

Attachment 6

Assessment of proposal against Schedule 3A Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (2021 No 59) density standards: Kevler Developments

Schedule 3A Density Standard				
Matter	Standard	Lot 131: 473m ² Assessment	Lot 150: 401m ² Assessment	Lot 10: 300m ² Assessment
Number of residential units per site Rule 4.19.1	3	Complies 1 residential unit	Complies 1 residential unit	Complies 1 residential unit
Building height Rule 4.19.2	11 m + 1 m for pitched roof	Complies Single storey	Complies Single storey	Complies Single storey
Height in relation to boundary Rule 4.19.4	4 m + 60° recession plane	Complies Attachment 6	Complies Attachment 6	Complies Attachment 6
Setbacks Rule 4.19.5	Front yard: 1.5 m Side yard: 1 m Rear yard: 1 m (excluding on corner sites)	Front: 2.870m Side: 3.740m/ 1.500m Rear: 5.470m Complies	Front: 9.550m Side: 1.830m/1.500m Rear: 2.000m Complies	Front: 4.540m Side: 1.450m/ 1.500m Rear: 2.440m Complies
Building coverage Rule 4.19.7	50% of the net site area	42.7% Complies	42.1% Complies	48.7% Complies
Outdoor living space (one per unit) Rule 4.19.8	Ground floor: 20 m ² , 3 m dimension	106m ² area 14.230 x 7.450m Complies	71.72m ² 9.550m x 7.510m Complies	48.31m ² 5.870m x 8.230m Complies
Outlook space (per unit) Rule 4.19.9	Principal living room: 4 m depth, 4 m width All other habitable rooms: 1 m depth, 1 m width	Principal living room (lounge) Depth: 4.0 and 4.0m Complies Other habitable rooms Complies	Principal living room (lounge) Width: 9.550m Depth: 7.510m Other habitable rooms Complies	Principal living room (Kitchen/living/dining) Width: 5.870m Depth: 8.230m Complies Other habitable rooms

	Measured from centre point of the largest window on the building face to which it applies May be over drives and footpaths			Complies
Windows to street Rule 4.19.10	20% glazing of the street-facing façade in windows or doors	21.6% 29.80m ² façade area Glazing 6.44m ² Complies	21.4% 28.24m ² façade area Glazing 6.04m ² Complies	20.1%% 21.47m ² façade area Glazing 4.44m ² Complies
Landscaped area 4.19.11	20% of the developed site with grass or plants incl under the canopy of trees	94.6m ² to comply. 235.85m ² is available for landscaping Complies	80m ² to comply. 172.47m ² is available for landscaping Complies	60m ² to comply. 116,82m ² is available for landscaping Complies

Lot 10 Plans

<https://www.dropbox.com/s/ypkpvnpv1lw8jw/Lot%2010%20Harrow%20Green%20-%20128sqm%20%281%29%20Compliant.pdf?dl=0>

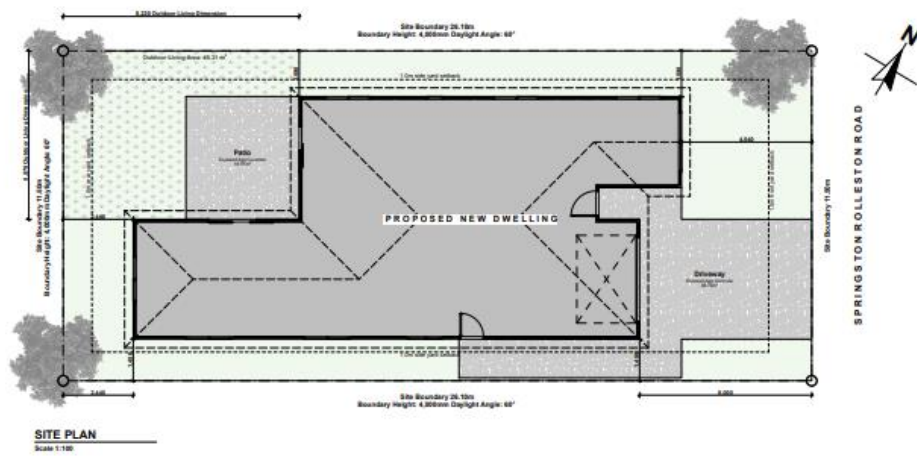
Lot 131 Plans

<https://www.dropbox.com/s/sal31no74q05lry/Lot%20131%20Harrow%20Green%20-%20172sqm%20compliant.pdf?dl=0>

Lot 150 Plans

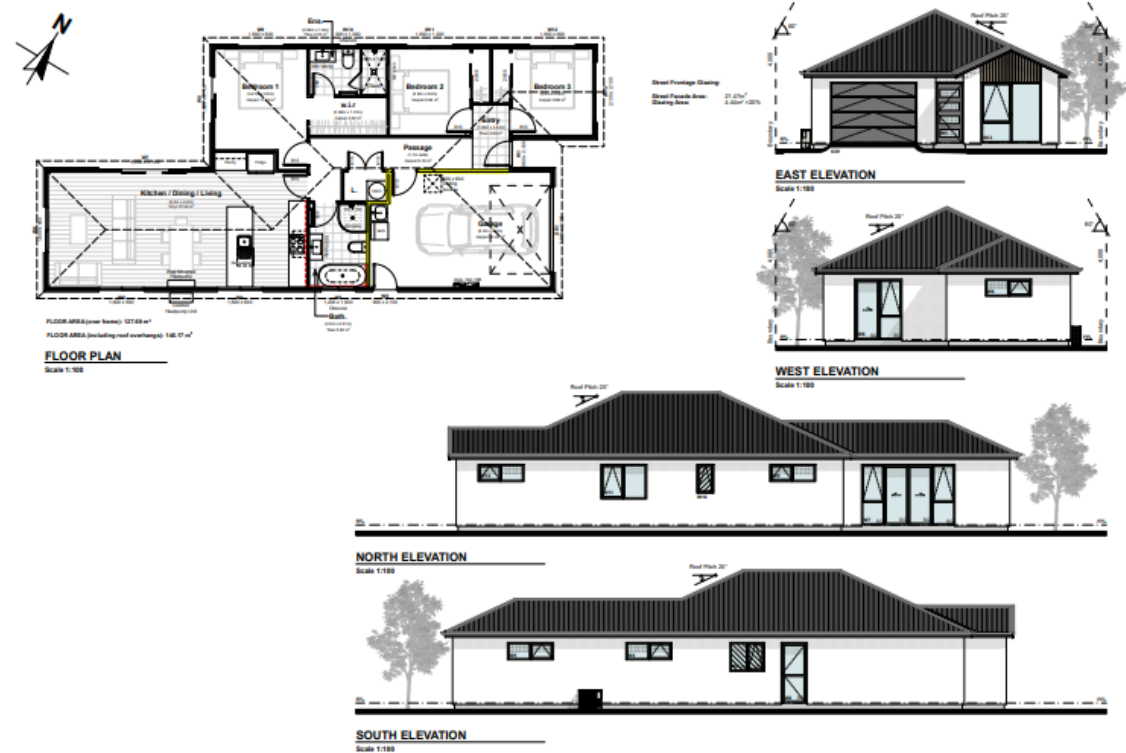
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House Plans



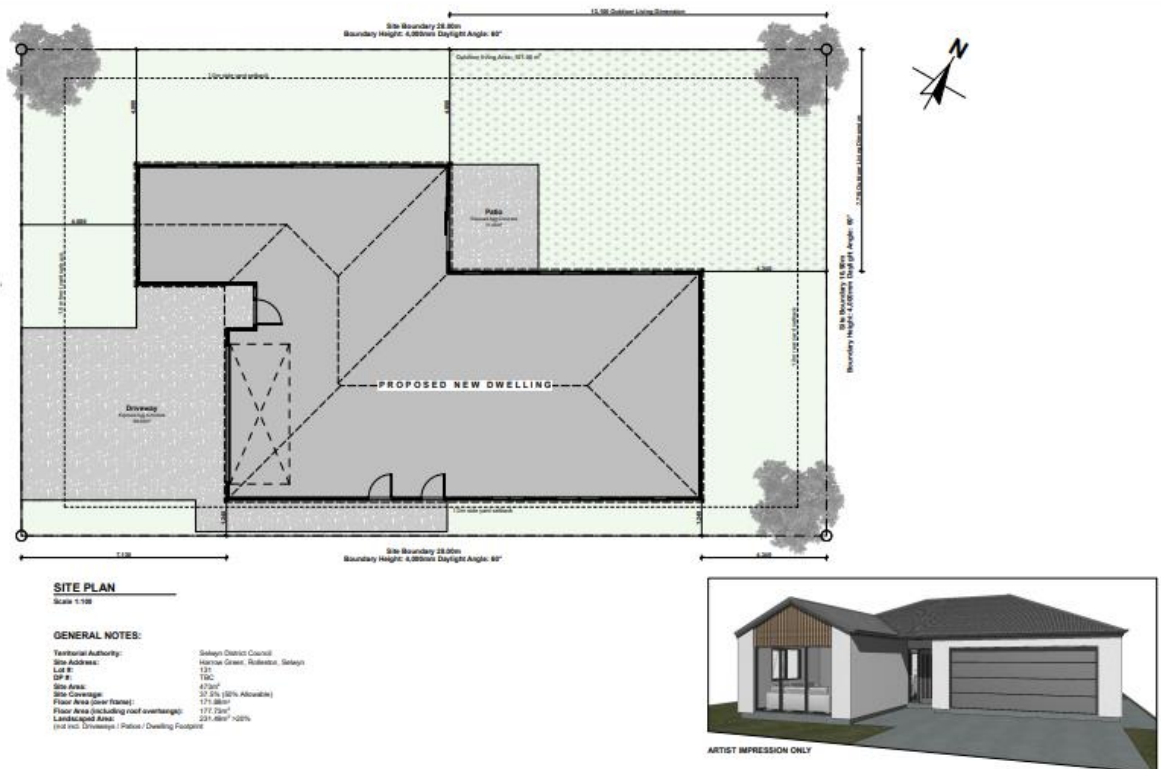
KEVLER ARCHITECTURE

LOT 10 HARROW GREEN



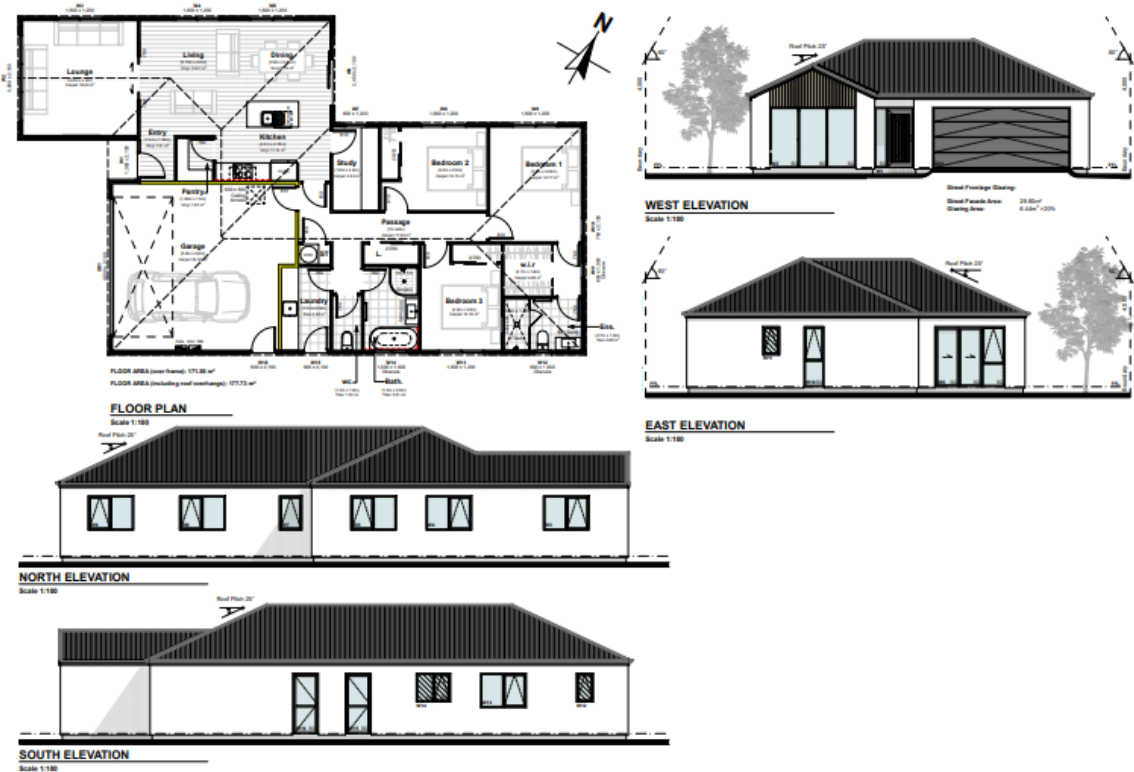
KEVLER ARCHITECTURE

LOT 10 HARROW GREEN

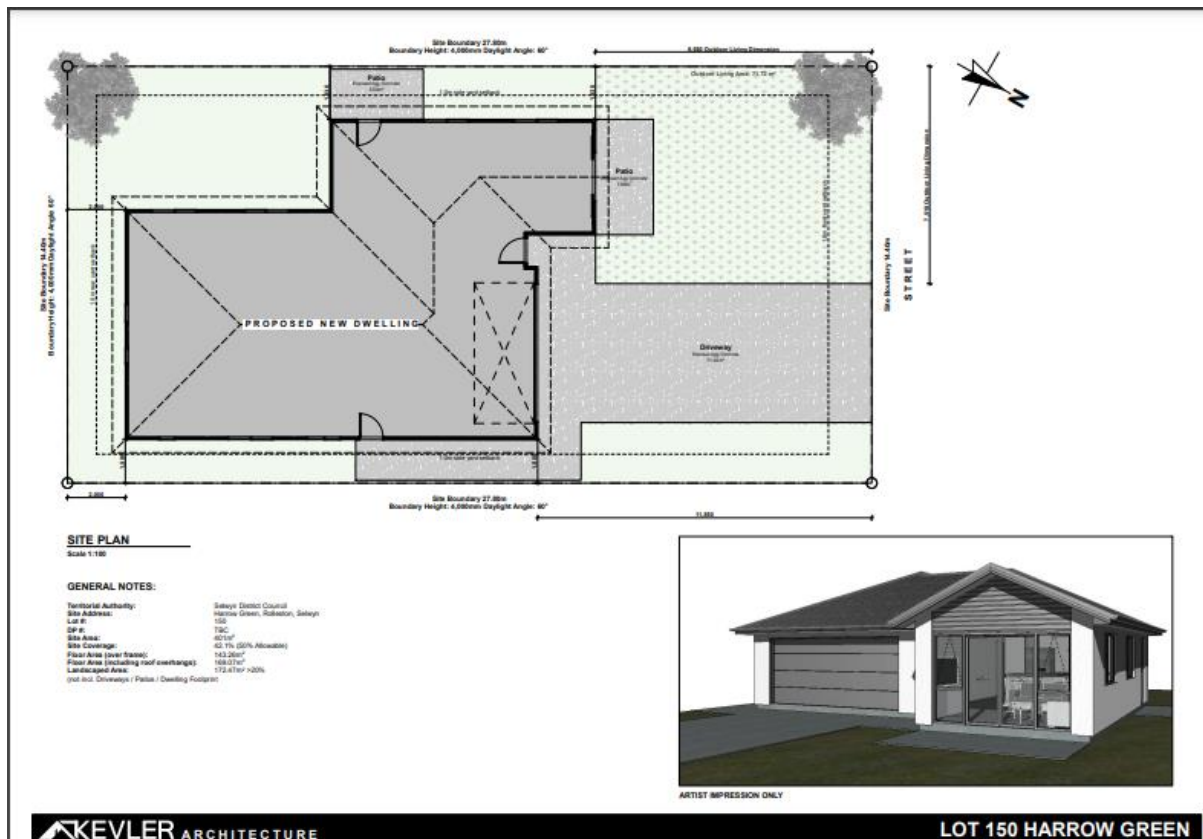


KEVLER ARCHITECTURE

LOT 131 HARROW GREEN

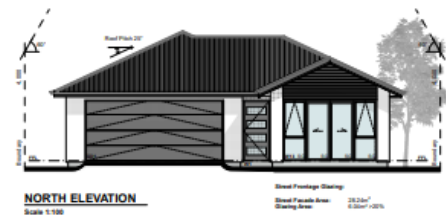
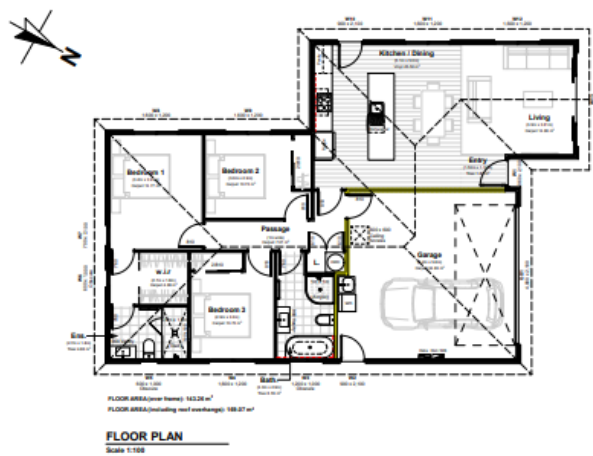


LOT 131 HARROW GREEN



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LOT 150 HARROW GREEN



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LOT 150 HARROW GREEN