

4.1B Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings

General Information

The standard minimum size of lots has generally been formulated on the basis of a conventional subdivision for a single dwelling. In most cases dual occupancy, multi dwelling housing and residential flat buildings require the original ('parent') lot to be larger than shown on the Minimum Lot Size Map.

This model local provision aims to clarify the amount of land (site area) required before certain residential development can occur.

Matters for consideration:

- Subclause (2) lists the most common types of higher density residential accommodation. Councils may include some or all of the listed development types. This clause may be amended to set up different minimum lot size standards for the same type of development in different zones.
- Taking into consideration each of the building forms and the minimum number of dwellings detailed in the Standard Instrument for each of the developments, councils will prescribe the minimum required area for the original lot at their discretion.
- It is expected that other development controls such as orientation, solar access, privacy or private open space will be set out in councils' development control plans. These controls will assist in controlling the sizes of resulting lots in any subsequent process of subdivision into conventional title, community title scheme or strata plan.

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table:

Column 1	Column 2	Column 3
dual occupancy (attached)	[insert name of zone],	[insert number in m ²],
dual occupancy (detached)	[insert name of zone],	[insert number in m ²],
multi dwelling housing	[insert name of zone],	[insert number in m ²],
residential flat building	[insert name of zone],	[insert number in m ²],

Drafting Direction

The only zones that may be listed in column 2 are those for which the housing types mentioned in Column 1 are permissible.

Different minimum lot sizes may be applied for the same type of development but in different zones by adding a new row to the Table.