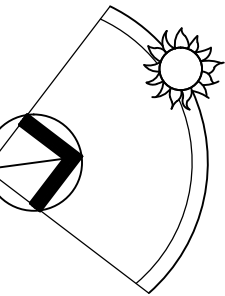


CO-HOUSING IN RZ1

CREATING COMMUNITIES AND SHARING A BETTER LIFESTYLE

DESIGN PRINCIPLES - To encourage sustainable, luxurious communities with opportunities for **planned and unplanned meetings** with neighbours in casual and communal settings through:



ASSUMPTIONS:
- RZ 1 ZONING
- Amalgamation of 4 x 900m2 blocks = 3600m2

RULES UNDER QUESTION:

RESIDENTIAL ZONES DEVELOPMENT CODE
R36 - Not more than 2 blocks can be amalgamated. Consolidated blocks can only be used for supportive housing.
Suggestion: Up to 4 blocks can be amalgamated for co-housing developments provided development includes the equivalent of 1 accessible dwelling per original block.

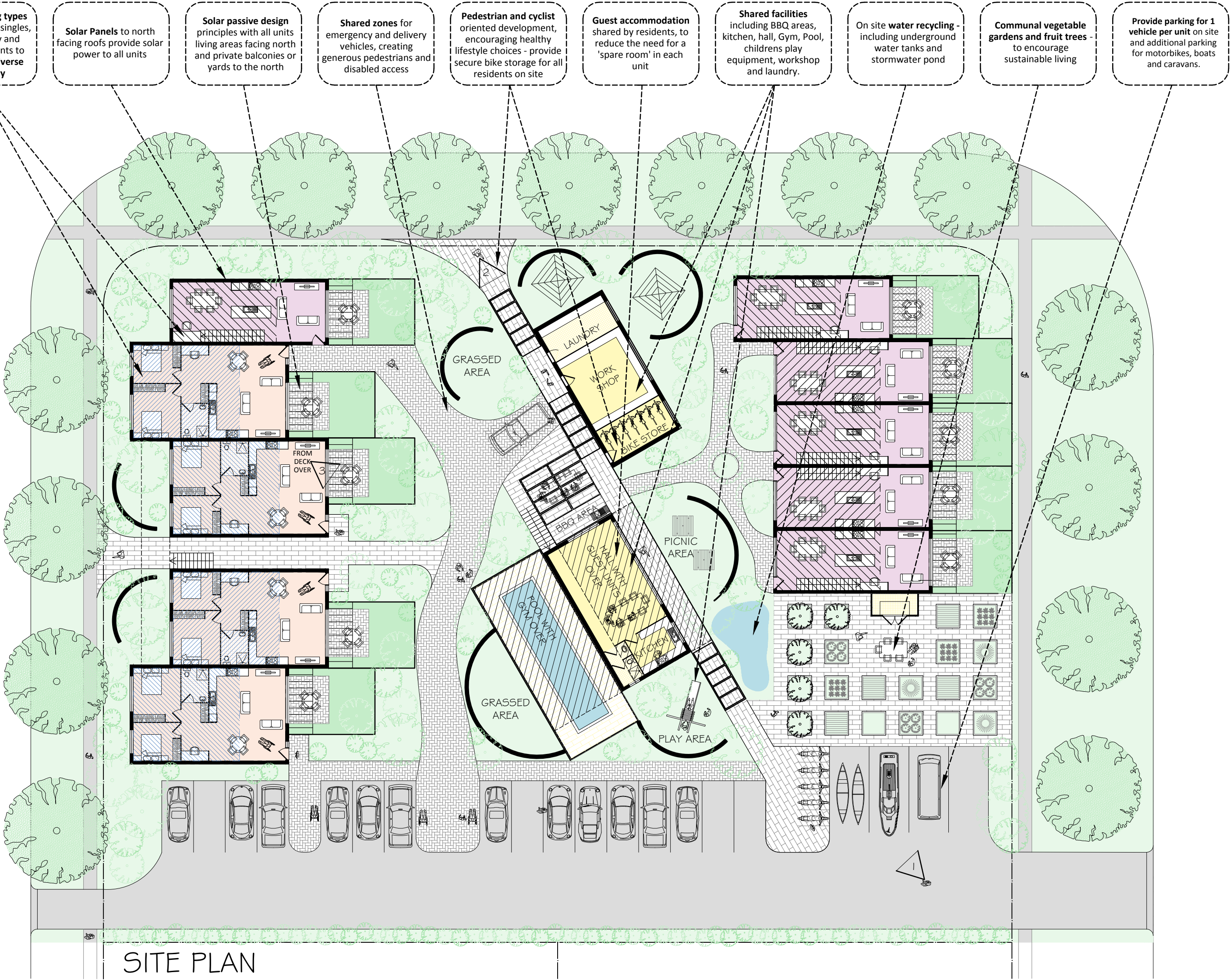
MULTI UNIT HOUSING DEVELOPMENT CODE
R9 - Plot Ratio if RZ2 = 65% = 2340m2
Suggestion: Plot coverage restriction for RZ1 instead- max 25% private areas and min 50% soft landscaping

R10/11 - Residential density
More than 2 dwellings permissible only for supportive housing -13 supportive dwellings allowed on 3600m2
Suggestion: broaden definition of 'supportive' - co-housing developments are not only for elderly or incapacitated!

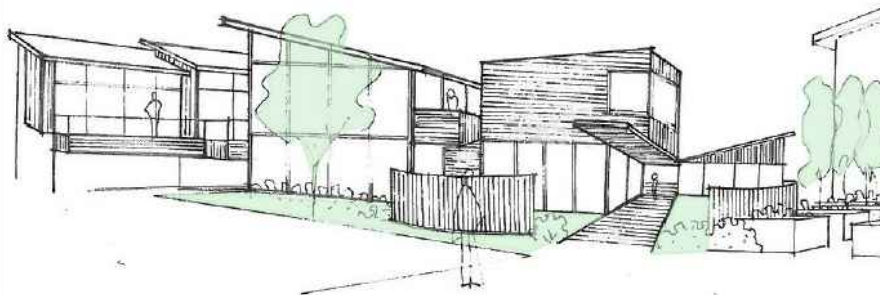
R18 - number of storeys
contains no more than 2 storeys
Suggestion: Allow 3 storey developments to street boundaries with windows overlooking adjoining roads but not adjoining blocks.

C23 - maximum height 8.5m
proposed buildings up to 11m but are consistent with the desired character and allow reasonable solar access to adjoining blocks

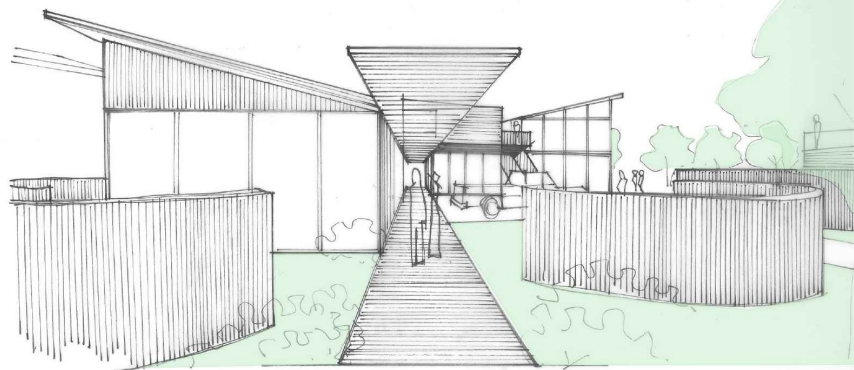
R29/30 - Setbacks
6m front and 3m side boundary setback
Suggestion: Front setbacks can be encroached provided public access to at least 50% of block



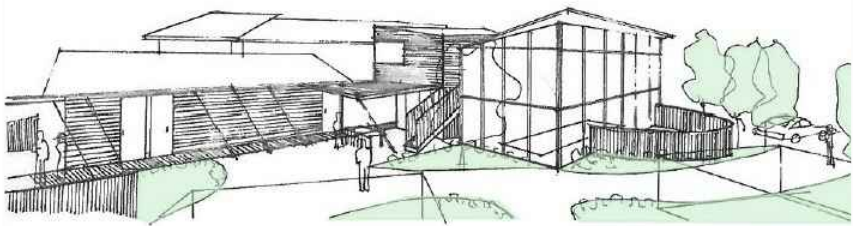
SITE PLAN
SCALE 1:250



VIEW 1
FROM CARPARK



VIEW 2
FROM PEDESTRIAN ENTRY



VIEW 3
FROM BALCONY OVER

OUTCOMES:
- 6 x 150m2 3 bed 'family' units with private yard
- 4 x 90 m2 2 bed 'elderly' accessible units with private yard
- 4 x 60m2 1 bed 'student' accommodation with private deck

= 14 Residential units on equivalent of 257m2 block each
Total dwelling area = 1350m2

COST ESTIMATE:		
Land value = 4 x \$500,000 blocks		\$1,000,000
Community facilities and infrastructure		\$1,500,000
Residential building construction @ \$2000/m2 X 1350m2		\$2,700,000
Total cost of construction		\$5,200,000
Total area of dwellings = 1350 m2		
Cost of units =		\$3,850/m2
3 bed units =		\$577,500
2 bed units =		\$346,500
1 bed units =		\$231,000

