

HOUSES



Dedicated to a better Brisbane

BRISBANE CITY PLAN 2014 | FACT SHEET

Brisbane City Plan 2014 (City Plan) has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support population growth, while protecting our enviable way of life.

City Plan includes a variety of housing options to meet Brisbane residents' diverse and changing needs.

This factsheet outlines how City Plan applies to new houses and house extensions in a residential zone, how to check if you require planning approval from Council and basic design requirements.

Do I need approval to build or extend my house?

Council is keen to make it as easy as possible to plan the construction of, or extension to your home.

A [PD Online](#) property enquiry can help you determine if the proposal requires Council approval. You can also phone Council on (07) 3403 8888 during business hours and ask to speak to a town planner.

While Council aims to assist you through the process, you may wish to engage a consultant, town planner, surveyor or other appropriately qualified professional for help with your building or development project.



Accepted development	The proposed development does not need assessment against <i>Brisbane City Plan 2014</i> .
Accepted development, subject to requirements	For certain common development types you may not need to lodge a development assessment application (i.e it may be 'accepted development, subject to requirements'). To check whether or not your application is accepted development, subject to requirements or requires a development assessment application, Council recommends you engage with an appropriately qualified professional.
Code assessable	You need to apply to Council to assess your application against the relevant codes in <i>Brisbane City Plan 2014</i> . This application will not require public notification.
Impact assessable	You will need to apply to Council to assess your application against the relevant codes in <i>Brisbane City Plan 2014</i> . Depending on the type of development, the assessment can range across all provisions of the City Plan. This application will need public notification (signage on site, notice in paper and letters to neighbours).

How do I complete an assessment myself?

In most cases, you can assess your own application by meeting the criteria in the acceptable outcomes of the [Dwelling house code](#) or [Dwelling house \(small lot\) code](#) and any relevant overlay codes and [neighbourhood plan codes](#).

If you meet the acceptable outcomes criteria, you do not need to lodge a development application with Council.

Tips for determining if you need to lodge an application

- If you are checking to see if you need to lodge an application for the construction of, or extension to your own home, we recommend you engage a building certifier or consultant to confirm that you can complete this assessment and do not need to apply to Council.
- A certifier must also approve any building work, such as extensions, before you start construction. This is separate to development approval. A building certifier checks that your proposed building work complies with the [Building Act 1975](#) and associated standards.
- Visit www.qbcc.qld.gov.au for more information about building approvals and building certifiers.

Do I need approval to add a deck to my property?

A deck is a great way to enjoy Brisbane's sub-tropical lifestyle. If you are building a deck on your new house, Council considers the extension as part of the new building work and a separate application is not required. If you are building a deck onto an existing house, Council considers the addition to your property as an extension to a dwelling house and may be [accepted development, subject to requirements](#), or [code assessable](#).

How do I find out what zones, overlays and neighbourhood plans affect my property?

Council has made it easy to find all the relevant information for your property when planning to extend or build a new house. The [Brisbane City Plan 2014](#) online [interactive mapping](#) tool allows you to view your property on a map to see the zones, overlays and neighbourhood plans that apply to your site. The maps are colour and number coded to help you clearly identify the relevant zones and precincts within an area.

How do overlays and neighbourhood plans affect my proposed house development?

If overlays or neighbourhood plans apply to your property, you will need to consider these in designing your home. Some overlays such as the [Heritage](#) and the [Wetlands](#) overlays may require you to apply for Council approval – all of this information is available through Council's online [interactive mapping](#) tool, as detailed above.

Example

Mr Jones's property is partly within the Waterway corridor overlay. To complete an assessment himself, Mr Jones' building work must meet the acceptable outcomes of the Waterway corridor overlay code, such as setting his building back more than 15 metres from the waterway corridor centre-line and retaining the vegetation within the corridor. If he does not meet these criteria, Mr Jones would need to lodge a development application with Council.

What is the maximum house height, number of storeys and boundary setbacks you can build to without Council approval?

Council sets some basic design requirements for houses to ensure that they fit in with the surrounding area.

For improved flood immunity and flexibility with housing design, the maximum house height has been raised to 9.5 metres and two storeys. Building up to 9.5 metres in height does not require a development approval from Council however, you will need a building approval from a qualified building certifier. If you are proposing to build higher, you will need to seek Council approval.

Residential zone	Maximum roof height	Maximum number of storeys
Character residential (CR)	9.5 metres	2
Low density residential (LDR)		
Low-medium density residential (LMR1) (2 storey mix)		
Low-medium density residential (LMR2) (2 or 3 storey mix)		
Rural (RU)		
Rural residential (RR)		
Emerging community (EC)		
Environmental management (EM)		

In other residential zones where there is a greater mix of dwelling types, such as apartments, the maximum roof height is 11.5 metres and three storeys – see table below.

Residential zone	Maximum roof height	Maximum number of storeys
Medium density residential zone (MDR)	11.5 metres	3
Low-medium density residential zone (LMR3) (Up to 3 storeys)		

Side boundary setbacks for dwelling houses on standard sized lots* vary according to the height of the building. These are set by the [Queensland Development Code](#) and are not included in the City Plan. Side boundary setbacks for dwelling houses on small lots** are identified in the City Plan. Boundary setbacks help with protecting privacy, property maintenance and amenity.

* A standard sized lot is one that is greater than 450 square metres, or for a rear lot greater than 600 square metres excluding the access way.

** Small lots are less than 450 square metres or for a rear lot less than 600 square metres excluding the access way.

Do I need Council approval to build a granny flat?

A granny flat, referred to in City Plan as a secondary dwelling, can be a maximum of 80 square metres in size. If the granny flat is for a member of your household, you do not need to apply for Council approval as long as you meet the criteria in the [Dwelling house code](#) or [Dwelling house \(small lot\) code](#).

You will need to lodge a development application if:

- the granny flat is bigger than 80 square metres in size, or
- it is more than 20 metres from the main house, or
- you are renting it to someone who does not form part of your household.

What is rooming accommodation?

If there is more than one household living in the same house, it may classify as rooming accommodation. Student and boarding houses are common examples of rooming accommodation.

Not all rooming accommodation developments need Council approval. To find out if your proposed development does, view details of the [Rooming accommodation code](#) on Council's website.

How is a household defined in *Brisbane City Plan 2014*?

A household can be:

1. one person maintaining a household, or
2. two or more people related by blood, marriage or adoption, or
3. up to five children under the age of 18 that are not related and one or two adults who have care of them, or
4. no more than five people that are not related.

More information and to lodge an application

You can lodge your application by emailing dalodgement@brisbane.qld.gov.au You may wish to engage a consultant town planner, surveyor or other appropriately qualified professional to prepare the application for you.

You can also attend one of the [Talk to a Planner sessions](#) that Council holds throughout the year to speak to a Council officer in person.

For more information about City Plan and to access the interactive mapping tool, visit www.brisbane.qld.gov.au and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing CP2014@brisbane.qld.gov.au

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.