

3. Guide to residential development

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 city's enviable way of life.

[Brisbane City Plan 2014](#) replaces *Brisbane City Plan 2000*.

This guide provides an overview of common types of residential development, where they can be located and how they are assessed. For more information about dwelling houses refer to the Guide to the development of dwelling houses on Council's website.

Types of residential development

The Queensland Planning Provisions (QPP) include standard definitions for a variety of residential development forms that have been incorporated into the definitions in [Schedule 1](#) of the City Plan. The following are some of the common types of residential development in Brisbane.

- **Dwelling house:** A single dwelling on its own lot. A dwelling house may share a common wall with an adjacent building and can also include a secondary dwelling (granny flat).
- **Dual occupancy:** Two houses on one lot; they may be attached or separated.
- **Multiple dwelling:** Three or more dwellings on one lot. This includes townhouses, villas and apartments.
- **Rooming accommodation:** A dwelling that accommodates more than one household, such as student accommodation or a boarding house.
- **Short-term accommodation:** Temporary accommodation for tourists or travellers such as a motel, backpackers or serviced apartments.

Character residential zone

The CR1 [Character zone](#) precinct is predominantly intended for detached character dwelling houses, secondary dwellings and home-based businesses. Existing dwellings built in 1946 or before are to be retained, and extensions or renovations should maintain the original parts of the dwelling. New

dwellings are to be designed to complement Brisbane's traditional character.

Under *Brisbane City Plan 2000* the CR1 Character zone precinct was predominantly land in the Low density residential area classification within the Demolition control precinct.

In the CR2 Infill housing zone precinct, existing dwellings built in 1946 or before are to be retained, and any extensions or renovations must maintain the original parts of the dwelling. New multiple dwellings of up to two storeys can be developed between or behind character houses.

Consistent with *Brisbane City Plan 2000*, new development must be compatible in form, scale, materials and detailing to complement Brisbane's traditional character.

The CR2 Infill housing zone precinct was predominantly land that was in the Character residential area classification under *Brisbane City Plan 2000*.



Residential Development Guide

JA Banks



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Residential Development Handbook Urban Land Institute, W. Paul O'Mara, 1978 **A Guide for Planned Residential Development** Tri-county Regional Planning Commission (Pa.), 1972 **A Guide to Good Residential Development** THAMESDOWN BOROUGH COUNCIL Department of Town Planning Conservation and Development Group, 1991

Fundamentals of Land Development David E. Johnson, 2008-03-17 Properly planned and visualized large scale developments can be successfully constructed whether as master planned communities planned unit developments or new towns *Fundamentals of Land Development* provides an in depth approach to the design planning and development of large land areas into comprehensively designed communities This book provides in depth discussions of the full range of development tasks involved in any large development project from site and land use selection market analysis preparing the land use plan and impact statements to getting approval from the municipality and community permitting and approval scheduling and cost management and the basics of engineering systems and design Developers and other stake holders will find guidance on such issues as How real world development is driven by profits and how team members can maximize profits while developing creatively and responsibly Site selection and acquisition Entering the growing business of retirement active adult community development Illustrated with real world case studies drawn from the authors own experience *Fundamentals of Land Development* is a practical manual for developers looking to improve the profitability of their projects and gain a better understanding of what all team members undertake in a project of this size and complexity **Residential Development Handbook** Lloyd W. Bookout, 1990 This updated and revised text reflects trends in residential development and current practices and provides a working manual on development principles and practice Divided into nine chapters it covers project feasibility financing alternative and supplemental development *A Guide for Residential Development in Utah* J. T. Fey, Bruce A. Hendrickson, 1975 **Multi-unit residential development guide**, 1978 **Bricks and Mortals** Citizens Housing and Planning Council (New York, N.Y.), 1951 **A Guide to Residential Development on the Fringe of Cities** Thomas D. Galloway, Erich Strauss, Kansas. Division of State Planning and Research, 1979 Report is concerned with the issues associated with residential developments on the fringes of urban areas with particular reference to Kansas

Planning Rural Residential Development Guide British Columbia. Ministry of Municipal Affairs and Housing. Research Branch, British Columbia. Ministry of Municipal Affairs and Housing. Planning Services Division, 1978* **A Guide for Planned Residential Development** Tri-County Regional Planning Commission. Tri-County Regional Area (Cumberland, Dauphin, and Perry Counties), 1972 **Design Guide No. 3** London Borough of Hillingdon, Uxbridge (Great Britain). Planning Department, 1981 **The Quick Guide to Performance Based Residential Development** Australia. Department of the Environment, Sport, and Territories, Royal Australian Planning Institute, 1996 **New Residential Development Design Guidelines** Birmingham City Council (GB), 1990 *Design Guide for Residential Development*

Cornwall (England : County). Planning Department,1978 **Singapore Real Property Guide** Philip Motha,Belinda K. P. Yuen,1999 *Housing Design Quality* Matthew Carmona,2002-01-04 This book directly addresses the major planning debate of our time the delivery and quality of new housing development As pressure for new housing development in England increases a widespread desire to improve the design of the resulting residential environments becomes evermore apparent with increasing condemnation of the standard products of the volume housebuilders In recent years central government has come to accept the need to deliver higher quality living environments and the important role of the planning system in helping to raise design standards Housing Design Quality focuses on this role and in particular on how the various policy instruments available to public authorities can be used in a positive manner to deliver higher quality residential developments *Residential Development Handbook* Adrienne Schmitz,Urban Land Institute,2004 This comprehensive reference describes how to develop condominiums townhouses single family homes and neighborhoods **Increase the Value of Your Property: A Practical Guide** Neil Manock, Citizen's Guide to Residential Development ,2008

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