

# **Brisbane City Plan 2014**

## **Major amendment package K - Other**

### **1 Guide to this document**

- (a) In this document, proposed amendments to *Brisbane City Plan 2014* are detailed as follows:
  - (i) in the Schedule of text amendments:
    - (A) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
    - (B) text identified in underlining and green highlight (e.g. example) represents text to be inserted
  - (ii) in the Schedule of mapping amendments, insertions or omissions are as detailed in the tables.
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

## SCHEDULE OF TEXT AMENDMENTS

### Part 3 Strategic framework \ 3.3 Theme 1: Brisbane's globally competitive economy

#### 3.3.1 Strategic outcomes

**Reason for change:** To implement Action 8 of the Brisbane Industrial Strategy 2019. To enhance the role of Brisbane's industrial precincts by emphasising their role in meeting evolving industrial demand, facilitate business and infrastructure investment and services needed to attract a skilled workforce.

1. The strategic outcomes for a globally competitive economy are:
  - a. Brisbane is the third-largest metropolis in Australia, Queensland's capital city and the centre of commercial, government, retail, employment, entertainment, recreation and cultural facilities for South East Queensland and Queensland.
  - b. Brisbane has a strong, diverse and globally competitive economy and the larger City Centre is a centre of global businesses and institutions servicing the Asia–Pacific region. Business services including professional services, such as engineering, information technology, design and construction management are key drivers of Brisbane's economic growth and employment.
  - c. Brisbane is a world-leading knowledge centre of applied research, and of tertiary, health and education services. Brisbane supports a business environment in which innovative business and research clusters thrive.
  - d. Brisbane's outstanding lifestyle attracts a highly skilled and diverse workforce and is a memorable destination for business visitors and tourists.
  - e. Brisbane's facilities and infrastructure encourage and attract signature global events and international business conventions.
  - f. Brisbane's highly effective infrastructure including airports and seaports, freight and advanced communications infrastructure fosters the efficient operation of the city's economic activity including the Major Industry Areas, Strategic Inner City Industrial Areas, Major centres, Special centres and other economic areas.
  - g. Brisbane's industrial economy is a significant generator of employment and economic growth for the city. The industrial economy is largely contained in the Major Industry Areas, which cluster manufacturing, storage, transport and logistics activities, industrial wholesale trade and resource recovery. Brisbane's Major Industry Areas include activities of potentially high environmental impact.
  - h. Brisbane's Major Industry Areas do not expand significantly during the life of the planning scheme, however they are preserved and will intensify. The importance of Major Industry Areas in generating economic value and employment for Brisbane requires their maximum opportunity to be realised. The Major Industry Areas are used solely for their intended purpose to enable their ongoing operation and to protect them from incompatible land uses.
  - i. Brisbane's Major Industry Areas each have their individual mix of industrial activities which are able to evolve, diversify and expand in response to changing market conditions. Industrial activities in Brisbane's Major Industry Areas meet high public safety and environmental performance standards.
  - j. Brisbane's Major Industry Areas also include research and business development activities that benefit from integration with major industrial activities. These innovative knowledge clusters are able to co-locate with industry while ensuring the health, safety and amenity of their workforce and do not compromise the operation of industrial uses in the locality.
  - k. Brisbane's Strategic Inner City Industrial Areas provide a range of industrial and business economic activity and employment supporting the economy and community needs. The ongoing mix of industry and business with other land ~~use~~uses will be determined by ~~consideration~~considering the needs of ~~changing~~changing industrial businesses and workers, economic

- conditions and trends and future efficient patterns of providing for smaller scale industry, services, trades, warehousing, distribution and business supportsupporting industry.
- l. Brisbane accommodates large-format retail outlets in appropriately zoned, accessible areas. Brisbane also caters effectively for the storage and distribution needs of the fast-growing online retail sector of the economy.
  - m. Brisbane has pockets of low-impact industrial services areas appropriately located aroundthroughout the city to effectively service businesses and residents. These areas are a valuable part of the city's supply of employment generating land.
  - n. Home-based businesses prosper in residential areas and start-up business activities are accommodated in a range of locations across low-impact industrial areas and in centres.
  - o. Brisbane is renowned for the quality of its health and education services and is a celebrated shopping destination. Brisbane's Major Centres are highly regarded cultural, recreational and entertainment destinations with high-quality personal and community services. Brisbane's population-serving economy is strong and continues to expand and diversify.
  - p. Brisbane's services and facilities are within easy reach of all. Local suburban precincts offer desirable goods and services and opportunities for new businesses to innovate and appeal to local communities.
  - q. The strategic outcomes for Brisbane's globally competitive economy comprise the following elements:
    - i. Element 1.1 - Brisbane as a centre for global business;
    - ii. Element 1.2 - Brisbane's industrial economy;
    - iii. Element 1.3 - Brisbane's population-serving economy.

**Table 3.3.3.1—Specific outcomes and land use strategies**

**Reason for change:** To implement Action 8 of the Brisbane Industrial Strategy 2019. To enhance the role of Brisbane's industrial precincts by emphasising their role in meeting evolving industrial demand, facilitate business and infrastructure investment and services needed to attract a skilled workforce.

<b>SO1</b> Brisbane's Major Industry Areas <u>and</u> Strategic Inner City Industrial Areas <u>and other industrial zoned land</u> are protected to ensure their integrity and effective operation.	<b>L1.1</b> Brisbane's remaining zoned land suitable for high-impact industries is reserved for these purposes.
	<b>L1.2</b> High-impact industrial activities are carefully located within industrial areas to enable their separation from nearby sensitive land uses.
	<b>L1.3</b> Lower impact industrial activities serve as buffers, locating between high-impact industrial activities and sensitive land uses.
	<b>L1.4</b> Existing lawful industries continue to operate with certainty and are protected from encroachment by sensitive land uses. Proposed expansions of these industries meet relevant health, safety and environmental standards.
	<b>L1.5</b> Strategic Inner City Industrial Areas continue to provide a focus for economic activity and

	employment and future potential changes to land use mix are considered by a Neighbourhood Plan process consistent with outcomes and strategies indicated in Theme 5 <a href="#">Element 5.9</a> .
<b>SO2</b> Brisbane's Major Industry Areas and Strategic Inner City Industrial Areas are optimised to provide the widest range of industrial uses in order to maximise the economic opportunity for the city.	<b>L2.1</b> Development for industrial uses is prioritised in the Major Industry Areas and Strategic Inner City Industrial Areas which are zoned to maximise the industrial land use potential of these areas.
	<b>L2.2</b> The ongoing range of uses in Strategic Inner City Industrial Areas may change subject to <a href="#">comprehensive</a> planning processes, outcomes and strategies indicated in Theme 5 <a href="#">Element 5.9</a> .
<b>SO4</b> Brisbane's Major Industry Areas include clusters of <a href="#">supporting business services and a range of services and facilities for that support industry and the convenience of workers industrial workforce</a> .	<b>L4</b> Major Industry Areas provide opportunities for clusters of supporting services for business and <a href="#">for</a> the convenience of workers of these areas. They are in accessible locations, serviced by public transport where possible and do not compromise the ongoing operation of industrial activities in these areas.
<b>SO8</b> Brisbane's industrial lands are protected from encroachment by office or other non-industrial-based uses.	<b>L8.1</b> Major Industry Areas and Strategic Inner City Industrial Areas are protected from encroachment of office parks and large-format retailing; these uses are adequately provided for elsewhere in the plan.
	<b>L8.2</b> Land uses other than industrial do not compromise the existing or potential industrial uses that occupy land in the Special industry zone, General industry C zone precinct or General industry B zone precinct of the Industry zone.
	<b>L8.3</b> Mixed industrial service and business administration uses will be promoted on land appropriately zoned at the Australia TradeCoast, Cannon Hill, Wacol and Richlands to accommodate personal and administrative services supporting businesses or employees of that Major Industry Area and where serviced by public transport.
	<b>L8.4</b> The co-location of administrative functions with industrial uses may occur within a site where

directly related to the principal use of the premises and the design, interface and functionality outcomes for both administrative offices and industrial functions are achieved.

**L8.5**

Brisbane's industrial zoned areas are protected from encroachment by incompatible uses to maximise their industrial land use potential to effectively service businesses and residents and link the wider network of industrial land use across the city.

## Part 3 Strategic framework \ 3.7 Theme 5: Brisbane's CityShape

### 3.7.1 Strategic outcomes

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

- c. Brisbane's Major Industry Areas are significant employment generators for the city and Queensland which:
  - i. accommodate a significant amount of economic activity generating employment;
  - ii. comprise low, medium and high impact industrial-based economic development that is always evolving with Brisbane's changing economy;
  - iii. are protected and are able to evolve to support Brisbane's industrial economy, global business and innovative start-ups;
  - iv. are serviced by small-scale commercial uses that:
    - A. have a direct nexus with industrial businesses; or
    - B. support workers and provide business services the industrial workforce.
  - v. do not provide opportunities for other non-industrial based land uses that are otherwise adequately provided for elsewhere in the city or other parts of the region other than critical infrastructure;
  - vi. are serviced by major transport infrastructure which provides for:
    - A. more sustainable travel modes such as public transport, walking and cycling;
    - B. efficient freight, air and sea transport within the city and to key freight access points and routes to and from the city (shown below in Figure eC).
- d. Brisbane's Strategic Inner City Industrial Areas are the seven clusters of industrial zoned land within five kilometres of the Brisbane CBD. They are located amongst high growth mixed use areas and perform an important function in servicing the needs of surrounding residents and businesses.  
Strategic Inner City Industrial Areas:
  - i. accommodate prioritise economic activity generating employment;
  - ii. comprise maximise industrial based economic development, in particular service trades, automobile servicing, couriers and self storage;
  - iii. are protected and able to evolve to support Brisbane's industrial economy, global business and innovative start-ups;
  - iv. are serviced by ancillary small-scale commercial uses that:
    - A. have a direct nexus with industrial businesses; or
    - B. support workers the industrial workforce; or
    - C. are not otherwise adequately provided for elsewhere in the city;
  - v. provide an alternative mix of industry and provide essential business services;
  - vi. do not provide opportunities for employment generating non-industrial based land uses that are uses, only where:
    - A. the use is not otherwise adequately provided for elsewhere in the city or other parts of the region; or
    - B. responding to a city-wide or local need as determined through a comprehensive neighbourhood planning approach has occurred that provides ongoing land use and infrastructure outcomes.

Table 3.7.10.1—Specific outcomes and land use strategies

**Reason for change:** To correct a cross-reference in the planning scheme.

<b>SO2</b> The ongoing range, mix and focus of activities and uses in Strategic Inner City Industrial Areas will be responsive to changing business and community needs.	<b>L2.1</b> Development of non-industrial uses that are less compatible with industry is not supported without undertaking comprehensive planning <del>consist</del> <u>consistent</u> with Element <del>3.7.95.8</del> .
	<b>L2.2</b> Development retains a focus on economic activity, business and employment in whatever ongoing land uses and mix of land uses is determined.
	<b>L2.3</b> The scale and intensity of development is consistent with industrial uses or the outcomes and strategies of underlying strategic framework Theme 5 elements only where L2.2 above is achieved.

## Part 5 Tables of assessment \ 5.3 Categories of development and assessment

## Table 5.3.4.1—Prescribed accepted development

**Reason for change:** New exemption for prescribed accepted development for park delivered by Council to reduce the requirement for a development application where there is sufficient consideration and mitigation of any associated risk.

<a href="#"><u>Material change of use in the Community purposes network overlay</u></a>	<a href="#"><u>If for a park delivered by Council.</u></a>
<a href="#"><u>Material change of use in the Landslide overlay</u></a>	<a href="#"><u>If for a park delivered by Council and in accordance with a geotechnical report prepared and certified by an RPEQ.</u></a>
<a href="#"><u>Material change of use in the Potential and actual acid sulfate soils overlay</u></a>	<a href="#"><u>If for a park delivered by Council and in accordance with an acid sulfate soil investigation report and an acid sulfate soil management plan, prepared in accordance with the Acid sulfate soils planning scheme policy.</u></a>



## Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Low impact industry zone TOA

**Table 5.5.15—Low impact industry zone**

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported

<a href="#">Educational establishment where for trade or industry related training</a>	<b><a href="#">Assessable development—Code assessment</a></b>	
	<a href="#">If not involving overnight accommodation on premises</a>	<a href="#">Industry code</a> <a href="#">Low impact industry zone code</a> <a href="#">Prescribed secondary code</a>
Food and drink outlet	<b><a href="#">Assessable development—Code assessment</a></b>	
	<a href="#">If <del>less than 250m<sup>2</sup></del> gross floor area does not exceed 250m<sup>2</sup></a>	Industry code Low impact industry zone code Prescribed secondary code
<a href="#">Indoor sport and recreation</a>	<b><a href="#">Assessable development—Code assessment</a></b>	
	<a href="#">If gross floor area does not exceed 400m<sup>2</sup></a>	<a href="#">Industry code</a> <a href="#">Indoor sport and recreation code</a> <a href="#">Low impact industry zone code</a> <a href="#">Prescribed secondary code</a>
Shop	<b><a href="#">Assessable development—Code assessment</a></b>	
	<a href="#">If <del>less than 250m<sup>2</sup></del> gross floor area does not exceed 250m<sup>2</sup></a>	Industry code Low impact industry zone code Prescribed secondary code

## Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Industry zone TOA

**Table 5.5.16—Industry zone**

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

Food and drink outlet	<b>Assessable development—Code assessment</b>	
	If <del>less than 250m<sup>2</sup></del> gross floor area <u>does not exceed 250m<sup>2</sup></u>	Industry code Industry zone code Prescribed secondary code
Shop	<b>Assessable development—Code assessment</b>	
	If <del>less than 250m<sup>2</sup></del> gross floor area <u>does not exceed 250m<sup>2</sup></u>	Industry code Industry zone code Prescribed secondary code
<u>Educational establishment where for trade or industry related training</u>	<b>Assessable development—Code assessment</b>	
	<u>If not involving overnight accommodation on premises</u>	<u>Industry code</u> <u>Industry zone code</u> <u>Prescribed secondary code</u>
<u>Warehouse where for logistics or a distribution centre</u>	<b>Accepted development, subject to compliance with identified requirements</b>	
	<u>If involving an existing premises with no increase in gross floor area, where:</u> <ol style="list-style-type: none"> <li><u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li><u>operating 24 hours a day and seven days a week;</u></li> <li><u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li><u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li><u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code;</u></li> <li><u>complying with all acceptable outcomes in section A of the Industry code.</u></li> </ol>	<u>Not applicable</u>

	<u>Assessable development—Code assessment</u>		
	<table border="1"> <tr> <td data-bbox="375 241 938 1012"> <p><u>If involving an existing premises with no increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code;</u></li> <li>f. <u>not complying with all acceptable outcomes in section A of the Industry code.</u></li> </ul> </td><td data-bbox="938 241 1506 1012"> <p><u>Industry code—purpose, overall outcomes and section A outcomes only</u></p> </td></tr> </table>	<p><u>If involving an existing premises with no increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code;</u></li> <li>f. <u>not complying with all acceptable outcomes in section A of the Industry code.</u></li> </ul>	<p><u>Industry code—purpose, overall outcomes and section A outcomes only</u></p>
<p><u>If involving an existing premises with no increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code;</u></li> <li>f. <u>not complying with all acceptable outcomes in section A of the Industry code.</u></li> </ul>	<p><u>Industry code—purpose, overall outcomes and section A outcomes only</u></p>		
	<table border="1"> <tr> <td data-bbox="375 1030 938 1715"> <p><u>If involving a new premises or an existing premises with an increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code.</u></li> </ul> </td><td data-bbox="938 1030 1506 1715"> <p><u>Industry code</u> <u>Industry zone code</u> <u>Prescribed secondary code</u></p> </td></tr> </table>	<p><u>If involving a new premises or an existing premises with an increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code.</u></li> </ul>	<p><u>Industry code</u> <u>Industry zone code</u> <u>Prescribed secondary code</u></p>
<p><u>If involving a new premises or an existing premises with an increase in gross floor area, where:</u></p> <ul style="list-style-type: none"> <li>a. <u>gross floor area is a minimum 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operating 24 hours a day and seven days a week;</u></li> <li>c. <u>involving access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>the development is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>not located in the Major industry area—Northern industrial area shown in Figure a of the Industry zone code.</u></li> </ul>	<p><u>Industry code</u> <u>Industry zone code</u> <u>Prescribed secondary code</u></p>		

## Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Mixed use zone TOA

**Table 5.5.22— Mixed use zone**

**Reason for change:** To implement Action 3 of the Brisbane Industrial Strategy 2019. To support ‘research and technology industry’ use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

<u>Research and technology industry</u>	<u>Accepted development, subject to compliance with identified requirements</u>	
	<u>If involving an existing premises with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Industry code and section A of the Centre or mixed use code</u>	<u>Not applicable</u>
	<u>Assessable development—Code assessment</u>	
	<u>If involving an existing premises with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Industry code or section A of the Centre or mixed use code</u>	<u>Industry code—purpose, overall outcomes and section A outcomes only</u> <u>Centre or mixed use code—purpose, overall outcomes and section A outcomes only</u>
	<u>If involving a new premises or an existing premises with an increase in gross floor area where no greater than:</u> <ol style="list-style-type: none"> <li>a. <u>the building height and gross floor area specified in a relevant neighbourhood plan;</u></li> <li>b. <u>where a neighbourhood plan does not specify building height:</u> <ol style="list-style-type: none"> <li>i. <u>5 storeys in the Inner city zone precinct; or</u></li> <li>ii. <u>5 storeys in the Centre frame zone precinct; or</u></li> <li>iii. <u>4 storeys in the Corridor zone precinct.</u></li> </ol> </li> </ol>	<u>Industry code</u> <u>Centre or mixed use code</u> <u>Mixed use zone code</u> <u>Prescribed secondary code</u>

## Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \

### Table 5.10.4—Biodiversity areas overlay

**Table 5.10.4—Biodiversity areas overlay**

**Reason for change:** To clarify the category of development and assessment for a park.

MCU, other than for a dwelling house <u>or a park</u> , if involving:	<b>Assessable development—Code assessment</b>	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C
a. a new premises; or b. an existing premises where increasing the development footprint		

**Reason for change:** To clarify the category of development and assessment for a park, and ensure assessment only occurs where park development poses a risk to the values that are to be protected.

MCU for a park, if involving:	<b>Assessable development—Code assessment</b>	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Biodiversity areas overlay code—purpose, overall outcomes and all outcomes in section C
a. <u>Operational work or building work in the High ecological significance sub-category or the General ecological significance sub-category; or</u> b. <u>Operational work for clearing of vegetation in the Priority koala habitat area sub-category or the Koala habitat area sub-category</u>		

## Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \

### Table 5.10.6—Coastal hazard overlay

**Table 5.10.6—Coastal hazard overlay**

**Reason for change:** To clarify the category of development and assessment for a park and remove a duplicate trigger for assessment.

MCU, other than for a dwelling house <del>or a park</del> , if:	Assessable development—Code assessment	
<ul style="list-style-type: none"> <li>a. involving an increase in the number of persons on site; or</li> <li>b. for a new premises; or</li> <li>c. involving an existing premises with an increase in gross floor area exceeding 25m<sup>2</sup>; or</li> <li>d. for vulnerable uses (activity group) or difficult to evacuate uses (activity group); <del>or</del></li> <li>e. for assembly uses (activity group); <del>or</del></li> <li>f. for essential community infrastructure (activity group); or</li> <li>g. for a dwelling unit, hotel where including short-term accommodation, nature-based tourism or a resort complex, or for accommodation activities (activity group) other than a dwelling house or caretaker's accommodation, in a part of a premises not previously approved for accommodation activities (activity group); <del>or</del></li> <li>h. involving the handling or storage of hazardous chemicals identified in Table 8.2.6.3.F in the Coastal hazard overlay code</li> </ul>	<p>-</p> <p>Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Coastal hazard overlay code—purpose, overall outcomes and outcomes in sections B and C</p>

## Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \

### Table 5.10.11—Flood overlay

**Table 5.10.11—Flood overlay**

**Reason for change:** To clarify the category of development and assessment for a park and ensure that park within the Overland flow sub-category can be accepted development where complying with appropriate requirements.

MCU, ROL, building work or operational work other than for a dwelling house <a href="#">or a park</a> , if in the Overland flow flood planning area sub-category	Assessable development—Code assessment	
	<p>-</p> <p>Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	Flood overlay code—purpose, overall outcomes and outcomes in sections B and C

**Reason for change:** To clarify the category of development and assessment for a park.

MCU, other than for a dwelling house <a href="#">or a park</a> , in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories:	Assessable development—Code assessment	
	<p>-</p> <p>Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	Flood overlay code—purpose, overall outcomes and outcomes in sections B and C

<p>caretaker's accommodation, in a part of a premises not previously approved for accommodation activities (activity group); or</p> <p>e. involving the handling or storage of hazardous chemicals identified in Table 8.2.11.3.M in the Flood overlay code</p>		
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**Reason for change:** To clarify the category of development and assessment for a park and ensure that park within the Overland flow sub-category can be accepted development where complying with appropriate requirements

<a href="#">MCU for a park, if in the Overland flow flood planning area sub-category</a>	<a href="#">Accepted development, subject to compliance with identified requirements</a>	
	<a href="#">If complying with all acceptable outcomes in sections B and C of the Flood overlay code</a>	<a href="#">Not applicable</a>
	<a href="#">Assessable development—Code assessment</a>	
	<a href="#">If not complying with all acceptable outcomes in sections B and C of the Flood overlay code</a>	<a href="#">Flood overlay code—purpose, overall outcomes and outcomes in sections B and C</a>



## Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \

### Table 5.10.12—Heritage overlay

**Table 5.10.12—Heritage overlay**

**Reason for change:** To reflect the *Planning Regulation 2017* by removing triggers for State heritage places to be assessed by Brisbane City Council.

ROL in the Local heritage place sub-category <del>of the State heritage place sub-category</del>	<b>Assessable development—Code assessment</b>	
	If in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area	Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
	<b>Assessable development—Impact assessment</b>	
	If not in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area	The planning scheme including: Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
Operational work in the Local <del>heritage place sub-category of the State</del> heritage place sub-category, if involving: <ul style="list-style-type: none"> <li>a. a change to landscaping, fencing or natural features that are considered significant to the site; or</li> <li>b. clearing vegetation, public access, altering the natural topography or drainage patterns, an impact on a watercourse or constructing a road on a site of a heritage place of cultural significance to Aboriginal people</li> </ul> <p>Editor's note—Advice from the Council should be sought to assist in determining whether operational work is code assessable development under the Heritage overlay code.</p>	<b>Assessable development—Code assessment</b>	
	- Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
Operational work in the Local <del>heritage place sub-category of the State</del> heritage place sub-category, if involving extracting gravel, rock, sand or soil from	<b>Assessable development—Code assessment</b>	
	If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD	Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C

the place where it occurs naturally	neighbourhood plan area	
	<b>Assessable development—Impact assessment</b>	
	If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area	The planning scheme including: Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
<p>Building work for removal, demolition or demolition of a component of a <a href="#">local</a> heritage place where:</p> <ol style="list-style-type: none"> <li>not accepted development; or</li> <li>an exemption certificate has not been issued for the work under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i></li> </ol> <p>Editor's note—<a href="#">Where</a>—<a href="#">Where</a> and to the extent that a heritage place is located in both the State heritage place sub-category and the Local heritage place sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i> is not assessable against the planning scheme.</p>	<b>Assessable development—Code assessment</b>	
	If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD neighbourhood plan area	Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
	<b>Assessable development—Impact assessment</b>	
	If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area	The planning scheme including: Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C
<p>Building work under the Act in relation to a <a href="#">Queensland</a><a href="#">local</a> heritage place in the <a href="#">State</a><a href="#">Local</a> heritage place sub-category, where an exemption certificate has not been issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i></p> <p>Editor's note—<a href="#">Schedule 2 Dictionary of the Act</a> provides that building work for a <a href="#">Queensland heritage place</a> includes:</p> <ul style="list-style-type: none"> <li><a href="#">altering, repairing, maintaining or moving a built, natural or landscape feature on the place; and</a></li> <li><a href="#">excavating, filling or other disturbances to land that damage, expose or move archaeological artefacts, as defined under the <i>Queensland Heritage Act 1992</i>, on the place; and</a></li> <li><a href="#">altering, repairing or removing artefacts that contribute to the place's cultural heritage significance (furniture or fittings for example); and</a></li> <li><a href="#">altering, repairing or removing building</a></li> </ul>	<b>Assessable development—Code assessment</b>	
	- Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C

finishes that contribute to the place's cultural heritage significance (paint, wallpaper or plaster, for example).

Editor's note—Where—Where and to the extent that a heritage place is located in both the State heritage place sub-category and the Local heritage place sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 or section 75 of the *Queensland Heritage Act 1992* is not assessable against the planning scheme.

## Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \

### Table 5.10.20—Streetscape hierarchy overlay

**Table 5.10.20—Streetscape hierarchy overlay**

**Reason for change:** To clarify the category of development and assessment for a park.

MCU, other than for a dwelling house <u>or a park</u> , involving a new premises or an existing premises with an increase in gross floor area, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan	<b>Accepted development, subject to compliance with identified requirements</b>	
	If complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code	Not applicable
	<b>Assessable development—Code assessment</b>	
	If not complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code	Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in section A

**Reason for change:** To clarify the category of development and assessment for a park, and to ensure that gross floor area for park does not trigger assessable development.

<u>MCU for a park, where for a new premises, if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan</u>	<u><b>Accepted development, subject to compliance with identified requirements</b></u>	
	<u>If complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code</u>	<u>Not applicable</u>
	<u><b>Assessable development—Code assessment</b></u>	
	<u>If not complying with all acceptable outcomes in section A of the Streetscape hierarchy overlay code</u>	<u>Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in sections A</u>

**Reason for change:** To clarify the category of development and assessment for a park, and to ensure that gross floor area for park does not trigger assessable development.

<u>MCU for a park, where for a new premises, if assessable in the zone or neighbourhood plan</u>	<u><b>Assessable development—Code assessment</b></u>	
	<u>Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</u>	<u>Streetscape hierarchy overlay code—purpose, overall outcomes and outcomes in sections A and B</u>

## Part 6 Zones \ 6.2 Zone codes \ 6.2.1.1 Low density residential zone code

### 6.2.1.1 Low density residential zone code

**Reason for change:** To give effect to the action in Brisbane's Future Blueprint to ensure suburban development fits in with its surroundings.

5. Development form overall outcomes are:

- a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.
- b. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.
- c. Development for a dwelling house occurs on appropriately sized and configured lots, and:
  - i. where not on a rear lot, has a minimum lot size of 400m<sup>2</sup>;
  - ii. where on a rear lot, has a minimum lot size of 600m<sup>2</sup>;
  - iii. maintains a block pattern that accommodates traditional backyards and large trees.
- d. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.
- e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:
  - i. provides safety from fire hazards;
  - ii. maximises the retention of backyard spaces as private landscaped space;
  - iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.
- f. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.
- h. Development is well planned and integrated with surrounding land uses and infrastructure.
- i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.

Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of low density residential zoned land where on a site which is more than 7,000m<sup>2</sup>.

## Part 6 Zones \ 6.2 Zone codes \ 6.2.5.1 Low impact industry zone code

## 6.2.5.1 Low impact industry zone code

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

2. The purpose of the zone will be achieved through the following overall outcomes:
  - a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
    - i. Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population-serving economy;
    - ii. Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas and Element 5.9 – Brisbane's Strategic Inner City Industrial Areas.
  - b. Development facilitates and maintains the long-term viability of industrial uses by encouraging a broad range of industry that is compatible with adjacent residential areas.
  - c. Development provides for low impact industry, service industry and warehouse uses throughout the Low impact industry zone.
  - d. Development for a medium impact industry:
    - i. is located at an appropriate distance from sensitive uses;
    - ii. avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones.
  - e. Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.
  - f. Development protects the viability of existing and future industry by excluding incompatible development.
  - g. Development for a stand-alone office is not accommodated.
  - h. Development for a use that is an ancillary to part of an industrial use on the same site, such as an office function administrative area, or small-scale shop or food and drink outlet that directly supports the industry and workers industrial use, may be accommodated.
  - i. Development for an industrial use is located, designed a food and managed to maintain safety to people drink outlet, indoor sport and provide a buffer, to avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land including sensitive uses, recreation or shop:
    - i. Development is of a built form, mass and setback small-scale that contributes supports industry uses or serves local industrial workers;
    - ii. is not located in proximity to a high standard an established non-industrial use of amenity, a similar nature;
    - iii. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting does not create an unplanned centre through a clustering of non-industrial uses;
    - iv. does not compromise the site or in codes applicable to the development;
    - v. Development in a flood-prone industrial function of an industrial area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.

Note—In interpreting 6.2.5.1.(2)(i)(iii), the term 'unplanned centre' means a group, whether on the same site or adjoining premises, of more than one of each of the following uses:

- [food and drink outlet; or](#)
  - [shop; or](#)
  - [indoor sport and recreation.](#)
- j. [Development for an educational establishment for trade or industry related training, where not involving overnight accommodation on premises, may be accommodated.](#)
- k. [Development for an industrial use is located, designed and managed to maintain safety to people and provide a buffer, to avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land including sensitive uses.](#)
- l. [Development is of a built form, mass and setback that contribute to a high standard of amenity.](#)
- m. [Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.](#)
- n. [Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.](#)

## Part 6 Zones \ 6.2 Zone codes \ 6.2.5.2 Industry zone code

## 6.2.5.2 Industry zone code

**Reason for change:** To implement Action 8 of the Brisbane Industrial Strategy 2019. To enhance the role of Brisbane's industrial precincts by emphasising their role in meeting evolving industrial demand, facilitate business and infrastructure investment and services needed to attract a skilled workforce.

3. Zone role overall outcomes are:

- a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
  - i. Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population-serving economy;
  - ii. Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas and Element 5.9—Brisbane's Strategic Inner City Industrial Areas.

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

4. Development location and uses overall outcomes are:

- a. Development facilitates and maintains the long-term viability of industrial uses by encouraging a broad range of industry that is compatible with adjacent residential areas.
- b. Development provides for industrial uses appropriate to the zone precinct.
- c. Development avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones.
- d. Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.
- e. Development protects the viability of existing and future industry by excluding incompatible development.
- f. Development for a stand-alone office is not accommodated.
- g. Development ~~for a use~~ that is an ancillary ~~to part of~~ an industrial use on the same site, such as an ~~office function, or small-scale shop or food and drink outlet~~ administrative area that directly supports the ~~industry and workers~~ industrial use, may be accommodated.
- h. Development for a food and drink outlet or shop:
  - i. is of a small-scale that supports industry uses or serves local industrial workers;
  - ii. is not located in proximity to an established non-industrial use of a similar nature;
  - iii. does not create an unplanned centre through a clustering of non-industrial uses;
  - iv. does not compromise the industrial function of an industrial use is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land.
  - v. ~~Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.~~

Note—In interpreting 6.2.5.2.(4)(h)(iii), the term 'unplanned centre' means a group, whether on the same site or adjoining premises, of more than one of each of the following uses:

- food and drink outlet; or
- shop; or



- indoor sport and recreation.
- i. Development for an industrial use is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land.
- j. Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

6. General industry A zone precinct overall outcomes are:
  - a. Development provides for low impact industry, service industry and warehouse uses throughout the General industry A zone precinct.
  - b. Development includes a broad range of industry that is compatible with adjacent residential areas.
  - c. Development for a medium impact industry use:
    - i. is located at an appropriate distance from sensitive uses;
    - ii. avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones and zone precincts.
  - d. Development for an educational establishment for trade or industry related training, where not involving overnight accommodation on premises, may be accommodated.

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas.

8. General industry C zone precinct overall outcomes are:
  - a. Development provides for a range of high impact industry uses and compatible medium impact industry uses.
  - b. Development for a warehouse:
    - i. is limited to large format logistics and distribution centres;
    - ii. requires separation from sensitive uses provided by the precinct due to potential amenity impacts from the scale and intensity of operation;
    - iii. is not located in the Major industry area—Northern industrial area shown in Figure a.
  - c. Development for an industrial use:
    - i. is appropriately separated from sensitive land uses to minimise the likelihood of environmental harm, environmental nuisance or unacceptable community safety risks;
    - ii. avoids or minimises noise and air emissions to meet noise and air-quality criteria at sensitive zones.
  - d. Development protects the viability of existing and future industry from the intrusion of incompatible uses, including sensitive uses, low impact industry, service industry and warehouse uses other than large format logistics and distribution centres.
  - e. Development protects residential and community use area from heavy vehicular traffic.

Note—Development for a warehouse is not supported in the General industry C zone precinct in the Major Industry Area—Northern industrial area shown in Figure a to preserve opportunities to meet demand for medium impact industry and high impact industry

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas.

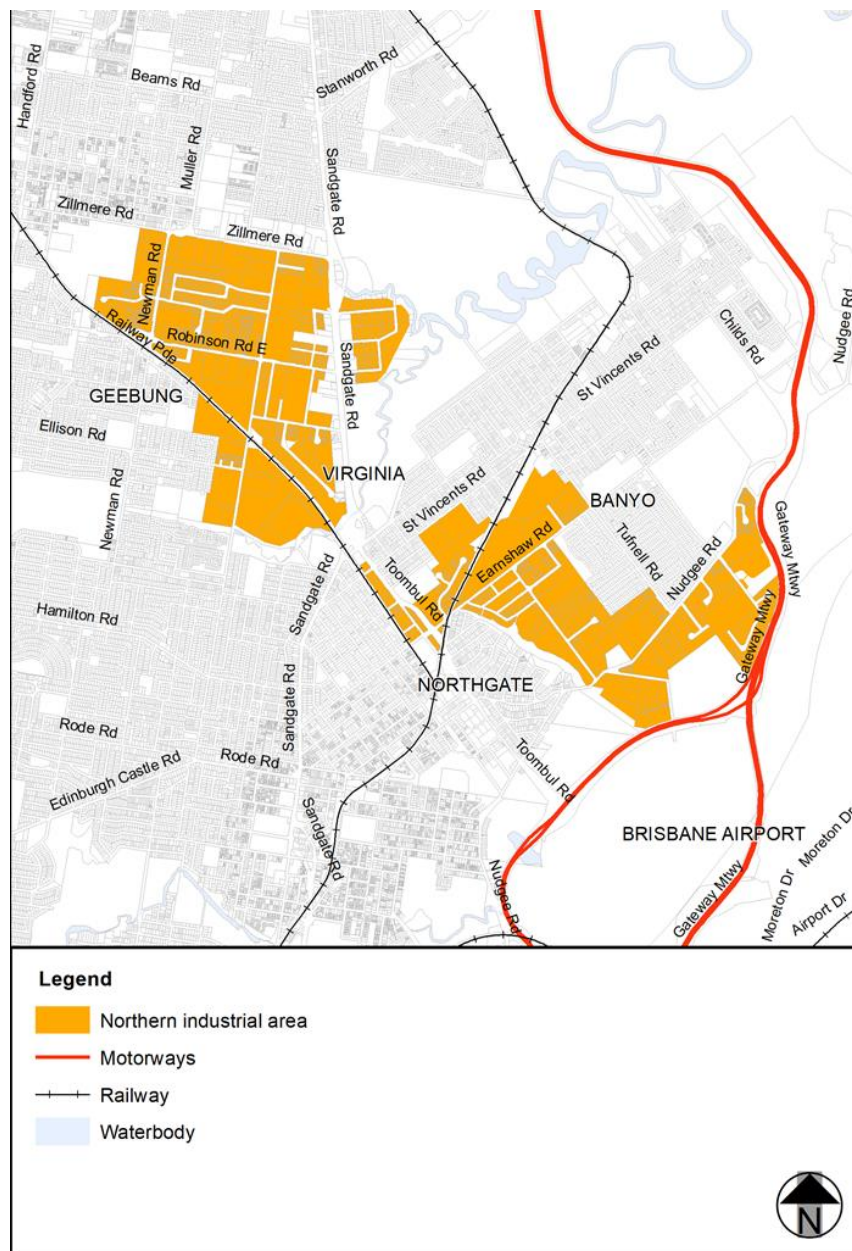


Figure a—Major industry area—Northern industrial area

[View the high resolution of Figure a—Major industry area—Northern industrial area](#)

**Part 6 Zones \ 6.2 Zone codes \ 6.2.6.4 Mixed use zone code****6.2.6.4 Mixed use zone code**

**Reason for change:** To implement Action 3 of the Brisbane Industrial Strategy 2019. To support 'research and technology industry' use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

4. Development location and uses overall outcomes are:
  - a. Development provides for commercial, retail, residential, government, service, community and cultural activities with the preferred mix and emphasis of uses:
    - i. activating the Mixed use zone at different times of the day and week to create a vital and vibrant environment and enabling a level of economic and social activity to serve the intended mix of visitors, workers and residents ;
    - ii. tailored to the specific location, role and function of the individual area;
    - iii. consistent with the location-specific provisions in the relevant neighbourhood plan;
    - iv. suited to co-exist with residential uses.
  - b. Development for retail functions complements rather than competes with centres and does not contain large-scale supermarkets unless specified in a neighbourhood plan.
  - c. Development supports transit-oriented destinations at public transport focal points located along selected transport corridors immediately surrounding significant centres served by high-frequency public transport, or in the inner city within walking distance of key destinations.
  - d. Development for a use that involves a high dependency on cars, including parking stations where a car park, car wash or service station, or that is located in an area that does not benefit from high public transport accessibility is not accommodated in the Mixed use zone.
  - e. Development for entertainment functions operating for extended hours or uses that have the potential to generate wider patronage, such as bars, hotels and nightclub entertainment facilities, are not accommodated within the Mixed use zone.
  - f. Development for a restaurant is appropriately scaled, positioned and operated to serve the residents and patrons of the Mixed use zone.
  - g. Development for a residential use:
    - i. does not compromise the provision of an active street frontage where identified in a neighbourhood plan;
    - ii. supports the creation of a walkable centre with the potential for residents to live within walking distance of high-frequency public transport, employment, entertainment and community facilities existing within the Mixed use zone and reduces vehicle-based trips to work, shops and centres;
    - iii. provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs;
    - iv. may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.
  - h. Development for residential accommodation such as rooming accommodation, a residential care facility or a retirement facility may be suitable within the Mixed use zone where it is consistent with the urban form and primary functions of the area as identified in neighbourhood plans.
  - i. Development for research and technology industry only involves low impact operations compatible with sensitive uses and is designed to avoid or minimise noise, odour and air-quality impacts on sensitive uses.
  - j. Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Mixed use zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as the low density suburban areas (due to the levels of activity envisaged during the day and evening).
  - k. Development for a use that is often provided in a large format such as hardware and trade

supplies, garden centre or showroom:

- i. is limited in area and frontage;
- ii. provides the level of activation and interface with the street expected of other non-residential uses in the Mixed use zone.

Part 8 Overlays \ 8.2 Overlay codes \ 8.2.11 Flood overlay code

Table 8.2.11.3.A—Performance outcomes and acceptable outcomes

**Reason for change:** To clarify the assessment benchmarks applicable for a park.

Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house

## Part 8 Overlays \ 8.2 Overlay codes \ 8.2.12 Heritage overlay code

### 8.2.12.1 Application

**Reason for change:** To reference guidance contained in the Heritage planning scheme policy on how to prepare a heritage conservation management plan.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- preparing a heritage impact assessment report, guidance is provided in the Heritage planning scheme policy. The Heritage planning scheme policy also describes the process by which local heritage places have been included in the Heritage overlay map;
- preparing a heritage place construction management plan, guidance is provided in the Management plans planning scheme policy.
- preparing a heritage conservation management plan, guidance is provided in the Heritage planning scheme policy.

### 8.2.12.2 Purpose

**Reason for change:** To clarify the values to be protected and the outcome to be achieved.

- The purpose of the code will be achieved through the following overall outcomes:
  - Development on ~~or adjoining~~ a heritage place does not detract from the cultural heritage significance of that heritage place, including any Aboriginal cultural values.
  - Re-use of a heritage place is compatible with its cultural heritage significance, including any Aboriginal cultural values and retains its heritage significance.
  - Development adjoining a local heritage place does not detract from the cultural heritage significance of that heritage place.

### Table 8.2.12.3—Performance outcomes and acceptable outcomes

**Reason for change:** To clarify the intent and application of the performance outcome.

<p><b>PO1</b> Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance <u>including by:</u></p> <ol style="list-style-type: none"> <li><u>retaining and conserving all significant features that contribute to cultural heritage significance;</u></li> <li><u>not introducing new elements that detrimentally impact on or detract from</u></li> </ol>	<p><b>AO1</b> No acceptable outcome is prescribed.</p>
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cultural heritage significance.

Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.

**Reason for change:** To clarify the intent and application of the performance outcome.

**PO2**

Development is based on and takes account of all aspects of the cultural significance of the heritage place including:

- a. the cultural heritage values;
- b. the periods of development that contribute to cultural heritage significance.

Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.

**AO2**

No acceptable outcome is prescribed.

**Reason for change:** To clarify the intent and application of the performance outcome.

**PO3**

Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management including:

- a. the features and values of the heritage place are not altered, removed or concealed in a way that would diminish the cultural significance of the heritage place;
- b. changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place.

Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.

**AO3**

No acceptable outcome is prescribed.

**Reason for change:** To clarify the outcomes expected and to allow for a Conservation Management Plan to guide an acceptable outcome as per standard heritage best practice.

**PO4**

Development is based on the issues relevant to the conservation of the heritage place.

Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines

**AO4**

No acceptable outcome Development is prescribed compatible with a Conservation Management Plan for the heritage place approved



to the Burra Charter—Procedures for Undertaking Studies and Reports.

as part of the development application.

Note—An approved Conservation Management Plan is prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).

**Reason for change:** To reflect that, under the *Planning Act 2017*, Council does not have any jurisdiction over land adjoining a State heritage place.

### Section B—If in the Area adjoining heritage sub-category

Note—These provisions **only do not** apply to development adjoining a place in the State heritage place sub-category **where development does not require referral to SARA (refer to the Regulation)**.

**Reason for change:** To reflect that, under the *Planning Act 2017*, Council does not have any jurisdiction over land adjoining a State heritage place.

#### PO29

Development on or adjoining a heritage place does not diminish the following:

- a. heritage value;
- b. streetscape contribution;
- c. setting;
- d. significant views and vistas of the heritage place.

Note—These provisions **only do not** apply to development adjoining a place in the State heritage place sub-category **where development does not require referral to SARA (refer to the Regulation)**.

Note—To demonstrate compliance with the performance criteria, a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place.

Generally the following points are to be considered when proposing a development adjacent to or affecting a heritage place:

- development is of a sympathetic scale and bulk and does not attempt to replicate or mimic the architectural detailing of all or part of the heritage place;
- development creates an appropriate high-quality interface for the heritage place by using building setbacks and screening measures such as mature trees;
- development of a new premises complements the existing streetscape and maintains the views of a heritage place from the street or public places;
- where a new building abuts a street elevation of a heritage place, a clear definition or transition between the old and new is created and projecting elements such as canopies, awnings, sunshades, banners and signage, do not substantially interrupt views of a heritage place from the street or a public place.

#### AO29

No acceptable outcome is prescribed.



## Part 8 Overlays \ 8.2 Overlay codes \ 8.2.19 Significant landscape tree overlay code

Table 8.2.19.3.C—Significant landscape trees in specific locations

**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#">Araucaria cunninghamii hoop pine</a>	<a href="#">32 Braeside Terrace (rear of)</a>	<a href="#">L54 RP20309</a>
<i>Eucalyptus crebra</i> narrow-leaved ironbark	34 Braeside <a href="#">Tee Terrace</a> (close to boundary of 38)	L52 RP20309

**Reason for change:** Content moved to ensure locations are in alphabetical order.

<i>Ficus benjamina</i> weeping fig	391 Annerley Rd (front of)	L2 RP99381
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#">Eucalyptus sp. Eucalyptus</a>	<a href="#">21 Cosker Street (rear of)</a>	<a href="#">L55 RP37541</a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#">Ficus virens</a> white fig	<a href="#">74 St Johns Avenue (rear of)</a>	<a href="#">L278 RP42308</a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#">Araucaria heterophylla</a> Norfolk Island pine	<a href="#">53 High Street (eastern rear corner)</a>	<a href="#">L358 RP29077</a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#">Ficus sp.</a> fig	<a href="#">25 Lloyd Street (front yard of)</a>	<a href="#">L2 RP64506</a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#"><u>Macadamia integrifolia macadamia</u></a>	<a href="#"><u>25 Mee Street (western rear corner)</u></a>	<a href="#"><u>L20 RP73092</u></a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#"><u>Mangifera indica mango</u></a>	<a href="#"><u>365 Bowen Terrace (Barker Street frontage)</u></a>	<a href="#"><u>L4 RP158072</u></a>
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**Reason for change:** To include new trees added to the Significant landscape tree overlay map and to ensure consistency between the overlay map and the overlay code.

<a href="#"><u>Ficus sp. fig</u></a>	<a href="#"><u>186 Moray Street (Herbert Street frontage)</u></a>	<a href="#"><u>L2 RP170672</u></a>
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Part 8 Overlays \ 8.2 Overlay codes \ 8.2.20 Streetscape hierarchy overlay code

Table 8.2.20.3.B—Required verge widths for the streetscape hierarchy

**Reason for change:** To clarify the location in the planning scheme that defines streetscape hierarchy expectations to be achieved in relation to Council public parks.

<a href="#">Any Streetscape type adjoining the frontage of a lot which forms part of Council's public park network</a>	<a href="#">In compliance with the Infrastructure design planning scheme policy</a>
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## Part 9 Development codes \ 9.3 Use codes \ 9.3.12 Industry code

### 9.3.12.2 Purpose

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development is appropriately located and carefully designed to mitigate the impacts of industrial activities.
  - b. Development achieves environmental performance of a satisfactory standard.
  - c. Development is compatible with a sensitive use in the vicinity of the development.
  - d. Development avoids or minimises the release of harmful pollutants and protects the health and safety of the occupants of a sensitive use or a zone or a zone precinct intended for sensitive uses.
  - e. Development ensures that buildings which are located near residential and other sensitive uses can accommodate a range of industrial type uses without causing an unacceptable impact on the amenity of the area.
  - f. Development locates renewable energy facilities in an industrial location that is consistent with the amenity of the area and does not impact on the sensitive use.
  - g. Development is designed to accommodate the social and environmental needs of persons working within or visiting these areas, including the co-location of administrative services and the optimisation of personal safety.
  - h. Development for a food and drink outlet or shop:
    - i. is of a small-scale that supports industry uses or serves local industrial workers;
    - ii. is not located in proximity to an established non-industrial use of a similar nature;
    - iii. does not create an unplanned centre through a clustering of non-industrial uses;
    - iv. does not compromise the industrial function of an industrial area.
  - i. Development for indoor sport and recreation:
    - i. is only located in the low impact industry zone;
    - ii. is of a small-scale that serves local industrial workers;
    - iii. is not located in proximity to an established indoor sport and recreation use;
    - iv. does not create an unplanned centre through a clustering of non-industrial uses;
    - v. does not compromise the industrial function of an industrial area;
    - vi. is compatible with nearby existing uses and does not adversely impact on the continued operation of those existing uses that have the potential for off-site air emissions.

Note—In interpreting 9.3.12.2.(2)(h)(iii) and 9.3.12.2.(2)(i)(iii), the term 'unplanned centre' means a group, whether on the same site or adjoining premises, of more than one of each of the following uses:

- food and drink outlet; or
- shop; or
- indoor sport and recreation.

- j. Development for an educational establishment:
  - i. is only for trade or industry related training;
  - ii. does not involve overnight accommodation on premises;
  - iii. does not compromise the industrial function of an industrial area.

**Table 9.3.12.3.A—Performance outcomes and acceptable outcomes**

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas.

<p><b>PO1</b> Development:</p> <ul style="list-style-type: none"> <li>a. avoids or minimises air emissions;</li> <li>b. complies with the following criteria in a sensitive zone, and at a sensitive use in a rural zone: <ul style="list-style-type: none"> <li>i. air quality (planning) criteria in Table 9.3.12.3.B;</li> <li>ii. the odour criteria in Table 9.3.12.3.C;</li> <li>iii. the health risk assessment criteria in Table 9.3.12.3.D.</li> </ul> </li> </ul> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO1.1</b> Development for a <del>low impact industry or a research and technology industry or a warehouse located in the Low impact industry zone or General industry A zone precinct of the Industry zone, or for a research and technology industry or low impact industry in the Mixed industry and business zone precinct or major education and research facility zone precinct of the Specialised centre zone:</del></p> <ul style="list-style-type: none"> <li>a. does not involve activities that generate air emissions from the site;</li> <li>b. does not involve unsealed roads, driveways and vehicle manoeuvring areas.</li> </ul>
	<p><b>AO1.2</b> <u>Development for low impact industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone:</u></p> <ul style="list-style-type: none"> <li>a. <u>does not involve activities that generate air emissions from the site;</u></li> <li>b. <u>does not involve unsealed roads, driveways and vehicle manoeuvring areas.</u></li> </ul>
	<p><b>AO1.3</b> <u>Development for research and technology industry in the Mixed use zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone:</u></p> <ul style="list-style-type: none"> <li>a. <u>does not involve activities that generate air emissions from the site;</u></li> <li>b. <u>does not involve unsealed roads, driveways and vehicle manoeuvring areas.</u></li> </ul>
	<p><b>AO1.4</b> <u>Development for educational establishment in the Low impact industry zone or General industry A zone precinct of the Industry zone:</u></p> <ul style="list-style-type: none"> <li>a. <u>does not involve activities that generate air emissions from the site;</u></li> <li>b. <u>does not involve unsealed roads, driveways</u></li> </ul>

	<u>and vehicle manoeuvring areas.</u>
	<b>AO1-2.5</b> Development for a medium impact industry A does not involve unsealed roads and: <ul style="list-style-type: none"> <li>a. does not involve activities that generate air emissions from the site; or</li> <li>b. is located at least 150m from a sensitive zone.</li> </ul>
	<b>AO1-3.6</b> Development for a medium impact industry B does not involve unsealed roads and: <ul style="list-style-type: none"> <li>a. does not involve activities that generate air emissions from the site; or</li> <li>b. is located at least 250m from a sensitive zone.</li> </ul>
	<b>AO1-4.7</b> Development for a high impact industry where not a concrete batching plant, does not involve an activity which generates air emissions from the site.
	<b>AO1-5.8</b> Development for a concrete batching plant: <ul style="list-style-type: none"> <li>a. complies with the air quality and dust section of the Concrete batching plants planning scheme policy;</li> <li>b. is located a minimum of 250m from a sensitive zone or sensitive use.</li> </ul>
	<b>AO1-6.9</b> Development for a renewable energy facility does not involve an activity which generates air emissions beyond the site.
	<b>AO1-7.10</b> No acceptable outcome is prescribed for development for a special industry.
	<b>AO1-8.11</b> No acceptable outcome is prescribed for development in any other zones not listed above.

**Reason for change:** To implement Actions 2 and 3 of the Brisbane Industrial Strategy 2019 to: • provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported; and • support 'research and technology industry' use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

<b>PO2</b> Development complies with the noise (planning) criteria in Table	<b>AO2.1</b> Development for a low impact industry, medium impact industry A, medium impact industry B, a research and
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9.3.12.3.E, low frequency noise criteria in Table 9.3.12.3.F and night-time noise criteria in Table 9.3.12.3.G.

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.

~~technology industry or a~~ warehouse ~~located~~ in the Low impact industry zone or General industry A zone precinct of the Industry zone;

a. operates:

- i. between 7am and 7pm Monday to Saturday excluding public holidays; or
- ii. so it is not clearly audible from a residential zone, or for research and technology industry or low impact industry located a sensitive use in the Mixed industry and business zone precinct of the Specialised centre zone or Major education and research facility zone precinct of the Specialised centre zone;
- iii. is conducted wholly indoors within a fully enclosed building except where located a minimum of 250m from a sensitive zone;
- iv. operates Monday to Saturday excluding public holidays between:
  - i. 7am and 7pm, including does not receive deliveries; or
  - ii. 7pm and 7am only where:
    - A. located at least 75m from a sensitive zone;
    - B. not involving deliveries, loading or unloading activities between 7pm and 7am.

**AO2.2**

Development for low impact industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone:

a. operates:

- i. between 7am and 7pm Monday to Saturday excluding public holidays; or
- ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone;
- b. is conducted wholly indoors except where located a minimum of 250m from a sensitive zone;
- c. does not receive deliveries between 7pm and 7am.

**AO2.3**

Development for medium impact industry A in the Low impact industry zone or General industry A zone precinct of the Industry zone:

a. operates:

- i. between 7am and 7pm Monday to Saturday

- excluding public holidays; or
    - ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone;
  - b. is conducted wholly indoors except where located a minimum of 250m from a sensitive zone;
  - c. does not receive deliveries between 7pm and 7am.

**AO2.4**

Development for medium impact industry B in the Low impact industry zone or General industry A zone precinct of the Industry zone:

- a. operates:
  - i. between 7am and 7pm Monday to Saturday excluding public holidays; or
  - ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone;
- b. is conducted wholly indoors except where located a minimum of 250m from a sensitive zone;
- c. does not receive deliveries between 7pm and 7am.

**AO2.5**

Development for research and technology industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed use zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone:

- a. operates:
  - i. between 7am and 7pm Monday to Saturday excluding public holidays; or
  - ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone;
- b. is conducted wholly indoors except where located a minimum of 250m from a sensitive zone;
- c. does not receive deliveries between 7pm and 7am.

**AO2.6**

Development for an educational establishment in the Low impact industry zone or General industry A zone precinct of the Industry zone:

- a. operates:
  - i. between 7am and 7pm Monday to Saturday excluding public holidays; or
  - ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone;
- b. is conducted wholly indoors except where located a minimum of 250m from a sensitive zone;
- c. does not receive deliveries between 7pm and 7am.



	<p><b>AO2-2.7</b> Development for a car wash where in a zone in the Centre zones category only operates between 7am to 6pm, including deliveries.</p>
	<p><b>AO2-3.8</b> Development for a car wash in the Low impact industry zone or General industry A zone precinct of the Industry zone:</p> <ul style="list-style-type: none"> <li>a. operates between 7am and 7pm Monday to Saturday excluding public holidays; or</li> <li>b. is not clearly audible from a residential zone or sensitive use in a centre zone.</li> </ul>
	<p><b>AO2-4.9</b> Development for medium impact industry in the General industry B zone precinct of the Industry zone:</p> <ul style="list-style-type: none"> <li>a. does not involve outdoor activities between 7pm and 7am; or</li> <li>b. is not clearly audible from a use in a residential zone, or a sensitive use in a centre zone; or</li> <li>c. is in a location at least 500m from a sensitive zone.</li> </ul>
	<p><b>AO2-5.10</b> Development for a high impact industry does not involve an activity that generates noise emissions from the site.</p>
	<p><b>AO2-6.11</b> Development for a concrete batching plant is located a minimum of 500m from a sensitive zone.</p>
	<p><b>AO2-7.12</b> No acceptable outcome is prescribed for development for a special industry.</p>
	<p><b>AO2-8.13</b> Development for a renewable energy facility does not generate noise which is clearly audible and creates a disturbance at a sensitive zone.</p>
	<p><b>AO2-9.14</b> No acceptable outcome is prescribed for development in any other zones not listed above.</p>

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas.

<p><b>PO4</b> Development for a warehouse in the General industry C zone precinct of the Industry zone:</p>	<p><b>AO4</b> Development for a warehouse in the General industry C zone precinct of the Industry zone:</p>
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<ul style="list-style-type: none"> <li>a. <u>is limited to large format logistics and distribution centres;</u></li> <li>b. <u>requires separation from sensitive uses provided by the precinct due to potential amenity impacts from the scale and intensity of operation;</u></li> <li>c. <u>does not compromise the long-term capacity of the precinct to meet demand for high impact industry.</u></li> </ul>	<ul style="list-style-type: none"> <li>a. <u>is a minimum gross floor area of 10,000m<sup>2</sup> (per tenancy/unit);</u></li> <li>b. <u>operates 24 hours a day and seven days a week;</u></li> <li>c. <u>involves access and servicing by B-double or Over-dimensional vehicles;</u></li> <li>d. <u>is described as a major development in the Transport, access, parking and servicing planning scheme policy;</u></li> <li>e. <u>does not involve a self-storage facility.</u></li> </ul>
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**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO4PO5</b></p> <p>Development on land used for urban purposes is serviced adequately with:</p> <ul style="list-style-type: none"> <li>a. water supply which meets the stated standard of service for intended use and fire-fighting purposes;</li> <li>b. waste disposal.</li> </ul>	<p><b>AO4AO5</b></p> <p>Development provides all lots with:</p> <ul style="list-style-type: none"> <li>a. reticulated water supply;</li> <li>b. reticulated sewerage or an appropriate on-site sewerage service where the development does not provide access to reticulated sewer for all lots.</li> </ul>
<p><b>PO5PO6</b></p> <p>Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at a rate which discourages private car use and encourages walking, cycling and the use of public transport.</p>	<p><b>AO5AO6</b></p> <p>Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at the maximum parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>
<p><b>PO6PO7</b></p> <p>Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides for the number of on-site parking spaces required to accommodate design peak parking demands without overflow parking to an adjoining premises or adjoining streets.</p>	<p><b>AO6AO7</b></p> <p>Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides a number of on-site car parking spaces:</p> <ul style="list-style-type: none"> <li>a. in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or</li> <li>b. which does not result in on-street parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.</li> </ul>
<p><b>PO7PO8</b></p> <p>Development provides for outdoor lighting which does not have an adverse impact on any person,</p>	<p><b>AO7AO8.1</b></p> <p>Development provides for outdoor lighting with technical parameters, design, installation,</p>

<p>activity or fauna because of light emissions, either directly or by reflection.</p>	<p>operation and maintenance which is in compliance with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p><b>AO7AO8.2</b> Development ensures that floodlighting is restricted to the type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.</p>
<p><b>PO8PO9</b> Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater. Note—For guidance on assessing potential impacts and performance requirements, refer to the Infrastructure design planning scheme policy.</p>	<p><b>AO8AO9.1</b> Development ensures that liquid or solid wastes, other than stormwater, are not discharged to land or waters.</p>
	<p><b>AO8AO9.2</b> Development where not for a concrete batching plant ensures that the storage of contaminating substances or areas where potentially contaminating activities are conducted, are:</p> <ol style="list-style-type: none"> <li>roofed or covered to prevent the ingress of rainfall and run-off, and that roof water is piped away from an area of potential spills or contamination;</li> <li>paved with an impervious surface and bunded so that any spills are retained on site for removal.</li> </ol>
	<p><b>AO8AO9.3</b> Development for a concrete batching plant complies with the surface and groundwater protection section of the Concrete batching plant planning scheme policy.</p>
	<p><b>AO8AO9.4</b> Development involving storing or dispensing of petroleum manages discharges to the stormwater system in compliance with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.</p>

**Reason for change:** Renumbering to reflect addition of new assessment benchmarks and to correct a cross-reference in the planning scheme.

<p><b>PO9PO10</b> Development includes spill management and stormwater treatment systems for fuel dispensing areas that achieve the stormwater treatment criteria in Table 9.3.12.3 <b>J.K.</b></p>	<p><b>AO9AO10</b> Development:</p> <ol style="list-style-type: none"> <li>does not include fuel dispensing; or</li> <li>complies with the surface water and groundwater protection standards of the</li> </ol>
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- Storage and dispensing of petroleum products planning scheme policy;
- c. includes fuel dispensing areas that are drained to a containment vessel having no connection to sewer or stormwater in compliance with the fuel dispensing area standards of the Storage and dispensing of petroleum products planning scheme policy.

**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

**PO10PO11**

Development is designed and constructed to prevent ground contamination.

**AO10AO11**

Development:

- a. ensures that there is no underground fuel storage on the site; or
- b. where involving storing and dispensing of petroleum complies with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas and renumbering to reflect addition of new assessment benchmarks.

**PO11PO12**

Development ~~for a building~~:

- a. is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street;
- b. is easily accessible and legible;
- c. designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street;
- d. is designed to accommodate the car parking and servicing demands of the wide range of industry and warehouse uses supported in the relevant zone or zone precinct.

**AO11AO12.1**

Development has a maximum site cover which is:

- a. 75% in the Industry investigation zone, Low impact industry zone and Industry zone;
- b. 25% in the Special industry zone and Extractive industry zone.

**AO11AO12.2**

Development has a maximum building height of 15m.

**AO11AO12.3**

Development ensures that no part of any building or structure is closer than 6m to any street frontage.

**AO11AO12.4**

Development ensures that:

	<p>a. the main pedestrian entry to the building is:</p> <ol style="list-style-type: none"> <li>i. easily identifiable;</li> <li>ii. clearly visible;</li> <li>iii. directly accessible from the street;</li> </ol> <p>b. the ground storey offices, display windows and entrance foyers are orientated towards the street frontage.</p> <p>Refer to Figure a.</p> <p><b>AO11AO12.5</b> Development provides street numbers and building and tenancy names which are displayed at the ground storey and are clearly identifiable from the street.</p>
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**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO12PO13</b> Development provides landscaping:</p> <ol style="list-style-type: none"> <li>a. areas in locations where planting will ameliorate the view of the development from major public vantage points;</li> <li>b. to the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form.</li> </ol>	<p><b>AO12AO13.1</b> Development provides landscaping which:</p> <ol style="list-style-type: none"> <li>a. covers a minimum of 3% of the site;</li> <li>b. includes a landscaped strip along the site frontage with a minimum width of 2m;</li> <li>c. includes a landscape strip along any frontage or boundary with a motorway or arterial road of 3m.</li> </ol>
	<p><b>AO12AO13.2</b> Development provides tree planting to site frontages which will achieve a canopy spread over 50% of the site frontage within 5 years of planting. Note—Existing significant vegetation that already contributes to these requirements is to be retained.</p>
	<p><b>AO12AO13.3</b> Development provides shade trees in a car parking area at a ratio of 1 tree for each 6 car parking spaces.</p>
	<p><b>AO12AO13.4</b> Development provides large trees and spreading ground covers in all landscape areas within the site.</p>
	<p><b>AO12AO13.5</b> Development provides, in an area where screening or buffering is required, large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject</p>

	building.
<p><b>PO13PO14</b></p> <p>Development creates a socially, visually and physically amenable work environment.</p>	<p><b>AO13AO14</b></p> <p>Development provides an on-site recreation area for staff which:</p> <ul style="list-style-type: none"> <li>a. includes seating, tables and rubbish bins;</li> <li>b. is adequately protected from the weather;</li> <li>c. is safely accessible to all staff;</li> <li>d. is separate and private from public areas;</li> <li>e. is located away from a noisy or odorous activity.</li> </ul> <p>Refer to Figure b.</p>
<p><b>PO14PO15</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO14AO15</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>b. defining different uses and public and private ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</li> <li>d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</li> <li>e. including way-finding cues;</li> <li>f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas.</li> </ul> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>
<p><b>PO15PO16</b></p> <p>Development minimises opportunities for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p><b>AO15AO16</b></p> <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> <li>a. denying access to potential canvases</li> </ul>

	<p>through access control techniques;</p> <p>b. reducing potential canvases through canvas reduction techniques;</p> <p>c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>
<p><b>PO16PO17</b></p> <p>Development is serviced adequately with:</p> <p>a. refuse disposal;</p> <p>b. telecommunications;</p> <p>c. energy supply.</p>	<p><b>AO16AO17.1</b></p> <p>Development is provided with and connected to electricity and telecommunications.</p> <p><b>AO16AO17.2</b></p> <p>Development does not impede existing refuse removal provisions and provides for a dedicated area or system to ensure adequate access to and removal of refuse.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>
<p><b>PO17PO18</b></p> <p>Development is situated on a site which is provided with a constructed road access, frontage treatment and access crossings to an appropriate urban standard.</p>	<p><b>AO17AO18</b></p> <p>Development is provided with the following works which are constructed to the applicable design standard for comparable new subdivision requirements:</p> <p>a. concrete kerb and channel;</p> <p>b. paved roadway;</p> <p>c. a constructed walkway or repair of any damage to any walkway caused by construction or operational activities;</p> <p>d. drainage works;</p> <p>e. services conduits.</p>
<p><b>PO18PO19</b></p> <p>Development is provided with adequate vehicle access to service the uses proposed for the site, including a safe and easily accessible vehicle movement layout.</p>	<p><b>AO18AO19</b></p> <p>Development provides for all vehicles, including servicing and waste disposal vehicles, to enter and exit the site in forward gear, and comply with the car parking design and site access guidelines in the Transport, access, parking and servicing planning scheme policy.</p>

**Reason for change:** To implement Action 3 of the Brisbane Industrial Strategy 2019. To support 'research and technology industry' use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

**Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises within 150m of a sensitive zone other than for research and technology industry in the Mixed use zone**



**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO19PO20</b></p> <p>Development for a building:</p> <ol style="list-style-type: none"> <li>is reasonably compatible in appearance and scale with nearby residential buildings;</li> <li>ensures that the reflectivity of roofing materials or solar panel systems does not impact on the amenity of adjoining premises.</li> </ol>	<p><b>AO19AO20.1</b></p> <p>Development has a maximum building height of 9.5m within 20m of a sensitive zone.</p> <hr/> <p><b>AO19AO20.2</b></p> <p>Development has buildings which are constructed with brick, painted concrete or masonry and does not incorporate highly reflective materials.</p>
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**Reason for change:** To implement Action 3 of the Brisbane Industrial Strategy 2019. To support 'research and technology industry' use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

**Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site is on the opposite side of the road to a sensitive zone**

**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO20PO21</b></p> <p>Development has a site layout which presents attractively with landscaping and building to a sensitive zone.</p>	<p><b>AO20AO21</b></p> <p>Development ensures that:</p> <ol style="list-style-type: none"> <li>the only activity located between the frontage landscape strip and the building is car parking for visitors and staff;</li> <li>the building is located towards the front boundary behind the frontage landscape strip;</li> <li>all other on-site activity, outdoor storage of vehicles, goods or material, open storage and servicing is located at the rear of the building and is not visible from the road.</li> </ol> <p>Refer to Figure c.</p>
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**Reason for change:** To implement Action 3 of the Brisbane Industrial Strategy 2019. To support 'research and technology industry' use in the Mixed use zone to facilitate the evolution of advanced manufacturing.

**Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site has a common side or rear boundary with a site where in a zone in the Residential zones category other than for research and technology industry in the Mixed use zone**



**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO21PO22</b> Development provides:</p> <ul style="list-style-type: none"> <li>a. appropriate screening and buffering to neighbouring residential areas so that the amenity of these areas is maintained or improved;</li> <li>b. landscaping of the site to present attractively to a residential area, with fencing and landscaping used to screen site activities from view.</li> </ul>	<p><b>AO21AO22.1</b> Development provides parking and outdoor storage areas which are screened from a zone in the Residential zones category and residential dwellings.</p>
	<p><b>AO21AO22.2</b> Development on a site where a zone in the Residential zones category adjoins the rear of the site ensures that the rear wall of the new industrial building is constructed from side boundary to side boundary. Refer to Figure d.</p>
	<p><b>AO21AO22.3</b> Development ensures that:</p> <ul style="list-style-type: none"> <li>a. where a building wall with no openings is orientated to a zone in the Residential zones category, a densely planted landscaped buffer at least 3m wide is provided; or</li> <li>b. where a building wall with openings is orientated to a zone in the Residential zones category, a densely planted landscaped and screened buffer area at least 6m wide is provided.</li> </ul>
	<p><b>AO21AO22.4</b> Development provides landscape buffers consisting of tall trees and shrubs, including a mix of fast-growing pioneer species and mature stock of slower growing permanent species, which will form a complete visual screen of a minimum of 4m in height within 3 years of planting.</p>

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

**Additional performance outcomes and acceptable outcomes if a food and drink outlet, indoor sport and recreation or a shop**

**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<p><b>PO22PO23</b> Development:</p>	<p><b>AO22AO23</b> Development is to be on a site that:</p>
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<p>a. is in a highly accessible location;</p> <p>b. does not contribute to strip development along arterial roads;</p> <p>c. must not introduce non-local traffic into minor roads.</p>	<p>a. is located on either a district road or a suburban road;</p> <p>b. does not have a boundary to an arterial road.</p>
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**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported, and renumbering to reflect addition of new assessment benchmarks..

<p><b>PO23PO24</b> Development does not:</p> <p>a. create <del>a de facto</del> <u>an unplanned</u> centre through a clustering of <del>small</del> non-industrial uses;</p> <p>b. cause an incremental extension to the edge of an existing centre through sequential development of multiple <del>small</del> non-industrial uses;</p> <p>c. locate in <del>a catchment which is already serviced by proximity to</del> <u>an existing centre or non-industrial use of a similar nature;</u></p> <p>d. <u>compromise the industrial function of an industrial area.</u></p> <p><u>Note—In interpreting PO24(a), the term 'unplanned centre' means a group, whether on the same site or adjoining premises, of more than one of each of the following uses:</u></p> <ul style="list-style-type: none"> <li><u>food and drink outlet; or</u></li> <li><u>shop; or</u></li> <li><u>indoor sport and recreation.</u></li> </ul>	<p><b>AO23AO24.1</b> Development is not located on a site:</p> <p>a. adjoining a zone in the Centre zones category;</p> <p>b. within 400m walking distance from the perimeter of a zone in the Centre zones category;</p> <p>c. <del>in close proximity to an existing or approved shop or food and drink outlet;</del></p> <p>d. adjoining a site in the Commercial character building overlay.</p>
	<p><b>AO24.2</b> <u>Development for a food and drink is not located within 400m walking distance of an existing or approved premises containing a food and drink outlet.</u></p>
	<p><b>AO24.3</b> <u>Development for a shop is not located within 400m walking distance of an existing or approved premises containing a shop.</u></p>
	<p><b>AO24.4</b> <u>Development for indoor sport and recreation is not located within 800m walking distance of an existing or approved premises containing indoor sport and recreation.</u></p>
<p><b>PO24PO25</b> Development:</p> <p>a. <u>for a food and drink outlet or shop</u> is low key in scale, nature and employment and of an appropriate size to serve the needs of the local industrial workforce;</p> <p>b. <del>has hours of operation which are controlled so that the use and</del> does not detrimentally impact on the primary</p>	<p><b>AO24AO25</b> Development:</p> <p>a. <del>has for a maximum</del> <u>food and drink outlet or shop does not exceed</u> a gross floor area of 250m<sup>2</sup>;</p> <p>b. <del>where in the Low impact industry zone or General industry A zone precinct of the Industry zone: -</del></p> <p>i. <del>has hours of operation which are</del></p>

industrial function of an area.	limited to 6am to 7pm Monday to Saturday excluding public holidays.
<p><b>PO26</b> Development for indoor sport and recreation is only located in the Low impact industry zone and is low key in scale, nature and employment, and of an appropriate size to serve the needs of the local industrial workforce and does not detrimentally impact on the primary industrial function of the area.</p>	<p><b>AO26</b> Development for indoor sport and recreation is only located in the Low impact industry zone and does not exceed a gross floor area of 400m<sup>2</sup>.</p>
<p><b>PO27</b> Development for indoor sport and recreation:</p> <ul style="list-style-type: none"> <li>a. is located, designed and constructed to achieve the air quality (planning) criteria in Table 9.3.12.3.B, odour criteria in Table 9.3.12.3.C and health risk criteria in Table 9.3.12.3.D;</li> <li>b. does not compromise the intended industrial function of land in the Industry zone, General industry B zone precinct and General industry C zone precinct, and Special industry zone.</li> </ul> <p><small>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</small></p>	<p><b>AO27</b> Development for indoor sport and recreation is located no closer to an industrial use than the distance stated in Table 9.3.12.3.J.</p>
<p><b>PO28</b> Development complies with the noise (planning) criteria in Table 9.3.12.3.E, low frequency noise criteria in Table 9.3.12.3.F and night-time noise criteria in Table 9.3.12.3.G.</p> <p><small>Note—A noise impact assessment report prepared in accordance with Noise impact assessment planning scheme policy the can assist in demonstrating achievement of this performance outcome.</small></p>	<p><b>AO28</b> Development where in the Low impact industry zone or General industry A zone precinct of the Industry zone has hours of operation which are limited to 6am to 7pm Monday to Saturday excluding public holidays.</p>
<p><b>Additional performance outcomes and acceptable outcomes if an educational establishment</b></p>	

**Reason for change:** To reflect the Minister's conditions of adoption.

<p><b>PO29</b> Development:</p> <ul style="list-style-type: none"> <li>a. demonstrates a clear nexus with local industrial activities;</li> <li>b. services the local industrial workforce;</li> <li>c. does not adversely impact on the continued operation of nearby industrial</li> </ul>	<p><b>AO29</b> Development:</p> <ul style="list-style-type: none"> <li>a. is only for trade or industry related training;</li> <li>b. does not involve overnight accommodation on premises.</li> </ul>
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uses.	
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Table 9.3.12.3.I—Hazard and risk criteria

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

Table 9.3.12.3.J—Minimum separation distances for indoor sport and recreation

Established use	Minimum separation distance (measured to the property boundary of the development)
Medium impact industry A	150m
Medium impact industry B	250m
High impact industry	500m
Special industry	1,500m

**Reason for change:** To correct table numbering.

Table 9.3.12.3.J.K—Stormwater treatment criteria

## Part 9 Development codes \ 9.3 Use codes \ 9.3.16 Park code

Table 9.3.16.3—Performance outcomes and acceptable outcomes

**Reason for change:** To improve the structure and function of the code and strengthen and clarify provisions in relation to the park precinct.

**If in the Local zone precinct (excluding urban common park type)**

Note—These provisions are also applicable where the Local government infrastructure plan identifies the site for acquisition or embellishment as a Local park type or a park type consistent with the Local zone precinct of the Open space zone or the Local zone precinct of the Sport and recreation zone.

**Reason for change:** To improve the structure and function of the code, strengthen and clarify provisions in relation to the park precinct, and remove the Local government infrastructure plan as a trigger for assessable development.

**PO2**

Development is located, designed and constructed to deliver the desired standard of service for public park infrastructure as described in the Local government infrastructure plan.

**AO2**

Development provides park facilities as trunk park infrastructure in accordance with the Local government infrastructure plan.

**Reason for change:** To improve the structure and function of the code and strengthen and clarify provisions in relation to the park precinct.

**PO3PO2**

Development is of an appropriate size and scale for its park type as described in the Local government infrastructure plan and zone precinct to ensure that parks are predominantly open in landscape character, do not cause undue nuisance to surrounding residential uses and are readily maintainable by the Council.

**AO3AO2.1**

Development on land in the Local zone precinct excluding urban commons involves only building or structures complying with is limited to the following size and proximity thresholds:

- gazebos and shelters with a maximum individual building footprint of 50m<sup>2</sup> 150m<sup>2</sup>;
- dog off leash areas or sport and recreation facilities such as sports courts and skate facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;
- a maximum combined building footprint of 500m<sup>2</sup> for all new and existing buildings and structures or 10% of the park area, whichever is less.

**AO3AO2.2**

Development on land in the District zone precinct excluding urban commons involves only buildings or structures complying with does not include any of the following size and proximity thresholds park embellishments:

- a. gazebos and shelters with a maximum individual building footprint of 60m<sup>2</sup>;
- b. camp grounds; or
- c. club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 500m<sup>2</sup> and no more
- d. waterplay; or
- e. BMX tracks; or
- f. bus parking; or
- g. outdoor lighting other than 2 storeys;
- h. outdoor performance stages with a maximum individual building footprint of 150m<sup>2</sup> and no closer than 50m to land in a zone in the residential zones category for security or to an existing residential dwelling;
- i. sport and recreation facilities such as practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;
- j. ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 120m<sup>2</sup>;
- k. public toilets with a maximum individual building footprint of 150m<sup>2</sup>;
- l. a maximum combined building footprint of 1,000m<sup>2</sup> for all new and existing buildings and structures or 10% of the park area, whichever is less pedestrian safety purposes.

**AO3.3**

Development on land in the Metropolitan zone precinct excluding urban commons involves only buildings or structures complying with the following size and proximity thresholds:

- a. gazebos and shelters with a maximum individual building footprint of 150m<sup>2</sup>;
- b. club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 700m<sup>2</sup> and no more than 2 storeys;
- c. outdoor performance stages with a maximum combined building footprint of 250m<sup>2</sup> and no closer than 100m to land in a zone in the residential zones category or to an existing residential dwelling;
- d. sport and recreation facilities, such as

informal sports fields, practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;

- e. ancillary buildings, such as storage or maintenance sheds with a maximum individual building footprint of 120m<sup>2</sup>;
- f. public toilets with a maximum individual building footprint of 300m<sup>2</sup>;
- g. a maximum combined building footprint of 2,500m<sup>2</sup> for all new and existing buildings and structures or 10% of the park area, whichever is less.

#### **AO3.4**

Development in an urban common park type complies with the following:

- a. a minimum of 50% of the space is open to the sky, that is, there is no roof;
- b. buildings and structures are only provided to support community events, gathering or performances.

#### **If in the District zone precinct (excluding urban common park type)**

Note—These provisions are also applicable where the Local government infrastructure plan identifies the site for acquisition or embellishment as a District park type or a park type consistent with the District zone precinct of the Open space zone or the District zone precinct of the Sport and recreation zone.

#### **PO3**

Development is of an appropriate type, size and scale for the District zone precinct to ensure that parks are predominantly open in landscape character, do not cause undue nuisance to surrounding residential uses and are readily maintainable by the Council.

#### **AO3.1**

Development is limited to the following size and proximity thresholds:

- a. gazebos and shelters with a maximum individual building footprint of 150m<sup>2</sup> where within 50m of land in a zone in the residential zones category or to an existing residential dwelling;
- b. club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 500m<sup>2</sup> and no more than 2 storeys;
- c. outdoor performance stages with a maximum individual building footprint of 150m<sup>2</sup> and no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;
- d. sport and recreation facilities such as practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;
- e. ancillary buildings such as storage or maintenance sheds with a maximum individual

	<p>building footprint of 120m<sup>2</sup>;</p> <p>f. public toilets with a maximum individual building footprint of 150m<sup>2</sup>;</p> <p>g. a maximum combined building footprint of 1,500m<sup>2</sup> for all new and existing buildings and roofed structures or 15% of the park area, whichever is less.</p>
	<p><b>AO3.2</b></p> <p>Development does not include camp grounds as part of any park embellishments.</p>

### **If in the Metropolitan zone precinct (excluding urban common park type)**

Note—These provisions are also applicable where the Local government infrastructure plan identifies the site for acquisition or embellishment as a Metropolitan park type or a park type consistent with the Metropolitan zone precinct of the Open space zone or the Metropolitan zone precinct of the Sport and recreation zone.

<p><b>PO4</b></p> <p>Development is of an appropriate type, size and scale for the Metropolitan zone precinct to ensure that parks are predominantly open in landscape character, do not cause undue nuisance to surrounding residential uses and are readily maintainable by the Council.</p>	<p><b>AO4.1</b></p> <p>Development is limited to the following size and proximity thresholds:</p> <ol style="list-style-type: none"> <li>gazebos and shelters with a maximum individual building footprint of 250m<sup>2</sup> where within 50m of land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 700m<sup>2</sup> and no more than 2 storeys;</li> <li>outdoor performance stages with a maximum combined building footprint of 250m<sup>2</sup> and no closer than 100m to land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>sport and recreation facilities, such as informal sports fields, practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>ancillary buildings, such as storage or maintenance sheds with a maximum individual building footprint of 120m<sup>2</sup>;</li> <li>public toilets with a maximum individual building footprint of 300m<sup>2</sup>;</li> <li>a maximum combined building footprint of 3,750m<sup>2</sup> for all new and existing buildings and structures or 15% of the park area, whichever is less.</li> </ol>
	<p><b>AO4.2</b></p> <p>Development does not include camp grounds as part of any park embellishments.</p>

### **If an urban common park type and in the Local, District or Metropolitan zone precinct**

Note—These provisions are also applicable where the Local government infrastructure plan identifies the site for acquisition or embellishment as



an urban common park type.	
<b>PO5</b> Development is on an appropriate type, size and scale for the applicable zone precinct to ensure that parks are predominantly open in landscape character, do not cause undue nuisance to surrounding residential uses and are readily maintainable by the Council.	<b>AO5.1</b> Development in an urban common park type complies with the following: <ul style="list-style-type: none"> <li>a. a minimum of 50% of the space is open to the sky, that is, there is no roof;</li> <li>b. buildings and structures are only provided to support community events, gatherings or performances.</li> </ul>
	<b>AO5.2</b> Development does not include camp grounds as part of any park embellishments.

**Reason for change:** Renumbering to reflect addition of new assessment benchmarks.

<b>PO4PO6</b> Development and use of the park must maximise public access where it will not have an adverse impact on the open space values of the park.	<b>AO4AO6</b> Development does not prohibit public access, except where: <ul style="list-style-type: none"> <li>a. an organised activity such as a sporting event or carnival requires temporary exclusive use; or</li> <li>b. access will be temporarily restricted to protect the biodiversity values of the park such as for the duration of a breeding season or to allow bushland rehabilitation or to control erosion; or</li> <li>c. infrastructure requiring restricted access or fencing is located in the park such as for safety reasons; or</li> <li>d. the park has a current lease or licence approved by the Council which allows for restricted or controlled public access; or</li> <li>e. a management plan or master plan adopted as a planning scheme policy specifically states otherwise.</li> </ul>
<b>PO5PO7</b> Development requiring the provision of outdoor lighting does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	<b>AO5AO7.1</b> Development ensures that the technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	<b>AO5AO7.2</b> Development adjoining residential areas uses outdoor lighting that gives no upward component of light where mounted horizontally, such as a

	full cut off luminar.
<p><b>PO6PO8</b></p> <p>Development requiring the provision of outdoor lighting must ensure light fixtures and fittings:</p> <ol style="list-style-type: none"> <li>are provided to facilitate the safe use of park infrastructure;</li> <li>are located to minimise loss of residential amenity through glare and noise associated with night-time use of a park;</li> <li>are not visually intrusive;</li> <li>are appropriate to the parkland setting.</li> </ol>	<p><b>AO6AO8</b></p> <p>Development provides outdoor lighting using crime prevention through environmental design principles to provide adequate illumination for public facilities which are available for use after dusk and before sunrise, including:</p> <ol style="list-style-type: none"> <li>illumination of footpaths and entrapment locations rather than windows and external roads;</li> <li>use of multiple light sources rather than single fittings, to provide uniform light levels;</li> <li>use of low-level fixtures which are vandal resistant where tree canopies would otherwise obscure lighting.</li> </ol> <p>Note—Refer to the Crime prevention through environmental design planning scheme policy.</p>
<p><b>PO7PO9</b></p> <p>Development must enhance the park's amenity, including the subtropical landscape, and functionality, and facilitate efficient and effective maintenance.</p>	<p><b>AO7AO9</b></p> <ol style="list-style-type: none"> <li>Development is landscaped in compliance with a master plan or management plan adopted as a planning scheme policy; or</li> <li>Development uses landscaping to: <ol style="list-style-type: none"> <li>discourage graffiti on walls, such as retaining walls and acoustic barrier fences;</li> <li>break up large areas of hard landscaping, such as car parks;</li> <li>add visual interest and structure to extensive open areas;</li> <li>create new spaces, nodes or buffers within the open space;</li> <li>provide screening along site boundaries;</li> <li>enhance areas of retained vegetation;</li> <li>provide natural shade in key activity areas, such as children's play and spectator seating areas;</li> <li>reinforce a subtropical setting.</li> </ol> </li> </ol>
<p><b>PO8PO10</b></p> <p>Development outside of the City core and City frame identified in Figure a of the Transport, access, parking and servicing code, provides on-site parking spaces that accommodate design peak parking demands without overflow parking to an</p>	<p><b>AO8AO10</b></p> <p>Development provides on-site parking which is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>

adjacent premises or adjacent streets.	
<p><b>PO9PO11</b></p> <p>Development must:</p> <ul style="list-style-type: none"> <li>a. be of an appropriate size and scale to ensure the park is compatible with and complementary to the primary function of protecting and enhancing biodiversity and ecological integrity;</li> <li>b. only accommodate sustainable, nature-based recreation;</li> <li>c. not adversely impact on the environmental values;</li> <li>d. be of a high quality, suitable for public use and consistent with the intent of the zone and zone precinct;</li> <li>e. ensure that access and circulation facilities enable safe access to and within the park and provide links to any adjoining open spaces.</li> </ul>	<p><b>AO9AO11.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. involves only those car parking areas, buildings or structures that comply with the following size thresholds: <ul style="list-style-type: none"> <li>i. a maximum of 10 car parking spaces unless otherwise approved in a natural area management plan adopted as a planning scheme policy;</li> <li>ii. gazebos, shelters and bird hides with a maximum individual building footprint of 60m<sup>2</sup> in local or district parks and an individual building footprint of 150m<sup>2</sup> in metropolitan parks;</li> <li>iii. food and drink outlet buildings with a maximum individual building footprint of 350m<sup>2</sup> and no more than 2 storeys;</li> <li>iv. environment facility buildings with a maximum individual building footprint of 700m<sup>2</sup> and no more than 2 storeys;</li> <li>v. ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 100m<sup>2</sup>;</li> <li>vi. public toilets, such as unisex composting toilets where the site is not sewered, of no more than 2 cubicles; or</li> </ul> </li> <li>b. is in compliance with a natural area management plan or master plan adopted in the Park management plan planning scheme policy.</li> </ul>
	<p><b>AO9AO11.2</b></p> <p>Development provides fencing that:</p> <ul style="list-style-type: none"> <li>a. defines boundaries and/or restricts access where required;</li> <li>b. facilitates the safe movement of native fauna and/or excludes fauna from arterial roads or motorways;</li> <li>c. does not impede flood waters and flood-borne debris.</li> </ul> <p>Note—These park facilities are to be designed and constructed in</p>

	<p>compliance with the standards in the Infrastructure design planning scheme policy.</p> <p>Note—Embellishment standards for the public park network, that is trunk infrastructure, are specified in the Local government infrastructure plan. These works are also to be provided to the standards in the Infrastructure design planning scheme policy.</p>
<p><b>PO10PO12</b></p> <p>Development requiring the provision of outdoor lighting does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p><b>AO10AO12</b></p> <p>Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>Note—Details regarding the design of lighting to protect biodiversity is provided in the Biodiversity areas planning scheme policy.</p>

## Schedule 1 Definitions \ SC1.1 Use definitions

Table SC1.1.1.B—Use definitions

**Reason for change:** To implement Action 1 of the Brisbane Industrial Strategy 2019. To support large format, high impact logistics/ distribution uses where they meet appropriate thresholds in the General industry C zone precinct within the Australia TradeCoast and South West Industrial Gateway Major Industry Areas.

<p><b>Warehouse</b> Editor's note—The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i></p>	<p>Warehouse means the use of premises for—</p> <ul style="list-style-type: none"> <li>a. storing or distributing goods, whether or not carried out in a building; or</li> <li>b. the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ul> <p>Examples of a warehouse— self-storage facility, storage yard</p>	<p>Self-storage sheds, <a href="#">distribution centre, logistics warehouse, wholesale trade</a></p>	<p>Hardware and trade supplies, outdoor sales, showroom, shop</p>
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**Schedule 1 Definitions \ SC1.2 Administrative terms****Table SC1.2.3.B—Brisbane City Council administrative definitions**

**Reason for change:** To implement Action 2 of the Brisbane Industrial Strategy 2019. To provide appropriate non-industrial uses that meet the needs of workers and enhance the function of areas where low-impact industry is supported.

Sensitive use	A use that is a childcare centre, a community care centre, a community residence, a detention facility, a dual occupancy, a dwelling house, a dwelling unit, an educational establishment <u>(excluding an educational establishment for trade or industry related training, where not involving overnight accommodation)</u> , a health care service, a hospital, a hotel, to the extent the hotel provides accommodation for tourists or travellers, a multiple dwelling, a relocatable home park, a residential care facility, a resort complex, a retirement facility, rooming accommodation, rural workers' accommodation, short-term accommodation or a tourist park.
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**Schedule 2 Mapping \ SC2.2 Zone maps****Table SC2.2.1— Zone maps**

**Reason for change:** To reflect amended map tiles in this package of amendments.

<a href="#">Not applicable</a>	<a href="#">ZM-001</a>	<a href="#">Zoning map</a> <a href="#">Map tiles 2, 5, 6, 12, 13, 19, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 42, 44, 45, 47 and 48</a>	<a href="#">27 June 2025</a>
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## Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

**Reason for change:** To reflect amended map tiles in this package of amendments.

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	10 March 2023



		Map tile 6	
	<a href="#">OM-003.2</a>	<a href="#">Commercial character building overlay map</a> <a href="#">Map tiles 20 and 28</a>	<a href="#">27 June 2025</a>
	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

**Reason for change:** To reflect amended map tiles in this package of amendments.

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
	<a href="#">OM-004.1</a>	<a href="#">Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 36, 44 and 47</a>	<a href="#">27 June 2025</a>

**Reason for change:** To reflect amended map tiles in this package of amendments.

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
	<a href="#">OM-016.2</a>	<a href="#">Pre-1911 building overlay map Map tile 28</a>	<a href="#">27 June 2025</a>

**Reason for change:** To reflect amended map tiles in this package of amendments.

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
	<a href="#">OM-019.1</a>	<a href="#">Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34 and 35</a>	<a href="#">27 June 2025</a>
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018

	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	<a href="#">OM-019.2</a>	<a href="#">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</a>	<a href="#">27 June 2025</a>

**Reason for change:** To reflect amended map tiles in this package of amendments.

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
	<a href="#">OM-020.1</a>	<a href="#">Traditional building character overlay map Map tile 28</a>	<a href="#">27 June 2025</a>
	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-020.3	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 -	24 March 2017

		Designated State Noise corridor - rail network	
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022

## Schedule 6 Planning scheme policies \ SC6.13 Heritage planning scheme policy

### Contents

**Reason for change:** To include guidelines for preparing a Conservation Management Plan and archival recording of Local heritage places.

- 1 Introduction
  - 1.1 Relationship to planning scheme
  - 1.2 Purpose
- 2 Criteria for inclusion in the Heritage overlay
- 3 Guidelines for preparing a heritage impact assessment report – general
- 4 Guidelines for preparing a heritage impact assessment report – for development on a site in the Local heritage place sub-category
- 5 Guidelines for preparing a heritage impact assessment report – for development on a site in the Area adjoining heritage sub-category
- [6 Guidelines for preparing a Conservation Management Plan](#)
- [7 Guidelines for the archival recording of Local heritage places](#)

### 3 Guidelines for preparing a heritage impact assessment report – general

**Reason for change:** To ensure that heritage impact assessment reports consider Council citations and/or documentation for Local heritage places only as Brisbane City Council does not assess State heritage places in line with *Planning Regulation 2017*.

2. The heritage impact assessment report is to take into account existing documentation regarding the site including:
  - a. ~~the 'Entry in the Heritage Register' prepared by officers of the Queensland Government;~~
  - b. any citation or documentation prepared by the Council.

**Reason for change:** To reflect the *Planning Regulation 2017* by removing references to State heritage places being assessed by Brisbane City Council.

3. A heritage impact assessment report and its heritage impact statement are to be based on the principles and processes of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999), being the accepted standard for conservation analysis in Australia. The cultural significance of the local heritage place is to be determined by analysing its documentary and physical evidence. The heritage impact assessment report is to encourage conservation of and retain the cultural significance of the local heritage place ~~or state heritage place~~.



#### 4 Guidelines for preparing a heritage impact assessment report — for development on a site in the Local heritage place sub-category

**Reason for change:** To ensure all features of a local heritage place are analysed and not limited to the building fabric.

1. The heritage impact assessment report is to include a heritage impact statement which examines the impact the development has on the cultural significance, including aesthetic, architectural, historical, scientific and social or technological significance, of the local heritage place to present or future generations and includes:
  - a. an analysis of the history and the physical **fabric/features** of the local heritage place;
  - b. an assessment of cultural significance of the local heritage place including which **parts of the features (including fabric, spaces, elements, setting and views)** demonstrate that significance;

**Reason for change:** To ensure a comprehensive assessment is conducted as part of a development application.

Note—Where a **citation exists for a site in the Local heritage place sub-category the heritage impact assessment need only address the cultural significance items listed in the citation. If no citation exists for a site** located in the Local heritage place sub-category **then**, a comprehensive assessment of the cultural significance of the site **based on all relevant current information** must be undertaken in accordance with the conservation processes and principles outlined in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance **(1999)**.

**Reason for change:** To ensure all features of a local heritage place are conserved and not limited to the building fabric.

2. The heritage impact statement is to include:
  - a. photographs of the local heritage place;
  - b. plans or some form of documentation that illustrate the development;
  - c. where and how the **fabric/features** of the local heritage place is to be modified, adapted and conserved.

#### 5 Guidelines for preparing a heritage impact assessment report — for development on a site in the Area adjoining heritage sub-category

**Reason for change:** To reflect that, under the *Planning Act 2017*, Council does not have any jurisdiction over land adjoining a State heritage place.

Note—These guidelines **only do not** apply to development adjoining a place in the State heritage place sub-category **where development does not require referral to SARA (refer to the Regulation)**.

**Reason for change:** Under the Planning Act 2017, Council does not have any jurisdiction over land adjoining a State heritage place.

The heritage impact assessment report is to include a heritage impact statement which provides:

- a. the history and the physical fabric of the local ~~heritage place or State~~ heritage place to determine its cultural significance;
- b. an assessment of the impact the development will have on this significance;
- c. a statement identifying views of the local heritage place ~~or State heritage place~~ and assesses which are significant and which are impacted;
- d. a statement identifying the visual and aesthetic qualities and characteristics of the local ~~heritage place or State~~ heritage place;
- e. a statement identifying whether the streetscape is particularly significant and how the development impacts on the qualities of the streetscape;
- f. an assessment of how the local ~~heritage place or State~~ heritage place and the development relate to one another, in terms of scale and height of the new building, choice of building materials, colours, fenestration patterns and setbacks;
- g. an assessment of how the new building fits into the streetscape and responds to the prevailing architectural character and built environment of the street.

**Reason for change:** To include guidelines for preparing a Conservation Management Plan and archival recording of Local heritage places.

## 6 Guidelines for preparing a Conservation Management Plan

### 6 Guidelines for preparing a Conservation Management Plan

**Reason for change:** To include guidelines for preparing a Conservation Management Plan and archival recording of Local heritage places.

1. A Conservation Management Plan is to be prepared in accordance with the Queensland Government's Guideline: Archival recording of heritage places.
2. A suitably qualified heritage consultant is to prepare a Conservation Management Plan and include the following:
  - a. details of the author/s, including qualifications and the date of the management plan;
  - b. a description of the heritage place, its components, history and associations;
  - c. a description of the defined heritage values, its components, history and associations;
  - d. a description of the defined heritage values and relative significance of each component of the place;
  - e. an assessment of the condition of the place;
  - f. a description of the conservation obligations and future needs, requirements, opportunities and constraints to protection of the place;
  - g. specific management policies, specifying what needs to be done to maintain the significance of the place and respond to identified issues;
  - h. an action plan identifying priorities, resources and timing; and

- i. an implementation plan and monitoring plan.
- 3. A Conservation Management Plan should be subject to ongoing review to ensure it is based on all relevant information to best manage any changes to the site over time.

**Reason for change:** To include guidelines for preparing a Conservation Management Plan and archival recording of Local heritage places.

## 7 Guidelines for the archival recording of Local heritage places

### **7 Guidelines for the archival recording of Local heritage places**

**Reason for change:** To include guidelines for preparing a Conservation Management Plan and archival recording of Local heritage places.

1. The archival recording of any significant features or other historical evidence to be demolished or removed from a local heritage place is to be undertaken in accordance with the Queensland Government's Guideline: Archival recording of heritage places.
2. The scope of work for the archival recording is to be agreed with Council. If the applicant has already appointed a suitably qualified heritage consultant to undertake the work, the consultant should be included in these consultations.
3. A suitably qualified heritage consultant is to perform and collate the archival record, and include the following:
  - a. a summary report detailing the project description, date and authorship of the archival recording, method of documentation and limitations to the scope of the archival recording;
  - b. a diagrammatic base plan/s of the place, including a site plan and for cross referencing further drawings, documents and photographs;
  - c. a set of high resolution photographs, labelled and cross referenced to the base plan/s. Images should include:
    - i. views to and from the site;
    - ii. views showing relationships to other relevant structures and landscape features;
    - iii. all external elevations;
    - iv. views of all external and internal spaces (e.g. courtyards, rooms roof spaces etc.);
    - v. external and internal details (e.g. joinery, construction joints, decorative features, paving types etc.);
  - d. each photograph or digital image is cross-referenced to a photographic catalogue;
  - e. include written confirmation, issued with the authority of both the applicant and the photographer that the City of Brisbane is granted a perpetual nonexclusive license to make use of the copyright in all images and drawings supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included;
  - f. a set of legible and reproducible measured drawings (to scale) including a site plan and a combination of elevations and sections, floor plans, ceiling and joinery details, roof plans and

plans of other significant details, printed on archival-quality stationery. Plans or drawings are produced at the following scales:

- i. site plan (1:500 or 1:200)
  - ii. floor plans (1:100 or 1:50)
  - iii. roof plans (1:100 or 1:50)
  - iv. elevations and sections (1:100 or 1:50)
  - v. ceiling and joinery details (1:20 or 1:10)
  - vi. other significant details, including machinery and services details (1:20 or 1:10)
4. An archival recording is provided in both printed and digital formats (unless otherwise agreed by Council). A digital based recording is to include a USB drive containing the report in PDF format and the electronic images saved as JPEG, TIFF or PDF files and cross referenced to a photographic catalogue and base places. The printed copy of the archival recording is stored and bound together in an archival-quality album and no larger than A3 format. This may need to be supplemented by sets of larger, unfolded measured drawings. Images are printed in thumbnail/proof sheet format with a maximum of 9 images per A4 page.

Note—Suitably qualified heritage consultant is someone who has the qualifications, experience or standing appropriate to undertaking the archival recording and the equipment required to undertake the record, thus ensuring outcomes are appropriate to the specific features of the place. Consultants may include heritage consultants, architects, engineers, archaeologists and historians who are or otherwise qualify for, Full International Membership of Australia ICOMOS. Archival records involving significant archaeological evidence must be prepared by an appropriately qualified person (as outlined in the Queensland Government's Guideline: Archaeological investigations).

Note—Suitably qualified heritage consultants undertaking an archival recording may be assisted by others who do not meet this standard, e.g. photographers, provided they are supervised in the field by an appropriately qualified heritage consultant.

## Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 1 Introduction

### Table 1.1.4.A—Standard drawings

**Reason for change:** New Brisbane Standard Drawing to ensure cyclists move safely and efficiently between on-road facility and off-road facility.

<a href="#">BSD-5235</a>	<a href="#">Bicycle kerb ramp</a>	<a href="#">A</a>	<a href="#">xx</a>
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**Reason for change:** New Brisbane Standard Drawing to ensure cyclists move safely and efficiently between on-road facility and off-road facility.

<a href="#">BSD-5236</a>	<a href="#">Bicycle kerb ramp direction arrow</a>	<a href="#">A</a>	<a href="#">xx</a>
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**Reason for change:** New Brisbane Standard Drawing to provide a standard community notice board design to be used in public areas.

<a href="#">BSD-7141</a>	<a href="#">Community Notice Board - Main Assembly - Sheet 1 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Main Structure - Sheet 2 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Window Panel - Sheet 3 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Windows - Sheet 4 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Pin Board Panel - Sheet 5 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Door Stop Block - Sheet 6 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Installation - Sheet 7 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Community Notice Board - Logo Badge - Sheet 8 of 8</a>	<a href="#">A</a>	<a href="#">xx</a>

**Reason for change:** New Brisbane Standard Drawing to provide a standard attribution stand design to be used in public areas for the display of public and historical information.

<a href="#">BSD-7341</a>	<a href="#">Attribution Stand - Type 1 - Sheet 1 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Attribution Stand - Type 2 - Sheet 2 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Attribution Stand - Type 3 - Sheet 3 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Attribution Stand - Installation - Sheet 4 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Attribution Stand - Plaque Template - Sheet 5 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Attribution Stand - Logo Badge - Sheet 6 of 6</a>	<a href="#">A</a>	<a href="#">xx</a>

**Reason for change:** New Brisbane Standard Drawing to provide a tree grate design with a load rating to reduce replacement costs and minimise public hazards.

<a href="#">BSD-9073</a>	<a href="#">Tree grate - 20 tonne load limit - Fabrication details - Sheet 1 of 2</a>	<a href="#">A</a>	<a href="#">xx</a>
	<a href="#">Tree grate - 20 tonne load limit - Installation details - Sheet 2 of 2</a>	<a href="#">A</a>	<a href="#">xx</a>

## Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 2 Transport network

### Table 2.5.2.C—Neighbourhood streets

**Reason for change:** To allow for a footpath width transition from low density residential through low to medium to medium and high density residential and to align with the expected pedestrian traffic expected within these residential precincts.

Application	Road hierarchy	Any road type other than arterial	
	Zone or location	A neighbourhood street major (NS1) is in the:	A neighbourhood street minor (NS2) is in the:
		<ul style="list-style-type: none"> <li>a. High density residential zone;</li> <li>b. Medium density residential zone;</li> <li>c. <u>Low-medium density residential zone (Up to 3 storeys zone precinct);</u></li> <li>d. Tourist accommodation zone;</li> <li>e. Community facilities zone.</li> </ul>	<ul style="list-style-type: none"> <li>a. Low density residential zone;</li> <li>b. <u>Low-medium density residential zone (2 storey mix zone precinct);</u></li> <li>c. <u>Low-medium density residential zone (2 or 3 storey mix zone precinct);</u></li> <li>d. Character residential zone;</li> <li>e. Sport and recreation zone;</li> <li>f. Open space zone;</li> <li>g. Environmental management zone;</li> <li>h. Emerging communities zone;</li> <li>i. Conservation zone;</li> <li>j. Rural zone;</li> <li>k. Rural residential zone;</li> <li>l. Special purpose zone;</li> <li>m. Township zone.</li> </ul>

## Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 3 Road corridor design

### 3.1.1 General

**Reason for change:** To allow the early assessment and negotiation of streetscape hierarchy outcomes in relation to the delivery of public parks by Council.

4. Where development is for a park that forms part of Council's public park network, deviations from or modifications to the design standards set out in this chapter may be acceptable. Council may allow for specific design standards to be varied in consideration of special circumstances on a site by site basis. Council must be consulted and agree to any variation proposal in writing. Where an alternative standard has been agreed to by Council, it is taken to be in compliance with Acceptable outcome 1 and Acceptable outcome 2.2 of the Streetscape hierarchy overlay code.
5. DeviationsIn all other instances, deviations from or modifications to the design standards set out in this chapter may be also acceptable, however it is the responsibility of the applicant to demonstrate that the proposal meets the performance outcomes of the applicable code.

**Reason for change:** Renumbering to reflect addition of new guidance information.

6. All work within the road reserve requires a Council permit.
7. Some existing parts of the freight network might not comply with all of the current specified design standards.

### Table 3.7.6.5.A—Furniture elements

**Reason for change:** To include the new Brisbane Standard Drawing reference in relation to tree grate design with a load rating.

#### Tree grate

As per BSD-9071, BSD-9073



**Reason for change:** To ensure tree grates are installed according to the expected traffic loading to reduce replacement costs and minimise public hazards.

Design	<p>Tree grates:</p> <ul style="list-style-type: none"><li>a. are designed to allow the penetration of air and water to the soil, while minimising trip and slip hazards and rubbish trapping properties;</li><li>b. require a metal support frame to be installed in the verge at the time of construction, and include laser cut 'T' sections to accommodate tree guards;</li><li>c. must be tailored to cater for existing 'off centre' tree trunks as required;</li><li>d. <u>are installed as per the expected traffic loading:</u><ul style="list-style-type: none"><li>i. <u>pedestrian traffic only: BSD-9071;</u></li><li>ii. <u>pedestrian and light vehicle traffic (20 tonne load limit): BSD-9073;</u></li><li>iii. <u>greater than 20 tonne load limit: designed to suit site and load condition.</u></li></ul></li></ul>
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**Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \  
Chapter 5 Streetscape locality advice****5.1 Introduction**

**Reason for change:** To allow the early assessment and negotiation of streetscape hierarchy outcomes in relation to the delivery of public parks by Council.

4. Where development is for a park that forms part of Council's public park network, deviations from or modifications to the streetscape locality advice set out in this chapter may be acceptable. Council may allow for the standard requirements for streetscape infrastructure elements to be varied in consideration of special circumstances on a site by site basis. Council must be consulted and agree to any variation proposal in writing. Where an alternative standard has been agreed to by Council, it is taken to be in compliance with Acceptable outcome 1 and Acceptable outcome 2.2. of the Streetscape hierarchy overlay code.

## Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 7 Stormwater drainage

### 7.1 Introduction

**Reason for change:** To update abbreviations and references.

2. In addition to this planning scheme policy, urban stormwater drainage systems are planned, designed and constructed in accordance with the current edition of the following:
  - a. Queensland Urban Drainage Manual (QUDM);
  - b. Australian Rainfall and Run-off (AR&R);
  - c. Waterway Design: A guide to the hydraulic design of Bridges, Culverts and Floodways (AustRoads 1994);
  - d. AustRoads – ‘Guide to Road Design Part 5: Drainage design’;
  - e. [Brisbane City Council Infrastructure Installation and Construction Requirements Manual \(IICRM\)](#);
  - f. [Annexures to reference specifications for civil engineering work](#);
  - g. [Brisbane Standard Drawings \(BSD\)](#);
  - h. Brisbane City Council Department of Works Supplement to the Queensland Urban Drainage Manual;
  - i. Integrated Maintenance Manual for Waterways, Wetlands and Open Drains;
  - j. Local stormwater management plans and stormwater management plans;
  - k. Technical guidelines for assessing energy efficiency;
  - l. Urban creek erosion – Guidelines for selecting remedial works 1996;
  - m. Urban stormwater management strategy;
  - n. Water sensitive urban design: Streetscape planning & design package.

#### 7.2.2.2 Design average recurrence intervals

**Reason for change:** To remove the table directly copied from the source document and instead reference the source document to reduce the need to amend the planning scheme policy.

1. The rainfall intensities used for flow estimation in Brisbane [for can be found in](#) the [1 year ARI to 100 year ARI \(63% to 1% AEP\) events are shown in Table 7.2.2.2.A AR&R](#).

**Reason for change:** To remove the table directly copied from the source document and instead reference the source document to reduce the need to amend the planning scheme policy.

[Table 7.2.2.2.A—Rainfall intensity-frequency-duration \(IFD\) for Brisbane](#)

#### Table 7.2.2.2.A—Rainfall intensity-frequency-duration (IFD) for Brisbane

**Reason for change:** To remove the table directly copied from the source document and instead reference the source document to reduce the need to amend the planning scheme policy.

Duration (minutes)	Probability (AEP and ARI) and intensity (mm/h)						
	63%	39%	18%	10%	5%	2%	1%
	1-year	2-year	5-year	10-year	20-year	50-year	100-year
5	117	151	191	215	248	291	325
6	110	141	179	202	232	273	304
7	103	133	169	190	219	258	288
8	98	126	161	181	209	246	274
9	94	121	154	173	200	236	263
10	90	116	147	167	192	227	253
11	86	111	142	161	185	219	244
12	83	107	137	155	179	212	237
13	80	104	133	150	174	205	229
14	78	100	129	146	169	199	223
15	75	97	125	142	164	194	217
16	73	95	122	138	160	189	211
17	71	92	118	134	156	184	206
18	69	90	115	131	152	180	201
19	68	87	113	128	148	176	197
20	66	85	110	125	145	172	193
21	64	83	108	122	142	168	189
22	63	81	105	120	139	165	185
23	62	80	103	117	136	161	181
24	60	78	101	115	133	158	178
25	59	76	99	113	131	155	174
30	54	70	90	103	120	142	160

35	49	64	83	95	111	131	148
40	46	59	77	88	103	123	138
45	43	56	72	83	97	115	129
50	40	52	68	78	91	108	122
55	38	49	64	74	86	103	115
60	36	47	61	70	82	97	110
90	28	36	47	54	63	76	85
120	23	29	39	45	52	62	71
180	17	22	29	34	39	47	53
210	15	20	26	30	35	42	48
240	14	18	24	27	32	39	44

Based on coefficients issued by the Bureau of Meteorology (Ref FN2615) for 27.475S 153.025E.  
Calculated in accordance with Australian Rainfall and Run-off (1987 Edition).  
Refer to Queensland Urban Drainage Manual for application of intensity-frequency-duration to flow estimation.

### 7.5.7.2 Minimum grades

**Reason for change:** To update a superseded reference and to include an additional clause to allow turfed basins where in areas next to parks.

1. The floor of the above-ground detention basin must be well graded to prevent permanent ponding. Refer to QUDM 5.7.8 for design requirements.
2. Turfed detention basins will only be permitted adjacent to parks where they are accessible for mowing and the base will drain freely after storm events. Turfed basins must be accessible for maintenance by vehicle from the nearest local road to the basin floor.

### 7.5.7.3 Basin edge treatment

**Reason for change:** To clarify and ensure that basin edge treatments emphasise public safety.

1. ~~Grassed and landscaped edges~~ Batters internal to the basin must ~~not~~ be ~~steeper than 1V:6H~~ at a safe grade (refer to Section 7.5.7.6 for safety considerations).

**Reason for change:** To improve maintenance requirements and to ensure consistency of requirements.

2. ~~Landscaped edges must~~ Batters should be landscaped rather than turfed to discourage people entering the basin and minimise maintenance. Turfed batters are ~~not~~ be steeper than 1V:4H permissible where a bioretention component is within the detention basin.
3. ~~Using retaining walls must be minimised so that more than 30% of the basin perimeter is battered~~ Turf batters are only permitted adjacent to turfed areas in parks (refer to Section 7.5.7.6 for safety considerations).
4. Where boulder retaining walls are required, these are to be a maximum height of 900mm unless structurally designed and certified by a Registered Professional Engineer Queensland (structural) and tiered.
5. ~~In some instances~~ Stand alone retaining walls (e.g. ~~occurrence of rapid drawdown or highly variable standing water levels~~) blockwork and concrete sleeper walls are not permitted, geotechnical investigations/designs may be required to assess the embankment stability with walls typically being boulder walls.
6. Retaining walls higher than 1m and batters fronting road reserves are to incorporate suitable screening vegetation.

### 7.5.7.4 Embankments

**Reason for change:** To update a superseded reference.

1. Refer to QUDM 5-~~10.11~~ for considerations.

**Reason for change:** To ensure embankment heights are certified and to reduce risk.

2. Embankments holding back floodwaters must be suitably designed to be structurally adequate, certified by a Registered Professional Engineer Queensland (geotechnical) ~~and must be no higher than 1.5m above natural ground level.~~

**Reason for change:** To ensure external batters are vegetated.

3. Generally, batter slopes of embankments must be no steeper than 1V:4H if turfed and desirably no steeper than 1V:6H to aid in stability, minimise erosion from direct rainfall and provide suitable grades for landscaping.

**Reason for change:** To update a superseded reference.

5. ~~For minimum freeboard refer~~ Refer to QUDM Table 5-~~6.7.1~~ for minimum freeboard.

**Reason for change:** To ensure external batters are vegetated.

6. External batters of embankments are to be vegetated unless directly adjacent to a turfed park or road reserve where they could be turfed, if no steeper than 1V:4H.

**Reason for change:** To ensure that embankment heights are certified and to reduce risk.

7. Where a basin is located adjacent to land with existing or future development, the flood immunity of that land must be preserved by ensuring the 2% AEP flood level is located 300mm below the existing ground levels. It is preferable to locate the basin away from site boundaries, so that any overflow or seepage is managed within the development itself.

#### 7.5.7.5 Spillways and outlet weirs

**Reason for change:** To update a superseded reference.

1. ~~The design shall refer~~ Refer to QUDM 5-~~9.10.2~~ for spillway design.

**Reason for change:** Additional requirements for spillways and outlet weirs to minimise the impact of development onto neighbouring properties and to ensure public safety.

2. The overspill must not inundate nor concentrate flows onto adjoining properties and must be directed to a lawful point of discharge.

**Reason for change:** Additional requirements for spillways and outlet weirs to minimise the impact of development onto neighbouring properties and to ensure public safety.

4. Any spillway directing flow onto a road must be limited to emergency overflow situations only:
  - a. all flows up to and including the 2% AEP from basins must be piped into existing/new underground stormwater drainage infrastructure and surcharge within the road itself.
  - b. weir length and flow is to ensure non-scouring velocity without any scour protection being required on the road verge, with a velocity depth product being 0.4m<sup>2</sup>/s or less in the DFE.
  - c. flow depth will be limited to a maximum of 100mm.

#### 7.5.7.6 Safety and amenity

**Reason for change:** To update a superseded reference.

1. The safety of children moving in and out of the basin during times of inundation must be carefully considered. The design shall refer to QUDM 5.11.12.

**Reason for change:** To remove repeated guidance provided in an external standard.

2. ~~The outlet/inlet grates must be designed such that any child will be able to crawl away from the grate under all operating conditions.~~

**Reason for change:** Renumbering to reflect deletion of previous content.

2. Internal batters located adjacent to publicly accessible areas (playgrounds and parks) must have a maximum 1V:6H batter, preferable 1V:20H.

**Reason for change:** To remove repeated guidance and to provide clear and expected design outcomes to ensure public safety and to minimise risk.

3. Basins ~~located away from public use areas~~ must ~~incorporate~~ provide 30% of the basin perimeter battered (this can include any maintenance access driveway), at a grade no steeper than 1V:6H batters within some places in the basin for safe egress from floodwaters. The batter must extend to a part of the basin that allows egress out of the 1% AEP flood level, such as a public road or park frontage.



**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

4. Basins located away from public use areas must incorporate 1V:6H batters within some places in the basin for safe egress from floodwaters.

**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

5. Signing~~Signage~~ must be erected at strategic locations alerting people to the possible hazards of the detention ~~basins~~basin.

**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

6. Where detention basins are located directly upstream of a dedicated roadway or residential property, the consequences to road users or residents of basin collapse or overtopping as a result of blockage or extreme floods must be ~~carefully evaluated~~mitigated.

**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

7. Childproof fencing is not to be used for any Council owned basin. The design of the basin is to eliminate the need for any such fencing and effectively manage safety.

**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

8. Safety barrier fencing is to be provided at top of retaining walls. Refer to Clause 7.5.7.7.

**Reason for change:** To provide clear and expected design outcomes to ensure public safety and to minimise risk.

9. Outlet protection should be incorporated as outlined in QUDM 5.9.3.

**Reason for change:** Clarification of section heading to address additional provisions.

- 7.5.7.7 ~~Access for~~Basin maintenance and access

### 7.5.7.7

#### Basin maintenance and access

**Reason for change:** To include provisions for asset maintenance.

1. All detention basins are provided with a vehicle concrete driveway for maintenance access from the nearest public road into (or internal driveway, in the case of a privately owned basin) to facilitate maintenance and egress. The design vehicle for the driveway is to be a medium rigid vehicle.
2. For a wet retention basin, the vehicle access ramp must extend at least 500mm below the normal operating water level of the basin, and for all other basins the driveway is to extend to the floor of the basin.
3. The concrete driveway is to be designed with a grade no steeper than 1V:6H.
4. All safety barrier fencing at the top of retaining wall is:
  - a. to be located within Council land (when it is a Council asset), being separate to any standard fence;
  - b. setback 1.2m from any lot boundary, where a wall is higher than 2m, to ensure that the fence can be accessed and maintained from the top of the wall.
5. Stormwater outlets that discharge into a detention basin have velocity limited to <2m/s to reduce scour, even where rock scour protection is provided.

### 7.5.7.8 Maximum depth of ponding

**Reason for change:** Removal of standard not in accordance with industry standards.

1. The maximum depth of ponding in an above ground detention basin must be limited to:
  - a. public parkland – 5% AEP ponded depth of 1.2m;
  - b. parking or paved areas – 2% AEP ponded depth of 0.3m;
  - c. unfenced landscaped areas – 2% AEP ponded depth of 0.5m;
  - d. safety fenced (pool safe) areas where not a Council asset – no depth limit, but desirable depth of <2m to facilitate access and maintenance.

#### 7.5.8.1 General

**Reason for change:** To provide clarification and to include additional provisions for public safety and improved maintenance.

2. The storage must be self-cleaning, well ventilated, not cause accumulation of noxious gas, and facilitate easy maintenance and inspection. The following requirements must be met in order to

achieve the performance objectives:

- a. the base has a suitable fall to the outlet (minimum grade 0.7%) and is appropriately shaped to prevent permanent ponding;
- b. long-term ponding of water over the floor of the basin will not be acceptable;
- c. provide a minimum 600mm x 900mm grated maintenance access opening over the tank outlet to allow for visual inspection, access and emergency surcharge;
- d. provide additional 600mm x 900mm grated pits where required every 10m (or less) to ensure the distance between pits does not exceed 10m allow safe access/egress for maintenance personnel and for ventilation;
- e. provide an inspection/access pit (600mm x 600mm) directly over any inlet pipe;
- f. incorporate a child-proof locking system for the surface grates;
- g. install step irons where pit depth is greater than 1.35m;
- h. where the storage is not sufficiently deep (<1.2m), access grates should be placed at the extremities of the tank and at intervals not exceeding 3m, which should allow any point in the tank to be flushed or reached with a broom or similar implement, without the need to enter the tank;
- i. the minimum internal clearance height for accessible tanks is 1.2m in roads/driveways and 0.9m elsewhere;
- j. the tank is to be structurally designed and certified to adequately withstand all expected service loads and provide adequate service life;
- k. provide an a high level overflow or bypass outlet, ensuring that any overflow is directed to a lawful point of discharge and will not directed into private property cause flooding of the development;
- l. locate the tank outside of the root zone of trees that must be retained;
- m. in areas of high water tables or floodplains, the tank is to be designed to ensure it resists buoyancy effects;
- n. where the tank outlet is impacted by flooding, the hydraulic design must allow for high tail-water conditions and the tank is to be designed to ensure the high level overflow is not lower than the 1% AEP flood level. In addition, where backflow prevention devices are used to prevent smaller flood events from entering the detention tank, they must be located in private ownership.

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \  
Chapter 12 Public riverside facilities

Table 12.4.2.A—BSD drawings

**Reason for change:** To include a new Brisbane Standard Drawing reference in relation to tree grate design with a load rating.

BSD-9071, <a href="#">BSD-9073</a> , BSD-9053-9055	Tree planting
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**Schedule 6 Planning scheme policies \ SC6.31 Transport, access, parking and servicing  
planning scheme policy****Table 14—Car parking standards in all other cases**

**Reason for change:** To implement Action 6 of the Brisbane Industrial Strategy 2019. To align car parking rates with contemporary employment densities, technologies and increasing hours of operation.

Warehouse	2 spaces per tenancy or lot plus 1 space per 100m <sup>2</sup> gross floor area <u>up to 7,500m<sup>2</sup> gross floor area, plus 1 space per 150m<sup>2</sup> gross floor area above 7,500m<sup>2</sup> gross floor area</u>
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## Appendix 2 Table of amendments

## Table AP2.1—Table of amendments

**Reason for change:** Reflects details of this package of amendments to the planning scheme.

<a href="#">27 May 2025 (adoption) and 27 June 2025 (effective)</a>	<a href="#">v33.00/2025</a>	Tailored, planning scheme policy amendment and administrative	Tailored <a href="#">amendment to planning scheme</a> (Section 18(3) of the <i>Planning Act 2016</i> ). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i> ). Administrative amendment to planning scheme policy (Schedule 1, section 5a), b) and d) of <i>MGR</i> . <a href="#">Refer to Amendment v33.00/2025 for further detail.</a>
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**Schedule 1 – Change to the Infrastructure design planning scheme policy to add Brisbane Standard Drawings to include new drawings and minor changes to the drawings**

Brisbane standard drawings (BSD) number	Title	Status	Description of change
<b>5000 Series – Pedestrian and Cyclist Facilities</b>			
BSD-5235	Bicycle kerb ramp	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-5236	Bicycle kerb ramp direction arrow	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
<b>7000 Series – Fences, Barriers and Public Furniture</b>			
BSD-7141	Community Notice Board – Main Assembly – Sheet 1 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7141	Community Notice Board – Main Structure – Sheet 2 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP section 5(b) of MGR that changes the format or presentation of the PSP.

Brisbane standard drawings (BSD) number	Title	Status	Description of change
BSD-7141	Community Notice Board – Window Panel – Sheet 3 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7141	Community Notice Board – Windows – Sheet 4 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7141	Community Notice Board – Pin Board Panel – Sheet 5 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7141	Community Notice Board – Door Stop Block – Sheet 6 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7141	Community Notice Board – Installation – Sheet 7 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(b) of MGR that changes the format or presentation of the PSP.



Brisbane standard drawings (BSD) number	Title	Status	Description of change
BSD-7141	Community Notice Board – Logo Badge – Sheet 8 of 8	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7341	Attribution Stand – Type 1 – Sheet 1 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP, section 5(b) of MGR that changes the format or presentation of the PSP and section 5(d) of MGR that corrects a factual matter.
BSD-7341	Attribution Stand – Type 2 – Sheet 2 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7341	Attribution Stand – Type 3 – Sheet 3 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, and section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7341	Attribution Stand – Installation – Sheet 4 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of

Brisbane standard drawings (BSD) number	Title	Status	Description of change
			the PSP.
BSD-7341	Attribution Stand – Plaque Template – Sheet 5 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
BSD-7341	Attribution Stand – Logo Badge – Sheet 6 of 6	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(a) of MGR that changes an explanatory matter about the PSP and section 5(b) of MGR that changes the format or presentation of the PSP.
<b>9000 Series – Streetscape and Landscape</b>			
BSD-9073	Tree grate - 20 tonne load limit – Fabrication details – Sheet 1 of 2	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(b) of MGR that changes the format or presentation of the PSP and section 5(d) of MGR that corrects a factual matter.
BSD-9073	Tree grate - 20 tonne load limit – Installation details – Sheet 2 of 2	New	Constitutes an amendment to a planning scheme policy (PSP) pursuant to Schedule 1, section 7 of MGR in that it is not an administrative or minor amendment to a PSP. Other changes that constitute an administrative amendment to a PSP pursuant to Schedule 1, section 5(b) of MGR that changes the format or presentation of the PSP and section 5(d) of MGR that corrects a factual matter.

## SCHEDULE OF MAPPING AMENDMENTS

## ZM-001 Zoning Map

Table 1 – Change the zoning of the following properties

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
1.	ZM-001 (Map tile 33)	Lot 2 on RP64458	456 Hawkesbury Road	Anstead	Rural zone and Open space (District zone precinct)	Conservation (District zone precinct) and Open space (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
2.	ZM-001 (Map tile 33)	Lot 1 on RP223676	506 Hawkesbury Road	Anstead	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
3.	ZM-001 (Map tile 30)	Lot 6 on RP33374	370 Belmont Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
4.	ZM-001 (Map tile 30)	Lot 5 on RP130456	374 Belmont Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
5.	ZM-001 (Map tile 30)	Lot 4 on RP130456	402 Belmont Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
6.	ZM-001 (Map tile 30)	Lot 2 on RP33374	406 Belmont Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
7.	ZM-001 (Map tile 30)	Lot 1 on RP78888	418 Belmont Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
8.	ZM-001 (Map tile 30)	Lot 23 on RP33374	10 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
9.	ZM-001 (Map tile 30)	Lot 22 on RP33374	14 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
10.	ZM-001 (Map tile 30)	Lot 3 on RP128574	18 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
11.	ZM-001 (Map tile 30)	Lot 2 on RP815934	24 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
12.	ZM-001 (Map tile 30)	Lot 6 on RP129413	28 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
13.	ZM-001 (Map tile 30)	Lot 7 on RP128013	32 Dairy Swamp Road	Belmont	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
14.	ZM-001 (Map tiles 6 and 13)	Lots 1-6 on SP336669	265, 265A, 267, 267A, 269 and 269A Aberdeen Parade	Boondall	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
15.	ZM-001 (Map tiles 6 and 13)	Lot 8 on SP118621	279 Aberdeen Parade	Boondall	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
16.	ZM-001 (Map tile 13)	Lot 1 on RP91779	94 Groth Road	Boondall	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
17.	ZM-001 (Map tile 13)	Lot 2 on RP91779	98 Groth Road	Boondall	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
18.	ZM-001 (Map tile 13)	Lot 1 on RP154139	112 Groth Road	Boondall	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
19.	ZM-001 (Map tile 5)	Lot 7 on SP327910	439 Bracken Ridge Road	Bracken Ridge	Rural zone	Conservation (Metropolitan zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
20.	ZM-001 (Map tile 5)	Lot 604 on SP300885	538A Telegraph Road	Bracken Ridge	Emerging community zone	Open space (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
21.	ZM-001 (Map tile 5)	Lot 13 on RP71233	544 Telegraph Road	Bracken Ridge	Emerging community zone	Open space (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
22.	ZM-001 (Map tiles 2 and 6)	Lot 31 on RP29099	75 Florence Street	Brighton	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
23.	ZM-001 (Map tile 45)	Lot 36 on RP79929	144 Alpertons Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
24.	ZM-001 (Map tile 45)	Lot 2 on RP222250	148 Alpertons Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
25.	ZM-001 (Map tile 45)	Lot 2 on SP298005	150 Alpertons Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
26.	ZM-001 (Map tile 45)	Lot 1 on SP210772	291 Alpertown Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
27.	ZM-001 (Map tiles 37 and 45)	Lot 5 on RP197658	81 Cherbon Street	Burbank	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
28.	ZM-001 (Map tile 45)	Lot 26 on RP30624	139 Ford Road	Burbank	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
29.	ZM-001 (Map tile 45)	Lot 1 on SP206842	106 Leacroft Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
30.	ZM-001 (Map tiles 37 and 45)	Lot 1 on SP137580	176 Moxon Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
31.	ZM-001 (Map tiles 37 and 45)	Lot 2 on SP137580	1429 Mt Cotton Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
32.	ZM-001 (Map tile 37)	Lot 2 on SP102959	1306 Mt Gravatt-Capalaba Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
33.	ZM-001 (Map tile 37)	Lot 1 on RP223200	309 Prout Road	Burbank	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
34.	ZM-001 (Map tiles 47 and 48)	Lot 4 on RP78627	2724 Beaudesert Road	Calamvale	Emerging community zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
35.	ZM-001 (Map tile 36)	Lot 5 on SP288277	330A Pine Mountain Road	Carina Heights	Low density residential zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
36.	ZM-001 (Map tile 29)	Lot 26 on SP156330	16 Adley Street	Carindale	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
37.	ZM-001 (Map tile 36)	Lot 12 on RP224294	32 Ewer Street	Carindale	Conservation zone / Rural residential zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
38.	ZM-001 (Map tile 29)	Lot 1 on RP110156	45 Scrub Road	Carindale	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
39.	ZM-001 (Map tile 36)	Lot 1 on RP33400	174 Scrub Road	Carindale	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
40.	ZM-001 (Map tile 36)	Lot 37 on RP33400	296 Weekes Road	Carindale	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
41.	ZM-001 (Map tile 36)	Lot 2 on RP33400	298 Weekes Road	Carindale	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
42.	ZM-001 (Map tile 36)	Lot 29 on RP33400	300 Weekes Road	Carindale	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
43.	ZM-001 (Map tile 29)	Lot 1 on RP180950	4 Wright Street	Carindale	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
44.	ZM-001 (Map tile 37)	Lot 15 on RP858744	1781 Mt Gravatt-Capalaba Road	Chandler	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
45.	ZM-001 (Map tile 37)	Lot 22 on SP110957	2907 Old Cleveland Road	Chandler	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
46.	ZM-001 (Map tile 12)	Lot 20 on RP102862	17 Brentwick Street	Chermside	Rural zone	Open space (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
47.	ZM-001 (Map tile 47)	Lot 2 on RP135715	3194 Beaudesert	Drewvale	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
			Road				Acquisition Program.
48.	ZM-001 (Map tile 47)	Lot 101 on SP266211	3234 Beaudesert Road	Drewvale	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
49.	ZM-001 (Map tiles 47 and 48)	Lot 102 on SP266211	65 Trinity Way	Drewvale	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
50.	ZM-001 (Map tile 44)	Lot 13 on RP37944	113 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
51.	ZM-001 (Map tile 44)	Lot 14 on RP37944	119 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
52.	ZM-001 (Map tile 44)	Lot 92 on RP37944	120 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
53.	ZM-001 (Map tile 44)	Lot 15 on RP37944	123 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
54.	ZM-001 (Map tile 44)	Lot 91 on RP37944	124 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
55.	ZM-001 (Map tile 44)	Lot 90 on RP37944	130 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
56.	ZM-001 (Map tile 44)	Lot 16 on RP37944	133 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low



Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
							density residential land where appropriate".
57.	ZM-001 (Map tile 44)	Lot 89 on RP37944	136 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
58.	ZM-001 (Map tile 44)	Lot 88 on RP37944	142 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
59.	ZM-001 (Map tile 44)	Lot 87 on RP37944	146 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
60.	ZM-001 (Map tile 44)	Lot 86 on RP37944	154 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
61.	ZM-001 (Map tile 44)	Lot 85 on RP37944	162 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
62.	ZM-001 (Map tile 44)	Lot 84 on RP37944	168 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
63.	ZM-001 (Map tile 44)	Lot 83 on RP37944	174 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
64.	ZM-001 (Map tile 44)	Lot 82 on RP37944	182 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
65.	ZM-001 (Map tile 44)	Lot 81 on RP37944	190 Bleasby Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
66.	ZM-001 (Map tile 44)	Lot 1 on SP180077	84 Bordeaux Street	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
67.	ZM-001 (Map tile 44)	Lot 2 on SP180077	86 Bordeaux Street	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
68.	ZM-001 (Map tile 44)	Lot 3 on SP180077	88 Bordeaux Street	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
69.	ZM-001 (Map tile 44)	Lot 65 on RP905173	112 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
70.	ZM-001 (Map tile 44)	Lot 64 on RP905173	118 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
71.	ZM-001 (Map tile 44)	Lot 63 on RP905172	124 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
72.	ZM-001 (Map tile 44)	Lot 62 on RP905171	130 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
73.	ZM-001 (Map tile 44)	Lot 61 on RP905170	136 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
							Emerging community land and rezone to Low density residential land where appropriate".
74.	ZM-001 (Map tile 44)	Lot 60 on RP905169	138 Padstow Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
75.	ZM-001 (Map tile 44)	Lot 9 on RP69171	393 Warrigal Road	Eight Mile Plains	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
76.	ZM-001 (Map tile 48)	Lot 25 on RP38155	183 Garfield Road	Karawatha	Environmental management zone	Conservation (Metropolitan zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
77.	ZM-001 (Map tile 48)	Lot 1 on RP85515	191 Garfield Road	Karawatha	Conservation zone and Environmental management zone	Conservation (Metropolitan zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
78.	ZM-001 (Map tile 34)	Lot 1 on SP184313	44A Scenic Road	Kenmore	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
79.	ZM-001 (Map tile 34)	Lot 19 on RP109171	48 Scenic Road	Kenmore	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
80.	ZM-001 (Map tile 32)	Lot 3 on SP172726	108 Lake Manchester Road	Kholo	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
81.	ZM-001 (Map tiles 25 and 32)	Lot 4 on RP200289	290 Lake Manchester Road	Kholo	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
82.	ZM-001 (Map tile 25)	Lot 125 on SL6040	371 Lake Manchester Road	Kholo	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
83.	ZM-001 (Map tiles 25 and 32)	Lot 1 on RP136996	456 Lake Manchester Road	Kholo	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
84.	ZM-001 (Map tiles 24 and 25)	Lot 11 on SP211449	664 Lake Manchester Road	Kholo	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
85.	ZM-001 (Map tiles 24, 25, 31 and 32)	Lot 9 on S31715	110 Shelley Road	Kholo	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
86.	ZM-001 (Map tile 24)	Lot 1 on RP31242	148 Shelley Road	Kholo	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
87.	ZM-001 (Map tiles 24 and 25)	Lot 3 on RP31242	176 Shelley Road	Kholo	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
88.	ZM-001 (Map tiles 25 and 26)	Lot 159 on S313016	0 Unnamed Road	Kholo	Environmental management zone and Extractive industry zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
89.	ZM-001 (Map tile 37)	Lot 16 on RP841329	158 Prout Road	Mackenzie	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
90.	ZM-001 (Map tile 36)	Lot 13 on SP153151	267 Broadwater Road	Mansfield	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
91.	ZM-001 (Map tile 12)	Lot 14 on RP85021	52 Savalas Street	McDowall	Environmental management zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
92.	ZM-001 (Map tile 42)	Lot 1 on SP153602	458 Priors Pocket Road	Moggill	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
93.	ZM-001 (Map tile 42)	Lot 2 on SP153602	468 Priors Pocket Road	Moggill	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
							Acquisition Program.
94.	ZM-001 (Map tile 42)	Lot 3 on SP153602	478 Priors Pocket Road	Moggill	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
95.	ZM-001 (Map tile 42)	Lot 4 on SP153602	488 Priors Pocket Road	Moggill	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
96.	ZM-001 (Map tile 42)	Lot 5 on SP153602	526 Priors Pocket Road	Moggill	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
97.	ZM-001 (Map tile 42)	Lot 9 on SP132423	530 Priors Pocket Road	Moggill	Open space (District zone precinct)	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
98.	ZM-001 (Map tile 32)	Lot 19 on S3188	48 Marstaeller Road	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
99.	ZM-001 (Map tile 32)	Lot 3 on RP25239	84 Marstaeller Road	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
100.	ZM-001 (Map tile 32)	Lot 1 on RP133804	590 Mt Crosby Road	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
101.	ZM-001 (Map tile 32)	Lot 1 on RP25238	592 Mt Crosby Road	Mount Crosby	Rural zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
102.	ZM-001 (Map tile 32)	Lot 24 on RP869399	90A Marstaeller Rd	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
103.	ZM-001 (Map tile 32)	Lot 21 on S3188	90D Marstaeller Rd	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
104.	ZM-001 (Map tile 32)	Lot 22 on S3188	90C Marstaeller Rd	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
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105.	ZM-001 (Map tile 32)	Lot 23 on S3188	90B Marstaeller Rd	Mount Crosby	Rural zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
106.	ZM-001 (Map tile 36)	Lot 405 on SP316606	68 Carrara Street	Mount Gravatt East	Low density residential zone	Open space (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
107.	ZM-001 (Map tile 36)	Lot 420 on SP316606	8 Nurran Street	Mount Gravatt East	Low density residential zone	Open space (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
108.	ZM-001 (Map tile 47)	Lot 37 on RP87804	75 Van Dieren Road	Pallara	Low density residential zone	Conservation (Local zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
109.	ZM-001 (Map tile 47)	Lot 1 on RP90232	354 Wadeville Street	Pallara	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
110.	ZM-001 (Map tile 42)	Lot 178 on SP132959	1062 Boundary Road	Richlands	Environmental management zone	Open space (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
111.	ZM-001 (Map tile 44)	Lot 1 on SP347489	673 Musgrave Road	Robertson	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
112.	ZM-001 (Map tile 44)	Lot 100 on SP347489	56 Romulus Street	Robertson	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
113.	ZM-001 (Map tile 44)	Lot 1 on RP150579	24 Daw Road	Runcorn	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".
114.	ZM-001 (Map tile 44)	Lot 10 on RP44730	128 Dunedin Street	Sunnybank	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
115.	ZM-001 (Map tile 36)	Lot 579 on SL1933	169 Monash Road	Tarragindi	Emerging community zone	Conservation (Metropolitan zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
116.	ZM-001 (Map tile 19)	Lot 29 on RP859558	234 Hilder Road	The Gap	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
117.	ZM-001 (Map tile 19)	Lot 851 on S311111	122 Levitt Road	The Gap	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
118.	ZM-001 (Map tile 29)	Lot 1 on RP106829	53 Washington Avenue	Tingalpa	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging Community land and rezone to Low density residential land where appropriate".
119.	ZM-001 (Map tile 29)	Lot 1 on RP76785	75 Washington Avenue	Tingalpa	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging Community land and rezone to Low density residential land where appropriate".
120.	ZM-001 (Map tile 19)	Lot 2 on RP20771	232 Levitt Road	Upper Kedron	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
121.	ZM-001 (Map tile 19)	Lot 1 on RP20765	242 Levitt Road	Upper Kedron	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
122.	ZM-001 (Map tile 30)	Lot 3 on SP111336	28 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
123.	ZM-001 (Map tile 30)	Lot 1 on SP111337	44 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
124.	ZM-001 (Map tile 30)	Lot 7 on RP72230	60 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.

Item no.	Map number	Lot Plan Description	Address	Suburb	Details of Change		Reason
					From	To	
125.	ZM-001 (Map tile 30)	Lot 8 on RP72230	64 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
126.	ZM-001 (Map tile 30)	Lot 9 on RP72230	72 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
127.	ZM-001 (Map tile 30)	Lot 7 on SP293726	115 Greencamp Road	Wakerley	Emerging community zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
128.	ZM-001 (Map tile 30)	Lot 1 on RP114890	116 Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
129.	ZM-001 (Map tile 30)	Lot 12 on SP299544	258B Greencamp Road	Wakerley	Environmental management zone	Conservation (District zone precinct)	To reflect a zoning change for a property acquired through Council's Bushland Acquisition Program.
130.	ZM-001 (Map tile 36)	Lot 1 on RP112649	380 Wishart Road	Wishart	Emerging community zone	Low density residential zone	To reflect a zoning change and give effect to <i>Brisbane's Future Blueprint</i> action "Audit Emerging community land and rezone to Low density residential land where appropriate".



## Overlay maps

## OM-003.2 Commercial character building overlay map

Table 2 – Add the following properties to the Commercial character building site sub-category

Item no.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-003.2 (Map tile 20)	Lot 1 on SP108451	71 Frasers Road	Ashgrove	To reflect a Commercial character building on the property.
2.	OM-003.2 (Map tile 28)	Lot 3 on RP19761	137A Sylvan Road	Toowong	To reflect a Commercial character building on the property.

Table 3 – Remove the following properties from the Commercial character building site sub-category

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-003.2 (Map tile 28)	Lot 2 on RP19761	135 Sylvan Road	Toowong	To reflect no Commercial character building on the property.
2.	OM-003.2 (Map tile 28)	Lot 4 on RP19761	137 Sylvan Road	Toowong	To reflect no Commercial character building on the property.

## OM-004.1 Dwelling house character overlay map

Table 4 – Add the following properties to the Dwelling house character sub-category

Item no.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-004.1 (Map tile 30)	Lot 6 on RP33374	370 Belmont Road	Belmont	To reflect a zoning change to a residential zone.
2.	OM-004.1 (Map tile 30)	Lot 5 on RP130456	374 Belmont Road	Belmont	To reflect a zoning change to a residential zone.
3.	OM-004.1 (Map tile 30)	Lot 4 on RP130456	402 Belmont Road	Belmont	To reflect a zoning change to a residential zone.
4.	OM-004.1 (Map tile 30)	Lot 2 on RP33374	406 Belmont Road	Belmont	To reflect a zoning change to a residential zone.
5.	OM-004.1 (Map tile 30)	Lot 1 on RP78888	418 Belmont Road	Belmont	To reflect a zoning change to a residential zone.
6.	OM-004.1 (Map tile 30)	Lot 23 on RP33374	10 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.
7.	OM-004.1 (Map tile 30)	Lot 22 on RP33374	14 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.
8.	OM-004.1 (Map tile 30)	Lot 3 on RP128574	18 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.
9.	OM-004.1 (Map tile 30)	Lot 2 on RP815934	24 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.

Item no.	Map number	Lot Plan Description	Address	Suburb	Reason
10.	OM-004.1 (Map tile 30)	Lot 6 on RP129413	28 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.
11.	OM-004.1 (Map tile 30)	Lot 7 on RP128013	32 Dairy Swamp Road	Belmont	To reflect a zoning change to a residential zone.
12.	OM-004.1 (Map tile 13)	Lot 1 on RP91779	94 Groth Road	Boondall	To reflect a zoning change to a residential zone.
13.	OM-004.1 (Map tile 13)	Lot 2 on RP91779	98 Groth Road	Boondall	To reflect a zoning change to a residential zone.
14.	OM-004.1 (Map tile 13)	Lot 1 on RP154139	112 Groth Road	Boondall	To reflect a zoning change to a residential zone.
15.	OM-004.1 (Map tiles 6 and 13)	Lots 1-6 on SP336669	265, 265A, 267, 267A, 269 and 269A Aberdeen Parade	Boondall	To reflect a zoning change to a residential zone.
16.	OM-004.1 (Map tiles 6 and 13)	Lot 8 on SP118621	279 Aberdeen Parade	Boondall	To reflect a zoning change to a residential zone.
17.	OM-004.1 (Map tile 29)	Lot 26 on SP156330	16 Adley Street	Carindale	To reflect a zoning change to a residential zone.
18.	OM-004.1 (Map tile 29)	Lot 1 on RP110156	45 Scrub Road	Carindale	To reflect a zoning change to a residential zone.
19.	OM-004.1 (Map tile 29)	Lot 1 on RP180950	4 Wright Street	Carindale	To reflect a zoning change to a residential zone.
20.	OM-004.1 (Map tile 44)	Lot 13 on RP37944	113 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
21.	OM-004.1 (Map tile 44)	Lot 14 on RP37944	119 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
22.	OM-004.1 (Map tile 44)	Lot 92 on RP37944	120 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
23.	OM-004.1 (Map tile 44)	Lot 15 on RP37944	123 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
24.	OM-004.1 (Map tile 44)	Lot 91 on RP37944	124 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
25.	OM-004.1 (Map tile 44)	Lot 90 on RP37944	130 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
26.	OM-004.1 (Map tile 44)	Lot 16 on RP37944	133 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
27.	OM-004.1 (Map tile 44)	Lot 89 on RP37944	136 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
28.	OM-004.1 (Map tile 44)	Lot 88 on RP37944	142 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
29.	OM-004.1 (Map tile 44)	Lot 87 on RP37944	146 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
30.	OM-004.1 (Map tile 44)	Lot 86 on RP37944	154 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
31.	OM-004.1 (Map tile 44)	Lot 85 on RP37944	162 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
32.	OM-004.1 (Map tile 44)	Lot 84 on RP37944	168 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
33.	OM-004.1 (Map tile 44)	Lot 83 on RP37944	174 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
34.	OM-004.1 (Map tile 44)	Lot 82 on RP37944	182 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
35.	OM-004.1 (Map tile 44)	Lot 81 on RP37944	190 Bleasby Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
36.	OM-004.1 (Map tile 44)	Lot 1 on SP180077	84 Bordeaux Street	Eight Mile Plains	To reflect a zoning change to a residential zone.
37.	OM-004.1 (Map tile 44)	Lot 2 on SP180077	86 Bordeaux Street	Eight Mile Plains	To reflect a zoning change to a residential zone.
38.	OM-004.1 (Map tile 44)	Lot 3 on SP180077	88 Bordeaux Street	Eight Mile Plains	To reflect a zoning change to a residential zone.
39.	OM-004.1 (Map tile 44)	Lot 65 on RP905173	112 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
40.	OM-004.1 (Map tile 44)	Lot 64 on RP905173	118 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
41.	OM-004.1 (Map tile 44)	Lot 63 on RP905172	124 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.

Item no.	Map number	Lot Plan Description	Address	Suburb	Reason
42.	OM-004.1 (Map tile 44)	Lot 62 on RP905171	130 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
43.	OM-004.1 (Map tile 44)	Lot 61 on RP905170	136 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
44.	OM-004.1 (Map tile 44)	Lot 60 on RP905169	138 Padstow Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
45.	OM-004.1 (Map tile 44)	Lot 9 on RP69171	393 Warrigal Road	Eight Mile Plains	To reflect a zoning change to a residential zone.
46.	OM-004.1 (Map tile 34)	Lot 1 on RP184313	44A Scenic Road	Kenmore	To reflect a zoning change to a residential zone.
47.	OM-004.1 (Map tile 34)	Lot 19 on RP109171	48 Scenic Road	Kenmore	To reflect a zoning change to a residential zone.
48.	OM-004.1 (Map tile 36)	Lot 13 on SP153151	267 Broadwater Road	Mansfield	To reflect a zoning change to a residential zone.
49.	OM-004.1 (Map tile 44)	Lot 1 on SP347489	673 Musgrave Road	Robertson	To reflect a zoning change to a residential zone.
50.	OM-004.1 (Map tile 44)	Lot 100 on SP347489	56 Romulus Street	Robertson	To reflect a zoning change to a residential zone.
51.	OM-004.1 (Map tile 44)	Lot 1 on RP150579	24 Daw Road	Runcorn	To reflect a zoning change to a residential zone.
52.	OM-004.1 (Map tile 44)	Lot 10 on RP44730	128 Dunedin Street	Sunnybank	To reflect a zoning change to a residential zone.
53.	OM-004.1 (Map tile 29)	Lot 1 on RP106829	53 Washington Avenue	Tingalpa	To reflect a zoning change to a residential zone.
54.	OM-004.1 (Map tile 29)	Lot 1 on RP76785	75 Washington Avenue	Tingalpa	To reflect a zoning change to a residential zone.
55.	OM-004.1 (Map tile 36)	Lot 1 on RP112649	380 Wishart Road	Wishart	To reflect a zoning change to a residential zone.

**Table 5 – Remove the following properties from the Dwelling house character sub-category**

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-004.1 (Map tile 36)	Lot 5 on SP288277	330A Pine Mountain Road	Carina Heights	To reflect a zoning change to a non-residential zone.
2.	OM-004.1 (Map tile 36)	Lot 405 on SP316606	68 Carrara Street	Mount Gravatt East	To reflect a zoning change to a non-residential zone.
3.	OM-004.1 (Map tile 36)	Lot 420 on SP316606	8 Nurrann Street	Mount Gravatt East	To reflect a zoning change to a non-residential zone.
4.	OM-004.1 (Map tile 47)	Lot 37 on RP87804	75 Van Dieren Road	Pallara	To reflect a zoning change to a non-residential zone.

**OM-016.2 Pre-1911 building overlay map****Table 6 – Remove the following property from the Pre-1911 building site sub-category**

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-016.2 (Map tile 28)	Lot 147 on RP12942	77 Cleveland Street	Stones Corner	To reflect the building being constructed post-1911.

**OM-019.1 Significant landscape tree overlay map****Table 7 – Add the following properties to the Significant landscape tree vegetation protection order sub-category**

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-019.1 (Map tile 20)	Lot 54 on RP20309	32 Braeside Terrace	Alderley	To add a tree with a Vegetation Protection Order to the overlay.
2.	OM-019.1 (Map tile 20)	Lot 53 on RP20309	34 Braeside Terrace	Alderley	To add a tree with a Vegetation Protection Order to the overlay.
3.	OM-019.1 (Map tile 35)	Lot 54 on RP37541	19 Cosker Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
4.	OM-019.1 (Map tile 35)	Lot 55 on RP37541	21 Cosker Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
5.	OM-019.1 (Map tile 35)	Lot 56 on RP37541	23 Cosker Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
6.	OM-019.1 (Map tile 35)	Lot 105 on RP37541	22 Cavan Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
7.	OM-019.1 (Map tile 35)	Lot 104 on RP37541	24 Cavan Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
8.	OM-019.1 (Map tile 35)	Lot 103 on RP57989	26 Cavan Street	Annerley	To add a tree with a Vegetation Protection Order to the overlay.
9.	OM-19.1 (Map tile 20)	Lot 36 on RP20484	36 Beth Eden Terrace	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
10.	OM-19.1 (Map tile 20)	Lot 35 on RP20484	38 Beth Eden Terrace	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
11.	OM-019.1 (Map tile 19)	Lot 272 on RP42308	67 Buckingham Street	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
12.	OM-019.1 (Map tile 19)	Lot 271 on RP42308	69 Buckingham Street	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
13.	OM-019.1 (Map tile 19)	Lot 270 on RP42308	71 Buckingham Street	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
14.	OM-19.1 (Map tile 20)	Lot 0 on SP260970	32 Nathan Avenue	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
15.	OM-019.1 (Map tile 19)	Lot 277 on RP42308	72 St Johns Avenue	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
16.	OM-019.1 (Map tile 19)	Lot 278 on RP42308	74 St Johns Avenue	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
17.	OM-019.1 (Map tile 19)	Lot 279 on RP42308	76 St Johns Avenue	Ashgrove	To add a tree with a Vegetation Protection Order to the overlay.
18.	OM-019.1 (Map tile 2)	Lot 32 on S2750	25 East Avenue	Brighton	To add a tree with a Vegetation Protection Order to the overlay.
19.	OM-019.1 (Map tile 2)	Lot 358 on RP29077	53 High Street	Brighton	To add a tree with a Vegetation Protection Order to the overlay.
20.	OM-019.1 (Map tile 2)	Lot 357 on RP29077	55 High Street	Brighton	To add a tree with a Vegetation Protection Order to the overlay.
21.	OM-019.1 (Map tile 2)	Lot 36 on S2750	7 Twentieth Avenue	Brighton	To add a tree with a Vegetation Protection Order to the overlay.
22.	OM-019.1 (Map tile 29)	Lot 1 on RP64506	21 Lloyd Street	Camp Hill	To add a tree with a Vegetation Protection Order to the overlay.
23.	OM-019.1 (Map tile 29)	Lot 2 on RP64506	25 Lloyd Street	Camp Hill	To add a tree with a Vegetation Protection Order to the overlay.
24.	OM-019.1 (Map tile 29)	Lot 3 on RP64506	29 Lloyd Street	Camp Hill	To add a tree with a Vegetation Protection Order to the overlay.
25.	OM-019.1 (Map tile 29)	Lot 39 on RP79490	9 Lichfield Street	Carina	To add a tree with a Vegetation Protection Order to the overlay.
26.	OM-019.1 (Map tile 29)	Lot 40 on RP79490	11 Lichfield Street	Carina	To add a tree with a Vegetation Protection Order to the overlay.
27.	OM-019.1 (Map tile 29)	Lot 21 on RP73092	23 Mee Street	Carina	To add a tree with a Vegetation Protection Order to the overlay.
28.	OM-019.1 (Map tile 29)	Lot 20 on RP73092	25 Mee Street	Carina	To add a tree with a Vegetation Protection Order to the overlay.
29.	OM-019.1 (Map tile 34)	Lot 114 on RP29370	70 Laurel Avenue	Chelmer	To add a tree with a Vegetation Protection Order to the overlay.
30.	OM-019.1 (Map tile 34)	Lot 1 on RP53687	70A Laurel Avenue	Chelmer	To add a tree with a Vegetation Protection Order to the overlay.
31.	OM-019.1 (Map tile 29)	Lot 261 on RP12739	14 Gladstone Street	Coorparoo	To add a tree with a Vegetation Protection Order to the overlay.

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
32.	OM-019.1 (Map tile 29)	Lot 259 on RP12739	18 Gladstone Street	Coorparoo	To add a tree with a Vegetation Protection Order to the overlay.
33.	OM-019.1 (Map tile 29)	Lot 274 on RP12739	11 Riddings Street	Coorparoo	To add a tree with a Vegetation Protection Order to the overlay.
34.	OM-019.1 (Map tile 29)	Lot 275 on RP12739	15 Riddings Street	Coorparoo	To add a tree with a Vegetation Protection Order to the overlay.
35.	OM-019.1 (Map tile 29)	Lot 276 on RP12739	19 Riddings Street	Coorparoo	To add a tree with a Vegetation Protection Order to the overlay.
36.	OM-019.1 (Map tile 21)	Lot 0 on BUP5885	58 College Street	Hamilton	To add a tree with a Vegetation Protection Order to the overlay.
37.	OM-019.1 (Map tile 28)	Lot 0 on BUP11394	25 Abbott Street	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
38.	OM-019.1 (Map tile 28)	Lot 8 on RP8644	66 Barker Street	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
39.	OM-019.1 (Map tile 28)	Lot 4 on RP158072	365 Bowen Terrace	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
40.	OM-019.1 (Map tile 28)	Lot 3 on RP158072	371 Bowen Terrace	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
41.	OM-019.1 (Map tile 28)	Lot 1 on RP170672	6 Reginald Street	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
42.	OM-019.1 (Map tile 28)	Lot 2 on RP170672	186 Moray Street	New Farm	To add a tree with a Vegetation Protection Order to the overlay.
43.	OM-019.1 (Map tile 28)	Lot 4 on RP10457	487 Boundary Street	Spring Hill	To add a tree with a Vegetation Protection Order to the overlay.
44.	OM-019.1 (Map tile 28)	Lot 3 on RP183183	491 Boundary Street	Spring Hill	To add a tree with a Vegetation Protection Order to the overlay.
45.	OM-019.1 (Map tile 28)	Lot 13 on RP10457	40 Wedd Street	Spring Hill	To add a tree with a Vegetation Protection Order to the overlay.
46.	OM-019.1 (Map tile 28)	Lot 14 on RP10457	46 Wedd Street	Spring Hill	To add a tree with a Vegetation Protection Order to the overlay.
47.	OM-019.1 (Map tile 28)	Lot 46 on RP11203	16 Paris Street	West End	To add a tree with a Vegetation Protection Order to the overlay.
48.	OM-019.1 (Map tile 28)	Lot 64 on RP11203	23 Turin Street	West End	To add a tree with a Vegetation Protection Order to the overlay.

**Table 8 – Add the following property to the Significant landscape tree adjoining site sub-category**

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-019.1 (Map tile 35)	Lot 2 on SP138680	135 Hilda Street	Corinda	To reflect the property adjoins a site in the Individual or group significant landscape tree site sub-category.

**OM-019.2 Streetscape hierarchy overlay map****Table 9 – Amend the following on the Streetscape hierarchy overlay**

Item No.	Map number	Details of change	Reason
1.	OM-019.2 (Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48)	Streetscape hierarchy sub-category Neighbourhood street major applied to streets where zoned Low-medium density residential zone (Up to 3 storeys zone precinct)  Streetscape hierarchy sub-category Neighbourhood street minor applied to streets where within the 2 storey mix zone precinct and 2 or 3 storeys mix zone precinct of the Low-medium density residential zone	To align nominated footpath widths with the adjacent Low-medium density residential zone precincts and allow for suitable transition in footpath widths between the residential zones.

**OM-020.1 Traditional building character overlay map****Table 10 – Remove the following properties from the Neighbourhood character sub-category**

Item No.	Map number	Lot Plan Description	Address	Suburb	Reason
1.	OM-020.1 (Map tile 28)	Lot 1 on RP19761	133 Sylvan Road	Toowong	To reflect the property's inclusion on the Commercial character building overlay.
2.	OM-020.1 (Map tile 28)	Lot 3 on RP19761	137A Sylvan Road	Toowong	To reflect the property's inclusion on the Commercial character building overlay.
3.	OM-020.1 (Map tile 28)	Lot 6 on RP19761	141 Sylvan Road	Toowong	To reflect the property's inclusion on the Commercial character building overlay.