

'BLUEBELL' TOWNHOUSES

MACQUARIE, ACT

- Master-planning & Project Feasibility
- Lead Consultant services
- Strategic Planning
- Landscape Architecture
- Tree Assessment

SPACELAB was engaged to assess development feasibility and planning assessment of this RZ2 zoned site which was proposed to be amalgamated. The site had a number of constraints including several large, protected eucalypts and a very narrow frontage to the street.

Our project planners produced several potential development outcomes. These were refined and then reassessed through our detailed feasibility analysis, which considers all government fees, development costs, expected sale values and risks associated with the project.

SPACELAB also pursued a separate lease variation to take advantage of Lease Variation Charge (LVC) that applied prior to a 300% increase in LVC fees.

Our clients sought advice from their sales agent and selected a design for 12 terrace town homes. **SPACELAB** then acted as lead consultant, briefing, and engaging the architect and other consultants. **SPACELAB** also provided statutory planning, landscape design, community consultation development approval and construction documentation.

The design is landscape centric with all townhouses offering generous courtyards and pleasant outlooks to adjoining native open spaces. A large eucalypt was retained and assisted in creation of a large communal open space. Materials and finishes have been chosen to be robust and low maintenance, whilst blending seamlessly with the leafy environment.

"SPACELAB informed our decision to secure the site, assessed then designed the best development outcome & managed the entire design and approval process for us to hand over to the builder. The team went above and beyond our expectations." Greg Watman – Javelin Projects

