The Compact Queensland

Malcolm J. Holz
ACNU Workshop
Penrith
24 October 2013
Estate squeezes in 100m² blocks

Smaller home sites are way of the future: Planner

By GORDON CLARK
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DEVELOPMENT giant Lensworth Kawanawaters has unveiled details of a master planned community for up to 7500 people in homes built on blocks as small as 100 sq m.

Tentatively called Bundilla, the 215-hectare site is bordered by Higaraway Waters, the Sunshine Motorway, Mooloolah National Park and Kawanaw Waters. 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 6.35-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 its 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.”

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 3300 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 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.

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Residential 30
Guideline to deliver diversity in new neighbourhood development

ULDA guideline no. 01

March 2010
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
Fitzgibbon Chase
Fitzgibbon Chase
Fitzgibbon 2010 - 2013

Source: Envision Urban (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 residential 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 Kmart, 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.
Old tape ties Queensland developers’ hands as councils dither over approvals and housing crisis escalates

Houghton | The Courier-Mail | May 21, 2010 11:14AM

Toowoomba 2010

Developers Mac Stirling (left) and Clive Berghofer at Highfields

Days are at crisis level with newlyweds and young families the biggest losers.
Almost 62% of all households in the region comprise only one or two people.
Freyling Park Small Lot Housing Design Code

1. The purpose of the Freyling Park Small Lot Housing Design Code is to guide the development of Dwelling Houses on lots below 450m². This code is accompanied by the Freyling Park Plan of Development, 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 Dwelling Houses on lots in Freyling Park equal to or more than 450m².

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.
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.
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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