



AUTOMATED TOWN PLANNING PROPERTY REPORTS

Property Report

2 Hume, REDBANK PLAINS, IPSWICH CITY,
4301

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Property snapshot

ADDRESS

2 Hume, REDBANK PLAINS, IPSWICH CITY, 4301

MAXIMUM PRESCRIBED HEIGHT

2 Storeys

PLANNING SCHEME

Ipswich Planning Scheme 2006 (v26.4.18)

SUBDIVISION OPPORTUNITIES

N/A

NEIGHBOURHOOD PLAN + PRECINCT

N/A

MULTIPLE DWELLING OPPORTUNITIES

N/A

PROPERTY DIMENSIONS

Total Area: 791 sqm

Frontage: 57.3 m

POTENTIAL CAUTIONS

Defence Area Control

LOCAL COUNCIL

Ipswich City Council

ZONING

Residential Low Density - RL02

Wanting to Subdivide the property?

Subdivision Opportunities

N/A x Lots

Minimum Lot Size and Frontage Required
450sqm and 15m frontage

Minimum Rear Lot Size Required
600sqm

The average density of a subdivision must not exceed 1 dwelling per 666sqm. I.e. 15 dwellings per hectare.

Wanting to build townhouses or apartments?

Multiple Dwelling Opportunities

N/A

**Minimum Lot Size and Frontage Required
for unit development**

800sqm and 20m frontage

A multiple dwelling unit development (i.e. more than 2 units) must be on land larger than 1500sqm with a 25m frontage.

How high can you build on this property?

Maximum Prescribed Height

2 Storeys

Maximum Height Prescribed
2 storeys

A second storey is not provided unless appropriate with— (i) the scale of adjoining development; and (ii) the extent of fall across the land; and (iii) the character and amenity of the area and overall townscape.

Other planning restrictions?

**Maximum Gross Floor
Area/Plot Ratio**

N/A

Maximum Gross Floor Area/Plot Ratio Prescribed
N/A

Maximum Site Coverage

N/A

Maximum Site Coverage Prescribed
N/A

**Maximum Density (per
Hectare)**

15

Maximum Density Prescribed (per Hectare)
15 per hectare



Defence Area Control

This overlay identify development constraints associated with—

- (a) RAAF Base Amberley;
- (b) Purga Rifle Range; and
- (c) former Defence Training Areas and Facilities.

This overlay may restrict the height of a potential development, please refer to mapping.



Water pressure main



Sewer gravity main



Water service

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

Setbacks: 6m to the front boundary; 1.5m to side boundary; 4.5-6m to rear boundary. We note that the minimum boundary setbacks vary significantly in Ipswich City Council dependant upon the Zone and Sub-Area.

Car parking requirements: 1 covered space per dwelling for exclusive resident use; 0.5 spaces per dwelling for visitor parking; 0.5 spaces per dwelling (to be located in the common area) for use by both residents or visitors.

Prescribed setbacks for a House

The Acceptable Solutions specified in QDC part MP 1.2. E.g. front boundary setback is between 2-6m, and side/rear boundary setback between 0.75m-1.9m dependant upon the width of the allotment.

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

The Acceptable Solutions specified in QDC part MP 1.1. E.g. front boundary setback is between 3-6m, and side/rear boundary setback between 0.75m-1.9m dependant upon the width of the allotment.

Prescribed secondary Dwelling Provisions

50sqm max. and must be located beside (not forward of the primary house), above, or behind the primary dwelling. It can also not include more than one bedroom.

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