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**Title:**

Statement for Sunday Mail: Two storey maisonettes, Darlington

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STATEMENT FROM THE PREMIER, MR. DUNSTAN, FOR SUNDAY MAIL, 2.7.72.

TWO STOREY MAISONNETTES, DARLINGTON

The first of 190 specially designed two-storey maisonettes are nearing completion in a new Housing Trust development at Marion, the Premier, Mr. Dunstan, announced today.

He said a development plan for an area of land in the Marion area had been set out last year.

It comprises some 33.6 acres, formerly owned by the South Australian Railways.

The long corridor of land is bounded by well established subdivisions on all sides and is between Marion Road and Brighton Road running through Sturt, Seacombe, Dover Gardens and South Brighton.

At the same time a new family home design was put forward, to house families with up to three children.

"We recognised the growing need to introduce a house type which would make maximum use of the diminishing supply of land in the metropolitan area close to major places of employment", he said.

"These newly designed two-storey maisonettes can be built in cluster type developments, to achieve densities of up to 14 units per acre compared with 4 per acre for standard single-unit dwellings.

"We also regarded it as essential that these houses be designed for families rather than childless couples and particularly for those in the lower income groups.

"And we appreciate the need to conserve land space.

"It is essential that families should be provided with their own yard plus an adequate space for car parking", the Premier said.

The design of the maisonettes provides for three bedrooms with bathroom and toilet on the first floor and living-room, kitchen/dining-room, laundry, toilet and small storage space on the ground floor.

To form the cluster type of development they are being built in blocks of 2, 3, or 4 units with a total floor space of 2,223 square feet, 3,316 square feet and 4,408 square feet respectively.

The siting and general plan of the development for these maisonettes has been carefully chosen to ensure that they are close to a grassed playing area for children and that shopping and school facilities are nearby.

Every consideration has been given to the existing transport systems. The Trust development at Marion through this narrow corridor of land is progressing at a satisfactory rate.

Already four groups providing suitable accommodation for 47 aged pensioners have been completed and one group of villa flats (20) for young couples is already occupied.

Work is in progress on a further 211 units comprising 147 two-storey maisonettes, 19 villa flats and 45 single-unit houses which will be for sale.

When the area is fully developed accommodation will be provided for approximately 1,200 persons.