



## Small Lot Housing Delivery at Lowes Creek/Maryland

Holmes Dyer prepared a comprehensive report and concept plan for the NSW Department of Planning and Environment which sought to understand the opportunity for small lot housing, medium density housing and apartments on a large site in south west Sydney.

The report addressed a range of fundamental policy and design issues including:

- defining small lot housing and its role in fringe and infill markets;
- the development of location criteria for the delivery of increased residential densities;
- existing policies and design limitations;
- key small lot housing design considerations including;
  - » titling
  - » neighbourhood design
  - » sloping land
  - » integrated land, civil, landscape and dwelling design; and
- specific design standards, addressing:
  - » setbacks
  - » lot sizes
  - » building heights
  - » site coverage
  - » soft landscaping
  - » private open space
  - » sunlight access
  - » car parking and access
  - » materials, colours and finishes
  - » design variety
  - » waste storage and collection