

SECTION C

HOUSE TYPES

This section illustrates good examples of medium density housing types.

mixed-use options

Benefits:

- more flexible work opportunities
- less travelling from home to work
- increased safety by extending the periods of time people are present in the area

Mixed-use developments are encouraged in the appropriate locations. These can combine the following uses:

- residential
- retail
- offices
- work space

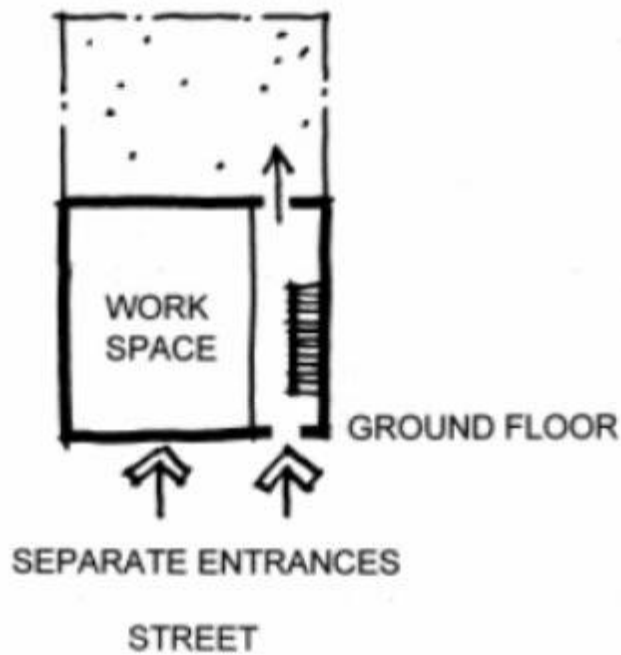
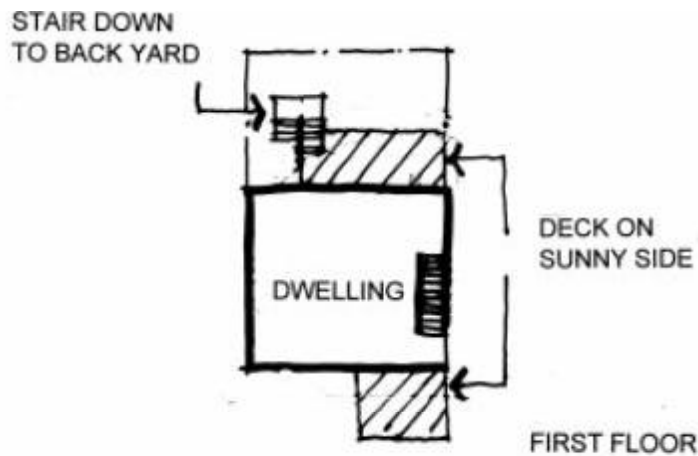
Issues to consider:

- compatibility of uses
- separate entrances where possible
- appropriate parking provision
- separate access to a private outdoor area for the dwelling
- sufficient alternative living area where the primary living area is used as a work space
- appropriate traffic design where high numbers of visitors or large vehicles are involved (retail or light industrial)

living over work space

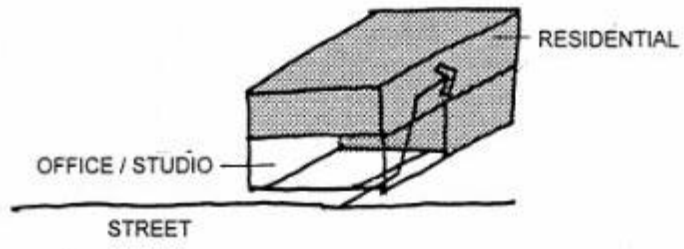
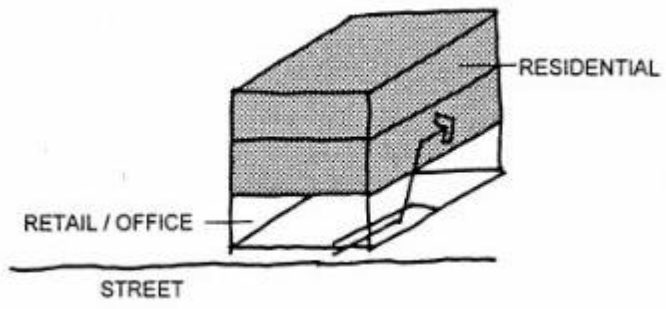
- self-contained retail, office or work space at ground level with own entrance
- dwelling above with separate entrance - sound-insulated floor
- dwelling has access to the rear at ground level

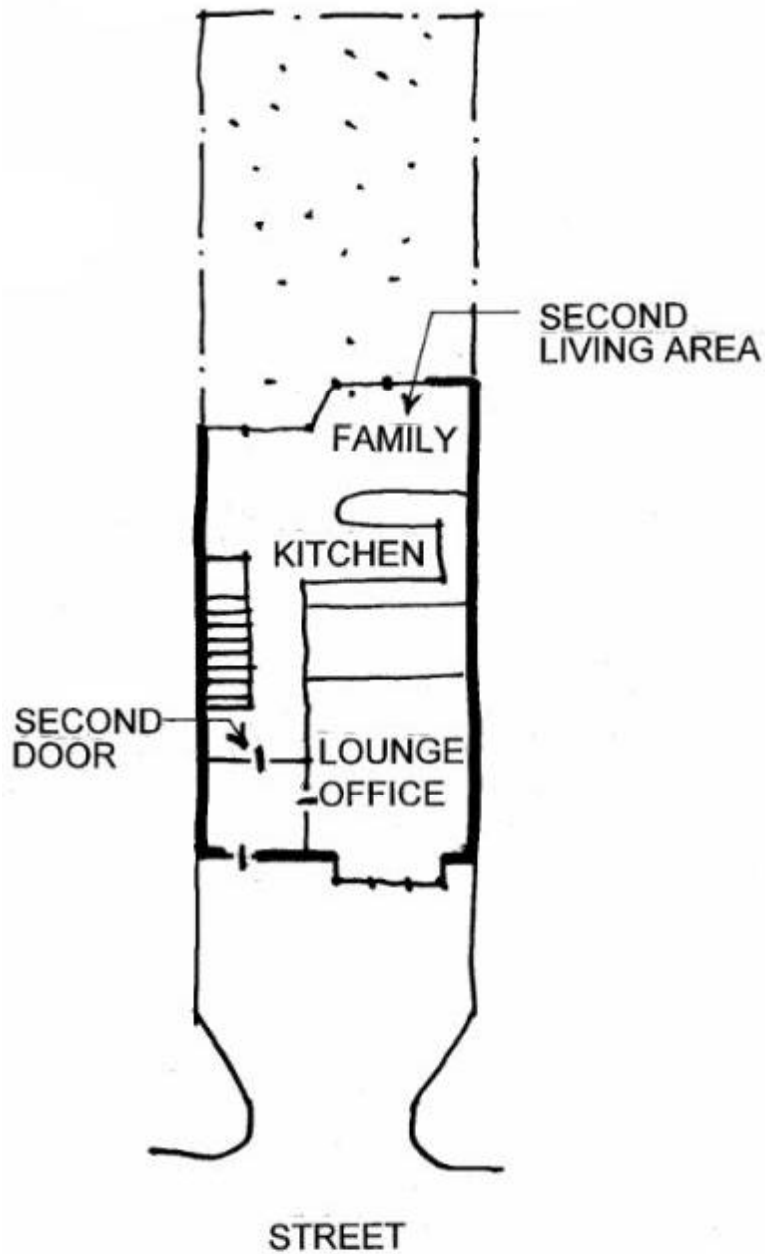
- dwelling has decks to compensate for lack of direct access to courtyard



work space within the dwelling

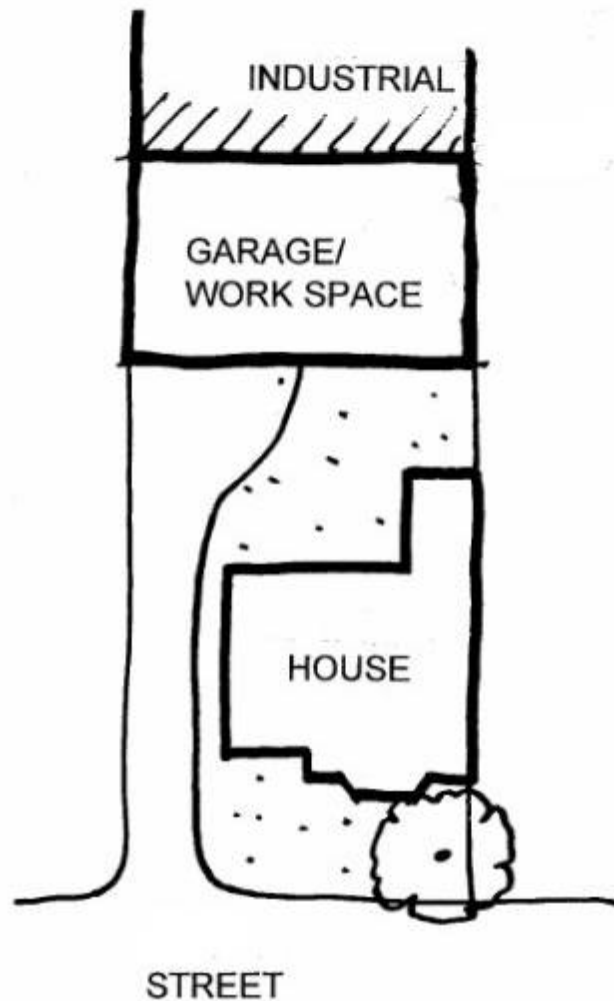
- a living room at the front of the house allows for alternative use as work space
- second door between this room and the dwelling provides further flexibility
- ensure the dwelling still has sufficient living space
- adequate parking for visitors in the street or driveway is essential





work space annexes

- oversized garages or ones with loft spaces can provide useful work spaces
- these may be located at the rear of the lot with access down the side - this can effectively screen less compatible (e.g. industrial) uses
- these may also be located on back lanes

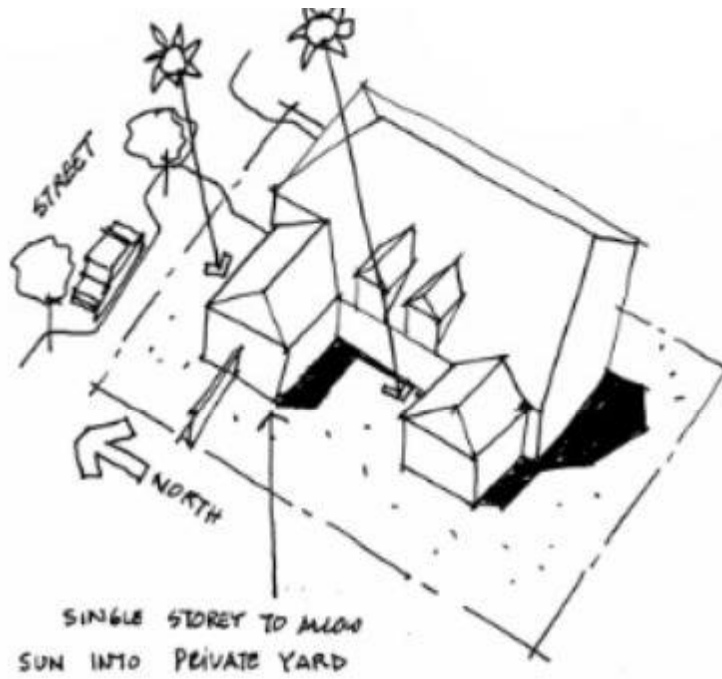
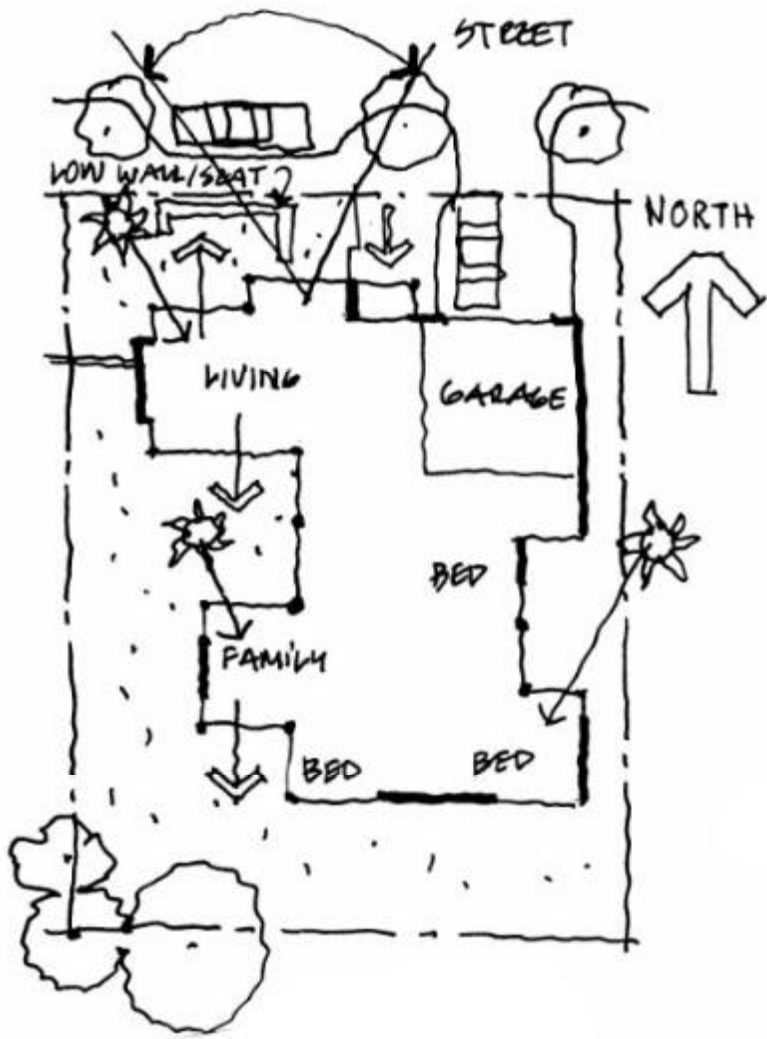


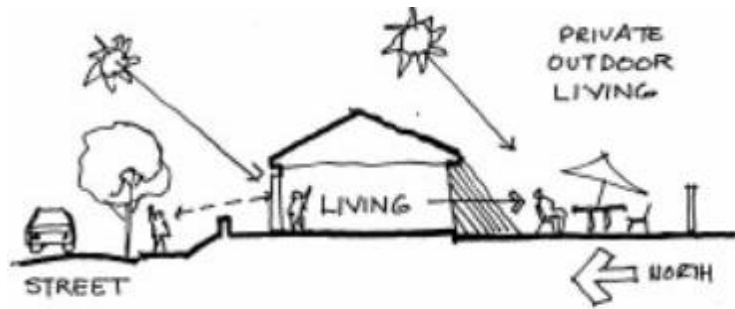
north entry dwellings

- north entry dwellings can be problematic if outdoor areas (which require high privacy walls) are located between the dwelling and the street

The following approaches can provide effective solutions:

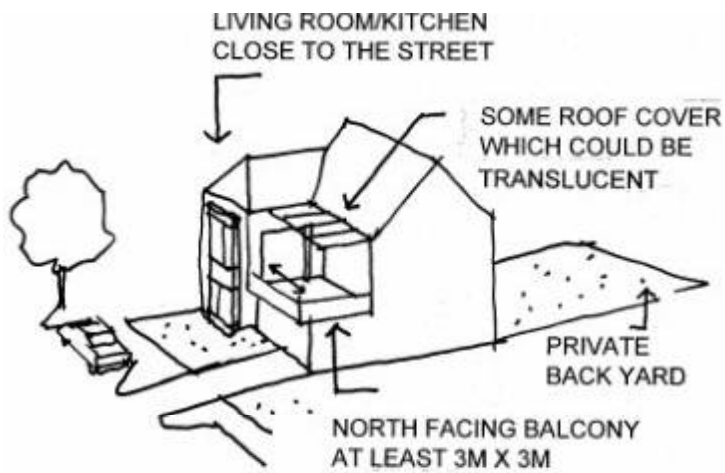
- provide long backyards which ensure sunlight to the rear
- provide verandahs or patios with low walls on the front
- design 'u' shape houses with a living room at the rear which projects to catch the north light





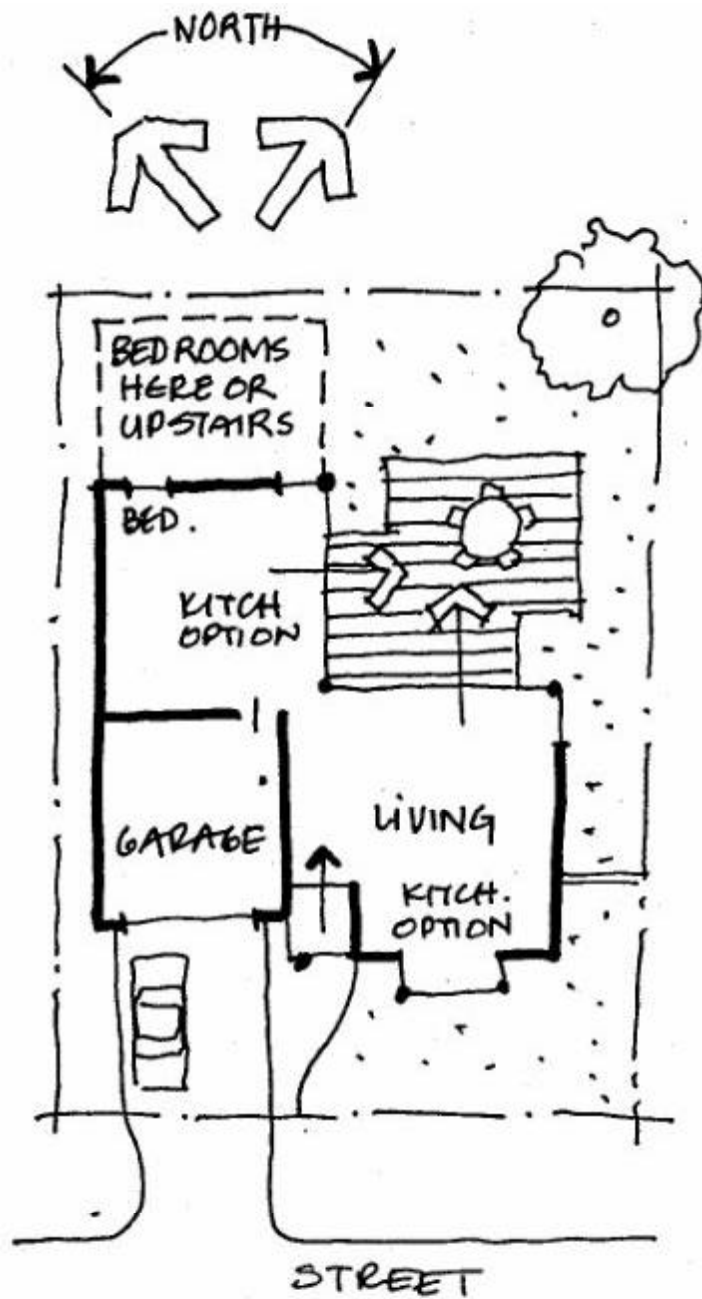
north entry terraces

- these work best with large north facing balconies



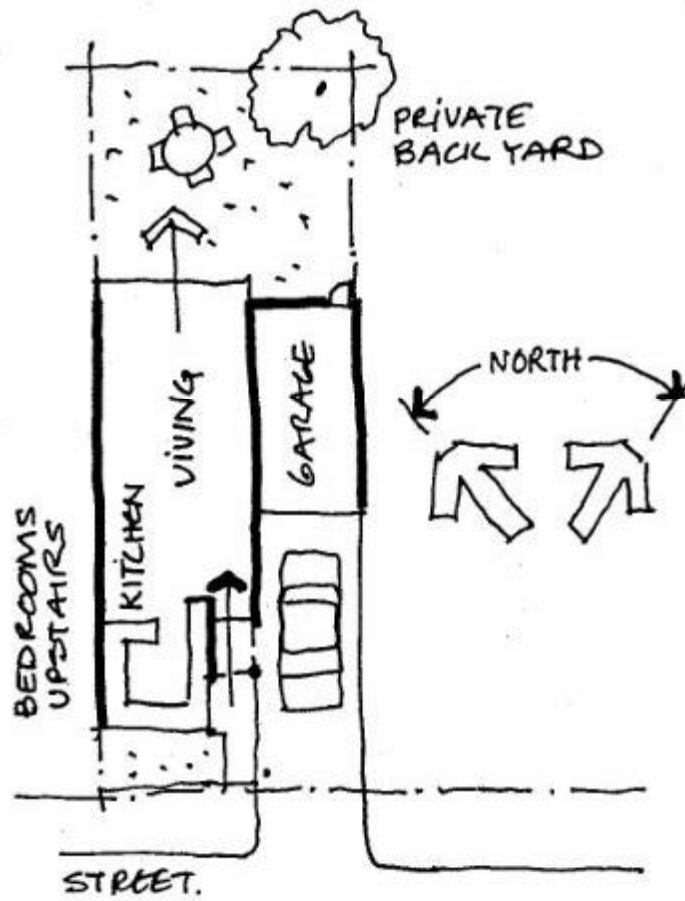
south entry dwellings

- locate the second living room or kitchen on the street frontage allowing the primary living areas to face north



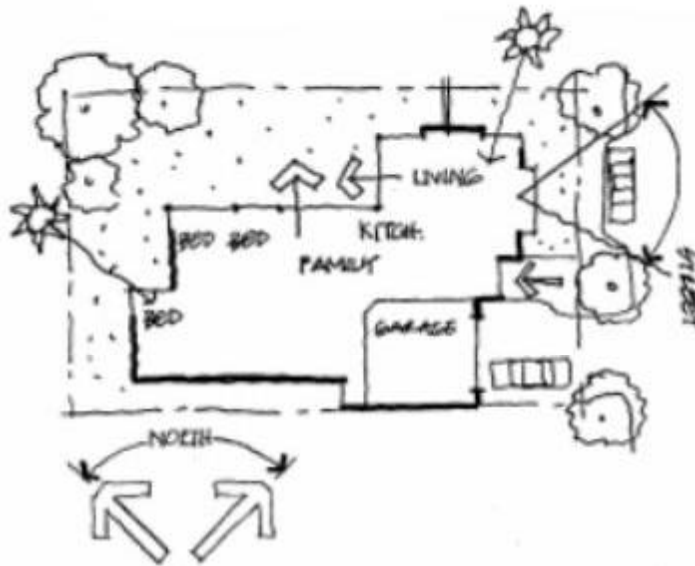
south entry terraces

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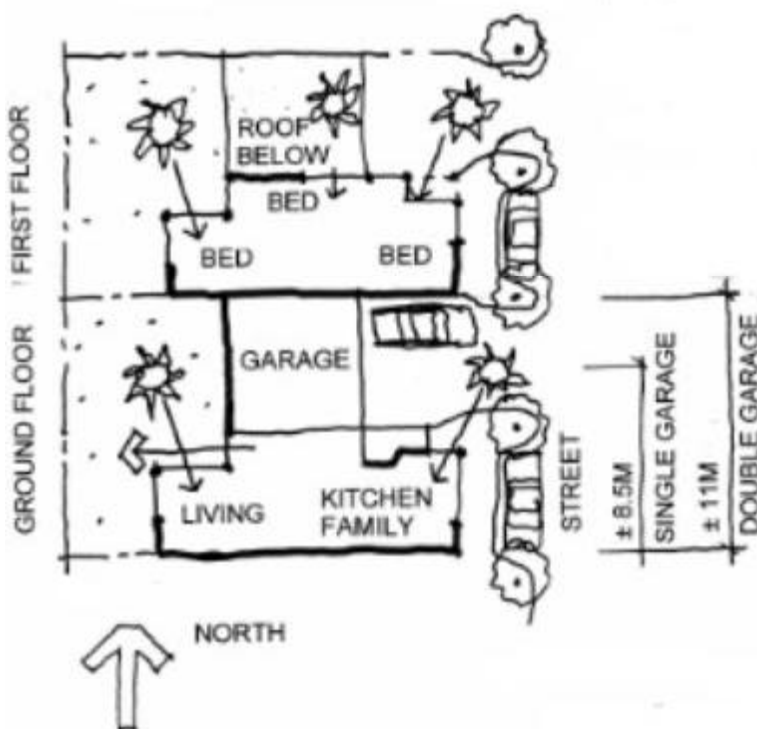
east/west entry dwellings

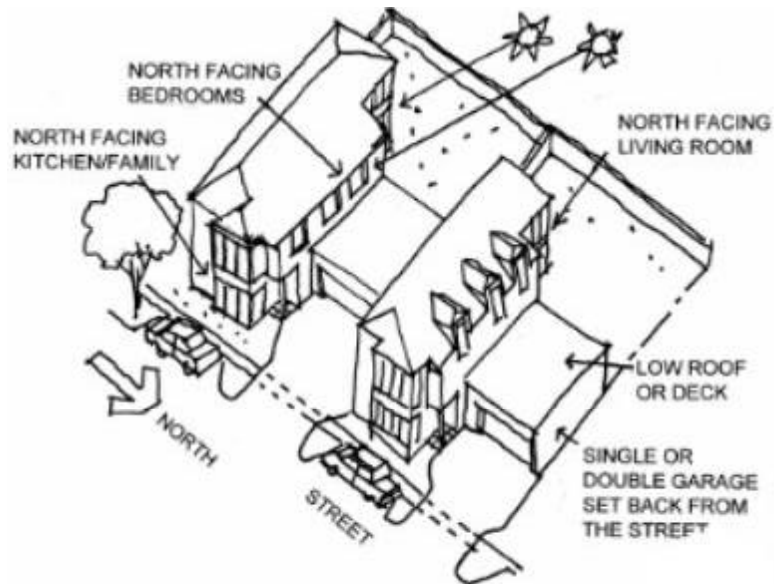
- good solar access on east or west fronting lots is possible with good site planning



east/west entry terraces

- good solar access can be gained by projecting living rooms past the face of the dwellings
- first floor rooms can get north sun over single storey garages





dwelling on corner lots

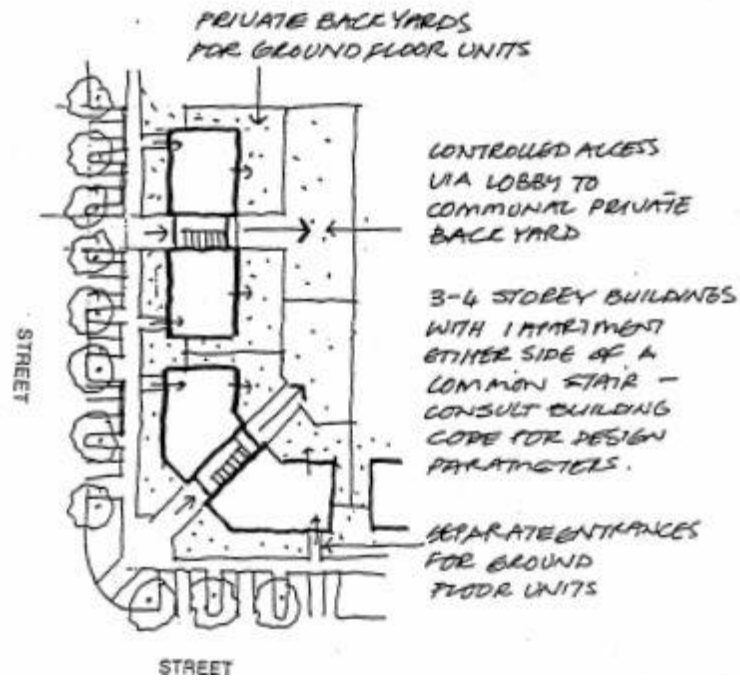
- provide larger lots on the corners
- ensure that both street frontages have windows and a good interface





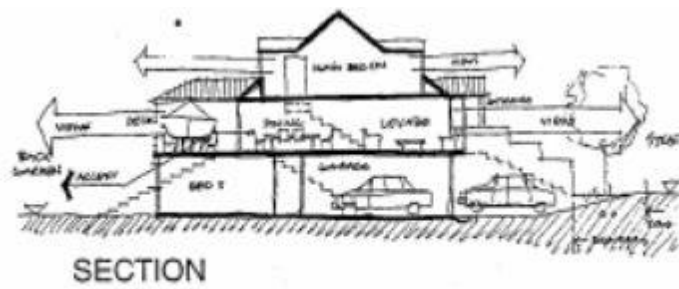
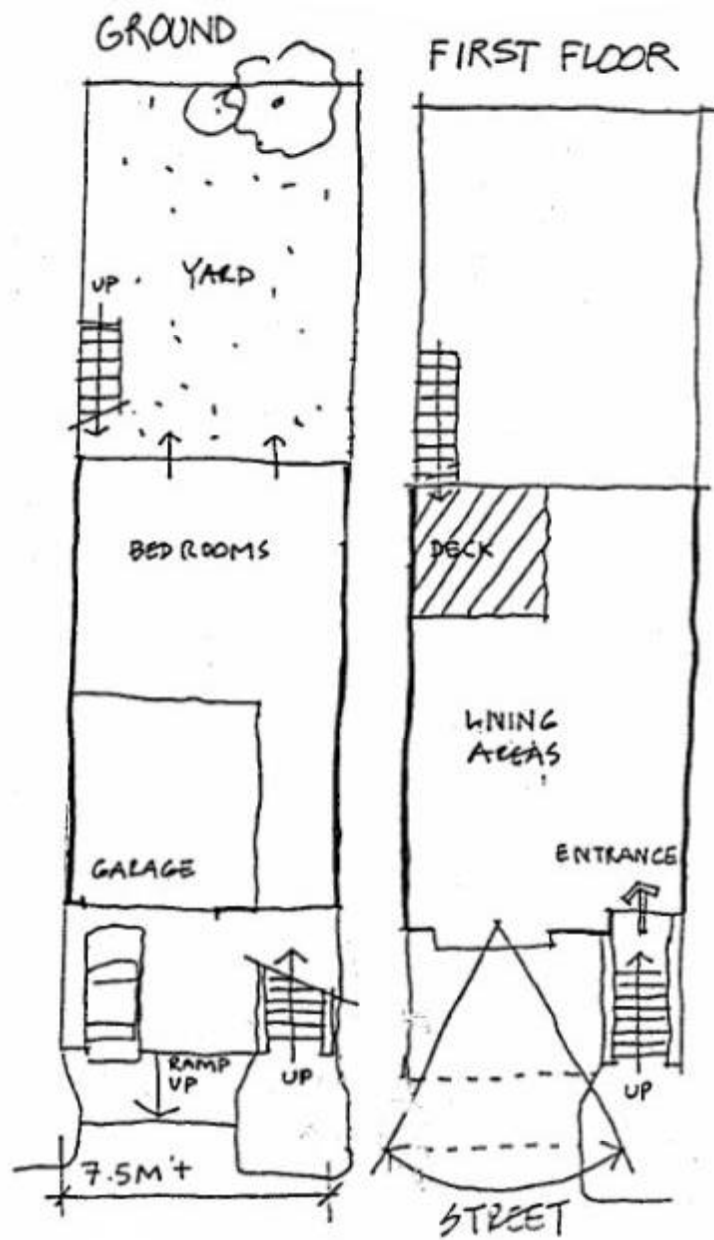
apartments on corner lots

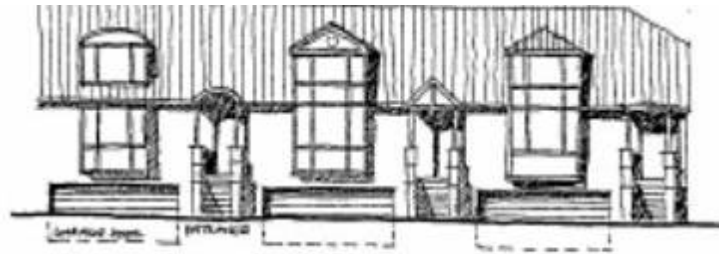
- provide larger frontage per lot on corner sites
- ensure that both street frontages have windows and a good interface with the footpath
- provide all ground floor units with their own separate entries and private yards
- upper floor units can have generous balconies and share bigger communal outdoor courts with controlled access



living areas above ground floor

- entrance at first floor level with an outdoor entrance stair
- garage level is lower than street level
- use a bay window or similar device to promote good visual contact between first floor living areas and the street
- first floor balconies at the rear need stairs to the yard below





ELEVATIONS