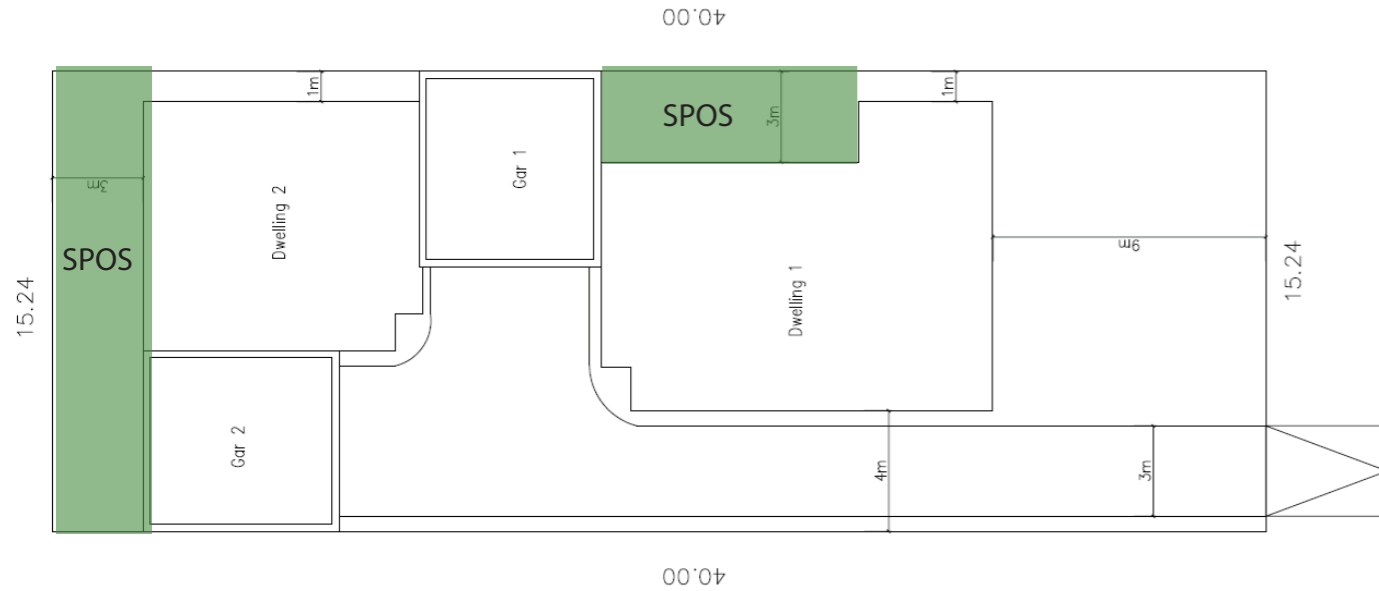


Built form and Open Space Balance

Amendment C219morn will encourage design outcomes that have a better balance between built form and open space for landscaping without compromising housing yield.

Currently allowed by Res Code in the GRZ1 :



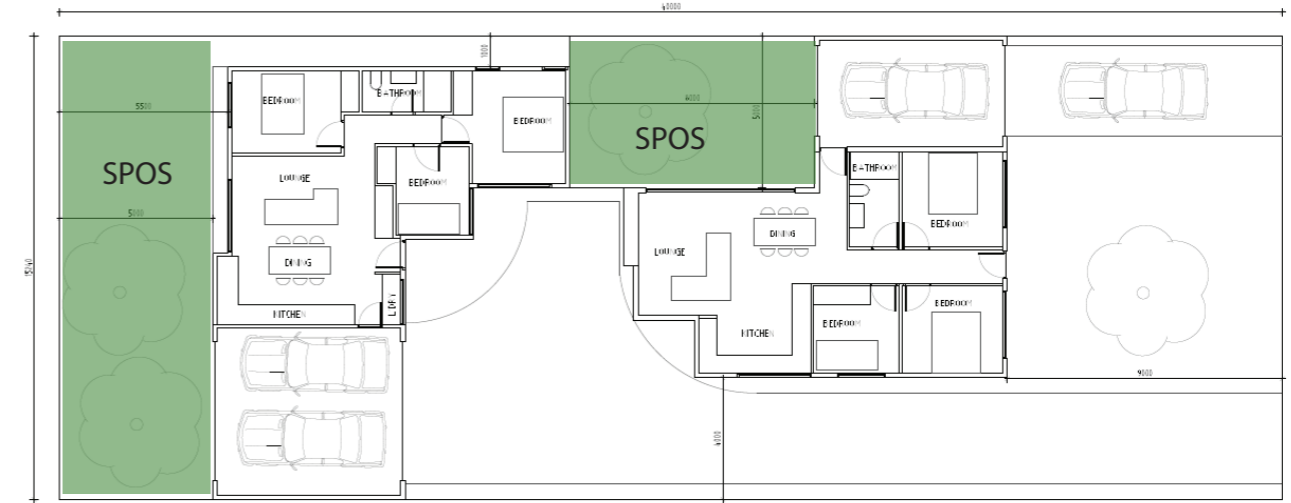
As per the above sketch Res Code in GRZ1 only requires 25 sqm of SPOS with a minimum dimension of 3m. This is not enough room for a canopy tree which requires an area of at least 4m.5 x 4.5m for the roots and the tree to remain healthy and not impact the building over time.

In the neighbourhood residential zones schedule 2,3,5,6,7 and 8 SPOS should have a minimum width of 5m. 40sqm is required for 2 bedrooms. An additional 20 sqm of ground level private open space (POS) with a minimum width of 3 metres should be provided for each additional bedroom. The maximum POS required per dwelling is 80sqm.

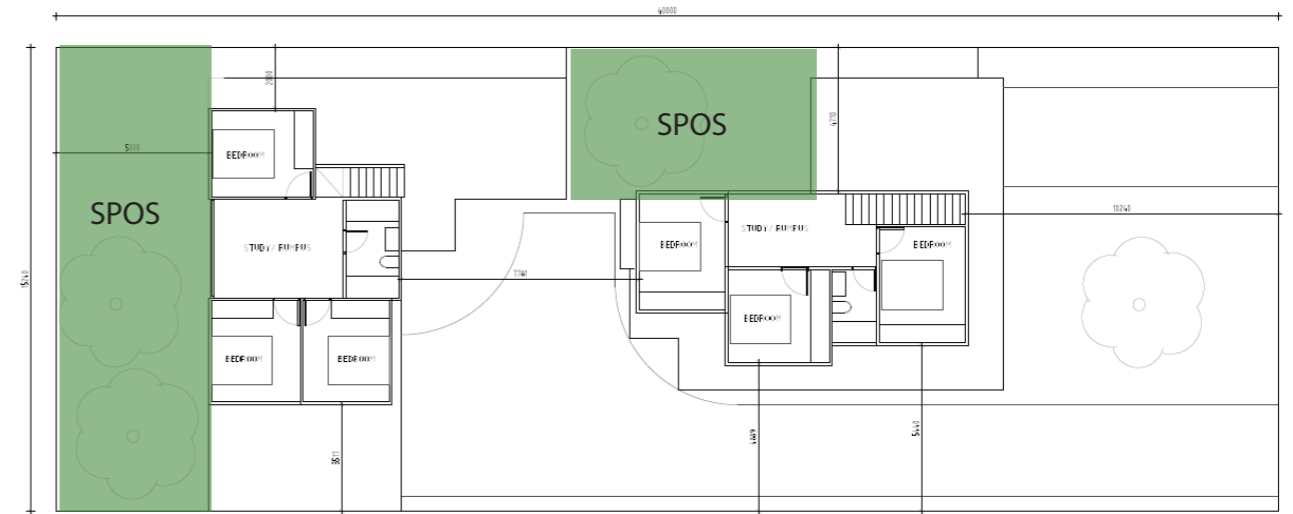
From these sketches we can see that while the yield hasn't changed, as a modest 3 bedroom single storey dwelling or a more generous 4 bedroom double storey dwelling will still fit on the lot, the landscaped area provided for the occupants of those dwellings if of a significantly more usable proportions. This will allow the occupants to have a better connection with their environment, allowing them space to plant and play.

After C219morn (NRZ3):

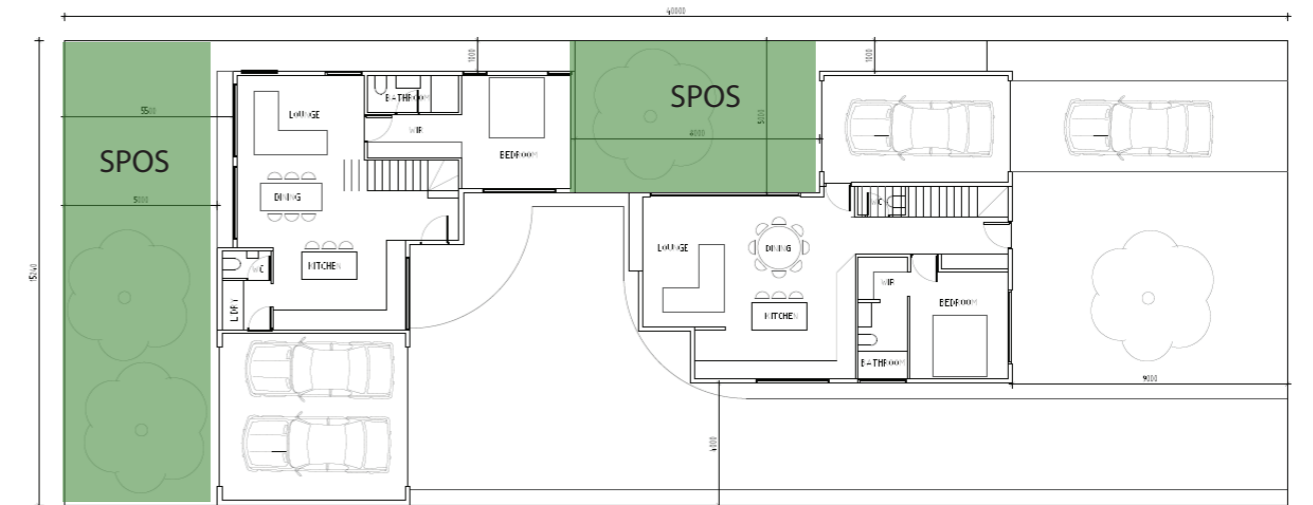
3 bedroom single storey dwellings:



4 bedroom double storey dwellings:



FIRST FLOOR PLAN
TP.02 / Sc. 1:100



GROUND FLOOR PLAN
TP.02 / Sc. 1:100