

# INTENSIFICATION OPTIONS - FACTSHEET

## Proposed on-site controls

<b>Maximum height</b>	11m + 1m for pitched roof	<b>Impervious surface</b>	Max 60%
<b>Height in relation to boundary</b>	6m high + 60° recession plane	<b>Outdoor living space (1 per unit)</b>	15m <sup>2</sup> ground floor adjoining residential unit (minimum dimension of 3m) 8m <sup>2</sup> above ground balcony per floor (minimum dimension of 1.8m)
<b>Setbacks</b>	Front yard: 2.5m Side yard: 1m Rear yard: 1m (excluded on corner sites)	<b>Outlook space (per unit)</b>	Principal living room: 3m x 3m All other habitable rooms: 1m x 1m
<b>Building coverage</b>	Max 50%		

## Potential development outcomes



### SIDE BY SIDE

#### DEVELOPMENT METRICS

<b>Site dimensions</b>	13m x 32m (416m <sup>2</sup> )
<b>Units</b>	3 x 95m <sup>2</sup> per unit
<b>Number of floors</b>	3 per unit
<b>Outdoor living space per unit</b>	15m <sup>2</sup> (ground floor)
<b>Building coverage</b>	22.5%
<b>Total height</b>	9.8m
<b>Impervious surface area</b>	31%

#### DEVELOPMENT CONTEXT

- » Three complying units, each with their own front door and ground floor open space
- » Residual site area that can also function as communal open space
- » Potential opportunity for additional upper storey balcony space

### STACKED

#### DEVELOPMENT METRICS

<b>Site dimensions</b>	13m x 32m (416m <sup>2</sup> )
<b>Units</b>	3 x 82m <sup>2</sup> per unit (ex common internal circulation space)
<b>Number of floors</b>	1 per unit
<b>Outdoor living space per unit</b>	15m <sup>2</sup> (ground floor) 8m <sup>2</sup> (balconies upper storeys)
<b>Building coverage</b>	24%
<b>Total height</b>	11.8m (incl pitched roof)
<b>Impervious surface area</b>	26%

#### DEVELOPMENT CONTEXT

- » Three complying units (one per floor) with common access and internal vertical circulation
- » Outdoor living space for ground floor unit and balconies for upper storeys.
- » Residual site area that can also function as communal open space

### INFILL

#### DEVELOPMENT METRICS

<b>Site dimensions</b>	13m x 32m (416m <sup>2</sup> )
<b>Units</b>	2 x 70m <sup>2</sup> per infill unit + 1 existing unit
<b>Number of floors</b>	2 per infill unit
<b>Outdoor living space per unit</b>	15m <sup>2</sup> (ground floor)
<b>Building coverage</b>	49% (of total site - excluding driveway)
<b>Total height</b>	8.2m (incl pitched roof)
<b>Impervious surface area</b>	60%

#### DEVELOPMENT CONTEXT

- » Two complying two-storey units at the rear of existing dwelling
- » Each unit has separate front door and private outdoor living space
- » Potential opportunity for additional upper storey balcony space