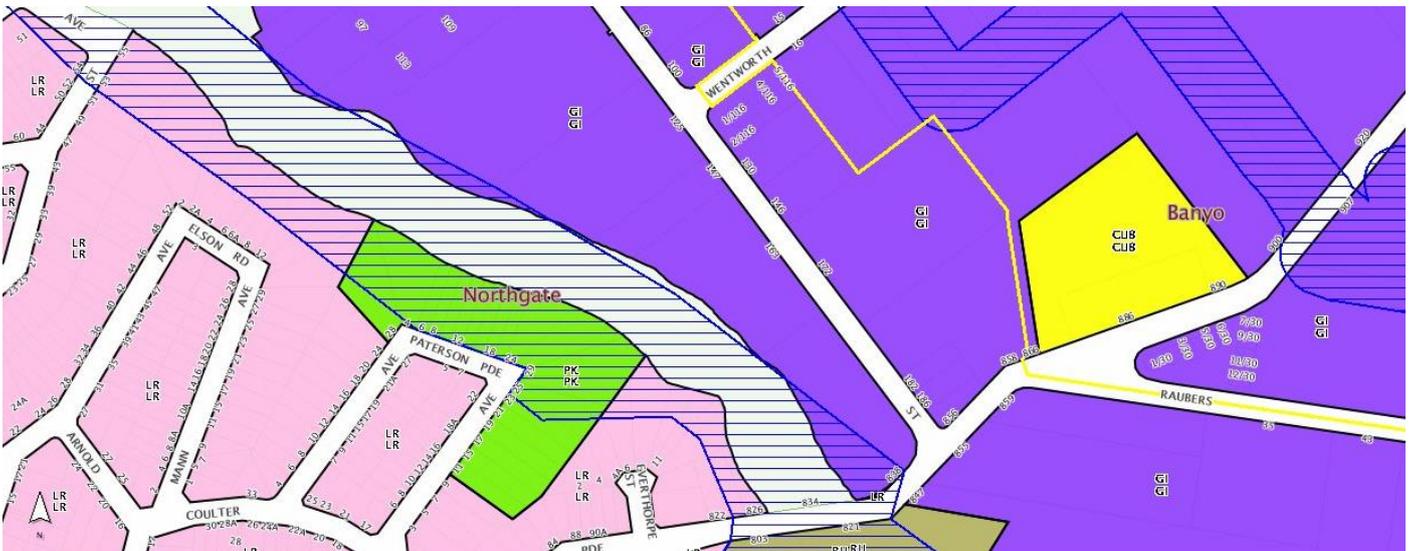


# Handout for ENVM3103/7123 lecture 2 – the essence of planning schemes

Dr Chris McGrath – 11 March 2015

Planning schemes are always a combination of maps and text. They can be very long and complex (e.g. in Brisbane). The main key to using them to determine what development can occur on a particular parcel of land and how it will be assessed is use the maps to identify what the land you are considering is designated as under the planning scheme (e.g. its area/zone classification and whether any local plans or other layers of planning apply to it). Once you have found that information in the maps, you need to read the parts of the text relevant to those designations. The text will provide you will detail on the constraints applying to that land. Consider the following example of extracts of maps and text from the *Brisbane City Plan 2000* (now a superseded planning scheme following the adoption of the *Brisbane City Plan 2014*) relevant to developing land in a low density residential area (Figure 1) as units.

Figure 1: A satellite image compared with part of a planning scheme overlaying the same land showing area classifications under the (superseded) *Brisbane City Plan 2000* in the suburbs of Northgate & Banyo.



## Key for area classifications and other map layers

- |                                                                                     |                               |                                                                                     |                                             |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | Conservation                  |  | Low-Medium Density Residential Area         |
|  | Character Residential         |  | Low Density Residential Area                |
|  | Community Use Area            |  | Multi Purpose Centre City Centre MPI        |
|  | Emerging Community Area       |  | Multi Purpose Centre Major Centre MP2       |
|  | Extractive Industry Area      |  | Multi Purpose Centre Suburban Centre MP3    |
|  | Environmental Protection Area |  | Multi Purpose Centre Convenience Centre MP4 |
|  | Future Industry Area          |  | Medium Density Residential Area             |
|  | General Industry Area         |  | Park Land Area                              |
|  | Heavy Industry Area           |  | Rural Area                                  |
|  | High Density Residential Area |  | Special Purpose Centre                      |
|  | Investigation Area            |  | Sport and Recreation Area                   |
|  | Light Industry Area           |  | Waterways                                   |

Extracts from Ch 3 (Areas & Assessment Processes) of the *Brisbane CityPlan 2000* (the superseded planning scheme for the City of Brisbane), available from <http://www.brisbane.qld.gov.au>, showing key constraints in the text of the planning scheme relevant to development of a multi-unit dwelling in a low density residential area.

## 5 Residential Areas

### 5.2 Low Density Residential Area

#### 5.2.1 Intent

The predominant form of development is detached houses, 1 or 2 storeys in height. Other residential development such as aged persons homes will also be located in the Low Density Residential Areas. Multi-unit dwellings will only be allowed on sites over 3,000m<sup>2</sup>, at a scale and density commensurate with the Low Density Residential Area. This will be achieved by strict adherence to a maximum gross floor area of 30% of the site area. Minimum lot size in established areas will be 400m<sup>2</sup>, except in the Demolition Control Precinct where the minimum lot size will be 450m<sup>2</sup>. No provision is made for the subdivision of existing or approved houses.

Single unit dwellings are not appropriate in the Low Density Residential Area, as the very small lot sizes are

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#### 5.2.3 Level of assessment—Low Density Residential Area, Character Residential Area and Low-medium Density Residential Area

Impact Assessment	
Generally appropriate	
1.	Child Care Facility
2.	Building work, operational work or reconfiguring a lot on the site of a <b>Heritage Place</b> or within a <b>Heritage Precinct</b> <sup>(1)</sup>
3.	<b>Home Business</b> where not complying with the self assessable Acceptable Solutions in the Home Business Code
4.	<b>Multi-unit Dwelling</b> <ul style="list-style-type: none"> <li>in the Low Density Residential Area—where complying with the Residential Design—Low Density, Character and Low-medium Density Code and on a site over 3,000m<sup>2</sup></li> </ul>