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Three into one goes very well

■ Maureen Eppen

Maximising the yield of a 1012sqm site with a 2.5m fall from front to back proved no problem for the creative construction team behind an impressive three-unit framed-housing development in the Pilbara town of Onslow.

D.A. Burke Builders used a combination of external colours and textures for the units, including distinctive Designstone precast concrete cladding in rich reddish tones that echo the natural landscape of the North West.

Contracts manager Clayton

HIA LandCorp Pilbara Housing Awards 2014

Category Townhouse/Villa Development; Townhouse/Villa \$400,001 & Over; Framed Housing \$800,001 & Over; Residential Building Designer
Company D.A. Burke Builders
Location Onslow

Burke said Designstone, invented by David Burke, was a unique masonry system, with a layered combination of precast concrete cladding panels, hung on a light-gauge steel framework, reinforced by concrete filling and backed up

by internal linings and foil insulation.

“Designstone has been tested in many projects and many types of climates, and it acts as a continuous self-braced wall, providing high load-bearing capacity and resistance to wind pressure and foundation movement, proving to be a superior choice for construction within cyclonic regions,” Mr Burke said.

“We built these units for our client with a view to housing their workers.”

Three units were arranged from front to back on the sloping lot, which had existing properties on either side. A

common driveway runs along one side of the block, culminating in extra parking space at the back.

Two units have three-bedroom, two-bathroom configurations, and the third, at the back, is a five-bedroom, three-bathroom design with an undercroft, to take advantage of the natural contours of the site, and a balcony alfresco area overlooking open space.

Open living areas are bright and spacious, with streamlined and functional kitchens. The bedrooms are well proportioned and bathrooms are well presented and practical.

The units had been designed

to be used by families or individuals, with provision for separate living areas, and carparking took into account the big vehicles favoured in the North West, he said.

“Our client’s brief was simple: achieve the highest possible yield while minimising the cost associated with the lot’s extreme site works,” he said.

To achieve this, the undercroft for the rear unit incorporates carparking, laundry, and extra bathrooms, and secondary access to the home via a common foyer and stairwell.

This allowed the builder to increase the number of rooms on the upper level.