

PROPOSED MULTI DWELLING DEVELOPMENT- DIAGRAMS BASED ON LOW RISE HOUSING DIVERSITY CODE 49 & 51 Ryrie Road, Earlwood

PART 3B - LOW RISE HOUSING DIVERSITY CODES (MULTI-DWELLINGS)

DEVELOPMENT STANDARDS		PROPOSED
Zoning	R3 - Medium Density Residential	Multi-Dwellings Housing Permissible
Min. Parent Lot Requirements	Min. 600m ² , 21m width	1598 m ² , 32.285 m width
Max. GFA	80% (R3) - 1278.4 m ²	1116.1 m ² (69.84%)
Major Road/ Classified Road Setback	9m	9m
Side Setback	1.5m	1.5m
Rear Setback (>1500m ²)	10m (0-4.5m), 15m (>4.5-8.5)	10m (up to 3.6m), 15m (>3.6m - 9m)
Secondary Road Setback (Corner Lot) (>1500m ²)	5m	5m
Max. Building Height	9m	9m
Car Parking Rates	Min. 1 per dwelling (* visitor parking required where basement parking serves >10 dwellings)	10 car spaces
Min. Terrace Width	3m (car space accessed from primary road), 6m (any other case)	6m Min.
Landscaped Area	Min. 20% (min. width & length 1.5m) - 319.6 m ²	682.48 m ² (42.71%)
Min. Private Open Space	16m ² (min. width 3m)	17m ² (min. width 3m)
Universal Design Units (Livable Housing Design)	30%	3 units (43%)
Tree Planting (Each Dwelling)	1x5m ht. (front), 1x8m ht.(rear)	1x5m ht. (front), 1x8m ht.(rear)
Min. Subdivision Resulting Lot Size (Strata)	180m ² (no min. width)	Min. 180.27m ² , Min. 6m width
Min. Ceiling Height	2700mm (all gnd flr & 1st flr living), 2400mm (habitable)	Min. 2700mm (gnd flr) & Min. 2400mm (1st flr & attic)
Articulation Zone	Max. 1.5m (Primary & Secondary road); < 25% of the area of articulation zone	19.64m ² (24.55%) of primary rd AZ area = 80m ² ; 3.54 m ² (7.31%) of secondary road AZ area = 48.4m ²

* ALL AREAS AND DIMENSIONS ARE ESTIMATION BASED ON LATEST SKETCH DESIGN DRAWINGS.

ARTICULATION ZONE CALCULATIONS

- 80m² Total Articulation Zone Area (Primary Road); Proposed Articulation Zone Area = 19.64 m²
- 48.4m² Total Articulation Zone Area (Secondary Road); Proposed Articulation Building Elements Area = 3.54 m² (7.31%)

AREA CALCULATIONS

Unit Number	Lot Area (m ²)	Gross Floor Area (m ²)			
		Ground Floor	1st Floor	Attic Level	Total
1	224.84	58.69	39.69	28.76	127.14
2	180.27	87.16	52.6	36.13	175.89
3	180.32	82.2	52.06	36.98	171.24
4	180.79	82.3	52	36.78	171.08
5	180.55	81.57	51.15	35.91	168.63
6	180.55	83.92	50.64	37.64	172.2
7	188.3	51.15	46.17	32.6	129.92
Common	282.38				
Subtotal	1598	526.99	344.31	244.8	1116.1