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Report for: dusted123

Date: 25.11.2015

Reference: N/A

OVERVIEW

Local Council	Brisbane City Council
Planning Scheme	City Plan 2014
Zoning	Low-Medium Density Residential (2 or 3 storey mix)
Overlays	Biodiversity Areas, Bushfire, Dwelling House Character, Traditional Building Character
Neighbourhood Plan ¹ + Precinct	Chermside Centre - No Precinct

RECONFIGURATION OF A LOT (e.g. Subdivision)

Minimum Lot Size and Frontage Required	260sqm and 7.5m frontage	Rear 'small lots' of 350sqm may also be allowable (exclusive of the access easement).
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MULTIPLE DWELLING (e.g. Apartments, flats, units, townhouses, row housing, triplex.)

Minimum Lot Size and Frontage Required for unit development	600sqm and 15m frontage	N/A
Maximum Height Prescribed ²	N/A	If adjoining the Wheller Gardens Settlement heritage area, 2 storeys where within 10m of the heritage boundary or 4 storeys where within 10m to 20m from the heritage boundary.
Maximum Gross Floor Area/Plot Ratio Prescribed	N/A	N/A
Maximum Site Cover Prescribed	45% of the total site area	N/A
Maximum Density Prescribed	N/A	N/A

ADDITIONAL OVERLAY INFORMATION

Biodiversity Areas	Any material change of use that is not within a pre-approved building envelope within this overlay will trigger an application and requires
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assessment against its code. This overlay is designed to enhance/protect the natural flora and fauna both on a site and surrounding.

Bushfire	Any development not associated with a dwelling house may trigger an application under this overlay to protect development from bushfire hazards.
Dwelling House Character	This overlay is particular to allotments with an existing dwelling house, it ensures that any single dwellings are compliant with the relevant provisions. If they are not, an application may be triggered under this overlay.
Traditional Building Character	<p>Any new development needs to incorporate traditional Queensland architecture into its design as a result of this overlay.</p> <p>Generally, any future development needs to maintain the pre-1946 building at the frontage of the site to be incorporated into the design of a new development. The removal of a pre-1946 dwelling can be applied for.</p>

GENERAL INFORMATION (Note, any information following are general provisions that may be altered by the zoning, neighbourhood plan and/or overlays of a site)

Prescribed setbacks for a Multiple Unit Dwelling	<p>Front setback: 4m to balcony, 6m to wall.</p> <p>Side setback: 1.5m for wall up to 4.5m; 2.0m for wall up to 7.5m; 2.0m + 0.5m for every 3m above 7.5m</p> <p>Rear setback: 4.5 to balcony; 6m to wall.</p> <p>Car parking: 1 space/1 bedroom dwelling; 1.25 spaces/2 bedroom dwelling; 1.5 spaces/3 or more bedroom dwelling; 0.15 visitor spaces per unit.</p>
Prescribed setbacks for a House	As per the Queensland Development Codes. Please contact your local building certifier. Note, maximum height is the same as the above noted for a multiple unit dwelling.
Prescribed setbacks for Small Lot House (450sqm or less)	<p>Front setback: 6m where all adjoining dwelling houses have a setback of 6m or more; or the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or 3m where there is no adjoining dwelling house;</p> <p>Side setback: 1m for habitable spaces; or 0.5m and a maximum height of 3.5m for a maximum length of 15m in a LMR MR or HDR; or 9m in the LDR or CR. Or 0m where meeting certain criteria.</p> <p>Rear setback: 3m to walls up to 4.5m high or 4.5m to wall over 4.5m for lots with an average depth less than 25m in length. 6m for lots with more than 25m in length.</p>

Site cover:
50% where 400sqm
60% where 3-400sqm
70% where 2-300sqm
80% where <200sqm

Car parking: One on-site car park minimum.

Note, maximum height is the same as the above noted for a multiple unit dwelling.

Prescribed secondary Dwelling Provisions	80sqm maximum GFA within 20m of the primary dwelling. 2 car parking spaces are provided at a minimum over the site.
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¹ Neighbourhood Plan can refer to a Local Plan, Precinct, Local Area... etc. dependent on the planning scheme.

² Provision taken from a Local or Neighbourhood Plan or Precinct.

Please refer to the local planning scheme for definitions of administrative definitions (e.g. Gross Floor Area, Plot Ratio, Site Cover... etc.).

We further note the following acronyms may be used throughout this website: GFA (Gross Floor Area), MCU (Material Change Of Use), SQM (Square Metres).

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