

5.0 Stage 1 - Illustrative House Types

5.01 Plans

Principle; Allow for a variety of moderately sized housing types. Illustrative housing types include the following

- Small footprint single storey
- Small foot print two storey T2
- T3 courtyard house
- dual occupancy

Other types are also possible within the design guidelines.





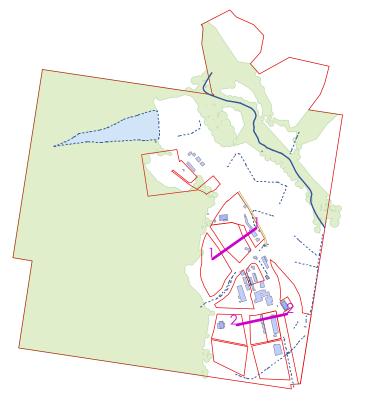
Narara Ecovillage
Co-operative Ltd

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end block upper level T3 split street HEIGHT CONTROL + TERRAIN minor excedence of the 8m building 8m building minor excedence 8m building height 8m building height height control of the 8m building allowed toward the street allowed toward the height allowed toward the street simple small footprint cottage Multi level courtyard cottage Small footprint multi level cottage POTENTIAL HOUSING - Potential for covered carparking - Potential for covered carparking within the building footprint within the building footprint; with - Highest degree of accessibility occurs on sites on the low side of the - Strong connection to the common gardens is possible with localised excavation and low retaining walls STAGE 1 HOUSING STAGE 1 Section 1-1 (similar to section D-D on drawing 2.14) T1 entry spine street minor excedence of the 8m building height HEIGHT CONTROL + TERRAIN 8m building height control allowed toward the street simple small footprint simple open pavilion POTENTIAL HOUSING cottage sited to engage (common parking space) and overlook the common gardens STAGE 1 HOUSING STAGE 1

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5.02 Sections



Small footprint, single storey T1

Small foot print, two storey

Courtyard house

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Application of controls

5.03

Summary of physical controls

(all above and below ground structures and hard impermeable landscaping) site coverage

45% preferred maximum or 240m2 which ever is the lesser;

soft landscape - site area less site coverage, 55% preferred minimum on

sites>/=550m2 (with 50% minimum being allowed)

building footprint (including houses, decks, verandahs, sheds, pools, spas, pavilions,

above ground water tanks, and the like) 35% maximum preferred (40% allowed)

single 150m2 preferred maximum (200m2 allowed) house area

dual 180m2 preferred maximum (240m2 allowed)

secondary dwelling 70m2 preferred maximum (120m2 allowed)

8m predominant maximum building height

Any height above 8.0 metres (up to an absolute maximum of 10m) should be concentrated toward the street and not add any additional shadow over

neighbouring lots

setbacks

3-6m frontage

may be less where off street parking is located under a house

may be more to improve solar access due to exsiting neighbouring houses

rear 6m (common gardens)

side

legend

T1 Small footprint, single storey T2 Small foot print, two storey

T3 Courtvard house

T4 Paired

site boundary

internal floor area - built footprint external floor area - built footprint

hard landscape

watertanks 10.5 m3 (2 x 5.25m2) average per lot - hard landscape

"soft landscape" - site area less all above and below ground structures and hard impermeable landscaping

common gardens



NARARA ECOVILLAGE DATE 6 December 2013 SCALE 1:400

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