

## Eagle Terrace Townhouses



Talyor's Lakes  
\$700k, 2006-2008

These new affordable townhouses are aimed at providing a diversity of housing stock by adding medium density dwellings in close proximity to transport and amenities. These are four double storey semi-detached dwellings designed to integrate aspects of surrounding domestic character through materials and profile form. The townhouses are oriented towards the north for maximum daylight access to upper level living areas. Balconies encourage outdoor living and street interaction and mutual passive surveillance. All roof water is rated, and housing are designed to five star energy rating. Flexible ground floor spaces allow a variety of uses, from additional bedrooms, share living and home office. The project uses a constrained budget, local planning controls, energy rating requirements and passive solar design as strategies to produce high quality design in a generally under-designed context.