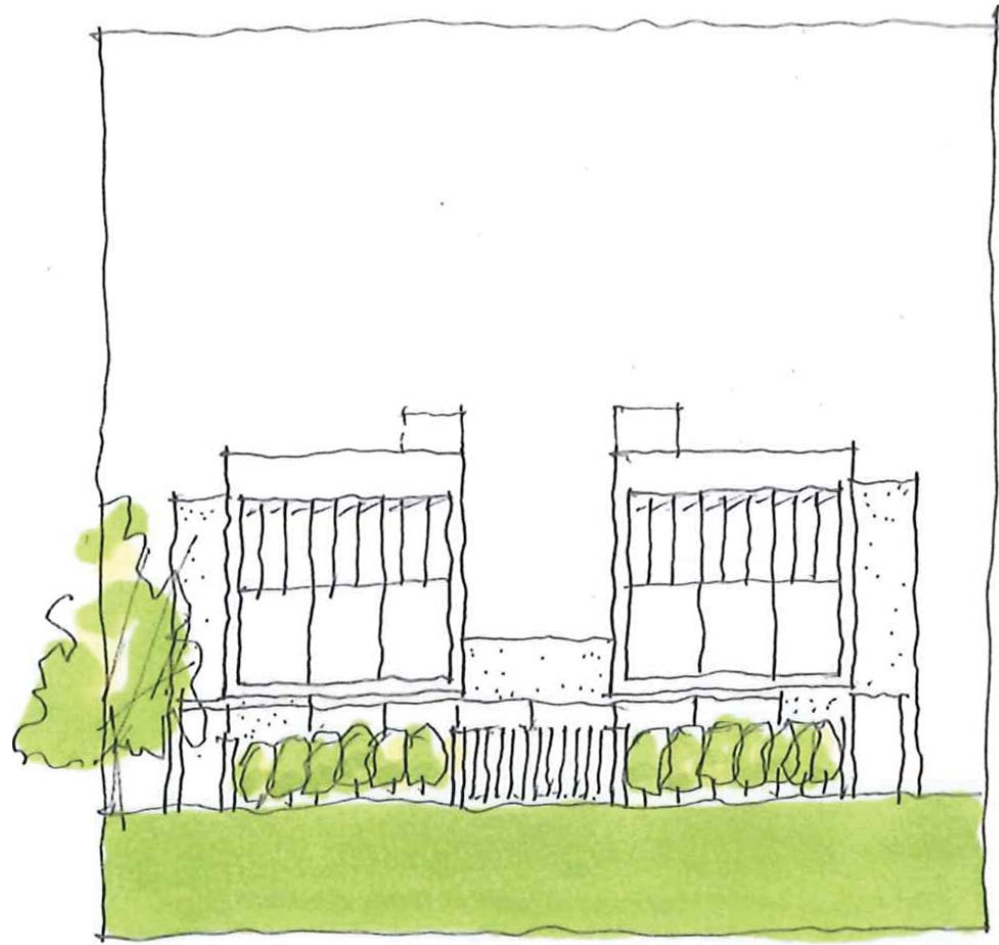
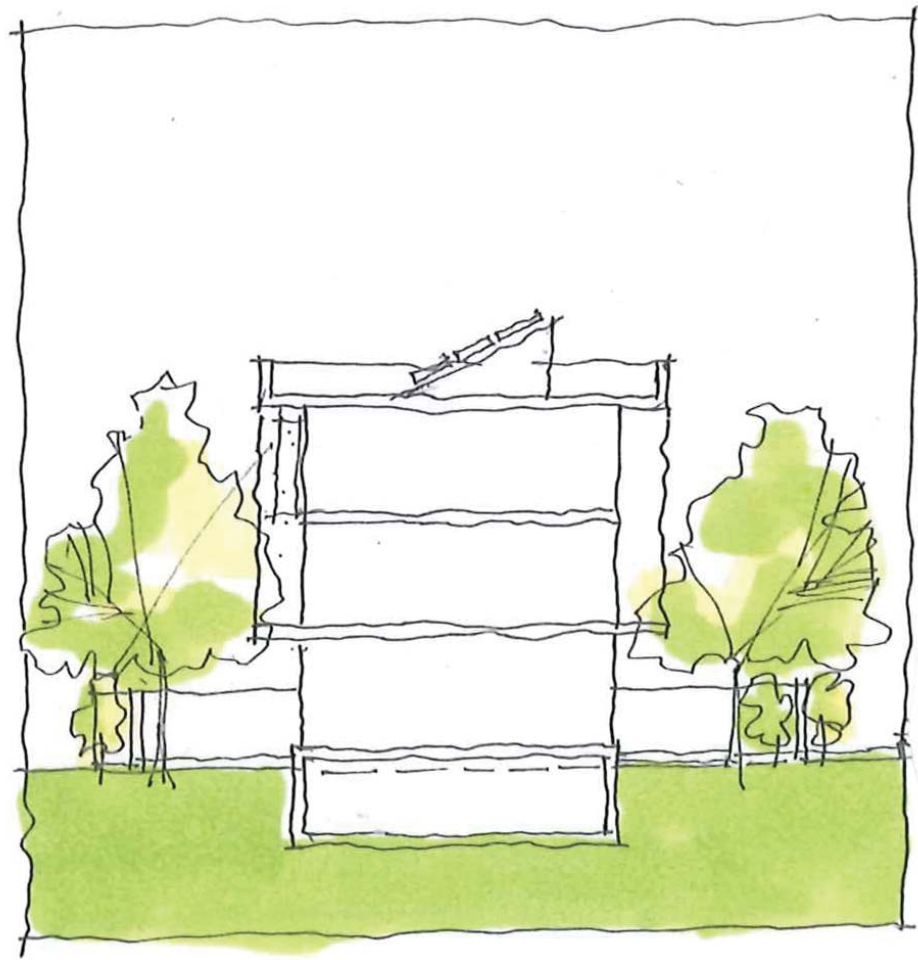


SITE



ELEVATION



SECTION

### DESIGN INTENT

THIS TYPOLOGY PROVIDES FOR A CONVENTIONAL SIZED FAMILY HOME AT GROUND FLOOR WITH FRONT AND REAR COURTYARDS AND ALSO ALLOWS THE CONSTRUCTION OF 2 INDEPENDENT 2 STOREY TERRACES ABOVE. THESE TERRACES HAVE INDIVIDUAL ENTRY / ACCESS AND HAVE THE EXTERNAL CONNECTION TO PART OF THE ROOF TO THE HOUSE BELOW.

THIS MODEL IS INTENDED TO ALLOW AN EXISTING LAND OWNER THE OPTION TO DEVELOP THEIR BLOCK AND RE-INHABIT THE HOUSE AT GROUND FLOOR. THE UPPER TERRACES ARE THE AFFORDABLE COMPONENT AND THE SALE OF THESE WOULD HELP TO CROSS SUBSIDISE THE COST

THE TYPOLOGY ENSURES A MIX OF DWELLING TYPES ON A MICRO LEVEL WHICH WOULD BE TOLERABLE IN ESTABLISHED SUBURBS AND ALLOW ACCESS INTO MARKETS OTHERWISE OUT OF REACH FOR SOME.

### PLANNING RULES CHALLENGED

Apartments - single dwelling blocks

Plot ratio

Residential density

Number of dwellings in each building

Number of storeys

Height of buildings

Side boundary setbacks

Building envelope

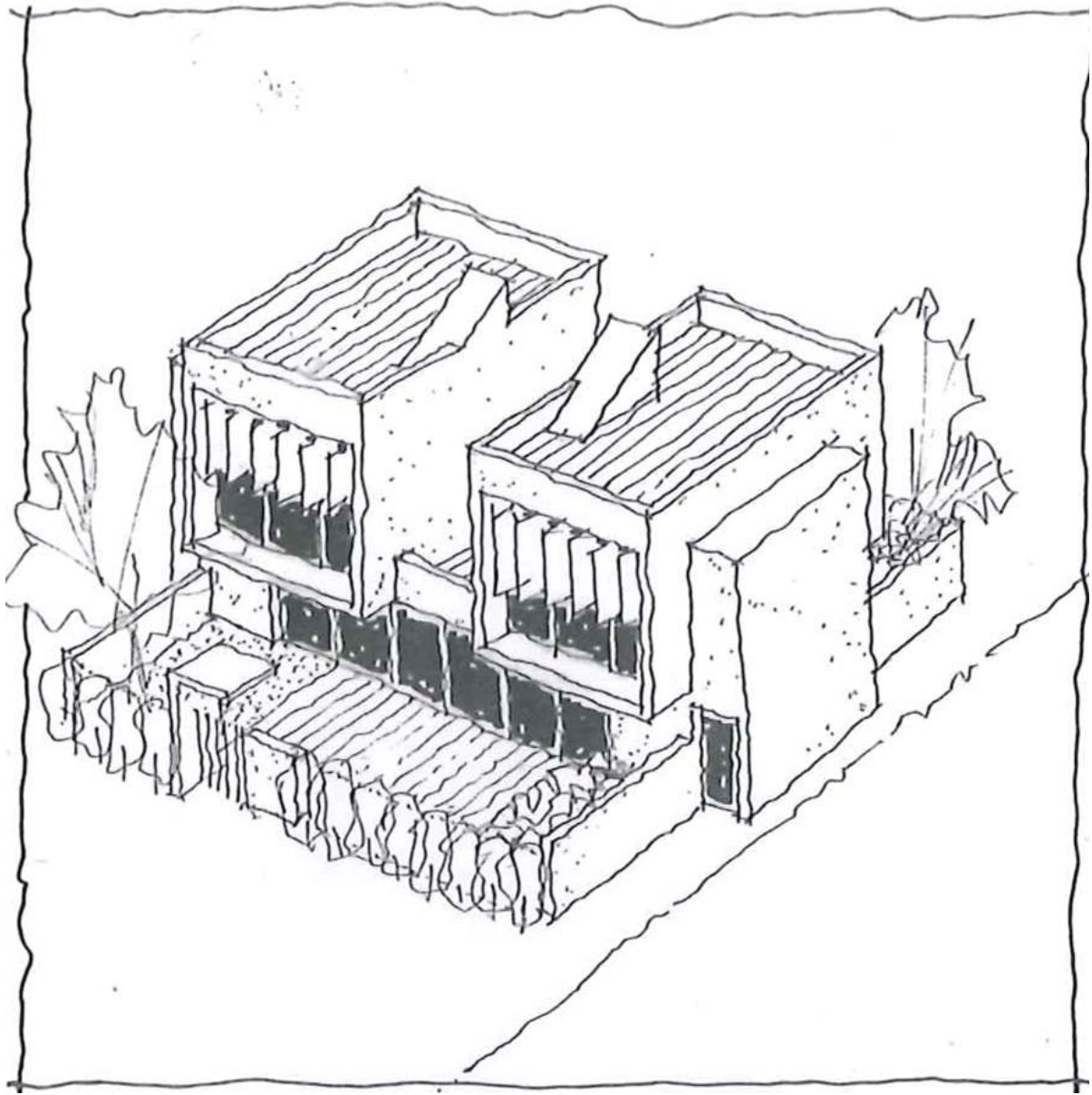
Building separation

Privacy

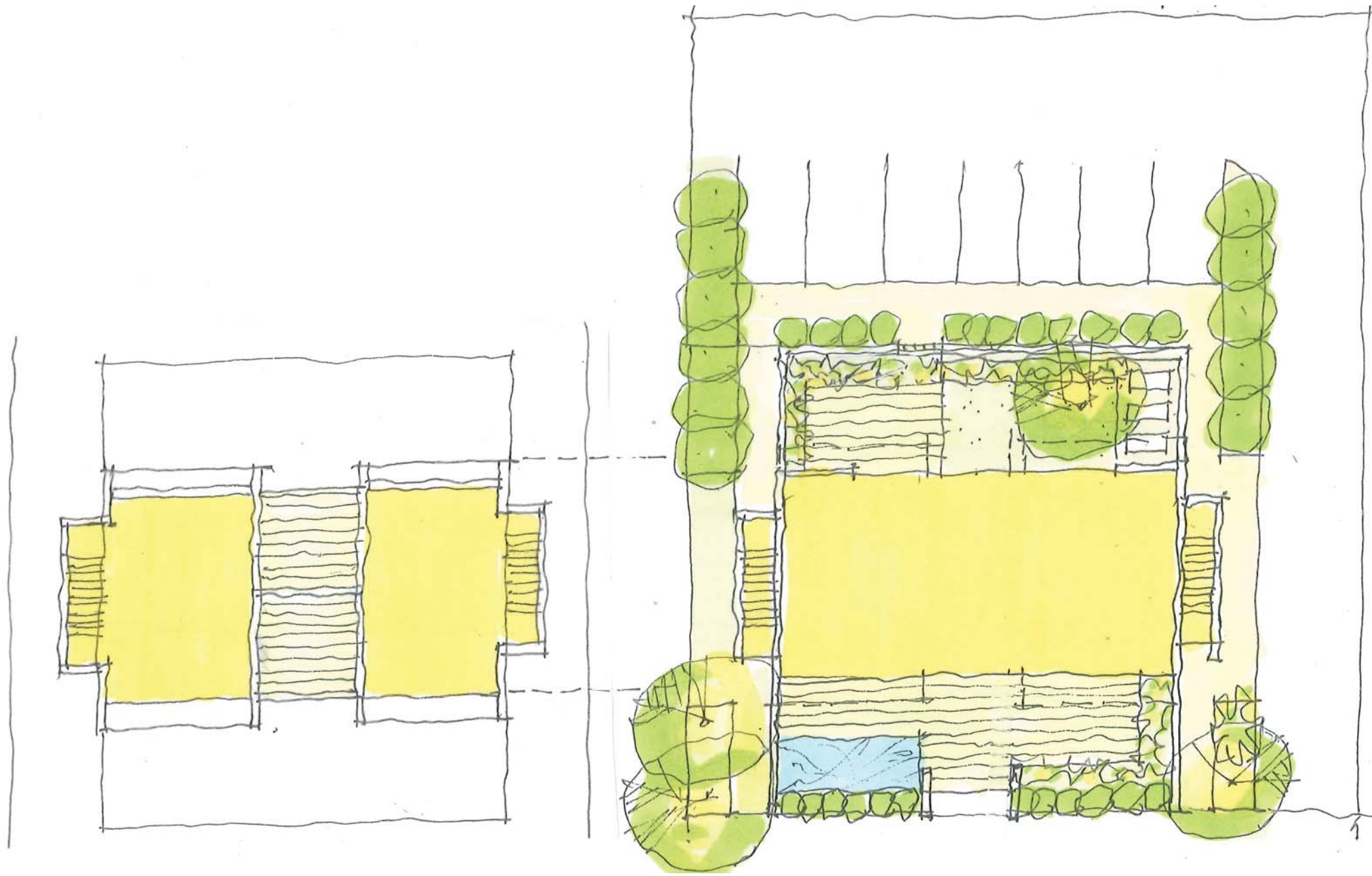
Visitor parking

### ESTIMATED CONSTRUCTION COST

|                   |        |               |             |
|-------------------|--------|---------------|-------------|
| HOUSE             | 150sqm | \$2,400 / sqm | \$360,000   |
| 2 TERRACES        | 120sqm | \$2,400 / sqm | \$576,000   |
| BASEMENT          | 60sqm  | \$1,000 / sqm | \$60,000    |
| SITE WORKS        |        |               | \$100,000   |
| ROOF TERRACES     |        |               | \$44,000    |
| TOTAL             |        |               | \$1,140,000 |
| COST PER DWELLING |        |               | \$380,000   |



AXONOMETRIC



PLAN

# HOUSE WITH 2 TERRACES OVER

ENTRANT REGISTRATION NUMBER

010