

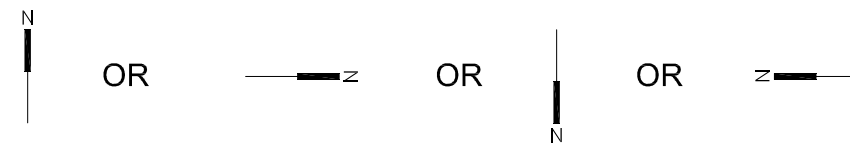
DESIGN BRIEF:

The designs should meet the following brief:

1. The designs must be readily replicable on numerous house sites.
2. Residences must be able to be designed and built for under \$800,000 total project cost.
3. Designs must be of an interesting sharp design of the standard of designs already presented on the website.
4. Design would be well considered for their simplicity in building.
5. To be loaded on the website we require a photo, rendered 3D image or indicative sketches. Floor plans with some detail are required for presentation to clients, but these need not be on the website.

Other criteria:

1. Innovative living or flexibility will be well considered.
2. Designs should be for a flat or relatively flat block.
3. Potential to readily achieve a 7.5+ star energy rating on the design. All selected houses will have an energy rating performed on them at no cost.
4. Designs should maximise solar access and light - and be for either an east-west block or the more challenging north-south orientation block. Maximise north facing glazing. Allow for shading of north facing windows and adjustable external vertical shading of most east or west windows. Locate living spaces to the north to maximise the winter sun access. Locate bedrooms and services rooms to other orientations.
5. Designs would ideally accommodate 3 bedrooms and 2 living spaces (second can be small study/TV/gaming room)
6. Floors will be exposed concrete in living areas, particularly when the sun can get on to the floor directly and heat this thermal mass. If an opportunity arises for an internal brick wall that the sun will directly hit - this is worth including, as again it is an opportunity to heat the thermal mass of the brick wall.
7. Cladding could be anything. Low maintenance is preferred.
8. Nominate 1-3 additional features you think might give the house wow factor - nothing too expensive or over the top - but something you like and think might excite clients.
9. Maximum ceiling heights generally 2.7m
10. Min size bedrooms 3.2 x 3.5
11. Master bedroom downstairs with downstairs shower to allow aged living
12. Very good storage
13. DDA compliant doorways entrances etc downstairs



GREENFIELD SITE
EXISTING CONDITIONS SITE PLAN



SCALE
1:100 @ A3

DATE
June 2013

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