

# ne Compact Queensland

Malcolm J. Holz  
ACNU Workshop  
Penrith  
24 October 2013









# Estate squeezes in 100m<sup>2</sup> blocks

## Smaller home sites are way of the future: Planner

By GORDON CLARK  
gclark@scnews.com.au

**D**EVELOPMENT giant Lensworth Kawana Waters has unveiled details of a master planned community for up to 7000 people in homes built on blocks as small as 100 sq m.

Tentatively called Bundilla, the 215-hectare site is bordered by Hideaway Waters, the Sunshine Motorway, Mooloolah National Park and Kawana Island.

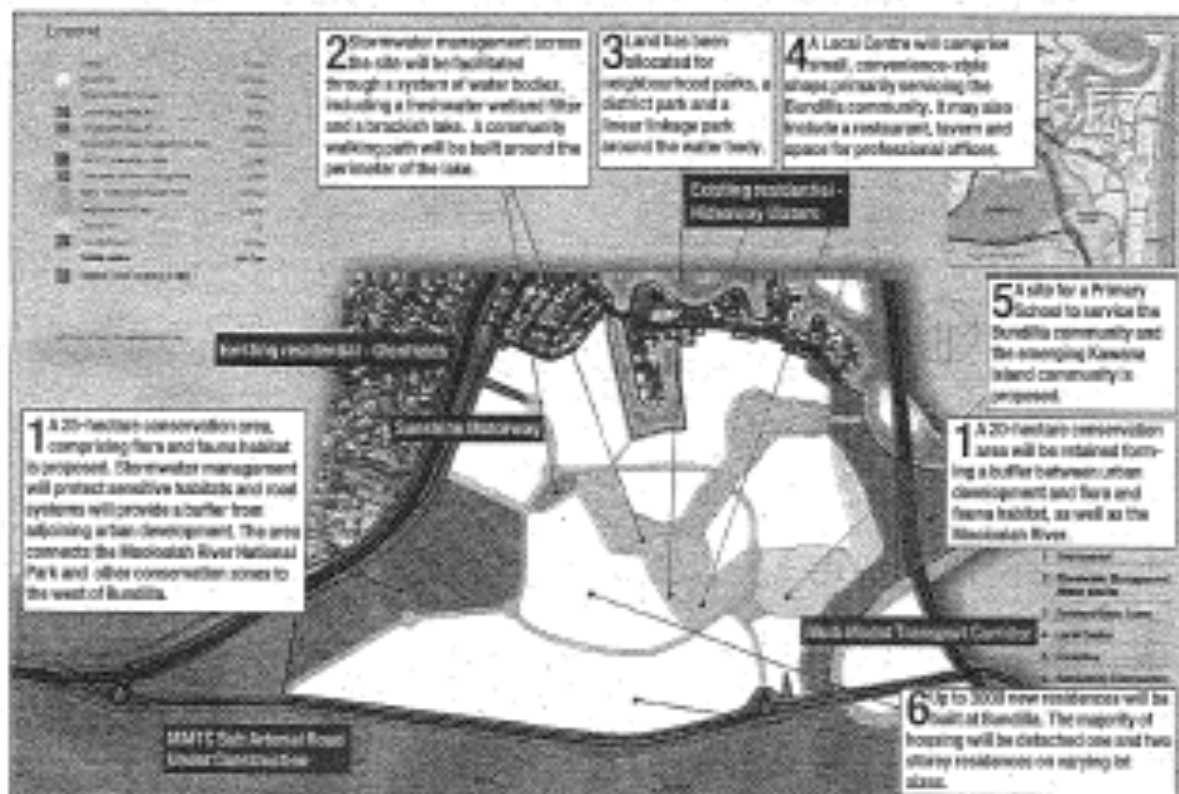
The company has spent 18 months in consultation with Maroochy Shire Council, the State Government and the local community in developing its Local Area Structure Plan.

Features include a primary school, 48 hectares of conservation parks, a 13-hectare lake completely surrounded by a public esplanade, town centre incorporating shops and offices, and a 6.25-hectare public park.

Lensworth's planning and design manager Malcolm Holz said he was confident the groundbreaking consultation already done would see council approve the project early next year, paving the way for work to start in around 18 months.

"We established a number of working groups to go through the issues, and while the outcomes are by no means agreed, we're hoping to get a decision from council by March/April," Mr Holz said.

"What we've tried to do is balance the economic, social and ecological aspects and I'd have to say, Maroochy Council has been very professional in the way they've handled the process so far."



**SIZE MATTERS:** The master plan for Lensworth Kawana Waters' proposed community, Bundilla.

The project was originally going to include a golf course and theme park but both have now been scrapped.

A significant amount of effort has been put into environmental issues, largely how to deal with water flow, water quality, flora and fauna conservation, the provision of buffer areas and raising the height of low-lying land on the northern side.

Mr Holz said extensive consultation had suggested that drawing saltwater into the lake from an

arm of the Mooloolah River, and merging it with treated stormwater run-off from the west, then having the lake flow back into a different section of the river, would provide the best solution.

Up to 3000 dwellings are expected to be built in the community, with attached residences planned closer to the lake and detached housing located elsewhere.

The 100 sq m blocks won't be accumulated in "ghetto-like" precincts, rather they will be

scattered among ones as big as 1000 sq m.

Graham Tamblyn, head of the Sunshine Coast branch of the Urban Design Institute of Australia, said the provision of a wide range of block sizes had genuine social benefits.

"The really small ones suit students and older people so what you get are all aged groups integrated into the community," he said.

← Continued page 2



Fitzgibbon Chase



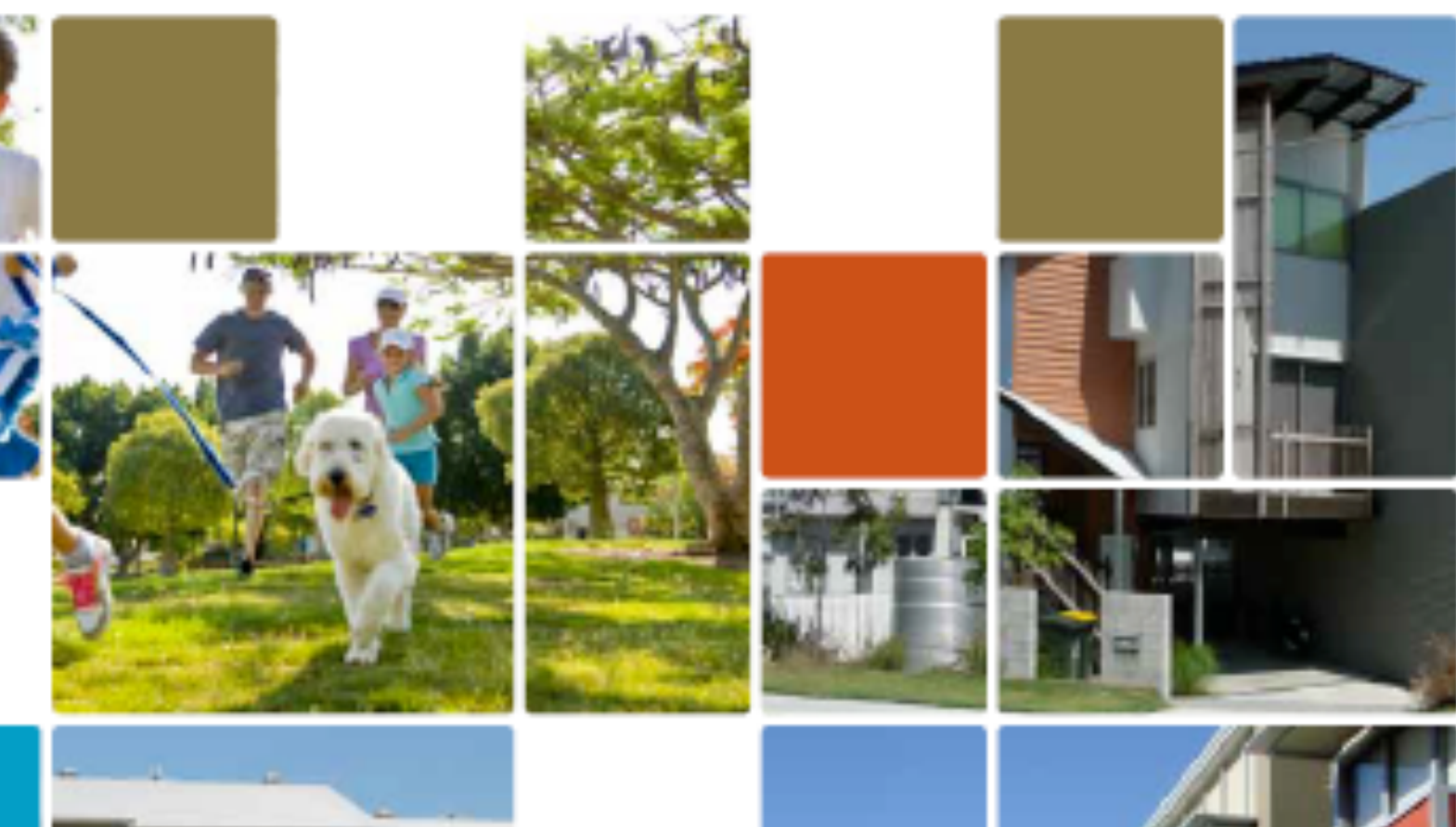
# Residential 30

Guideline to deliver diversity in new neighbourhood development

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ULDA guideline no. 01

March 2010







ANDA PWY











## Statutory easements

Support – party or flush adjoining walls

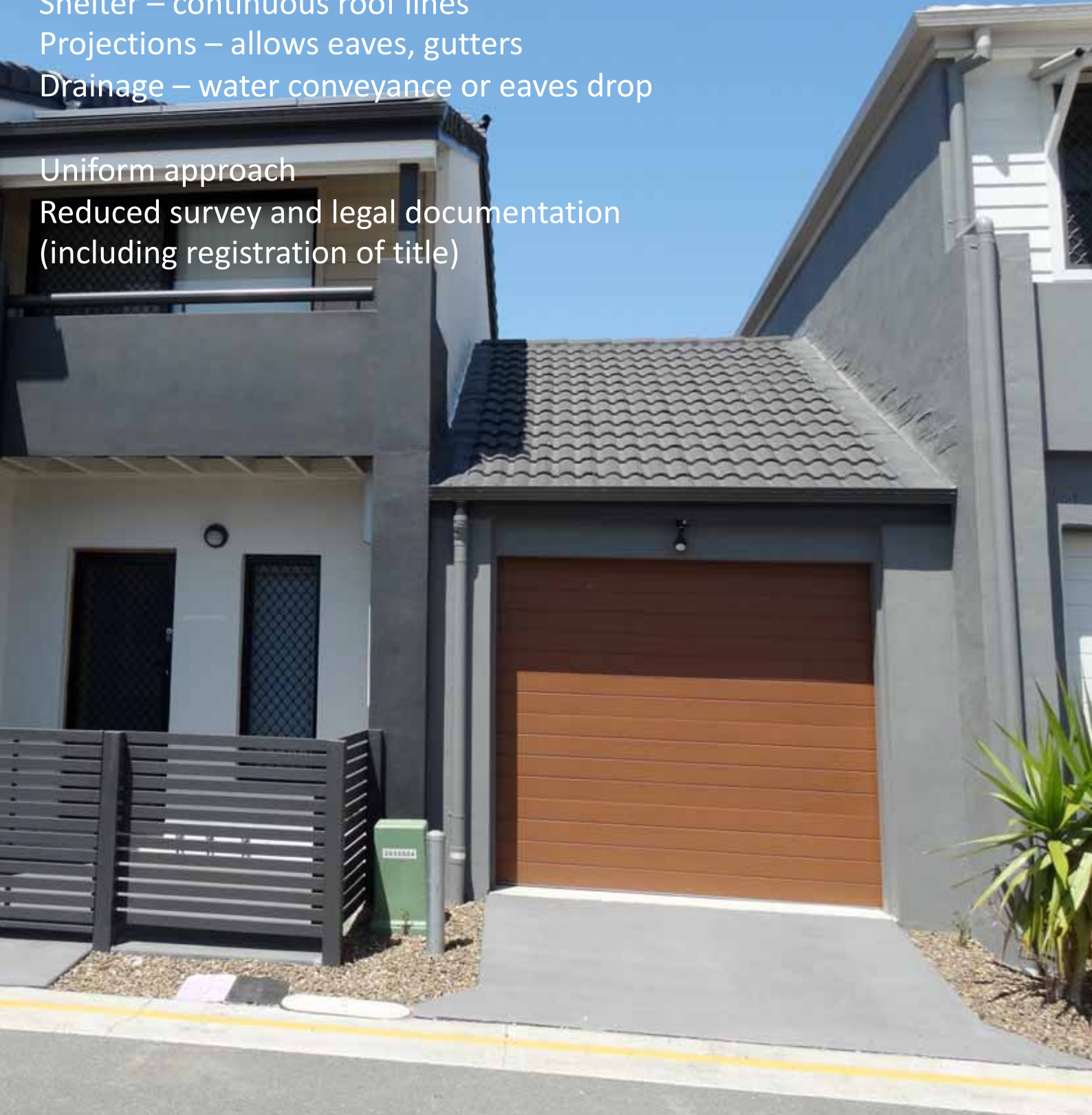
Shelter – continuous roof lines

Projections – allows eaves, gutters

Drainage – water conveyance or eaves drop

Uniform approach

Reduced survey and legal documentation  
(including registration of title)



## Freehold title

All services in lanes

No service easements through other property





## **Fitzgibbon Chase**

A two storey story with a twist in the tail







# Housing focus turns back to the terraces

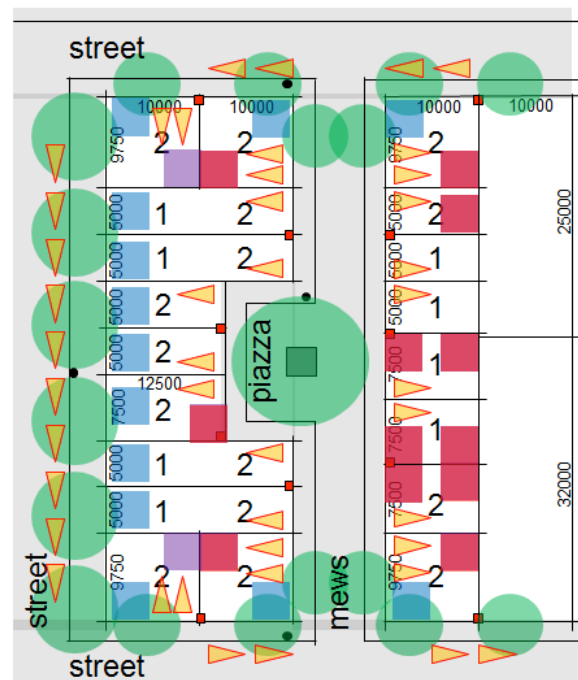
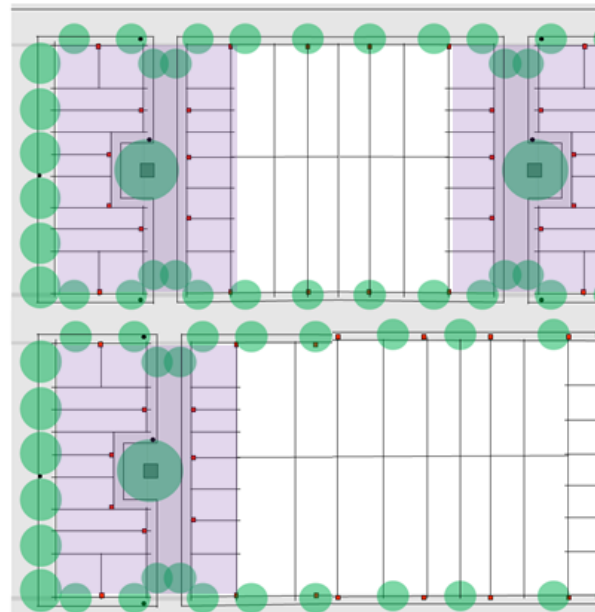
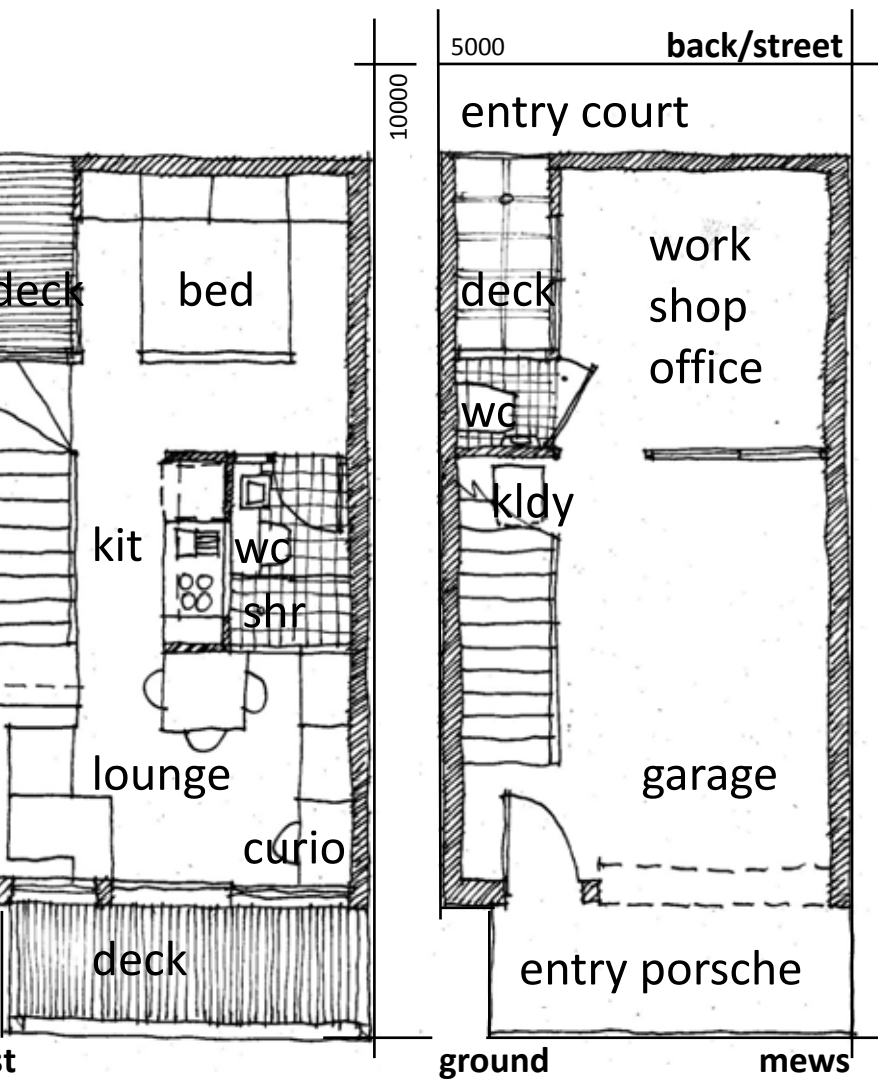


Health administration officer Stephanie Dow, 25, found only 'daggy old units' in the same price range as her new house.

Picture: Kathleen Donaghey

Stockland, the developer of Bells Reach estate at Little Mountain on the Sunshine Coast, has been overwhelmed by interest in its Bower Series. Ms Dow said she had looked everywhere, with only “daggy old units” in the same price range. She snapped up “one of the bigger ones” on 120 sq m for \$258,000.

The Courier-Mail September 22-23, 2012



single storey with car as furniture in open plan live-work space



Compact kitchen backs onto bathroom borrows light from bedroom and

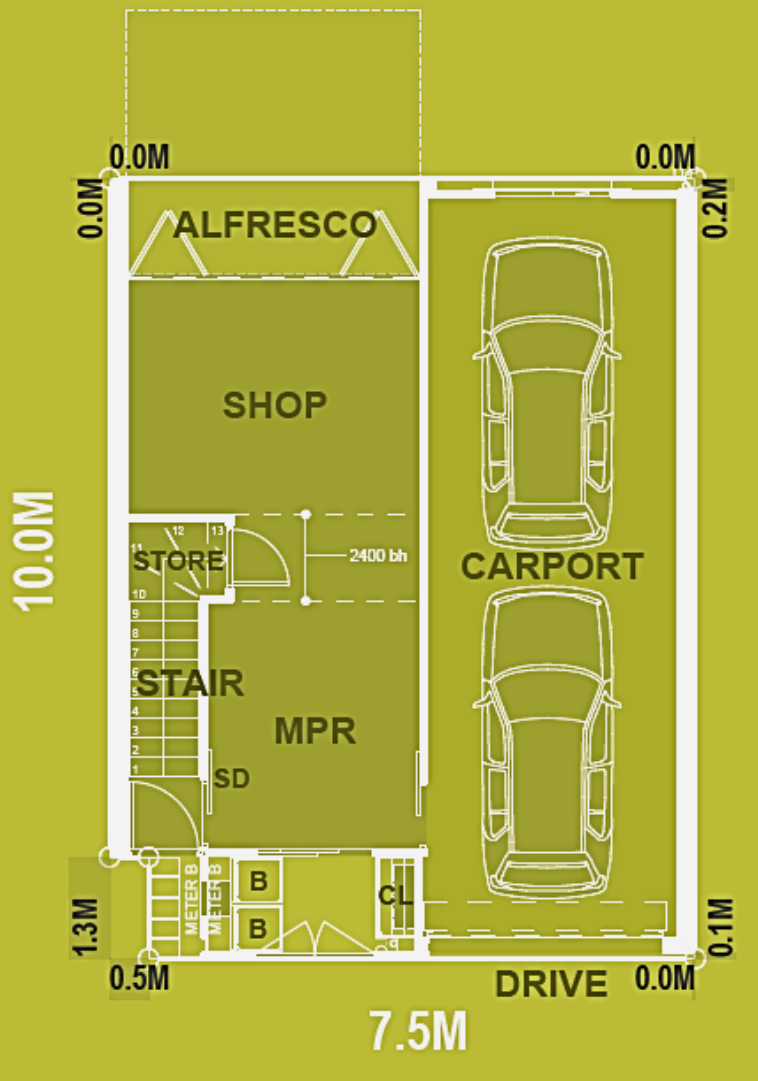


# PER FLOOR PLAN FOUND FLOOR PLAN

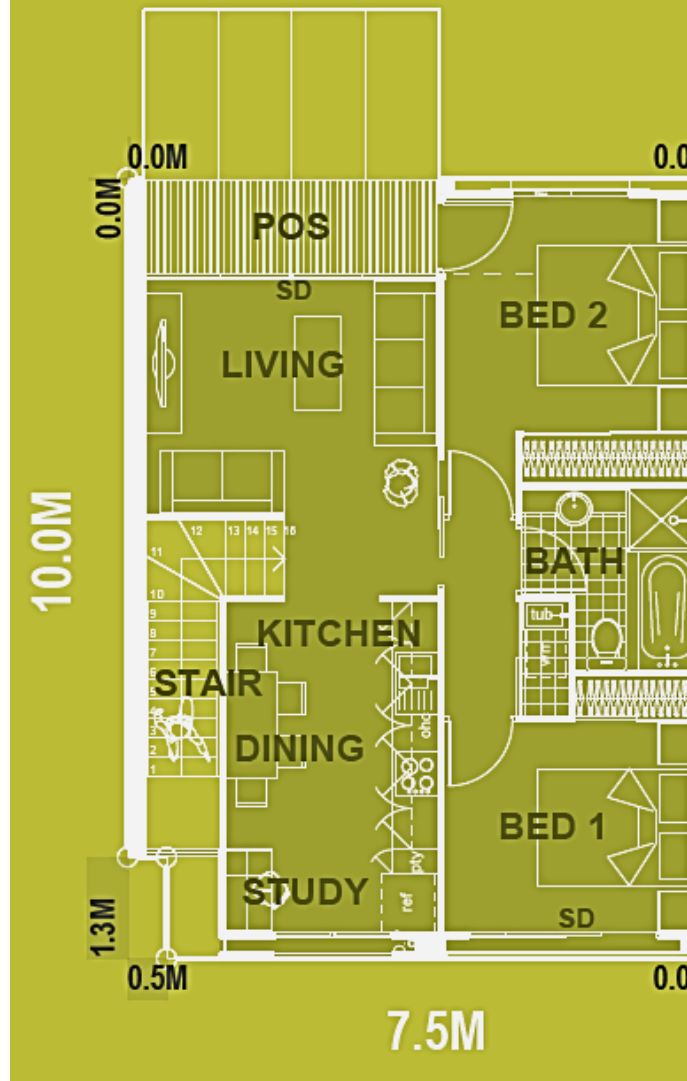


Fitzgibbon Chase

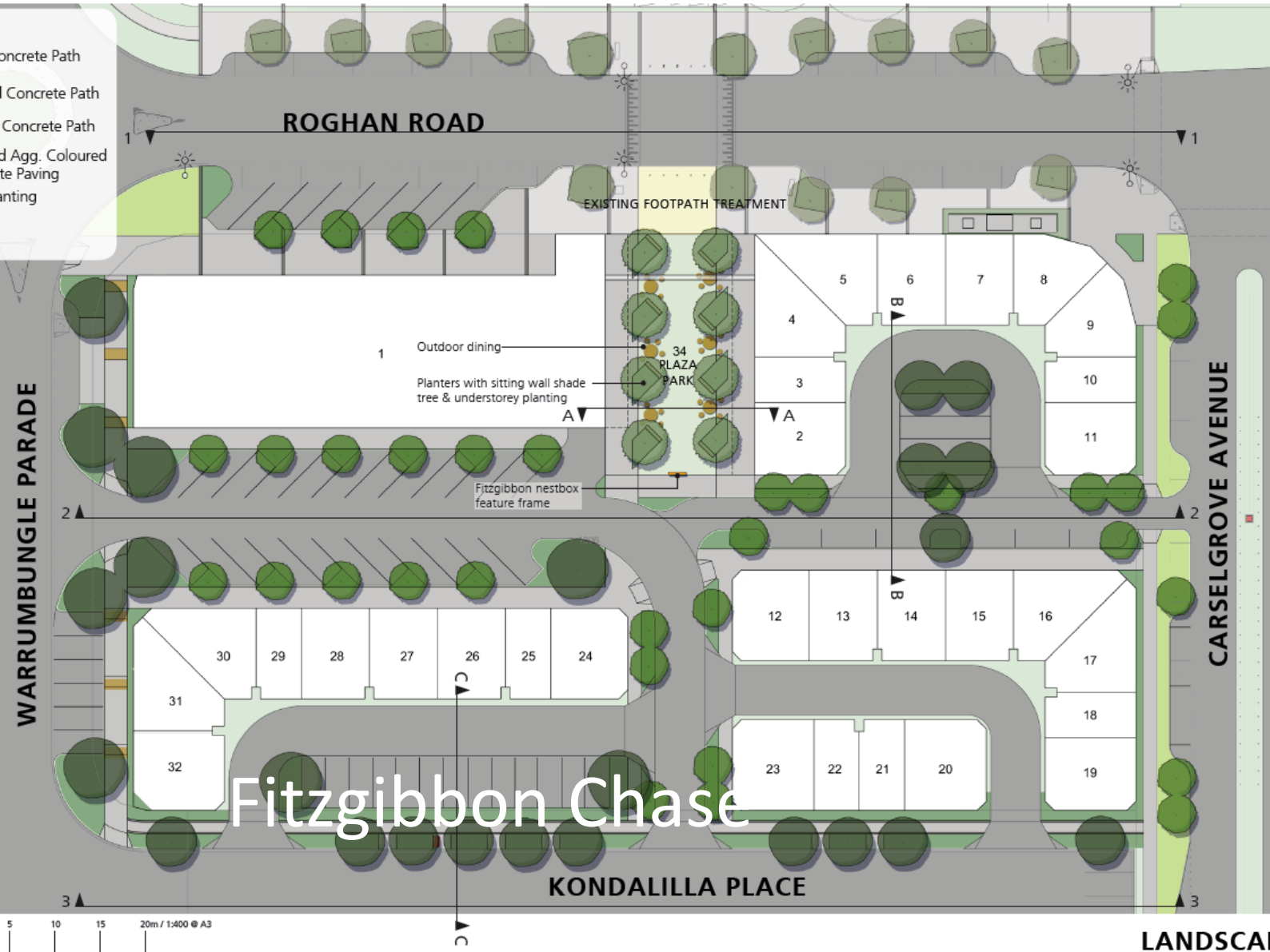
# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



Fitzgibbon Chase



# Fitzgibbon Chase





# Fitzgibbon Chase





Fitzgibbon  
Chase  
*everything now*

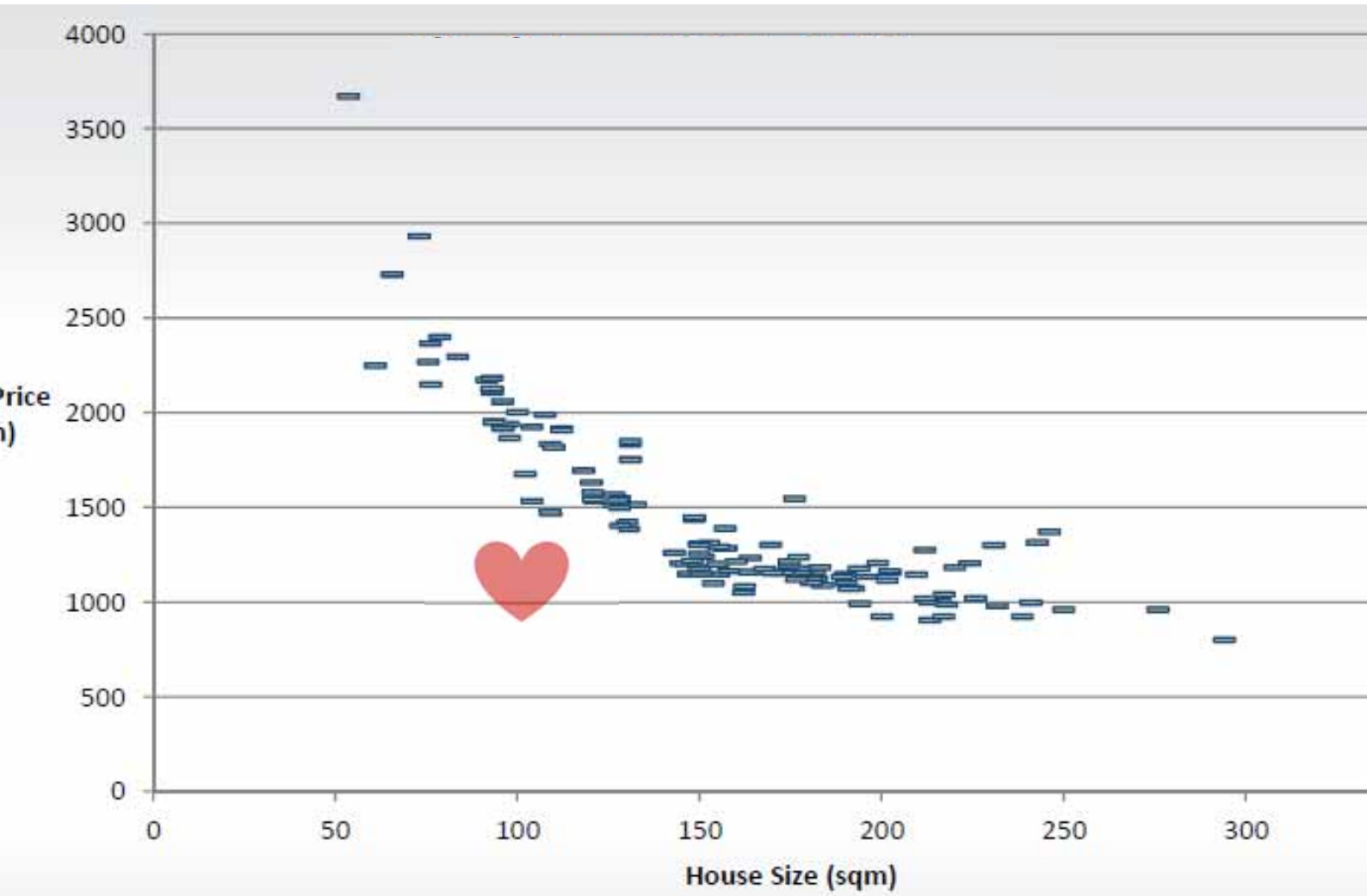
**NOW OPEN**

Fitzgibbon  
Chase  
*everything now*

**NOW  
OPEN**

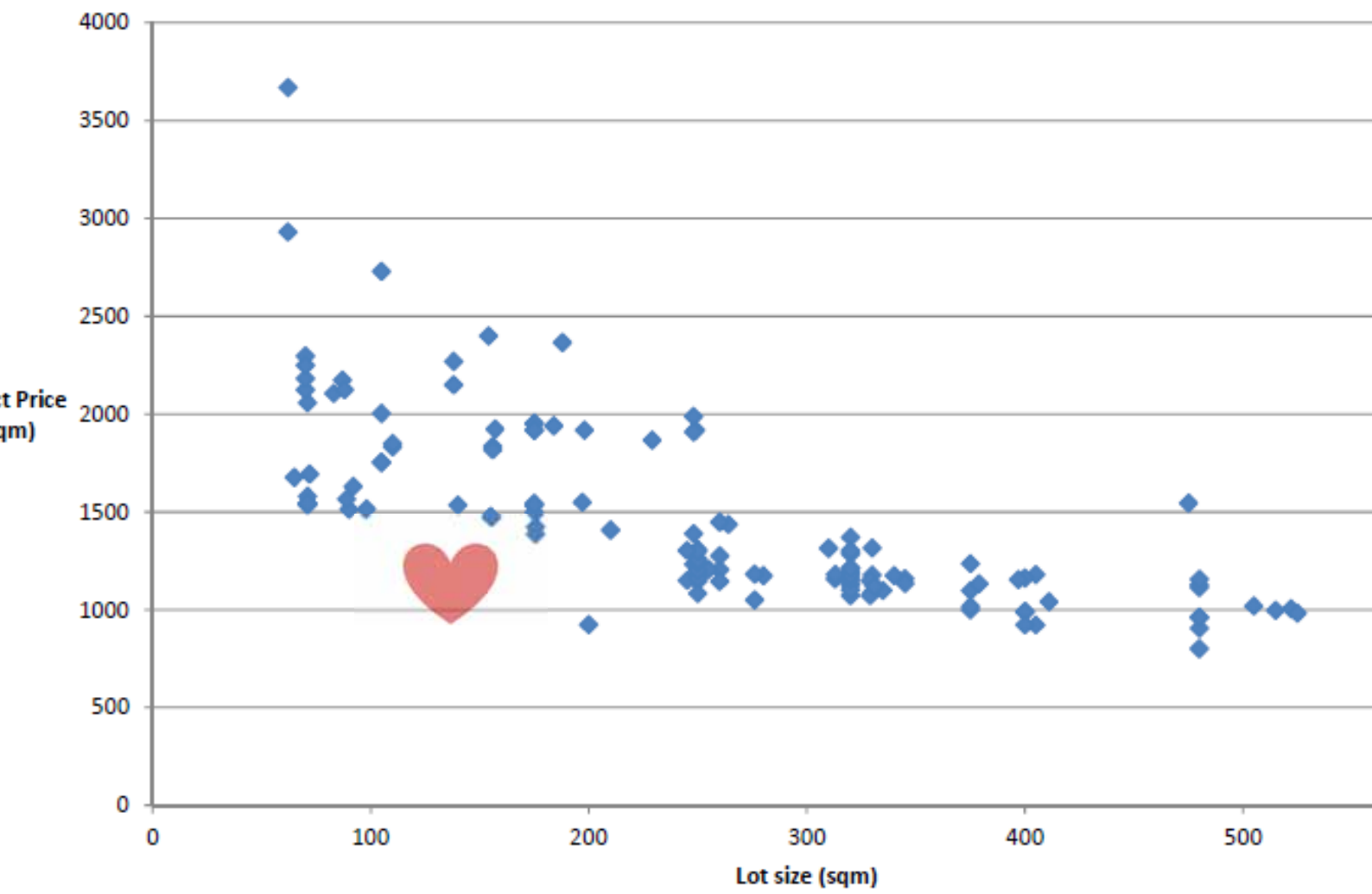
Carselgrove - Roghan

## Fitzgibbon 2010 - 2013

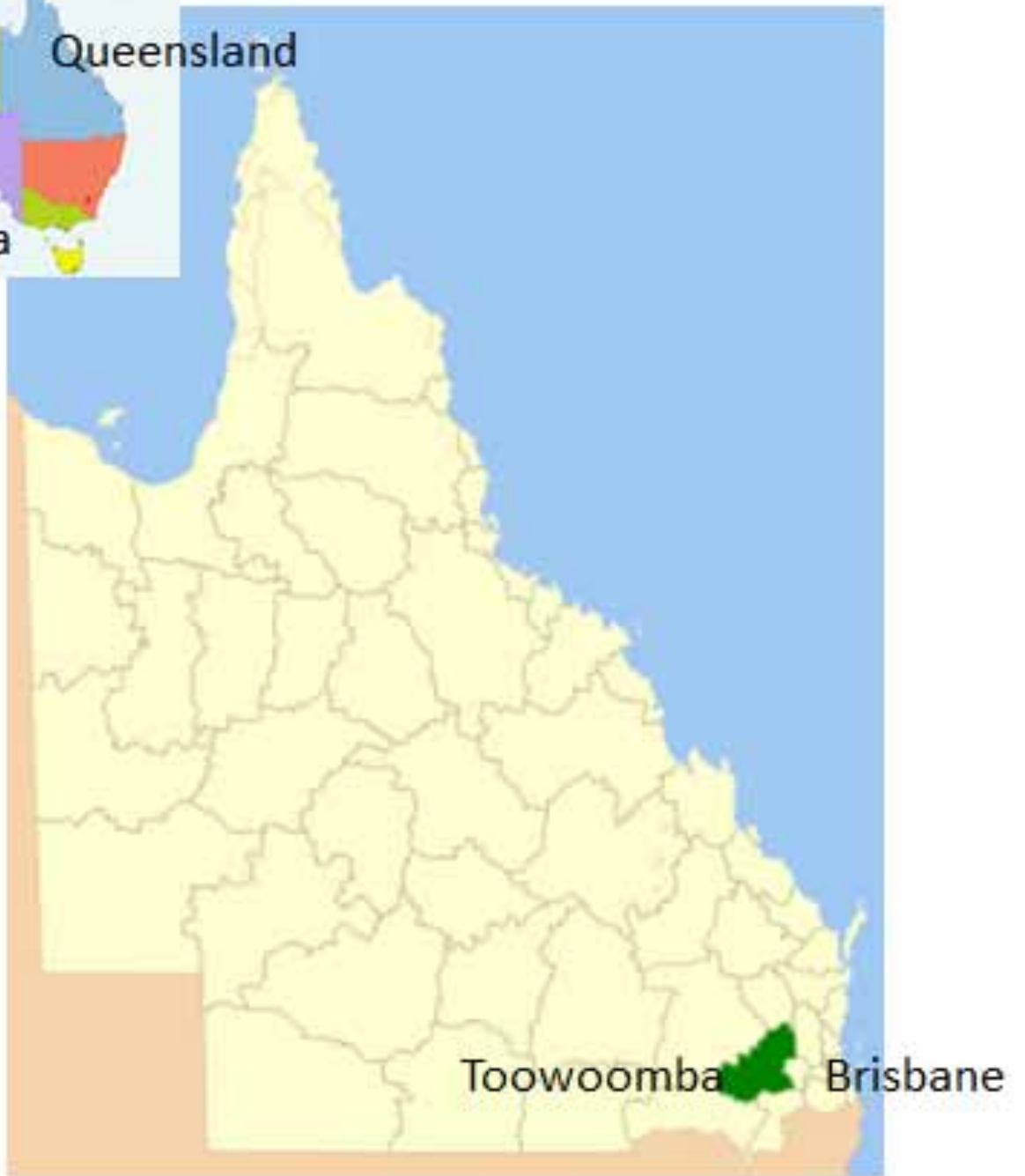


Source: Envision Urban (2013)

## Fitzgibbon 2010 - 2013



Source: Envision Urban (2013)



# 'Green Street' offers new-look land usage

Members of Parliament, local city council aldermen and government representatives attended a housing and residential development seminar in Toowoomba yesterday.

The seminar aimed to initiate, document and provide innovative changes to traditional residential and land development techniques.

The Green Street project has been developed by Federal, State and local governments.

It has led to the Australian Model Code for Residential Development (AMCORD).

AMCORD is a guide to innovative and cost-effective residen-

tial land development techniques applicable Australia-wide.

Head of the School of Town Planning at the University of New South Wales Professor Hans Westerman said the ideas used in its formation were collected by a national task force.

The idea of the Green Street program was to learn from mistakes made in the past and use them to establish better residential areas, according to Green Street promotions officer Mr Malcolm Holz.

"So far it has been very successful and well supported generally by local authorities in the

State.

"The program has already been adopted by Redcliffe City Council and a number of other developments have been built following Green Street principles," he said.

Principles include locational and planning issues relative to new residential areas such as the extent of roads and the size of allotments provided. The program also considers the way houses are sited to make best use of the residential allotment.

Ald Peter Wood, who attended the seminar, said that considering more than 50% of Toowoomba residences contained only one or two people, adoption of the Green Street program could have possibilities.

Ald Wood said he could see the program being adopted in new areas.

"I could see it working in areas such as adjacent to K mart, near the university."

He said older groups would also benefit by the type of developments being suggested.

"There is not enough of this type of housing provided. They are designed to reduce maintenance."

Ald Wood suggested council policies would have to be reviewed to make land available for the project.

Public perception may be a major constraint in Toowoomba, and major transport routes and public transport would have to be re-evaluated.

However, recommended suitable sites included land around the UCSQ, along East Creek, and Bridge Street land previously reserved for an overpass which did not eventuate.



Looking over plans of existing and proposed Green Street developments are (from left) Green Street promotions officer Mr Malcolm Holz; Head of the School of Town Planning at the University of New South Wales, Professor Hans Westerman; Gatton Shire Chairman Cr Bernie Sutton; and (standing) Toowoomba City Council representative Ald John Gouldson.

# Red tape ties Queensland developers' hands as councils dither over approvals and housing crisis escalates

Houghton | [The Courier-Mail](#) | May 21, 2010 11:14AM

A<sup>+</sup> A<sup>-</sup> Print



Toowoomba 2010

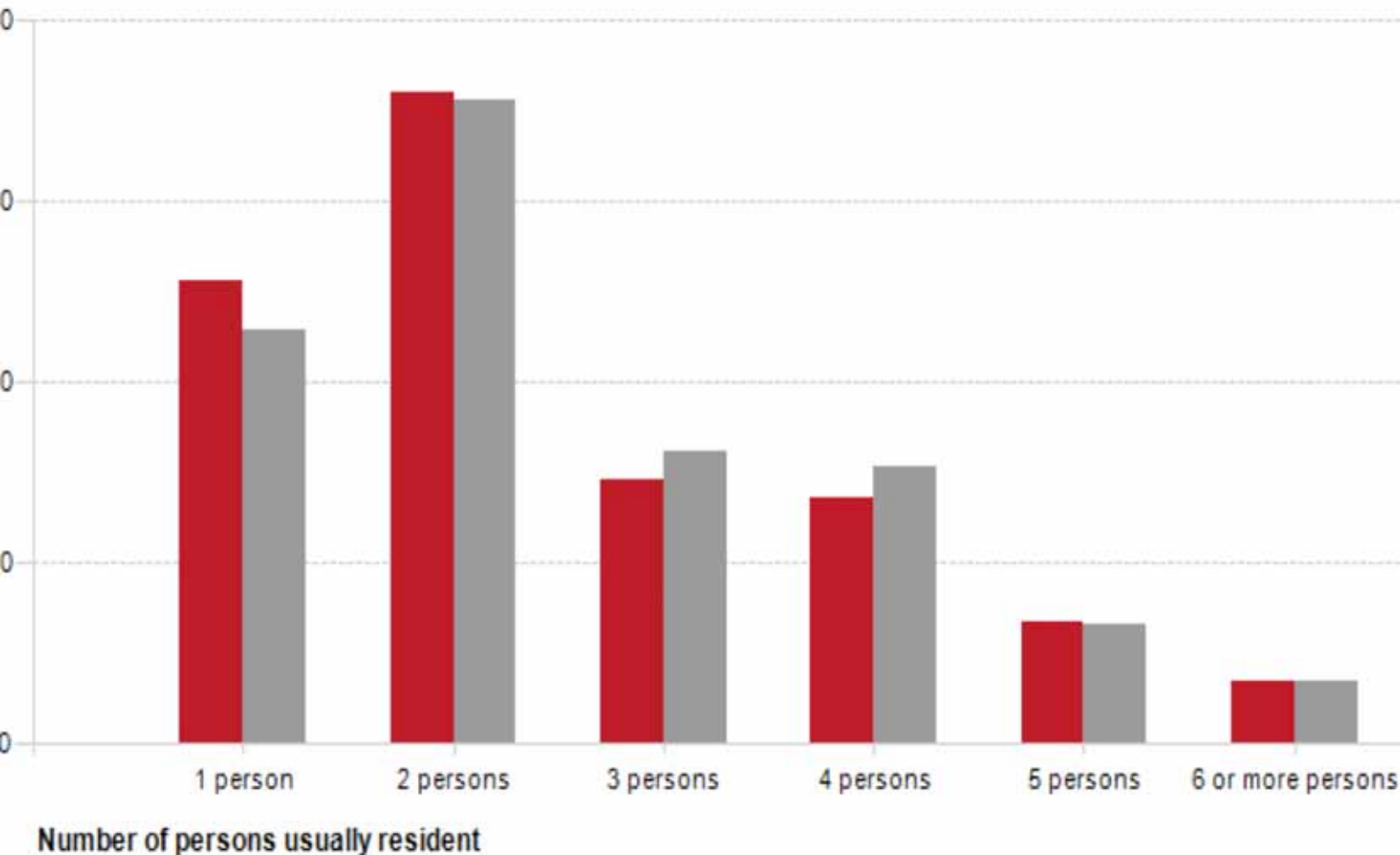
Developers Mac Stirling (left) and Clive Berghofer at Highfields

Days are at crisis level with newlyweds and young families the biggest losers.



## Household size, 2011

Toowoomba Regional Council   ■ Queensland



## Toowoomba 2011

Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Enumerated data)  
Compiled and presented by .id, the population experts.

Almost 62% of all households in the region  
comprise only one or two people



Kearneys Spring 2013



Kearneys Spring 2009



Kearneys Spring 2014

63 lots 150sqm - 600sqm  
Av 307sqm



# Freyling Park Small Lot Housing Design Code

Version 4 – 30 September 2013

## Freyling Park Small Lot Housing Code

- (1) The purpose of the Freyling Park Small Lot Housing Design Code is to guide the development of Dwelling Houses on lots below 450m<sup>2</sup>. This code is accompanied the Freyling Park Plan of Development<sup>1</sup>, that specifies the location of:
  - a) built to boundary walls,
  - b) garages,
  - c) driveways,
  - d) footpaths, and
  - e) visitor car parking.
- (2) The Queensland Development Code Part MP1.2 will guide the development of Dwellings Houses on lots in Freyling Park equal to or more than 450m<sup>2</sup>.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment;
  - (b) dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs; and
  - (c) energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.







# The Chronicle

January 22, 2013

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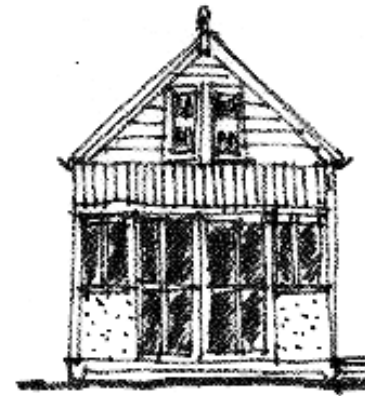
PHOTO: Joffre St residents Paul Herbert and Clare McConnell with Paul's children Lawson and Selina Herbert outside the house under application for demolition.

## Residents want street preserved

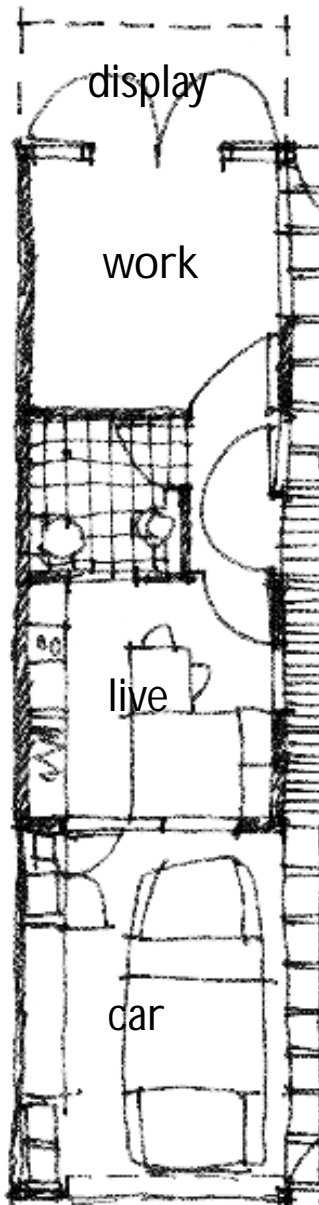
Toowoomba residents are rallying to stop a two-storey development in Joffre St they believe will destroy the neighbourhood. The street lies in the Toowoomba Regional Council character area. Residents are concerned the process is too loose and if the construction goes ahead it could set a precedent for other protected areas.

Stop

© Toowoomba Historical Society

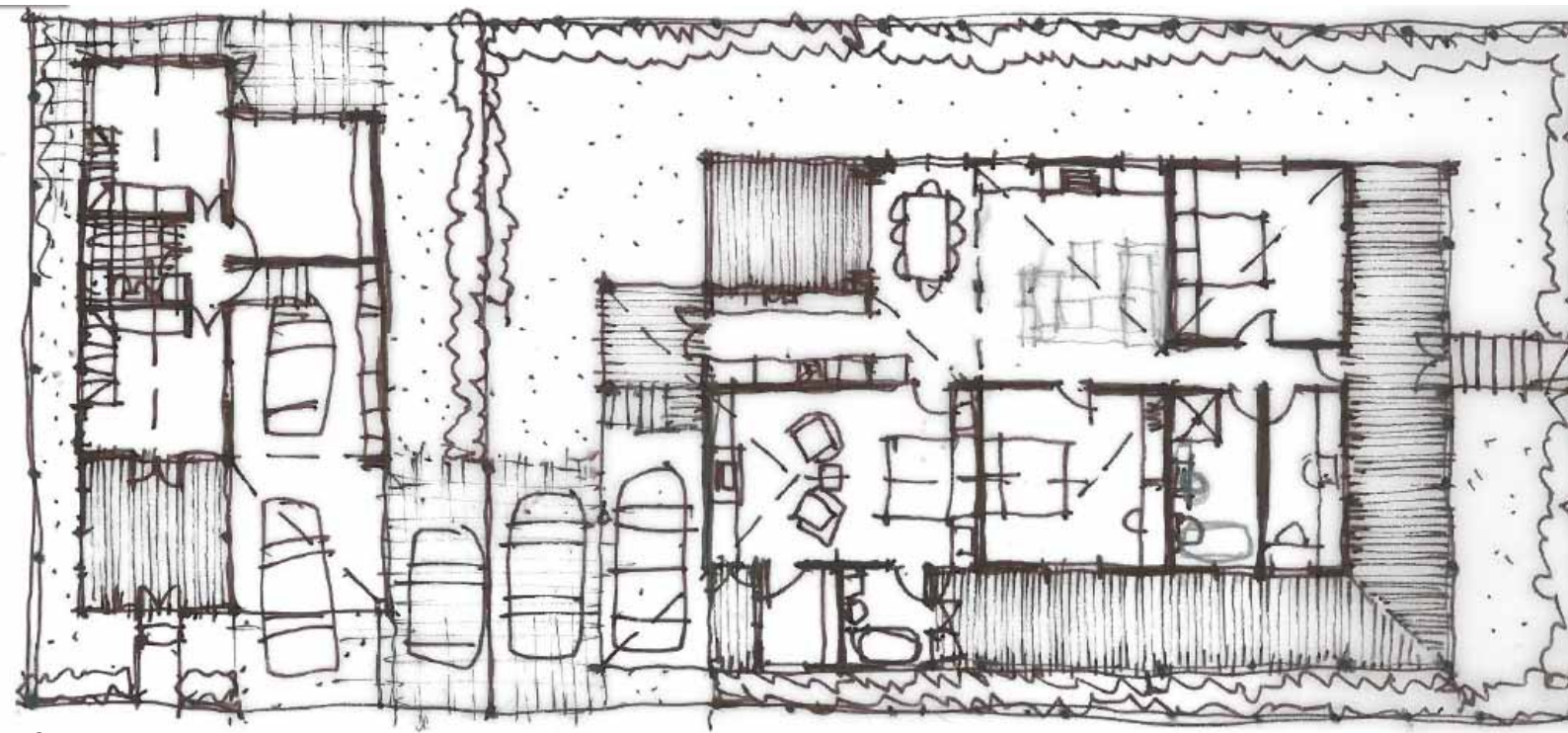


street/park

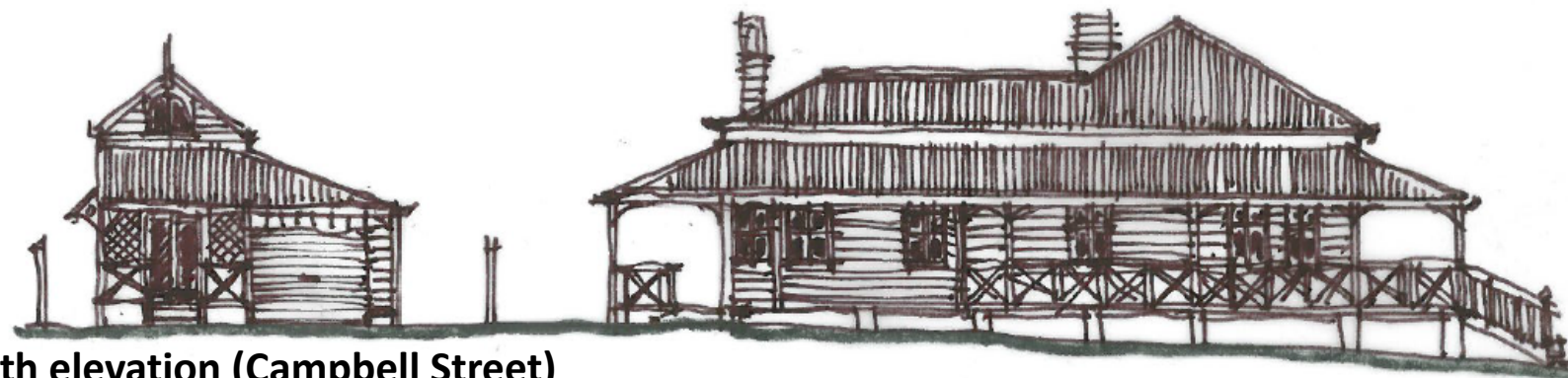


lane

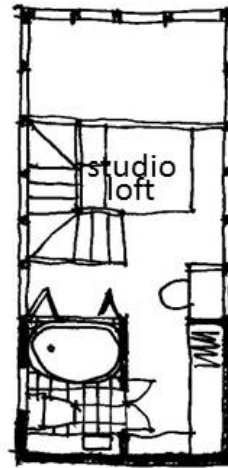
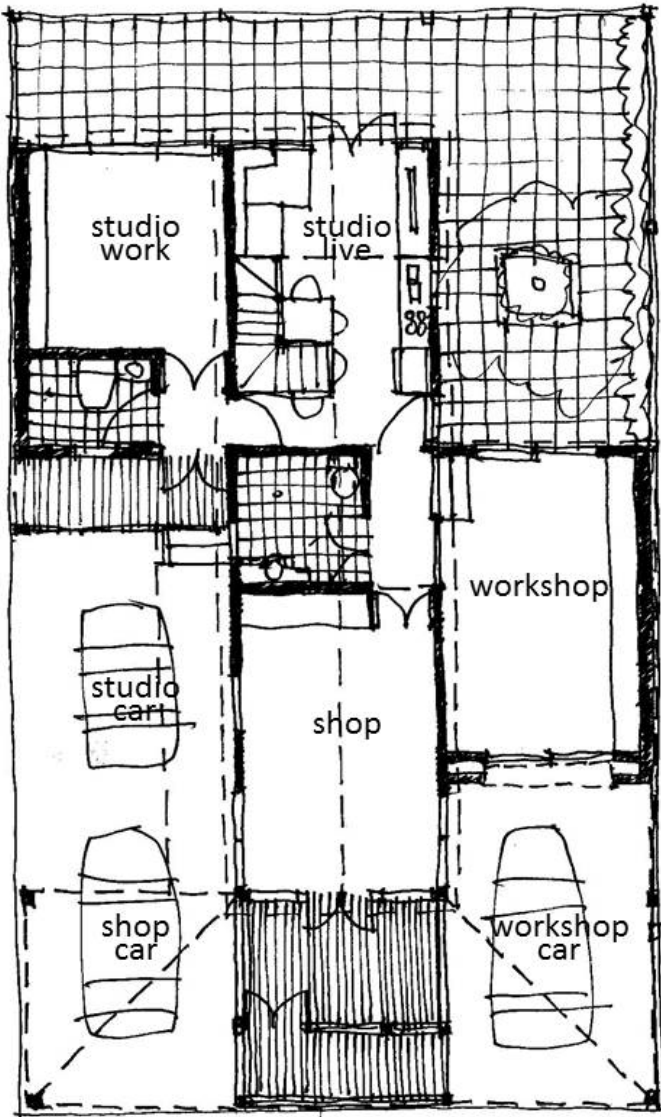
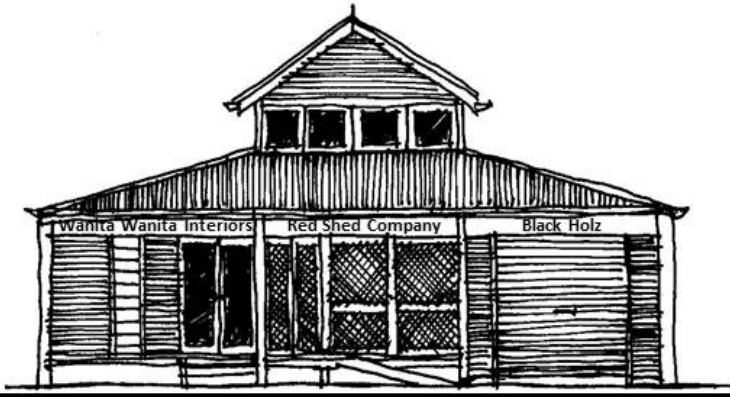


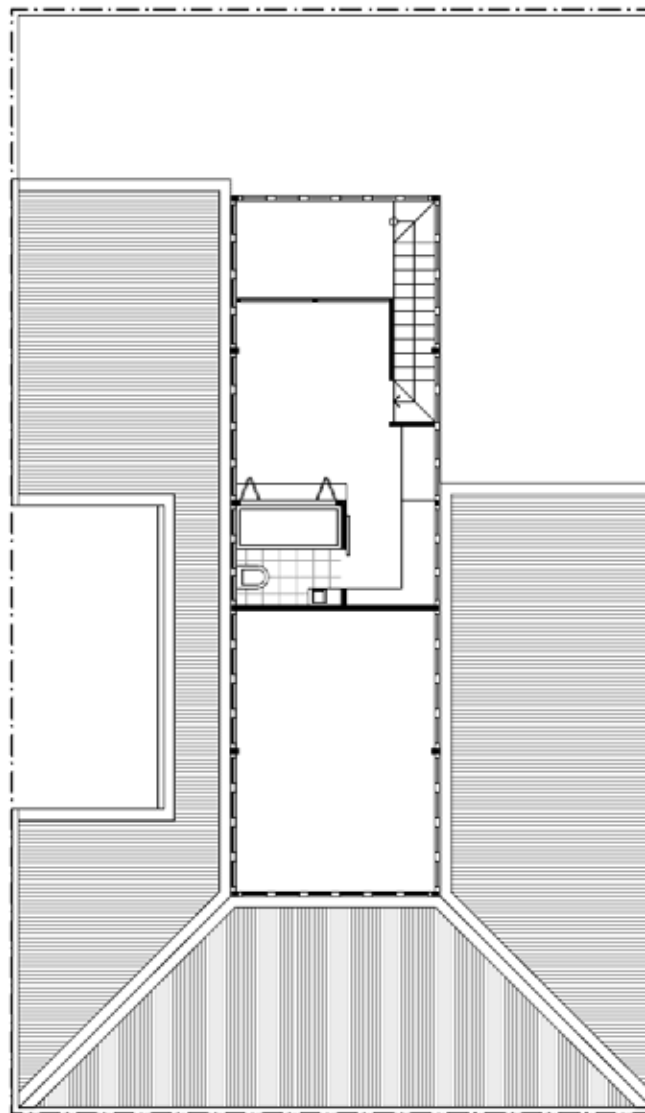
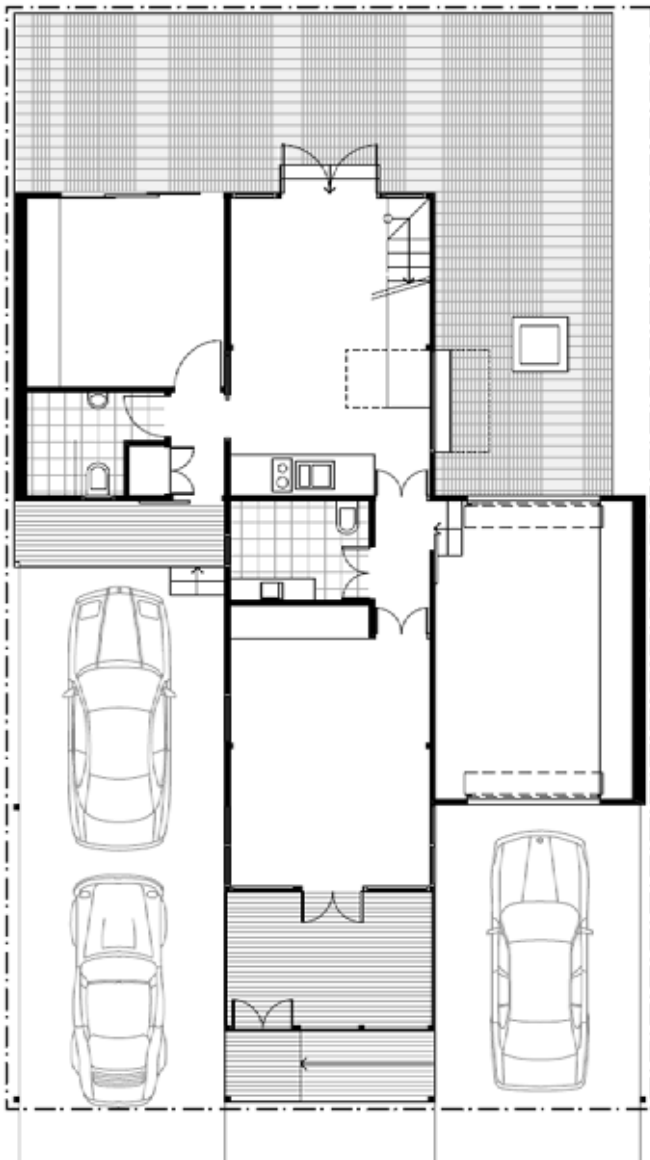
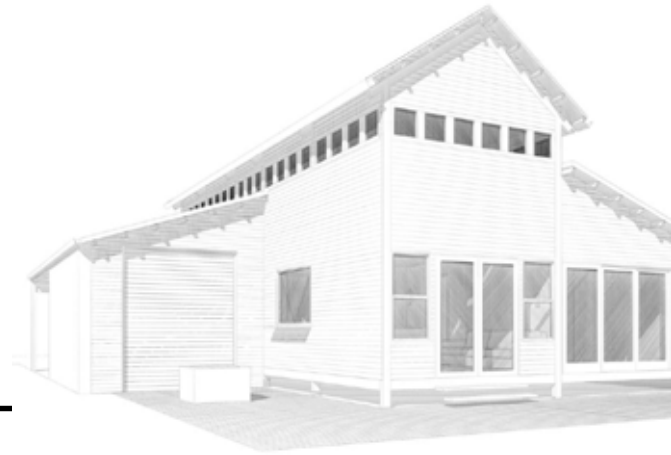


plan



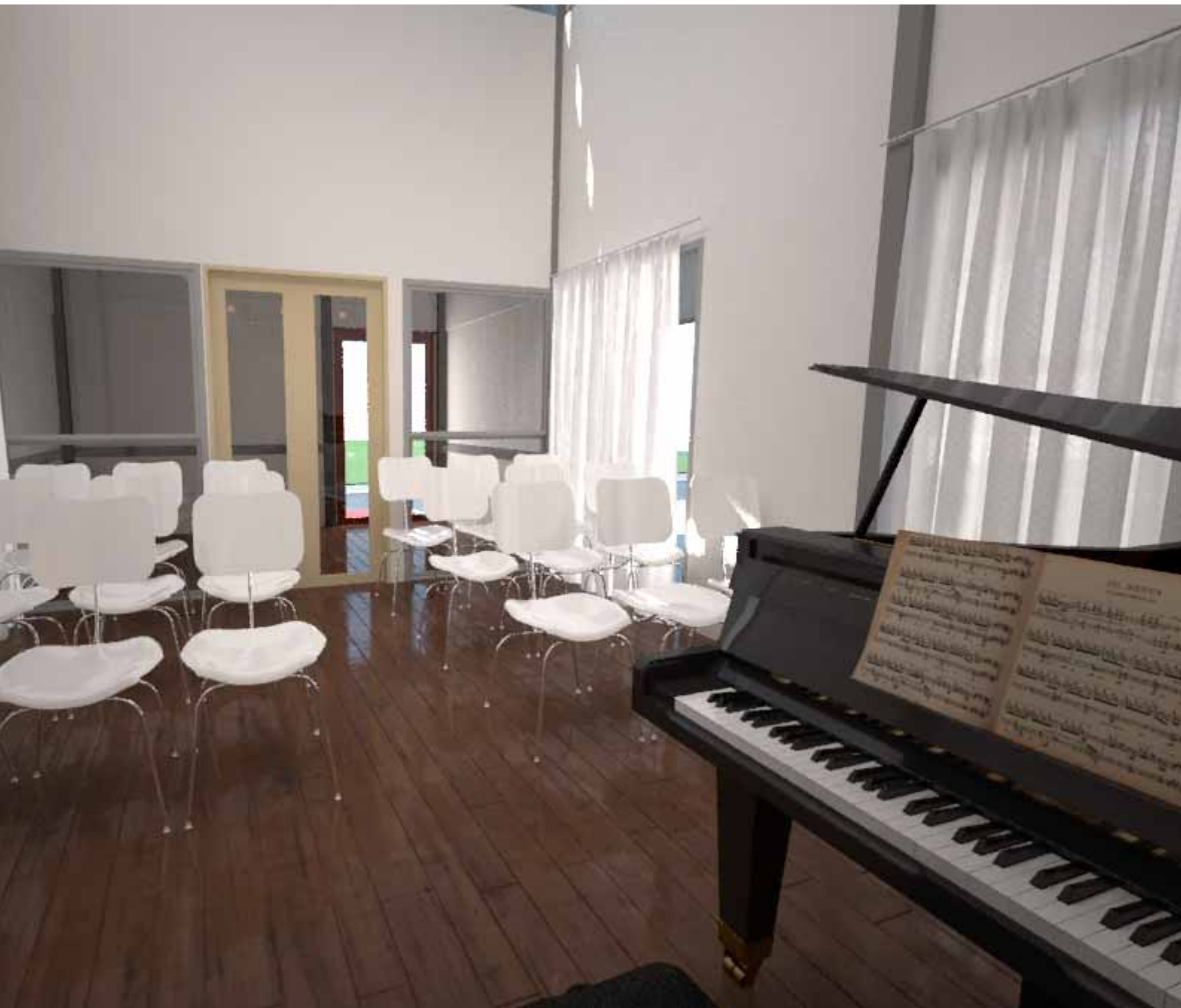
th elevation (Campbell Street)



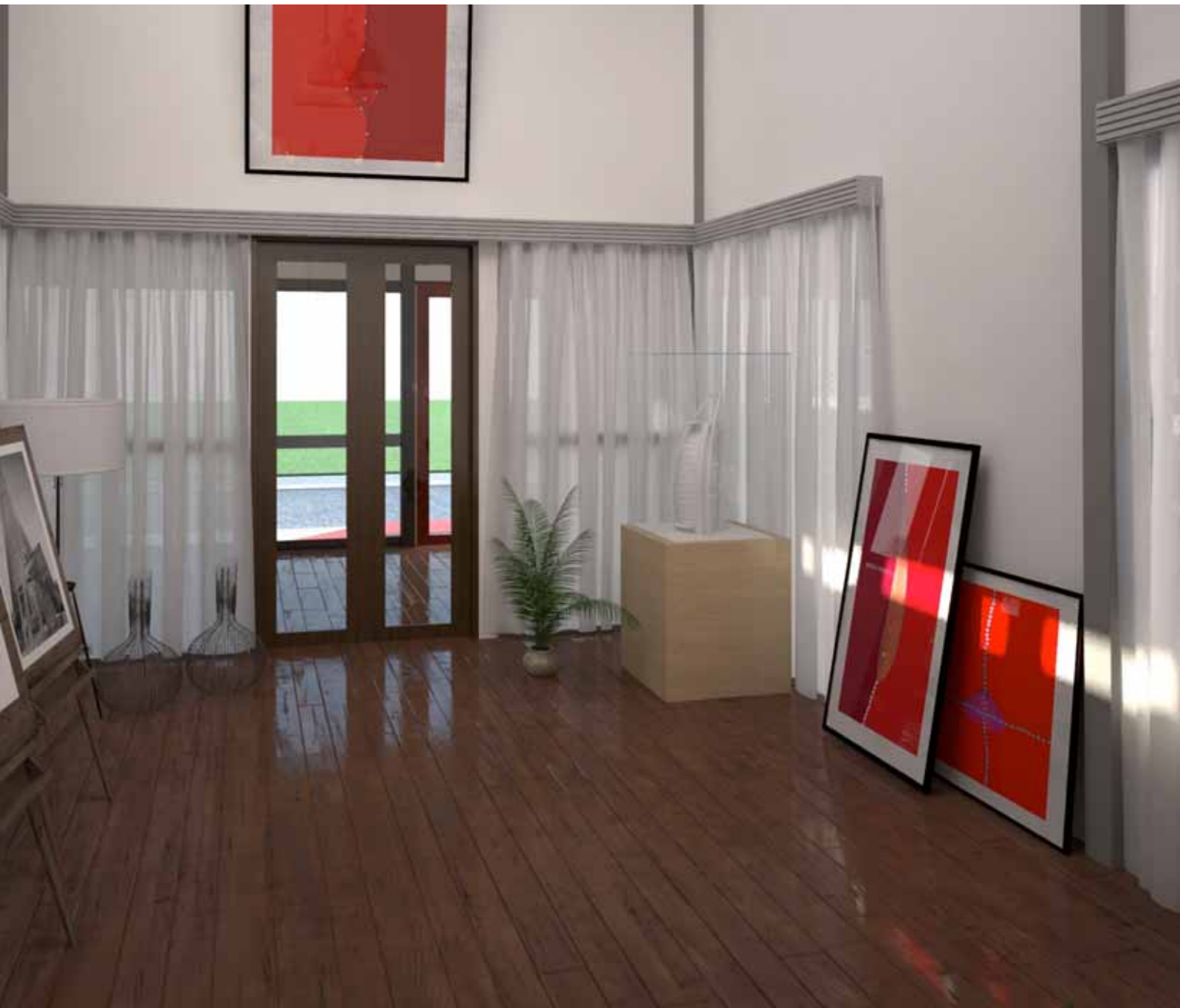


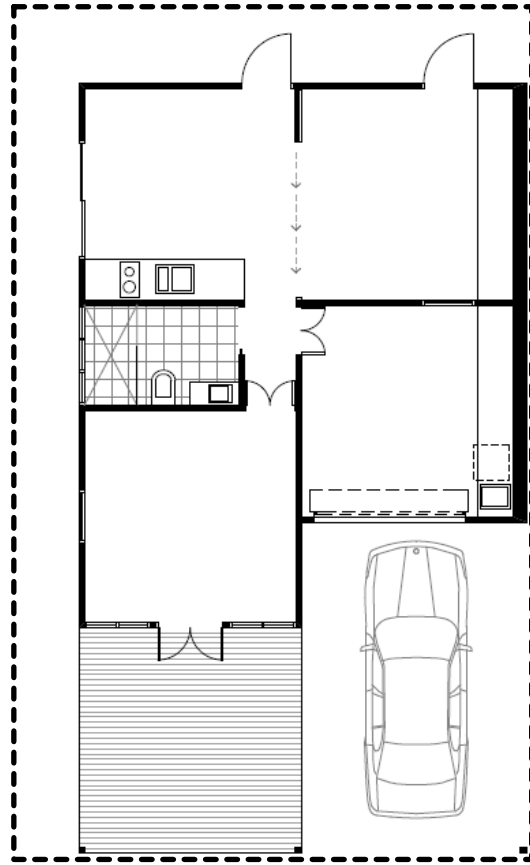




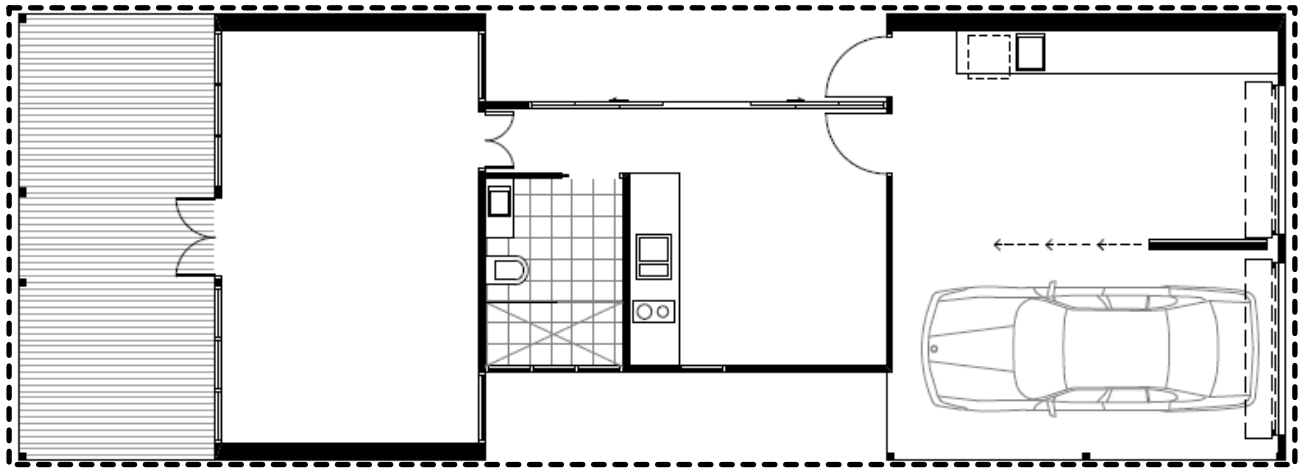
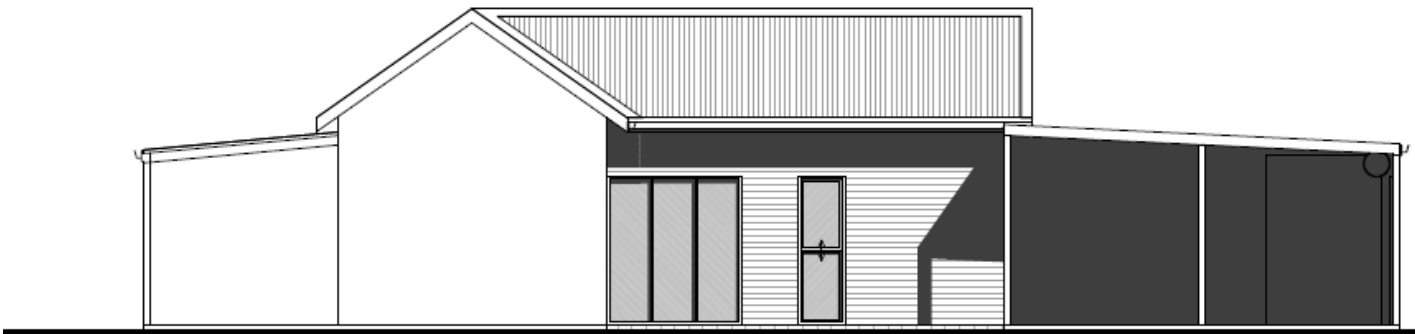








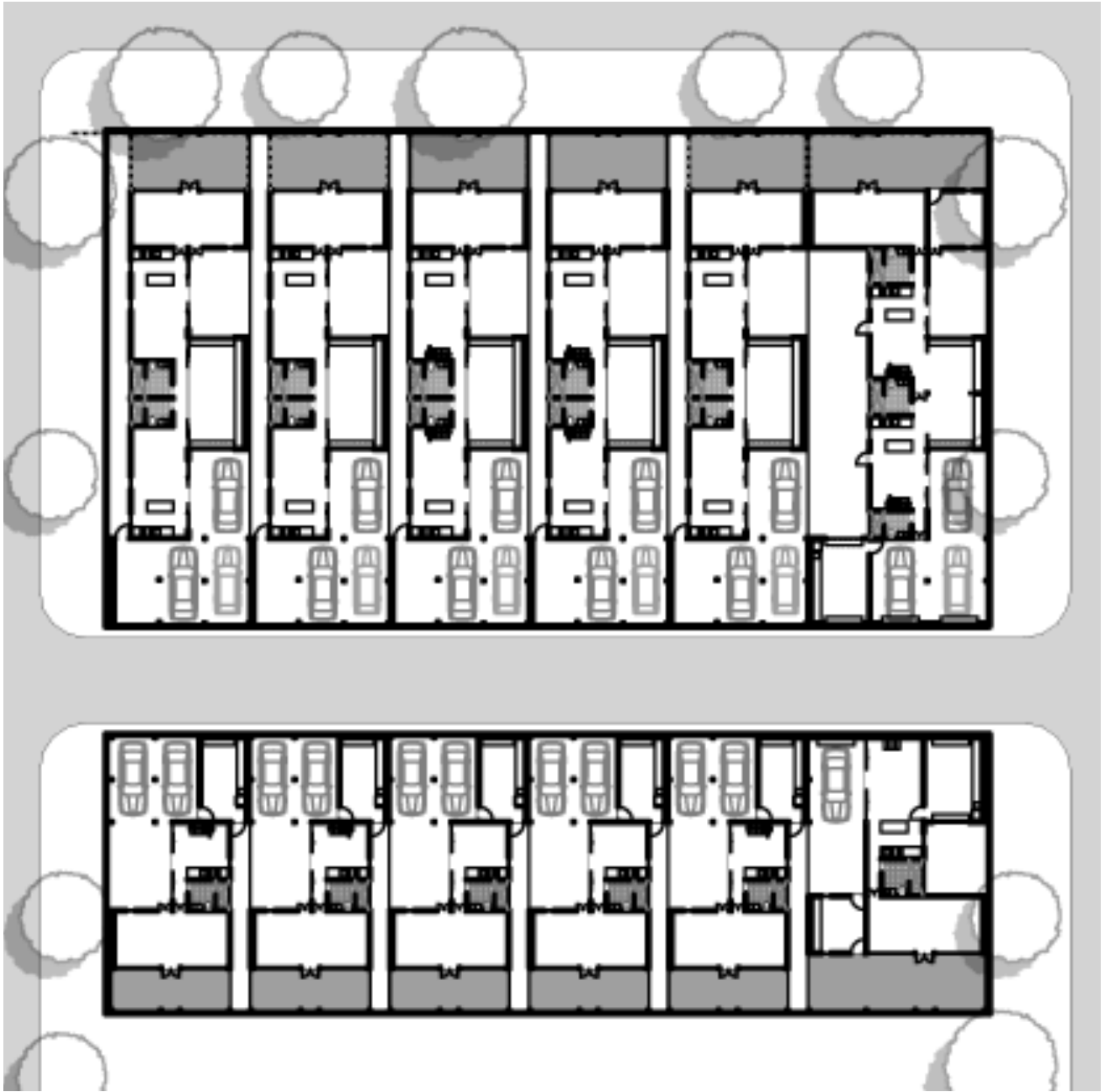
85sqm under roof (@\$1,500/sqm ~ \$127,500)  
Suit 9000x14500 130sqm lot (\$90,000)  
Package ~ \$217,500

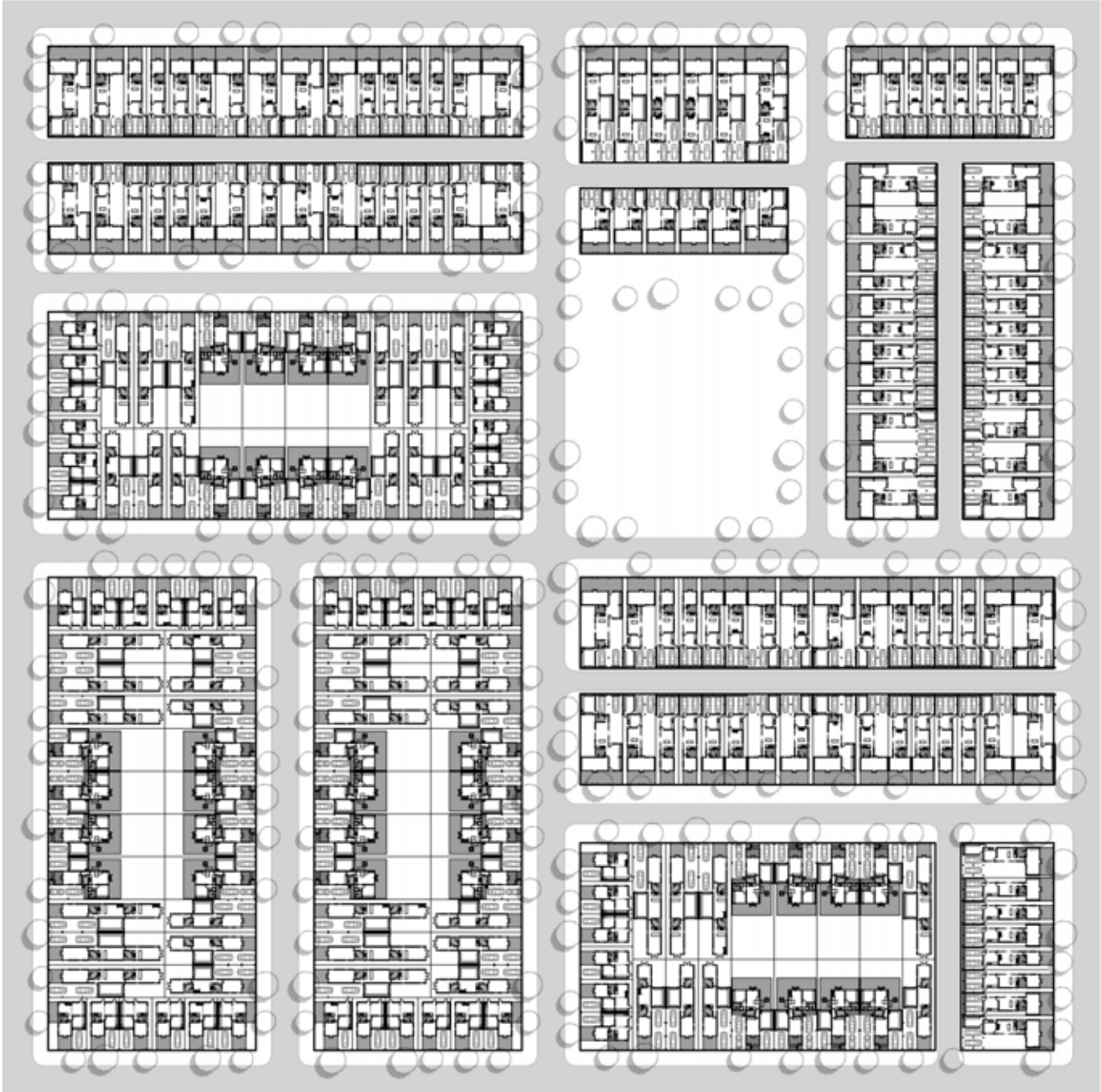


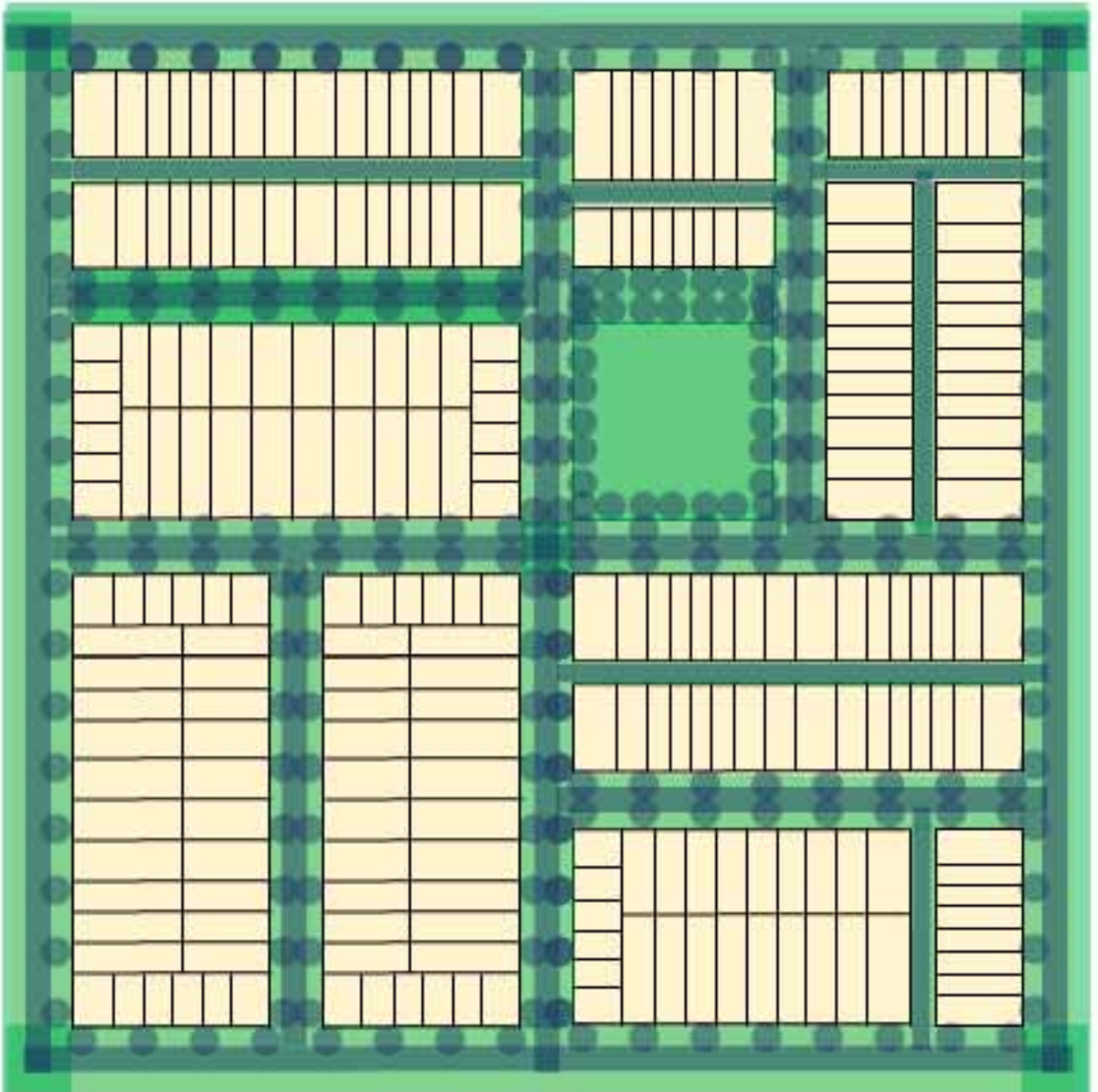
98sqm under roof (@ \$1,500/sqm ~ \$147,000)

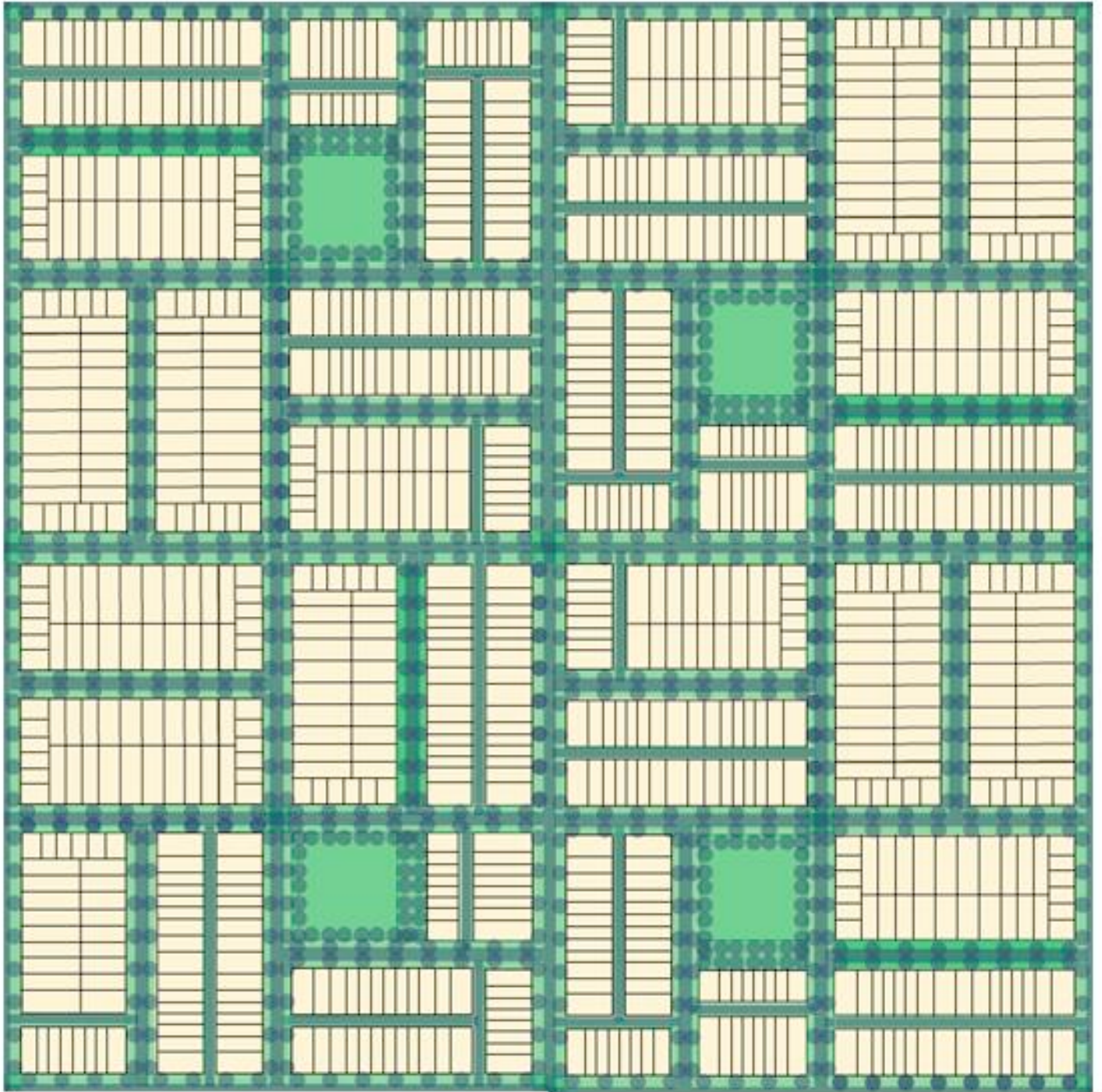
Suit 6300x18000 113sqm lot (\$85,000)

Package ~ \$232,000





















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