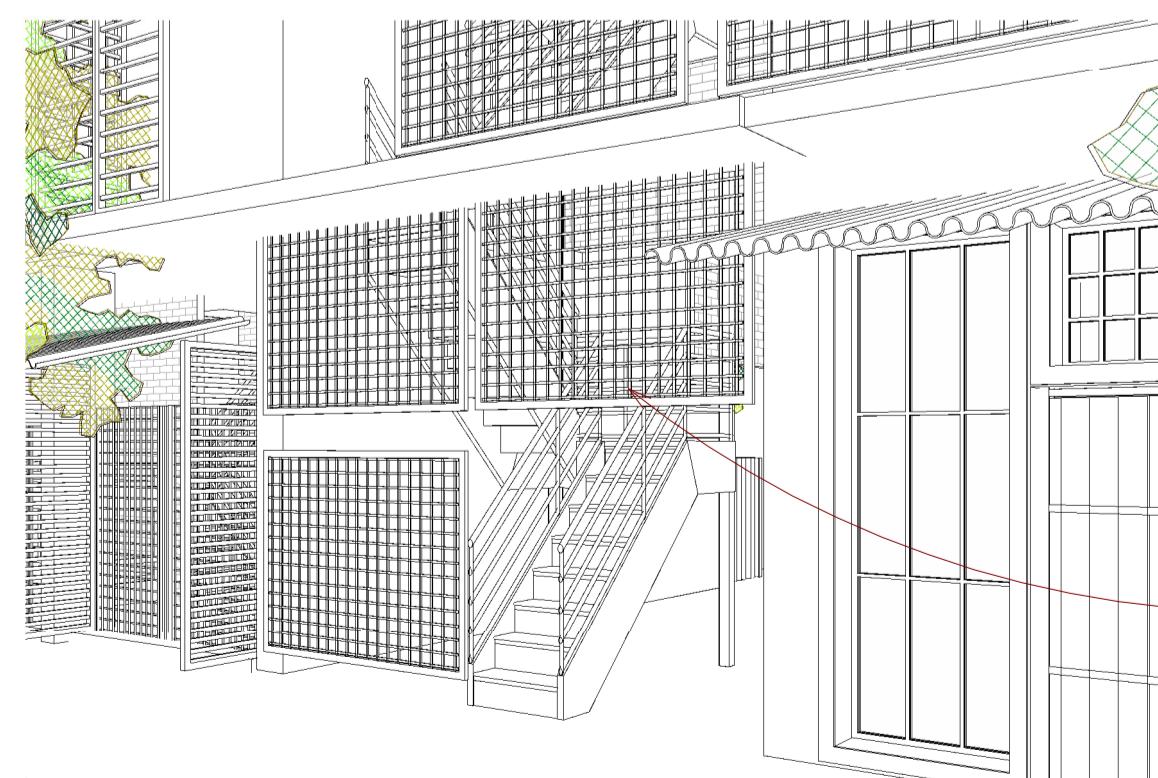
## Private Exterior Spaces

Cantilevered balconies create a spatially differentiated exterior space

## Pedestrian Friendly Environment with Exterior Circulation

## Retail Edge

Most residents are self employed and rely in trading



## Security

Access control allow secured courtyard semi private spaces

