

Appendix B:

Existing Multi-Dwelling housing developments in Lane Cove

Site 1

Proposal

- Lot Area = 2,831 m²
- 12 townhouses (11 x 3 bedroom & 1 x 4 bedroom)
- Zoning = R3 Medium Density Residential
 - o Multi-dwelling housing is a permissible use under LEP
 - o Subject to:
 - Minimum Site Area of 1000 square metres with an average site area 250 sqm per attached dwelling or multi-dwelling unit (including common areas).

Complying Development

Cannot be assessed under proposed complying development provisions.

Reason = not every dwelling has frontage to a street, and not considered to be terrace housing.

Control comparison

<i>Measure</i>	Proposed development	DCP / LEP	Medium Density Design Guide (if applicable)
<i>Min. average lot size for each dwelling</i>	236 m ²	250 m ²	N/A
<i>Height</i>	9.5 m	9.5 m	N/A
<i>Floor Space Ratio</i>	0.69:1	0.7:1	N/A
<i>Setbacks</i>			
<i>Primary road (front)</i>	6 m	7.5 m	N/A
<i>Side</i>	1.5 m	1.5 m (for 2 storeys)	N/A
<i>Rear</i>	3 m	3 m	N/A
<i>Min landscaped area</i>	35%	35%	N/A
<i>Car Parking</i>	24	27	N/A

- Status = awaiting final determination

Plans – 3D Model



Site 2

Proposal

- Lot Area = 2,787 m²
- 10 townhouses (each 3 bedrooms)
- Zoning = R2 Low Density Residential
 - Multi-dwelling housing is a permissible use under LEP
 - Subject to:
 - Minimum Site Area of 1000 square metres, with an average site area 250sqm per attached dwelling or multi-dwelling unit (including common areas).
 - Maximum building height of 5 metres
 - Maximum Floor Space Ratio of 0.4:1

Complying Development

Cannot be assessed under proposed complying development provisions.

Reason = not every dwelling has frontage to a street, and not considered to be terrace housing.

Control comparison

Measure	Proposed development	DCP / LEP	Medium Density Design Guide (if applicable)
<i>Min. average lot size for each dwelling</i>	278.7 m ²	250 m ²	N/A
<i>Height</i>	5 m	5 m	N/A
<i>Floor Space Ratio</i>	0.42:1	0.4:1	N/A
<i>Setbacks</i>			
<i>Primary road (front)</i>	7.5 m	7.5 m	N/A
<i>Side</i>	1.2 m	1.2 m (for 1 storey)	N/A
<i>Rear</i>	3.6 m	3 m	N/A
<i>Min landscaped area</i>	35.8 %	35 %	N/A
<i>Car Parking</i>	13	23	N/A

- Status = awaiting final determination

Plans – 3D Model



Site 3

Proposal

- Lot Area = 1,734 m²
- Owner: NSW Land & Property Corporation
- 9 townhouses
- Zoning = R3 Medium Density Residential
 - o Multi-dwelling housing is a permissible use under LEP
 - o Subject to:
 - Minimum Site Area of 1000 square metres with an average site area 250 sqm per attached dwelling or multi-dwelling unit (including common areas).

Complying Development

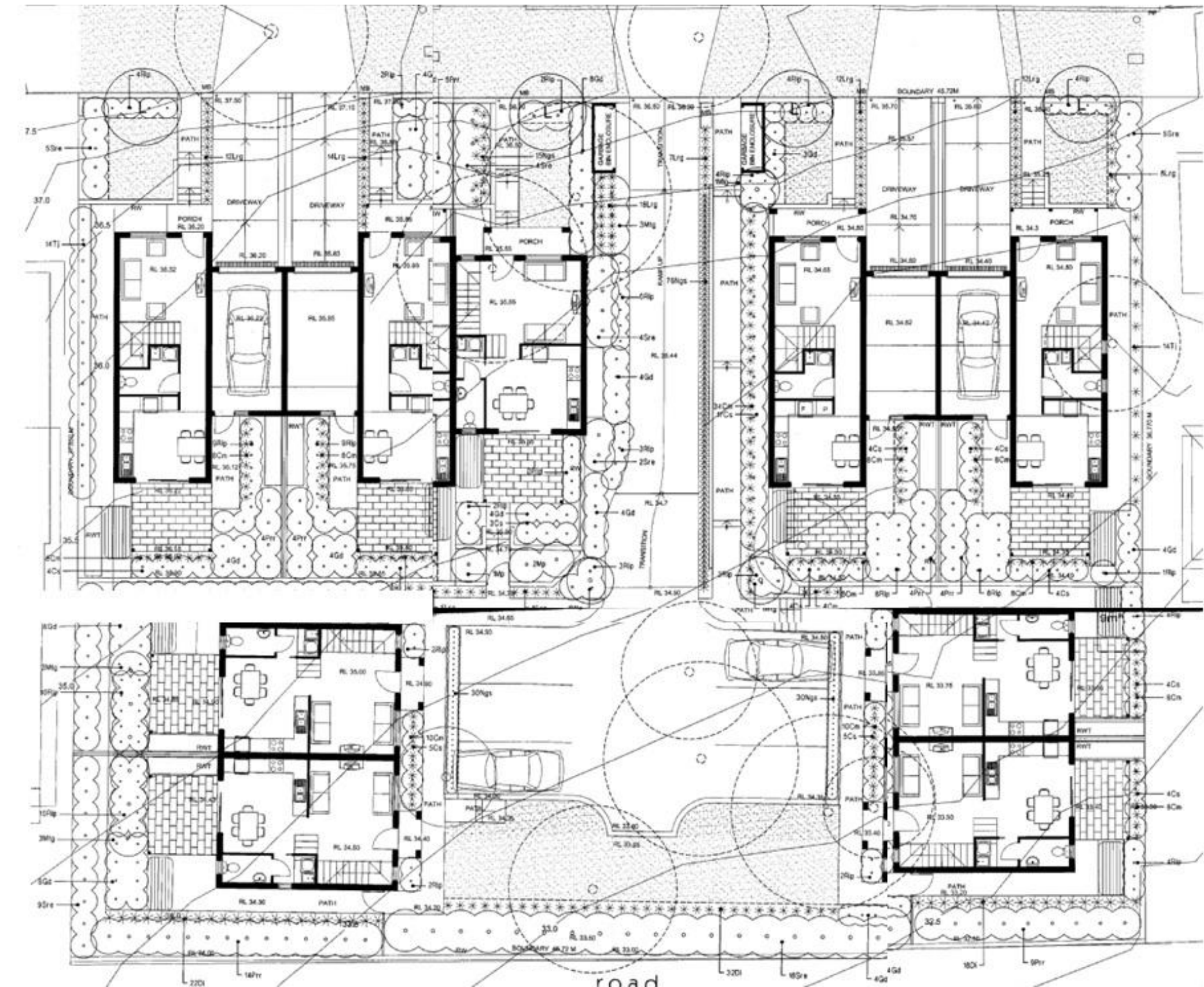
Cannot be assessed under proposed complying development provisions.

Reason = not every dwelling has frontage to a street, and not considered to be terrace housing.

Control comparison

<i>Measure</i>	Proposed development	DCP / LEP	Medium Density Design Guide (if applicable)
<i>Min. average lot size for each dwelling</i>	192 m ²	250 m ²	N/A
<i>Height</i>	7 m	9.5 m	N/A
<i>Floor Space Ratio</i>	Not Stated	0.7:1	N/A
<i>Setbacks</i>			
<i>Primary road (front)</i>	6 m	7 m	N/A
<i>Side</i>	1.5 m	1.4 m (for 2 storey)	N/A
<i>Rear</i>	3 m	3 m	N/A
<i>Min landscaped area</i>	30 %	35 %	N/A
<i>Car Parking</i>	10	16	N/A

Plans – Site



Site 4

Proposal

- Lot Area = 2,787 m²
- 6 townhouses (each 3 bedrooms)
- Zoning = R3 Medium Density Residential
 - o Multi-dwelling housing is a permissible use under LEP
 - o Subject to:
 - Minimum Site Area of 1000 square metres, with an average site area 250sqm per attached dwelling or multi-dwelling unit (including common areas).

Complying Development

Could not be assessed under proposed complying development provisions.

Reason = not every dwelling has frontage to a street, and not considered to be terrace housing. However, controls proposed by guide would effectively double this approved density & increase height.

Control comparison

<i>Measure</i>	<i>Proposed development</i>	<i>DCP / LEP</i>	<i>Medium Density Design Guide (if applicable)</i>
<i>Min. average lot size for each dwelling</i>	430 m ²	250 m ²	N/A
<i>Height</i>	6.77 m	9.5 m	N/A
<i>Floor Space Ratio</i>	0.41:1	0.5:1	N/A
<i>Setbacks</i>			
<i>Primary road (front)</i>	6.5 m	7.5 m	N/A
<i>Side</i>	3 m	3 m	N/A
<i>Rear</i>	10.2m	10m	N/A
<i>Min landscaped area</i>	36%	35%	N/A
<i>Car Parking</i>	14	14	N/A

- Status: Approved 5 June 2008.

Plans – Site

