



AUTOMATED TOWN PLANNING PROPERTY REPORTS

Property Report

42 Mannington Rd, ACACIA RIDGE, 4110

Report generated July 24 2020

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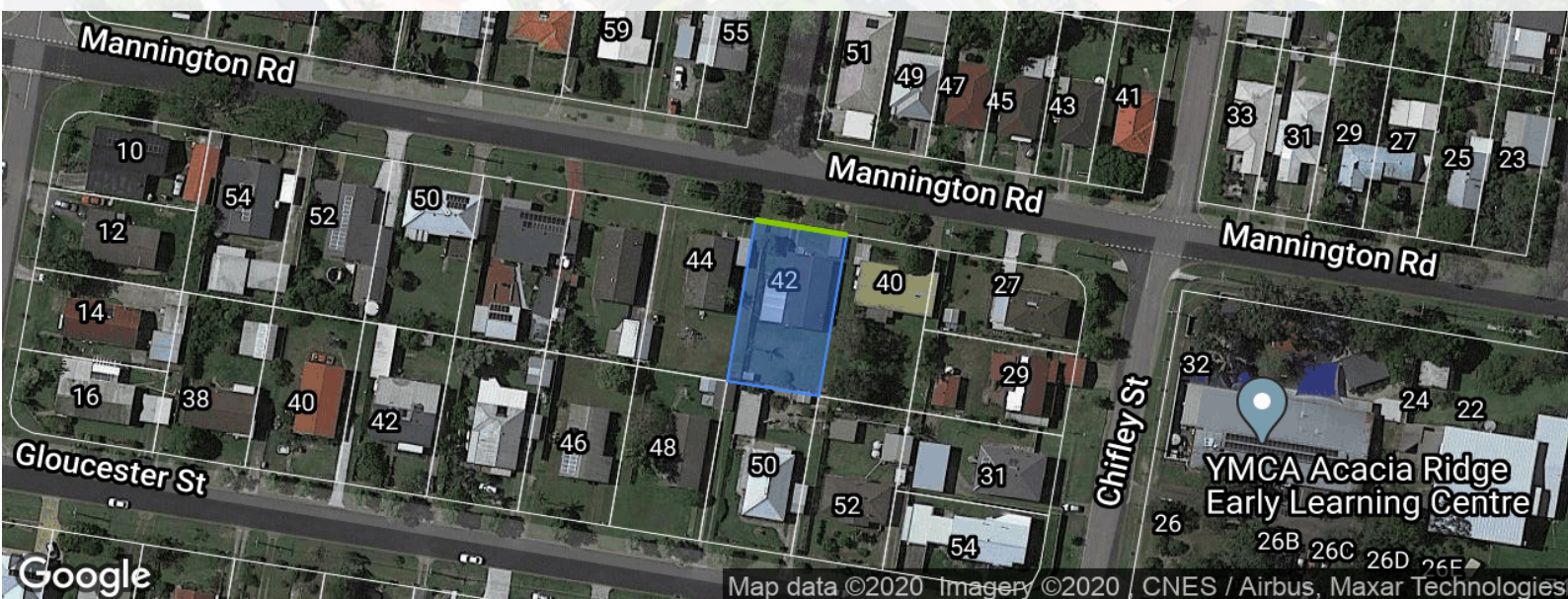
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Property snapshot

ADDRESS

42 Mannington Rd, ACACIA RIDGE, 4110

PLANNING SCHEME

Brisbane City Plan 2014 (v17.00)

NEIGHBOURHOOD PLAN + PRECINCT

Acacia Ridge—archerfield Neighbourhood Plan

PROPERTY DIMENSIONS

Total Area: 716 sqm

Frontage: 20.08 m

LOCAL COUNCIL

Brisbane City Council

ZONING

Low-Medium Density Residential (2 Or 3 Storey Mix)

MAXIMUM PRESCRIBED HEIGHT



2 Storeys

and 9.5M above natural ground level

SUBDIVISION OPPORTUNITIES

2 Lots

MULTIPLE DWELLING OPPORTUNITIES

		
4	3	2
4	2	2
7	1	1

POTENTIAL CAUTIONS

Airport Environs

Critical Infrastructure And Movement Network

Dwelling House Character

Wanting to Subdivide the property?

Subdivision Opportunities




2 x Lots

Minimum Lot Size and Frontage Required
260sqm and 7.5m frontage

Minimum Rear Lot Size Required
350sqm

Wanting to build townhouses or apartments?

Multiple Dwelling Opportunities

		
4	3	2
4	2	2
7	1	1

Minimum Lot Size and Frontage Required for unit development

600sqm and 15m frontage

How high can you build on this property?

Maximum Prescribed Height

2 Storeys

and 9.5m above Natural Ground Level

Maximum Height Prescribed

2 storeys and 9.5m above Natural Ground Level

3 storeys (and 11.5m) may be allowable where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station. We highly recommend checking your property to confirm that your property is or isn't within 400m walking distance to a dedicated public pedestrian access point of a railway or busway station. Where the adjoining lot contains a dwelling house (where no approval for development other than a dwelling house exists) the max. building height within 10m of the common boundary does not exceed 9.5m or 2 storeys.

Other planning restrictions?

Maximum Gross Floor Area/Plot Ratio

N/A

Maximum Gross Floor Area/Plot Ratio Prescribed
N/A

Maximum Site Coverage

45%

Maximum Site Coverage Prescribed
45% of the total site area

Maximum Density (per Hectare)

N/A

Maximum Density Prescribed (per Hectare)
N/A



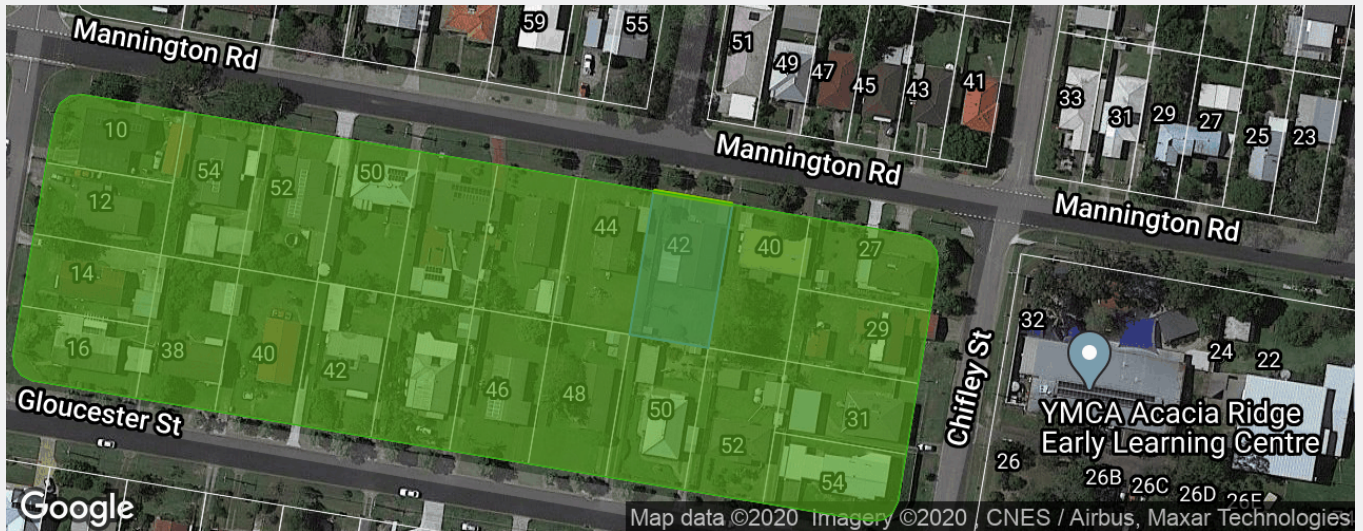
Airport Environs

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to the mapping for more information.



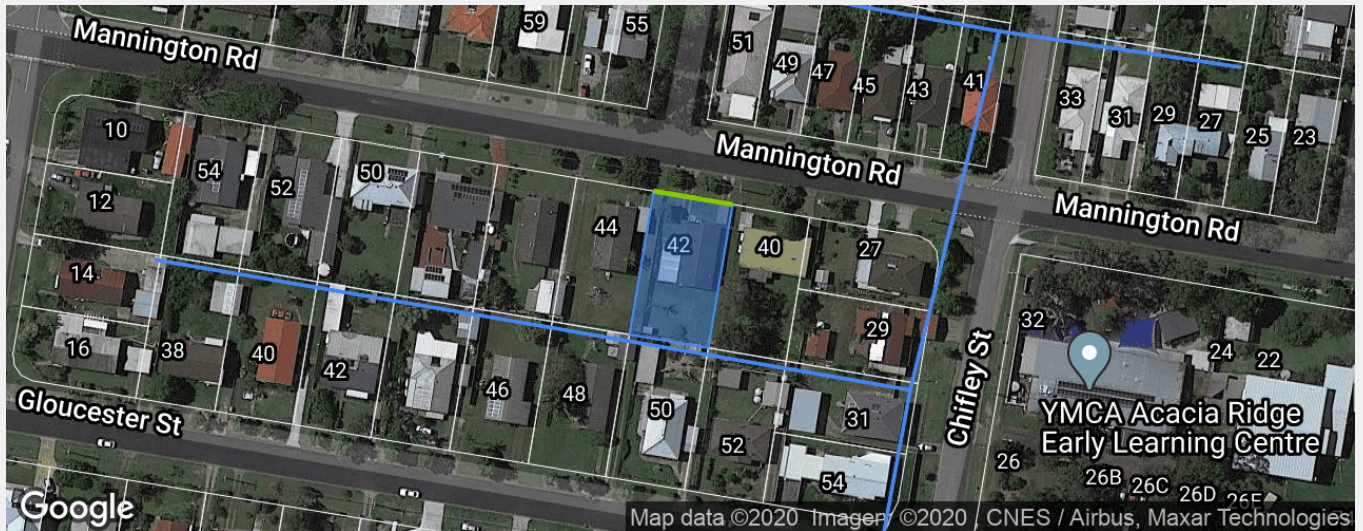
Critical Infrastructure And Movement Network

The Critical infrastructure and movement network overlay identifies critical assets and movement networks.



Dwelling House Character

The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area.



Sewer gravity main (b + i)



Water pressure main (b + i)

Additional general requirements

(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

Front setback: 4m to balcony, 6m to wall.

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

Rear setback: 4.5 to balcony; 6m to wall.

Car parking: 1 space/1 bedroom dwelling; 2 spaces/2 bedroom dwelling; 2 spaces/3 bedroom dwelling; 2.5 spaces/ 4 bedroom dwelling + 0.25 visitor spaces per unit.

Prescribed setbacks for a House

On a lot more than 450m² in size, the setbacks comply with the Acceptable Solutions specified in QDC part MP 1.2.

Prescribed setbacks for Small Lot House (450sqm or less)

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.

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. Please refer to the Dwelling House (Small Lot) Code.

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.

Site cover (maximum allowable):

50% where 400sqm

60% where 3-400sqm

70% where 2-300sqm

80% where <200sqm

Car parking: One on-site car park minimum.

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. Secondary dwellings cannot be rented out separately from the primary dwelling house.

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