

PROPOSED AMENDMENT PACKAGE – TEXT

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Guide to this document

- (a) In the following document, proposed amendments to *Brisbane City Plan 2014* are detailed as follows:
- (i) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (ii) text identified in underlining and green highlight (e.g. example) represents text to be inserted

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

	<p>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</p>
Albion neighbourhood plan	<p>NPP-001: Station NPP-002: Albion village NPP-003: Corunna Street NPP-004: North NPP-005: Raceway</p>
Algester—Parkinson—Stretton neighbourhood plan	Nil
Ashgrove—Grange district neighbourhood plan	<p>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</p>
Aspley district neighbourhood plan	<p>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</p>
Australia TradeCoast neighbourhood plan	<p>NPP-001: Pinkenba NPP-002: Airport NPP-003: Old airport NPP-004: Fisherman Islands</p>
Banyo—Northgate neighbourhood plan	<p>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</p>
Bowen Hills neighbourhood plan	NPP-001: Mayne rail yards
Bracken Ridge and district neighbourhood plan	<p>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</p>
Bridgeman Downs neighbourhood plan	<p>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</p>
Bulimba neighbourhood plan	<p>NPP-001: Bulimba north NPP-002: Oxford Street</p>

	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

	<p>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</p>
Doolandella neighbourhood plan	Nil
Dutton Park—Fairfield neighbourhood plan	<p>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</p>
East Brisbane—Coorparoo district neighbourhood plan	Nil
Eastern corridor neighbourhood plan	<p>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</p>
Eight Mile Plains gateway neighbourhood plan	<p>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</p>
Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre
Everton park neighbourhood plan	<p>NPP-001: Everton park centre NPP-001a: Everton park centre NPP-002: Central residential NPP-002a: Central residential a</p>

	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
Latrobe 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

	<p>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</p>
Mitchelton neighbourhood plan	Nil
Moggill—Bellbowrie district neighbourhood plan	<p>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</p>
Moreton Island settlements neighbourhood plan	<p>NPP-001: Bulwer NPP-002: Cowan Cowan NPP-003: Tangalooma NPP-004: Koorringal</p>
Mt Coot-tha neighbourhood plan	<p>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</p>
Mt Gravatt corridor neighbourhood plan	<p>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</p>
Nathan—Salisbury—Moorooka neighbourhood plan	<p>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</p>

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

Rosedale 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 NPP-001b: Nundah village NPP-001c: Nundah village medium density residential NPP-002: Toombul central

	<p>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</p>
Toowong—Auchenflower neighbourhood plan	<p>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</p>
Toowong—Indooroopilly district neighbourhood plan	<p>NPP-001: Milton and Sylvan roads light industry NPP-002: Dean Street shops NPP-003: Government research NPP-004: Woodstock Avenue</p>
Wakerley neighbourhood plan	<p>NPP-001: Residential development NPP-001a: Residential a NPP-001b: Residential b NPP-001c: Residential c NPP-002: Industrial development</p>
West End—Woolloongabba district neighbourhood plan	<p>NPP-001: West End estate</p>
Western gateway neighbourhood plan	<p>NPP-001: Sumner NPP-002: Wacol institutional NPP-003: Wacol industrial NPP-004: Inala NPP-005: Carole Park/Ellen Grove</p>
Willawong neighbourhood plan	<p>NPP-001: Paradise wetland investigation</p>
Woolloongabba centre neighbourhood plan	<p>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</p>
Wynnum—Manly neighbourhood plan	<p>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-003i: Colina Street NPP-004: Manly harbour village</p>

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

1.3 Interpretation

1.3.1 Definitions

1. A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - a. the *Planning Act 2016* (the Act);
 - b. the *Planning Regulation 2017* (the Regulation);
 - c. the definitions in Schedule 1 of the planning scheme;
 - d. the *Acts Interpretation Act 1954*;
 - e. the ordinary meaning where that term is not defined in any of the above.
2. 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.
3. 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.
4. A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
5. 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

1. Standard drawings contained in codes or schedules are part of the planning scheme.
2. Maps provide information to support the outcomes and are part of the planning scheme.
3. 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 ' 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

		<p>provided for under performance criteria P4, P5, P7, P8 or P9 of the QDC, part 1.1 or 1.2;</p> <p>b. the provision applies for building work;</p> <p>c. under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision,</p> <p>whether the proposed building or structure complies with the qualitative statement</p>		
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	<p>Land identified in the following sub-categories on the Bushfire overlay map:</p> <ul style="list-style-type: none"> • 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

1. 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
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	<p>map:</p> <ul style="list-style-type: none"> • 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:
- the defined flood event;
 - a freeboard that is more than 300mm;
 - 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	<p>Land identified in the following sub-categories on the Transport noise corridor overlay map:</p> <ol style="list-style-type: none"> State designated noise corridor - State - controlled road (mandatory area): <ul style="list-style-type: none"> • 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). State designated noise corridor - State - controlled road (voluntary area): <ul style="list-style-type: none"> • 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). State designated noise corridor - rail network: <ul style="list-style-type: none"> • 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:

- have an extremely adverse effect on the amenity or likely amenity of the locality; or
- 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
<p>Land in the following zones:</p> <ol style="list-style-type: none"> Rural zone Rural residential zone Environmental management zone Low density residential zone Character residential zone and zone precincts 	<p>Dwelling house code</p> <p>Dwelling house (small lot) code</p>

f. Low—medium density residential zone and zone precincts g. Medium density residential zone 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.

Table 5.9.72.A—Wynnum—Manly neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
If in the neighbourhood plan area		
MCU, if assessable development where not listed in this table	No change	Wynnum—Manly neighbourhood plan code
If in the Wynnum central business district sub-precinct (NPP-003d) or the Bay Terrace sub-precinct (NPP-003e) of the Wynnum central precinct (NPP-003), where in the Major centre zone or the Mixed use zone		
MCU	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area, where the ground floor level is not fully occupied by non-residential uses	The planning scheme including: Wynnum—Manly neighbourhood plan code Centre or mixed use code Applicable development code Prescribed secondary code
If in the Waterloo Bay Hotel sub-precinct (NPP-003g) of the Wynnum central precinct (NPP-003), where in the Centre frame zone precinct of the Mixed use zone		
Centre activities (activity group)	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area	The planning scheme including: Wynnum—Manly neighbourhood plan code Centre or mixed use code Mixed use zone code Prescribed secondary code
If in the Wynnum central business district sub-precinct (NPP-003d) of the Wynnum central precinct (NPP-003)		
Service station	Assessable development—Impact assessment	
		The planning scheme including: Wynnum—Manly neighbourhood plan code Service station code Prescribed secondary code

Table 5.9.72.B—Wynnum—Manly neighbourhood plan: reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
If in the neighbourhood plan area		
ROL, if assessable development where not listed in this table	No change	Wynnum—Manly neighbourhood plan code
If in the Wynnum north precinct (NPP-001)		
Emerging community zone	Assessable development—Impact assessment	
	If a reconfigured lot is less than 2,000m ²	The planning scheme including: Wynnum—Manly neighbourhood plan code Subdivision code Emerging community zone code Prescribed secondary code
Low density residential zone	Assessable development—Impact assessment	
	If a reconfigured lot is less than 2,000m ²	The planning scheme including: Wynnum—Manly neighbourhood plan code Subdivision code Low density residential zone code Prescribed secondary code

Table 5.9.72.C—Wynnum—Manly neighbourhood plan: building work

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Development	Categories of development and assessment	Assessment benchmarks
Building work, if assessable development	No change	Wynnum—Manly neighbourhood plan code

Table 5.9.72.D—Wynnum—Manly neighbourhood plan: operational work

Development	Categories of development and assessment	Assessment benchmarks
Operational work, if assessable development	No change	Wynnum—Manly neighbourhood plan code

7.2.23.6 Wynnum—Manly neighbourhood plan code

7.2.23.6.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Wynnum—Manly 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 within the Wynnum—Manly neighbourhood plan area is identified on the NPM-023.6 Wynnum—Manly neighbourhood plan map and includes the following precincts:
 - a. Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001);
 - i. Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a);
 - b. Light and service industry precinct (Wynnum—Manly neighbourhood plan/NPP-002);
 - c. Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003);
 - i. Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a);
 - ii. Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b);
 - iii. Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c);
 - iv. Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d);
 - v. Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e);
 - vi. Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f);
 - vii. Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g);
 - viii. Esplanade sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003h);
 - ix. Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i);
 - d. Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004);
 - e. Wynnum Hospital precinct (Wynnum—Manly neighbourhood plan/NPP-005);
 - f. Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006);
 - g. Lota wetlands (Wynnum—Manly neighbourhood plan/NPP-007).
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 with variations to categories of development and assessment. Refer to Table 5.9.72.A, Table 5.9.72.B, Table 5.9.72.C and Table 5.9.72.D.

Note—A 'residential street building' means those levels of a building below which a tower is located. The design and activation of these levels assist in creating human scale streets.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical design, guidance is provided in the Subtropical building design planning scheme policy.

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.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to Crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy.

7.2.23.6.2 Purpose

1. The purpose of the Wynnum—Manly neighbourhood plan code is to provide finer grained planning at a local level for the Wynnum—Manly neighbourhood plan area.
2. The purpose of the Wynnum—Manly 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. Wynnum—Manly is a thriving, inclusive and accessible bayside community that retains and enhances its unique bayside character.
 - b. Development in Wynnum—Manly retains its strong sense of place including the area's relationship to Moreton Bay, its buildings, seaside landscapes, sense of community identity, and Aboriginal and Torres Strait Islander values.
 - c. Development maintains the different functions of retail centres across the neighbourhood plan area, which includes the primacy of Wynnum Central, Manly Harbour Village and Wynnum Plaza shopping centres.
 - d. Natural assets of the area including the Foreshore Parklands, wetlands, Wynnum and Lota creeks and Moreton Bay, are protected, rehabilitated and enhanced to contribute towards their ecological, hydrological and recreational functions and their contribution to the biodiversity of the region.
 - e. The Foreshore Parklands serve local residents and visitors with a high-quality recreational experience for all ages.
 - f. The area's economic and employment growth is promoted through revitalising its centres, development of strategic relationships with the Brisbane Ports region (such as providing business accommodation), and capitalising on tourism opportunities in Wynnum, Manly and Moreton Bay.
 - g. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height,

scale and form where there is both a community need and an economic need for the development.

h. While making efficient use of land, development is consistent with community expectations and infrastructure assumptions.

4. Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001) overall outcomes are:

a. The precinct is a low density residential area with local parks and conservation areas. This precinct is located in close proximity to the Australia TradeCoast industrial area.

b. All traffic enters and exits Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a) via Pritchard Street to minimise impacts on nearby residents.

5. Light and service industry precinct (Wynnum—Manly neighbourhood plan/NPP-002) overall outcomes are:

a. This precinct is retained for low impact industrial and service industry purposes, to provide local services and an employment node within the Wynnum—Manly area. Residential or commercial uses are not consistent with the outcomes sought.

6. Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003) overall outcomes are:

a. Wynnum Central achieves its role as a Major Centre subtropical bayside precinct with enhanced economic viability diverse housing, jobs, services and visual amenity vibrant public spaces linked to transport and the foreshore.

b. The precinct is an attractive forms part of a designated major centre that services a sub-regional catchment, providing a significant concentration of businesses, education facilities, food and compact centre which serves a catchment of regional significance drink outlets, provides business health care, shops, as well as cultural and service functions and accommodates district or branch offices of government. The South East Queensland Regional Plan envisages that such centres accommodate key concentrations of employment and provide a focus for residential intensification entertainment facilities.

c. Development achieves excellence in design and sustainability, including green roofs and podiums, innovative and subtropical design. Taller buildings include a building base or podium and slender tower forms that exhibit design excellence and makes a significant contribution to the public realm and residential amenity.

d. High density development is focused concentrated in the Wynnum Central Business District (CBD) and around the Wynnum Central railway station and the centre area. High density development around the Wynnum Central railway station takes advantage of to leverage its strategic location in close and proximity to public transport. Medium density residential development frames the Wynnum CBD, and forms creating a transition between the higher density residential densities areas and the existing surrounding low—medium residential density uses.

e. Residential amenity in the centre is commensurate to the levels achievable and expected in a vibrant, mixed use centre.

Residential While residential accommodation in centres will experience higher levels of noise and less lower amenity than that expected in suburban or semi-rural living, built-form design solutions will be employed to minimise air and noise impacts and protect resident health and wellbeing.

f. To maintain a compact and active centre, non-residential activities outside of the existing centre area and mixed use centre frame are not consistent with the outcomes sought specified for the precinct, unless identified as an active frontage or outlined in a sub-precinct.

g. Development in this precinct provides ensures a high level of pedestrian permeability, connectivity and comfort, to encourage encouraging walking and cycling in the area and while enhancing access to creates strong links with the Wynnum Central railway station, Wynnum CBD the foreshore, and surrounding nearby residential and employment areas.

h. Arcades enhance the vitality and connectivity of the centre by establishing direct pedestrian links to key destinations such as Wynnum Central railway station and the Waterloo Bay Hotel, as shown in Figure e. They provide safe, convenient public access with a strong street presence at their openings and active use edges, and incorporate high-quality materials, subtropical design features, natural daylight, and openness to leverage Wynnum's bayside character and breezes. Creative lighting, artwork, and landscaping are used to enliven the public realm and reinforce the character and identity of the precinct.

i. The heritage values of the former Wynnum Central State School building are retained and enhanced with improved streetscape integration.

j. A service station is not established in the Wynnum Central precinct.

k. Development in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan NPP-003a):

i. provides high density residential development and community uses which incorporate subtropical design;

ii. provides an active frontage along Berrima Street or where otherwise mapped, in close proximity to contribute to the Wynnum Central railway station activation and Wynnum CBD. This sub-precinct comprises solely vibrancy of the street;

iii. where identified as an active frontage, provides non-residential land uses that are small-scale, at the ground storey and compatible with the residential character and amenity of the residential zone;

iv. ensures active frontage uses are designed, sited and constructed to minimise impacts (including glare, light, noise, air quality, hours of operation, servicing, traffic, and parking) on sensitive uses.

l. Development in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b):

i. accommodates high density residential development, based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD. This sub-precinct is comprised;

ii. comprises solely of residential uses; Residential uses that will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the adjacent sporting uses undertaken in Kitchener Park during the day and night.

m. Development in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c):

i. contains residential development at medium density, based on its proximity to the Wynnum Central railway station and Wynnum CBD. This precinct;

ii. provides a transition between high density developments of NPP-003b to the low—medium density developed located to the south-west of the precinct. This sub-precinct;

iii. comprises solely residential uses.

n. Development in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d):

- i. contains a mix of retail, office, high density residential development, community uses and open space being the major focus of development in the Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003);
- ii. provides and contains a mix of retail, office and high density residential development. Active uses at the street (including ground level);
- iii. does not support the establishment of a feature of this sub-precinct. Amalgamation Service station;
- iv. ensures amalgamation of sites is consistent with the outcomes sought to achieve higher density residential development with a mix of commercial, retail and residential uses. Renewal of renewal.
- o. Development in the Wynnum CBD builds on the current mix of land uses, character values and transit opportunities to provide a greater and more diverse range of employment, residential, entertainment, recreation and service uses. The site is to be developed for uses such as park, community uses, short-term accommodation and multiple dwellings.
- Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e):
 - i. has high levels of amenity due to its views of the bay and streetscape appeal. The sub-precinct contains residential development at a medium density, to form;
 - ii. forms a transition between the high density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the low—medium density residential area to the north-east. Development includes;
 - iii. provides commercial and retail uses at street level to provide ensure active frontages to the Bay Terrace high street;
 - iv. ensures active frontages along Bay Terrace are maintained by achieving vehicle and service access from a secondary street frontage;
 - v. ensures development with frontage to Akonna Street provides a residential interface that compliments the Low-medium density residential nature of Akonna Street.
- p. Development in the Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f):
 - i. provides a residential transition between the mixed use higher density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the surrounding low—medium density and community use areas. This sub-precinct;
 - ii. contains medium density residential development. Non-residential centre activities in this sub-precinct are not consistent with the outcomes sought outside the existing centre area classification, unless located in the Mixed use zone.
- q. Development in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g):
 - i. provides accommodates medium a transition between the high density development. A mix residential area south of Berrima Street and the low-medium density residential area to the north-west;
 - ii. provides active uses along Berrima Street while a residential interface is consistent with the outcomes sought. Development provided along Byrneside Terrace and Bay Terrace;
 - iii. ensures development is limited in proximity to the heritage building and surrounding low—medium density residential uses. The;
 - iv. ensures the heritage-listed hotel and landscape character trees are protected retained and respected in any development of the site. Active uses along Berrima Street are features of this sub-precinct. Refer to Figure a. Residential accommodation;
 - v. mitigates impacts on sensitive uses while noting that residential uses will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the nature of activities associated with the Waterloo Bay Hotel.
- r. Development in the Esplanade sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003h):
 - i. remains a residential area at low—medium density. Non-residential uses in this sub-precinct are not supported;
 - ii. provides for Short-term accommodation that supports the tourism in the area and is appropriate in this sub-precinct where it is consistent in bulk and scale with surrounding buildings.
- s. Development in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i):
 - i. accommodates high density residential development based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD;
 - ii. where located in the High density residential zone (Up to 15 storeys zone precinct) ensures non-residential uses are small-scale, limited in gross floor area, compatible with residential uses and do not detract from the primacy of the Wynnum CBD;
 - iii. where located in the Mixed use zone (Centre frame zone precinct) provides for a range of centre activities with retail uses to be small-scale and do not detract from the primacy of the Wynnum CBD;
 - iv. acknowledges that residential development will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to sporting and club activities undertaken in Kitchener Park during the day and night and related lighting, noise and parking impacts;
 - v. provides residential street buildings along the West Avenue frontage that activates and promotes casual surveillance of the street.

7. Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004) overall outcomes are:

- a. The precinct functions as a centre, providing a range of retail, business and entertainment facilities for the local community and visitors to the Wynnum—Manly area. The precinct contains centre activities within the centre area to ensure a compact and pedestrian-friendly precinct.
- b. New development has a bulk and scale and building and landscape design that reflects the subtropical nature of the locality, and enhances Manly harbour village's unique character and the existing distinctive traditional streetscape character.
- c. With significant views to Moreton Bay and a strong relationship with the Manly Boat Harbour, short-term accommodation supports the tourism associated with the Manly harbour village, Manly boat harbour and Moreton Bay.

- d. New development in the precinct maximises views but also protects vistas of Moreton Bay from areas adjoining the centre.
8. Wynnum Hospital precinct (Wynnum—Manly neighbourhood plan/NPP-005) overall outcomes are:
- The precinct is an important habitat corridor containing one of the largest remnants of eucalypt open forest within and around the hospital grounds. It is a movement corridor for wildlife and also provides a partially fragmented corridor to Lota Creek.
 - The site remains as a hospital and medical centre serving the bayside and eastern suburbs. Should the hospital change ownership or undergo redevelopment, aged-care facilities are preferred if they retain and enhance the site's ecological values.
9. Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006) overall outcomes are:
- The precinct, located north of Wynnum Plaza, is for residential and park uses. The precinct contains multiple dwellings with a mix of medium and low—medium residential densities. Medium density residential abuts the Wynnum Plaza shopping centre. Low—medium density residential forms a transition between medium density residential and existing residential developments.
 - A district park is provided in the precinct to form a safe and convenient pedestrian and cycle connection from the Sorrento Street Park through to Wynnum Plaza. The design of new developments in this precinct facilitates casual surveillance of the new district park. A road is provided connecting Sorrento Street to Alter Street in accordance with Figure b.
 - Expansion of the Wynnum Plaza into this precinct is not consistent with the outcomes sought.
10. Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007) overall outcomes are:
- The precinct supports significant areas of melaleuca-dominated wetlands that form part of a larger ecological corridor along Lota Creek. The precinct is also an important habitat and movement corridor for local wildlife.
 - Development is environmentally sensitive to the areas of conservation along Lota Creek and protects and enhances the vegetation and habitat value of the precinct.
 - Should the driving range site (Lot 2 on SP11180) be redeveloped, environmental values are reinstated, including through revegetation on the rear portion of the site to strengthen the fauna movement corridor and provide vegetated buffers to the Lota wetlands.

7.2.23.6.3 Performance outcomes and acceptable outcomes

Table 7.2.23.6.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
Performance outcomes	Acceptable outcomes
<p>PO1 Development is of a height that achieves the intended outcomes of the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape, and built form character and is:</p> <ol style="list-style-type: none"> consistent with anticipated density and assumed infrastructure demand; aligned with community expectations about the number of storeys to be built; consistent with the intended scale and character of the relevant sub-precinct, precinct or neighbourhood plan area; proportionate to and commensurate with the utility of the site area and frontage width; designed to avoid adverse amenity impacts on adjoining premises. <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p>	<p>AO1 Development complies with the number of storeys or building height in Table 7.2.23.6.3.B—Maximum building height. 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.</p>
<p>If in the Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001), where in the Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a)</p>	
<p>PO1 Development which has industrial traffic and other non-residential movements does not adversely impact the residential amenity of nearby residents.</p>	<p>AO1 Development ensures all traffic enters and exits via Pritchard Street. Note—This must be demonstrated on a structure plan in accordance with the Structure planning planning scheme policy.</p>
<p>PO2 Development which has industrial traffic and other non-residential movements does not adversely impact the residential amenity of nearby residents.</p>	<p>AO2 Development ensures all traffic enters and exits via Pritchard Street. Note—This must be demonstrated on a structure plan in accordance with the Structure planning planning scheme policy.</p>
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003)</p>	
<p>PO2 Development for the siting and design of buildings and open</p>	<p>AO2 Development facilitates cross ventilation by locating and designing</p>

<p>spaces:</p> <ul style="list-style-type: none"> a. responds to the local subtropical climate; b. reflects its bay setting and seaside character. 	<p>windows and other openings to respond to the dominant pattern of cooling coastal breezes and the local micro-climate.</p>
<p>PO3</p> <p>Development ensures that an arcade identified in Figure e:</p> <ul style="list-style-type: none"> a. provides public access and connection to facilitate direct, convenient, comfortable and safe access within the centre and to public transport facilities and open spaces; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety; f. provides access to natural day light, incorporates subtropical landscaping, and leverages Wynnum's bayside character and breezes; g. incorporates items of visual interest to enliven the public realm <p>Note—An arcade is a publicly accessible privately owned connection.</p>	<p>AO3</p> <p>Development for an arcade identified in Figure e:</p> <ul style="list-style-type: none"> 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. incorporates subtropical landscaping; d. provides privately owned and delivered creative lighting and artwork to contribute to the vibrancy and identity of the public realm; e. excludes bin storage or collection areas within or directly adjacent to the arcade. <p>Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.</p> <p>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.</p>
<p>PO4</p> <p>Development on a landmark site identified in Figure e provides a prominent visual reference and contribution to the area's built form and public realm by:</p> <ul style="list-style-type: none"> a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. respecting the prominence of any adjoining or nearby heritage places or local landmarks; d. incorporating public art that is integrated with development's design response to the public realm; e. highlighting the site as a notable destination in Wynnum. 	<p>AO4</p> <p>Development on a landmark site identified in Figure e emphasises the site, its setting and:</p> <ul style="list-style-type: none"> a. provides a minimum of 10% of the development site for publicly accessible open space; b. provides privately owned and delivered creative lighting, artwork and items of visual interest to enliven the public realm; c. integrates subtropical landscaping, building entries and the public realm at the ground plane. <p>Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements.</p> <p>Note—In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to landmark sites.</p>
<p>PO5</p> <p>Development on active frontage — primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct through:</p> <ul style="list-style-type: none"> a. intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes; b. fine grain tenancies that feature a very high proportion of openings and windows; c. building design and subtropical landscaping that create a human scale to the street; d. highly articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre. 	<p>AO5</p> <p>Development on a site identified as an active frontage — primary in Figure e:</p> <ul style="list-style-type: none"> a. is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level; b. provides fine grain tenancies with a maximum width of 7m; c. addresses the street elevation with facades displaying a high level of variation, modulation and articulation; d. provides subtropical landscaping including ground plan landscaping, green facades or green walls; e. provides safe at-grade connections without any lips or steps; <p>Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage — primary.</p>
<p>PO6</p> <p>Development on an active frontage — secondary contributes to a safe, interesting and attractive street or public space, by providing:</p> <ul style="list-style-type: none"> a. activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual integration; b. articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street; c. ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping; d. articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre. 	<p>AO6</p> <p>Development on a site identified as an active frontage — secondary in Figure e:</p> <ul style="list-style-type: none"> a. is designed for and fully occupied by non-residential centre activities; b. provides at least one pedestrian entrance or exit for every 10m of building frontage; c. provides subtropical landscaping including ground plan landscaping, green facades or green walls; d. provides access from a street not designated as active frontage — primary or active frontage — secondary if on a site with multiple street frontages; e. provides safe at-grade connections without any lips or steps. <p>Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage — secondary.</p>

<p>PO7 Development ensures that the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.</p>	<p>AO7 No acceptable outcome is prescribed.</p>
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a), Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e), Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), or Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)</p>	
<p>PO8 Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ol style="list-style-type: none"> is consistent with the intended form, character and intensity of the local area and immediate streetscape; facilitates modulation and articulation of the building form; supports residential amenity for occupants and adjoining properties; supports private outdoor subtropical living; provides for well-located and functional communal open space areas; provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees. 	<p>AO8 Development provides for slender tower forms with a:</p> <ol style="list-style-type: none"> maximum tower site cover of 50%; minimum tower separation distance of 10m on the site to any adjoining sites.
<p>PO9 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improve streetscape amenity through an appropriate mix of green infrastructure including:</p> <ol style="list-style-type: none"> ground plane landscaping and deep planting; green walls, green facades or green roofs; other artificial growing environments. <p><i>Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on preparing a landscape concept plan is provided in the Landscape design planning scheme policy.</i></p>	<p>AO9 Development provides subtropical landscaping to achieve a minimum green plot ratio of 25% to be provided both at the ground level and podium, as well as the tower.</p> <p><i>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:</i></p> <ul style="list-style-type: none"> GPR = total of all green infrastructure area ÷ total site area × 100 <p><i>Note—Requirements for green plot ratio for ground level/podium and tower built form apply cumulatively.</i></p>
<p>PO10 Development ensures:</p> <ol style="list-style-type: none"> vehicle entrances and servicing are located to minimise disruption and reduce visual impact on building frontages, the street environment and public spaces; pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict; driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths. 	<p>AO10.1 Development does not gain vehicular access from an active frontage where an alternative access is available.</p>
	<p>AO10.2 Development has only one vehicular access point on an active frontage where alternative access is not available.</p>
	<p>AO10.3 Development uses shared vehicular access points where possible, and new vehicular access points are not located within 30m of another.</p>
<p>PO11 Development provides a residential interface as shown in Figure f which is in-keeping with the existing residential character of the street that:</p> <ol style="list-style-type: none"> addresses and activates the street and any adjacent publicly accessible space with a high level of permeability, subtropical landscaping, shade and shelter; contributes to an attractive streetscape; provides residents with private open space; creates a smooth transition from indoors to outdoors; responds to the subtropical climate by opening up to the elements while providing shade and comfort. 	<p>AO11.1 Development provides a residential street building comprising entirely of residential uses in accordance with Figure f, where:</p> <ol style="list-style-type: none"> in the Northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a); fronting Akonna Street in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e); fronting Byrneside Terrace and Bay Terrace in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g).
	<p>AO11.2 Development on Clara Street and Charlotte Street in the Wynnum Central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), where not identified as an active frontage, may provide residential uses on the ground floor where presenting as a residential street building.</p>

	<p>AO11.3 Residential street buildings incorporate:</p> <ul style="list-style-type: none"> a. balconies, openings and operable elements to create a high degree of permeability that allow building occupants to overlook the street; b. private outdoor spaces in the frontage that allow building occupants to access open air; c. deep planting, vertical subtropical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.
<p>PO12 Development provides on-site parking spaces to accommodate the design peak parking demand without an overflow of car parking to an adjacent premises or adjacent streets. Design peak parking demand may consider proximity to:</p> <ul style="list-style-type: none"> a. public transport facilities providing regular and frequent services to key destinations; b. local services and facilities; c. existing on street parking controls. <p>Note—Preparation of a sustainable travel plan can be used to demonstrate compliance with this performance outcome.</p>	<p>AO12 Development provides car parking rates in accordance with Table 7.2.23.6.3.C.</p> <p>Note—Car parking for uses other than those identified in Table 7.2.23.6.3.C is provided in accordance with the Transport, access, parking and servicing planning scheme policy.</p>
<p>PO13 Development for multiple dwellings provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area 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; <p>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.</p>	<p>AO13 Development for multiple dwellings provides cyclist facilities in accordance with Table 7.2.23.6.3.C.</p> <p>Note—Cyclist facilities for uses other than those identified in Table 7.2.23.6.3.C is provided in accordance with the Transport, access, parking and servicing planning scheme policy.</p>
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)</p>	
<p>PO3 Development for high density residential achieves the intent of the area and supports its strategic location next to the Wynnum Central railway station and Wynnum CBD.</p>	<p>AO3.1 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B:</p> <p>AO3.2 Development comprises residential uses only.</p>
<p>PO14 Development for a multiple dwelling fronting Berrima Street:</p> <ul style="list-style-type: none"> a. is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO14 Development for a multiple dwelling fronting Berrima Street has a minimum acoustic performance of:</p> <ul style="list-style-type: none"> a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)</p>	
<p>PO4 PO15 Development for high density residential achieves the intent for the</p>	<p>AO4.1 AO15 Development is in accordance with the maximum building height in</p>

area and supports its strategic location in close proximity to Kitchener Park, the Wynnum Central railway station and Wynnum centre.	<p>Table 7.2.23.6.3.B comprises residential uses only.</p> <p>AO4.2 Development comprises residential uses only.</p>
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)	
<p>PO5PO16 Development:</p> <ol style="list-style-type: none"> for medium density residential development supports the intent of the area and its strategic location in proximity to the Wynnum Central railway station; provides a transition between the Parkside residential sub-precinct and the adjoining low—medium density residential area to the south-west of the precinct. 	<p>AO5.1AO16 Development has a maximum building height in accordance with Table 7.2.23.6.3.B comprises residential uses only.</p> <p>AO5.2 Development comprises residential uses only.</p>
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)	
<p>PO6 Development for high density mixed uses supports the intent for the area and its strategic location next to the Wynnum Central railway station.</p>	<p>AO6 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B. Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable codes that reduce bulk.</p>
<p>PO7PO17 Development of the Wynnum Central State School (former) provides:</p> <ol style="list-style-type: none"> open space with adequate space for recreation for residents, visitors and workers in the centre; retention of the grandeur of the building for Local heritage place values and parkland next to the building. 	<p>AO7AO17 No acceptable outcome is prescribed.</p>
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	
<p>PO8 Development for medium density mixed use development supports the intent for the area and its strategic location in proximity to the Wynnum Central railway station.</p>	<p>AO8 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B. Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable codes that reduce bulk.</p>
If in the Wynnum central precinct (NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) or the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	
<p>PO9 Development provides a range of centre activities to support the revitalisation of the centre to provide a mix of employment, residential accommodation, entertainment, recreation and service uses.</p>	<p>AO9 Development has a:</p> <ol style="list-style-type: none"> maximum of 80% of the gross floor area for residential uses; maximum of 40% of the gross floor area of the development used for non-residential centre activities.
<p>PO10PO18 Development has delivers design excellence including:</p> <ol style="list-style-type: none"> podiums that provide shelter for pedestrians at the ground level and respond to adjoining sites by providing a building sensitive transition through architectural or landscape treatments and avoiding blank walls; slender tower designs that: <ol style="list-style-type: none"> respond to the site shape and size by utilising smaller floorplates, and slender towers to support amenity, sunlight, breezes, views and subtropical design which outcomes; reinforce the visual distinction between tower and podium; reduce bulk and visibility of the tower from the street and adjoining properties; 	<p>AO10AO18.1 Development in the centre area, the ground storey level facing the street is entirely occupied by commercial or retail uses provides a podium with a maximum height of 2 storeys to contribute to a consistent streetscape character.</p> <p>AO10.2 Development has a minimum height of ground storey levels of 4.3m, floor to floor in accordance with Table 7.2.23.6.3.B. Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum building height and the design requirements in the applicable codes that reduce bulk.</p> <p>AO10.3 Development has the building set back a minimum of 3m at ground level from the front boundary.</p>

<p>iv. provides active uses at ground level to public streets to improve surveillance and safety for pedestrians, and provides spaces for the community to meet and interact;</p> <p>b. provides a built form containing a podium, and for heights above 2 storeys a tower form, set back from the street frontages and side boundaries to allow for spaces between buildings or breaks in longer buildings to allow sunlight, breezes and permit views;</p> <p>c. provides pedestrian shelter at ground level;</p> <p>d. provides a podium that presents a continuous pedestrian friendly facade at a human scale to retain the village character of the centre.</p>	<p>AO10.4 AO18.2 Development has a maximum building length above podium of 30m in any direction.</p> <p>AO10.5 Development contains a podium that is a maximum of 8m in height and 2 storeys.</p> <p>AO10.6 AO18.3 Development higher than 2 storeys contains a slender tower form, set back from the podium. The tower complies with component has the following minimum setbacks from the property boundary:</p> <ol style="list-style-type: none"> rear setback of 6m; side setbacks of 3m; front setbacks of 8m to the building line and 4m to the balcony. <p>AO10.7 Development has a maximum site cover for above podium or tower of 40%.</p>
<p>PO11 PO19 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.</p>	<p>AO11 AO19.1 Development has a minimum site area of 1,200m².</p> <p>AO11 AO19.2 Development has a minimum frontage width of 30m.</p>
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum GBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f)</p>	
<p>PO12 Development provides a residential transition between the mixed use Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the adjoining low-medium density residential areas and community uses.</p>	<p>AO12.1 Development has a maximum building height in accordance with Table 7-2-23-6-3-B.</p> <p>AO12.2 Development comprises residential uses only.</p>
<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g)</p>	
<p>PO13PO20 Development is set back from the heritage building to ensure that the heritage values are not compromised and that the heritage-listed building remains a key visual feature of the site.</p>	<p>AO13.1AO20 Development provides set backs to the Waterloo Bay Hotel heritage building in accordance with Figure a that include:</p> <ol style="list-style-type: none"> development up to 3 storeys is set back a minimum of 5m from the heritage building; development greater than 3 storeys is set back 10m from the heritage building. <p>AO13.2 Development greater than 3 storeys is set back 10m from the heritage building. Refer to Figure a.</p>
<p>PO14 Development provides a transition in built form to complement the scale of nearby residential areas.</p>	<p>AO14 Development has a maximum building height of 3 storeys and 12m where located within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Figure a.</p>
<p>PO21 Development provides a transition in built form to complement the scale of nearby residential areas.</p>	<p>AO21 Development has a maximum building height of 3 storeys and 12m where located within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Figure a.</p>
<p>PO15PO22 Development provides active uses at ground level to Berrima Street to provide:</p> <ol style="list-style-type: none"> high levels of visual amenity and streetscape appeal; improved surveillance and safety for pedestrians; 	<p>AO15AO22 Development provides an active frontage to Berrima Street.</p>

c. spaces for the community to meet and interact.	
PO16 Development that is impacted by noise from the Waterloo Bay Hotel has these impacts minimised.	AO16 Development fronting Byrneside Terrace and Bay Terrace consists of short-term accommodation or residential uses.
If in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i), where in the Mixed use zone (Centre frame zone precinct)	
PO23 Development for retail uses does not detract from the primacy of the Wynnum CBD. Note—Council will request the submission of an economic analysis for any application that proposes a gross floor area for retail uses that exceeds a gross floor area of 1,500m ² per tenancy.	AO23 Development for retail uses does not exceed a gross floor area of 1,500m ² per tenancy.
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)	
PO17PO24 Development maximises views and protects vistas of Moreton Bay from areas adjoining the centre. Note—A visual impact analysis is required for any application for development on a site that is greater than 10.5m from ground level in the existing centre. The view analysis should show how all views from existing and prospective developments further from Moreton Bay would be affected by the proposed development, including desirable views that are not necessarily directed towards Moreton Bay.	AO17AO24 Development has a maximum building height in accordance with Table 7.2.23.6.3.B of 10.5m.
If in the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006)	
PO18PO25 Development for medium density residential development supports the intent for the area and steps down to a low density scale to provide a transition to existing adjoining residential development.	AO18AO25 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.
PO19PO26 Development provides a new district park to facilitate: a. pedestrian and bicycle connectivity and permeability from the existing park on Sorrento Street to Wynnum Plaza; b. recreational space in close proximity to the Wynnum Plaza.	AO19AO26 Development provides a district level park along the Wynnum Road frontage in accordance with Figure b.
PO20PO27 Development of the site provides a low-speed environment for vehicular permeability linking Sorrento Street to Alter Street.	AO20AO27 Development for the local road connection is provided from Sorrento Street through to Alter Street in accordance with Figure b.
If in the Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007)	
PO21PO28 Development on the driving range site (Lot 2 on SP 111080) is to ensure revegetation of the rear portion of the site adjacent to the Lota wetlands, in order to protect and enhance environmental values, strengthen fauna movement corridors and to provide appropriate buffering to the wetlands.	AO21AO28 No acceptable outcome is prescribed.
Public domain	
PO22PO29 Development provides long term infrastructure for the parks network to meet the recreational needs of residents and workers.	AO22AO29 Development protects land for the provision of a park in the general location specified in Figure c and in accordance with the Long term infrastructure plans.

Table 7.2.23.6.3.B—Maximum building height

Development	Maximum building height (number of storeys)	Maximum building height (m)	Minimum floor to floor heights	Maximum podium height
Development of a site in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)	8	25	Residential—2.9m	Not specified

Development of a site in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)	8	25	Residential – 2.9m	Not specified
Development of a site in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)	5	16	Residential – 2.9m Ground storey – 4.3m 2nd storey of podium – 3.5m	Not specified
Development of a site in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)	8	28	Residential – 2.9m Ground storey – 4.3m 2nd storey of podium – 3.5m	2 storeys
Development of a site in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	5	18	Residential – 2.9m Ground storey – 4.3m 2nd storey of podium – 3.5m	2 storeys
Development of a site in the Wynnum central business district southern frame (Wynnum—Manly neighbourhood plan/NPP-003f)	5	16	Residential – 2.9m	Not specified
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace	3	12	Residential – 2.9m Ground storey – 4.3m 2nd storey of podium – 3.5m	3 storeys to Berrima Street
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), where adjacent to the heritage place	3	12		
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) in all other areas	6	21		
Development		Maximum building height (number of storeys)	Maximum building height (m)	Maximum podium height
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003)				
Development of a site in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)	As specified in Figure d	Not specified	Not specified	
Development of a site in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)	8 storeys	Not specified	Not specified	
Development of a site in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)	5 storeys	Not specified	Not specified	
Development of a site in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)	As specified in Figure d	Not specified	2 storeys	
Development of a site in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	As specified in Figure d	Not specified	2 storeys	
Development of a site in the Wynnum central business district southern frame (Wynnum—Manly neighbourhood plan/NPP-003f)	5 storeys	Not specified	Not specified	

plan/NPP-003f)			
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace	3 storeys	Not specified	Not specified
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), where adjacent to the heritage place	3 storeys	Not specified	
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) in all other areas	8 storeys	Not specified	
Development of a site in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)	12 storeys	Not specified	Not specified
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)			
Any development in this precinct	Not specified	10.5	Not specified
If in the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NP-006)			
Development of a site within 25m of the northern and eastern boundaries of the precinct	2 storeys	Not specified	Not specified
Development of a site in all other areas of this precinct	5 storeys	Not specified	Not specified
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)			
Any development in this precinct	Not specified	10.5	Not specified
Development of a site within 25m of the northern and eastern boundaries of the precinct	2	Not specified	Not specified
Development of a site in all other areas of this precinct	5	Not specified	Not specified

Note—Maximum number of storeys is from ground level.

Note—Development within the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) is in accordance with Figure a.

Note—Development within the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006) has a maximum of 2 storeys in accordance with Figure b.

Note—Development within the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), located adjacent to the heritage place requires a minimum 5m setback to the heritage place.

Table 7.2.23.6.3.C—Car parking and cyclist facility standards where in the Wynnum central precinct (Wynnum—Manly neighbourhood plan NPP/003)

Where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a), Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e), Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), or Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)	
Car parking standards	
Centre activities activity group	Maximum 5 spaces per 100m ² gross floor area on all levels accessible at grade from a public street or an on-site car parking area, plus maximum 2 spaces per 100m ² gross floor area on other levels
Multiple dwellings Note—Where car share spaces are provided they will not be included in the minimum car parking calculation for the use.	Minimum 0.9 spaces per 1 bedroom dwelling Minimum 1.1 spaces per 2 bedroom dwelling Minimum 1.3 spaces per 3 or above bedroom dwelling Minimum 0.25 spaces per dwelling for visitor parking Parking may be provided in tandem where 2 spaces are provided for 1 dwelling At least 50% visitor parking is provided in communal areas, and not in tandem with resident parking
Short term accommodation	Minimum 0.25 spaces per room, unit or cabin plus 1 space for staff

Note—Where car share spaces are provided they will not be included in the minimum car parking calculation for the use.	per 20 rooms, units or cabins
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

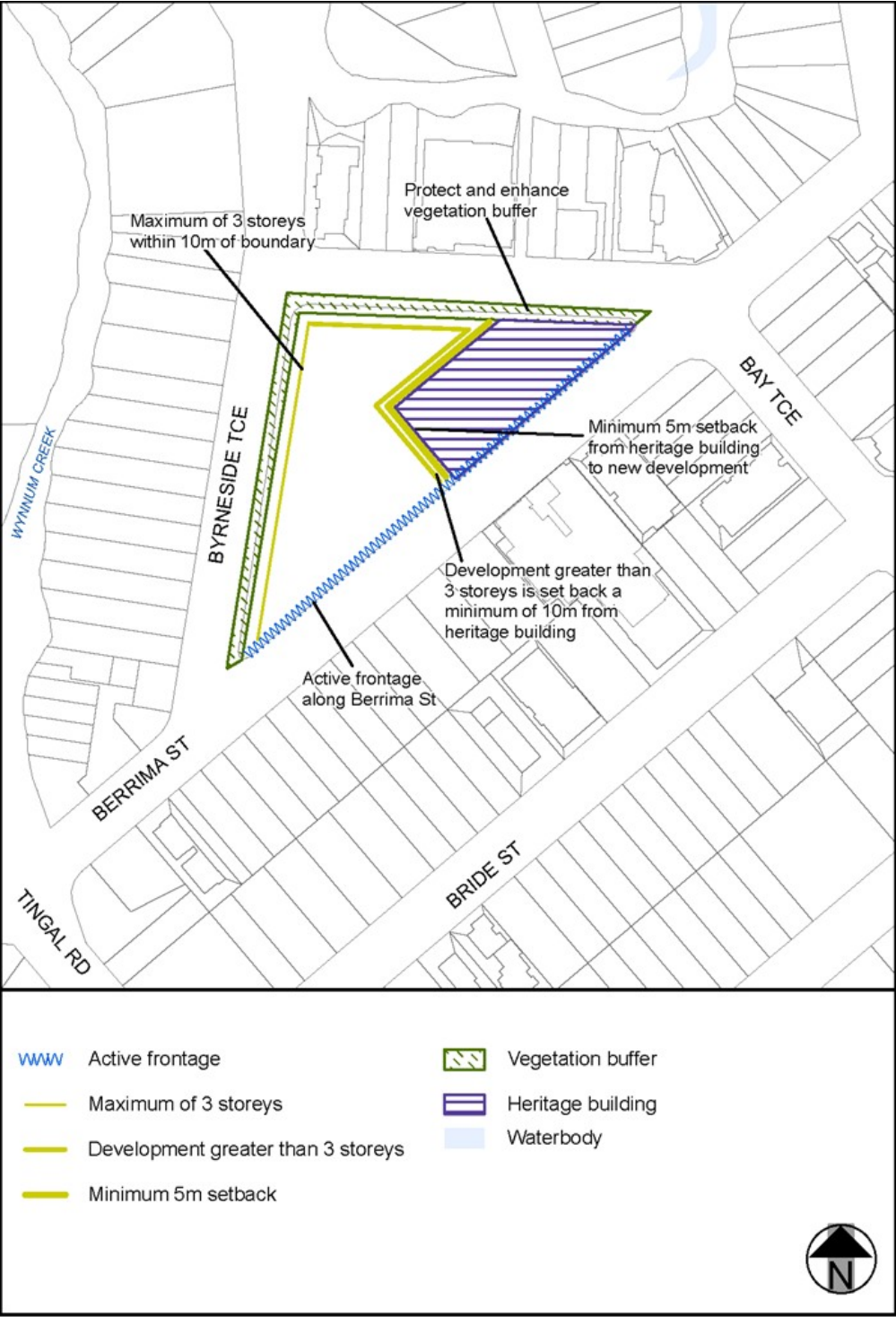


Figure a—Indicative structure plan for Waterloo Bay Hotel sub-precinct

View the high resolution of [Figure a](#)—Indicative—Indicative structure plan for Waterloo Bay Hotel sub-precinct

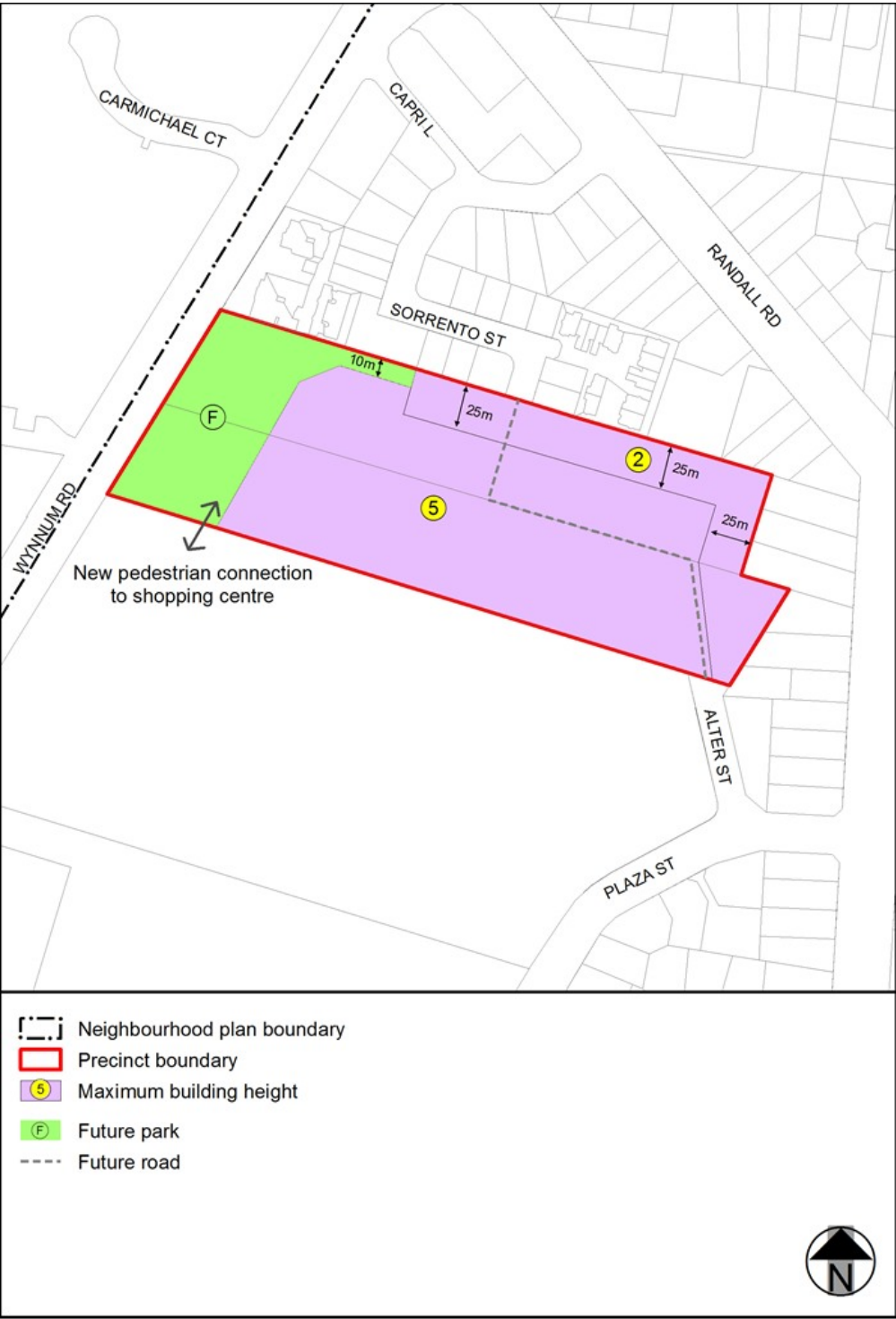


Figure b—Indicative structure plan for the Wynnum Road precinct

View the high resolution of Figure b— Indicative structure plan for the Wynnum Road precinct

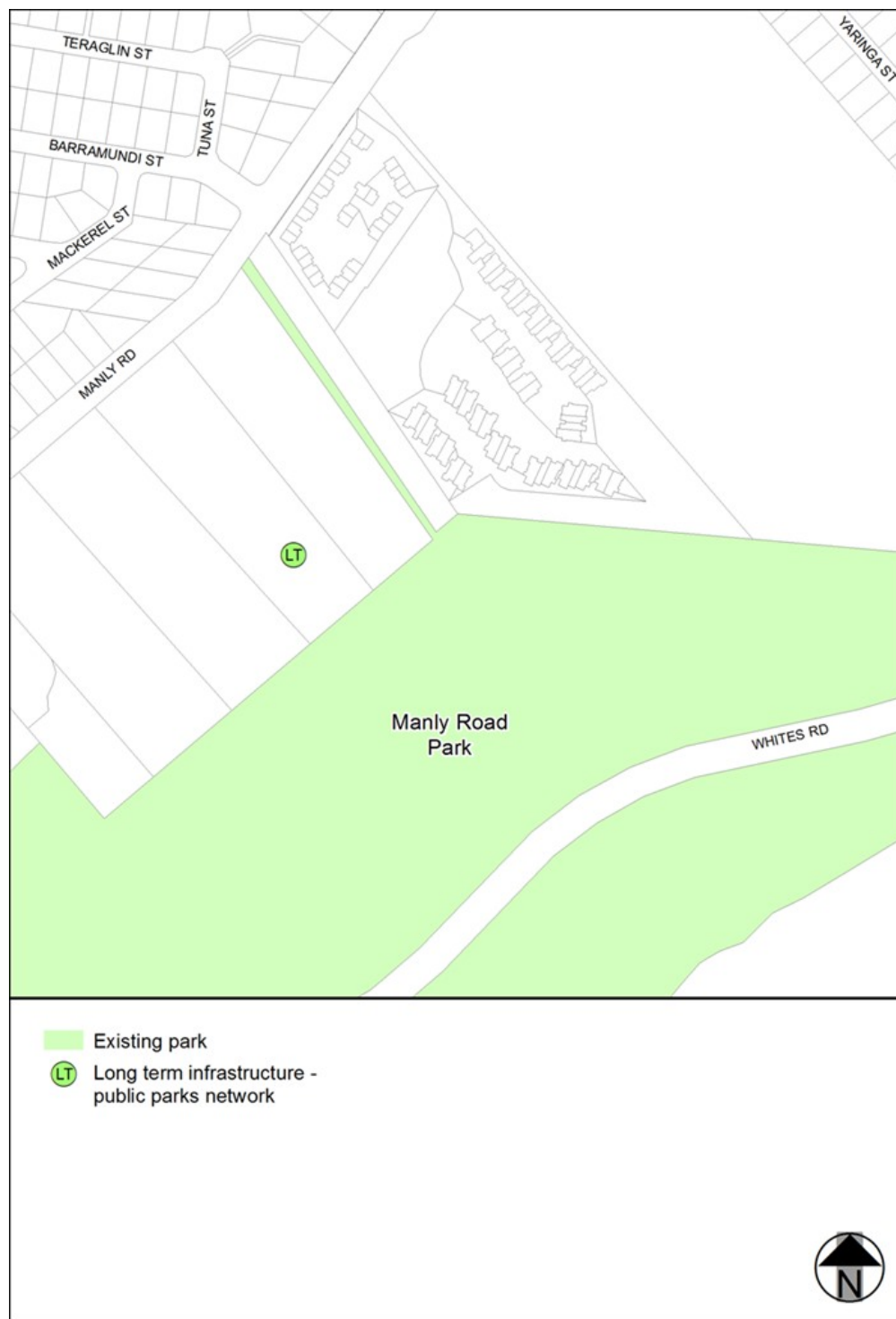


Figure c—Public domain

[View the high resolution of Figure c— Public domain](#)

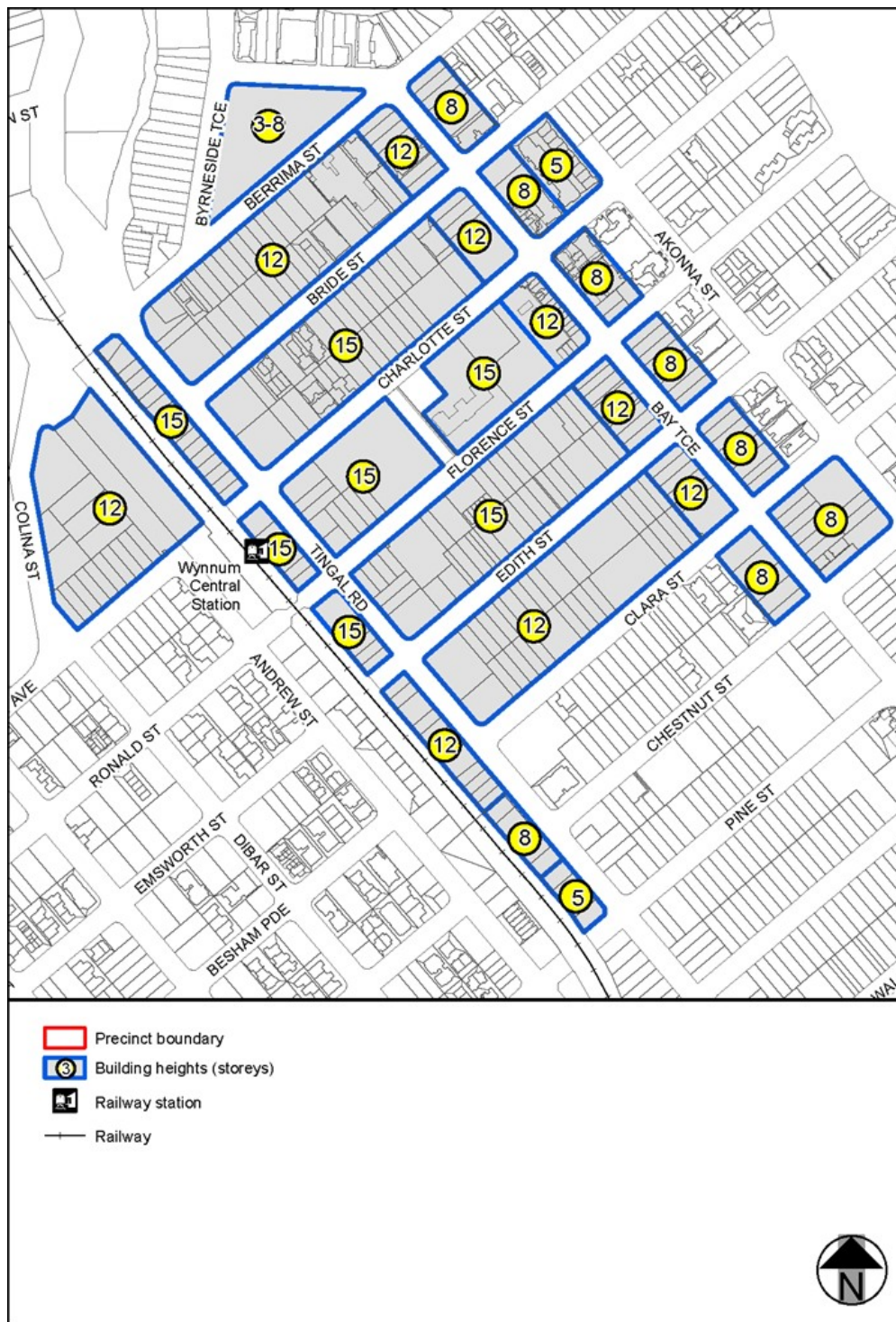


Figure d—Building heights

[View the high resolution of Figure d—Building heights](#)

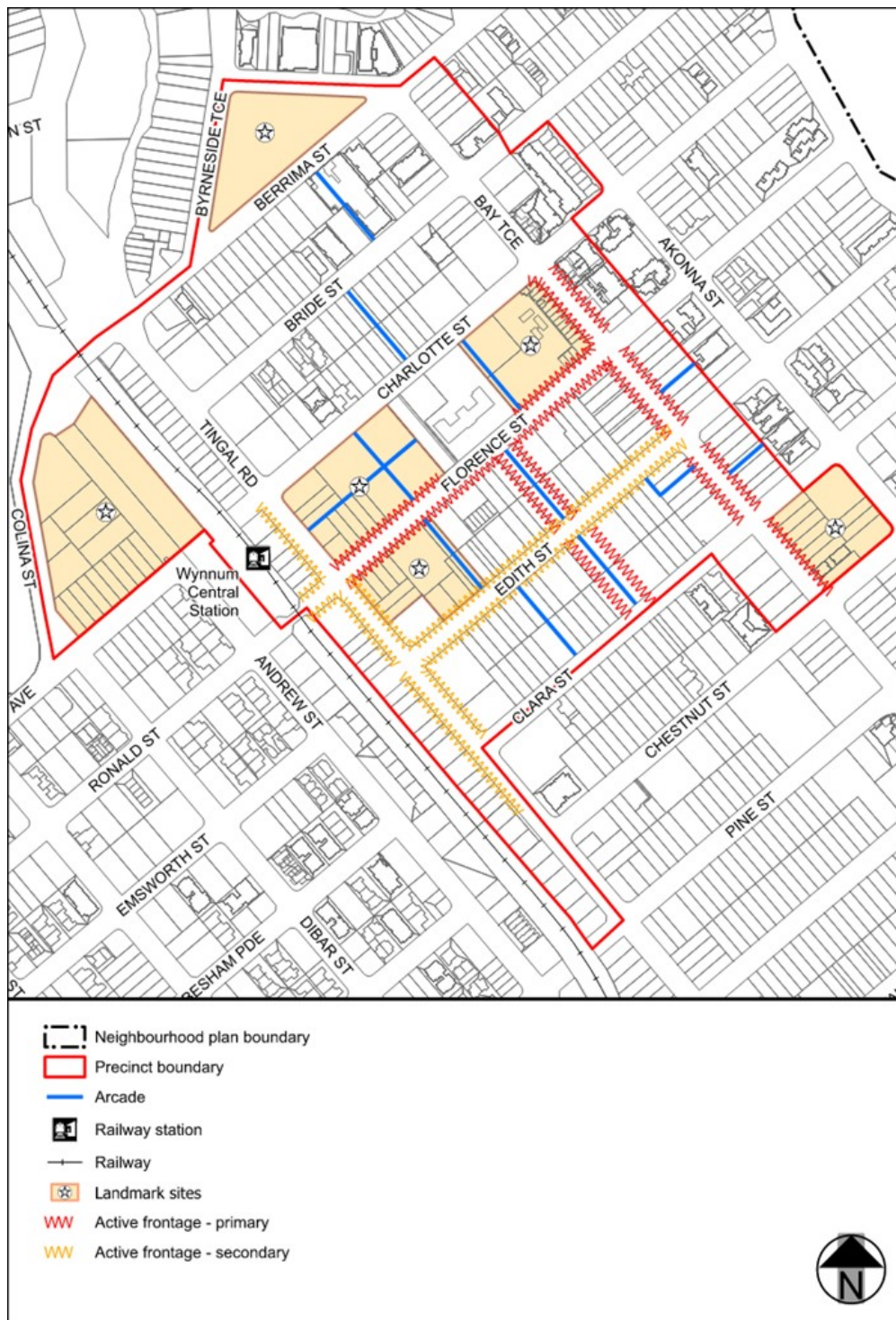


Figure e—Active frontages, arcades and landmark sites

[View the high resolution of Figure e—Active frontages, arcades and landmark sites](#)



Figure f—Residential street building

[View the high resolution of Figure f—Residential street buildings](#)

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
<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tile 22</u>	<u>xx xxxx 20xx</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 2016
	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	30 June 2014
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014
	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	Ferny 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	Rochedale 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 2014xx xxxx 20xx
	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
	<u>OM-001.1</u>	<u>Active frontages in residential zones overlay map Map tile 22</u>	<u>xx xxxx 20xx</u>
	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-002.3	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-003.3	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 Map tile 19	31 May 2019
	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
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 22</u>	<u>xx xxxxx 20xx</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	1 September 2023

		Map tiles 21, 22, 29, 30, 36, 37, 44, 45 and 48	
	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-006.3	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
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	27 June 2025

		Map tiles 28, 35, 36, 43 and 44	
Q	Intentionally left blank		
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 Map tiles 19 and 27	31 May 2019
	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	28 February 2020

		Map tiles 13 and 28	
	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
	<u>OM-19.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tile 22</u>	<u>xx xxxx 20xx</u>
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-018.2	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
T	OM-020.1	Traditional building character overlay map (all tiles, other than where specified below)	30 June 2014
	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-020.2	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	30 June 2014

		(all tiles, other than where specified below)	
	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
X	Intentionally left blank		
Y	Intentionally left blank		
Z	Intentionally left blank		

5.3.23.2 Wynnum—Manly

5.3.23.2.1 Location and extent

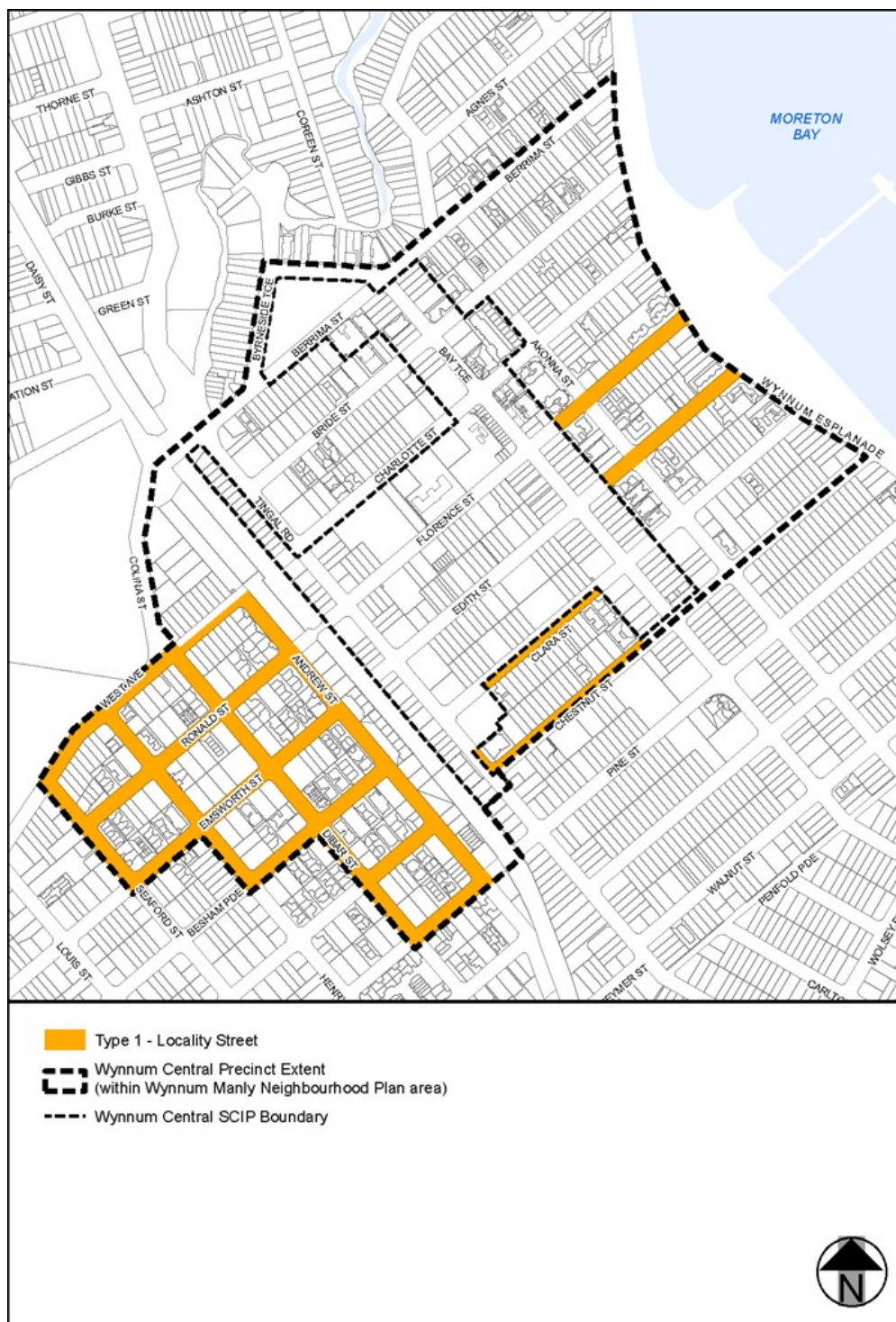


Figure 5.3.23.2.1a—Wynnum Manly locality streetscape extent

View the high resolution of [Figure 5.3.23.2.1a—Wynnum—Manly—Wynnum Manly](#) locality streetscape extent

1. The Locality Streets in the Wynnum Manly Neighbourhood Plan area are indicated on the Streetscape hierarchy overlay map and on 5.3.23.2.1a.
2. All streetscape works occurring within the Locality Streets indicated in Figure 5.3.23.2.1a, must comply with the character specified in this document.
3. Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

5.3.23.2.2 Standard footway elements and materials

1. These locality guidelines are to be read in conjunction with Chapter 3 — Road corridor design of the Infrastructure design planning scheme policy.
2. Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
3. The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

5.3.23.2.3 Streetscape hierarchy**5.3.23.2.3.1 Streetscape types overview**

1. The locality streets within the Wynnum Manly Neighbourhood Plan area are exceptions to the standard streetscape hierarchy.
2. The streetscape type and specifications for locality streets in this area are outlined in Table 5.3.23.2.3.1A and shown in Figure 5.3.23.2.1a.
3. If the total footway width is narrower than 3.75m, the turf strip with street trees and pedestrian paths shall comply with the dimensions outlined in Table 5.3.23.2.3.1B.

Table 5.3.23.2.3.1A—Streetscape type and specifications

Specifications	Locality Streets in Wynnum Manly Neighbourhood Plan area (excluding locality streets within Wynnum Central SCIP area)
Verge Width	Existing width (as per Table 5.3.23.2.3.1B)
Pavement width	As per Table 5.3.23.2.3.1B
Description	Concrete footpath in turf
Paving materials	Broom finished: Standard Portland Grey concrete
Tactile Paving (consistent with BSD-5218)	Type: Concrete tactile paver Supplier: Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Driveways	Broom finished: Standard Portland Grey concrete
Turf strip adjacent kerb — minimum width	As per Table 5.3.23.2.3.1B
Street Trees	<p>Street trees:</p> <ol style="list-style-type: none"> a. All trees minimum of 750mm from nominal face of kerb. b. Distance between trees and edges of pavement varies depending on turf width in accordance with Table 5.3.23.2.3.1B. c. Mix of tree species laid out in an informal manner with clusters of trees; d. Medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; e. Large crown feature trees to be planted at minimum 10m centres. <p>Layout:</p> <ol style="list-style-type: none"> a. Street trees are a mix of species, in a single row at the rear of kerb. b. Trees to be planted as singles and in pairs or clusters. <p>Trees planted in: Mulched tree planting area in turf.</p> <p>Tree planting beds — minimum widths:</p> <ol style="list-style-type: none"> a. 1.2m where turf width permits; b. Equal to turf width where less than 1.2m.
Furniture	None.

Table 5.3.23.2.3.1B—Streetscape width exceptions

Verge widths (from nominal face of kerb)	Pavement width	Turf strip adjacent kerb — minimum width	Turf strip at rear of verge	Street trees	Distance between tree and edge of pavement
Less than 2.1m	Full width	No turf	None	No	N/A
2.1m — 2.49m	1.2m	750mm — 1.14m	None	No	N/A

2.50m — 3.14m	1.2m	1.15m — 1.79m	None	Yes	550mm — 1.19m
3.15m — 3.74m	1.8m	1.2m — 1.69m	None	Yes	600mm — 1.09m
3.75m	1.8m	1.3m	0.5m	Yes	600mm

Note—Dimensions are indicative only. Footway layout will be assessed on a site by site basis at the discretion of Council's Development Assessment Officer.

5.3.23.2.3.2 Wynnum Central Suburban Centre Improvement Project

Any works required to footways within the Wynnum Central Suburban Centre Improvement Project (SCIP) area, as shown on Figure 5.3.23.2.1a, is to be in accordance with section 5.3.23.3 Wynnum Central of the Infrastructure Design Planning Scheme Policy.

5.3.23.2.4 Planting

5.3.23.2.4.1 Street trees

1. Street trees are permitted as identified in Table 5.3.23.2.3.1A.
2. Table 5.3.23.2.4A sets out the approved street tree species for use on the various streets within the Wynnum Manly area.
3. Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct.
4. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Table 5.3.23.2.4A is required.

Table 5.3.23.2.4A—Street trees

Street	Tree species
Andrew Street	<i>Peltophorum pterocarpum</i> <i>Xanthostemon chrysanthus</i>
Berrima Street	<i>Callistemon viminalis</i> <i>Xanthostemon chrysanthus</i>
Besham Parade	<i>Harpullia pendula</i> <i>Xanthostemon chrysanthus</i>
Bride Street	<i>Melaleuca linariifolia</i> <i>Peltophorum pterocarpum</i>
Charlotte Street	<i>Buckinghamia celsissima</i> <i>Peltophorum pterocarpum</i>
Chestnut Street	<i>Cupaniopsis anacardiodes</i> <i>Peltophorum pterocarpum</i>
Clara Street	<i>Harpullia pendula</i> <i>Xanthostemon chrysanthus</i>
Collina Street	<i>Callistemon viminalis</i> <i>Xanthostemon chrysanthus</i>
Dibar Street	<i>Peltophorum pterocarpum</i> <i>Xanthostemon chrysanthus</i>
Edith Street*	<i>Cupaniopsis anacardiodes</i> <i>Peltophorum pterocarpum</i>
Emsworth Street	<i>Cupaniopsis anacardiodes</i> <i>Peltophorum pterocarpum</i>
Florence Street*	<i>Pongamia pinnata</i> <i>Peltophorum pterocarpum</i>
Henry Street	<i>Peltophorum pterocarpum</i> <i>Xanthostemon chrysanthus</i>
Ronald Street	<i>Pongamia pinnata</i> <i>Peltophorum pterocarpum</i>

*Except in Wynnum Central SCIP

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)iv) and a)vii) of

December 2024 (effective)			<p><i>MGR</i>).</p> <p>Minor amendment to planning scheme (Schedule 1, Section 2c) and k) of <i>MGR</i>).</p> <p>Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of <i>MGR</i>).</p> <p>Minor amendment to planning scheme policy (Schedule 1, Section 6b) of <i>MGR</i>)</p> <p>Refer to Amendment v31.00/2024 for further detail.</p>
4 March 2025 (adoption) and 14 March 2025 (effective)	v32.00/2025	Tailored	<p>Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>).</p> <p>Refer to Amendment v32.00/2025 for further detail.</p>
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored amendment	<p>Tailored amendment to <i>Brisbane City Plan 2014</i>: Long term infrastructure plans (Section 18(3) of the <i>Planning Act 2016</i>).</p> <p>Refer to Amendment v33.00/2025 for further detail.</p>
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Local government infrastructure plan amendment	<p>Amendment to <i>Brisbane City Plan 2014</i>: Local government infrastructure plan (LGIP) (Section 17 of the <i>Planning Act 2016</i>).</p> <p>Refer to Amendment v33.00/2025 for further detail.</p>
13 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Major amendment	<p>Major amendment to planning scheme (Chapter 2, Part 4 of <i>MGR</i>).</p> <p>Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>).</p> <p>Refer to Amendment v33.00/2025 for further detail.</p>
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Planning scheme policy amendment	<p>Amendment to planning scheme policies (Chapter 3, Part 1 of <i>MGR</i>).</p> <p>Refer to Amendment v33.00/2025 for further detail.</p>
27 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored, planning scheme policy amendment and administrative	<p>Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>).</p> <p>Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>).</p> <p>Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of <i>MGR</i>).</p> <p>Refer to Amendment v33.00/2025 for further detail.</p>
<u>xxx (adoption) and xxx (effective)</u>	<u>vxx.00/2026</u>	<u>Tailored, planning scheme policy amendment and administrative</u>	<p><u>Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>).</u></p> <p><u>Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>).</u></p> <p><u>Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of <i>MGR</i>).</u></p> <p><u>Refer to Amendment vxx.00/2026 for further detail.</u></p>