

6 Lot Size and Dimensions

6.1 Determining Factors

Many of the principles that will determine the size of standard detached house lots have been identified above. These same principles have been considered in determining the minimum lot sizes and frontages in Table 8.2 of the *Code for Reconfiguring Lots*.

In summary, these include ensuring that the minimum lot sizes and frontages of lots in subdivision is suitable to:

- (a) Preserve existing environmental characteristics of the site;
- (b) Locate recreation and service (driveways, garage, and car turning, etc) on useable land that minimizes the need for cut and fill;
- (c) Ensure existing vegetation is preserved for visual amenity, privacy screening and sunshading;
- (d) Achieve good north orientation for buildings which conserves the use of the use of non renewable energy sources;
- (e) Prevent overshadowing of neighbours and loss of neighbouring views;
- (f) Ensure that frontage widths are capable of supporting car turning and the appropriate/alternative siting of carports and garages; and
- (g) Enable noise mitigation measures to be included on site, in terms of building placement.

In addition to demonstrating compliance with Element 2 of *The Code for Reconfiguring Lots*, the main task of supporting information should be to demonstrate at the Reconfiguration of Lots Application stage that the lots are capable of complying with the provisions of the *Code for the Development of Detached Houses and Display Homes*.

The solutions selected should be identified and addressed in any required *Neighbourhood Analysis Plan* or *Local Area Structure Plan*.

6.2 Small Lot Design

Small residential lots (ie: lots less than 600sqm) can be an important part of the subdivision designer's palette. The resulting increase in density can maximise the economies of providing infrastructure, help provide variety in density, pattern and built form, can enable a more efficient land use and increased design flexibility to unorthodox shaped blocks of land.

The Maroochy Plan aims to strike a balance between the provision of such benefits and the strong community desire to protect the character and the amenity of existing residential neighbourhoods.

The location and frequency of small lot housing occurrence is determined by Volumes 1-3. As discussed above, the location of small lots, as with all increased density, should occur within easy walking distance of a local shop, centre, public space (node) and public services. Additionally, the location of lots on steeper land is not encouraged due to the concentrated effects, which are generally harder to mitigate on steeper land.

The factors that drive the size of small lots are similar to those that determine the size of traditional lots. However, because of the reduced size of the lots, the issues are perhaps more concentrated, with less margin for error.

Consequently, the *Code for the Development of Detached Houses and Display Homes* contains additional Acceptable Measures for buildings on small lots that do not apply to traditional detached house lots. These measures include:

- (a) Maximum site cover provisions;
- (b) Minimum size and dimensional requirements for private open space;
- (c) Specific screening and privacy requirements for a small lot buildings when within certain proximity to existing neighbours; and
- (d) Specific location of mechanical equipment in relation to neighbouring private open space, habitable rooms etc.

It is important that in addition to the principles outlined in this Policy, a subdivision design addresses and demonstrates that these specific matters can be accommodated when small lots are included in a subdivision.

While a minimum small lot size has not been specifically stated in the *Code for the Development of Detached Houses and Display Homes*, it is anticipated that it is unlikely that the necessary issues can be adequately addressed on lot sizes less than 200m². This is demonstrated in Figure 5.2.1 (a) (below), which shows a small, complying 2 storey cottage on a small lot of this size. Achievable site cover (27%) and gross floor area not including decks (90m²) is naturally restricted by required setbacks, minimum frontage widths and private open space requirements. Whilst smaller house sizes are possible, which could in turn bring about a smaller lot size, market demand and commercial viability will provide likely constraint.

RECONFIGURING LOTS

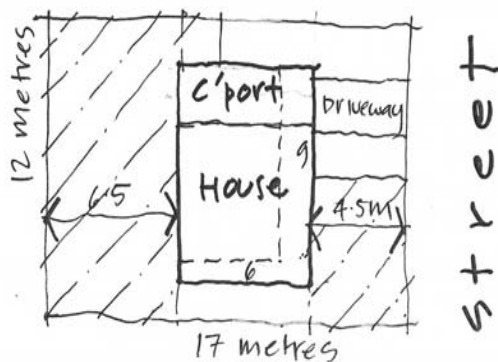


Figure 5.2.1(a) Complying Small Lot – 200m²

As with other areas of this Policy, the various solutions selected by a subdivision designer should be identified and addressed in any required *Neighbourhood Analysis Plan* or *Local Area Structure Plan*.

7 Integrated Movement Networks

Many of the components that form the integrated movement network of a subdivision have been discussed above, where they impact on the form and character of a neighbourhood. For additional information and direction on integrated movement networks refer to *Planning Scheme Policy No. 6 – Transport Traffic and Parking*.

8 Pedestrian and Cyclist Facilities

The general quality and placement of pedestrian and bicycle networks have been well covered above as they play a vital role in determining the form and character of an accessible and equitable neighbourhood. For additional information and direction on the form of pedestrian and cyclist facilities, refer to *Planning Scheme Policy No.6 – Transport Traffic and Parking*, and the Priority Infrastructure Plan. Demonstration of the relevant requirements of these policies will also need to be provided in the information supporting the reconfiguring of lots application.

9 Public Transport

Once again the discussion above reinforces the importance of public transport in building an equitable community. For additional information and direction on the form of public transport facilities refer to Refer to *Planning Scheme Policy No. 6– Transport Traffic and Parking*. Demonstration of the relevant requirements of this policy will also need to be provided in the information supporting the reconfiguring of lots application.

10 Public Parks Infrastructure

Sections 3 and 4 of this policy touch on the role of parks and infrastructure in the subdivision design process. For additional information and direction on the form of public parks and infrastructure in a subdivision, refer to the Priority Infrastructure Plan. Demonstration of the relevant requirements of this policy will also need to be provided in the information supporting the reconfiguring of lots application.