1.5 Examples of Low Rise Medium Density Housing

Dual Occupancy - Side by Side (detached)

Detached dual occupancies consist of two dwellings on one lot. They are usually characterised by two dwellings located on a corner lot arranged in a linear order, with one dwelling facing the primary road and the second dwelling facing the secondary road.

Appropriate care needs to be taken to reduce tree canopy loss in the garden, and manage privacy and overshadowing impacts.

Context and subdivision

This building type is best used when:

- This building type is best suited to narrow and long lots with a minimum width of 18 metres or corner lots, where one dwelling faces the secondary road, with a minimum width of 15 metres.

This type of development is most commonly carried out as Torrens title subdivision. However, this development type can be carried out as strata title subdivision when individual lots do not meet the minimum lot size requirement under the relevant LEP.

Figure 1-5 Example of a dual occupancy with two detached dwellings

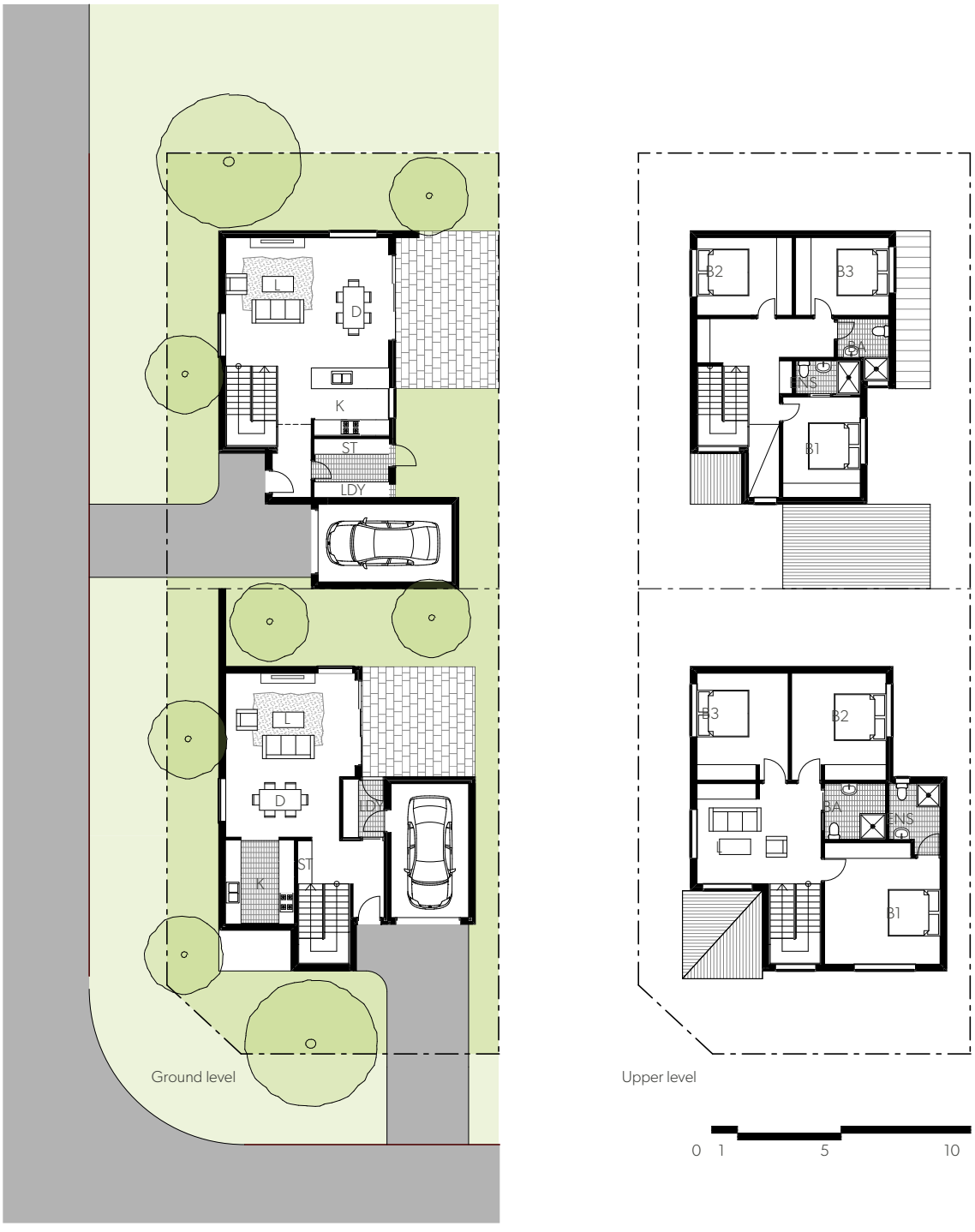


Figure 1-6 Example plan of a dual occupancy with two detached dwellings

Dual Occupancy - Two Dwellings Side by Side (attached)

Side by side attached dual occupancies consist of two dwellings on one lot. They are characterised by two dwellings sharing a common wall in a semi-detached configuration. Both dwellings are arranged to face the primary street frontage. Dwellings can be single or double storey.

Side by side attached dual occupancies tend to have limited impact on the streetscape and surrounds as the scale of the development is consistent with that of a large dwelling house.

This typology of housing maintains a suburban pattern of a front setback and large rear yard which is popular in suburban settings where the lot sizes are wider and deeper.

Dwellings tend to be symmetrical in both layout and architectural form, however occasionally architectural expression can vary between dwellings to add individuality.

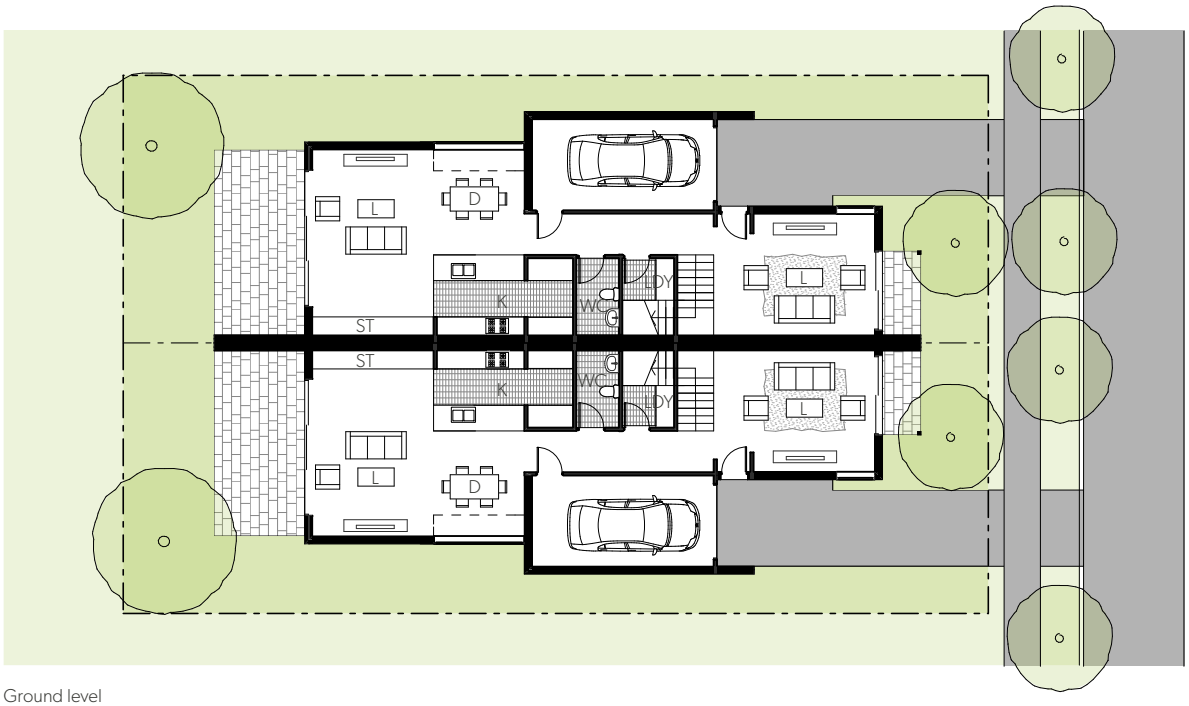
Basement parking can be provided but is rare except on steep terrain.

Context and subdivision

- The building type is best suited to lots with a minimum width of at least 15 metres.
- This building type is most commonly carried out as Torrens title subdivision due to the small scale nature of this development. However, it can be carried out as strata title subdivision when individual lots do not meet the minimum lot size requirement under the relevant LEP.
- This form of low rise medium density housing is ideal for infill development.
- The minimum lot width is highly dependent on vehicle access. Where garages can be located on a rear lane, lot widths can be minimum of 12 metres.
- Where garages can only be located at the front of a lot, the lot width must be a minimum of 15 metres. For double car garages, the minimum lot width increases to 25 metres.

Figure 1-7 Example of a dual occupancy - two dwellings side by side (attached)

Upper level



Ground level

Figure 1-8 Sample plan of a dual occupancy - two dwellings side by side (attached)

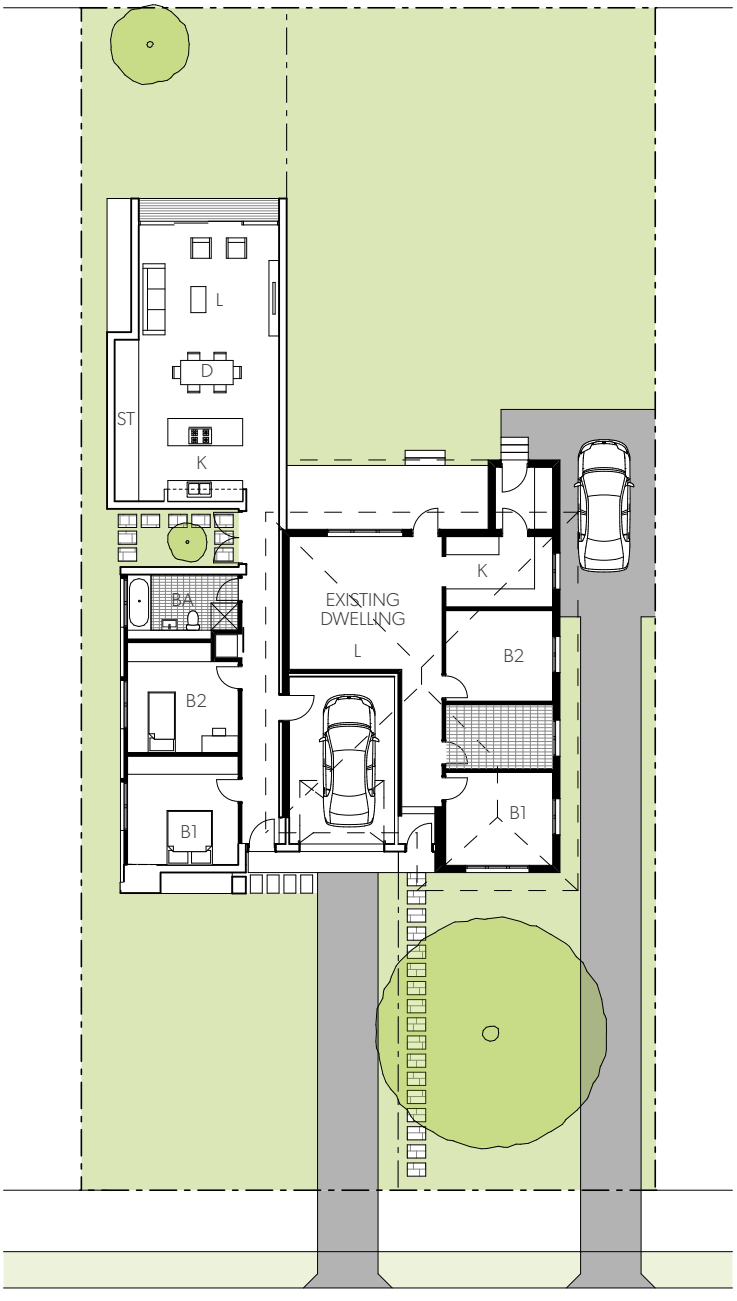


Figure 1-9 Sample plan adapting an existing dwelling into a dual occupancy side by side (attached)

Terrace Houses - Car Parking to Primary Road

Terrace houses with front access to a primary road typically consist of two storey houses in a traditional terrace style, formed in a row.

Car parking for this building type is from the primary road frontage. A pattern of driveways, gardens and entry paths form the streetscape.

In order to achieve an effective internal layout including garaging, the widths of each dwelling normally needs to be 7.5 metres. If each individual lot meets the minimum lot size, the development can be subdivided into Torrens title lots.

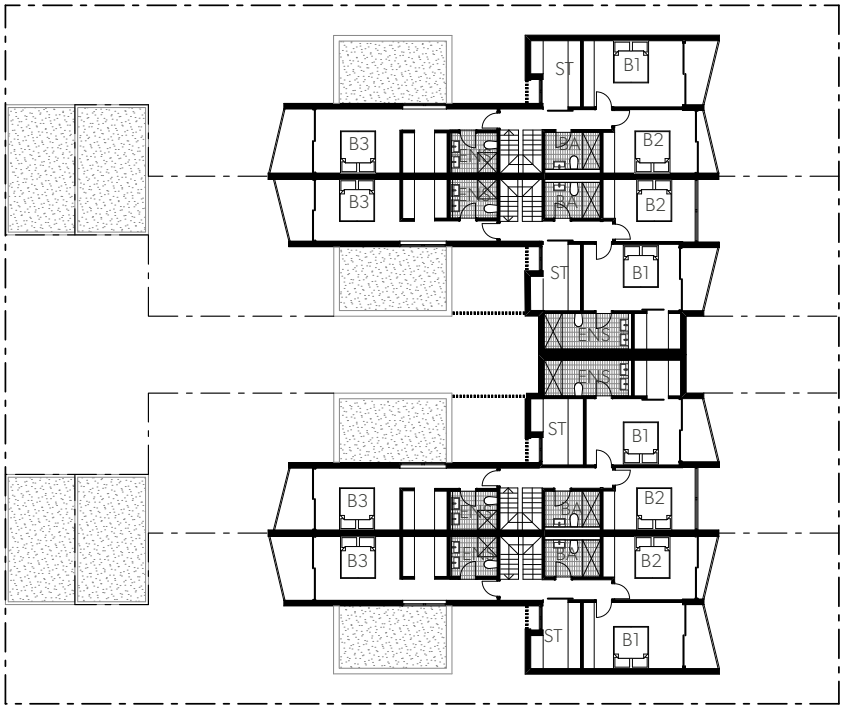
Typically, each dwelling is orientated front to back, with private open space arranged at the rear of the property. This achieves good visual privacy outcomes between dwellings and minimises privacy issues to adjoining neighbouring properties.

The use of courtyards can provide solar access and natural daylight into the middle of the dwelling.

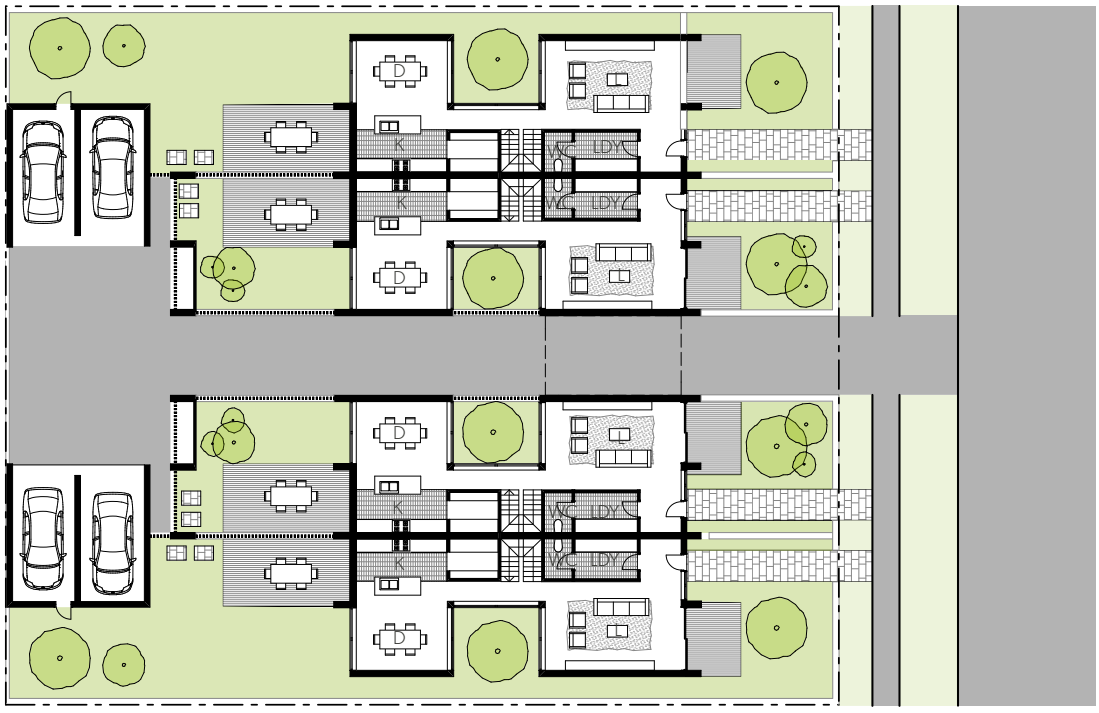
Context and subdivision

- This building type can be accommodated in areas where there is a higher level of housing density to blend with the existing streetscape or in urban infill areas.
- This building type is best suited to wide shallow lots and amalgamated sites which on deep lots will result in larger rear gardens and more generous courtyards.
- This building type is most commonly carried out as Torrens title subdivision and can be carried out as Strata subdivision when individual lots do not meet the minimum lot size requirements.

Figure 1-10 Example of terrace house with car parking fronting a primary road



Upper level

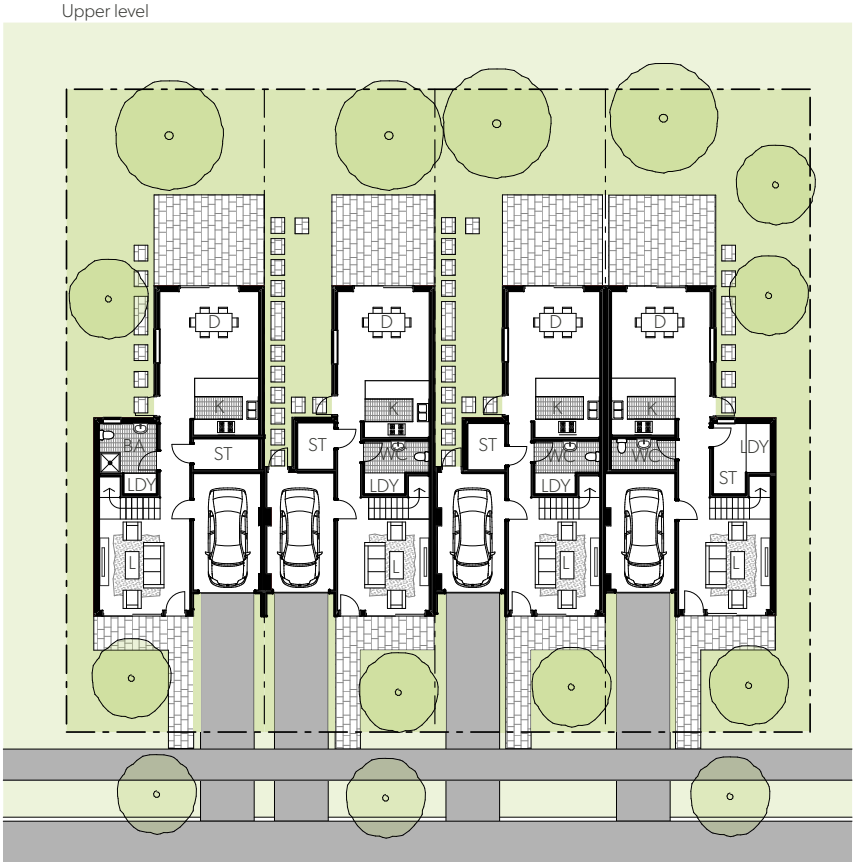


Ground level

0 1 5 10

Figure 1-11 Sample plan of terraces with car parking at rear but accessed from the primary road frontage

Upper level



Ground level

0 1 5 10

Figure 1-12 Sample plan of terraces with car parking fronting a primary road

Terrace Houses - Rear Lane Access

Terrace houses with rear lane access typically consist of two storey dwellings in a traditional terrace style, formed in a row.

Car parking for this building type is provided from the rear lane with access to rear garages. By removing car parking from the front streetscape a more aesthetically pleasing repetitive pattern of terrace houses with front gardens and entry paths form the streetscape.

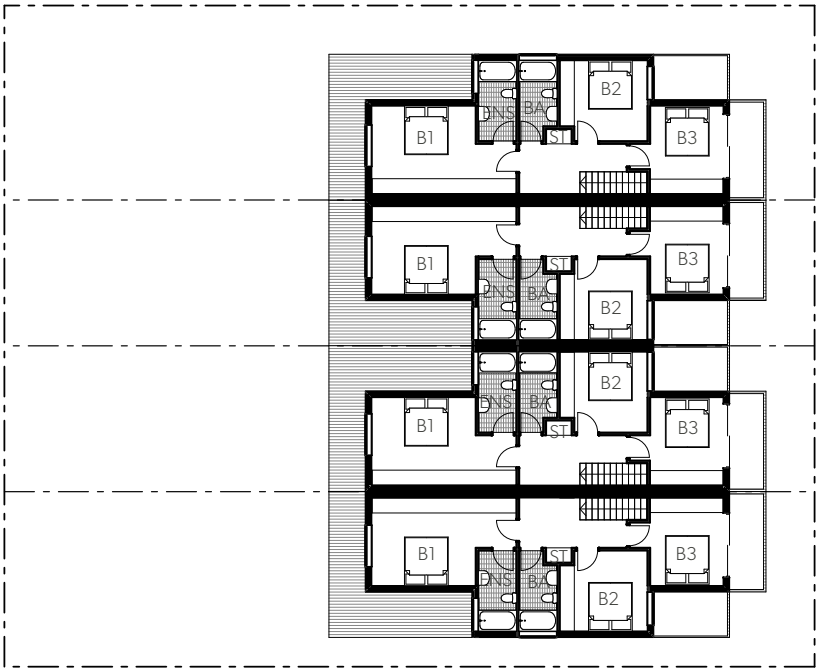
Each dwelling is orientated front to back, with private open space typically arranged at the rear of the property. This achieves good visual privacy outcomes between dwellings and minimises privacy issues to adjoining neighbouring properties.

The use of courtyards can also provide solar access and natural daylight into the middle of the dwelling.

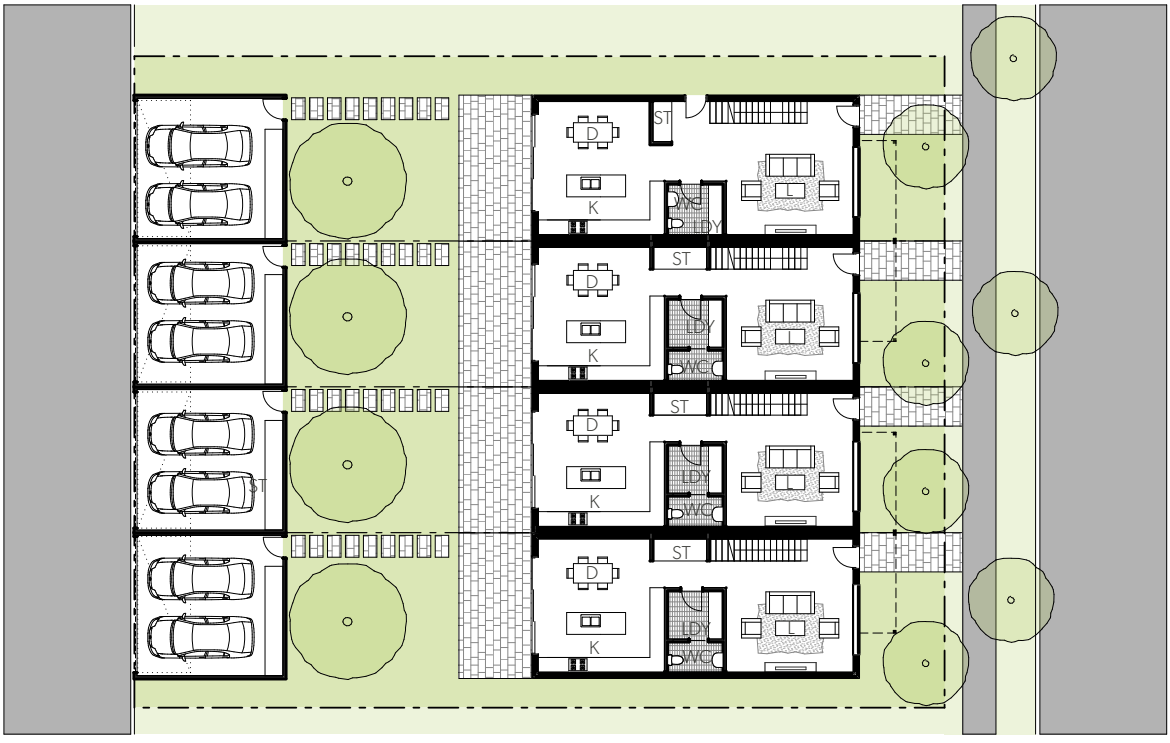
Context and subdivision

- This building type can be accommodated in areas where there is a higher level of housing density to blend with the existing streetscape, in urban infill areas or in new subdivisions where laneway access can be designed.
- This building type is best suited to wide shallow lots or amalgamated sites.
- This building type is most commonly carried out as Torrents title subdivision and can be carried out as Strata title subdivision when individual lots do not meet minimum lot size requirements.

Figure 1-13 Example of terraces with parking at rear



Upper level



Ground level

Figure 1-14 Sample plan of terraces with car parking accessed from rear lane

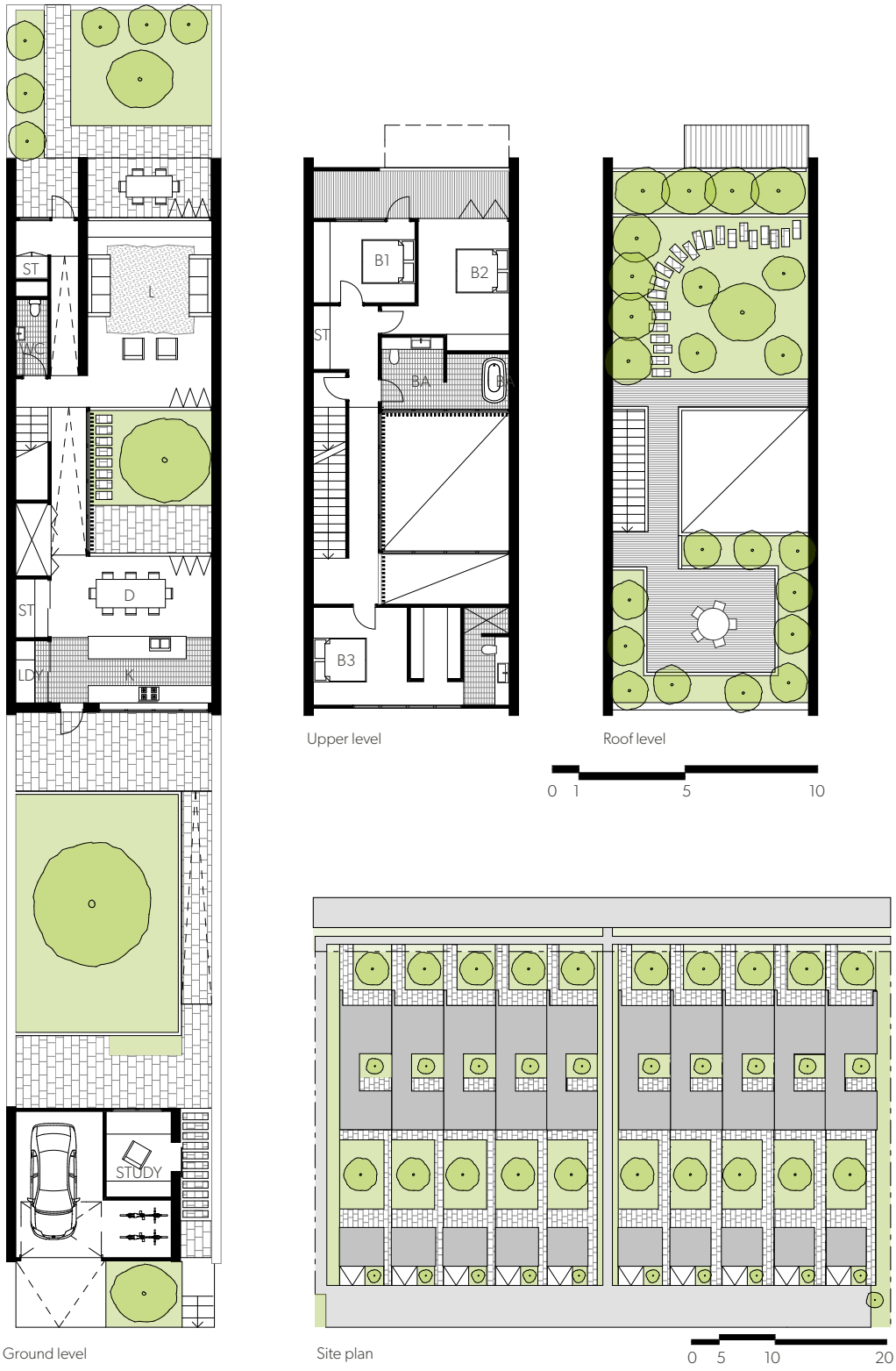


Figure 1-15 Sample detail plan of terraces car parking accessed from rear lane

Terrace Houses - Basement Car Parking

Terrace houses with basement parking typically consist of a row of two storey dwellings in a traditional terrace style, formed in a row.

This building type provides car parking in a basement under the development, accessed off the street. Direct access from the garage is provided to the dwelling. By removing car parking from the front streetscape to the basement, a more aesthetically pleasing repetitive pattern of terrace houses with front gardens and entry paths form the streetscape.

This is ideal where there is no rear lane access and areas with sloping terrain where the car park entrance can be located at the lowest point on the lot.

Each dwelling is orientated front to back, with private open space typically arranged at the rear of the property. This achieves good visual privacy outcomes between dwellings and minimises privacy issues to adjoining neighbouring properties.

Context and subdivision

- This building type is best suited to wide shallow lots or amalgamated sites.
- This building type can be accommodated in areas where there is a higher level of housing density to blend with the existing streetscape or in urban infill areas.
- This building type may typically be more expensive to construct but achieves some of the best streetscape and landscaping outcomes.
- This building type is popular in high property value areas, where the costs of basement construction can be offset by higher dwelling prices.
- This building type is most commonly carried out as strata title subdivision due to the use of common access and circulation through basement car parking. However, if basement car parking aligns with the above dwellings, Torrens title subdivision is possible with the use of easements in smaller developments.

Figure 1-16 Terraces with basement parking reduces the impact of multiple driveways on the streetscape

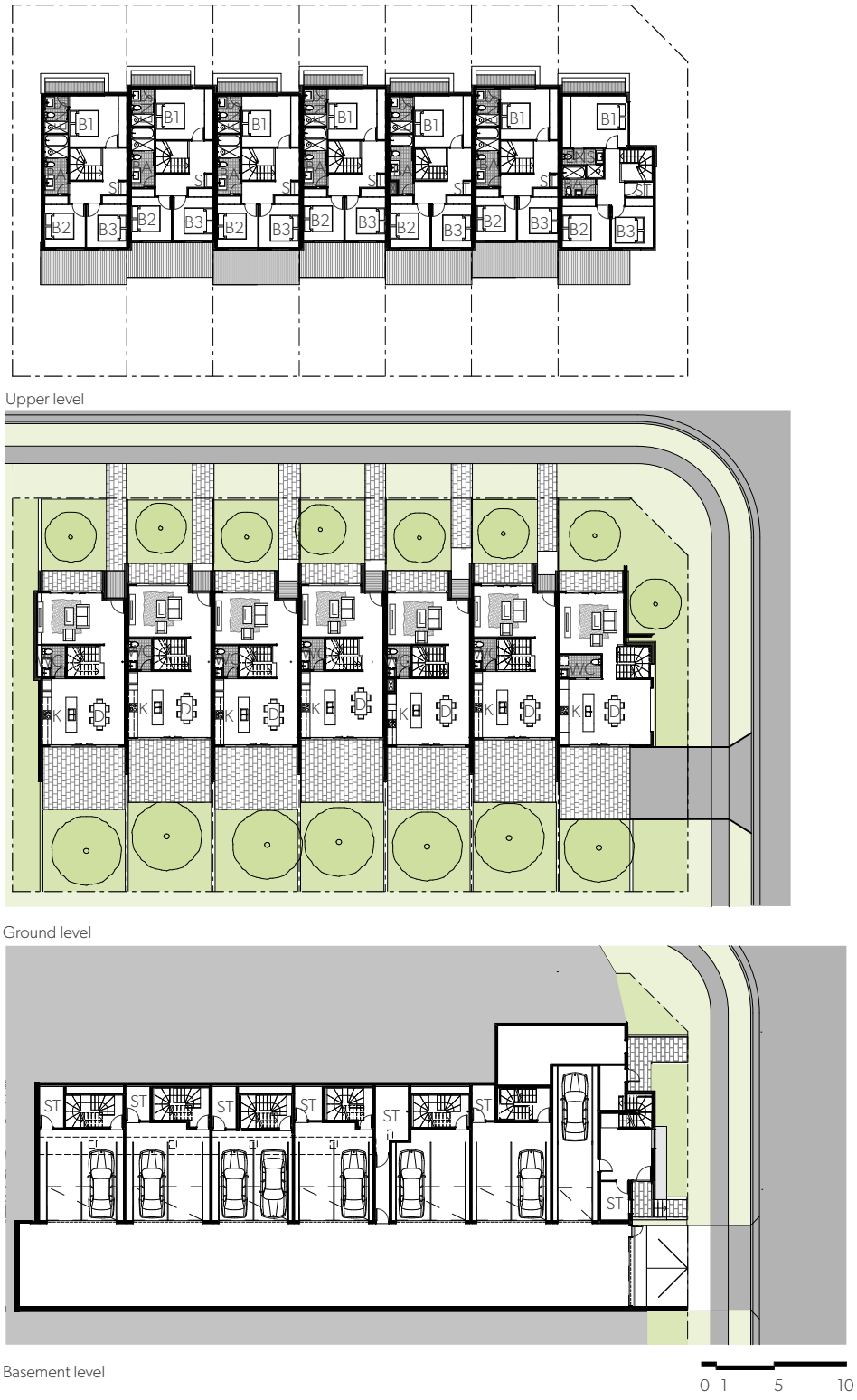


Figure 1-17 Sample plan of terraces with basement car parking

Manor House

This form of development contains three or four dwellings in a two storey building. Historically, this building type contains two dwellings on the ground floor and two located directly above.

Manor houses often have a common entry, however the entry to the ground floor and upper level apartments may also be separate.

This form of dwelling is useful to provide a more affordable housing type within a low and medium density context. The level floor plates also provide good accessibility for seniors or persons with a disability.

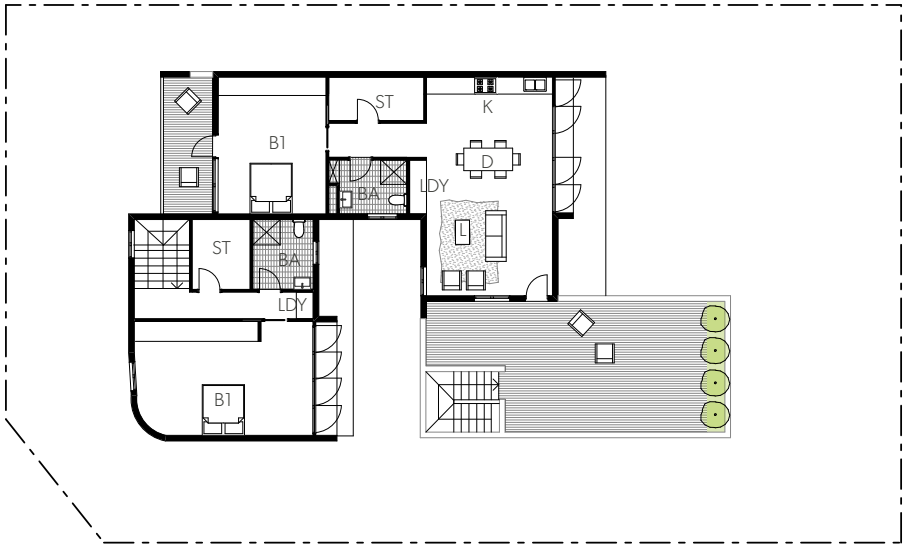
To reduce the impact on the streetscape and surrounds, the scale of a manor house is designed to be similar to an oversized double storey dwelling house.

Private open space can be obtained by the use of balconies and communal private open space in the rear of the development.

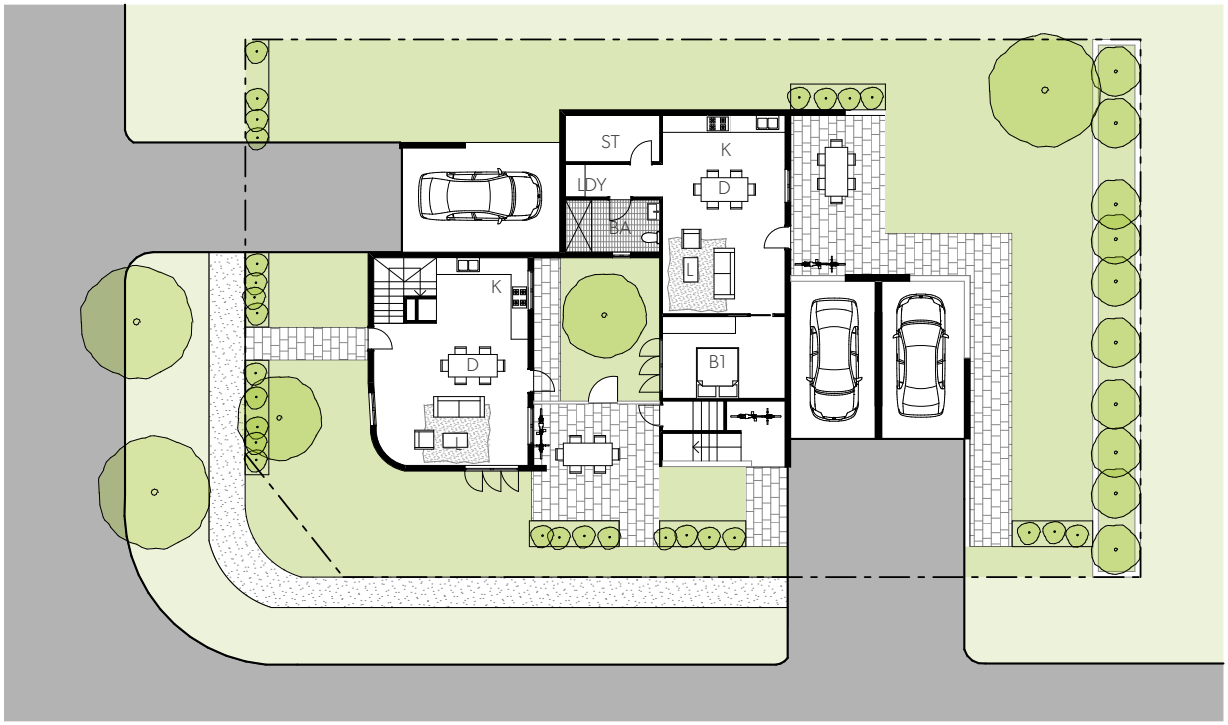
Context and subdivision

- This building type is best suited to corner lots or lots with rear lane access to accommodate garages and car parking.
- This building type is carried out as strata title subdivision, with a common entry and internal hallway.
- Typically a lot width of 15 metres is required to achieve setback requirements and sufficient space for car parking.

Figure 1-18 Example of manor house on a corner lot



Upper level



Ground level

0 1 5 10

Figure 1-19 Sample plan of manor house with three dwellings on a corner lot

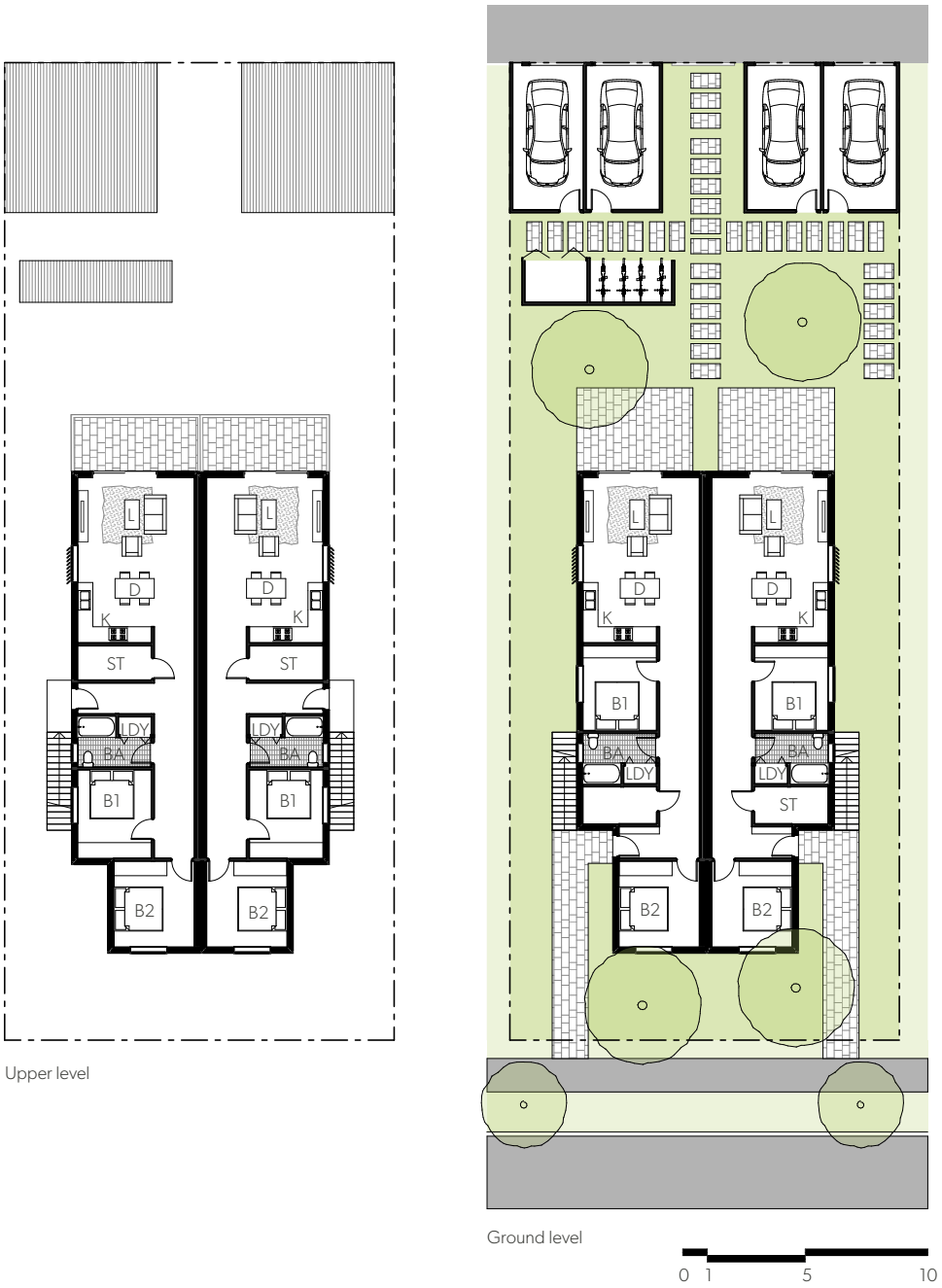


Figure 1-20 Sample plan of manor house with four dwellings and parking accessed from the rear laneway or street

Upper level

Ground level

Figure 1-21 Sample plan of manor house with four dwellings on corner site

Figure 1-22 Sample plan of manor house with three dwellings and basement parking