RESIDENTIAL DESIGN PRINCIPLES

Medium Density
SHIFT - suggested density of 129 dwelling units per hectare (du/ha)

Mixed Use
Residential units allow for mix of living and working

Retail Edge
Most residents are self-employed and rely in trading

Flexible Design Options
Floor plan options allow residents to age in their units

Energy Sufficient
Design to optimise natural climatic conditions

Private Exterior Spaces
Cantilevered balconies create a spatially differentiated exterior space

Pedestrian Friendly Environment with Exterior Circulation

Security
Access control allows secured courtyard semi-private spaces

The Language of Space
HJ Moller 2008-11-27