



**AUTOMATED TOWN PLANNING PROPERTY REPORTS**

# Property Report

**210 Cedar creek Rd, CEDAR CREEK , 4207**

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## Property snapshot

### ADDRESS

210 Cedar creek Rd, CEDAR CREEK , 4207

### MAXIMUM PRESCRIBED HEIGHT

2 Storeys  
and 9M above natural ground level

### PLANNING SCHEME

City Plan (v8.0)

### SUBDIVISION OPPORTUNITIES

N/A

### NEIGHBOURHOOD PLAN + PRECINCT

N/A

### MULTIPLE DWELLING OPPORTUNITIES

N/A

### PROPERTY DIMENSIONS

Total Area: 15000 sqm  
Frontage: 204.99 m

### POTENTIAL CAUTIONS

Bushfire Hazard  
Dwelling House overlay  
Environmental Significance - Biodiversity Areas

### LOCAL COUNCIL

GoldCoast City Council

### ZONING

Rural

## Wanting to Subdivide the property?

### Subdivision Opportunities

**N/A x Lots**

**Minimum Lot Size and Frontage Required**  
1000000sqm

**Minimum Rear Lot Size Required**  
1000000sqm

New lots are not created.

## Wanting to build townhouses or apartments?

### Multiple Dwelling Opportunities

**N/A**

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

N/A

## How high can you build on this property?

### Maximum Prescribed Height

**2 Storeys**

and 9m above Natural Ground Level

A partial third storey if within 9m is prescribed.

### Maximum Height Prescribed

2 storeys and 9m above Natural Ground  
Level

## 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)**

**N/A**

Maximum Density Prescribed (per Hectare)  
N/A

1 dwelling per allotment.



## Bushfire Hazard

The purpose of the Bushfire hazard overlay is to ensure that risk to life, property and the environment as a result of bushfire is mitigated to an acceptable or tolerable level. Refer to mapping for more information. This overlay may negatively impact upon the development potential of a property and reduce the potential yield.



## Dwelling House overlay

The Dwelling house 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.



## Environmental Significance - Biodiversity Areas

The Biodiversity Areas overlay is intended to ensure that development does not impact on Protected Areas as identified on the mapping. Refer to mapping for identification of these areas. This overlay may negatively impact upon the development potential of a property and reduce the potential yield.



# General Information

210 Cedar creek Rd, CEDAR CREEK , 4207

## 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

N/A

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### Prescribed setbacks for a House

N/A

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

N/A

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### Prescribed secondary Dwelling Provisions

N/A

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