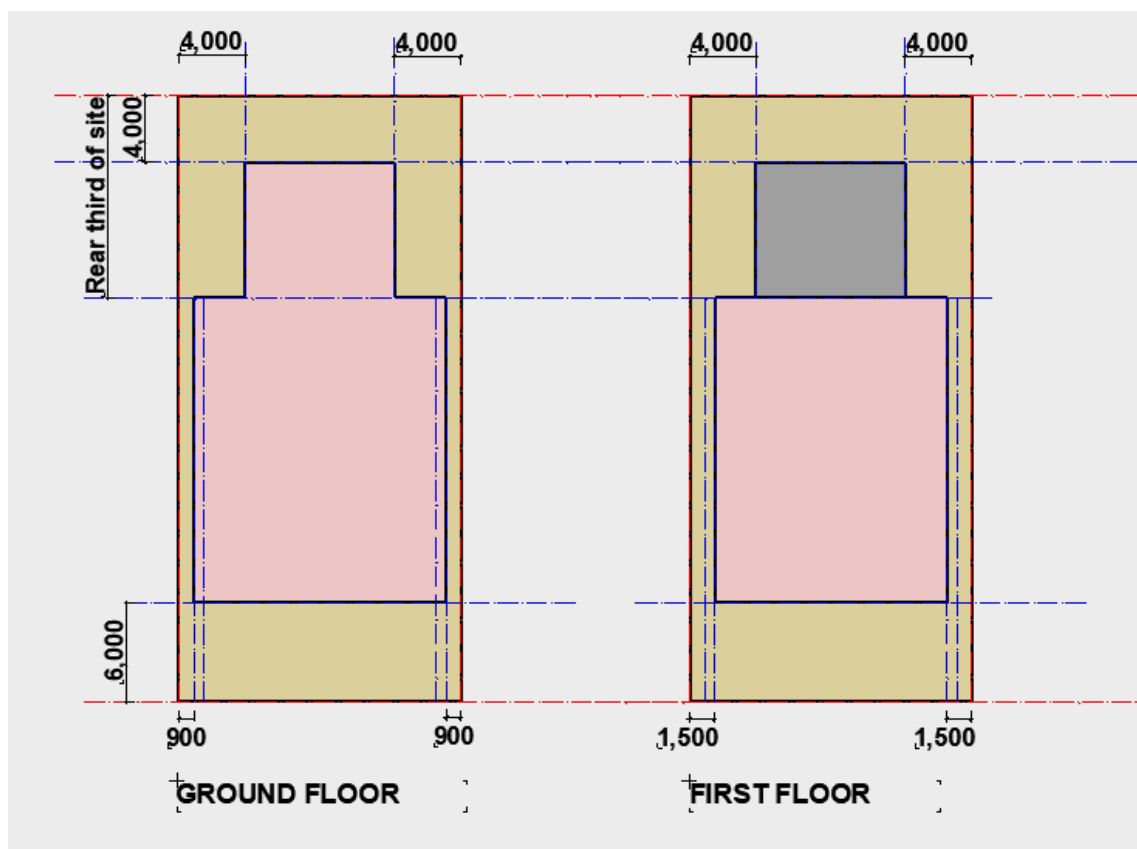


Appendix C

Medium density R2 zone, potential built form

As part of the review of medium density controls in Bayside, consideration was given to developing a building form that would sit within the context of an R2 low density residential zone.

Controls were developed that provide for low scale (single storey) built form and significant opportunities for landscaping within the rear of sites to maintain the rear garden character of the R2 zones. The intent being that heights and FSR in these zones would remain unchanged but multi dwelling housing made permissible. The diagram below outlines the proposed set back controls.

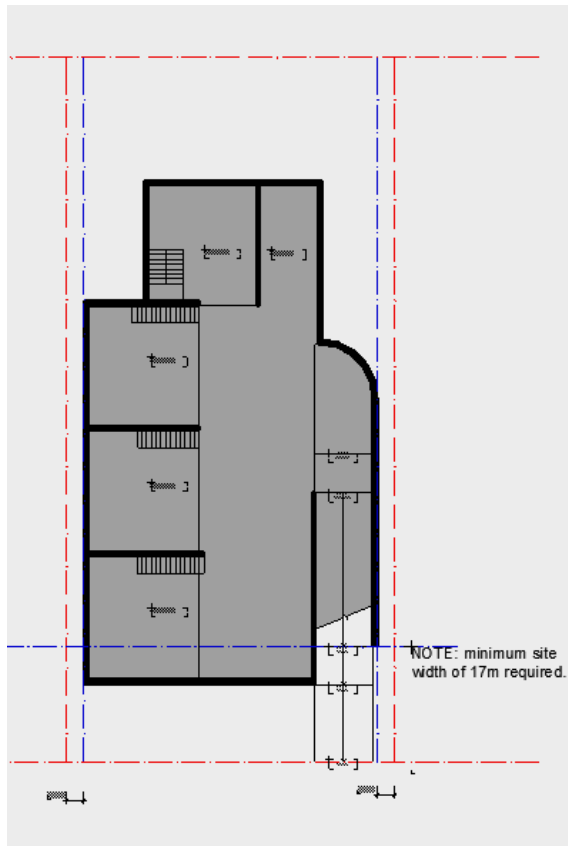


Proposed setback controls for R2 zones

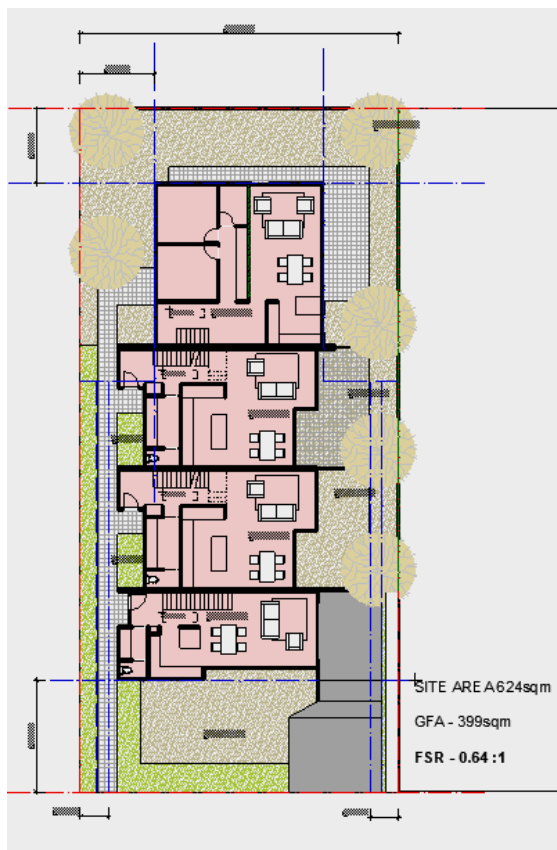
This concept was tested with various configurations of multi dwellings, on both single and amalgamated sites, with both basement and at grade parking (refer to Appendix A). In summary this typology of building can comfortably realise current R2 FSR on a variety of site configuration.

A detail design of a small lot configuration was undertaken to further explore how this typology could be developed to respond to its context.

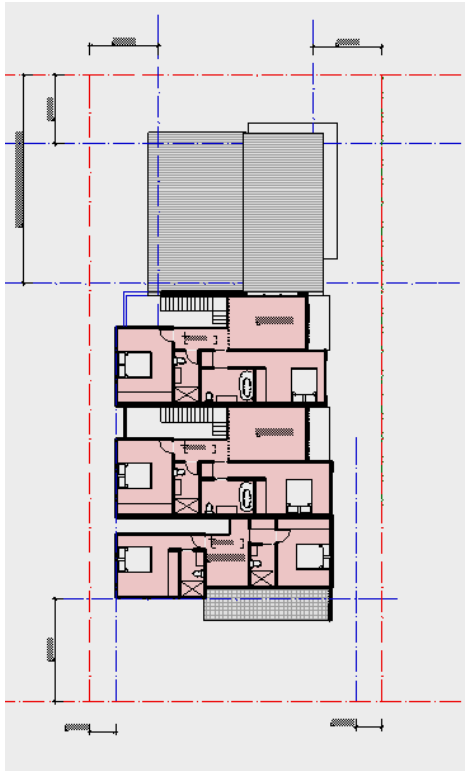
Detail consideration of design concept



Basement Plan



Ground Floor Plan



First floor Plan



Single storey built form in rear of site



Defensive side elevations to limit potential privacy issues