

# Medium density residential standards

## Density standards

<b>Number of residential units per site</b>	Maximum	3	<b>Building coverage</b>	Maximum	50% of the net site area
<b>Building height</b>	Maximum	11m + 1m for pitched roof	<b>Outdoor living space (one per unit)</b>	Minimum	Ground floor: 20m <sup>2</sup> , 3m dimension Above ground floor: 8m <sup>2</sup> , 1.8m dimension
<b>Height in relation to boundary</b>	Maximum	4m + 60° recession plane	<b>Outlook space (per unit)</b>	Minimum	Principal living room: 4m depth, 4m width All other habitable rooms: 1m depth, 1m width
<b>Setbacks</b>	Minimum	Front yard: 1.5m Side yard: 1m Rear yard: 1m (excluded on corner sites)	<b>Windows to street</b>	Minimum	20% glazing of the street-facing façade
			<b>Landscaped area</b>	Minimum	20% of the developed site with grass or plants

## Potential development outcomes



### SIDE BY SIDE

#### DEVELOPMENT METRICS

<b>Site dimensions</b>	13m x 32m (416m <sup>2</sup> )
<b>Units</b>	3 x 100m <sup>2</sup> per unit
<b>Number of floors</b>	3 per unit
<b>Building height</b>	9.8m
<b>Building coverage</b>	26%
<b>Outdoor living space per unit</b>	24m <sup>2</sup> (ground floor)
<b>Landscaped area</b>	65%

#### 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>Building height</b>	11.8m (incl pitched roof)
<b>Building coverage</b>	24%
<b>Outdoor living space per unit</b>	20m <sup>2</sup> (ground floor) 8m <sup>2</sup> (balconies upper storeys)
<b>Landscaped area</b>	73%

#### 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>Building height</b>	8.2m
<b>Building coverage</b>	49% (of the net site area - excluding driveway)
<b>Outdoor living space per unit</b>	20m <sup>2</sup> (ground floor)
<b>Landscaped area</b>	40 %

#### 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

