AN INTRODUCTION TO COURTYARD LOTS

This brochure has been prepared as an introduction to courtyard lots for a meeting between the National Capital Development Commission and the Master Builders Association.

People have quite different housing needs at different stages of their life. As well as offering life-long accommodation, courtyard and cottage lots can perform a "stepping stone" function, and provide accommodation suited to those whose family structure, life-style or budget do not require a large block of land.

The big advantage of the courtyard lot will be individual site releases. In the past all town houses have been built as groups, either by private developers or for the government housing programme. Under the new arrangements an individual will be able to secure a lease and build a single town house to their own needs, so long as they comply with the design and siting controls developed to protect the amenity of the immediate area.
It is advisable to prepare a graphic layout of the site before designing. Site areas are small and integrated house and open space is essential for maximum useability, privacy and sunlight benefits.

**Basic Design & Siting Policies**

**Comparative Blocks**

- **Standard**
  - Area: 730 m²
  - Plot Ratio: .35
  - House Range: 184 m²

- **Cottage**
  - Area: 520 - 465 m²
  - Plot Ratio: .42
  - House Range: 184 - 159 m²

- **Courtyard**
  - Area: 410 - 360 m²
  - Plot Ratio: .47
  - House Range: 157 - 134 m²

**Diagrammatic Layout**

**Site Plan**

**Open Space Requirements**

- **Entry Court**: 30 m² MIN DIMENSION 5 m
- **Living Court**: 70 m² MIN DIMENSION 6 m
- **Service Court**: 35 m² MIN DIMENSION 3.5 m

**Mandatory Side Boundary**

**Basic Building Envelope Shown 1 m Grid**

**Site Area** 360 m²
**House Area** 132 m²
**Carport Area** 36 m²
**Total Area** 168 m²
**Plot Ratio** .47
The success of these developments will be the realisation of the advantages that proper planning, design and landscaping may achieve; to maximise on the natural features of the site, the useability of the open spaces, desirable sunlight to courts and dwellings, privacy both visual and noise. The design and integration of front screen walls or fences, carports or garages with the dwelling and how it affects the amenity of the street is important. These small groups of individual houses should make an effort to be compatible either by the use of materials, building form, details, landscaping, etc.

 Builders may have reservations about some aspects of the proposed policies. They are urged to raise these points at the meeting.