



7 coastal housing

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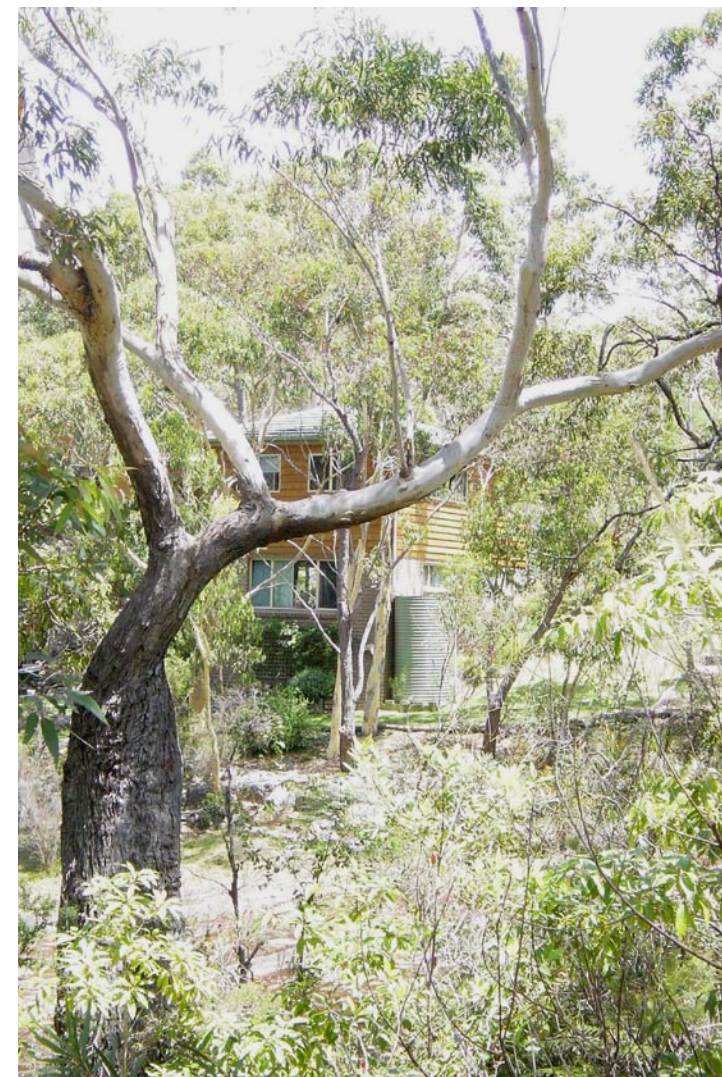
7.6 TRADITIONAL LOTS (medium lots)

7.1 HOUSING THAT SITS IN THE LANDSCAPE

Having described the attributes of a coastal village, the character of its residential buildings are fundamental to the establishment of an appropriate building vernacular or language. Housing that sits comfortably in the coastal hinterland and woodland is the intention of the Concept Plan. The general attributes of this language are:

- Lightweight building form
- Buildings lifted off the ground if possible
- Roof colours that integrate with bushland (greys & earthy tones)
- Buildings designed around on-site trees
- Natural materials, lightweight materials, rendered masonry
- Shades, overhangs/eaves and verandahs
- A relatively simple well crafted design of built form and detailing
- Design for coastal/bushland lifestyle and indoor/outdoor living
- Bushfire resistant around periphery

These will be regulated with "Design Guidelines" to ensure that the project vision is achieved.



7.2 HOUSING CHOICE - DENSITY AND DIVERSITY

Creating a diversity of housing will allow people to have choice of types and costs of housing. This means that people can move homes within the community and that there are affordable choices of housing at all stages of their lives.

A diverse range of houses (townhouses, courtyard homes and traditional homes), will all have accessible and useable private areas. There will be a coherent housing vernacular, with high quality streetscapes which allow all housing types to live together comfortably.

The plan at **Fig 7-1** shows the distribution of types from townhouses through to detached dwellings with the general principle of highest density at highest amenity. These typologies are described on the pages overleaf.

This provides an overall density in the 12-13 dw/ha range (nett).

Residential Villages

	North Residential Village	South Residential Village
Attached House (7.5m lot)	8	-
Semi / Small Lot (10m lot)	52	19
Small Lot (12m lot)	47	81
Traditional Lot (15m lot)	59	34
	166	134

Total = 300 LOTS



Fig 7-1: Housing type distribution plan

7.3 HOUSING TYPOLOGIES

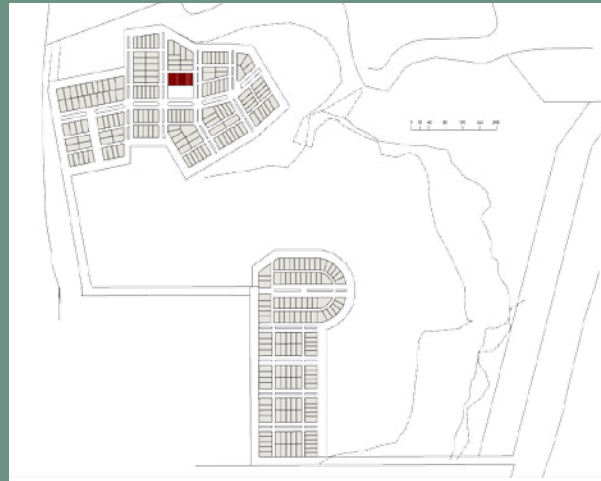


Fig 7-2: Town house type distribution plan

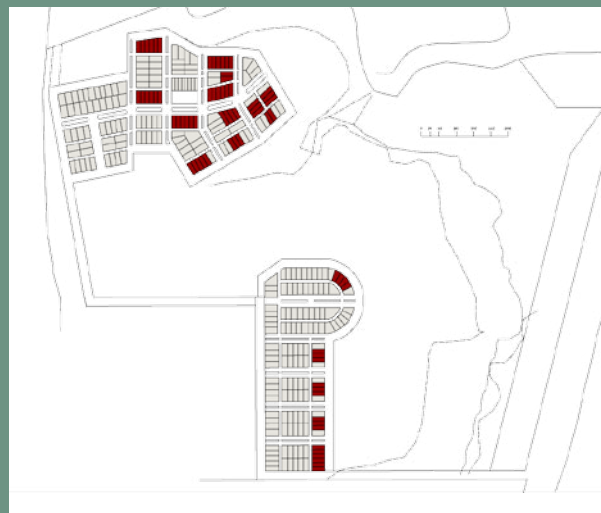
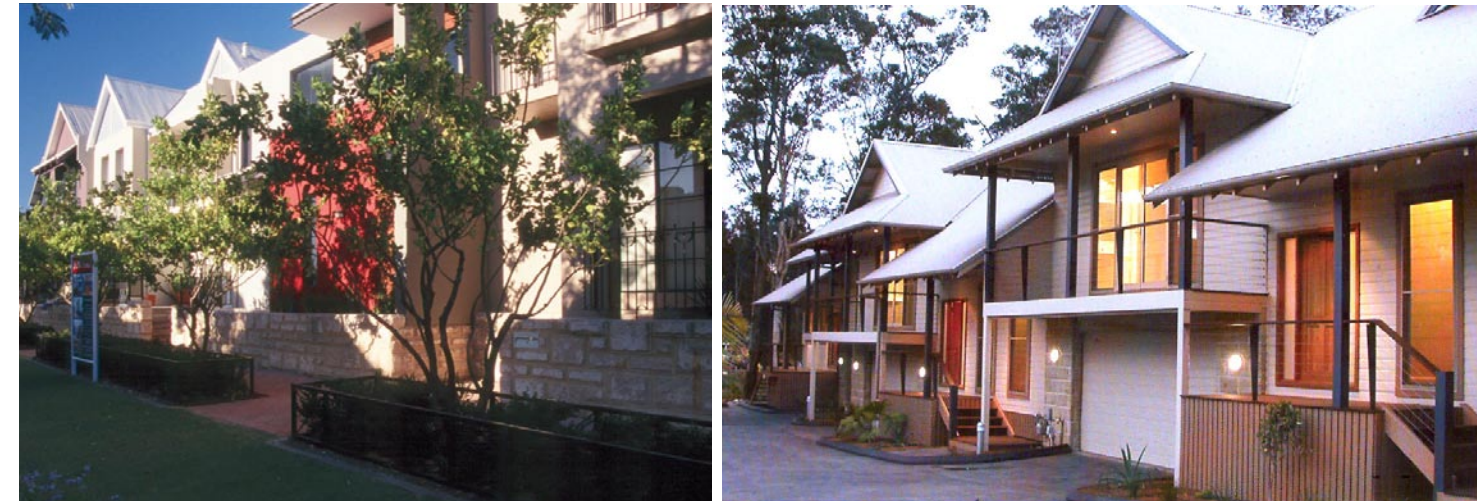


Fig 7-3: Courtyard house / duplex type distribution plan



Fig 7-4: Small lot house type distribution plan

Town Houses (7.5 - 10m frontage)
Small groups located in areas of high amenity.



Courtyard Houses/ Duplex (10m frontage)
These provide for small lot courtyard housing forms generally with north facing (good solar access) courts and with rear lane car access or single stacked parking. These are zero lot line and may contain ancillary dwellings over garages.



Small Lot Houses (12.5-15m frontage)
This type comprises courtyard housing suitable for free standing small family housing. This is a flexible and efficient housing form which allows for a separate house on lots comparable to those in traditional suburbs. Garages may be accessed from rear or be single stacked front loading.



7.3 HOUSING TYPOLOGIES



Fig 7-5: Traditional cottage type distribution plan

Traditional Cottages (15m and larger frontage)

These are free standing one and two storey detached houses which comprise the general village "frame". They may or may not have ancillary dwellings depending on the provision of rear access lanes.



Ancillary Dwellings

These may be built over garages wherever there is a rear lane and may provide an additional holiday letting opportunity.



Potential Ancillary dwellings over garages accessed from rear lanes.

7.4 TOWN HOUSES

(Small Lots) Up to 300m²
Lots : 7.5 - 10m X 30m

Around key places such as the village focus/ Local Park, compact housing forms offer the opportunity for a variety of lifestyles, for singles, couples and older people. These are located to take advantage of the local amenity of open space.

These dwellings will require rear accessed garages.

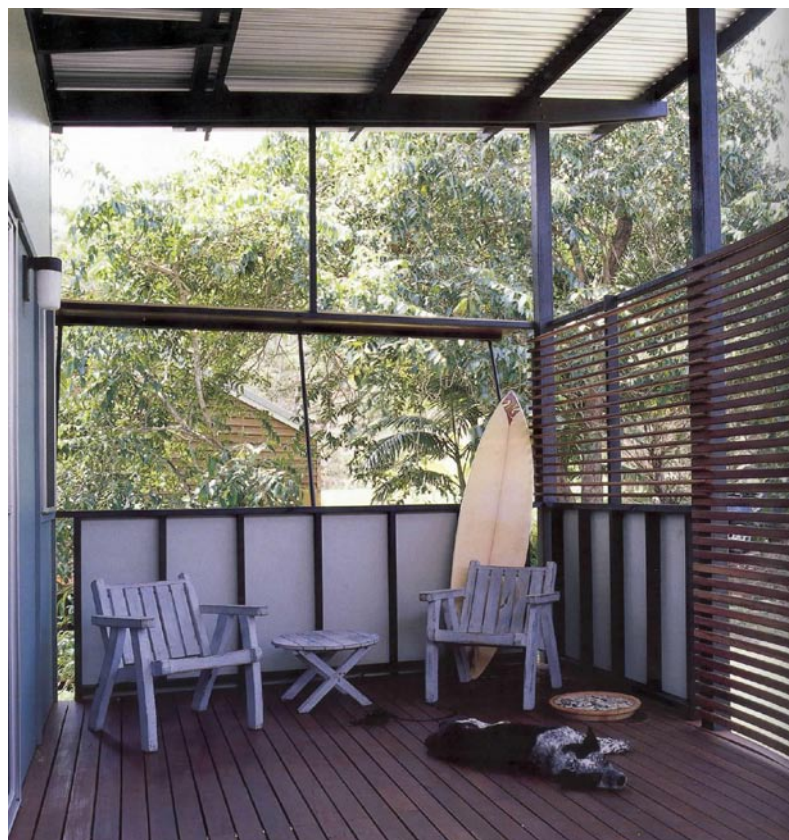


Fig 7-6: Typical village home plan

7.5 COURTYARD HOUSES

(Small Lots) 300-450m²
Lots : 10-12m X 30m

On lots of 10-12 metres wide, the built form character will be focused on creating a street frontage without the domination of garages (single width, carport garages or rear lane access).

Retaining trees at the front and at the rear of lots will ensure that the overall wooded feel of the area will be maintained.

Rear garage access is desirable.

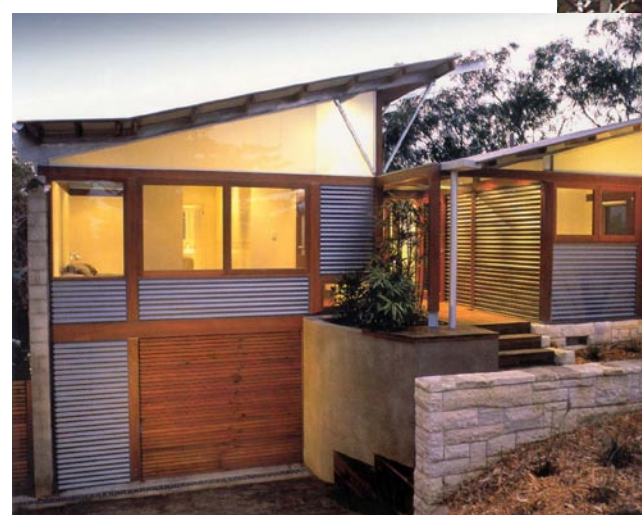


Fig 7-7: Typical village lot plan

7.6 TRADITIONAL LOTS

(Medium Lots) 450 - 600m²
Lots : 15m X 30m plus

The opportunity to create family sized housing, or dwellings to suit a variety of residential and holiday users means a variety of housing types can be built on these lots.

The character of these dwellings will respond to their bushland/ coastal settings, utilising a variety of materials with a coastal flavour.

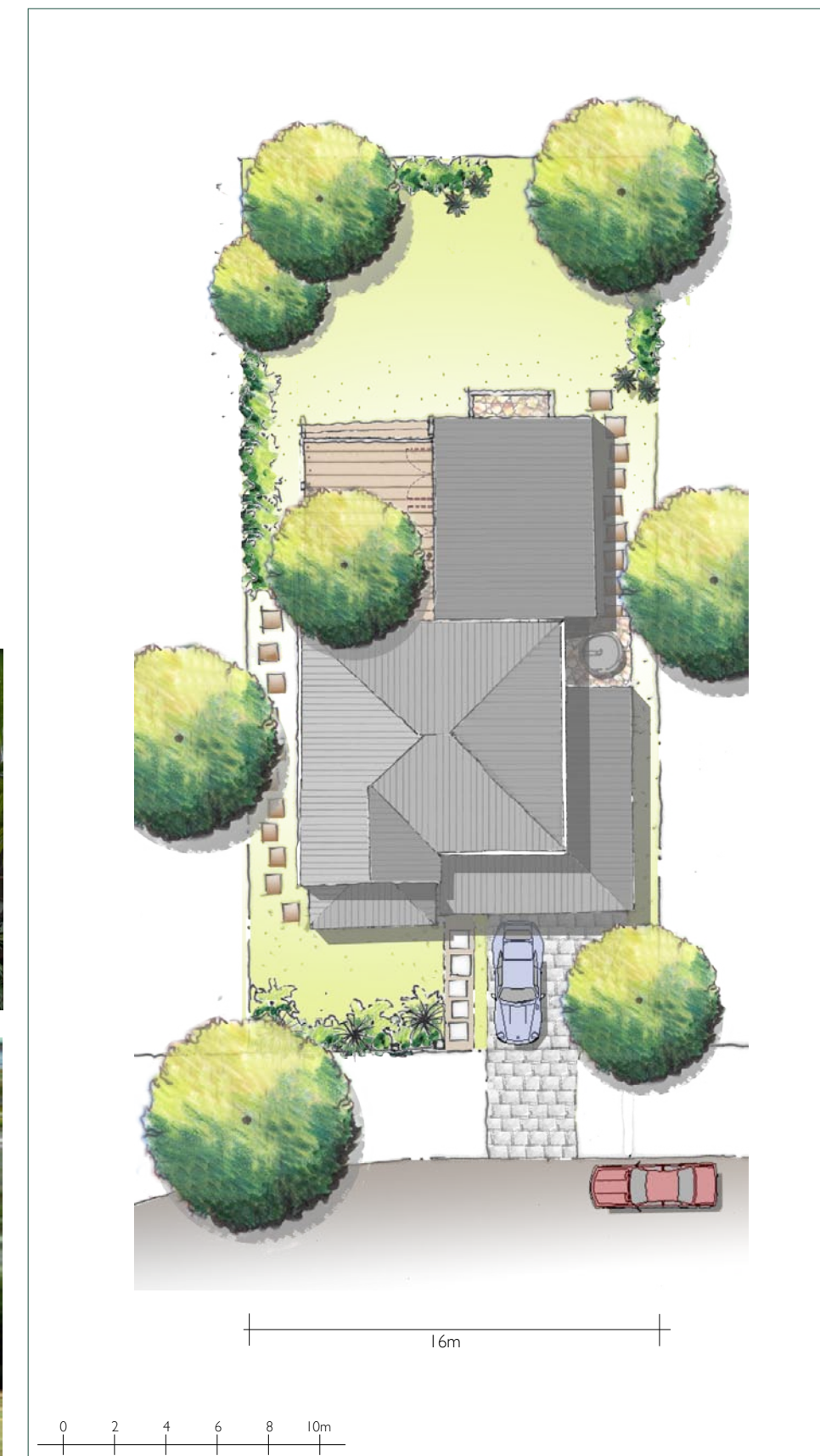


Fig 7-8: Typical Traditional Lot Plan