

28 May 2018

Dan Wong

via email

Dear Dan,

Memo on Development options at 67 and 69 Byron Street, Bulimba (Lots 45 on SP247989 and Lot 46 on SP247990)

**Urban Systems Pty Ltd**

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## 1. Development for multiple dwellings

- Development of the site of 1,294m<sup>2</sup> for multiple dwellings has been investigated based on two (2) scenarios.
- These scenarios are theoretical at this time and are to be used **for guidance only**.
- The first scenario is based on compliance with the performance outcomes and acceptable outcomes the Brisbane City Plan 2014 v09.00/2018 (City Plan 2014).
- The second scenario is performance based with design provisions from Appeal No. 4851 of 2012 (The Appeal) which applies to land immediately east and west of the site at 3, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 39, 43, 45, 47, 49, 51, 53, 55, 59, and 63 Byron Street and 1, 3, and 5 McConnell Street, as applied to 67 and 69 Byron Street (the site).
- Multiple dwellings are impact assessable where exceeding three (3) storeys in height versus code assessable where three (3) storeys or less.
- In both scenarios the Brisbane Riverwalk land dedication is ten (10) metres from the high tide line.

Table 1—Comparison of design provisions for multiple dwellings between the City Plan 2014 and The Appeal		
Design provision	City Plan 2014	The Appeal outcome as applied to the site
<b>Building height</b>	3 storeys and 11.5m	Part 4 storeys and 14.5m over 3.6m AHD Part 3 storeys and 11.5m over 3.6m AHD
<b>Front setback</b>	4m to balcony 6m to wall	2m to balcony 4m to wall
<b>Side setback</b>	1.5m up to 4.5m 2.0m up to 7.5m 2.5m up to 10.5m 3.0m up to 13.5m	2.5m up to 10.5m 3.0m up to 13.5m
<b>Rear setback</b>	10m from riverfront park	5m to balcony from riverfront park 8m to wall from riverfront park
<b>Plot ratio</b>	Approximately 1300m <sup>2</sup> (3 floor plates of approximately 435m <sup>2</sup> ) plus basement	Approximately 1550m <sup>2</sup> (1.2 times site area of 1294m <sup>2</sup> ) plus basement
<b>Car parking</b>	1 space per 1 bedroom dwelling 1.25 spaces per 2 bedroom dwelling 1.5 spaces per 3 bedroom dwelling 0.15 visitor spaces per dwelling	0.75 for a small dwelling (up to 75m <sup>2</sup> or 1 bedroom) 1 space for a medium dwelling (75m <sup>2</sup> to 110m <sup>2</sup> or 2 bedrooms) 1.25 spaces for a large dwelling (above 110m <sup>2</sup> or 3 bedrooms)

Table 1—Comparison of design provisions for multiple dwellings between the City Plan 2014 and The Appeal		
Design provision	City Plan 2014	The Appeal outcome as applied to the site
<b>Brisbane River land dedication</b>	10m wide (the Bulimba district neighbourhood plan is silent on providing a 2m public thoroughfare easement to access an isolated Riverfront land dedication, however, it may be conditioned)	10m wide (where Riverfront land dedication is isolated a 2m wide temporary public thoroughfare easement is to be provided)

The main differences between the City Plan 2014 and The Appeal outcome as translated to the site can be summarised as:

- Front setback reduced by 2 metres.
- Rear setback reduced by 2 to 5 metres (where incorporating a balcony).
- Additional storey fronting the Brisbane River.
- Reduced car parking rates (may not be supported in a new application as the rates are based on the Superseded Brisbane City Plan 2000).
- An additional floor area of approximately 240m<sup>2</sup> using the plot ratio of The Appeal. The City Plan 2014 does not measure plot ratio for the site. To compare the City Plan 2014 and The Appeal a plot ratio was calculated. The methodology is provided in Table 2.



Figure 1—Brisbane Riverwalk land dedication (not to scale)

<b>Table 2—Floor space ratio calculation to compare the City Plan 2014 and The Appeal – all dimensions are approximate only</b>	
<b>Floor plate length calculation</b>	64.2m (average site length) - 10m (Riverwalk dedication) - 10m (rear setback) - 8.5m (hypotenuse of 6m x 6m right angle triangle) = 35.7m <b>Total building length at centreline = 35.7m</b>
<b>Floor plate width calculation</b>	20m (average site width) - 5m (2.5m setback for each side) = 15m <b>Total building width at centreline = 15m</b>
<b>Perimeter wall calculation</b>	35.7m (building length) x 2 + 15 (building width) x 2 = 101.4m 101.4m (perimeter) x 0.19 (thickness of a blockwork wall) = 20m <sup>2</sup> <b>Perimeter wall calculation = 20m<sup>2</sup></b>
<b>Floor plate area calculation</b>	35.7m (length) x 15 (width) = 535m <sup>2</sup> Less 20m <sup>2</sup> (perimeter wall calculation) = 515m <sup>2</sup> Less 15% (allowance for balconies, corridors, stairs, and lift) = 437m <sup>2</sup> <b>Approximate floor plate = 437m<sup>2</sup></b>

## 2. Development for a dwelling house

- Development of the site for a dwelling house is based on the City Plan 2014 and the Queensland Development Code Mandatory Part 1.2 (QDC).
- A new dwelling house on the land will be code assessable due to the traditional building character overlay of the City Plan 2014.
- Building height is limited to 3 storeys and 11.5 metres above ground level.
- Setbacks are based on the QDC.
- Table 3 provides a summary of the design provisions for a dwelling house.
- A 10m land dedication for the Brisbane Riverwalk is triggered by the Bulimba district neighbourhood plan. Brisbane City Council will need to demonstrate that it is reasonable and relevant for a dwelling house.
- Table 3 provides a summary of the design and siting provisions for a dwelling house.

<b>Table 3—Design and siting provisions for a dwelling house</b>	
<b>Level of assessment</b>	Code assessment triggered by traditional building character overlay
<b>Building height</b>	11.5 metres and 3 storeys
<b>Setbacks (front and side)</b>	As per Mandatory Part 1.2 of the Queensland Development Code: <ul style="list-style-type: none"> <li>• Front: 6 metres to outer most projection (OMP)</li> <li>• Side: 1.5 metres to OMP up to 4.5 metres, plus 0.5 metres for every 3 metres above 4.5 metres</li> </ul>
<b>Setback (rear)</b>	10 metres based on neighbourhood plan
<b>Riverwalk dedication</b>	10 metres based on neighbourhood plan
<b>Applicable codes</b>	<ul style="list-style-type: none"> <li>• Dwelling house code</li> <li>• Coastal hazard overlay code</li> <li>• Flood overlay code</li> <li>• Traditional building character (design) overlay code</li> <li>• Waterway corridors overlay code</li> <li>• Bulimba district neighbourhood plan code</li> <li>• Low-medium density residential zone code</li> </ul>



Should you have any questions please do not hesitate to contact Peter Cumming or myself.

Regards

Anthony Bere-Streeter  
Senior Town Planner and Associate  
Urban Systems Pty Ltd