

Practice note no. 01

Issued: March 2014

House and lot diversity

A wide variety of housing is required to meet the different needs and demands of the different types of households which make up a vibrant and diverse community. Residential and mixed-use neighbourhoods can cater for these differing lifestyle and budget demands by provision of a diverse mix of lot sizes and housing types in the one community. Managing a large number of different forms and types of lot sizes and housing can be challenging.

This practice note demonstrates that diverse house types (including by volume builders) with high amenity can be developed on all lots. For example urban houses on lots of 54m² to Premium Traditional lots of 640m².

The lot and house types in this practice note demonstrate the product diversity promoted by the MEDQ. In most cases these products are smaller than the wider housing market and have achieved affordable price points.

For each lot choice there could be multiple housing choices, so the indicative characteristics of each lot choice are listed in this practice note accompanied by real housing examples.

In these examples, the houses have high levels of amenity including:

- » Usable private, external covered areas located adjacent to living rooms that encourage indoor/outdoor living
- » Garages set back from the main facade to reduce their dominance, except in rear lanes
- » Open plan living and use of indoor and outdoor rooms
- » Higher ceilings, dormitory windows
- » Storage.



Housing diversity, Fitzgibbon Chase

Designing houses on small lots

How the house is sited on the lot is a key consideration: the smaller the lot, the better the house design needs to be to ensure there is no wasted space. In some cases an entire lot may be covered with a blend of indoor and outdoor 'rooms', thus making the living space (or the 'house') as big as the lot on which it is sited.

In order to achieve diverse liveable housing outcomes on small lots, flexible traditional approaches to set backs, site cover and on site visitor car parking are required. For example, narrow lots such as the 5 metre wide terrace house may require building up to both side boundaries, more than 50 per cent site coverage and reduced street set backs.

The use of built to boundary walls, garages located on the west or south and verandahs and private open space to the north and east are typical site planning and design solutions for achieving liveability and flexibility on small lots.

The PDA guidelines provide recommended setbacks and site cover to facilitate successful small lot development.

Lot and house types

The following table demonstrates the full range of typical house types and suitable lot types. The typical features of these house and lot types are explained in further detail through a number of examples in this practice note.

Key terms

Community title: freehold title subject to a community titles scheme as defined by the *Body Corporate and Community Management Act 1997*.

Freehold title: 'Torrens' title in fee simple, not subject to a community title.

House size: all constructed areas of a house with the exception of lawn and gardens.

Land area: includes exclusive use areas of a house in a community title situation.

Lot size: Amount of freehold title land.

Parent lot: lot boundaries prior to subdivision of the existing lots.

Park Way: typically four metre wide road reserve between a house lot and a park that creates an address.

Rear loaded: when a house has garage access off a rear lane and fronts a street or Park Way.

Site cover: area of the site covered by buildings excluding private open space.

House & lot choices

TYPICAL HOUSE TYPE

Traditional house



- Single or double storey home
- 3 or 4+ bedrooms
- Double garage
- Backyard space
- Front loaded

Courtyard house



- Single or double storey home
- 3 or 4 bedrooms
- Double garage
- Low maintenance backyard
- Front loaded

Villa house



- Single or double storey home
- 2 or 3 bedrooms
- Single or double garage
- Front or rear loaded

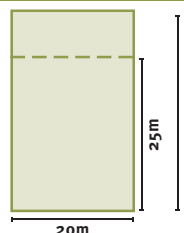
Loft home



- Serviced by and fronts a laneway
- 2 storeys and built to both side boundaries
- 1 or 2 bedrooms
- Single garage

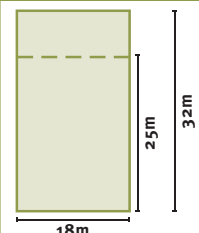
AND THE SUITABLE LOT TYPE

Premium traditional lot



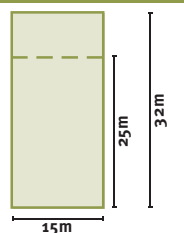
- Typically 20m frontage and front loaded
- Lot size typically 500m² to 640m²

Traditional lot



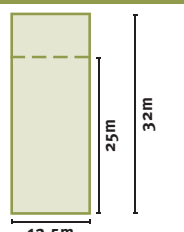
- Typically 18m frontage and front loaded
- Lot size typically 450m² to 576m²

Courtyard lot



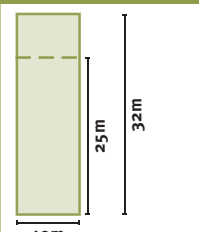
- Typically 15m frontage and front loaded
- Lot size typically 375m² to 480m²

Premium villa lot



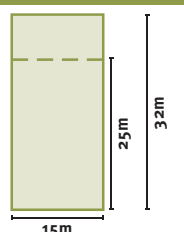
- Typically 12.5m frontage and front loaded
- Lot size typically 312.5m² to 400m²

Villa lot



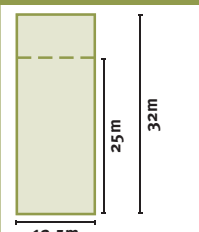
- Typically 10m frontage
- Front or rear loaded
- Lot size typically 250m² to 320m²

Courtyard lot



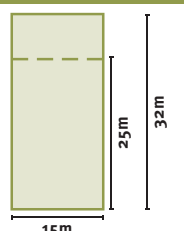
- Typically 15m frontage and front loaded
- Lot size typically 375m² to 480m²

Premium villa lot



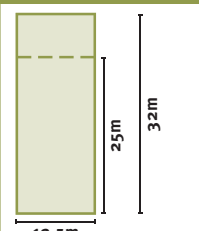
- Typically 12.5m frontage and front loaded
- Lot size typically 312.5m² to 400m²

Villa lot



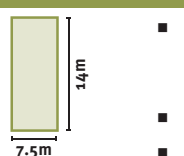
- Typically 10m frontage
- Front or rear loaded
- Lot size typically 250m² to 320m²

Terrace lot



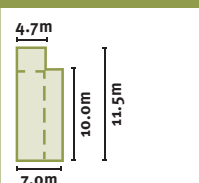
- Frontage varies from 4.5m to 7.5m
- Front or rear loaded
- Lot size varies

Urban lot



- Dimensions vary but typically lot is 7.5m or less x 14.0m
- Typically front loaded
- Lot size varies from 50m² to 140m² but is typically 100m²

Loft lot



- Dimensions vary but typically 4.7m x 11.5m or 7.0m x 10.0m
- Lot size varies from 54m² to 100m²

TYPICAL HOUSE TYPE

Terrace house



- Single or double storey home
- 2 or 3 bedrooms
- Typically single garage
- Typically rear loaded and built to both side boundaries

Urban house



- Double storey home
- 1 to 3 bedrooms
- Single garage
- Typically built to at least two boundaries

SOHO house



- Single or double storey home
- Dedicated office separated from bedrooms and living areas
- Office typically has a separate direct entry
- Office may have its own amenities e.g. bathroom, kitchen
- Front loaded

Plexes: Duplex* Triplex* Quadplex*



- Two, three or four attached homes that share a common wall and roof
- 2 or 3+ bedrooms
- Single carport or garage
- Front loaded

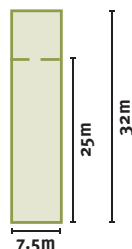
Apartments



- Dwellings typically horizontally or volumetrically separated by title
- Typically a mix of apartment sizes from studios to three bedroom

AND THE SUITABLE LOT TYPE

Terrace lot



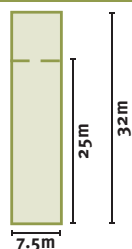
- Frontage varies from 4.5m to 7.5m
- Front or rear loaded
- Lot size varies

Urban lot



- Dimensions vary but typically lot is 7.5m or less x 14.0m
- Typically front loaded
- Lot size varies from 50m² to 140m² but is typically 100m²

Terrace lot



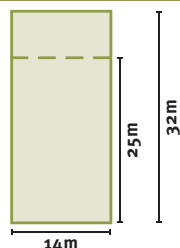
- Frontage varies from 4.5m to 7.5m
- Front or rear loaded
- Lot size varies

Urban lot



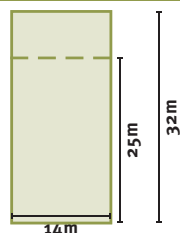
- Dimensions vary but typically lot is 7.5m or less x 14.0m
- Typically front loaded
- Lot size varies from 50m² to 140m² but is typically 100m²

Multiple residential lot



- Frontage varies
- Accommodates more than one dwelling on one lot
- Lot size varies

Multiple residential lot



- Frontage varies
- Accommodates more than one dwelling on one lot
- Lot size varies

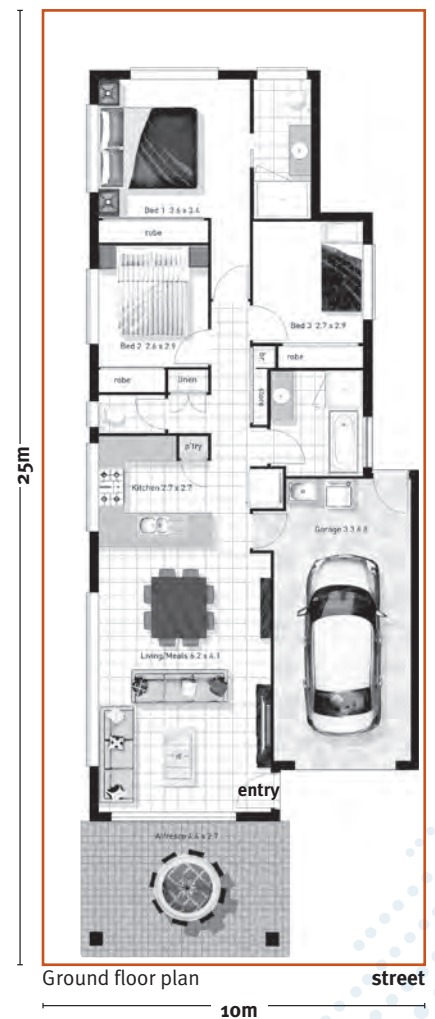
Typical villa house - front loaded



Lot size: 250m²
 House size: 141m²
 Bedrooms: 3
 Bathrooms: 3
 Site cover: 56%

Features:

- » Freehold title
- » Single garage setback provides additional on site car park
- » Courtyard living at front
- » Garage wall built to side boundary



All images supplied courtesy of Ausbuild

Typical villa house - rear loaded (with a loft home)

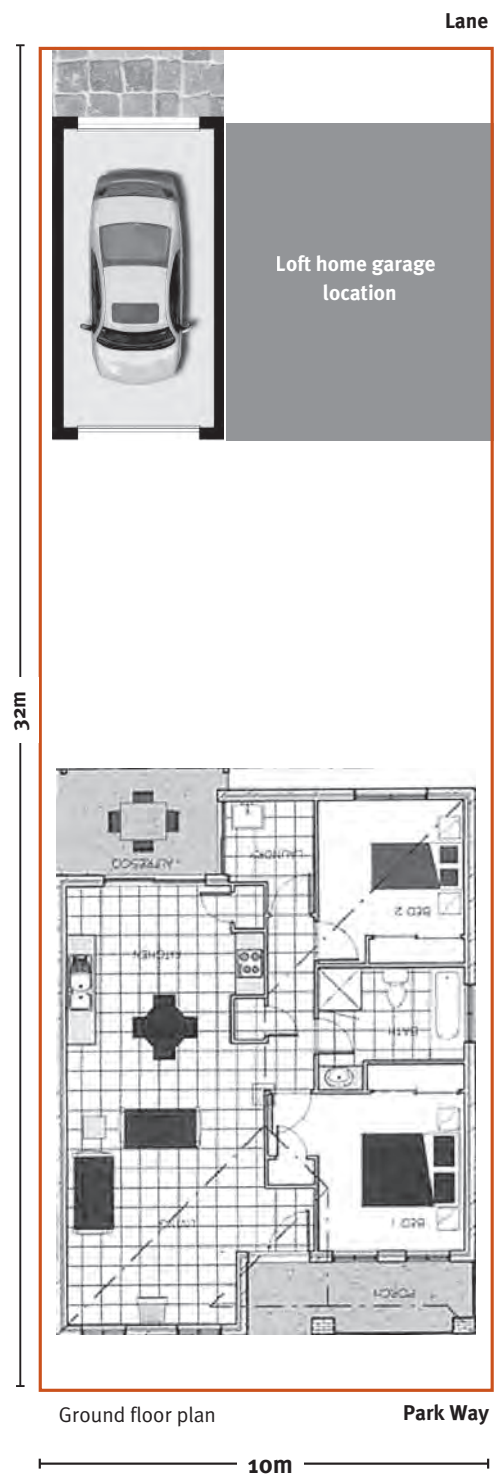


Land area: 282m²
 House size: 121m²
 Bedrooms: 2
 Bathrooms: 1
 Site cover: 43%

Features:

- » Lot on a Building Format Plan in a community title
- » Shares parent lot with loft home
- » Loft home extends over villa house garage
- » Single garage of villa house off rear lane
- » Front door and address of villa house on Park Way or street

Floor plan supplied by AusHomes



Typical villa house - rear loaded (no loft home)

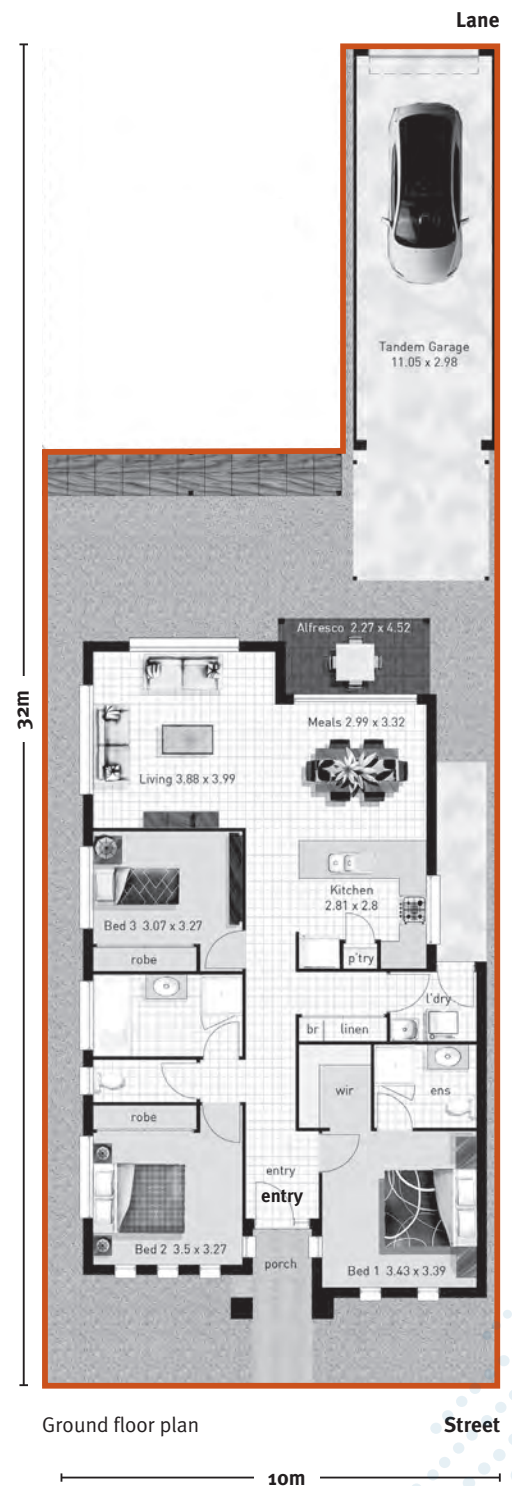


Images supplied courtesy of Ausbuild

Lot size: 245m²
 House size: 157m²
 Bedrooms: 3
 Bathrooms: 2
 Site cover: 64%

Features:

- » Tandem garage off rear lane
- » Front door and address on street
- » Built to boundary on one side



Typical terrace house - 7.5m rear loaded



Front door on Park Way

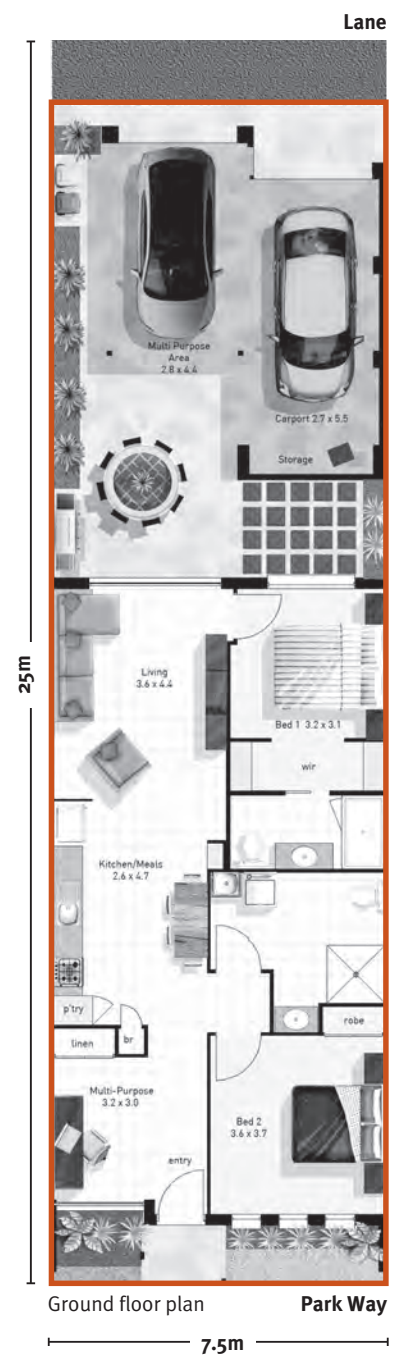
Lot size: 175m²
 House size: 94m²
 Bedrooms: 3
 Bathrooms: 2
 Site cover: 75%

Features:

- » Freehold title
- » Double garage off rear lane
- » Front door and address on Park Way
- » Built to boundary on both sides



Double garage off rear lane



Images supplied courtesy of Ausbuild

Typical terrace house - 7.5m rear loaded

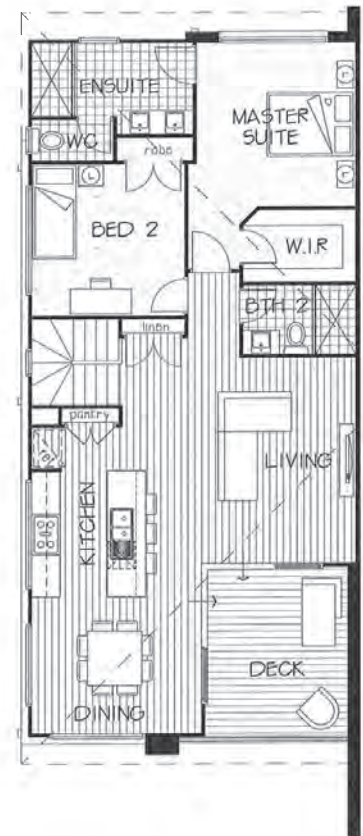


Front door on Park Way

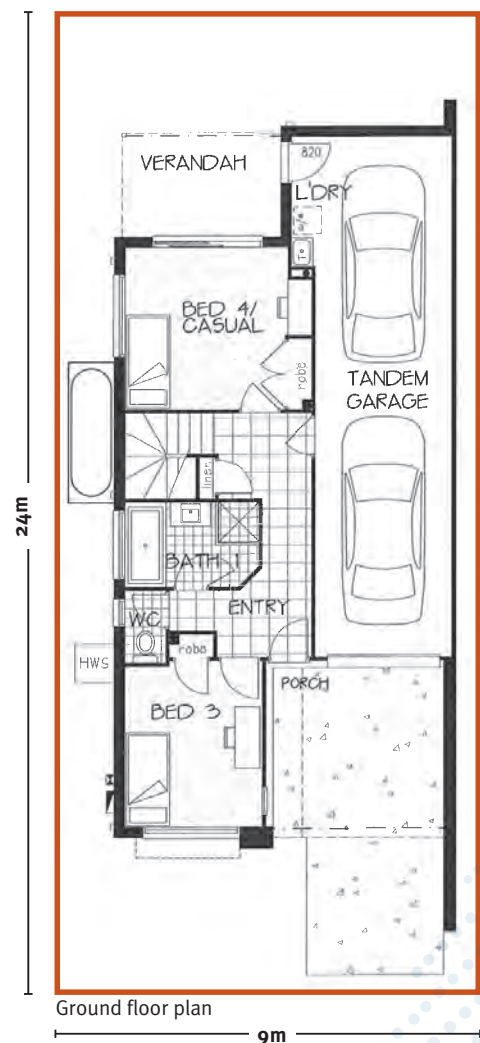
Lot size: 216 m²
 House size: 230 m²
 Bedrooms: 4
 Bathrooms: 3
 Site cover: 54%

Features:

- » Freehold title
- » Tandem garage setback provides additional on site car park
- » Built to boundary on one side



First floor plan



Ground floor plan

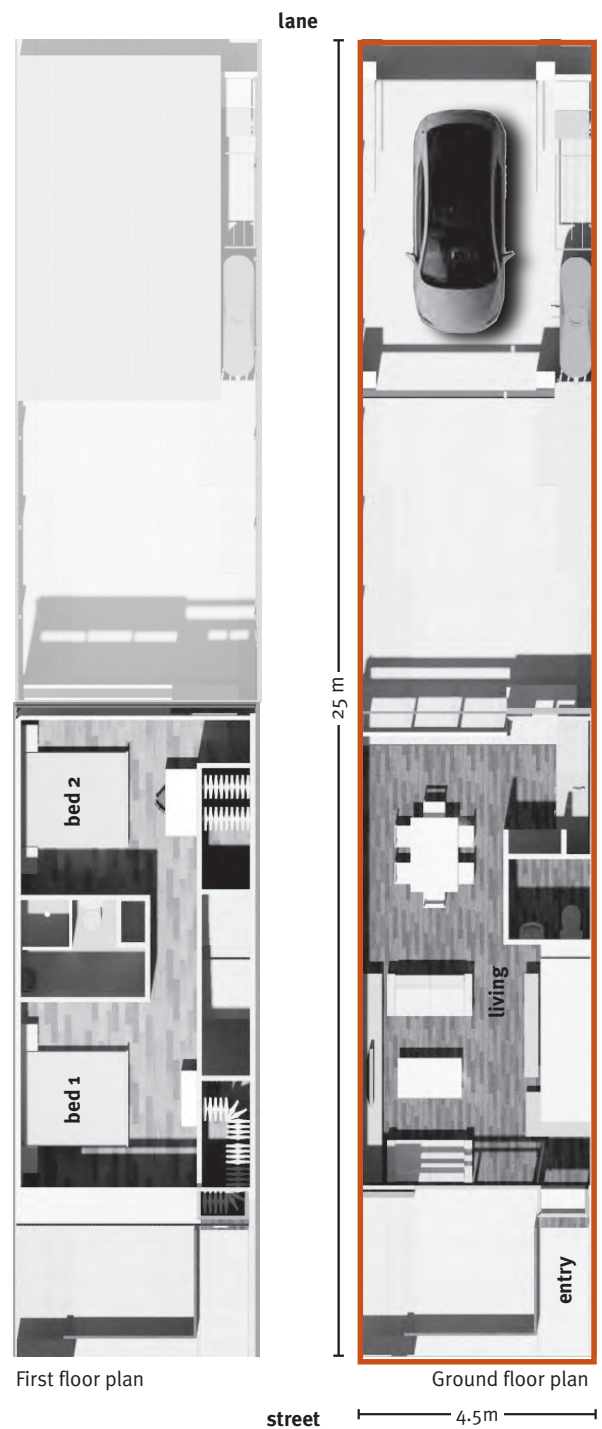
Typical terrace house - 4.5m rear loaded



Lot size: 112.5m²
 House size: 105.4²
 Bedrooms: 2
 Bathrooms: 1
 Site cover: 59%

Features:

- » Freehold title
- » Fronts the street or Park Way
- » Single garage off rear lane
- » Built to both side boundaries



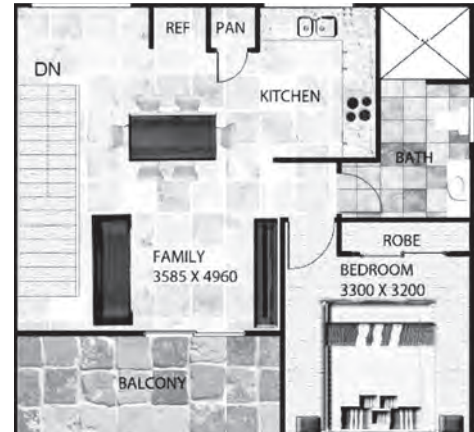
Typical loft home - community title



Land area: 38m²
 House size: 97m²
 Bedrooms: 1
 Bathrooms: 1
 Site cover: 100%

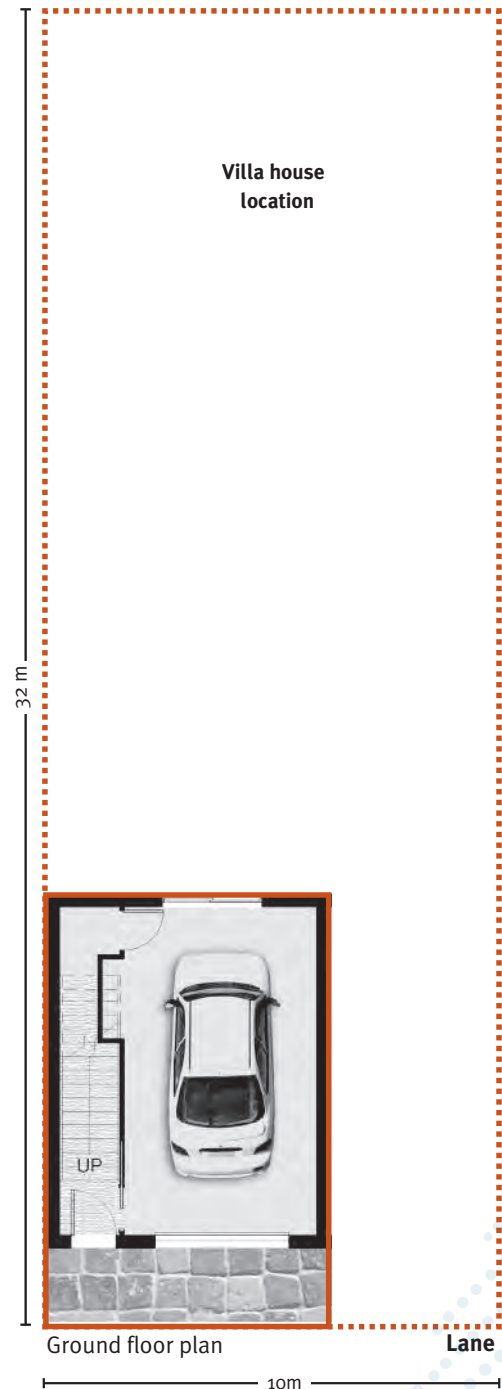
Features:

- » Lot on a Building Format Plan in a community title
- » Shares parent lot with villa house
- » Loft home extends over villa house garage
- » Single garage off rear lane
- » Front door and address on rear lane



First floor plan

Park Way



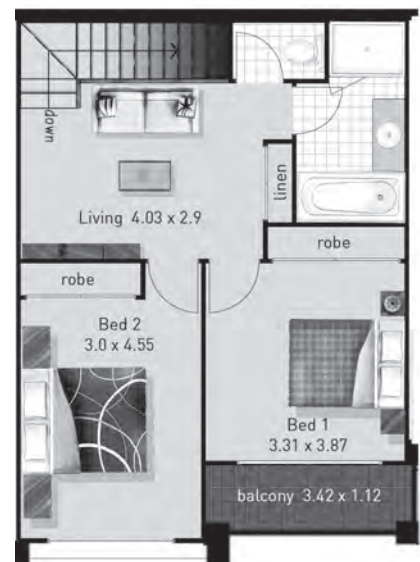
Typical loft home - freehold title lot



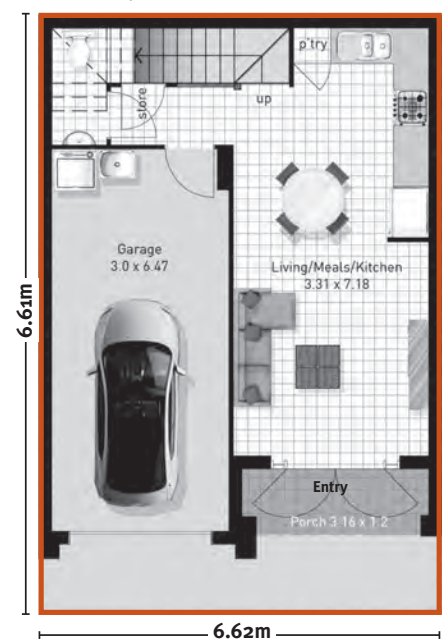
Lot size: 70m²
 House size: 121.25m²
 Bedrooms: 2
 Bathrooms: 1
 Site cover: 85%

Features:

- » Freehold title
- » Fronts the lane
- » Single garage off rear lane
- » Built to boundary walls on side and rear boundaries



First floor plan



Ground floor plan

Lane

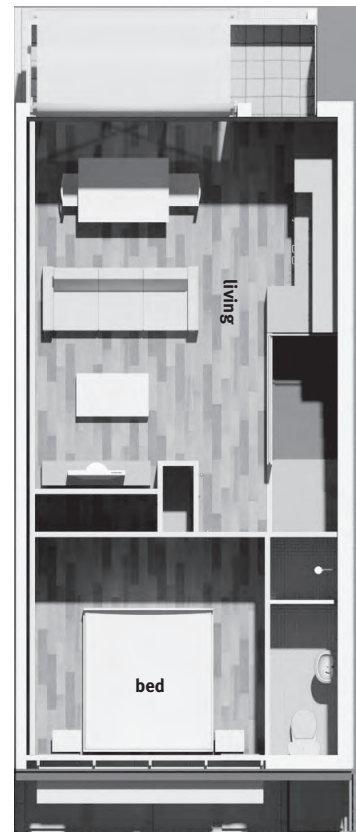
Typical loft home - nano



Lot size: 54m²
 House size: 90.6m²
 Bedrooms: 1
 Bathrooms: 1
 Site cover: 90%

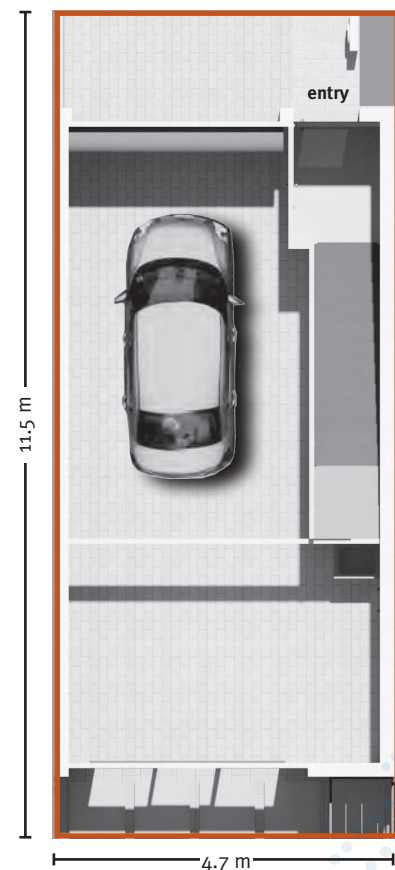
Features:

- » Freehold title
- » Fronts the lane
- » Single garage off rear lane
- » Built to side boundaries



First floor plan

lane



Ground floor plan

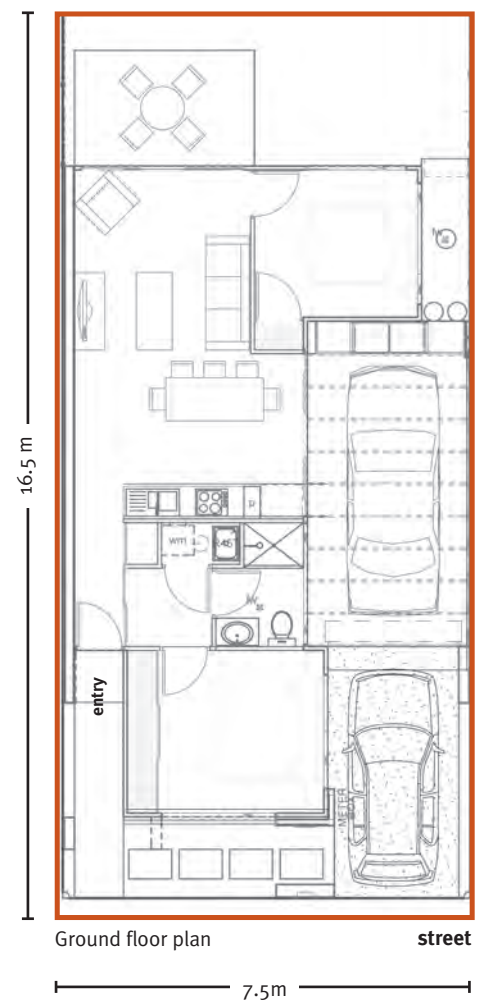
Typical urban house



Lot size: 123.75m²
House size: 70.9m²
Bedrooms: 1
Bathrooms: 1
Site cover: 68%

Features:

- » Freehold title
- » Built to both side boundaries
- » Single garage setback to provide additional on site car park



Images supplied courtesy of G+D Lawrie

Typical duplex



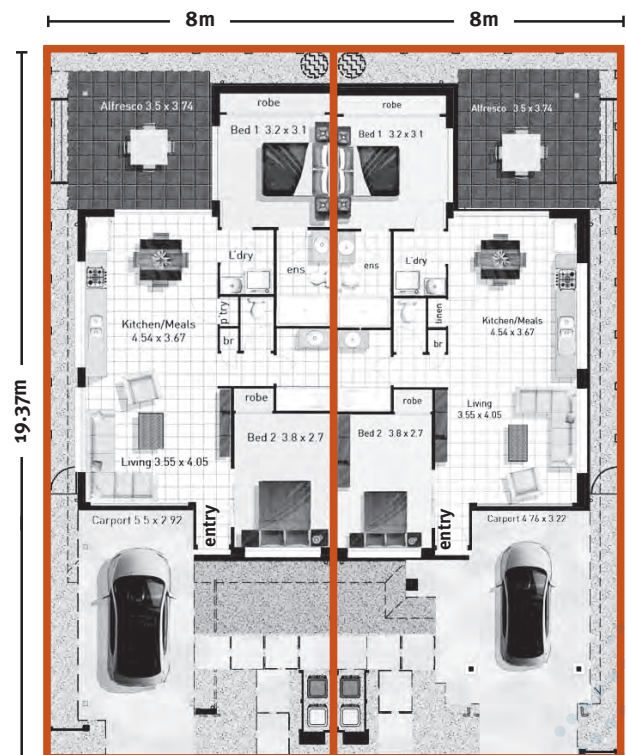
Site cover: 72%

Features:

- » Freehold title
- » Single carport per dwelling
- » Easements for internal common wall
- » Common roof
- » Open plan living connects to under-roof alfresco

Lot size: 138m²
House size: 102m²
Bedrooms: 2
Bathrooms: 1

Lot size: 138m²
House size: 100m²
Bedrooms: 2
Bathrooms: 1



Plan supplied courtesy of Ausbuild

Street

Typical triplex



Parent lot size: 515m²

Site cover: 72%

Features:

- » Community title
- » Double or single carport per dwelling setback from the street
- » Internal common walls
- » Common roof
- » Living areas to north

Unit 1

House size: 110m²

Bedrooms: 1

Bathrooms: 1

Title area: 77m²

Unit 2

House size: 113m²

Bedrooms: 2

Bathrooms: 1

Title area: 128m²

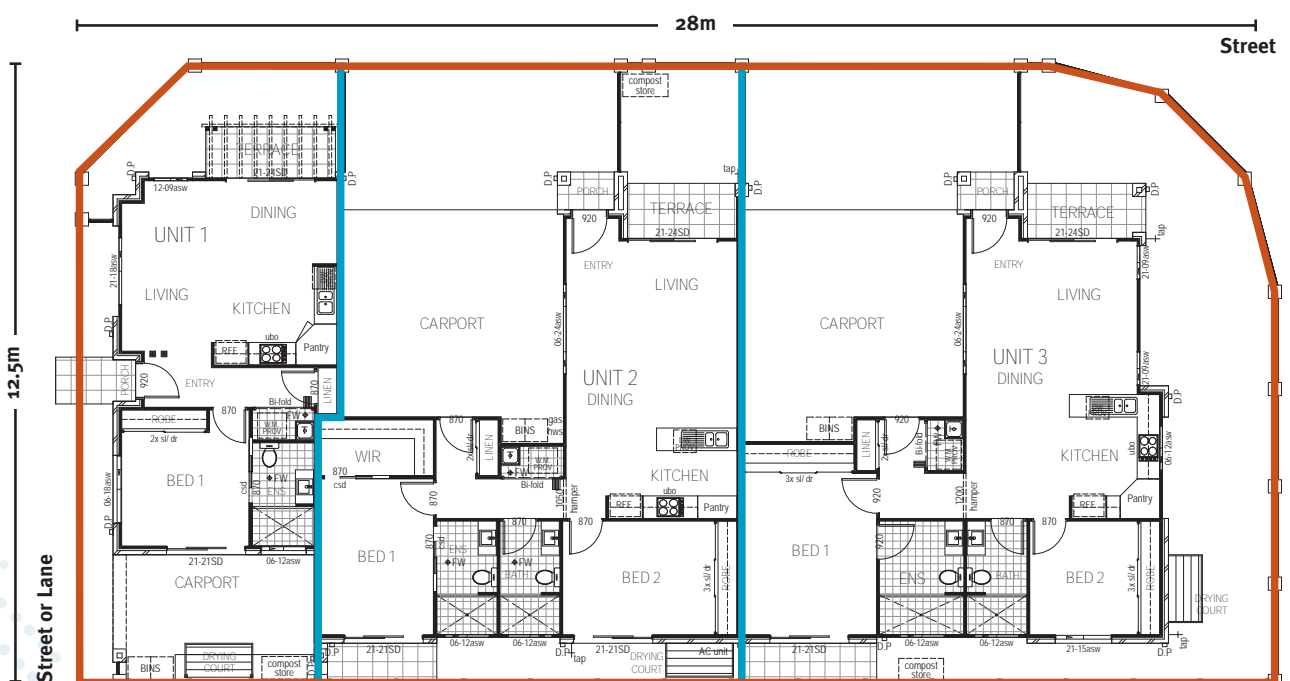
Unit 3

House size: 113m²

Bedrooms: 2

Bathrooms: 1

Title area: 129m²



Plan supplied courtesy of Stuart Osman Building Designs

Typical quadplex



Site cover: 66%

Features:

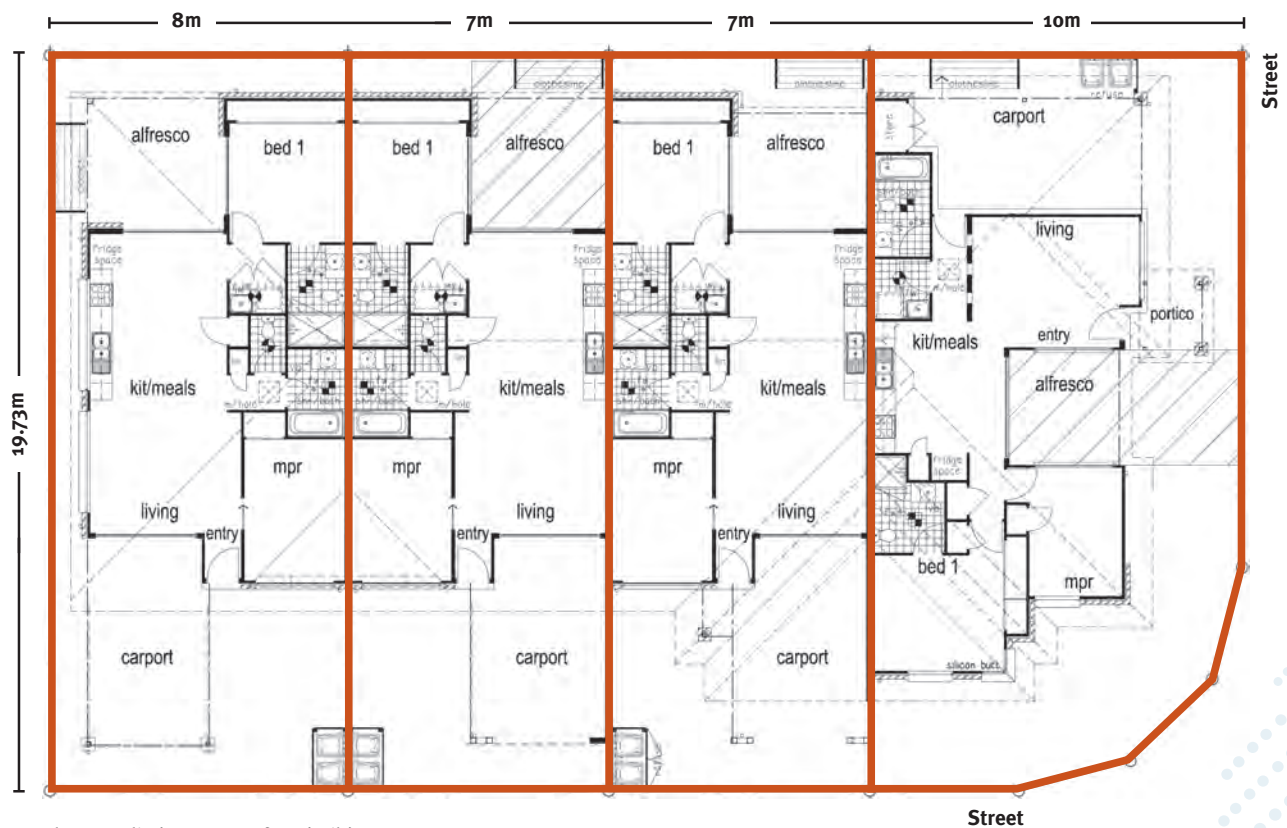
- » Freehold title
- » Single carport per dwelling
- » Easements for internal common walls
- » Common roof
- » Open plan living connects to under-roof alfresco

House size: 104m²
Bedrooms: 2
Bathrooms: 1
Title area: 157.8m²

House size: 102m²
Bedrooms: 2
Bathrooms: 1
Title area: 138m²

House size: 100m²
Bedrooms: 2
Bathrooms: 1
Title area: 138m²

House size: 104m²
Bedrooms: 2
Bathrooms: 1
Title area: 187.5m²



Plan supplied courtesy of Ausbuild