

PROPOSED AMENDMENT PACKAGE – TEXT

TABLE OF CONTENTS

Part of <i>Brisbane City Plan 2014</i>	Page number
Part 1 About the planning scheme	2
Part 5 Tables of assessment – 5.9 Categories of development and assessment - Neighbourhood plans	24
Part 7 Neighbourhood plans – 7.2.5.3 Enoggera district neighbourhood plan code	28
Schedules	
SC2.1 Strategic framework maps	38
SC2.2 Zone maps	39
SC2.3 Neighbourhood plan maps	41
SC2.4 Overlay maps	44
SC6.17 Landscape design planning scheme policy	54
SC6.29 Structure planning planning scheme policy	61
Appendices	
Appendix 2 Tables of amendments	70

Part 1 About the planning scheme

1.1 Introduction

1. The City Plan (the planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
2. The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) pursuant to the Minister's rules under section 293 of the Act on 30 May 2017.
3. In seeking to achieve this purpose, the planning scheme sets out the Brisbane City Council's intention for the future development in the planning scheme area, over the next 20 years.
4. The planning scheme seeks to advance state and regional policies, through more detailed local responses, taking into account the local context.
5. While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
6. The planning scheme applies to the planning scheme area of the Brisbane City Council including all premises, roads, internal waterways and tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the Act. In accordance with section 16(3) of the Act, the regulated requirements apply instead of the planning scheme, to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency. The extent of the strategic port area that is not subject to the planning scheme is identified on the State Planning Policy Interactive Mapping System.

Map 1—Local government planning scheme area and context



View the high resolution of Map 1—Local government planning scheme area and context

1.2 Planning scheme components

1. The planning scheme comprises the following components:
 - a. about the planning scheme;

- b. state planning provisions;
 - c. the strategic framework;
 - d. local government infrastructure plan;
 - e. tables of assessment;
 - f. the zones and precincts in Table 1.2.1;
 - g. the neighbourhood plans and neighbourhood plan precincts and sub-precincts in Table 1.2.2;
 - h. the mapping overlays and overlay codes in Table 1.2.3;
 - i. the relevant prescribed codes as specified in the schedules of the *Planning Regulation 2017* (the Regulation) and use and other development codes in Table 1.2.4;
 - j. land in the planning scheme area which is affected by the following other plans;
 - i. Bowen Hills UDA Development Scheme;
 - ii. Fitzgibbon UDA Development Scheme;
 - iii. Northshore Hamilton UDA Development Scheme;
 - iv. Queen's Wharf Brisbane PDA Development Scheme;
 - v. Herston Quarter PDA Development Scheme;
 - vi. Oxley PDA Development Scheme;
 - vii. Yeronga PDA Development Scheme;
 - viii. Albert Street Cross River Rail PDA Development Scheme;
 - ix. Boggo Road Cross River Rail PDA Interim Land Use Plan;
 - x. Roma Street Cross River Rail PDA Development Scheme;
 - xi. Woolloongabba PDA Interim Land Use Plan;
 - xii. South Bank Corporation Area Approved Development Plan;
 - xiii. Queensland Children's Hospital SDA Development Scheme;
 - k. the schedules and appendices in Table 1.2.5;
2. the planning scheme policies that support the planning scheme in Table 1.2.6.

Table 1.2.1—Zones and precincts

Zones	Precinct
Residential zones category	
Low density residential	Nil
Low—medium density residential	2 storey mix zone precinct 2 or 3 storey mix zone precinct Up to 3 storeys zone precinct
Medium density residential	Nil
High density residential	Up to 8 storeys zone precinct Up to 15 storeys zone precinct
Character residential	Character zone precinct Infill housing zone precinct
Tourist accommodation	Nil
Centre zones category	
Principal centre	City Centre zone precinct Regional centre zone precinct
Major centre	Nil
District centre	District zone precinct Corridor zone precinct
Neighbourhood centre	Nil
Recreation zones category	
Sport and recreation	Local zone precinct District zone precinct Metropolitan zone precinct
Open space	Local zone precinct District zone precinct Metropolitan zone precinct
Environmental zones category	
Environmental management	Nil

Conservation	Local zone precinct District zone precinct Metropolitan zone precinct
Industry zones category	
Low impact industry	Nil
Industry	General industry A zone precinct General industry B zone precinct General industry C zone precinct
Special industry	Nil
Industry investigation	Nil
Other zones category	
Community facilities	Cemetery zone precinct Community purposes zone precinct Education purposes zone precinct Emergency services zone precinct Health care purposes zone precinct Major health care zone precinct Major sports venue zone precinct
Emerging community	Nil
Extractive industry	Nil
Mixed use	Centre frame zone precinct Corridor zone precinct Inner city zone precinct
Rural	Nil
Rural residential	Nil
Special purpose	Airport zone precinct Defence zone precinct Detention facility zone precinct Port zone precinct Transport infrastructure zone precinct Utility services zone precinct
Specialised centre	Brisbane Markets zone precinct Entertainment and conference centre zone precinct Large format retail zone precinct Major education and research facility zone precinct Marina zone precinct Mixed industry and business zone precinct
Township	Nil

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Neighbourhood plan	Precincts and sub-precincts
Acacia Ridge—Archerfield neighbourhood plan	NPP-001: Archerfield Airport NPP-002: Archerfield north (Granard Road) and Archerfield east (Desgrand Street) NPP-003: Jackson Road NPP-004: Elizabeth Street residential NPP-005: Hellowell Road residential NPP-006: Coopers Plains residential NPP-007: Beaudesert Road centre NPP-007a: Beaudesert Road centre south - Elizabeth Street NPP-007b: Beaudesert Road centre north - O'Connell Street NPP-008: Postle Street NPP-008a: Mixed light industry and centre activities NPP-008b: District centre NPP-008c: Residential uses

	NPP-009: Coopers Plains centre/office and industry NPP-010: Queensland Government strategic sites (QGSS) NPP-010a: Intermodal freight terminal NPP-010b: Postle Street logistics NPP-010c: Technical and trades training NPP-011: Gateway industry/business
Albion neighbourhood plan	NPP-001: Station NPP-002: Albion village NPP-003: Corunna Street NPP-004: North NPP-005: Raceway
Algester—Parkinson—Stretton neighbourhood plan	Nil
Ashgrove—Grange district neighbourhood plan	NPP-001: Newmarket shopping centre NPP-002: Ashgrove village NPP-003: The Grange Terminus NPP-004: Wilston village NPP-005: The Brickworks NPP-006: Council works depot
Aspley district neighbourhood plan	NPP-001: Aspley centre NPP-002: Aspley centre residential NPP-003: Caravan park NPP-004: Western residential NPP-005: Reservoir NPP-006: Robinson Road centre
Australia TradeCoast neighbourhood plan	NPP-001: Pinkenba NPP-002: Airport NPP-003: Old airport NPP-004: Fisherman Islands
Banyo—Northgate neighbourhood plan	NPP-001: Northgate Station NPP-002: Bindha Station NPP-002a: Bindha Station north NPP-002b: Bindha Station south NPP-003: Banyo Station NPP-004: Nudgee Station NPP-005: Nudgee north NPP-006: Blinzinger Road
Bowen Hills neighbourhood plan	NPP-001: Mayne rail yards
Bracken Ridge and district neighbourhood plan	NPP-001: Carseldine residential NPP-002: Taigum residential NPP-003: West Aspley residential NPP-004: Relocatable home parks NPP-005: Bracken Ridge east NPP-006: Bald Hills village centre NPP-007: Zillmere industrial NPP-008: Gawain Road centre NPP-009: Bald Hills NPP-010: North Bald Hills NPP-011: Bracken Ridge Road NPP-012: North Bracken Ridge NPP-013: Zillmere centre
Bridgeman Downs neighbourhood plan	NPP-001: Bridgeman Downs residential NPP-002: Roghan Road south NPP-003: Beckett Road NPP-003a: Residential living NPP-003b: Environmental living NPP-004: Albany Creek
Bulimba neighbourhood plan	NPP-001: Bulimba north NPP-002: Oxford Street NPP-002a: Oxford Street B1

	NPP-002b: Oxford Street B2 NPP-002c: Oxford Street B3 NPP-003: Hawthorne centre NPP-004: Bulimba Barracks NPP-004a: Riverfront recreation NPP-004b: Community heart NPP-004c: Residential interface NPP-004d: Residential core NPP-004e: Royal Australian Navy NPP-005: Godwin Street
Calamvale district neighbourhood plan	Nil
Capalaba West neighbourhood plan	Nil
Carina—Carindale neighbourhood plan	Nil
Carindale centre neighbourhood plan	NPP-001: Centre core NPP-002: Centre fringe NPP-003: Centre residential
Centenary suburbs neighbourhood plan	NPP-001: Mt Ommaney mixed use centre NPP-002: Mt Ommaney Hotel site NPP-003: Centenary sport and recreation NPP-003a: Centenary sport and recreation (private) NPP-003b: Centenary sport and recreation (public) NPP-003c: Centenary sport and recreation (private) NPP-004: Monier Road NPP-005: Seventeen Mile Rocks industrial NPP-006: Jennifer Street NPP-007: Horizon Drive bushland NPP-008: Old turf farm NPP-009: Sinnamon Farm heritage
Chermside centre neighbourhood plan	NPP-001: Chermside centre activity NPP-001a: Core NPP-001b: Gympie Road NPP-001c: Mixed use NPP-001d: Playfield Street NPP-002: Residential north NPP-002a: High density residential NPP-002b: Wheller Gardens NPP-003: Residential south NPP-004: Community use and sports NPP-005: Hospital
City Centre neighbourhood plan	NPP-001: Retail NPP-002: Quay Street NPP-002a: Quay Street north NPP-002b: Quay Street south NPP-003: Queen's Wharf NPP-004: River NPP-005: Howard Smith Wharves
City west neighbourhood plan	NPP-001: Victoria Barracks renewal NPP-002: Caxton Street NPP-003: Normanby renewal
Clayfield—Woolloowin district neighbourhood plan	Nil
Coorparoo and districts neighbourhood plan	NPP-001: Logan Road NPP-001a: Logan Road 5-6 storey NPP-001b: Logan Road 3 storey NPP-002: Greenslopes Private Hospital NPP-003: Stephens Mountain NPP-003a: Stephens Mountain reserve NPP-003b: Stephens Mountain west NPP-004: Earl Street
Darra—Oxley neighbourhood plan	NPP-001: Darra centre NPP-001a: Darra suburban centre

	NPP-001b: Darra residential NPP-001c: Darra mixed light industry and business NPP-001d: Darra industrial NPP-002: Oxley centre NPP-002a: Oxley suburban centre NPP-002b: Oxley residential NPP-003: Brickworks NPP-004: Portal Street NPP-005: Ipswich Motorway NPP-005a: Ipswich Motorway mixed light industry and business NPP-005b: Douglas Street light industry NPP-005c: Douglas Street residential
Doolandella neighbourhood plan	Nil
Dutton Park—Fairfield neighbourhood plan	NPP-001: Mater Hill NPP-001a: Health NPP-001b: Stanley Street and Annerley Road NPP-001c: Annerley Road NPP-001d: Education NPP-002: Boggo Road Urban Village NPP-002a: Boggo Road Urban Village north NPP-002b: Boggo Road Urban Village south Indicative precinct — Subject to further detailed planning and community consultation
East Brisbane—Coorparoo district neighbourhood plan	Nil
Eastern corridor neighbourhood plan	NPP-001: Buranda NPP-001a: Buranda core NPP-001b: Buranda corridor NPP-001c: Buranda residential NPP-002: Buranda Station NPP-002a: Buranda Station core NPP-002b: Buranda Station corridor NPP-003: Stones Corner NPP-003a: Stones Corner core NPP-003b: Stones Corner corridor NPP-003c: Stones Corner residential NPP-004: Langlands Park NPP-004a: Langlands Park corridor NPP-004b: Langlands Park residential NPP-005: Coorparoo NPP-005a: Coorparoo core NPP-005b: Coorparoo corridor NPP-005c: Coorparoo residential NPP-006: Bennetts Road NPP-006a: Bennetts Road corridor NPP-006b: Bennetts Road residential NPP-007: Annerley NPP-007a: Annerley corridor NPP-007b: Annerley residential
Eight Mile Plains gateway neighbourhood plan	NPP-001: Brisbane Technology Park NPP-001a: Mixed industry and business core NPP-002: Busway station NPP-003: Gateway business NPP-004: Logan Road employment NPP-004a: Levington Road employment NPP-005: Potential development areas NPP-005a: Holmead Road
Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre NPP-001a: Alderley centre core NPP-001b: Alderley centre eastern frame NPP-001c: Alderley centre southern frame
Everton park neighbourhood plan	NPP-001: Everton park centre NPP-001a: Everton park centre

	NPP-002: Central residential NPP-002a: Central residential a NPP-002b: Central residential b NPP-003: Fallon Park
Ferny Grove—Upper Kedron neighbourhood plan	NPP-001: Cedar Creek south NPP-001a: Centre NPP-001b: Diverse housing NPP-001c: Urban edge
Fig Tree Pocket neighbourhood plan	Nil
Forest Lake neighbourhood plan	NPP-001: Residential NPP-002: District business centre NPP-003: Blunder Creek environmental and open space NPP-004: Parkland lots
Fortitude Valley neighbourhood plan	NPP-001: Gotha Street NPP-002: Valley heart NPP-002a: Special context area NPP-003: Valley gateway NPP-004: Light Street hill NPP-005: James Street NPP-006: Water Street
Hemmant—Lytton neighbourhood plan	NPP-001: Hemmant and Tingalpa Road
Holland Park—Tarragindi district neighbourhood plan	NPP-001: Greenslopes Busway Station NPP-002: Kuring-gai Avenue neighbourhood centre NPP-003: Reservoir parkland NPP-004: Hillside character
Indooroopilly centre neighbourhood plan	NPP-001: Multi-purpose centre NPP-001a: High Street NPP-001b: Moggill Road north NPP-001c: Indooroopilly shopping centre mixed use NPP-002: Witton Barracks NPP-003: Special context area NPP-003a: Jackson Street special context area NPP-003b: Moggill Road west special context area
Ithaca district neighbourhood plan	NPP-001: Butterfield Street NPP-001a: Butterfield Street a NPP-001b: Butterfield Street b NPP-002: Ballymore NPP-003: Bishop Street NPP-004: Guthrie Street NPP-005: Brewery NPP-006: Enoggera Terrace NPP-007: Rosalie village NPP-008: Hillside character
Kangaroo Point peninsula neighbourhood plan	NPP-001: Main Street NPP-002: Thornton Street NPP-002a: Bright Street A NPP-002b: Bright Street B NPP-002c: St Vincent NPP-003: Dockside NPP-003a: Dockside core NPP-004: Shafston NPP-005: Mowbray Park
Kangaroo Point south neighbourhood plan	NPP-001: Main Street NPP-001a: Neighbourhood heart NPP-002: Character residential NPP-003: Raymond Park south NPP-004: River Terrace NPP-005: Shaftston Avenue NPP-006: Vulture Street NPP-007: Wellington and Lytton roads

	NPP-007a: Manilla Street
Kelvin Grove urban village neighbourhood plan	NPP-001: Village centre NPM-001a: Village centre 1 NPM-001b: Village centre 2 NPP-002: Mixed use NPM-002a: Mixed use 1 NPM-002b: Mixed use 2 NPM-002c: Mixed use 3 NPM-002d: Mixed use 4 NPM-002e: Mixed use 5 NPM-002f: Mixed use 6 NPM-002g: Mixed use 7 NPM-002h: Mixed use 8 NPM-002i: Mixed use 9 NPP-003: Health and recreation NPM-003a: Health and recreation 1 NPP-004: Residential NPM-004a: Residential 1 NPM-004b: Residential 2 NPM-004c: Residential 3 NPM-004d: Residential 4 NPM-004e: Residential 5 NPM-004f: Residential 6 NPM-004g: Residential 7
Kuraby neighbourhood plan	Nil
Lake Manchester neighbourhood plan	NPP-001: Urban development land NPP-002: Non-urban land NPP-003: Natural environment land NPP-004: Not committed land NPP-005: Parkland rural NPP-005a: Parkland rural a
Lalor and Given Terraces neighbourhood plan	NPP-001: Centres NPP-002: Residential NPP-003: Mixed use
Lower Oxley Creek north neighbourhood plan	NPP-001: Willawong renewable energy NPP-002: Limited development
Lower Oxley Creek south neighbourhood plan	NPP-001: Paradise Road
Lutwyche Road corridor neighbourhood plan	NPP-001: Lutwyche centre NPP-001a: Lutwyche centre mixed use corridor NPP-001b: Lutwyche centre residential corridor NPP-002: Windsor east NPP-002a: Windsor east mixed use corridor NPP-002b: Windsor east residential corridor NPP-003: Stafford depot NPP-004: Sisters of Mercy NPP-005: Industrial
McDowall neighbourhood plan	Nil
Milton neighbourhood plan	NPP-001: Residential NPP-002: Douglas Street NPP-003: Office NPP-003a: Office a NPP-003b: Office b NPP-003c: Office c
Milton Station neighbourhood plan	NPP-001: Mixed use centre NPP-002: Mixed use residential NPP-003: Core residential NPP-004: Commercial NPP-004a: Cribb Street
Mitchelton centre neighbourhood plan	NPP-001: Brookside NPP-001a: Brookside A

	NPP-001b: Brookside B NPP-001c: Brookside C NPP-001d: Brookside D NPP-001e: Brookside E NPP-002: Fringe residential NPP-003: McConaghy Street south NPP-004: University Road NPP-004a: University Road east NPP-004b: University Road west NPP-005: Blackwood Street NPP-005a: Blackwood Street west NPP-005b: Blackwood Street east NPP-006: Osborne Road south NPP-006a: Osborne Road south A NPP-006b: Osborne Road south B NPP-006c: Osborne Road south C NPP-007: Prospect Road NPP-008: Northmore Street
Mitchelton neighbourhood plan	Nil
Moggill—Bellbowrie district neighbourhood plan	NPP-001: Environmental protection NPP-002: Established residential NPP-003: Low density residential NPP-003a: Church and Witty roads NPP-003b: Priors Pocket Road NPP-004: Multi-purpose centres NPP-005: University of Queensland Pinjarra Hills
Moreton Island settlements neighbourhood plan	NPP-001: Bulwer NPP-002: Cowan Cowan NPP-003: Tangalooma NPP-004: Koorinal
Mt Coot-tha neighbourhood plan	NPP-001: Bushland living NPP-002: Natural area and recreation NPP-003: Metropolitan tourist and visitor destination NPP-004: Telecommunications facility NPP-005: Institutional uses
Mt Gravatt corridor neighbourhood plan	NPP-001: Upper Mt Gravatt NPP-001a: Upper Mt Gravatt core NPP-001b: Upper Mt Gravatt mixed use frame NPP-001c: Upper Mt Gravatt high density residential NPP-001d: Upper Mt Gravatt medium density residential NPP-001e: Upper Mt Gravatt aged care NPP-001f: Everett Street north medium density residential NPP-002: Mt Gravatt central NPP-002a: Mt Gravatt central core NPP-002b: Mt Gravatt central mixed use frame NPP-002c: Mt Gravatt central medium density residential NPP-003: Logan Road NPP-003a: Logan Road mixed use frame NPP-003b: Logan Road medium to high density residential NPP-003c: Logan Road low to medium density residential NPP-004: Kessels Road NPP-004a: Kessels Road corridor NPP-004b: Kessels Road medium density residential
Nathan—Salisbury—Moorooka neighbourhood plan	NPP-001: Clifton Hill war service homes estate NPP-002: Moorvale shopping centre NPP-003: Magic Mile NPP-003a: Gow Street renewal NPP-003b: Employment core NPP-003c: Employment frame NPP-003d: Durack Street NPP-003e: Mixed use core NPP-003f: Mixed use frame NPP-004: Heritage renewal

	NPP-005: Residential renewal
New Farm and Teneriffe Hill neighbourhood plan	NPP-001: Low density living NPP-002: Low—medium density living NPP-003: Medium density living NPP-004: Mixed use centre NPP-004a: Brunswick Street NPP-004b: Brunswick Street and Merthyr Road NPP-004c: Merthyr Road and Moray Street NPP-004d: James and Arthur streets NPP-004e: Merthyr Road and James Street NPP-005: Parks
Newstead and Teneriffe waterfront neighbourhood plan	NPP-001: Waterfront NPP-002: Commercial Road NPP-002a: Heritage NPP-002b: Riverside NPP-003: Riverpark NPP-004: Major parks
Newstead north neighbourhood plan	NPP-001: Mixed use transition NPP-002: Breakfast Creek NPP-003: Montpelier mixed use NPP-004: Evelyn Street industrial
Nudgee Beach neighbourhood plan	Nil
Nundah district neighbourhood plan	NPP-001: Tufnell Lodge NPP-002: Ex Tip Top bakery
Pinkenba—Eagle Farm neighbourhood plan	NPP-001: Eagle Farm NPP-002: Pinkenba village NPP-003: Pinkenba north NPP-004: Bulwer Island NPP-005: Gateway NPP-006: Myrtletown
Racecourse precinct neighbourhood plan	NPP-001: Racecourse Road NPP-002: Racecourses NPP-002a: Eagle Farm racing NPP-002b: Eagle Farm mixed use NPP-002c: Eagle Farm community use NPP-002d: Doomben racing and community use NPP-002e: Doomben south NPP-003: Kingsford Smith Drive NPP-003a: Kingsford Smith Drive west NPP-003b: Kingsford Smith Drive east NPP-004: Hendra stables
Richlands—Wacol corridor neighbourhood plan	NPP-001: Wacol industrial NPP-001a: Sanananda Barracks industrial NPP-001b: Sanananda Barracks mixed industry and business NPP-002: Richlands central NPP-002a: Richlands rail hub NPP-002b: Richlands core NPP-002c: Richlands frame NPP-003: Richlands east NPP-003a: Queensland Police Service Academy
River gateway neighbourhood plan	NPP-001: Morningside NPP-001a: Low—medium density residential NPP-001b: District centre NPP-002: Seven Hills TAFE NPP-003: Cannon Hill/Murarie NPP-003a: Low—medium density residential NPP-003b: Wynnum Road corridor NPP-003c: Cannon Hill shopping centre NPP-003d: Park Hill south NPP-003e: Former CSIRO site NPP-003f: Cannon Hill Station

	NPP-004: Minnippi NPP-005: Industry
Rochedale urban community neighbourhood plan	NPP-001: Town centre NPP-002: Neighbourhood centre and business service centre NPP-003: Business park and gateway civic NPP-003a: Business park NPP-003b: Gateway civic NPP-004: Future industry NPP-005: Potential development area NPP-005a: Very low density residential NPP-005b: Low density residential NPP-005c: Low—medium density residential NPP-005d: Mixed use NPP-005e: Proposed busway station NPP-005f: Community uses
Sandgate district neighbourhood plan	NPP-001: Sandgate centre NPP-001a: Brighton Road NPP-001b: Lagoon Street NPP-001c: Rainbow Street NPP-002: The Gas Works NPP-003: Deagon racing NPP-003a: Deagon racecourse NPP-003b: Deagon stables
Sandgate Road neighbourhood plan	Nil
Sherwood—Graceville district neighbourhood plan	NPP-001: West side character NPP-002: Corinda centre NPP-003: Sherwood centre NPP-004: Honour Avenue centre NPP-005: Community hub NPP-006: St Aidan's school NPP-007: Light industry and employment NPP-008: Alan Fletcher Research Station/Montrose Access NPP-009: Sport and recreation
South Brisbane riverside neighbourhood plan	NPP-001: South Brisbane reach NPP-002: Musgrave NPP-003: Boundary and Vulture NPP-003a: Village heart NPP-004: Kurilpa NPP-004a: Kurilpa south NPP-004b: Kurilpa north NPP-005: Riverside north NPP-006: Buchanan and Davies parks NPP-006a: Hockings Street NPP-007: Riverside south
Spring Hill neighbourhood plan	NPP-001: City Centre expansion NPP-002: Spring Hill mixed use NPP-002a: Spring Hill mixed use a NPP-002b: Spring Hill mixed use b NPP-003: Boundary Street heart NPP-004: Spring Hill east
Stephens district neighbourhood plan	Nil
Taringa neighbourhood plan	NPP-001: Taringa core NPP-002: Taringa gateway NPP-003: Harrys Road east
The Gap neighbourhood plan	NPP-001: The Village NPP-001a: The Village centre NPP-002: Potential development areas
Toombul—Nundah neighbourhood plan	NPP-001: Nundah village NPP-001a: Nundah village MPP-001b: Nundah village

	NPP-001c: Nundah village medium density residential NPP-002: Toombul central NPP-002a: Toombul east NPP-003: Union Street NPP-003a: Union Street medium density residential NPP-003b: Union Street medium density residential NPP-004: Oxenham Park NPP-004a: Oxenham Park medium density residential NPP-004b: Oxenham Park medium density residential NPP-005: Nundah north NPP-005a: Nundah north medium density residential NPP-006: Toombul west NPP-006a: Toombul west medium density residential NPP-006b: Toombul west medium density residential
Toowong—Auchenflower neighbourhood plan	NPP-001: Toowong centre NPP-001a: Toowong centre a NPP-001b: Toowong centre b NPP-001c: Toowong centre c NPP-002: Toowong residential NPP-003: Memorial Park NPP-004: Regatta riverside NPP-004a: Regatta riverside a NPP-005: Auchenflower heart NPP-005a: Auchenflower heart a NPP-005b: Auchenflower heart b NPP-005c: Auchenflower heart c NPP-006: Dunmore residential
Toowong—Indooroopilly district neighbourhood plan	NPP-001: Milton and Sylvan roads light industry NPP-002: Dean Street shops NPP-003: Government research NPP-004: Woodstock Avenue
Wakerley neighbourhood plan	NPP-001: Residential development NPP-001a: Residential a NPP-001b: Residential b NPP-001c: Residential c NPP-002: Industrial development
West End—Woolloongabba district neighbourhood plan	NPP-001: West End estate
Western gateway neighbourhood plan	NPP-001: Sumner NPP-002: Wacol institutional NPP-003: Wacol industrial NPP-004: Inala NPP-005: Carole Park/Ellen Grove
Willawong neighbourhood plan	NPP-001: Paradise wetland investigation
Woolloongabba centre neighbourhood plan	NPP-001: Woolloongabba core NPP-002: Woolloongabba hill NPP-003: Ipswich Road and Stanley Street corridor NPP-004: Logan Road corridor NPP-005: Deshon Street
Wynnum—Manly neighbourhood plan	NPP-001: Wynnum north NPP-001a: Wynnum north NPP-002: Light and service industry NPP-003: Wynnum central NPP-003a: Wynnum CBD northern frame NPP-003b: Parkside residential NPP-003c: Western residential NPP-003d: Wynnum central business district NPP-003e: Bay Terrace NPP-003f: Wynnum CBD southern frame NPP-003g: Waterloo Bay Hotel NPP-003h: Esplanade

	NPP-004: Manly harbour village NPP-005: Wynnum Hospital NPP-006: Wynnum Road NPP-007: Lota wetlands
Wynnum West neighbourhood plan	Nil
Yeerongpilly Transit Oriented Development neighbourhood plan	NPP-001: Mixed use core NPP-001a: District centre (District) NPP-001b Mixed use (Centre frame) NPP-002: Residential mixed use NPP-002a: High density residential NPP-002b: Medium density residential NPP-002c: Low-medium density residential NPP-003: Low-rise residential NPP-004: Open space NPP-005: Major sports venue

Table 1.2.3—Overlays and overlay codes

Mapping overlays	Overlay codes
Editor's note—For all maps refer to City Plan mapping	
Active frontages in residential zones overlay	Active frontages in residential zones overlay code
Airport environs overlay	Airport environs overlay code
Bicycle network overlay	Bicycle network overlay code
Biodiversity areas overlay	Biodiversity areas overlay code
Bushfire overlay	Bushfire overlay code
Coastal hazard overlay	Coastal hazard overlay code
Commercial character building overlay	Commercial character building (activities) overlay code Commercial character building (demolition) overlay code
Community purposes network overlay	Community purposes network overlay code
Critical infrastructure and movement network overlay	Critical infrastructure and movement network overlay code
Dwelling house character overlay	No applicable overlay code
Extractive resources overlay	Extractive resources overlay code
Flood overlay	Flood overlay code
Heritage overlay	Heritage overlay code
Industrial amenity overlay	Industrial amenity overlay code
Key civic space and iconic vista overlay	Key civic space and iconic vista overlay code
Landslide overlay	Landslide overlay code
Potential and actual acid sulfate soils overlay	Potential and actual acid sulfate soils overlay code
Pre-1911 building overlay	Pre-1911 building overlay code
Regional infrastructure corridors and substations overlay	Regional infrastructure corridors and substations overlay code
Road hierarchy overlay	Road hierarchy overlay code
Significant landscape tree overlay	Significant landscape tree overlay code
Streetscape hierarchy overlay	Streetscape hierarchy overlay code
Traditional building character overlay	Traditional building character (demolition) overlay code Traditional building character (design) overlay code
Transport air quality corridor overlay	Transport air quality corridor overlay code
Transport noise corridor overlay	Transport noise corridor overlay code
Water resource catchments overlay	Water resource catchments overlay code

Waterway corridors overlay	Waterway corridors overlay code
Wetlands overlay	Wetlands overlay code

Table 1.2.4—Relevant prescribed codes and development codes

Relevant prescribed codes
Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Community residence code
Forestry for wood production code
Use codes
Animal keeping code
Caretaker's accommodation code
Centre or mixed use code
Childcare centre code
Community facilities code
Dual occupancy code
Dwelling house code
Dwelling house (small lot) code
Extractive industry code
Home-based business code
Indoor sport and recreation code
Industry code
Intensive food production code
Multiple dwelling code
Outdoor sport and recreation code
Park code
Park planning and design code
Retirement and residential care facility code
Rooming accommodation code
Rural activities code
Service station code
Short-term accommodation code
Small-scale non-residential uses code
Special purpose code
Specialised centre code
Telecommunications facility code
Tourist park and relocatable home park code
Other development codes
Demolition of rooming accommodation code
Filling and excavation code
Infrastructure design code
Landscape work code
Operational work code
Outdoor lighting code
Prescribed tidal work code
Stormwater code
Subdivision code
Transport, access, parking and servicing code
Wastewater code

Table 1.2.5—Schedules and appendices

Schedules
Schedule 1 Definitions
Schedule 2 Mapping
Schedule 3 Local government infrastructure plan mapping and tables
Schedule 4 Notations required under the Planning Act 2016
Schedule 5 Land designated for community infrastructure
Schedule 6 Planning scheme policies
Appendices
Appendix 1 Index and glossary of abbreviations and acronyms

Appendix 2 Table of amendments

Table 1.2.6—Planning scheme policies that support the planning scheme

Planning scheme policies
Air quality planning scheme policy Biodiversity areas planning scheme policy Bushfire planning scheme policy Coastal hazard planning scheme policy Commercial character building planning scheme policy Compensatory earthworks planning scheme policy Concrete batching plants planning scheme policy Consultation planning scheme policy Crime prevention through environmental design planning scheme policy Flood planning scheme policy Graffiti prevention planning scheme policy Heritage planning scheme policy Independent design advisory panel planning scheme policy Industrial hazard and risk assessment planning scheme policy Infrastructure design planning scheme policy Landscape design planning scheme policy Landslide planning scheme policy Management of hazardous chemicals in flood affected areas planning scheme policy Management plans planning scheme policy Noise impact assessment planning scheme policy Offsets planning scheme policy Park management plan planning scheme policy Planting species planning scheme policy Potential and actual acid sulfate soils planning scheme policy Refuse planning scheme policy Social and health impact assessment planning scheme policy Storage and dispensing of petroleum products planning scheme policy Structure planning planning scheme policy Subtropical building design planning scheme policy Traditional building character planning scheme policy Transport, access, parking and servicing planning scheme policy Transport air quality corridor planning scheme policy Vegetation planning scheme policy

1.3 Interpretation

1.3.1 Definitions

- A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - the *Planning Act 2016* (the Act);
 - the *Planning Regulation 2017* (the Regulation);
 - the definitions in Schedule 1 of the planning scheme;
 - the *Acts Interpretation Act 1954*;
 - the ordinary meaning where that term is not defined in any of the above.
- In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- Standard drawings contained in codes or schedules are part of the planning scheme.
- Maps provide information to support the outcomes and are part of the planning scheme.
- Notes are identified by the title 'Note' and are part of the planning scheme.

4. Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' and 'Footnote', and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote — This is an example of a footnote.

1.3.3 Punctuation

1. A word followed by ';' or ', and' is considered to be 'and'.
2. A word followed by ';' or 'or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

- a. if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
- b. if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
- c. if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;
- d. if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *City of Brisbane Regulation 2012*.

1.4 Categories of development

1. The categories of development under the Act are:
 - a. accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- b. assessable development:
 - i. code assessment;
 - ii. impact assessment;

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- c. prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

2. The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment required. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

Where there is inconsistency between provisions in the planning scheme, the following rules apply:

- a. the strategic framework prevails over all other components, to the extent of the inconsistency for impact assessment;
- b. relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components, to the extent of the inconsistency;
- c. overlays prevail over all other components (other than the matters mentioned in (a) and (b), to the extent of the inconsistency;
- d. neighbourhood plan codes prevail over zone codes, use codes and other development codes, to the extent of the inconsistency;
- e. zone codes prevail over use codes and other development codes, to the extent of the inconsistency;
- f. provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

1. Section 8(5) of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless allowed under the *Building Act 1975*.
2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

3. This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;

- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
 - specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*
- Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

4. The building assessment provisions in the planning scheme are identified in:
- Table 1.6.1 for the assessment manager for a building development application;
 - Table 1.6.2 for the Council acting as a referral agency for a building development application.

Table 1.6.1—Building assessment provisions in the planning scheme for an assessment manager

Item	<i>Building Act 1975 (BA) and Building Regulation 2021 (BR)</i>	Description	Building assessment provisions in planning scheme	
1	Section 32(a) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC	section 1.7.1	
2	Section 32(a) BA and section 8(1)(a) BR	Designation of a flood hazard area	section 1.7.2 (1)	
3	Section 32(b) BA and sections 8(1)(b)(i) BR	Declaration within the flood hazard area of the defined flood level	section 1.7.2 (2)	
4	Section 32(b) BA and section 8(1)(b)(iv) BR	Declaration within the flood hazard area of a freeboard that is more than 300mm	section 1.7.2 (2)	
5	Section 32(b) BA and section 8(1)(b)(v) BR	Declaration within the flood hazard area of the finished flood floor level of class 1 buildings built in all or part of the flood hazard area	section 1.7.2 (2)	
6	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 4 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling House Code	PO2 and AO2
				PO3 and AO3
				PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO3 and AO3
				PO4 and AO4
				PO17 and AO17.1
			Centenary suburbs Neighbourhood Plan Code	PO1 and AO1
			City west Neighbourhood Plan Code	PO1 and AO1
			Forest Lake Neighbourhood Plan Code	PO1 and AO1
			Fortitude Valley Neighbourhood Plan Code	PO1 and AO1.2
			Ithaca district Neighbourhood Plan Code	PO1 and AO1
			Latrobe and Given Terraces Neighbourhood Plan Code	PO1 and AO1
			Moreton Island settlements Neighbourhood Plan Code	PO1 and AO1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO1 and AO1

			Nathan—Salisbury—Moorooka Neighbourhood Plan Code	PO1 and AO1
			Newstead and Teneriffe waterfront Neighbourhood Plan Code	PO1 and AO1
			Nudgee Beach Neighbourhood Plan Code	PO1 and AO1
			Spring Hill Neighbourhood Plan Code	PO1 and AO1 PO7 and AO7.2
			River gateway Neighbourhood Plan Code	PO1 and AO1.1
			Sandgate Road Neighbourhood Plan Code	PO1 and AO1
			West End—Woolloongabba district neighbourhood plan code	PO1 and AO1 PO6, AO6.1 and AO6.2
7	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 5 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house (small lot) code	PO9, AO9.1 and AO9.2 PO14, AO14.1, AO14.2 and AO14.3
8	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for the matters provided for under performance criteria 8 under QDC parts MP1.1 and MP1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house code	PO4 and AO4
			Dwelling house (small lot) code	PO12 and AO12.1
			Spring Hill Neighbourhood Plan Code	PO4 and AO4.1
9	Sections 32(b) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC for a single detached Class 1a building, if in the Potential impact sub-category of the Bushfire overlay	Bushfire overlay code	PO21 and AO21.2
10	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 1 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Traditional building character (design) overlay code	PO1 and AO1.2 PO2 and AO2.1 PO11 and AO11.1
			Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2 PO5 and AO5 PO13 and AO13.4 PO17 and AO17.1
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1

			Sherwood—Graceville district neighbourhood plan	PO3 and AO3.3
11	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 2 under QDC parts MP1.1 and 1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO6 and AO6
				PO7 and AO7
				PO12 and AO12.1
				PO17 and AO17.1
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO3 and AO3
				PO6 and AO6
			Sherwood—Graceville district neighbourhood plan	PO3, AO3.4 and AO3.5
12	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 3 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house (small lot) code	PO8 and AO8

Table 1.6.2—Building assessment provisions in the planning scheme for the Council acting as referral agency

Item	Relevant legislation	Description	Building assessment provisions in planning scheme
1	Schedule 9, Part 3, Division 2, Table 1 of the Regulation	Whether a single detached class 1(a)(i) building, class 1(a)(ii) building made up of not more than 2 attached dwellings or a class 10 building or structure will impact on the amenity or the aesthetics of the locality	Traditional building character (design) overlay code where the building work is in the traditional building character overlay
			Dwelling house code or Dwelling house (small lot) code where the building work is in the following zones: a. Rural zone b. Rural residential zone c. Environmental Management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone h. Emerging community zone i. Township zone
			The neighbourhood plan code relevant to the building work
2	Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(b) of the Regulation	If under the <i>Building Act 1975</i> , section 33, an alternative provision applies for the building work and, under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement	The performance outcomes contained in Items 10, 11 and 12 of Table 1.6.1
3	Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(c) of the Regulation	If all of the following apply: a. under <i>Building Regulation 2021</i>, section 6, the planning scheme includes a provision about a matter	The performance outcomes contained in Items 6, 7 and 8 of Table 1.6.1

		provided for under performance criteria P4, P5, P7, P8 or P9 of the QDC, part 1.1 or 1.2; b. the provision applies for building work; c. under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement		
4	Schedule 9, Part 3, Division 2, Table 12, Item 1, Column 2(a) of the Regulation	The matters the local government considers relevant in determining whether the defined flood level stated in the building development application is appropriate, if all or part of the premises the subject of the development application are in a flood hazard area and the application states a defined flood level that is lower than a defined flood level declared by the local government under the <i>Building Regulation 2021</i> , section 8 for the part of the flood hazard area where the premises are	Flood overlay code where the building work is in the Flood overlay	Tables 8.2.11.3.B, 8.2.11.3.D, 8.2.11.3.G and 8.2.11.3.L
5	Schedule 10, Part 8, Division 1, Subdivision 3, Table 1, Item 4, Column 2(b) of the Regulation	Building work on a local heritage place	Heritage overlay code	Sections A and C

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 57(1) of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Designated bushfire prone area for AS 3959-2009—Construction of buildings in bushfire-prone areas'

For the purpose of section 32(a) of the *Building Act 1975* and section 7 of the *Building Regulation 2021*, the land identified in Table 1.7.1 is a 'designated bushfire prone area'.

Table 1.7.1—Designated bushfire prone area for AS 3959-2009

Designated bushfire prone area	Land identified in the following sub-categories on the Bushfire overlay map: • High hazard area sub-category • Medium hazard area sub-category • High hazard buffer sub-category • Medium hazard buffer sub-category • Potential impact sub-category • Very high potential bushfire intensity sub-category • High potential bushfire intensity area sub-category • Medium potential bushfire intensity sub-category • Potential impact buffer sub-category
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1.7.2 Designated flood hazard area for Queensland Development Code MP3.5

- For the purpose of section 32(a) of the *Building Act 1975*, section 8(1)(a) of the *Building Regulation 2021* and Queensland Development Code MP 3.5 Construction of buildings in flood hazard areas, the land identified in Table 1.7.2 is a 'designated flood hazard area'.

Table 1.7.2—Designated flood hazard area for Queensland Development Code MP3.5

Designated flood hazard area	Land identified in the following sub-categories on the Flood overlay map:
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	• Creek/waterway flood planning area 1 sub-category • Creek/waterway flood planning area 2 sub-category • Creek/waterway flood planning area 3 sub-category • Creek/waterway flood planning area 4 sub-category • Brisbane River flood planning area 1 sub-category • Brisbane River flood planning area 2a sub-category • Brisbane River flood planning area 2b sub-category • Brisbane River flood planning area 3 sub-category • Brisbane River flood planning area 4 sub-category
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2. For the purpose of section 32(b) of the *Building Act 1975* and section 8(1)(b) of the *Building Regulation 2021*, the Flood overlay addresses the following:
- a. the defined flood event;
 - b. a freeboard that is more than 300mm;
 - c. the finished floor levels of habitable rooms.

1.7.3 Designated transport noise corridor for Queensland Development Code MP4.4

For the purpose of section 32(b) of the *Building Act 1975* and the Queensland Development Code MP 4.4 Buildings in a transport noise corridor, the land identified in Table 1.7.3 is a 'designated transport noise corridor'.

Table 1.7.3—Designated transport noise corridor for Queensland Development Code MP4.4

Designated transport noise corridor	Land identified in the following sub-categories on the Transport noise corridor overlay map: a. State designated noise corridor - State - controlled road (mandatory area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). b. State designated noise corridor - State - controlled road (voluntary area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). c. State designated noise corridor - rail network: • Category 1: 70 dB(A) — 75 dB(A); • Category 2: 75 dB(A) — 80 dB(A); • Category 3: 80 dB(A) — 85 dB(A); • Category 4: Noise Level > 85 dB(A).
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Editor's note—for the purposes of the *Building Act 1975* and application of the *Queensland Development Code* in relation to declaration of transport noise corridors, the planning scheme has not declared such transport noise corridors.

1.7.4 Declaration for amenity and aesthetic impact referral agency assessment

For the purpose of Schedule 9, Division 2, Table 1 of the Regulation, building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure in a locality identified in Table 1.7.4 that does not comply with the acceptable outcomes in the codes identified in Table 1.7.4, is declared to:

- a. have an extremely adverse effect on the amenity or likely amenity of the locality; or
- b. be in extreme conflict with the character of the locality.

Table 1.7.4—Declared locality and building form for amenity and aesthetic referral agency assessment

Locality	Codes
Land in the following zones: a. Rural zone b. Rural residential zone c. Environmental management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone	Dwelling house code Dwelling house (small lot) code

h. Emerging community zone	
Land in the Traditional building character overlay	Traditional building character (design) code
Land in a neighbourhood plan area	A relevant neighbourhood plan code to the extent provided

1.7.5 Designated lawful change to ground level

1. For the purpose of the definition of ground level in Schedule 1, the level of the natural ground is deemed to have been lawfully changed if the level of the natural ground is the prescribed level.
2. For the purpose of the definition of prescribed level in Schedule 1, the 2002 contours are the contour information determined by the Council.

1.7.6 Deemed compliance with site cover and setback assessment benchmarks

1. For the purpose of determining compliance with an assessment benchmark for setback, development is deemed to comply with the assessment benchmark if the development exceeds the assessment benchmark only by reason of the inclusion of an outermost projection which is part of a building or structure that is:
 - a. an eave of a roof; or
 - b. a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.

1.7.7 Determination of maximum building height

1. This section applies where the maximum building height for development is specified in storeys in a table of assessment or a code.
2. The specified number of storeys for the development is reduced by 1 storey if the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.
3. The specified maximum building height in storeys does not apply to the part of the development that is a rooftop garden where:
 - a. located in the following zones:
 - i. Medium density residential zone;
 - ii. High density residential zone;
 - iii. District centre zone;
 - iv. Major centre zone;
 - v. Principal centre zone;
 - vi. Mixed use zone.
 - b. not involving development for:
 - i. Dual occupancy, Dwelling house, Relocatable home park or Tourist park;
 - ii. Retirement facility or Residential care facility in the Medium density residential zone or High density residential zone where a neighbourhood plan does not specify building height.

1.7.8 Repeal of Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911

Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911 is repealed on the coming into effect of this planning scheme.

5.9 Categories of development and assessment—Neighbourhood plans

The following table identifies for a neighbourhood plan:

- any change to the category of assessment stated for a zone;
- the relevant assessment benchmarks.

Table 5.9.1—Neighbourhood plan categories of development and assessment changes

Neighbourhood plan	MCU	ROL	Building work	Operational work
Acacia Ridge—Archerfield neighbourhood plan	Change	No change	No change	No change
Albion neighbourhood plan	Change	No change	No change	No change
Algester—Parkinson—Stretton neighbourhood plan	No change	No change	No change	No change
Ashgrove—Grange district neighbourhood plan	No change	No change	No change	No change
Aspley district neighbourhood plan	Change	No change	No change	No change
Australia TradeCoast neighbourhood plan	No change	No change	No change	No change
Banyo—Northgate neighbourhood plan	Change	No change	No change	No change
Bowen Hills neighbourhood plan	No change	No change	No change	No change
Bracken Ridge and district neighbourhood plan	Change	No change	No change	No change
Bridgeman Downs neighbourhood plan	Change	Change	No change	No change
Bulimba district neighbourhood plan	Change	No change	No change	No change
Calamvale district neighbourhood plan	No change	No change	No change	No change
Capalaba West neighbourhood plan	No change	No change	No change	No change
Carina—Carindale neighbourhood plan	No change	No change	No change	No change
Carindale centre neighbourhood plan	No change	No change	No change	No change
Centenary suburbs neighbourhood plan	Change	Change	No change	No change
Chermside centre neighbourhood plan	No change	No change	No change	No change
City Centre neighbourhood plan	Change	Change	Change	No change
City west neighbourhood plan	Change	Change	Change	No change
Clayfield—Woolloowin district neighbourhood plan	No change	No change	No change	No change
Coorparoo and districts neighbourhood plan	Change	No change	No change	No change
Darra—Oxley district neighbourhood plan	No change	Change	No change	No change
Doolandella neighbourhood plan	Change	No change	No change	No change
Dutton Park—Fairfield neighbourhood plan	Change	No change	No change	No change
East Brisbane—Coorparoo district neighbourhood plan	No change	No change	No change	No change
Eastern corridor neighbourhood plan	Change	No change	No change	No change
Eight Mile Plains gateway neighbourhood plan	Change	No change	No change	No change

Enoggera district neighbourhood plan	No change Change	No change	No change	No change
Everton Park neighbourhood plan	Change	No change	No change	No change
Ferny Grove—Upper Kedron neighbourhood plan	No change	Change	No change	No change
Fig Tree Pocket neighbourhood plan	Change	No change	No change	No change
Forest Lake neighbourhood plan	No change	No change	No change	No change
Fortitude Valley neighbourhood plan	Change	No change	No change	No change
Hemmant—Lytton neighbourhood plan	Change	Change	No change	No change
Holland Park—Tarragindi district neighbourhood plan	No change	No change	No change	No change
Indooroopilly centre neighbourhood plan	Change	No change	No change	No change
Ithaca district neighbourhood plan	Change	No change	No change	No change
Kangaroo Point peninsula neighbourhood plan	Change	No change	No change	No change
Kangaroo Point south neighbourhood plan	Change	No change	No change	No change
Kelvin Grove urban village neighbourhood plan	Change	No change	No change	No change
Kuraby neighbourhood plan	No change	No change	No change	No change
Lake Manchester neighbourhood plan	No change	Change	No change	No change
Latrobe and Given Terraces neighbourhood plan	Change	No change	No change	No change
Lower Oxley Creek south neighbourhood plan	Change	Change	Change	No change
Lower Oxley Creek north neighbourhood plan	Change	No change	No change	Change
Lutwyche Road corridor neighbourhood plan	Change	No change	No change	No change
McDowall neighbourhood plan	No change	No change	No change	No change
Milton neighbourhood plan	Change	No change	No change	No change
Milton station neighbourhood plan	Change	No change	No change	No change
Mitchelton centre neighbourhood plan	Change	No change	No change	No change
Mitchelton neighbourhood plan	No change	No change	No change	No change
Moggill—Bellbowrie district neighbourhood plan	No change	Change	No change	No change
Moreton Island settlements neighbourhood plan	Change	No change	Change	No change
Mt Coot—tha neighbourhood plan	Change	No change	No change	No change
Mt Gravatt corridor neighbourhood plan	Change	No change	No change	No change
Nathan—Salisbury—Moorooka neighbourhood plan	Change	Change	No change	No change
New Farm and Teneriffe Hill neighbourhood plan	No change	No change	No change	No change
Newstead and Teneriffe waterfront neighbourhood plan	Change	No change	No change	No change
Newstead north neighbourhood plan	Change	No change	No change	No change

Nudgee Beach neighbourhood plan	Change	Change	No change	No change
Nundah district neighbourhood plan	No change	No change	No change	No change
Pinkenba—Eagle Farm neighbourhood plan	Change	Change	No change	No change
Racecourse precinct neighbourhood plan	Change	No change	No change	No change
Richlands—Wacol corridor neighbourhood plan	Change	Change	No change	No change
River gateway neighbourhood plan	Change	Change	No change	No change
Rochedale urban community neighbourhood plan	Change	Change	No change	No change
Sandgate district neighbourhood plan	Change	No change	No change	No change
Sandgate Road neighbourhood plan	No change	No change	No change	No change
Sherwood—Graceville district neighbourhood plan	Change	Change	No change	No change
South Brisbane riverside neighbourhood plan	Change	No change	No change	No change
Spring Hill neighbourhood plan	Change	No change	Change	No change
Stephens district neighbourhood plan	No change	No change	No change	No change
Taringa neighbourhood plan	No change	No change	No change	No change
The Gap neighbourhood plan	No change	No change	No change	No change
Toombul—Nundah neighbourhood plan	Change	No change	No change	No change
Toowong—Auchenflower neighbourhood plan	Change	No change	No change	No change
Toowong—Indooroopilly district neighbourhood plan	Change	No change	No change	No change
Wakerley neighbourhood plan	No change	Change	No change	No change
West End—Woolloongabba district neighbourhood plan	Change	Change	No change	No change
Western gateway neighbourhood plan	No change	Change	No change	No change
Willawong neighbourhood plan	No change	No change	No change	No change
Woolloongabba centre neighbourhood plan	Change	No change	No change	No change
Wynnum—Manly neighbourhood plan	Change	Change	No change	No change
Wynnum West neighbourhood plan	No change	No change	No change	No change
Yeerongpilly Transit Oriented Development neighbourhood plan	Change	Change	No change	No change

Editor's note—Under section 126 of the *Sustainable Planning Act 2009*, the Queensland Government directed Council to integrate the *Yeerongpilly Transit Oriented Development State Planning Regulatory Provision 2016* (the Yeerongpilly TOD SPRP) into Brisbane City Plan 2014. The categories of development and assessment in Table 5.9.77.A and Table 5.9.77.B are in accordance with the Yeerongpilly TOD SPRP and override the categories of development and assessment in the zone table of assessment.

The following tables identify the categories of development and assessment for development in the neighbourhood plans.

Table 5.9.23.A—Enoggera district neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
MCU, if assessable development <u>where not listed in this table</u>	No change	Enoggera district neighbourhood plan code
If in the Alderley centre precinct (NPP-001), where in the District centre zone		
<u>Service station</u>	Assessable development—Impact assessment	
	<u>If involving a new premises or an existing premises with an increase in gross floor area</u>	The planning scheme including: Enoggera district neighbourhood plan code <u>Service station code</u> <u>District centre zone code</u> <u>Prescribed secondary code</u>

Table 5.9.23.B—Enoggera district neighbourhood plan: reconfiguring a lot

Development	Categories of development and assessment	Assessment benchmarks
ROL, if assessable development	No change	Enoggera district neighbourhood plan code

Table 5.9.23.C—Enoggera district neighbourhood plan: building work

Development	Categories of development and assessment	Assessment benchmarks
Building work, if assessable development	No change	Enoggera district neighbourhood plan code

Table 5.9.23.D—Enoggera district neighbourhood plan: operational work

Development	Categories of development and assessment	Assessment benchmarks
Operational work, if assessable development	No change	Enoggera district neighbourhood plan code

7.2.5.3 Enoggera district neighbourhood plan code

7.2.5.3.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Enoggera district neighbourhood plan area if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
 - b. impact assessable development.
2. Land in the Enoggera district neighbourhood plan area is identified on the NPM-005.3 Enoggera district neighbourhood plan map and includes the following precinct:
 - a. Alderley shopping centre precinct (Enoggera district neighbourhood plan/NPP-001):
 - i. Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a);
 - ii. Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b);
 - iii. Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to Table 5.9.23.A, Table 5.9.23.B, Table 5.9.23.C and Table 5.9.23.D.

Note—The active frontage requirements identified in the Centre or mixed use code do not apply within the centre zones category of the Alderley centre precinct (Enoggera district neighbourhood plan/ NPP-001), except in the locations identified in Figure a.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to landscape design, guidance is provided in the Landscape design planning scheme policy, Planting species planning scheme policy and Vegetation planning scheme policy.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical building design and landscaping, podium planting, the public realm, public art and creative lighting, guidance is provided in the Subtropical building design planning scheme policy.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

7.2.5.3.2 Purpose

1. The purpose of the Enoggera district neighbourhood plan code is to provide finer grained planning at a local level for the Enoggera district neighbourhood plan area.
2. The purpose of the Enoggera district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
 - a. Development is underpinned by regionally significant transport infrastructure, focused along the Ferny Grove railway corridor.
 - b. A development achieves a balanced mix of housing densities and types, including public housing and retirement facilities, that serve the needs of the community. Identified character housing is retained.
 - c. Multiple dwellings are not accommodated in the Low density residential zone.
 - d. Significant environmental resources such as Kedron Brook and Enoggera Creek, with ecological, recreational and landscape values, are protected and enhanced.
 - e. The Wardell Street/Samford Road shopping centre functions as a neighbourhood centre and redevelopment remains within the existing boundaries and carefully considers any impact on the efficient and safe operation of the intersection of Wardell Street and Samford Road.
 - f. The Gaythorne and Dallas Parade shopping centres remain as neighbourhood centres.
 - g. The Enoggera Military Camp Gallipoli Barracks is a significant landholding and employment and traffic generator within the neighbourhood plan area. A The major access point to the facility from Samford Road is encouraged should be retained to significantly reduce minimise traffic through residential areas. Protection and enhancement of green-space areas within the site is encouraged.
 Note—The Enoggera Military Camp Gallipoli Barracks is a Federal Australian Government facility and not subject to Council's planning controls.
 - h. Local low impact industrial areas uses or activities at Pickering Street and Bellevue Avenue will be maintained to service local needs while appropriately managing their interface with surrounding residential areas.
 - i. If quarrying activities cease in the Settlement Road area, an integrated residential precinct development principally for low density residential purposes is preferred. Small-scale non-residential development providing local services, such as one or more convenience shops or a childcare centre, may also be appropriate. Any proposal for redevelopment should include landscape schemes that address revegetation and use tree species associated with the bushland of the locality.
4. Alderley shopping centre precinct (Enoggera district neighbourhood plan/NPP-001) overall outcome is outcomes are:
 - a. Alderley shopping centre is accommodates the retail and commercial focus for the eastern part highest intensity of development within the neighbourhood plan area to leverage its strategic location as a key growth node on the rail corridor. The centre is characterised by a continuous network of subtropical landscaping across street edges, public spaces and development, contributing to a highly connected and walkable mixed-use precinct.
 - b. Development facilitates renewal of the centre with additional housing and employment generating uses concentrated within walking distance of Alderley shopping railway station. A range of centre activities are provided to contribute to the operation of a lively centre.
 - c. Development provides housing choice across a range of densities to meet diverse household and lifecycle needs, concentrating

- the highest residential densities within the walking catchment of Alderley railway station.
- d. Development delivers design excellence and contributes to the outdoor lifestyle and subtropical character of the precinct by providing buildings and outdoor spaces that incorporate shading, deep planting and layered landscaping.
 - e. Development delivers a network of arcades, plazas, and alleys to improve pedestrian and cyclist connectivity to Alderley railway station and the centre, with building frontages addressing the public realm to maximise activation, foot traffic and opportunities for centre activities and employment-generating uses.
 - f. Development delivers active frontages through ground-floor tenancies that support a mix of uses, providing transparency, articulation, and legible entry points, enhancing visual interest and pedestrian engagement.
Note—Active frontages are identified in Figure a.
 - g. Development that has a frontage to Samford Road or South Pine Road provides consolidated vehicular access arrangements, to protect the function, safety and efficiency of these major road corridors, limit vehicular intrusion across active frontages, enhance pedestrian safety and comfort, and reinforce centre vitality and high-quality street environments.
 - h. Development for a service station is not consistent with the outcomes sought for the precinct.
 - i. Development in centre or high density residential zones provides a compact building height transition to lower intensity residential areas.
 - j. Development in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a):
 - i. ensures the sub-precinct develops as a transit-oriented centre, with enhanced pedestrian and pedestrian-friendly cyclist connectivity to Alderley railway station;
 - ii. ensures that where podium parking is provided, podium levels contribute to the subtropical character of the precinct by incorporating raised planters, screening, artwork, and creative lighting delivering an attractive and engaging subtropical street frontage;
 - iii. where identified as key development site 1 in Figure a, development achieves local prominence through its landmark design, range of centre activities and contribution to the public realm. A publicly accessible plaza and an alley are delivered to improve pedestrian and cyclist connections between South Pine Road, Samford Road and Railway Street;
 - iv. where identified as key development site 2 in Figure a, development responds to the site's prominent gateway location and heritage place to contribute to a strong and distinctive sense of place. Development delivers a publicly accessible arcade that is well-connected strategically located and designed to adjoining public transport routes maximise pedestrian connections between South Pine Road and Samford Road;
 - k. Development in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b):
 - i. capitalises on its strategic location close to the Alderley railway station by establishing high density residential and mixed-use transit oriented development;
 - ii. where located in the District centre zone provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
 - iii. where located in the High density zone provides multiple dwellings that achieve appropriate residential amenity through innovative and creative building and urban design;
 - iv. ensures high-quality, publicly accessible pedestrian connections are provided along Railway Terrace, Alderley Avenue, and South Pine Road, to the Alderley railway station.
 - l. Development in the Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c):
 - i. manages the transition and interface between the higher density development in Alderley centre core sub-precinct and the established lower density areas;
 - ii. provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
 - iii. enhances pedestrian and cyclist connectivity, including a new alley between Lorne Street and Elgin Street.

7.2.5.3.3 Performance outcomes and acceptable outcomes

Table 7.2.5.3.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
No performance outcomes are prescribed.	No acceptable outcomes are prescribed.
If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001)	
PO1 Development is of a height, scale and form that achieves the intended outcomes of the precinct, improves the amenity of the area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. consistent with the intended scale and character of the precinct or relevant sub-precinct; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid adverse amenity impacts on adjoining premises. Note—Development that exceeds the intended number of storeys or building	AO1 Development complies with the number of storeys and building height specified in Table 7.2.5.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.

height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	
PO2 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: - intensive activation of the ground storey with highly active non-residential uses which encourages the greatest degree of pedestrian activity and interaction; - strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; - building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; - richly detailed, human-scaled and fine-grained building frontages; - a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; - a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	AO2.1 Development on a site identified as an active frontage — primary in Figure a: - is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at the ground storey; - may provide for an outdoor room for a food and drink outlet within 3m of the front boundary in accordance with Figure d; - provides subtropical landscaping including ground plane landscaping, green facades or green walls; - is designed to consolidate vehicular crossovers or driveways; - provides safe at-grade pedestrian connections without any lips or steps. Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements. Note—Refer to Figure c and Figure d. In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - primary. AO2.2 Development on a site identified as an active frontage — secondary in Figure a: - is designed for and substantially occupied by non-residential centre activities at the ground storey; - provides subtropical landscaping including ground plane landscaping, green facades or green walls; - provides vehicular and service access from a street not designated as active frontage if on a site with multiple street frontages; - is designed to consolidate vehicular crossovers or driveways; - provides safe at-grade pedestrian connections without any lips or steps. Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements. Note—In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - secondary.
PO3 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improves streetscape amenity through an appropriate mix of green infrastructure including: - landscaping and deep planting at the ground plane; - green walls, green facades and green roofs; - other artificial growing environments.	AO3.1 Development provides subtropical landscaping to achieve a minimum green plot ratio of 25%. Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula: $GPR = \frac{\text{total of all green infrastructure area}}{\text{total site area}} \times 100$
PO4 Development provides on-site parking spaces to accommodate the design peak parking demand without an overflow of car parking to adjacent premises or adjacent streets. Design peak parking demand may consider proximity to: - public transport facilities providing regular and frequent services to key destinations; - local services and facilities; - existing on-street parking controls. Note—Preparation of a sustainable travel plan can be used to demonstrate compliance with this performance outcome.	AO4 Development for multiple dwellings provides on-site car parking in accordance with Table 7.2.5.3.3.C.
PO5 Development for multiple dwellings provides secure and convenient bicycle parking that:	AO5 Development for multiple dwellings provides cyclist facilities in accordance with Table 7.2.5.3.3.C.

a. provides visitor bicycle parking in a highly visible location close to the building's main entrance; b. is conveniently located to enable secure and convenient access between the bicycle storage area, end-of trip facilities and the main areas of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	Note—Cyclist facilities for uses other than those identified in Table 7.2.3.3.C are provided in accordance with the Transport, access, parking and servicing planning scheme policy.
PO6 Development provides a pedestrian and cyclist connection, in the locations identified as alleys in Figure a, to form a safe, legible and integrated part of the movement network that: Note—On key development site 1, the connection is to provide pedestrian and cyclist access and accommodate vehicular access for service vehicles as part of the movement network.	AO6 Development provides an alley, as identified on Figure a, which is a safe, legible and integrated part of the movement network that: a. provides improved cross-block connections to enhance pedestrian permeability, legibility and convenience within the wider movement network; b. accommodates safe, direct and clearly identifiable pedestrian access into and through the alley during the hours of operation of adjoining uses; c. is addressed by building frontages that incorporate doors, windows and other openings to promote visibility, casual surveillance and pedestrian safety; d. minimises blank walls through building articulation, openings, artwork, or other design treatments that contribute to pedestrian interest and amenity; e. incorporates active frontage uses at key nodes, intersections and building entries to reinforce activation, wayfinding and pedestrian use; f. provides adequate lighting, clear sightlines and passive surveillance to support safety and comfort during both day-time and night-time use; g. integrates, separates or manages servicing and access functions in a manner that prioritises pedestrian movement and safety, and minimises conflicts between servicing activities and pedestrians. Note—For guidance on assessing the incorporation of crime prevention through environmental design principles refer to the Crime prevention through environmental design planning scheme policy.
If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the District centre zone	
PO7 Development delivers design excellence including: a. podiums that: - promote a fine grain, human-scale development at street level in accordance with active frontages shown in Figure a; - respond to changes in topography and gradients; - add variety and interest to the streetscape; - incorporate subtropical landscaping; b. tower designs that: - respond to the site shape and size by utilising smaller floorplates and slender towers to support amenity and subtropical design outcomes; - are significantly setback from the podium to: - reinforce the visual distinction between tower and podium; - reduce bulk and visibility of the tower from the street and adjoining properties; - ensure design and siting of buildings above podium provides sufficient space between buildings to allow for breezes and views through	AO7.1 Development ensures buildings incorporate a podium and slender tower form with: a. a maximum podium height of: 3 storeys where located in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a); 2 storeys where located in Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b) or Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c); b. a maximum tower site cover of 50%; c. a maximum of 30m in any direction as shown in Figure c; d. a minimum separation of 10m between towers, either within a site or between towers on separate sites. Note—Tower site cover is: - the combined average area of the 5 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height identified in AO7.1) as a portion of the original site area; - calculated as the area bounded by the outside of the external wall, including

the site.	balconies but excluding projections.
PO8 Development minimises the visual impact of car parking and enhances the quality of the public realm by ensuring that: a. ground-level car parking is fully concealed behind active frontage uses to street frontages; b. podium car parking above ground level is visually screened and integrated into the building on street frontages, arcades, alleys, plazas and other publicly accessible places through: i. subtropical planting in combination with high-quality architectural façade design, screening elements and creative lighting; ii. active frontage uses where practicable.	AO7.2 Development above the podium has a minimum rear setback of 6m. Note—The Centre or mixed use code provides for setbacks in all other instances. For development above the maximum podium height specified in AO7.1(a) of this neighbourhood plan code, boundary setbacks are to be provided in accordance with the tower setback requirements in Table 9.3.3.3.C—Boundary setback requirements in the Centre or mixed use code.
PO9 Development sites are of a suitable size to ensure coordinated and efficient development of the centre and provide a safe and comfortable pedestrian environment and an active, attractive streetscape.	AO8 Development that provides ground level and above ground level podium car parking: a. does not exceed the maximum podium height; b. for the full extent of podium levels facing street frontages, arcades, alleys, plazas and other publicly accessible spaces: i. incorporates active frontage uses at ground level; ii. sleeves all above ground level podium car parking with active frontage uses. Note—Maximum podium height is specified in AO7.1. Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.
PO10 Development on key development site 1 in Figure a is structured and designed to: a. exhibit subtropical architectural excellence through design, treatment and articulation; b. provide a plaza in accordance with Figure a; c. improve pedestrian, cyclist and vehicle connectivity between South Pine Road, Samford Road, Railway Street and Alderley railway station, with clear way-finding to maximise use during the day and night; d. provide an alley that connects to and consolidates access from Samford Road and South Pine Road as shown on Figure a; e. consolidate vehicular access to South Pine Road, Samford Road and Railway Street; f. provide active frontages that incorporate subtropical design as shown on Figure a, to contribute to the activation and vibrancy of the street. Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.	AO9.1 Development has a minimum site area of 1,200m ² . AO9.2 Development has a minimum frontage width of 30m.
If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP001a)	
PO11 Development on key development site 1 provides a plaza in accordance with Figure a, that: a. provides a functional area that encourages a high level of accessibility, activation and links with public transport interchanges; b. incorporates creative lighting, public art or items of visual interest to enliven the public realm; c. provides high quality subtropical design elements that incorporate, shading, deep planting and subtropical landscaping visible from South Pine Road.	AO10 No acceptable outcome is prescribed. AO11 Development incorporates a plaza in accordance with Figure a, that: a. provides a minimum area of 1,100m² publicly accessible privately owned open space; b. includes privately owned and delivered creative lighting and public art; c. features high quality subtropical design elements including shading, deep planting and layered landscaping including along the South Pine Road frontage. Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements. Note—In all other respects, the requirements of the Centre mixed use code or Multiple dwelling code apply.

PO12 Development on key development site 2 in Figure a is structured and designed to: a. exhibit subtropical architectural excellence through design, treatment and articulation; b. improve pedestrian and cyclist connectivity between South Pine Road and Samford Road with clear way-finding to maximise use during the day and night; c. provide an arcade as shown on Figure a; d. consolidate landholdings to ensure integrated development outcomes; e. provide active frontages in accordance with the active frontage - primary requirements as indicated on Figure a, to contribute to the activation and vibrancy of street and arcade frontages; f. provide a mix of uses, high quality public realm, public art, creative lighting, shading, landscaping and deep planting; g. consolidate vehicular access to South Pine Road and Samford Road; h. protect and retain the heritage place at the corner of Samford and South Pine Road. Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.	AO12 No acceptable outcome is prescribed.
PO13 Development on key development site 2 provides a publicly accessible arcade in accordance with Figure a and Figure b linking South Pine Road to Samford Road, that: a. is located and aligned to optimise pedestrian connectivity, permeability and activation of the centre, supporting mid-block movement while avoiding adverse impacts on the function and activation of the Samford Road and South Pine Road intersection; b. has a strong street presence and clear, legible entries that promote activation and casual surveillance; c. preserves amenity and provides access to sunlight, natural daylight and ventilation; d. incorporates high-quality finishes, materials and subtropical landscaping; e. integrates creative lighting and public artwork to enliven the public realm. Note—An arcade is a publicly accessible privately owned connection.	AO13.1 Development on key development site 2 provides and locates an arcade in accordance with Figure a, positioned at least 80m from the intersection of Samford Road and South Pine Road, measured along a continuous pedestrian clearway from the centre point of the intersection to the nearest arcade entry on either street frontage. Note—Refer to Figure b, Figure c and Figure d. In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to the design of arcades. AO13.2 Development of an arcade on key development site 2 is designed in accordance with Figure b and: a. maintains unrestricted pedestrian access at all times (24 hours, 7 days a week); b. is designed so that a minimum of 50% of its area is open to the sky, allowing direct exposure to natural sunlight, daylight, and ventilation; c. provides a clear line of sight; d. incorporates outdoor rooms or recessed tenancies fronting the arcade; e. incorporates subtropical landscaping; f. provides privately owned and delivered creative lighting and artwork to contribute to the vibrancy and identity of the public realm; g. excludes bin storage or collection areas within or directly adjacent to the arcade. Note—Refer to the Subtropical building design planning scheme policy and Landscape design planning scheme policy for further information on arcade design and subtropical landscaping.

Table 7.2.5.3.3.B—Maximum building height

Development	Maximum building height (number of storeys)
Development of a site in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a)	15 storeys
Development of a site in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b)	12 storeys
Development of a site in the Alderley centre southern frame sub-	10 storeys

precinct (Enoggera district neighbourhood plan/NPP-001c)	
Note—For the purposes of determining the category of assessment, the maximum building height is identified in Table 7.2.5.3.3.B only. Other building height controls, including maximum podium height, do not alter category of assessment.	

Table 7.2.5.3.3.C—Car parking and cyclist facility standards

Car parking standards	
Multiple dwellings Note—Where car share spaces are provided, they will not be included in the minimum car parking calculation for the use.	Minimum 1.0 spaces per 1 bedroom dwelling Minimum 1.2 spaces per 2 bedroom dwelling Minimum 1.6 spaces per 3 bedroom dwelling Minimum 2.0 spaces per 4 or above bedroom dwelling Minimum 0.25 spaces per dwelling for visitor parking Note—Parking may be provided in tandem where 2 spaces are provided for 1 dwelling. Note—At least 50% visitor parking is provided in communal areas, and not in tandem with resident parking.
Cyclist facilities	
Multiple dwellings	Minimum 2 lockable, covered, bicycle parking space per unit (in either the garage or separate on-site facility) 1 visitor bicycle parking space per 4 units or part thereof

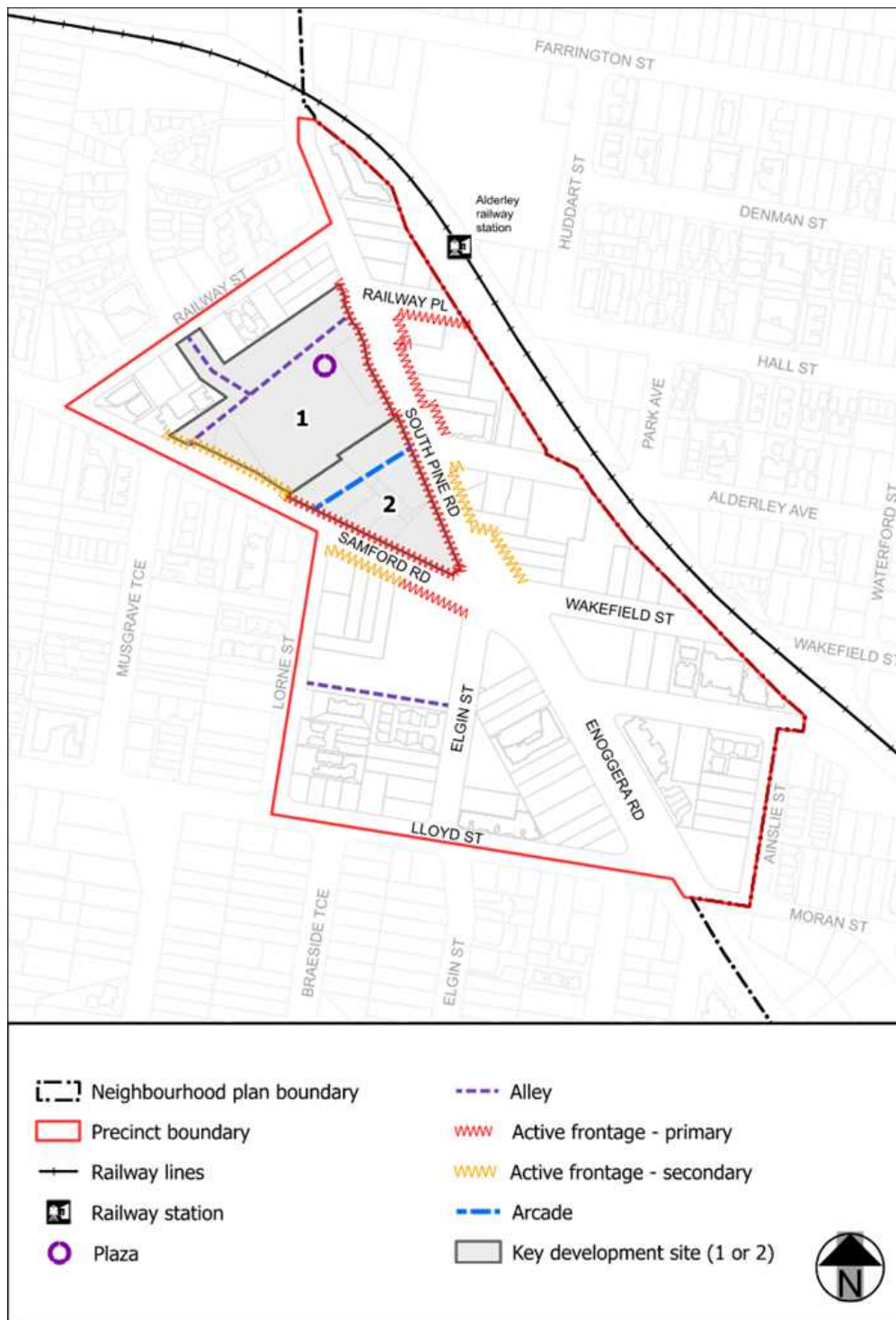


Figure a—Alderley centre

[View the high resolution of Figure a—Alderley Centre](#)

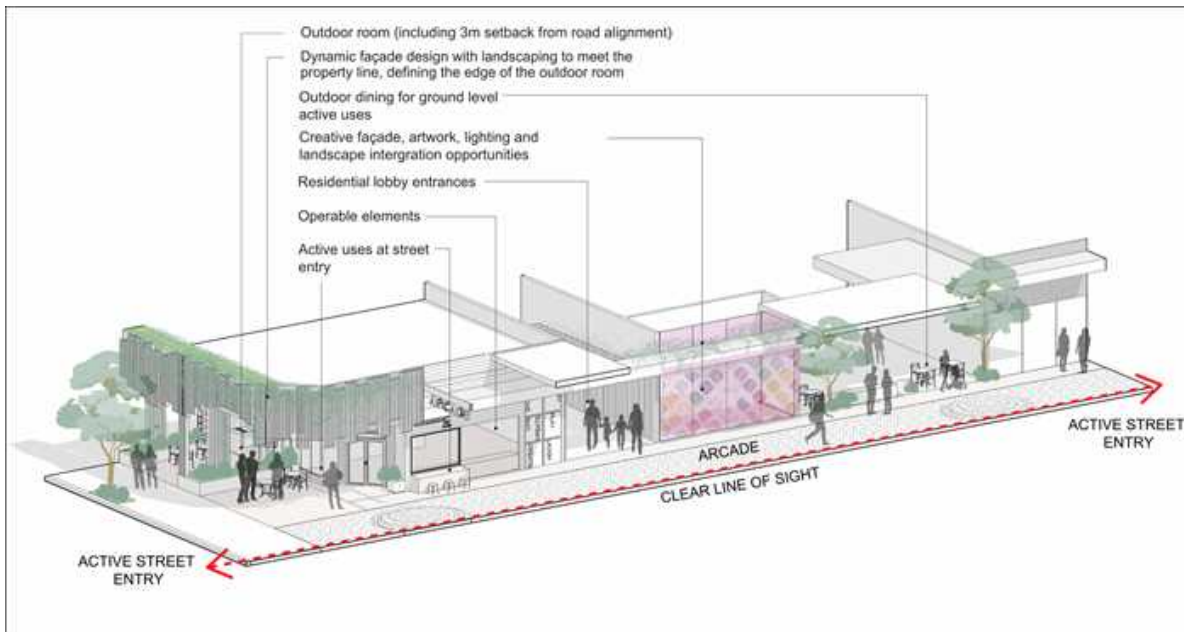


Figure b—Indicative precinct open arcade design elements

[View the high resolution of Figure b—Indicative precinct open arcade design elements](#)

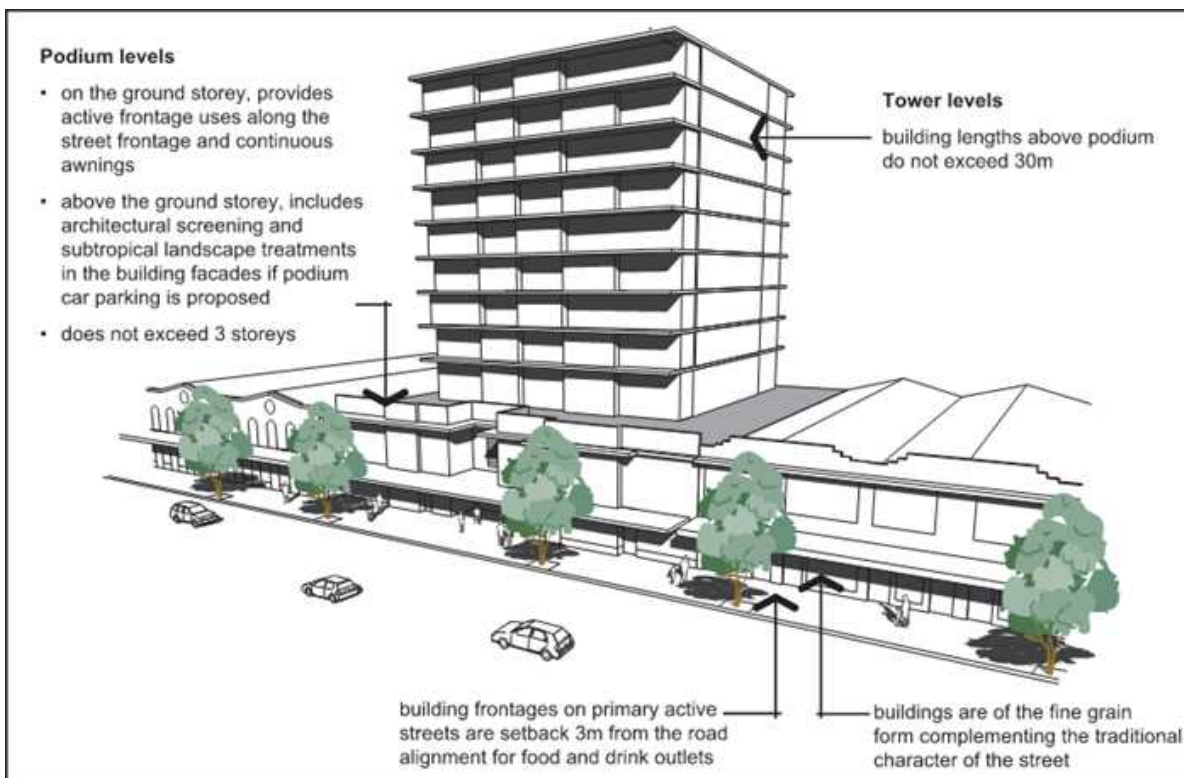


Figure c—Indicative active frontage—primary – street activation and built form integration

[View in high resolution of Figure c—Indicative active frontage—primary — street activation and built form integration](#)

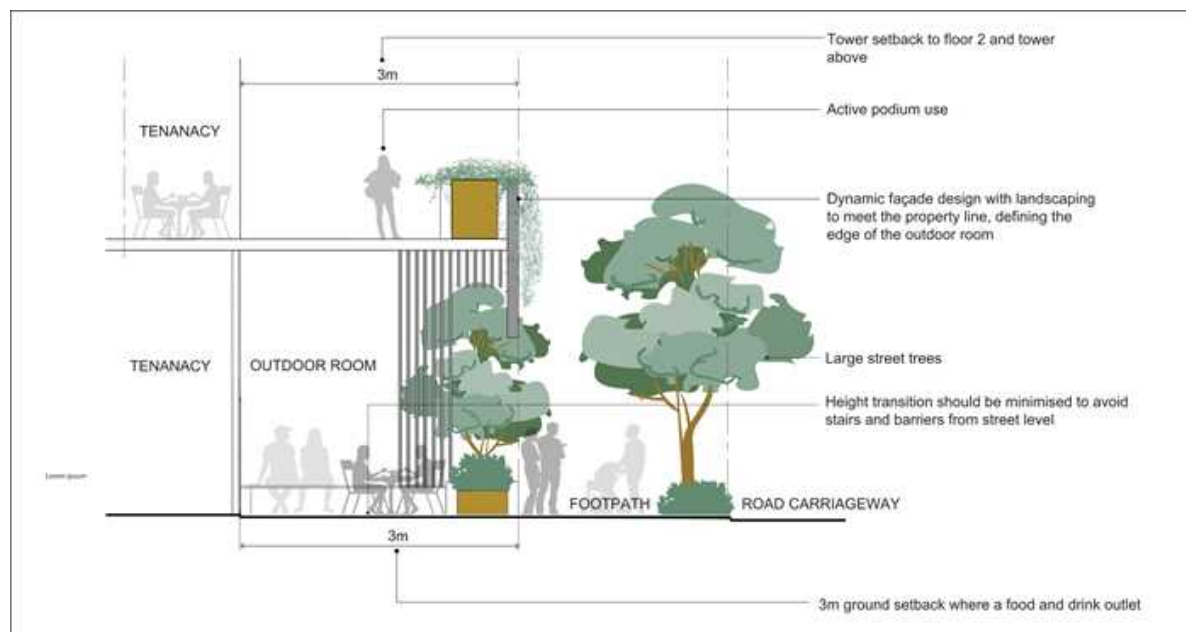


Figure d—Indicative active street frontage tenancy interface

[View in high resolution of Figure d—Indicative active street frontage tenancy interface](#)

SC2.1 Strategic framework maps

The strategic framework maps applicable to the planning scheme area are stated in Table SC2.1.1. For all maps please refer to planning scheme maps.

Table SC2.1.1— Strategic framework maps

Category	Map number	Map title	Gazettal date
Not applicable	SFM-001	Sub-regional context strategic framework map	29 November 2019
	SFM-002	Brisbane Cityshape 2031 land use strategic framework map	29 November 2019
	SFM-003	Brisbane selected transport corridors and growth nodes strategic framework map	27 June 2025 XXXXX 2026
	SFM-004	Brisbane greenspace system strategic framework map	29 November 2019
	SFM-005	Brisbane transport strategic framework map	29 November 2019

SC2.2 Zone maps

The zone map applicable to the planning scheme area is stated in Table SC2.2.1. For all maps please refer to planning scheme maps.

Table SC2.2.1— Zone maps

Category	Map number	Map Title	Gazettal date
Not applicable	ZM-001	Zoning map (all tiles, other than where specified below)	30 June 2014
Not applicable	ZM-001	Zoning map Map tiles 34 and 43	12 September 2014
Not applicable	ZM-001	Zoning map Map tiles 5, 13, 19, 27, 36, 41, 42, 44, 46 and 48	4 September 2015
Not applicable	ZM-001	Zoning map Map tiles 20	13 May 2016
Not applicable	ZM-001	Zoning map Map tiles 6	9 September 2016
Not applicable	ZM-001	Zoning map Map tiles 43 and 47	18 November 2016
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 18, 19, 20, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 47 and 48	24 March 2017
Not applicable	ZM-001	Zoning map Map tile 21	19 May 2017
Not applicable	ZM-001	Zoning map Map tile 35	3 July 2017
Not applicable	ZM-001	Zoning map Map tiles 6, 20, 21, 28, 30, 43, 35	1 December 2017
Not applicable	ZM-001	Zoning map Map tile 28	16 February 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 12, 22, 30, 34, 35, 41, 43, 44	29 June 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
Not applicable	ZM-001	Zoning map Map tile 19	21 September 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47, 48	23 November 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 13, 19, 27, 28, 30, 34, 35, 43, 44 and 47	15 February 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 11, 13, 19, 20, 21, 22, 29, 30, 36, 43, 44, 47 and 48	31 May 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 35, 42, 43, 44, 45, 46, 47 and 48	29 November 2019

Not applicable	ZM-001	Zoning map Map tiles 13, 21 and 28	28 February 2020
Not applicable	ZM-001	Zoning map Map tiles 2, 13, 20, 21, 22, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 41, 43, 44 and 47	30 October 2020
Not applicable	ZM-001	Zoning map Map tile 28	28 May 2021
Not applicable	ZM-001	Zoning map Map tile 29	3 September 2021
Not applicable	ZM-001	Zoning map Map tile 5, 6, 12, 13, 19, 21, 22, 28, 30, 34, 35, 36, 37, 41, 42, 43, 44, 46, 47 and 48	27 May 2022
Not applicable	ZM-001	Zoning map Map tile 44	2 December 2022
Not applicable	ZM-001	Zoning map Map tiles 6, 12, 19, 20, 21, 25, 28, 30 and 43	10 March 2023
Not applicable	ZM-001	Zoning map Map tiles 5 and 12	1 September 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 34, 35 and 43	8 December 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
Not applicable	ZM-001	Zoning map Map tiles 2, 5, 6, 12, 13, 19, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 45, 47 and 48	27 June 2025
Not applicable	ZM-001	Zoning map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
Not applicable	ZM-001	Zoning map Map tiles 28 and 29	5 December 2025
<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tile 20</u>	<u>xx xxxxx 2026</u>

SC2.3 Neighbourhood plan maps

The neighbourhood plan maps applicable to the planning scheme area are stated in Table SC2.3.1. For all maps please refer to planning scheme maps.

Table SC2.3.1—Neighbourhood plan maps

Category	Map number	Map Title	Gazettal date
A	NPM-001.1	Acacia Ridge—Archerfield neighbourhood plan map	30 June 2014
	NPM-001.2	Albion neighbourhood plan map	13 May 2016
	NPM-001.3	Algester—Parkinson—Stretton neighbourhood plan map	30 June 2014
	NPM-001.4	Ashgrove—Grange district neighbourhood plan map	9 September 2016xx xxxxx 2026
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017
B	NPM-002.1	Banyo—Northgate neighbourhood plan map	28 February 2020
	NPM-002.2	Bowen Hills neighbourhood plan map	14 September 2018
	NPM-002.3	Bracken Ridge and district neighbourhood plan map	1 September 2023
	NPM-002.4	Bulimba district neighbourhood plan map	1 May 2020
	NPM-002.5	Bridgeman Downs neighbourhood plan map	1 September 2023
C	NPM-003.1	Calamvale district neighbourhood plan map	30 June 2014
	NPM-003.2	Capalaba West neighbourhood plan map	30 June 2014
	NPM-003.3	Carina—Carindale neighbourhood plan map	30 June 2014
	NPM-003.4	Carindale centre neighbourhood plan map	30 June 2014
	NPM-003.5	Centenary suburbs neighbourhood plan map	1 May 2020
	NPM-003.6	Chermside centre neighbourhood plan map	30 June 2014
	NPM-003.7	City Centre neighbourhood plan map	24 March 2017
	NPM-003.8	Clayfield—Woolloowin district neighbourhood plan map	30 June 2014
	NPM-003.9	City west neighbourhood plan map	16 February 2018
	NPM-003.10	Coorparoo and districts neighbourhood plan map	26 July 2019
D	NPM-004.1	Darra—Oxley district neighbourhood plan map	30 June 2014
	NPM-004.2	Doolandella neighbourhood plan map	30 June 2014
	NPM-004.3	Dutton Park—Fairfield neighbourhood plan map	14 September 2018
E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014xx xxxx 2026
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022
F	NPM-006.1	Ferry Grove—Upper Kedron neighbourhood plan map	21 September 2018
	NPM-006.2	Fig Tree Pocket neighbourhood plan map	30 June 2014
	NPM-006.3	Forest Lake neighbourhood plan map	1 May 2020
	NPM-006.4	Fortitude Valley neighbourhood plan map	30 June 2014
G	Intentionally left blank		
H	NPM-008.1	Holland Park—Tarragindi district neighbourhood plan map	27 June 2025

	NPM-008.2	Hemmant—Lytton neighbourhood plan map	24 March 2017
I	NPM-009.1	Indooroopilly centre neighbourhood plan map	30 June 2014
	NPM-009.2	Ithaca district neighbourhood plan map	16 February 2018
J	Intentionally left blank		
K	NPM-011.1	Kangaroo Point peninsula neighbourhood plan map	28 February 2020
	NPM-011.2	Kangaroo Point south neighbourhood plan map	30 June 2014
	NPM-011.3	Kelvin Grove urban village neighbourhood plan map	12 September 2014
	NPM-011.4	Kuraby neighbourhood plan map	2 December 2022
L	NPM-012.1	Lake Manchester neighbourhood plan map	30 June 2014
	NPM-012.2	Latrobe and Given Terraces neighbourhood plan map	16 February 2018
	NPM-012.3	Lower Oxley Creek south neighbourhood plan map	30 June 2014
	NPM-012.4	Lutwyche Road corridor neighbourhood plan map	1 May 2020
	NPM-012.5	Lower Oxley Creek north neighbourhood plan map	18 November 2016
M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot—tha neighbourhood plan map	30 June 2014
	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	9 September 2016
N	NPM-014.1	New Farm and Teneriffe Hill neighbourhood plan map	24 March 2017
	NPM-014.2	Newstead and Teneriffe waterfront neighbourhood plan map	14 September 2018
	NPM-014.3	Nudgee Beach neighbourhood plan map	30 June 2014
	NPM-014.4	Nundah district neighbourhood plan map	30 June 2014
	NPM-014.5	Newstead north neighbourhood plan map	14 September 2018
	NPM-014.6	Nathan—Salisbury—Moorooka neighbourhood plan map	27 June 2025
O	Intentionally left blank		
P	NPM-016.2	Pinkenba—Eagle Farm neighbourhood plan map	30 June 2014
Q	Intentionally left blank		
R	NPM-018.1	Racecourse precinct neighbourhood plan map	30 June 2014
	NPM-018.2	Richlands—Wacol corridor neighbourhood plan map	30 June 2014
	NPM-018.3	River gateway neighbourhood plan map	30 June 2014
	NPM-018.4	Rosedale urban community neighbourhood plan map	2 December 2022
S	NPM-019.1	Sandgate district neighbourhood plan map	10 March 2023
	NPM-019.2	Sandgate Road neighbourhood plan map	30 June 2014
	NPM-019.3	Sherwood—Graceville district neighbourhood plan map	30 June 2014
	NPM-019.4	South Brisbane riverside neighbourhood plan map	4 September 2015
	NPM-019.5	Spring Hill neighbourhood plan map	14 September 2018
	NPM-019.6	Stephens district neighbourhood plan map	27 June 2025

T	NPM-020.1	Taringa neighbourhood plan map	19 February 2016
	NPM-020.2	Toombul—Nundah neighbourhood plan map	30 June 2014
	NPM-020.3	Toowong—Auchenflower neighbourhood plan map	30 June 2014
	NPM-020.4	Toowong—Indooroopilly district neighbourhood plan map	19 February 2016
	NPM-020.5	The Gap neighbourhood plan map	31 May 2019
U	Intentionally left blank		
V	Intentionally left blank		
W	NPM-023.1	Wakerley neighbourhood plan map	30 June 2014
	NPM-023.2	West End—Woolloongabba district neighbourhood plan map	14 September 2018
	NPM-023.3	Western gateway neighbourhood plan map	18 November 2016
	NPM-023.4	Willawong neighbourhood plan map	18 November 2016
	NPM-023.5	Woolloongabba centre neighbourhood plan map	30 June 2014
	NPM-023.6	Wynnum—Manly neighbourhood plan map	30 June 2014
	NPM-023.7	Wynnum West neighbourhood plan map	30 June 2014
X	Intentionally left blank		
Y	NPM-025.1	Yeerongpilly Transit Oriented Development neighbourhood plan map	3 July 2017
Z	Intentionally left blank		

SC2.4 Overlay maps

The overlay maps applicable to the planning scheme area are stated in Table SC2.4.1. For all maps please refer to planning scheme maps.

Table SC2.4.1—Overlay maps

Category	Map number	Map Title	Gazettal date
A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	OM-001.1	Active frontages in residential zones overlay map Map tiles 28 and 29	5 December 2025
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	4 September 2015
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tile 18	24 March 2017

	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tile 6, 7, 13, 14, 21, 22 and 29	27 May 2022
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017
B	OM-002.1	Bicycle network overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.1	Bicycle network overlay map Map tile 43	18 November 2016
	OM-002.1	Bicycle network overlay map Map tile 18	24 March 2017
	OM-002.1	Bicycle network overlay map All map tiles	27 June 2025
	OM-002.2	Biodiversity areas overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.2	Biodiversity areas overlay map Map tile 43	18 November 2016
	OM-002.2	Biodiversity areas overlay map Map tiles 18, 21, 22, 29 and 30	24 March 2017
	OM-002.2	Biodiversity areas overlay map Map tile 35	3 July 2017
	OM-002.2	Biodiversity areas overlay map All map tiles	29 November 2019
	OM-002.2	Biodiversity areas overlay map All map tiles	27 May 2022
	OM-002.2	Biodiversity areas overlay map All map tiles	19 September 2025
	OM-002.3	Bushfire overlay map	30 June 2014
	OM-002.3	Bushfire overlay map Map tile 18	24 March 2017
	OM-002.3	Bushfire overlay map Map tile 19	21 September 2018
C	OM-003.1	Coastal hazard overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.1	Coastal hazard overlay map Map tiles 1, 2, 5, 6, 7, 8, 13, 14, 15, 20, 21, 22, 23, 27, 28, 29, 30, 32, 33, 34, 35, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 56 and 57	9 September 2016
	OM-003.1	Coastal hazard overlay map Map tile 18	24 March 2017
	OM-003.1	Coastal hazard overlay map (all map tiles)	27 May 2022
	OM-003.2	Commercial character building overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.2	Commercial character building overlay map Map tile 28	4 September 2015
	OM-003.2	Commercial character building overlay map Map tile 20	9 September 2016
	OM-003.2	Commercial character building overlay map Map tile 20	24 March 2017
	OM-003.2	Commercial character building overlay map Map tile 6	1 December 2017

	OM-003.2	Commercial character building overlay map Map tile 28	16 February 2018
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	14 September 2018
	OM-003.2	Commercial character building overlay map Map tile 13	23 November 2018
	OM-003.2	Commercial character building overlay map Map tile 36	26 July 2019
	OM-003.2	Commercial character building overlay map Map tile 13	28 February 2020
	OM-003.2	Commercial character building overlay map Map tiles 2, 12, 13, 19, 20, 21, 28, 29, 30 and 35	28 May 2021
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	27 May 2022
	OM-003.2	Commercial character building overlay map Map tile 6	10 March 2023
	OM-003.2	Commercial character building overlay map Map tiles 20, 28, 35, 36, 43 and 44	27 June 2025
	OM-003.2	Commercial character building overlay map Map tiles 28 and 29	5 December 2025
	OM-003.3	Critical infrastructure and movement network overlay map	30 June 2014
	OM-003.3	Critical infrastructure and movement network overlay map Map tile 18	24 March 2017
	OM-003.4	Community purposes network overlay map	29 June 2018
	OM-003.4	Community purposes network overlay map Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	10 December 2021
	OM-003.4	Community purposes network overlay map All map tiles	27 June 2025
D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map	31 May 2019

		Map tile 19	
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	OM-004.1	Dwelling house character overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 20</u>	<u>xx xxxx 2026</u>
E	OM-005.1	Extractive resources overlay map (all tiles, other than where specified below)	30 June 2014
	OM-005.1	Extractive resources overlay map Map tiles 5, 19, 25, 26, 27, 28, 31, 32, 33, 39, 40 and 42	12 September 2014
	OM-005.1	Extractive resources overlay map Map tile 18	24 March 2017
	OM-005.1	Extractive resources overlay map Map tile 5, 36, 42 and 44	27 May 2022
F	OM-006.1	Flood overlay map—Brisbane River (all tiles, other than where specified below)	30 June 2014
	OM-006.1	Flood overlay map—Brisbane River Map tile 18	24 March 2017
	OM-006.1	Flood overlay map—Brisbane River Map tiles 13, 14, 20, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43 and 47	28 May 2021
	OM-006.2	Flood overlay map—Creek/waterway (all tiles, other than where specified below)	30 June 2014
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 11, 19, 20, 21, 26, 27, 28, 29, 34, 36, 42, 43, 44, 46, and 48	18 September 2015

	OM-006.2	Flood overlay map—Creek/waterway Map tiles 6, 12, 13, 22, 30, 35, 37 and 47	9 September 2016
	OM-006.2	Flood overlay map—Creek/waterway Map tile 18	24 March 2017
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 6, 11, 12, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 42, 43, 44, 46, 47, and 48	28 May 2021
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 21, 22, 29, 30, 36, 37, 44, 45 and 48	1 September 2023
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 2, 5, 6, 11, 12, 13, 14, 19, 20, 21, 26, 27, 28, 34 and 35	6 December 2024
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 19, 20, 21, 27, 28, 29, 30, 34, 37 and 42	19 September 2025
	OM-006.3	Flood overlay map—Overland flow (all tiles, other than where specified below)	30 June 2014
	OM-006.3	Flood overlay map—Overland flow Map tile 18	24 March 2017
G	Intentionally left blank		
H	OM-008.1	Heritage overlay map (all tiles, other than where specified below)	9 September 2016
	OM-008.1	Heritage overlay map Map tiles 18 and 28	24 March 2017
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
	OM-008.1	Heritage overlay map Map tile 28	16 February 2018
	OM-008.1	Heritage overlay map Map tiles 20 and 28	14 September 2018
	OM-008.1	Heritage overlay map Map tiles 13, 21, 28	23 November 2018
	OM-008.1	Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36	26 July 2019
	OM-008.1	Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53	29 November 2019
	OM-008.1	Heritage overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-008.1	Heritage overlay map Map tiles 13, 20, 21, 22, 28, 29, 32, 34, 35, 44	30 October 2020
	OM-008.1	Heritage overlay map Map tile 28	28 May 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 28 and 29	3 September 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 22, 28, 29, 32, 34, 42 and 44	27 May 2022
	OM-008.1	Heritage overlay map Map tiles 6, 12, 13, 20, 21, 22, 24, 25, 28, 29, 30, 31, 32, 35, 36, and 44	10 March 2023

	OM-008.1	Heritage overlay map Map tiles 5 and 12	1 September 2023
	OM-008.1	Heritage overlay map Map tiles 2, 12, 13, 20, 21, 22, 27, 28, 29, 30, 32, 33, 35, 44, 50, 51 and 53	19 September 2025
I	OM-009.1	Industrial amenity overlay map (all tiles, other than where specified below)	30 June 2014
	OM-009.1	Industrial amenity overlay map Map tiles 20	13 May 2016
	OM-009.1	Industrial amenity overlay map Map tiles 6, 14, 28, 33, 35, 42 and 43	9 September 2016
	OM-009.1	Industrial amenity overlay map Map tiles 18, 21, 22 and 30	24 March 2017
	OM-009.1	Industrial amenity overlay map Map tile 13	28 February 2020
	OM-009.1	Industrial amenity overlay map Map tiles 35, 36, 43 and 44	27 June 2025
J	Intentionally left blank		
K	OM-011.1	Key civic space and iconic vista overlay map (all map tiles)	29 November 2019
L	OM-012.1	Landslide overlay map (all tiles, other than where specified below)	30 June 2014
	OM-012.1	Landslide overlay map Map tile 18	24 March 2017
M	Intentionally left blank		
N	Intentionally left blank		
O	Intentionally left blank		
P	OM-016.1	Potential and actual acid sulfate soils overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.1	Potential and actual acid sulfate soils overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.2	Pre-1911 building overlay map Map tile 28	9 September 2016
	OM-016.2	Pre-1911 building overlay map Map tile 20	13 May 2016
	OM-016.2	Pre-1911 building overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map Map tiles 5, 6, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35 and 36	1 December 2017
	OM-016.2	Pre-1911 building overlay map Map tile 28	16 February 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	14 September 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21, 28	23 November 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	29 November 2019

	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-016.2	Pre-1911 building overlay map Map tiles 20, 28, 29 and 35	28 May 2021
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	3 September 2021
	OM-016.2	Pre-1911 building overlay map Map tile 28	27 May 2022
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 13, 20 and 28	10 March 2023
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 12, 20, 21 and 28	13 September 2024
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
	<u>OM-016.2</u>	<u>Pre-1911 building overlay map</u> <u>Map tile 20</u>	<u>xx xxxx 2026</u>
Q	Intentionally left blank		
R	OM-018.1	Regional infrastructure corridors and substations overlay map (all tiles, other than where specified below)	30 June 2014
	OM-018.1	Regional infrastructure corridors and substations overlay map Map tile 18	24 March 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	1 December 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	30 October 2020
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	19 September 2025
	OM-018.2	Road hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-018.2	Road hierarchy overlay map Map tile 43	18 November 2016
	OM-018.2	Road hierarchy overlay map Map tile 18	24 March 2017
	OM-018.2	Road hierarchy overlay map Map tile 19	21 September 2018
	OM-018.2	Road hierarchy overlay map Map tiles 5 and 12	1 September 2023
S	OM-019.1	Significant landscape tree overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.1	Significant landscape tree overlay map Map tile 28	19 February 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 20 and 21	13 May 2016
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map	31 May 2019

		Map tiles 19 and 27	
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35, 36, 43 and 44	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47, and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-19.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tile 20</u>	<u>xx xxxx 2026</u>
T	OM-020.1	Traditional building character overlay map	30 June 2014

	(all tiles, other than where specified below)	
OM-020.1	Traditional building character overlay map Map tile 28	12 September 2014
OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016
OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
OM-020.1	Traditional building character overlay map Map tiles 20, 28, 29 and 35	1 December 2017
OM-020.1	Traditional building character overlay map Map tile 28	16 February 2018
OM-020.1	Traditional building character overlay map Map tiles 20, 28 and 35	14 September 2018
OM-020.1	Traditional building character overlay map Map tiles 13, 20	23 November 2018
OM-020.1	Traditional building character overlay map Map tiles 28, 29, 35 and 36	26 July 2019
OM-020.1	Traditional building character overlay map Map tiles 21, 28, 29 and 36	29 November 2019
OM-020.1	Traditional building character overlay map Map tiles 13 and 21	28 February 2020
OM-020.1	Traditional building character overlay map Map tiles 20 and 29	30 October 2020
OM-020.1	Traditional building character overlay map Map tile 28	28 May 2021
OM-020.1	Traditional building character overlay map Map tile 29	3 September 2021
OM-020.1	Traditional building character overlay map Map tile 21	27 May 2022
OM-020.1	Traditional building character overlay map Map tile 6	10 March 2023
OM-020.1	Traditional building character overlay map Map tiles 20 and 28	8 December 2023
OM-020.1	Traditional building character overlay map Map tiles 20, 21 and 28	13 September 2024
OM-020.1	Traditional building character overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
OM-020.1	Traditional building character overlay map Map tiles 20, 29 and 30	19 September 2025
OM-020.2	Transport air quality corridor overlay map (all tiles, other than where specified below)	30 June 2014
OM-020.2	Transport air quality corridor overlay map Map tile 43	18 November 2016
OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017
OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020

	OM-020.2	Transport air quality corridor overlay map Map tiles 35, 36, 43 and 44	27 June 2025
	OM-020.3	Transport noise corridor overlay map — Noise corridor — Brisbane: Queensland Development Code MP4.4	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022
U	Intentionally left blank		
V	Intentionally left blank		
W	OM-023.1	Water resource catchments overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.1	Water resource catchments overlay map Map tile 18	24 March 2017
	OM-023.1	Water resource catchments overlay map (all map tiles)	1 December 2017
	OM-023.2	Waterway corridors overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.2	Waterway corridors overlay map Map tile 48	12 September 2014
	OM-023.2	Waterway corridors overlay map Map tile 19	4 September 2015
	OM-023.2	Waterway corridors overlay map Map tiles 18 and 22	24 March 2017
	OM-023.2	Waterway corridors overlay map Map tile 35	3 July 2017
	OM-023.2	Waterway corridors overlay map Map tile 34 and 42	1 December 2017
	OM-023.2	Waterway corridors overlay map Map tile 19	23 November 2018
	OM-023.2	Waterway corridors overlay map Map tile 21	30 October 2020
	OM-023.2	Waterway corridors overlay map Map tiles 5 and 12	1 September 2023
	OM-023.3	Wetlands overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.3	Wetlands overlay map Map tile 43	18 November 2016
	OM-023.3	Wetlands overlay map Map tiles 18 and 22	24 March 2017
	OM-023.3	Wetlands overlay map Map tile 35	3 July 2017
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Y	Intentionally left blank		
Z	Intentionally left blank		

SC6.17 Landscape design planning scheme policy

Contents

- 1 Introduction
 - 1.1 Relationship to planning scheme
 - 1.2 Purpose
 - 1.3 Terminology
- 2 Climatic factors
 - 2.1 Wind
 - 2.2 Solar
 - 2.3 Rainfall
- 3 Growing media
 - 3.1 Mulch
- 4 Plant selection
- 5 Artificial growing environments
- 6 Irrigation
 - 6.1 Irrigation rates
 - 6.2 Site stormwater harvest capacity
 - 6.3 Sizing of water tanks and cisterns
 - 6.4 Irrigation design
- 7 Landscaping containment
- 8 Structural considerations
- 9 Drainage and waterproofing
- 10 Landscape maintenance

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

- a. provides information the Council may request for a development application;
- b. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
- c. states a standard for the assessment benchmarks identified in the following table:

Column 1— Section or table in the code	Column 2— Assessment benchmarks reference	Column 3— Standard in the planning scheme policy
<u>Enoggera district neighbourhood plan code</u>		
<u>Table 7.2.5.3.3.A</u>	<u>PO10 note</u>	<u>All</u>
<u>Table 7.2.5.3.3.A</u>	<u>PO12 note</u>	<u>All</u>
<u>Table 7.2.5.3.3.A</u>	<u>AO13 note</u>	<u>All</u>
<u>Part 9</u>		
Filling and excavation code		
Table 9.4.3.3.A	PO12 note	All
Table 9.4.3.3.A	AO12.2	All
Table 9.4.3.3.A	AO12.4	All
Landscape work code		
Table 9.4.5.3	AO4.1	All

Table 9.4.5.3	PO8 note	All
Table 9.4.5.3	AO8.2	All
Table 9.4.5.3	PO12 note	All
Table 9.4.5.3	AO12.2	All
Table 9.4.5.3	AO12.4	All
Table 9.4.5.3	PO13 note	All
Table 9.4.5.3	PO15 note	All
Table 9.4.5.3	AO15.1	All
Table 9.4.5.3	AO15.2	All

1.2 Purpose

This planning scheme policy provides information required for a development application, guidance and advice on satisfying assessment benchmarks and standards for irrigation design and landscaping for water conservation to reduce the amount of potable water used for landscaping purposes, through water sensitive landscape design. These principles seek to:

- protect existing natural features and ecological processes;
- maintain the natural hydrologic behaviour of catchments;
- protect water quality of surface water and groundwater;
- minimise demand on the reticulated water supply system;
- integrate water into the landscape to enhance visual, social, cultural and ecological values;
- enhance functionality, performance and sustainability of landscaping areas including artificial growing environments;
- minimise on-going maintenance of landscaping areas through effective design.

1.3 Terminology

In this planning scheme policy unless the context or subject matter otherwise indicates or requires, a term has the following meaning:

artificial growing environment: is the environment in which vegetation does not have access to natural ground. This may include green roofs, green walls, green facades and terrace planters.

dead loads: includes loads that are relatively constant over time, including the weight of the structure itself, and immovable fixtures, as load directly applied through the weight of an element. Combining the weight of all components of the system is required to understand total dead load.

deep infiltration: infiltration of stormwater to deep soil layers and aquifers

evaporation rate: the quantity of water, expressed in terms of depth of liquid water, which is evaporated from a given surface per unit of time. It is usually expressed in millimetres per day, month, or year.

evapotranspiration: combination of evaporation from free water surfaces and transpiration of water from plant surfaces to the atmosphere

extensive green roof: planting on the rooftop of a building or structure comprising lightweight shallow specialist substrates or growing media less than 200mm deep in profile that requires specialised design and construction. Typically planted with lower water demand ground covers, grasses and succulent species.

field capacity: the soil condition that results when macropores are empty of water and micropores are full of water. This state usually occurs 24 to 48 hours after rain or irrigation. Sand holds very little water at field capacity because it has few micropores. Clays and organic soils hold significantly greater quantities of water because they have more micropores.

green facade: building or structure elevations that are designed with supporting systems (typically trellises) for vines, climbers and scrambling plant species that are grown in natural ground or artificial growing environments integrated into the built form at various levels.

green wall: vertical planting that incorporates dense multiple individual plantings, growing media, support and containment substrates, irrigation, drainage and structure into a single system.

growing media: is the material in which plants grow. Growing media may also be known as grow media, substrate or soil.

hydro-zone: areas within a site of differing soil moisture, evaporation rate and exposure to the local weather conditions

hydro-zoning: landscape design that locates plants according to hydro-zones

infiltration rate: the rate at which infiltration takes place expressed in depth of water per unit time, usually in millimetres per hour

intensive green roof: planting on the rooftop of a building or structure comprising soil-based vegetation with depths greater than 200mm that support a wider variety of vegetation and planting species and sizes including shrubs and trees.

irrigation efficiency: the percentage of water applied that can be accounted for in soil moisture increase for consumptive use

live loads: are temporary, of short duration or a moving load. These loads may involve considerations such as impact, momentum, vibration, slosh dynamics of fluids and material fatigue.

macropore: larger soil pores, generally having a minimum diameter between 30 and 100 micrometres, from which water drains readily by gravity

micropore: relatively small soil pore, generally found within structural aggregates and having a diameter less than 30 micrometres. Micropores hold most of the water that can be used by plants.

percolation: the movement of water, under pressure, through the gaps in rock or soil. It does not include movement through large openings such as caves

pores: the gaps that exist between soil particles. They include macropores and micropores.

rhizobia: bacteria of the genus *Rhizobium* capable of forming nitrogen-fixing nodules on the roots of leguminous plants

shallow infiltration: infiltration to topsoil and subsoil layers

terrace planter: containers for planting that may be integrated into slab edges, balustrades and parapets.

wilting point: the soil condition that results when the soil dries out to the point where plants cannot extract any remaining water. Soil holds onto water via capillary forces; as more water is removed, these forces become larger, making it increasingly difficult for plants to extract water. Plant leaves and stems wilt when the plant can no longer extract water.

2 Climatic factors

2.1 Wind

Wind speeds generally will be more apparent at altitude due to exposure of broader environs. Wind speeds will also be typically accelerated through funnelling of adjoining buildings. Wind can place pressure on structural elements, and mechanical properties of vegetation, as well as drying out of growing media. Wind assessments may be required to demonstrate the suitability of proposed landscape design features, particularly artificial growing environments. It must be demonstrated that anticipated wind velocities and frequencies have been quantified and assessed.

2.2 Solar

1. Solar access is fundamental for the suitability and sustainability of any landscaping design and plant selection. Plants are to be selected for the suitability of shade, part shade and/or full sun applications. Shadow diagrams may be required to demonstrate suitability of landscape design location, elements and plant selections. Shadow diagrams must include:
 - a. solar access or lux levels at 9am, midday and 3pm for winter and summer;
 - b. influences of existing and proposed development adjoining and within in the local area;
 - c. influences of adjacent or nearby natural elements.
2. Influence of temperature should be understood through broader climatic conditions. Assessment of temperature is generally understood as part of solar access considerations.

2.3 Rainfall

2.3.1 Soil infiltration

1. Direct rainfall infiltration to soils is to supply 50% or more of the plants' annual water needs. If rainfall infiltration provides between 50% and 100% of the plants' water needs, an irrigation system incorporating rainwater harvesting is to be used and is to supply at least 50% of the remaining water for plant irrigation.
2. For landscaping located in artificial growing environments, a minimum of 75% of the plant's water needs is to be sourced from other than the reticulated water supply.

2.3.2 Landform

1. Run-off from impervious surfaces such as roofs, driveways and car parks, and overland flows from turf and garden beds is to be captured and allowed to infiltrate into subsoils by reshaping existing landforms through the use of swales, contour banks, soaks, percolation pits and basins, rain gardens and bioretention filters.
2. To reduce run-off and erosion and encourage rainwater infiltration into soil, a landscape embankment is not to exceed grades of 1 in 4.

3. The regrading of land is not to occur within the tree protection zone of existing trees to be retained.

3 Growing media

Editor's note—Guidance on the design of these measures can be found in the Council's publications.

1. Priority is to be given to using existing site soil as imported soil is a limited resource. Existing topsoil is conserved by either not disturbing the soil during construction or by stockpiling it prior to construction commencing. Subsoil is to be cultivated to a minimum depth of 150mm for garden beds and turfed areas unless this will adversely affect the roots of established trees.
2. The minimum topsoil depth is:
 - a. 100mm for non-irrigated turf areas;
 - b. 200mm for irrigated turf areas;
 - c. 400mm for garden beds;
 - d. 1000mm over an area 1500mm x 1500mm for trees in deep-planting areas;
 - e. 400mm or 1.5 times the root-ball depth, whichever is greater, over an area of twice the root-ball diameter for trees supplied in pots or bags.
3. If additional soil is required to meet these minimum depths, soil is to meet AS 4419-2003 Soils for landscaping and garden use.
4. The soil quality is sufficient to allow plants to grow effectively. Soil amelioration measures to improve the infiltration of existing soils, the soil's macropore and micropore balance and ensure a stable soil ecosystem, include the following:
 - a. scarifying crusted topsoil layers;
 - b. aerating topsoil layers;
 - c. deep ripping subsoil layers;
 - d. using hand tools only within the tree protection zone of a tree for retention;
 - e. applying gypsum to sodic clay topsoils and subsoils;
 - f. installing a 50mm layer of lucerne hay between the topsoil and mulch layer;
 - g. adding worms to the topsoil;
 - h. applying soil rhizobia in solution to the topsoil;
 - i. inoculating plants with mycorrhizal fungi;
 - j. incorporating soil wetters, crystals and wettable foams.
5. For artificial growing environments, growing media is to be selected to achieve optimum performance and sustainability of vegetation. Indicative soil depths and volumes for green elements are shown in Table 1.

Table 1—Indicative soil depth and volumes for artificial growing environments

	Growing media or substrate		
	Soil based growing media		Inorganic lightweight material and decomposed organic matter matrix
Green elements by typology	Intensive green roofs, containers for trellis systems, raking gardens and terrace planters		Green walls, extensive green roof, raking gardens
Vegetation type	Minimum media depth (mm)	Minimum media volume (L)	
Vines or scrabbling species	400	100L for every 1m ² foliage at 100mm of thickness	Systems designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation
Turf	300	Not applicable	
Sprawling groundcovers	300	50L	
Grasses and small shrubs to 600mm ⁽¹⁾	450		
Medium shrubs to 1m ⁽¹⁾	600	Minimum media depth x canopy projection	Not applicable
Large shrubs to 3m ⁽¹⁾	600		
Small trees to 5m ⁽¹⁾	800mm	Minimum surface area of 1.5m x 1.5m or Height (m) x Calliper (mm) /100 = m ³ , whichever is greater	
Trees over 5m ⁽¹⁾	1200mm or rootball depth plus 200mm, whichever is greater		

Note—(1) heights are measured at maturity of vegetation

6. Generally, horizontal plantings will derive soil-based blends. Vertical planting will be achieved through an appropriate mix of inorganic lightweight material and decomposed organic matter. Growing media will also include consideration of the following:
 - a. high moisture and nutrient holding capabilities;

- b. low slumping or shrinkage characteristics;
- c. raking elements that account for potential slip risks.

3.1 Mulch

1. Organic mulches applied to landscaped garden beds and trees:
 - a. meet AS 4454-2012 Composts, soil conditioners and mulches;
 - b. are applied to a depth of 75—100mm;
 - c. are of a coarse texture to allow water penetration to prevent nitrogen drawdown of the soil;
 - d. are aged prior to application;
 - e. do not use plastic sheeting, typically used for weed suppression, as this prevents rainwater from infiltrating soils and inhibits gaseous exchange between the soil and air;
 - f. use a biodegradable mulch mat on any waterway embankment.
2. Inorganic mulches, such as recycled concrete or brick cobbles, are limited to feature or themed landscapes, or in windy areas where organic mulches may be blown away.

4 Plant selection

Plants species are to be selected by a suitably qualified and experienced horticulturist, landscape architect or designer to:

- a. suit the site's climatic factors;
- b. ensure direct rainfall supplies all or most of their water needs;
- c. suit proposed growing environments (in natural ground or artificial);
- d. ensure performance and sustainability.

5 Artificial growing environments

Guidance for acceptable coverage and growth requirements are shown in Table 2.

Table 2—Minimum acceptable coverage

Artificial growing environment element	On practical completion	After two years and then to be maintained
Green facade (trellis)	30% of the extent of the elevation	95% of the extent of the elevation
Green walls	100% of the extent of the elevation	95% of the extent of the elevation
Green roofs	75% of the extent of the planting area	95% of the extent of the planting area

6 Irrigation

1. If irrigation is required, the storage and irrigation system is to be used to supply harvested stormwater to all landscaping areas.
2. The system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a Diploma of irrigation, or with equivalent experience.
3. The system is to be designed to consider the appropriate delivery method for selected planting species.
4. The system is to be optimised to deliver fertilisers and/or pesticides in difficult to access locations where required.

6.1 Irrigation rates

The irrigation rate will vary depending on climatic conditions, species selection and growing media. An anticipated irrigation demand should be calculated to determine the suitability and sustainability of proposed landscaping design areas. Indicative irrigation application rates for artificial growing environments are shown in Table 3.

Table 3—Indicative irrigation application rates for artificial growing environments

Green Element	Exotic species	Native species
Green roof	25-35L/m ² /week	20-25L/m ² /week
Terrace planters	35-45L/m ² /week	30-35L/m ² /week
Green walls	25-35L/m ² /day	

6.2 Site stormwater harvest capacity

The quantity of water which can be harvested from roofs, driveways, car parks and other impervious surfaces is to be determined, as follows:

- a. Step 1—Obtain monthly median rainfall data from the Bureau of Meteorology for Brisbane from the pluviograph station(s) closest to the site or use the data in Table 4.

Table 4—Monthly rainfall data for Brisbane Airport

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
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													Annual
Median rainfall per month (mm)	127.4	119.8	124.4	53.3	72.3	35.6	40	33.8	33	73.5	73.9	107	1138.4

Source: http://www.bom.gov.au/climate/averages/tables/cw_040223.shtml

- b. Step 2—Identify the site's impervious areas that could act as stormwater harvesting surfaces and calculate the total m² for each surface type (including roofs, driveways and car parking areas). Unless pumps are to be incorporated, stormwater harvest surface level is to be higher than the irrigation area.

- c. Step 3—Calculate the harvestable volumes of stormwater for each surface type as follows:

Potential stormwater harvest volume = median rainfall value x harvest area (in m²) x run-off coefficient

6.3 Sizing of water tanks and cisterns

1. Water harvested from roofs is to be stored in an above-ground rainwater tank or below-ground cistern. Due to public health issues, water harvested from driveways, car parks and hardstand should divert directly to turf and garden areas and are not to be stored for later use, unless a treatment system is installed.
2. The required size of a tank or cistern is to be established as follows:
 - a. Step 1—Determine the daily volume required by dividing the annual volume (calculated in Step 3 above) by 365 days per year.
 - b. Step 2—Determine the total tank storage required by using the roof area and volume of water required per day for the appropriate value shown in Table 5. For example, if 100L per day harvested from a roof area of 200m² is required, a storage capacity of 7,000L is to be provided.
 - c. Step 3—Determine the size and capacity of the tank/s required.

Table 5—Tank storage requirements

Tank size (kL)							
Volume required (L/day)	Roof area (m ²)						
	100	150	200	300	400	500	600
100	10	8	7	7	7	7	7
200	34	23	19	16	14	14	14
400	-	-	-	47	39	34	31

Note—Table adapted from Appendix 4 of Cunliffe, DA 1998, Guidance on the use of rainwater tanks, National Environmental Health Forum, Adelaide.

Note—Tank sizes are based on Brisbane's typical annual rainfall of 1200mm per year.

6.4 Irrigation design

The irrigation design is to include scheduling which complies with the Council's watering regulations and devices and techniques that contribute to the efficient use of water such as:

- a. automatic controllers incorporating multiple start times, rain delay programming, and evapotranspiration programming;
- b. automatic shut-off devices, such as rain and moisture sensors;
- c. low-volume irrigation delivery, through systems using drippers, bubblers or micro-jets and designed to prevent overspray outside of planting areas;
- d. pressure-regulating devices;
- e. high-efficiency nozzles;
- f. deficit watering programs that irrigate to achieve 80% field capacity when available water reaches 40—45% of field capacity;
- g. stationing of sprinkler systems to match each of the site's hydro-zones;
- h. hand watering via hoses or buckets for small garden areas.

7 Landscaping containment

1. All components of artificial growing environments including growing media and vegetation are to be contained to ensure loose material does not fall from structures and public safety is not compromised.
2. Tree and large shrub planting is designed, located and installed to ensure longevity of the planting and public safety. Methods for guying, anchoring and any other recommended safety installation techniques are required to be employed as recommended by a suitably qualified landscape designer or equivalent.

8 Structural considerations

All structures, elements, components and fixings are to be selected, designed, installed and maintained to ensure performance without compromising structural integrity. The structural integrity of all landscaping containments should consider future dead loads and live loads.

9 Drainage and waterproofing

Appropriate drainage design and waterproofing material and/or technology is to be provided to all artificial growing environments to achieve safe, durable and long-term integration with structures and built elements.

10 Landscape maintenance

1. Landscaping areas are to continue to perform and thrive throughout the life of the development. To ensure the suitability and sustainability of these areas, a landscape maintenance plan may be required to be prepared by a suitably qualified horticulturist or landscape designer (or irrigation designer for any irrigation system component of the landscape management plan).
2. The landscape maintenance plan is to include:
 - a. water use efficiency;
 - b. regular top dressing and aeration to turf areas;
 - c. on-going removal, replacement and/or top-up of growing media including (but not limited to) soil, mulch and compost;
 - d. on-going weed suppression and removal;
 - e. on-going maintenance of plants, such as pruning to maintain vigour or size, or the removal and replacement of damaged or diseased plants and plant material;
 - f. indicative method of maintenance access;
 - g. a schedule that lists tasks, locations, staffing, frequency, season of visit and number of visits per year.

Note—floor plans, diagrams, elevations, and sections as well as indicative maintenance schedules and procedures are to be provided to demonstrate compliance.

3. Where an irrigation system is required, the landscape maintenance plan is to also include details on:
 - a. conducting leak and blockage checks in irrigation lines and emitters;
 - b. reprogramming the irrigation controller and restationing of emitters as plants grow, die out and are replaced;
 - c. inspecting moisture sensors;
 - d. maintaining tanks and cisterns;
 - e. checking water pumps.

SC6.29 Structure planning planning scheme policy

Contents

- 1 Introduction
 - 1.1 Relationship to planning scheme
 - 1.2 Purpose
2. Structure plan requirements
- 3 Preparing a structure plan
 - 3.1 General
 - 3.2 Step 1—Site and context assessment
 - 3.3 Step 2—Identification of development constraints, net developable area and dwelling density
 - 3.4 Step 3—Analysis of site characteristics and constraints and allocation of land uses
 - 3.5 Step 4—Document the structure plan
 - 3.6 Step 5—Level of consultation required for a structure plan

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

- a. provides information the Council may request for a development application;
- b. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
- c. States a standard for the assessment benchmarks identified in the following table.

Column 1 — Section or table in the code	Column 2 — Assessment benchmark reference	Column 3 — Standard in the planning scheme policy
Coorparoo and districts neighbourhood plan code		
Table 7.2.3.10.3.A	PO10	All
Banyo—Northgate neighbourhood plan code		
Table 7.2.2.1.3.A	AO13	All
Bridgeman Downs neighbourhood plan code		
Table 7.2.2.5.3.A	PO7 note and AO7	All
Eight Mile Plains gateway neighbourhood plan code		
Link Table 7.2.5.5.3.A	AO19	All
Enoggera district neighbourhood plan code		
Table 7.2.5.3.3.A	PO10 note	All
Table 7.2.5.3.3.A	PO12 note	All
Ferry Grove—Upper Kedron neighbourhood plan code		
Table 7.2.6.1.3.A	AO2.1 and AO2.2	All
Lower Oxley Creek north neighbourhood plan code		
Table 7.2.12.5.3	AO4.2	All
Moggill—Bellbowrie district neighbourhood plan code		
Table 7.2.13.6.3	AO9.2	All
Mt Gravatt Corridor neighbourhood plan code		
Table 7.2.13.10.3.A	PO12 note	All
Table 7.2.13.10.3.A	AO15	All
Nathan—Salisbury—Moorooka neighbourhood plan code		

Table 7.2.14.6.3.A	PO24 and AO24.3	All
Sandgate district neighbourhood plan code		
Table 7.2.19.1.3.A	AO15 and AO15 note	All
Table 7.2.19.1.3.A	PO21 note	All
The Gap neighbourhood plan code		
Table 7.2.20.5.3.A	PO8 note	All
Wynnum Manly neighbourhood plan code		
Table 7.2.23.6.3.A	AO1 note	All
Part 9		
Centre or mixed use code		
Table 9.3.3.3.A	PO15 note	All
Table 9.3.3.3.A	AO15	All
Dual occupancy code		
Table 9.3.6.3.A	PO19 note	All
Table 9.3.6.3.A	AO19	All
Multiple dwelling code		
Table 9.3.14.3.A	PO39 note	All
Table 9.3.14.3.A	AO39	All
Park planning and design code		
Table 9.3.17.3	AO1.1	All
Subdivision code		
Table 9.4.10.3.A	AO9	All
Table 9.4.10.3.A	AO10.1	All
Table 9.4.10.3.A	PO18	All
Table 9.4.10.3.A	AO18.1	All
Table 9.4.10.3.A	PO32	All

1.2 Purpose

This planning scheme policy provides guidance on how to prepare a structure plan which is information that may be required to demonstrate compliance with the assessment benchmarks.

2 Structure plan requirements

1. A structure plan establishes a planning framework to guide the development and assist in the decision making. To achieve this, a structure plan identifies the constraints, values, characteristics and infrastructure within a locality and how this context has been addressed in the planning and design of a development site. Where residential development, the structure plan indicates:
 - a. creation of a liveable and sustainable communities in particular where large-scale infill development within newly established parts of the Suburban living area;
 - b. enhancement of valued attributes and local character in particular where small-scale infill development within well-established parts of the Suburban living area.
2. A structure plan provides greater certainty for landowners and the community through documenting the type and location of future land uses and supporting infrastructure.
3. A structure plan is not an approval either within or outside the site and does not authorise development to occur, but is flexible, locality-focused planning tool to be used where either material change of use or reconfiguration of a lot is proposed.
4. A structure plan demonstrates how:
 - a. the requirements of the zones, neighbourhood plans and overlays affecting the site and the surrounding area have been addressed;
 - b. the site will fit into the future development of the surrounding area without compromising the effective and efficient development of those lands;

- c. corridors, linkages and networks such as road, pedestrian and cyclist networks are provided within a site and how their continuity is provided for and facilitated on adjoining premises and in the vicinity of the site;
 - d. any competing interest have been reconciled when a development application is lodged;
 - e. valued site attributes have been retained or enhanced and constraints have been appropriately considered and their impacts mitigated;
 - f. orderly and sequential development will occur within the necessary infrastructure and services provided in an efficient and timely manner.
5. The extent of the information contained in a structure plan will depend upon the issues and their resolution, the context of the development in the surrounding locality and the number of overlays that impact on this area and the site. The more constrained the site and its surrounds, the greater the level of detail required to demonstrate a balanced and appropriate development outcome.
6. The major components of the development are designed with consideration of the relevant broader context. The structure plan is to be clear about how the proposed development will integrate with the surrounding community and with the existing parks, service and infrastructure networks and the movement system (road network, public transport facilities and pedestrian and cyclist paths) in the area, including as required by the Transport, access, parking and servicing code.
7. The scope of a structure plan is tailored to match the scale and likely impact of the proposed development and depends on the nature and extent of the:
- a. issues associated with the site and the immediate locality surrounding the site, such as land uses, availability of infrastructure, topographical features, significant vegetation, movement systems, natural features, historical features and existing character;
 - b. proposal, its uses, the sequence of development and external impacts such as stormwater quality and quantity management, traffic generation, public transport availability, infrastructure capacity, wildlife corridor linkages and social impacts.
8. In addition to the general requirements of a structure plan, an industrial structure plan is to also identify:
- a. the most appropriate location for different types of industries to minimise land use incompatibilities and conflicts with sensitive uses and sensitive zones;
 - b. the integration of the site with surrounding development including any necessary buffering to a sensitive use or sensitive zone or to be contained within the boundaries of the site;
 - c. that any reconfiguring a lot creates lots appropriate for and able to accommodate the intended industry for the locality.

3 Preparing a structure plan

3.1 General

The steps to be followed and information provided when preparing a structure plan are outlined below.

3.2 Step 1 — Site and context assessment

Prior to preparing the structure plan, an assessment of the site and its context is undertaken and a site description of land prepared, supported by a map containing the following features generally as a minimum:

- a. levels and contours of the site including the difference in levels between the site and surrounding properties;
- b. the existing streetscape hierarchy, road hierarchy, street network and intersections and future connections (see Table 3.2.1 identifying minor road connections within neighbourhood plan areas required to facilitate efficient movement and connectivity of the local road network), and their treatments and pedestrian and cyclist paths, public transport routes and their stops;
- c. the location of existing and proposed public parks network elements, other existing public and private open spaces, buildings and structures (such as pool, tennis court or shed), land uses and approvals on surrounding sites;
- d. the location of and site's proximity to, nearby shopping centres, special centres, schools, employment generators and community facilities;
- e. other existing relevant infrastructure.

Note—Less information will generally be needed for infill development where within the established Suburban living area but this will be dependent on the nature of the proposed development.

Table 3.2.1—Minor road connections within neighbourhood plan areas

Neighbourhood plan area	Minor road connection description
Bracken Ridge and district neighbourhood plan	Local road connection between Serendipita Street and Serendipita Street Local road connection between Kyle Street and Belvista Place
Bridgeman Downs neighbourhood plan	Local road connection between Kansas Avenue and Beckett Road Local road connection between Purser Street and Idonia Street Local road connection between Beams Road and Bridgeman Road Local road connection between Retreat Street and Beckett Road Local road connection between Roghan Road and Bridgeman Road Neighbourhood road connection between Darien Street and Needham Place
Calamvale district neighbourhood plan	Local road connection between Bundabah Drive and Bundabah Drive Local road connection between Clarence Street and Benhiam Street

	Local road connection between Rosella Close and Benhiam Street Local road connection between Menser Street and Gemview Street Local road connection between Menser Street and Aster Place Local road connection between Avondale Crescent and Nottingham Road Local and neighbourhood road connections within the area bounded by Learoyd Road, Mount Maroon Place, Beaudesert Road and the rail line
Carina—Carindale neighbourhood plan	Local road connection between Woodland Street and Ewer Street
Doolandella neighbourhood plan	Local road connection between Crossacres Street and Redhead Street Local road connection between Cloverdale Road and Rothburn Street Local road connection north from Crossacres Street between Rockfield Road and Blunder Road
Ferny Grove—Upper Kedron neighbourhood plan	Detailed Structure Plan identifying the road network is required for undeveloped areas
Mitchelton neighbourhood plan	Local road connection between Samford Road and Evergreen Street
South Brisbane riverside neighbourhood plan	Laneway connection between Ferry Road and Tondara Lane Laneway connection between Tondara Lane and Victoria Street
Wakerley neighbourhood plan	Local road connection between Tilley Road and Basella Street Local road connection between Basella Street and Mossvale Drive Local road connections within the area bounded by Tilley Road, New Cleveland Road and Greencamp Road
Wynnum West neighbourhood plan	Local road connection between Amanda Street and Crawford Road Local road connection between Marty Street and Templar Street Local road connection between Evelyn Road and Jillian Place Local road connection between Shaw Place and Beverley Road Local road connection between Kianawah Road and Wynnum Road Local road connections within the area bounded by Kianawah Road, Ropley Road, Evelyn Road and Pinewood Street

3.3 Step 2 — Identification of development constraints, net developable area and dwelling density

1. Land in the Emerging community zone or Industry investigation zone may be suitable for development subject to detailed assessment and consideration of the site and context. Consequently, development constraints may influence land use and the location, form and density of development for some sites. Overlays are the primary source of information. These development constraints are to be documented in the structure plan. The structure plan must also demonstrate how these matters have been considered in the siting and design of the overall development.
2. Residential yield is to be calculated only over the net developable area of a site where located in the Emerging community zone. Overlays are also the primary source of information in the determination of the net developable area of a site, which is determined through:
 - a. including land where a majority of development would be deemed as appropriate;
 - b. including land where development could be reasonably deemed as appropriate subject to sensitive and carefully considered development mitigating impacts, including reduced development yield where appropriate;
 - c. excluding land subject to a development constraint where a majority of development would be deemed as inappropriate and therefore would not be approved.

Note—Areas excluded from the determination of the net developable area may still form part of the development provided they do not contribute to the calculation of residential yield.

3. Residential yield is generally expressed in the planning scheme as a net residential density that is calculated inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads, which can compromise as much as a third of the development site. As such, site density will generally be significantly higher. In the Emerging community zone net residential density may be increased by up to 150% to provide an equivalent site density where the calculations include only the net developable area of the site and provided:
 - a. acceptable outcomes for average or minimum lot size are achieved;
 - b. development is not required to provide local park or roads;
 - c. connections to provide for an integrated transport network are not necessary.

Note—For example, a net residential density of 12 dwellings per hectare will provide an equivalent site density of 18 dwellings per hectare. However, a conversion from net residential density to site density is not appropriate where doing so would result in an over-development of the site or adversely impact achieving the outcomes of the planning scheme particularly the provision of an integrated road network and through connections.

4. The density of dwellings per hectare is calculated based on either the number of proposed dwellings or assumed dwelling potential of proposed lots. As such, where reconfiguring a lot is proposed in the Emerging community zone and it is not in conjunction with a

material change of use, dwelling potential is to be calculated using site density for any lot:

- a. not intended for a dwelling house; or
- b. able to accommodate a range of potential residential uses.

Note—For example, where a site meets the locational requirements in the Emerging community zone for a mix of dwelling houses, dual occupancies or multiple dwellings, a site density of 36 dwellings per hectare (24 dwellings per hectare net residential density x 150%) would result in an assumed 3.6 potential dwellings for a 1000m² lot.

3.4 Step 3 — Analysis of site characteristics and constraints and allocation of land uses

1. Once the site characteristics and constraints have been identified, they are addressed through the structure planning process as recommended by the relevant codes and neighbourhood plans. In some cases it may be possible to develop only part of a constrained site within the net developable area and alternative approaches may be required to accommodate development, carefully and sensitively. For example, lower development yields or sensitive residential design to ensure the retention of land with environmental or scenic constraint or other values. For other sites, development will not be possible. In many cases, a neighbourhood plan or provisions within codes will articulate whether development is possible, and if so, how it should occur.
2. The application must demonstrate integration, namely:
 - a. compatibility, connectivity and appropriate interface of surrounding uses (existing and proposed) with the proposed development;
 - b. that consideration has been given to the potential for the development and coordinated and integrated development of adjoining Emerging community zone or Industry investigation zone;
 - c. that the development does not prejudice the development of an adjoining premises by shifting unreasonable costs of infrastructure onto adjoining premises, such as parks, stormwater management facilities, roads and bridges.
3. On small-scale infill sites, where it may not be possible to include the full range of land uses that support a sustainable community, it is particularly important to demonstrate that the development is supported by necessary infrastructure such as parks (either on the site, or already approved or existing within the locality) and that integrated pedestrian pathway, bicycle and road networks can be achieved.
4. If a site is in the Emerging community zone, the structure plan is to demonstrate that the allocation of land uses ensures the following:
 - a. Land is used primarily for residential purposes.
 - b. Residential communities are well serviced and enjoy the high level of comfort, quiet, privacy and safety reasonably expected within the predominantly low density permanent residential environment anticipated in the Suburban living area. Development is to ensure a range of commensurate complementary commercial and employment opportunities and community uses and facilities are accessible to households. These may include centres, schools, parks, personal services, health care facilities, youth clubs and emergency services.
 - c. Residential development enables access to public transport, local parks, schools, shops and community facilities with larger scale development and greater dwelling density located where accessibility is greatest. These uses must be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts. These uses must be centrally located or highly accessible to their respective catchments and wherever possible to be co-located in or near centres. Uses that are likely to draw significant levels of non-local traffic into residential streets will not be approved.
 - d. Residential development provides appropriate housing choices for all people and allows residents the opportunity to remain within their neighbourhoods during all stages of their life, with a range of housing choices provided throughout the area. However, housing mix and density should be appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport. Development is generally provided at a house scale and houses at a low density including conventional and small lot housing should predominate.
 - e. Development does not impinge on the legitimate operation of existing uses and is suitably buffered from incompatible existing uses on the site or on adjacent land.
5. In relation to the siting and allocation of specific land uses, the relevant development codes may contain relevant provisions.
6. Industrial development may occur in the Industry investigation zone subject to the identification of environmental performance of the development and the mechanism for the provision of infrastructure in the development.
7. When allocating industry investigation zoned land for future industrial development, the nature of the industry and the intended industry zone is to align with the separation distances to sensitive zones as detailed in the acceptable outcomes in the Industry code and assessment benchmarks in the Industry zone tables of assessment.
8. If a site in the Centre zone or Mixed use zone or for centre activities, the structure plan is to detail the following:
 - a. the mixture and proportion of uses and how these will contribute to economic vitality and the physical environment;
 - b. key site planning and design elements of the development and how these contribute to the overall centre or corridor structure, movement and circulation network and built form character;
 - c. building, open space and landscape siting and how these promote and support:
 - i. economic activity and community service delivery;
 - ii. public transport interchange;
 - iii. accessibility and connectivity;
 - iv. safety and security;
 - v. community use and meeting;
 - vi. higher density residential living;
 - vii. the character and identity of the centre or mixed use area;

- viii. design for climatic comfort, energy efficiency and subtropical outdoor living.
- d. the streetscape and public space interface including public and publicly accessible spaces and linkages, active frontages or significant corner treatments;
- e. development interfaces to the surrounding neighbourhood, adjoining sites and to other buildings or uses within the site to mitigate and manage amenity impacts;
- f. air or noise impacts on the site and how these will be addressed through use, site planning or building design;
- g. the existing reduced levels and proposed finished levels for all elements.

3.5 Step 4 — Document the structure plan

1. The structure plan design, including land use allocation, movement network design, and open space and park network provision, is to actively promote achievement of the Subdivision code and the intent of any relevant neighbourhood plan.
2. The neighbourhood design requirements and any other relevant components of the Subdivision code are to be addressed when preparing the structure plan.
3. The structure plan design is to also enable the development to comply with the requirements of all other relevant codes unless specified otherwise by a neighbourhood plan.
4. The structure plan is to contain the degree of detail appropriate to the particular development and its circumstance and at a minimum map and report on the following:
 - a. the approximate lot or dwelling yield for each part of the site (density);
 - b. the location of each proposed land use, including where applicable, the extent of facilities proposed such as community facilities, centres, employment and schools;
 - c. how and where broad physical infrastructure is to be provided such as water, sewerage and stormwater;
 - d. the general location and size of parks including corridor linkages and networks and identify the park zone precinct and type that aligns with the intended future function of the site;
 - e. the existing and proposed pedestrian and cyclist paths (refer to Figure c);
 - f. the existing and proposed road network, including level in the hierarchy;
 - g. the existing and proposed public transport routes and stops;
 - h. the proposed staging of development.
5. When in map form, the information is to be provided at a maximum scale of 1:2,000 and include a bar scale, north point and legend. Refer to Figure a and Figure b for examples of structure plan maps for both large and small developments.

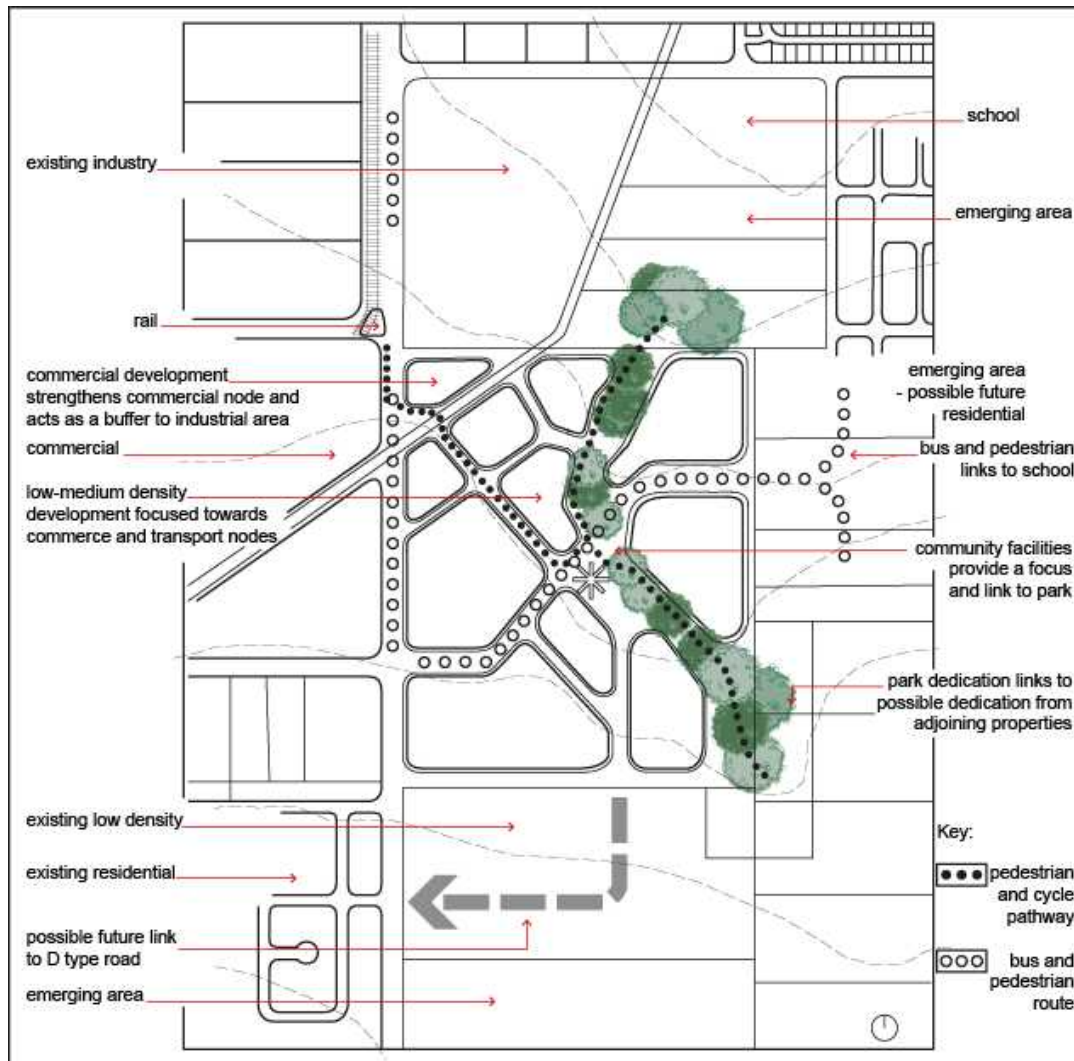


Figure a—Example of a large structure plan

View the high resolution of Figure a—Example of a large structure plan

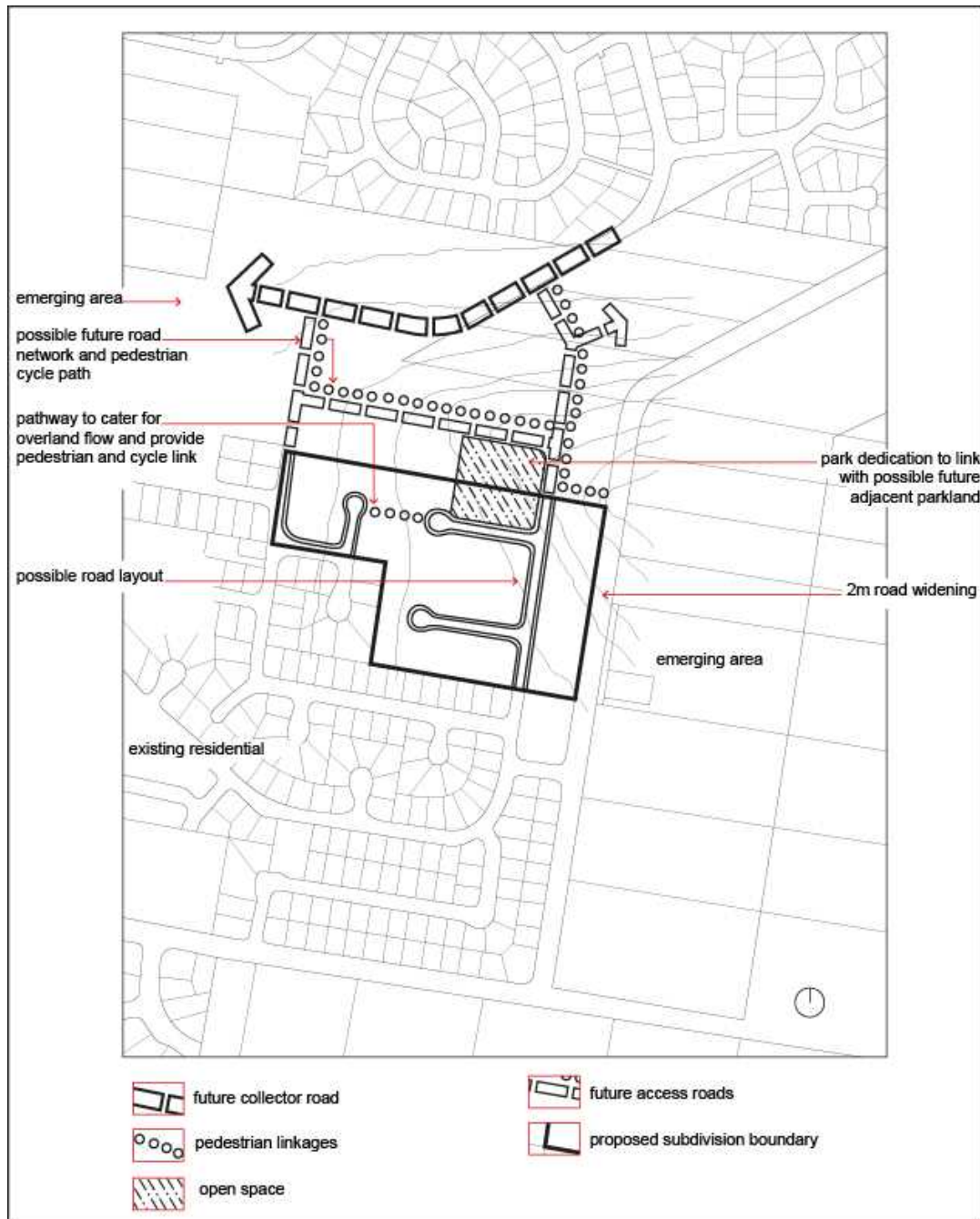


Figure b—Example of a small structure plan

View the high resolution of Figure b—Example of a small structure plan

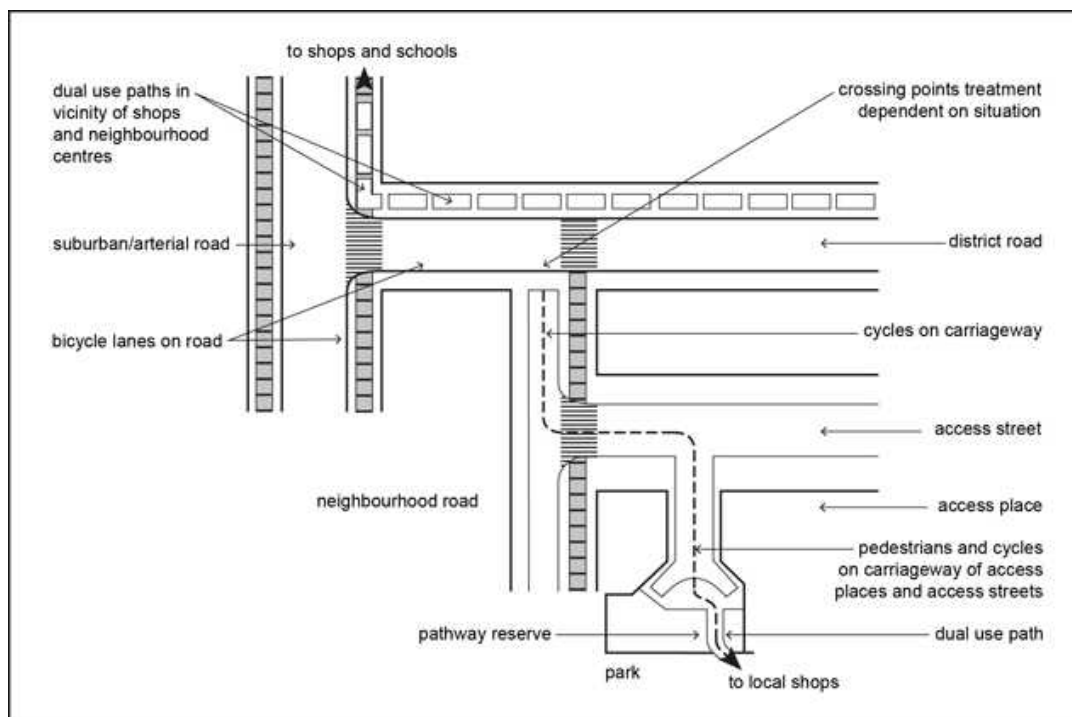


Figure c—Existing and proposed pedestrian and cyclist routes

View the high resolution of Figure c—Existing and proposed pedestrian and cyclist routes

3.6 Step 5 — Level of consultation required for a structure plan

The preparation of a structure plan will entail the level of consultation required for impact assessable development. On smaller sites, this consultation would generally suffice. However, where the site or the proposal entails complex issues, or involves a large site with multiple precincts and land uses, and/or the structure plan is inadequately detailed to facilitate informed public submissions, Council may require additional material and community consultation as part of an information request. Refer to the Consultation planning scheme policy for guidance on community consultation procedures.

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
9 September 2014 (adoption) and 12 September 2014 (effective)	v01.01/2014	Minor and Administrative	Corrections to planning scheme (2.3A.2(a) of <i>MAALPI</i>); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g) of <i>MAALPI</i>). Refer to Amendment v01.1/2014 for further detail.
1 September 2015 (adoption) and 4 September 2015 (effective)	v01.02/2015	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1 of <i>MAALPI</i>); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g) of <i>MAALPI</i>). Refer to Amendment v01.2/2015 for further detail.
15 September 2015 (adoption) and 18 September 2015 (effective)	v01.03/2015	Minor	Minor amendments to planning scheme (2.3A.3(h); 2.3A.3(k) of <i>MAALPI</i>). Refer to Amendment v01.3/2015 for further detail.
2 February 2016 (adoption) and 19 February 2016 (effective)	v02.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Interim local government infrastructure plan amendment (2.3B.3 of <i>MAALPI</i>). Refer to Amendment v02.00/2016 for further detail.
3 May 2016 (adoption) and 13 May 2016 (effective)	v03.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Interim local government infrastructure plan amendment (2.3B.3 of <i>MAALPI</i>). Refer to Amendment v03.00/2016 for further detail.
30 August 2016 (adoption) and 9 September 2016 (effective)	v03.01/2016	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1(a); 3.2.1(b); 3.2.1(d); 3.2.1(e); 3.2.1(g) of <i>MAALPI</i>); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g); 2.3A.3(h); 2.3A.3(k); 3.2.2(b) of <i>MAALPI</i>). Refer to Amendment v03.01/2016 for further detail.
8 November 2016 (adoption) and 18 November 2016 (effective)	v04.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Interim local government infrastructure plan amendment (2.3B.3 of <i>MAALPI</i>); Major amendment to planning scheme policy (3.2.3 of <i>MAALPI</i>). Refer to Amendment v04.00/2016 for further detail.
14 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>) and Major amendment to planning scheme policy (3.2.3 of <i>MAALPI</i>) for the City Centre neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
28 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>) and Interim local government infrastructure plan amendment (2.3B.3 of <i>MAALPI</i>) for the Hemmant—Lytton neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
21 March 2017 (adoption) and 24 March 2017 (effective)	v05.01/2017	Minor and administrative amendment	Corrections to planning scheme (2.3A.2(a) of <i>MAALPI</i>). Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(k) of <i>MAALPI</i>). Corrections to planning scheme policy (3.2.1(a); 3.2.1(c); 3.2.1(d); 3.2.1(g) of <i>MAALPI</i>). Minor amendments to planning scheme policy

			(3.2.2(b)). Refer to Amendment v05.01/2017 for further detail.
16 May 2017 (adoption) and 19 May (effective)	v06.00/2017	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Refer to Amendment v06.00/2017 for further detail.
30 May 2017 (adoption) and 3 July 2017 (effective)	v07.00/2017	Alignment Amendment and minor	Alignment amendment to planning scheme (Alignment Amendment Rules)(Schedule 1(a)(b)(c) and (d)). Minor amendment to planning scheme (2.3A.3(e) and 2.3A.3(f) of <i>MAALPI</i>) for the Yeerongpilly Transit Oriented Development neighbourhood plan . Refer to Amendment v07.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Minor and administrative	Minor amendments to planning scheme (Schedule 1, Section 2e), h) and i) of <i>MGR</i>). Minor amendments to planning scheme policy (Schedule 1, Section 6a) and b) of <i>MGR</i>). Administrative amendments to planning scheme (Schedule 1, Section 1a) of <i>MGR</i>). Refer to Amendment v08.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v08.00/2017 for further detail.
28 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Refer to Amendment v08.00/2017 for further detail.
5 December 2017 (adoption) and 16 February 2018 (effective)	v09.00/2018	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v09.00/2018 for further detail.
5 June 2018 (adoption) and 29 June 2018 (effective)	v010.00/2018	Major and Minor	Major amendment to planning scheme (2.3B.2 of <i>MAALPI</i>) for the Local government infrastructure plan. Major amendment to planning scheme policy (2.3A.4 of <i>MAALPI</i>). Minor amendment to planning scheme (2.3A.3 of <i>MAALPI</i>) to support the Local government infrastructure plan. Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>) for the Long term infrastructure plans. Administrative amendments to the Local government infrastructure plan (Schedule 1, Section 1a) of <i>MGR</i>). Refer to Amendment v10.00/2018 for further detail.
31 July 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v11.00/2018 for further detail.
7 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v11.00/2018 for further detail.
14 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Minor and Major	Minor amendment to planning scheme (Schedule 1, Section 2e) of <i>MGR</i>). Refer to Amendment v11.00/2018 for further detail. Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v11.00/2018 for further detail.
28 August 2018 (adoption) and 21 September 2018 (effective)	V12.00/2018	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Refer to Amendment v12.00/2018 for further detail.
13 November 2018 (adoption) and 23 November 2018 (effective)	v13.00/2018	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of <i>MGR</i>). Minor amendment to planning scheme (Schedule 1, Section 2e) of <i>MGR</i>). Administrative amendment to planning scheme policy

			(Schedule 1, Section 5) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of <i>MGR</i> . Refer to Amendment v13.00/2018 for further detail.
5 February 2019 (adoption) and 15 February 2019 (effective)	v14.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2l) of <i>MGR</i> . Refer to Amendment v14.00/2019 for further detail.
14 May 2019 (adoption) and 31 May 2019 (effective)	v15.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Refer to Amendment v15.00/2019 for further detail.
28 May 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Refer to Amendment v16.00/2019 for further detail.
4 June 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e, h) and l) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of <i>MGR</i> . Refer to Amendment v16.00/2019 for further detail.
22 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>); Major amendment to planning scheme policy (3.2.3 of <i>MAALPI</i>); Refer to Amendment v17.00/2019 for further detail.
29 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e, h) and l) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of <i>MGR</i> . Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>) Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Amendment	Amendment to planning scheme policy (Schedule 1, Section 7 of <i>MGR</i>). Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 28 February 2020 (effective)	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of <i>MGR</i> . Refer to Amendment v18.00/2020 for further detail.
19 November 2019 (adoption) and 1 May 2020 (effective)	v19.00/2020	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Refer to Amendment v19.00/2020 for further detail.
26 November 2019 (adoption) and 28	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>).

February 2020 (effective)			Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of <i>MGR</i> . Refer to Amendment v18.00/2020 for further detail.
8 September 2020 (adoption) and 30 October 2020 (effective)	v20.00/2020	Major	Major amendment to planning scheme (2.3A.4 of <i>MAALPI</i>). Major amendment to planning scheme policy (3.2.3 of <i>MAALPI</i>). Refer to Amendment v20.00/2020 for further detail.
11 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Refer to Amendment v21.00/2021 for further detail.
18 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2c), e), k) and l) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of <i>MGR</i> . Refer to Amendment v21.00/2021 for further detail.
3 August 2021 (adoption) and 3 September 2021 (effective)	v22.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Refer to Amendment v22.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Interim local government infrastructure plan amendment	Interim amendment to <i>Brisbane City Plan 2014</i> : Local government infrastructure plan (LGIP) (Section 17 of the <i>Planning Act 2016</i>). Refer to Amendment v23.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Tailored amendment	Tailored amendment to <i>Brisbane City Plan 2014</i> : Long term infrastructure plans (Section 18(3) of the <i>Planning Act 2016</i>) Refer to Amendment v23.00/2021 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment v24.00/2022 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5d) of <i>MGR</i> . Refer to Amendment v24.00/2022 for further detail.
1 November 2022 (adoption) and 2 December 2022 (effective)	v25.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment v25.00/2022 for further detail.
29 November 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment v26.00/2023 for further detail.
6 December 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2c) and e) of <i>MGR</i> . Refer to Amendment v26.00/2023 for further detail.
14 February 2023	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme

(adoption) and 10 March 2023 (effective)			(Schedule 1, Section 1a) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e) h) and i) of <i>MGR</i> . Refer to Amendment v26.00/2023 for further detail.
16 May 2023 (adoption) and 2 June 2023 (effective)	v27.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iv), a)vii) and b)i) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2l) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5b) and e) of <i>MGR</i> . Refer to Amendment v27.00/2023 for further detail.
13 June 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment v28.00/2023 for further detail.
1 August 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1b)i) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2k) of <i>MGR</i> . Refer to Amendment v28.00/2023 for further detail.
31 October 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2l) and m) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5(d) of <i>MGR</i>). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Refer to Amendment v29.00/2023 for further detail.
14 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Planning scheme policy amendment	Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment v29.00/2023 for further detail.
28 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor	Minor amendment to planning scheme (Schedule 1, Section 2e) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Refer to Amendment v29.00/2023 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor	Minor amendment to planning scheme (Schedule 1, Section 2l) of <i>MGR</i> . Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii), a)iv) and a)vii) of <i>MGR</i> . Minor amendment to planning scheme (Schedule 1, Section 2e) and m) of <i>MGR</i> . Administrative amendment to planning scheme policy (Schedule 1, Section 5b) of <i>MGR</i> . Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i> . Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Planning scheme policy amendment and minor	Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Minor amendment to planning scheme (Schedule 1, Section 2f) of <i>MGR</i> . Refer to Amendment v30.00/2024 for further detail.
29 October 2024 (adoption) and 6	v31.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iii), a)v) and a)vii) of

December 2024 (effective)			MGR). Minor amendment to planning scheme (Schedule 1, Section 2c) and k) of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of MGR). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of MGR) Refer to Amendment v31.00/2024 for further detail.
4 March 2025 (adoption) and 14 March 2025 (effective)	v32.00/2025	Tailored	Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>). Refer to Amendment v32.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored amendment	Tailored amendment to <i>Brisbane City Plan 2014</i> : Long term infrastructure plans (Section 18(3) of the <i>Planning Act 2016</i>). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Local government infrastructure plan amendment	Amendment to <i>Brisbane City Plan 2014</i> : Local government infrastructure plan (LGIP) (Section 17 of the <i>Planning Act 2016</i>). Refer to Amendment v33.00/2025 for further detail.
13 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Major amendment	Major amendment to planning scheme (Chapter 2, Part 4 of MGR). Amendment to planning scheme policy (Chapter 3, Part 1 of MGR). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Planning scheme policy amendment	Amendment to planning scheme policies (Chapter 3, Part 1 of MGR). Refer to Amendment v33.00/2025 for further detail.
27 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored, planning scheme policy amendment and administrative	Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of MGR). Refer to Amendment v33.00/2025 for further detail.
5 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Qualified state interest	Qualified state interest amendment to planning scheme (Chapter 2, Part 3 of MGR). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2k) of MGR). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii) of MGR). Minor amendment to planning scheme (Schedule 1, Section 2c), e), h) and l) of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of MGR). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of MGR). Refer to Amendment v34.00/2025 for further detail.
11 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Tailored	Tailored amendment to planning scheme (Chapter 1, Part 1 of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5(g) of MGR). Refer to Amendment v35.00/2025 for further detail.
25 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2n) of MGR). Refer to Amendment v35.00/2025 for further detail.
<u>xx xxxx 2026 (adoption) and xx xxxx 2026</u>	<u>vxx.00/2026</u>	<u>Tailored and planning scheme policy</u>	<u>Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>).</u>

<u>(effective)</u>		<u>amendment</u>	<u>Amendment to planning scheme policy (Chapter 3, Part 1 of MGR).</u> <u>Refer to Amendment vxx.00/2026 for further detail.</u>
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