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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.

Brisbane City Council City Plan 2014

Amendment - Stones Corner Suburban Renewal Precinct Plan

Part 5 Tables of assessment \ Neighbourhood Plans \ Eastern corridor neighbourhood plan

Table 5.9.22.A—Eastern corridor neighbourhood plan: material change of use

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Service station</u>	<u>Assessable development—Impact assessment</u>	
	<u>If involving a new premises or an existing premises with an increase in gross floor area.</u>	<u>The planning scheme including:</u> <u>Eastern corridor neighbourhood plan code</u> <u>Service station code</u> <u>Applicable zone code</u> <u>Prescribed secondary code</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

~~If in the Stones Corner core sub-precinct (NPP-003a) of the Stones Corner precinct (NPP-003), where in the District centre zone~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Parking station excluding parking station where bicycle parking</u>	<u>Assessable development—Code assessment</u>	
	<u>If involving a new premises or an existing premises with an increase in gross floor area, where on a site indicated as a parking station site on Figure b in the Eastern corridor neighbourhood plan code</u>	<u>Eastern corridor neighbourhood plan code</u> <u>Centre or mixed use code</u> <u>Prescribed secondary code</u>

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Eastern corridor

7.2.5.2.1 Application

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Land in the Eastern corridor neighbourhood plan area is identified on the NPM-005.2 Eastern corridor neighbourhood plan map and includes the following precincts:

- a. Buranda precinct (Eastern corridor neighbourhood plan/NPP-001):
 - i. Buranda core sub-precinct (Eastern corridor neighbourhood plan/NPP-001a);
 - ii. Buranda corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-001b);
 - iii. Buranda residential sub-precinct (Eastern corridor neighbourhood plan/NPP-001c).
- b. Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002):
 - i. Buranda Station core sub-precinct (Eastern corridor neighbourhood plan/NPP-002a);
 - ii. Buranda Station corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-002b).
- c. Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003):
 - i. Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a);
 - ii. Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b);
 - iii. Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c).
- d. Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004):
 - i. Langlands Park corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-004a);
 - ii. Langlands Park residential sub-precinct (Eastern corridor neighbourhood plan/NPP-004b).
- e. Coorparoo precinct (Eastern corridor neighbourhood plan/NPP-005):
 - i. Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a);
 - ii. Coorparoo corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-005b);
 - iii. Coorparoo residential sub-precinct (Eastern corridor neighbourhood plan/NPP-005c).
- f. Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006):
 - i. Bennetts Road corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-006a);
 - ii. Bennetts Road residential sub-precinct (Eastern corridor neighbourhood plan/NPP-006b).
- g. Annerley precinct (Eastern corridor neighbourhood plan/NPP-007):
 - i. Annerley corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-007a);
 - ii. Annerley residential sub-precinct (Eastern corridor neighbourhood plan/NPP-007b).

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Editor's note—The New World City Design Guide - Buildings that Breathe sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

7.2.5.2.2 Purpose

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

3. The outcomes for the neighbourhood plan area are:

- a. Each centre showcases the principles of high-quality urban design and forms a focus for transit-oriented communities, catering to residents' and workers' daily needs within a distance that can be easily walked or cycled to and from high-quality public transport.
- b. The centres of Buranda, Buranda Station, Stones Corner, Coorparoo, Bennetts Road and Annerley:
 - i. maintain a unique role and identity to ensure they do not compete with the function of each other;
 - ii. provide an intensity of development, urban form and mix of uses appropriate for the role and identity of each centre;
- c. Langlands Park precinct allows for non-residential development but is not considered a centre.
- d. Intensive development is contained within the precincts, to maintain the low scale of surrounding areas:
 - i. core sub-precincts have the greatest development intensity and focus for retail uses (active frontage – primary are the commercial and community heart of each intensively developed core sub-precinct and the focus area for retailing and other pedestrian-oriented activities);
 - ii. corridor sub-precincts provide for a lesser intensity of development that complements the primacy of the cores;
 - iii. residential sub-precincts accommodate the population that supports each transit-oriented community.
- e. Development both functionally and visually integrates the busway and railway stations with surrounding areas. Appropriate location of uses and building design enhances busway and railway station legibility and activates entry points and the immediate environs. Development does not adversely affect the structural integrity or ongoing operation and maintenance of major transport infrastructure.
- f. Streets are designed as subtropical, shady pedestrian places. Where provided, parking, servicing and vehicle entrances are designed and located in a way that creates an enjoyable attractive and safe pedestrian environment. Development

- maintains a human scale to the street and promotes activation of the street through appropriate location of uses and building design.
- g. Development encourages walking, cycling and public transport as attractive options for daily travel to reach employment, shopping, recreation, education and entertainment destinations from residences. Development improves pedestrian and cycle connections to these key destinations and provides facilities that support walking and cycling. A range of arcades facilitate pedestrian and cyclist movement within and between precincts creating strong connections within and along the corridor.
 - h. The history and character of the area is protected. The design of new development respects and complements the established architectural character of the area.
 - i. A choice of different housing types, sizes and costs are provided to suit a range of lifestyle and household types. Adaptable housing and affordable housing is encouraged and actively supported to cater to the needs of existing and future residents.
 - j. Open space is a key asset in the Eastern corridor, supporting a healthy lifestyle and community interaction. Development contributes to the creation of new public spaces and improves existing public spaces, ensuring casual surveillance, providing new pedestrian connections and where possible, integration with and direct access to open space. A system of green space areas, urban plazas and streets provide numerous and varied opportunities for social interaction.
 - k. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

- 6. **Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) overall outcomes are:**
 - a. The precinct is revitalised as an urban village while retaining its unique character and history.
 - b. A continuous and fine-grain built form with active frontages defines the precinct's key public streets.
 - c. Logan Road and Old Cleveland Road continue as the active frontage—primary retail focus of the precinct.
 - d. Buildings at landmark intersections and significant corner sites create tangible markers defining the points of arrival and transition between precincts and improve the legibility of the area.
 - e. Arcades are provided to improve pedestrian permeability to the active frontage—primary and the busway station.
 - f. The precinct contains a number of non-residential character buildings located on small sites with little or no on-site parking and servicing to facilitate adaptive building re-use and support economic revitalisation, one site at the intersection of Cornwall Street and Montague Street is considered suitable for a fully concealed commercial car park. The location is well away from the busway station to encourage active travel modes for everyday trips.
 - g. Development in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a):

- i. ensures that building design and active ground storey uses along Logan and Old Cleveland roads contribute to the creation of a vibrant active frontage—primary with active uses at ground level;
 - ii. along the active frontage—primary maintains and reinforces the traditional fine-grain urban form and low-scale commercial building facades to the street.
- h. Development in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b):
 - i. locates retail and food and drink outlet uses around the busway station and plaza;
 - ii. for mixed-use development with non-residential uses on lower levels fronts onto Logan Road, Old Cleveland Road and Montague Street.
- i. Development in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c):
 - i. for high-density development which is primarily residential with some opportunity for small-scale office uses at the ground storey occurs along Cleveland Street, Gladys Street, Beata Street, Edith Street and Laura Street;
 - ii. uses building design and layout to create a defining edge to Hanlon Park and Norman Creek;
 - iii. ensures that a residential interface activates and promotes casual surveillance of the park.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

- 6. Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) overall outcomes are:
 - a. The precinct is a vibrant urban village with distinctive high streets, convenient local jobs and services, and a wide range of housing options that enhance its connection to public transport and Hanlon Park / Bur'uda.
 - b. Development strengthens the identity of Logan Road and Old Cleveland Road as high streets, supporting a diverse mix of centre activities including retail, commercial, education and community uses. Ground floor tenancies are fine-grained and have active frontages that contribute to the operation of a dynamic activity centre that operates 18 hours a day, 7 days a week.
 - c. Development on significant corner sites as shown in Figure b, defines the points of arrival and transition between sub-precincts and improves the legibility of the area.
 - d. Alleys and arcades are provided to improve pedestrian connectivity to Logan Road, Old Cleveland Road, Hanlon Park / Bur'uda and the busway station, as shown in Figure b.
 - e. The precinct includes a diverse range of built forms, including tower on podium, tower in plaza and recessed podiums. Where podiums are delivered, they must present to streets and public spaces as highly engaging and activated street buildings, with a maximum height of 3 storeys.
 - f. Tower separations, setbacks and site cover ensure access to sunlight and airflow for all new and existing multiple dwellings.
 - g. Development is designed to take advantage of Brisbane's subtropical climate by providing shaded outdoor areas, subtropical landscaping and generous private outdoor spaces.
 - h. Development reinforces the historic architectural character of Stones Corner that distinguishes it from other parts of Brisbane, through innovative and creative building and urban design.

- i. Development makes a positive contribution to the public realm through lighting, artwork and subtropical landscaping that reinforces local identity and sense of place.
- j. Development responds to potential flood hazards by delivering:
 - i. high-quality built form, urban design, landscaping and infrastructure to strengthen precinct identity, safety, amenity and activation;
 - ii. car parking that is appropriately located and designed to mitigate flood hazards.
- k. Development in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a):
 - i. ensures that building design and ground storey uses contribute to a vibrant village character, with active uses at ground level and a high level of visual interest, as shown in Figure f;
 - ii. maintains and reinforces the traditional fine-grain urban form and low-scale commercial building facades to the street along the active frontage – primary, as shown in Figure b, Figure f, Figure g and Figure h;
 - iii. provides arcades, alleys and streetscape improvements throughout the precinct to connect the busway with the surrounding street network, as shown in Figure b;
 - iv. where located in the Mixed use zone ensures development is designed to be flood resilient and provides ground storey uses that contribute to a vibrant village.
- l. Development in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b):
 - i. provides a southern gateway into the precinct with mixed use development incorporating non-residential uses on lower storeys fronting Logan Road and Cornwall Street;
 - ii. provides a building height transition to adjoining properties in residential zones.
- m. Development in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c):
 - i. ensures that the site area and building design achieves sustainable, cohesive and integrated outcomes, supporting innovative responses to any flood hazards while strengthening identity, improving safety and amenity;
 - ii. ensures that building design and layout creates a permeable edge to Hanlon Park / Bur'uda and Norman Creek, integrating subtropical landscaping through deep planting, green infrastructure and rooftop gardens;
 - iii. where located in the High density residential zone (up to 8 storeys zone precinct) incorporates flood resilient and water sensitive urban design;
 - iv. where located in the High density residential zone (up to 15 storeys zone precinct):
 - A. provides for high density residential development with opportunities for small-scale, complementary non-residential uses at the ground storey on Cleveland Street, as shown in Figure i;
 - B. delivers an interface of residential street buildings that activates and promotes casual surveillance of the street and Hanlon Park / Bur'uda, as shown in Figure b;
 - C. addresses the street through activation, fine-grain interfaces and visual interest, as shown in Figure l.

Table 7.2.5.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO4 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ol style="list-style-type: none"> consistent with the anticipated density and assumed infrastructure demand; aligned with community expectations about the number of storeys to be built; proportionate to and commensurate with the utility of the site area and frontage width; designed so as to not cause a significant and undue adverse amenity impact to adjoining development; sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p>AO4 Development complies with the number of storeys and building height <u>specified in:</u></p> <ol style="list-style-type: none"> Table 7.2.5.2.3.B; or <u>Table 7.2.5.2.3.D where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).</u> <p>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO5 Development provides design, bulk and setbacks to ensure the building:</p> <ol style="list-style-type: none"> creates <u>an interesting</u>, consistent and cohesive <u>human scale</u> streetscape; enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings; does not prejudice the development of adjoining sites; does not dominate the street or other pedestrian spaces; 	<p>AO5.1 Development complies with front, side and rear setbacks specified in:</p> <ol style="list-style-type: none"> Table 7.2.5.2.3.C; <u>Note—Front setbacks differ; Or</u> <u>Table 7.2.5.2.3.D where</u> in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003). <u>depending on location Refer to AO31.2.</u> <p>AO5.2 Development <u>is designed that provides a podium does not exceed 30m in width, unless articulated to give provide</u> the appearance of</p>
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<p>e. results in sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces.</p>	<p>narrow individual facades <u>not exceeding 30m in width</u>.</p> <p>Note—Building facades for levels 1–8 are articulated where greater than 30m in length to provide interesting, human-scale medium-rise streetscapes. Tower elements—A podium is that part of the building at levels 9 and above are limited 1–8, except where in width as their physical bulk and impacts are more difficult the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003). Where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) a podium is that part of a building up to mitigate through design measures 3 storeys.</p> <p>Note—Overall building length in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004) and Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006) is limited in accordance with <u>AO34AO41.2</u> and <u>AO45AO52.2</u>.</p> <p>AO5.3 Development is designed so that the maximum horizontal dimension of any tower is 30m.</p> <p>Note—A tower is <u>considered to be</u> that part of the building at level 9 and above, <u>except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)</u>.</p> <p>Note—Maximum horizontal dimensions differ Where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) in accordance with <u>AO30.4</u> a tower is that part of a building above 3 storeys.</p> <p>AO5.4 Development is designed so that there is a minimum <u>setback separation</u> of 10m between towers, either within a site or between towers on separate sites.</p> <p>AO5.5 Development has:-</p> <ol style="list-style-type: none"> a maximum site cover of 60% if in a residential sub-precinct <u>except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003); or</u> <u>a maximum site cover as specified in Table 7.2.5.2.3.D where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).</u>
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p>	
<p>PO6 Development, <u>except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)</u>, provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences.</p>	<p>AO6.1 Development, <u>except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)</u>, where adjoining a zone in the Residential zones category not located in a precinct:</p> <ol style="list-style-type: none"> has a building height of no more than 2 storeys within 10m from the common property boundary;

<p>Note—Building height transitions as specified in the relevant use code apply to development where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).</p>	<p>b. has a building height of no more than 4 storeys within 10m to 20m from that same boundary;</p> <p>c. is set back a minimum of 3m from the common side and rear boundaries.</p> <p>Note—Building height transitions as specified in the relevant use code apply to development where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).</p> <p>AO6.2 Development, except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where across a minor road from a zone in the Residential zones category not located in a precinct:</p> <p>a. has a building height of no more than 4 storeys within 10m from the property boundary to that street;</p> <p>b. has a heavily landscaped front setback.</p> <p>Note—Building height transitions as specified in the relevant use code apply to development where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO8 Development on a landmark site indicated in Figure a, Figure b, Figure c and/or Figure d provides a prominent visual reference and contribution to the city's public realm by:</p> <ol style="list-style-type: none"> exhibiting subtropical architectural excellence through design, treatment and articulation; defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; respecting the prominence of any adjoining or nearby heritage places or local landmarks; where a land dedication is required: <ol style="list-style-type: none"> accommodating a deep-planted large feature tree within the dedication area; providing a developable envelope that acknowledges 	<p>AO8 No acceptable outcome is prescribed.</p>
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- and respects the presence of the large feature tree canopy;
- iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO9 Development on a significant corner site indicated in Figure b or Figure c provides a prominent visual reference and contribution to the public realm by:</p> <ul style="list-style-type: none"> a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. where a land dedication is required: <ul style="list-style-type: none"> i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a developable envelope that acknowledges and respects the presence of the large feature tree canopy. 	<p>AO9.1 Development provides a 5m x 5m inverted corner land dedication in the significant corner site locations indicated in Figure b and/or Figure c. <small>Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.</small></p> <p>AO9.2 Development on a significant corner site is designed such that the building, excluding awnings but including the basement, is kept outside of the corner land dedication area.</p> <p>AO9.3 Development includes deep-planted feature trees, seating and public art in the corner land dedication area in accordance with specifications in the road corridor design and public art sections of the Infrastructure design planning scheme policy.</p> <p>AO9.4 Development includes significant landscaping and street furniture to enhance the public pedestrian experience.</p> <p>AO9.5 Development includes ground storey uses that facilitate a high degree of pedestrian activity such as shops and food and drink outlets on both frontages. <small>Note—AO9.1 to AO9.3 do not apply to development on significant corner sites that are a heritage place or character non-residential building built to the front property boundary.</small></p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO10 Development provides buildings that exhibit:</p> <ul style="list-style-type: none"> a. a fine-grain building rhythm and: 	<p>AO10.1 Development is designed so that lower storeys ground storey and podium levels incorporate:</p>
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<p>b. architectural interest with variations in horizontal and vertical profile and;</p> <p>c. a human scale to the street;</p> <p>d. <u>a built form that supports outdoor lifestyles and engagement with the public realm.</u></p>	<p>a. <u>variations in built form including horizontal and vertical articulation;</u></p> <p>b. <u>design elements and features that provide visual distinction from the tower;</u></p> <p>c. awnings and sun-protection devices;</p> <p>d. balconies orientated to the street;</p> <p>e. operable elements within the facade;</p> <p>f. elements of a finer scale than the main structural framing;</p> <p>g. display windows, showcases or public art.</p> <p>AO10.2 <u>Development in a core sub-precinct provides active uses at ground storey and podium levels, with operable windows and doors that allow for activity, visual connection and casual surveillance of streets, arcades and plazas.</u></p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO11 Development provides protection from rain and sun for footpaths and pathways on key pedestrian routes that is:</p> <p>a. continuous and compatible with existing awnings;</p> <p>b. designed to incorporate adequate space for street trees and other landscaping;</p> <p>c. visually safe and amenable.</p> <p><u>Note—Key pedestrian routes are boulevards, streets and arcades.</u></p>	<p>AO11.1 Development in a core sub-precinct and corridor sub-precinct provides awnings:</p> <p>a. over the footpath of streets;</p> <p>b. where buildings face arcades.</p> <p>AO11.2 Development in a residential sub-precinct includes awnings at entries to residential buildings.</p> <p><u>Note—Key pedestrian routes are generally boulevards, streets and arcades.</u></p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO13 Development fronting an active frontage – primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct, by providing:</p> <p>a. intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes;</p> <p>b. highly articulated facades that feature a very high proportion of openings and windows;</p>	<p>AO13.1 Development on a site indicated as an active frontage – primary in Figure a, Figure b, Figure c, Figure d or Figure e:</p> <p>a. is designed for and fully occupied by retail or other highly active uses at ground level;</p> <p>b. provides awnings for the full street frontage;</p> <p>c. provides lighting to publicly accessible areas;</p> <p>d. provides a continuous built form to the street;</p>
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<p>c. strong integration between the footpath and the adjoining street level or public space to seamlessly integrate indoor and outdoor spaces;</p> <p>d. building design <u>and subtropical landscaping</u> that <u>createscreate</u> a human scale to the street;</p> <p>e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring.</p>	<p>e. provides at least 1 pedestrian entrance or exit for every 10m of building frontage;</p> <p>f. provides a minimum of <u>5060</u>% transparent external wall materials up to a height of 2.5m above the footpath level;</p> <p>g. <u>hasensures windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street;</u></p> <p>h. <u>provides</u> a minimum ground storey floor-to-ceiling height of 4m;</p> <p>i. <u>provides subtropical landscaping including ground plane landscaping, green facades or green walls.</u></p> <p>Note—In the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), preservation of heritage places and non-residential building character is a paramount outcome. As such, achievement of built form outcomes such as <u>50%</u> facade transparency or 4m floor-to-ceiling heights may not be possible or desirable when involving existing building fabric.</p> <p>AO13.2 Development on an active frontage – primary does not include:</p> <ol style="list-style-type: none"> vehicular crossovers or driveways; at-grade or otherwise visible car parking; service vehicle access across the footpath. <p>Note—Vehicular access is to be provided from an alternative street frontage or by a shared access arrangement. Access from the active frontage – primary must only be provided where it is demonstrated that the function of an arterial road would be compromised or that shared access is not feasible. This access point is to be designed and sited to preserve pedestrian amenity and reinforce the desired active frontage – primary character.</p> <p>AO13.3 Development on an active frontage – primary provides a footpath with a minimum width of 5m.</p> <p>Note—Footpath is to be entirely within public ownership. Land dedication may be required to provide the minimum footpath width. Note—In the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), a consistent streetscape character and continuity of building setbacks is paramount. As such, achievement of a 5m footpath width may not be possible or desirable in many parts of the active frontage – primary.</p>
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p> <p>PO14 Development <u>withfronting</u> an active frontage – <u>assists in creatingsecondary</u></p>	<p>AO14</p>

contributes to a safe, interesting and attractive street or public space, by providing:

- activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual interaction such as offices, community uses and services;
- articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street;
- ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping;
- a minimal number of vehicular entry points to ensure pedestrian safety and continuity of movement.

Development on a site indicated as an active frontage – secondary in Figure a, Figure b, Figure c, Figure d and/or Figure e:

- is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level;
- provides a continuous built form to the street and does not include on-site parking at the frontage;
- provides at least 1 pedestrian entrance or exit for every 20m of building frontage;
- provides a minimum of 30% transparent external wall materials up to a height of 2.5m above footpath level;
- ensures windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street;
- provides a minimum ground storey floor-to-ceiling height of 4m;
- provides subtropical landscaping including ground plane landscaping, green facades or green walls.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO15

Development with a casual surveillance interface contributes to the safety, quality and character of adjacent or nearby public space, by providing:

- living and working spaces that are directly accessible to and can overlook the adjacent or nearby public spaces;
- balconies and outdoor living areas that enable casual surveillance;
- low and visually permeable fencing and landscaping.

AO15

Development on a site indicated as an interface with casual surveillance in Figure a, Figure b, Figure c, Figure d and/or Figure e is designed so that:

- ground storey residential uses or centre activities are located directly adjoining and accessible to these streets, arcades or spaces;
- balconies, living areas, entries and windows overlook these streets, arcades or spaces;
- fences adjoining public space are a maximum 1.5m high with a minimum of 50% visual permeability.

Note—Public spaces include streets, arcades, parks and the passenger areas of busway and railway stations.

Note—Residential uses or centre activities in streets fronting arcades or public spaces can also contribute to casual surveillance.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO16 Development supports <u>and encourages</u> the <u>patronage use</u> of street crossings.</p>	<p>AO16 Development is designed to align <u>alleys</u>, <u>arcades</u>, entrances and foyers with existing or proposed pedestrian crossings.</p>
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p>	
<p>PO17 Development creates an integrated and continuous pedestrian and cyclist network that facilitates logical and direct access to activity centres, public transport facilities and public open spaces.</p>	<p>AO17 Development provides an arcade as indicated in Figure a, Figure b, Figure c, Figure d <u>and/or</u> Figure e. Note—Arcades are shown in the general location in which they are needed and may be varied at the Council's discretion.</p>
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p>	
<p>PO18 Development ensures that an arcade identified in Figure a, Figure b, Figure c, Figure d <u>and/or</u> Figure e:</p> <ol style="list-style-type: none"> is designed to reflect the function, width and scale of the arcade; has a design, site layout and ground storey treatment that promotes activation and surveillance of the arcade; allows appropriate public access for the type of link. 	<p>AO18.1 Development is designed so that an arcade <u>is</u>:</p> <ol style="list-style-type: none"> <u>is</u> provided at-grade with the street; is a minimum width of 4m; <u>designed for</u> <u>is fully or partially open to the sky</u>; <u>includes subtropical landscaping</u>; <u>includes visual interest, artwork, lighting</u> and <u>fronted by</u> <u>passive surveillance</u>; <u>is used to access residential foyers where provided</u>; <u>incorporates</u> active <u>pedestrian-oriented tenancies</u> <u>tenancies that contribute to day and night activation</u>. <p>Note—An arcade may be through a building.</p> <p>AO18.2 Development does not:</p> <ol style="list-style-type: none"> locate bin collection and parking areas adjacent to an arcade; provide for service vehicle access through an arcade.
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p>	
<p>PO19 Development <u>minimises impacts on streetscapes and</u> ensures <u>that</u>:</p> <ol style="list-style-type: none"> <u>vehicle entrances</u> <u>car parking located on ground level is fully concealed by active uses which</u> 	<p>AO19.1 Development:</p> <ol style="list-style-type: none"> locates car parking areas underground <u>except where</u>: <ol style="list-style-type: none"> <u>in the Stones Corner precinct (Eastern corridor)</u>

- have a depth appropriate to the active frontage as shown in Figure a, servicing Figure b, Figure c, Figure d and Figure e:
- b. car parking located within a podium is fully concealed by commercial or residential uses to street frontages, arcades and other publicly accessible spaces;
 - c. where a setback to an adjoining property boundary is required, car parking and the pedestrian environment are located to minimise disruption and reduce visual impact on building frontages, the street environment and significant public spaces such as Coorparoo Creek Park is sleeved by:
 - i. residential or commercial uses; or;
 - ii. pedestrian movement, comfort architectural treatments and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict;
 - iii. driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths landscape buffers.

Note—Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) has different requirements for car parking areas. Car parking areas are provided in accordance with PO33.

neighbourhood plan NPP-003);

- or
- ii. where it is demonstrated that car parking cannot be located underground, car parking is located in areas behind the building, within the podium, or fully concealed behind active uses and not discernible from street frontages.

Note—The location—Flooding, overland flow or the presence of infrastructure such as tunnels, flooding or overland flow are the only reasons that car parking should not be located in a basement.

Note—Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) has different requirements for car parking areas. Car parking areas are provided in accordance with AO33.1 and AO33.2.

AO19.2

Development does not gain vehicular access from a primary street frontage where alternative access is available and where new service lanes can be created.

AO19.3

Development has only 1 vehicle access point to each site.

AO19.4

Development uses shared vehicle access points where possible, and new vehicle access points are not located within 30m of another.

AO19.5

Development is accessed from vehicle entrances that are not wider than 5.5m and not higher than 3.5m.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO20

Development ensures:

- a. vehicle entrances and servicing are located to minimise disruption and reduce visual impact on building frontages, the street environment and significant public spaces such as Coorparoo Creek Park;

AO20.1

Development does not gain vehicular access from a primary street frontage where alternative access is available and where new service lanes can be created.

AO20.2

b. <u>pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict;</u>	<u>Development has only 1 vehicular access point to each site.</u>
c. <u>driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths.</u>	<u>AO20.3</u> <u>Development uses shared vehicular access points where possible, and new vehicular access points are not located within 30m of another.</u>
	<u>AO20.4</u> <u>Development is accessed from vehicular entrances that are not wider than 5.5m and not higher than 3.5m.</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>PO20</u> <u>PO21</u> Development for residential purposes is provided with floor-to-ceiling heights that facilitate natural ventilation, provide improved amenity and allow adequate clearance for ceiling fans.	<u>AO20</u> <u>AO21</u> Development has a minimum floor-to-ceiling height of 2.6m for a residential dwelling.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>PO21</u> <u>PO22</u> Development caters for the recreation needs of local residents by providing a new park located centrally within the Buranda precinct (Eastern corridor neighbourhood plan/NPP-001) that is: <ul style="list-style-type: none"> a. at least 4,800m² in area; b. regularly shaped; c. highly visible from surrounding streets; d. provided with at least 2 street frontages. 	<u>AO21</u> <u>AO22</u> Development provides a park where a future park is indicated in Figure a.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>PO22</u> <u>PO23</u> Development complements and contributes positively to the landscape amenity of the new park, and its scale and bulk does not visually dominate or overshadow the park.	<u>AO22</u> <u>AO23</u> Development is a maximum of 4 storeys within 10m of the park.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>PO23</u> <u>PO24</u>	<u>AO23</u> <u>AO24</u>
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Development servicing does not compromise the function of Ipswich Road or O'Keefe Street.	<p>Development:</p> <ul style="list-style-type: none"> a. does not include a service vehicle entry onto O'Keefe Street or Ipswich Road; b. provides a service laneway on the southern boundary of the Buranda corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-001b), connecting Wolseley Street and Carl Street as indicated in Figure a.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO24PO25</p> <p>Development provides retail activities that:</p> <ul style="list-style-type: none"> a. are limited in size and function; b. provide for convenience shopping only; c. do not encourage patronage via private vehicles from persons living or working outside the Eastern corridor neighbourhood plan area. 	<p>AO24AO25</p> <p>Development does not result in the combined gross floor area of shops in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) exceeding 10,000m².</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO25 PO26</p> <p>Development contributes to the management of local traffic movement including intersection upgrades and new pedestrian crossings.</p>	<p>AO25 AO26</p> <p>No acceptable outcome is prescribed.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO26PO27</p> <p>Development provides:</p> <ul style="list-style-type: none"> a. a balance of residential and non-residential uses; b. a significant component of non-residential centre activities with a commercial focus to maximise transit oriented development outcomes. 	<p>AO26AO27</p> <p>Development has the following residential and non-residential uses:</p> <ul style="list-style-type: none"> a. a maximum of 60% of the floor space for non-residential centre activities per site; b. a maximum of 60% of the floor space for residential uses per site. <p>Note—centre Centre activities in the form of office uses are consistent with the outcomes sought as these broaden the economic base of the centre and generate destination trips by transit. Restrictions on the amount and nature of any retail floor space component of non-residential centre activities still apply.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO27PO28	AO27AO28
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<p>Development ensures:</p> <ul style="list-style-type: none"> a. tall buildings are located centrally within the sub-precinct to minimise overshadowing, reinforce desired corridor building scale and reduce visual impact to surrounding established residential areas; b. tower forms are well articulated to visually reduce their perceived bulk and scale. 	<p>No acceptable outcome is prescribed.</p> <p>Note—Building height and setback requirements set out in A28AO29.1 and A28AO29.2 are also applicable and buildings higher than prescribed in these acceptable outcomes are to be set back 20m from the street frontage to ensure a consistent corridor building scale on Logan Road and O’Keefe Street.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO28PO29</p> <p>Development:</p> <ul style="list-style-type: none"> a. presents a consistent medium- to high-rise corridor building scale along O’Keefe Street; b. presents a consistent low- to medium-rise corridor building scale along Logan Road; c. provides a transition to the lower scale residential areas south of O’Keefe Street and north-east of Logan Road. 	<p>AO28AO29.1</p> <p>Development has a maximum building height of 12 storeys where within 20m of the property boundary to O’Keefe Street.</p>
	<p>AO28AO29.2</p> <p>Development has a maximum building height of 8 storeys where within 20m of the property boundary to Logan Road.</p> <p>Note—The Buranda Station core sub-precinct (Eastern corridor neighbourhood plan/NPP-002a) is also a landmark site. As such, maximum building height is 14 storeys in the area where the 2 setback requirements intersect at the corner of Logan Road and O’Keefe Street. However, taller buildings must be located internally within the site and be set back 20m from the site frontages.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO29PO30</p> <p>Development provides a new contemporary plaza/forecourt area to create an attractive and central public space for commuters and pedestrians working and living in the area.</p>	<p>AO29AO30</p> <p>Development incorporates a publicly accessible plaza/forecourt of at least 2,000m² in the location indicated in Figure d.</p> <p>Note—The plaza/forecourt area is to be publicly accessible but privately owned and managed.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO31</p> <p>Development delivers design excellence including:</p> <ul style="list-style-type: none"> a. podiums that respond to adjoining sites by providing a sensitive transition through architectural or landscape treatments and avoiding blank walls; b. tower designs that: <ul style="list-style-type: none"> i. respond to the site shape and size by utilising smaller floorplates, and slender towers 	<p>AO31.1</p> <p>Development provides a podium with a maximum height of 12m and 3 storeys to contribute to a consistent streetscape character.</p>
	<p>AO31.2</p> <p>Development provides slender tower forms that have a minimum tower separation distance of 10m on the site and to any adjoining sites.</p>

- ii. to support amenity and subtropical design outcomes;
- ii. are significantly setback from the podium to:
 - A. reinforce the visual distinction between tower and podium;
 - B. reduce bulk and visibility of the tower from the street and adjoining properties;
 - C. respond to the relevant active frontage as shown in Figure b.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO32

Development for a multiple dwelling provides on-site parking spaces to accommodate the design peak parking demand without an overflow of car parking to an adjacent premises or adjacent streets. Design peak parking demand may consider proximity to:

- a. public transport facilities providing regular and frequent services to key destinations;
- b. local services and facilities;
- c. existing on street parking controls.

Note—Preparation of a sustainable travel plan can be used to demonstrate compliance with this performance outcome.

AO32

Development for a multiple dwelling provides car parking in accordance with Table 7.2.5.2.3.F.

Note—Car parking for uses other than a multiple dwelling is provided in accordance with the Transport, access, parking and servicing planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO33

Development provides car parking while supporting an active and vibrant streetscape by:

- a. ensuring that podium parking provides a facade that visually integrates with the streetscape and:
 - i. enhances visual interest and contributes to the subtropical character of the precinct;
 - ii. enables passive and casual surveillance of the street and public realm.
- b. ensuring that frontages to Old Cleveland Road and Logan Road:

AO33.1

Development:

- a. where in Brisbane River flood planning area 1, 2a, 2b, 3, 4 or 5 sub-categories or Creek/waterway flood planning area 1, 2, 3, 4 or 5 sub-categories of the Flood overlay map:
 - i. locates non-residential car parking either above ground level or underground (where limited to 2 basements levels);
 - ii. locates residential car parking above ground level.
- b. in all other circumstances provides underground car parking.

- i. deliver active frontage uses at a ground level that contribute to a vibrant and walkable streetscape;
- ii. sleeve any podium parking with active frontage uses up to 3 storeys;
- iii. significantly set back any parking above 3 storeys from the street frontage;

Note—Parts of the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) are subject to flood risk and basement car parking for residential uses is discouraged where located in the Brisbane River flood planning area 1, 2a, 2b, 3, 4 or 5 sub-categories or Creek/waterway flood planning area 1, 2, 3, 4 or 5 sub-categories of the Flood overlay map.

AO33.2

Development that provides above ground car parking is designed to:

- a. ensure that car parking areas:
 - i. are fully screened by decorative facades, green walls, or architectural elements and screening;
 - ii. incorporate design elements that allow for passive and casual surveillance of the street and public realm.
- b. ensure that where fronting Old Cleveland Road and Logan Road, car parking areas:
 - i. are in podiums up to 3 storeys, have a parapet height of 12m and are sleeved with active frontage uses;
 - ii. where above 3 storeys, are setback from the frontage in accordance with the tower setback requirements identified in Table 7.2.5.2.3.D.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO34

Development reflects or complements the historic architectural character of Stones Corner by incorporating materials that:

- a. are self-finished and robust;
- b. display a tactile finish;
- c. considers colours and styles from the surrounding context including existing heritage and commercial character buildings in the precinct.

Editor's note—Stones Corner has a mix of architectural characteristics, with a range of features, designs and materials palettes. This includes the use of patterned red and brown brick, face brick and stone.

AO34

No acceptable outcome is prescribed.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO35

Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improve streetscape amenity through an appropriate mix of green infrastructure including:

AO35

Development provides subtropical landscaping to achieve a green plot ratio in accordance with Table 7.2.5.2.3.E.

- a. ground plane landscaping and deep planting;
- b. green walls, green facades or green roofs;
- c. other artificial growing environments.

Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance for preparing a landscape concept plan is provided in the Landscape design planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO36

Development ensures the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.

AO36

No acceptable outcome is prescribed.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO30PO37

Development fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b:

- a. ensures Logan Road and Old Cleveland Road continue as the retail focus of the precinct;
- b. protects and complements the traditional character of the active frontage – primary with narrow tenancies;
- c. ensures individual tenancies are arranged and have an appropriate size and layout to maintain an active frontage – primary and encourage interactions between public and private spaces;
- d. ensures shop fronts have a distinct street presence positively contributing to the character of Stones Corner;
- e. contributes to a fine-grain urban form and maintains a low-scale awning with

AO30AO37.1

Development retains fronting an active frontage – primary (a) as identified on Figure b, ensures towers are setback from Logan Road in accordance with Table 7.2.5.2.3.D. Refer to Figure f and re-uses character non-residential buildings Figure g.

AO30AO37.2

Development has a maximum building height of:

- a. 2 storeys within 6m of Logan Road and Old Cleveland Road fronting an active frontage – primary (b) as indicated identified on Figure b, ensures towers are setback from the street frontage in accordance with Table 7.2.5.2.3.D. Refer to Figure h;
- b. 2 storeys within 10m of 329–427 Logan Road as indicated in Figure g.

AO30AO37.3

<p>parapet facade to the street, similar to traditional buildings in <u>the street</u>;</p> <p>f. <u>ensures towers are set back from the street frontage to allow for sunlight and airflow access to the street</u>;</p> <p>g. is designed to create strong visual interest and is complementary to the level of detail and articulation of the existing streetscape;</p> <p>h. creates a pedestrian environment uninterrupted by vehicular crossovers;</p> <p>i. <u>provides artwork and lighting to enhance the active frontage (primary) interest and vitality of the centre</u>.</p> <p><u>Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.</u></p>	<p>Development fronting <u>the an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b</u>:</p> <ol style="list-style-type: none"> is clearly expressed as individual <u>shop front tenancies</u> of <u>7m5m to 10m7m</u> in width consistent with traditional widths in the street; <u>provides tenancies with a minimum depth of 12m</u>; <u>includes vertical and horizontal detailing and elements that delineates the facade into individual shop fronts</u>; <u>includes material variety and a mix of solid and transparent areas to avoid a predominately glazed appearance</u>; incorporates a continuous awning and parapet as indicated in Figure f, <u>Figure g</u> and Figure <u>gh</u>; has building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building; is built to the front alignment of Logan Road and Old Cleveland Road. <p>AO30AO37.4 Development <u>has fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b, ensures ground floor tenancies with a maximum length of 20m in any direction above gross floor area over 500m² are sleeved by smaller, fine-grain tenancies on the podium in accordance with Figure f street frontage</u>.</p> <p>AO37.5 Development <u>incorporates artwork and lighting within private ownership for facades, rooftops and arcades that enlivens publicly accessible spaces</u>.</p>
<p>Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan</p>	
<p>PO32 <u>Development form:</u></p>	<p>AO32.1 <u>Development is built to the front boundary on Stoneham Street. Refer to Figure j.</u></p> <p>AO32.2</p>

<p>a. is stepped back from Stoneham Street to maintain a low-scale appearance at street level;</p> <p>b. contributes to improving pedestrian comfort and safety.</p>	<p>Development is designed to recess entries to a depth of 2m for a width of at least 5m of the site frontage to provide shelter for pedestrians.</p>
	<p>AO32.3</p> <p>Development has a maximum building height of 2 storeys within 6m of Stoneham Street.</p>
	<p>AO32.4</p> <p>Development provides lighting in publicly accessible areas.</p> <p>Note—Refer to the Crime prevention through environmental design planning scheme policy.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c) and in the High density residential zone (Up to 15 storeys zone precinct)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO31PO38</p> <p>Development for offices in fronting Cleveland Street is for small-scale spaces that activate the street while maintaining the residential feel of the precinct provides an active, safe and visually engaging streetscape.</p>	<p>AO31.1AO38</p> <p>Development occupied by commercial premises in fronting Cleveland Street is built provides a facade that:</p> <ol style="list-style-type: none"> activates the ground storey with windows and doors that allow for visual connection and surveillance of the street; includes modulation of form; includes variation of materials. <p>Refer to the front boundary Figure i.</p> <p>Note—Development of ground floor may include active frontage uses including residential and non-residential uses where they are consistent with the intent and outcomes of the Active frontages in residential zones overlay code.</p>
	<p>AO31.2</p> <p>Development above the ground storey is set back 4m to 6m from the front boundary in accordance with Figure i.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO39</p> <p><u>Development incorporates a residential street building with a facade treatment that is designed to:</u></p> <ol style="list-style-type: none"> <u>address and activate the street and any adjacent publicly accessible space with a high level of permeability,</u> 	<p>AO39</p> <p><u>Development includes a residential street building to adjoining streets and adjoining publicly accessible spaces that incorporates:</u></p> <ol style="list-style-type: none"> <u>balconies, openings and operable elements to create a high degree of permeability that allow building</u>
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<p>subtropical landscaping, shade and shelter;</p> <p>b. contribute to an attractive streetscape;</p> <p>c. provide residents with private open space;</p> <p>d. create a smooth transition from indoors to outdoors;</p> <p>e. respond to the subtropical climate by opening up to the elements while providing shade and comfort.</p>	<p>occupants to overlook the street and any adjacent publicly accessible space;</p> <p>b. private outdoor spaces in the frontage that allow building occupants to access open air;</p> <p>c. deep planting, vertical subtropical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.</p> <p>Refer to Figure I.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO33</p> <p>Development for a parking station is sized, designed and sited to:</p> <p>a. avoid significant adverse impact to the road network;</p> <p>b. make a positive contribution to the accessibility and economic vitality of the precinct;</p> <p>c. provide an activated and attractive interface to the streetscape, the public realm and adjacent development.</p>	<p>AO33</p> <p>Development for a parking station is provided only on the site identified in Figure b, and is:</p> <p>a. located below ground level; or</p> <p>b. completely sleeved by centre activities and/or multiple dwellings at all levels on all sides;</p> <p>c. screened from view from the public realm and any adjoining residential uses (including any hard-stand and manoeuvring areas).</p> <p><small>Note—The centre activities and/or multiple dwellings are to be sleeved at a minimum depth of 10m along the street frontages with parking spaces within the parking station located behind the building fabric.</small></p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) and in the Mixed use zone or where in the Stones corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c) and in the High density residential zone (Up to 8 storeys zone precinct)</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO40</p> <p>Development contributes to a sustainable and integrated precinct delivering high-quality built form, urban design and infrastructure outcomes, that are compatible with flood conditions.</p>	<p>AO40</p> <p>Development that requires a change in grade or elevation to respond to flood risk provides a gradual transition space within the building footprint or spanning internal and external spaces and includes:</p> <p>a. terracing;</p> <p>b. seating;</p> <p>c. subtropical landscaping.</p>
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[Note—Transition spaces may be an appropriate design approach to ensure flood resilient design and maintains a human scale, improve accessibility, interface and legibility between the private and public realm. Guidance on transition spaces is provided in the Subtropical building design planning scheme policy.](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO34 PO41</p> <p>Development bulk and scale is limited to create a strong landscape setting provided through deep planting in wide front and side setbacks, low site cover and restrictions on building length.</p>	<p>AO34 AO41.1</p> <p>Development has a maximum site cover of 60%.</p> <p>AO34 AO41.2</p> <p>Development has a maximum overall building length of 30m.</p> <p>AO34 AO41.3</p> <p>Development has a 3m wide deep-planted landscape setback for at least 80% of the site frontage.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO35PO42</p> <p>Development conceals car parking structures and areas from view through their location and design and the use of extensive landscaped areas to create an attractive landscaped facade to the street.</p>	<p>AO35AO42</p> <p>Development screens car parking from view from the street by:</p> <ol style="list-style-type: none"> a dense landscape buffer; building design and architectural screening.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO36PO43</p> <p>Development:</p> <ol style="list-style-type: none"> preserves the arterial road function of Old Cleveland Road; minimises opportunities for vehicular, cyclist and pedestrian conflict; reduces the total numbers of vehicle crossovers. 	<p>AO36AO43</p> <p>Development where vehicular access is only possible from Old Cleveland Road:</p> <ol style="list-style-type: none"> provides only 1 access point is provided; provides an on-site vehicle turn-a-round is provided; has a minimum frontage width of 20m; or provides vehicular access via an adjoining site fronting Old Cleveland Road; or provides shared access to all adjoining sites fronting Old Cleveland Road.
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO37PO44</p> <p>Development:</p> <ul style="list-style-type: none"> a. accommodates floodwaters and ponding through the design and siting of buildings, where on land affected by creek, river or overland flow; b. does not adversely affect flood behaviour over adjacent or nearby development. 	<p>AO37AO44.1</p> <p>Development has a minimum lot size of 2,000m².</p>
	<p>AO37AO44.2</p> <p>Development on the south side of Old Cleveland Road:</p> <ul style="list-style-type: none"> a. provides for overland flow paths linking Ellis Street to Old Cleveland Road; b. ensures flow paths are free of any permanent obstructions to floodwaters; c. provides landscaping capable of withstanding floodwaters and ponding.
	<p>AO37AO44.3</p> <p>Development on the south side of Old Cleveland Road with an existing surface level at or lower than 4.5m AHD provides the following:</p> <ul style="list-style-type: none"> a. a minimum of 60% of the site is permeable at ground level; b. a minimum 900mm clearance from ground level to the underside of slab; c. free-draining undercroft areas; d. ponding for floodwaters under any structures. <p>Note—Permeable ground levels can be achieved by providing elevated structures for vehicle parking, habitable and non-habitable areas.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO38PO45</p> <p>Development reinforces the role of the active frontage – primary and ensures that the intersection of Harries Road and Holdsworth Street is:</p> <ul style="list-style-type: none"> a. the focus for street life in the precinct; b. designed to seamlessly integrate indoor activities with outdoor street life; c. provided with spacious street corners suitable for outdoor dining and other street activities; d. sheltered by prominent and substantial trees sited on the 4 corners. 	<p>AO38AO45.1</p> <p>Development on the Holdsworth Street and Harries Road active frontage – primary has a minimum setback of 3m at the ground level.</p>
	<p>AO38AO45.2</p> <p>Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.</p>
	<p>AO38AO45.3</p> <p>Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m.</p> <p>Note—Commercial tenancies should be level with the footpath in the active frontage – primary. Changes between the footpath and ground-floor level are only acceptable where required to achieve flood immunity. The actual height difference should be limited to a maximum of 0.6m and the perceived difference mitigated through building design and materials.</p>
	<p>AO38AO45.4</p>

	<p>Development at the intersection of Harries Road and Holdsworth Street provides deep-planted feature trees on the 4 corners.</p> <p>Note—Significant corner site requirements set out in AO9.1 to AO9.5 also apply to sites at the intersection of Harries Road and Holdsworth Street.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO39PO46</p> <p>Development provides a land dedication to the Council as indicated in Figure c for park purposes in accordance with the Infrastructure design planning scheme policy and in accordance with a Council park master plan.</p>	<p>AO39AO46</p> <p>No acceptable outcome is prescribed.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO40PO47</p> <p>Development activates and encourages casual surveillance of Coorparoo Creek Park.</p>	<p>AO40AO47.1</p> <p>Development is built to the alignment of the park in the locations indicated as active frontages in Figure c</p>
	<p>AO40AO47.2</p> <p>Development is designed for and fully occupied by non-residential centre activities at ground storey in the locations indicated as active frontages in Figure c.</p> <p>Note—Active frontage requirements set out in AO13.1 also apply to these sites.</p>
	<p>AO40AO47.3</p> <p>Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.</p>
	<p>AO40AO47.4</p> <p>Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m in accordance with Figure kj.</p> <p>Note—Changes between the footpath and ground storey are only acceptable where required to achieve flood immunity. The actual height difference should be limited to a maximum of 0.6m and the perceived difference mitigated through building design and materials.</p>
	<p>AO40AO47.5</p> <p>Development is designed to enable and encourage overlooking in the locations indicated as casual surveillance in Figure c.</p> <p>Note—Casual surveillance requirements set out in AO15 also apply to these sites.</p>

AO40AO47.6

Development incorporates a pedestrian access thoroughfare, building entries and direct access to the park along the eastern boundary of the park.

Note—The pedestrian thoroughfare is publicly accessible but privately owned and managed. It may be combined with vehicular access to development.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO41PO48

Development:

- a. of Lot 2 RP69511 improves the accessibility and safety of the pedestrian connection between the Coorparoo Creek park and the Coorparoo Creek waterway corridor to the north;
- b. is located and designed to improve the visual connection between the established waterway corridor to the north and the open space to the south.

AO41AO48.1

Development dedicates the land indicated in Figure c to the Council to widen the existing connection to a minimum width of 6m.

AO41AO48.2

Development ensures that fences bordering the connection have:

- a. a maximum height of 1.2m;
- b. a minimum of 50% transparency.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO42PO49

Development:

- a. promotes activation and casual surveillance of the Bath Street park;
- b. is of a scale that is not overbearing and allows ample solar access for the Bath Street park;
- c. allows for unencumbered deep planting within the Bath Street park;
- d. allows arcades to the Bath Street park to be widened and fronted by uses that promote pedestrian activity and casual surveillance such as restaurants with outdoor dining.

AO42AO49.1

Development is designed so that living areas and balconies are orientated to overlook the Bath Street park.

AO42AO49.2

Development has a maximum building height of 4 storeys within 10m of the Bath Street park.

AO42AO49.3

Development is designed so that basements do not encroach within the Bath Street park area.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO43PO50

Development:

- a. of the electrical substation site:
 - i. minimises visual impact of substation infrastructure;
 - ii. provides attractive street frontages;

AO43AO50

No acceptable outcome is prescribed.

<ul style="list-style-type: none"> iii. improves the prominence and visual surveillance of the Bath Street park and pathways leading to it; iv. facilitates the efficient and economical long-term mixed use development of the site consistent with the desired core sub-precinct outcomes; b. for electrical supply purposes provides: <ul style="list-style-type: none"> i. new electrical infrastructure that is designed and sited to maximise the mixed use development potential of the site; ii. substation infrastructure that is enclosed within attractive built structures set back from the Holdsworth Street frontage; iii. widening of the path connecting Holdsworth Street to Bath Street Park coupled with an enlarged path entrance way at the Holdsworth Street entry; iv. landscaping on the street frontages and interface to Bath Street Park; c. for mixed uses provides: <ul style="list-style-type: none"> i. an active frontage on the Holdsworth Street frontage; ii. attractive elevations to the Bath Street park and pathways leading to it. 	
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO44PO51</p> <p>Development provides a significant component of non-residential centre activities with a commercial focus to maximise transit oriented development outcomes.</p>	<p>AO44AO51</p> <p>Development is constituted of a minimum 20% of the gross floor area for non-residential centre activities for each site.</p> <p>Note—centre—Centre activities in the form of commercial or office uses are consistent with the outcomes sought as these broaden the economic base of the centre and generate destination trips by transit. Restrictions on the amount and nature of any retail floor space component of non-residential centre activities still apply.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO45 PO52</p>	<p>AO45 AO52.1</p>
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Development bulk and scale is limited to create a strong landscape setting and ensure compatibility with the scale and bulk of surrounding residential areas.	Development has a maximum site cover of 60%.
	AO45 AO52.2 Development has a maximum overall building length of 30m.
	AO45 AO52.3 Development has a 3m deep-planted landscape buffer for at least 80% of the site frontage.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

PO46PO53 Development promotes activation and casual surveillance of the Bowie Flats Park and Biran Street Park.	AO46AO53.1 Development is designed so that living areas and balconies are oriented to overlook the park.
	AO46AO53.2 Development which has fences that border pedestrian paths or park are: a. a maximum height of 1.2m; b. a minimum of 50% transparency.
	AO46AO53.3 Development is designed so that: a. the combined height of fences and retaining walls bordering pedestrian paths or park does not exceed 1.8m; b. any fence component is a minimum of 50% transparent.

Table 7.2.5.2.3.B—Maximum building height

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner core sub-precinct (Eastern corridor)	3 storeys	6 storeys	8 storeys	12 storeys	3 storeys
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neighbourhood plan/NPP-003a)					
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Not specified	6 storeys	6 storeys	8 storeys	Not specified
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	6 storeys	6 storeys	8 storeys	8 storeys	6 storeys
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Separate setback and building height requirements apply to sites that adjoin or are located opposite sites outside a precinct in accordance with AO6.1 and AO6.2.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Buildings on landmark sites are permitted up to an additional 2 storeys where **P08PO8** is met.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Buildings on significant corner sites are permitted up to an additional storey where **P09PO9** is met.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Table 7.2.5.2.3.D provides maximum storeys and building heights that apply in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).

Table 7.2.5.2.3.C—Minimum building setbacks

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

~~If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) or the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Ground	Refer to P030 to P033	0m— building wall for non- habitable rooms, eaves, awnings where non- residential	Refer to Centre or mixed use code
Podium: levels 2 to 8		3m— building wall for non- habitable rooms, eaves, awnings where residential	
		5m— building wall for habitable rooms, balconies	
Tower: level 9 and above		5m	

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

~~If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c), or if in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004), where in the Langlands Park residential sub-precinct (Eastern corridor neighbourhood plan/NPP-004b), or if in the Bennetts Road precinct (Eastern corridor~~

neighbourhood plan/NPP-006), where in the Bennetts Road residential sub-precinct (Eastern corridor neighbourhood plan/NPP-006b)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Separate setback and building height requirements apply to sites that adjoin or are located opposite sites outside a precinct in accordance with AO6.1 and AO6.2.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Note—Table 7.2.5.2.3.D provides minimum setbacks that apply in the Stones Corner precinct \(Eastern corridor neighbourhood plan/NPP-003\).](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Table 7.2.5.2.3.D—Built form requirements for development in the Stones Corner precinct \(Eastern corridor neighbourhood plan/NPP-003\)](#)

Table 7.2.5.2.3.D—Built form requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development	Maximum building height (number of storeys), minimum setbacks (metres) and maximum site cover (%)				
Site area	600m² or greater but less than 800m²	800m² or greater but less than 1,200m²	1,200m² or greater but less than 2,500m²	2,500m² or greater but less than 4000m²	4,000m² or greater
Site frontage	20m or greater	20m or greater	30m or greater	30m or greater	30m or greater

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Maximum building height](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a), where in the District centre zone	8 storeys	12 storeys	15 storeys	20 storeys	20 storeys
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a), where in the Mixed use zone	4 storeys and an additional 3 storeys where for podium parking only	6 storeys and an additional 3 storeys where for podium parking only	6 storeys and an additional 3 storeys where for podium parking only	8 storeys and an additional 3 storeys where for podium parking only	8 storeys and an additional 3 storeys where for podium parking only
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b), where in the District centre zone	8 storeys	8 storeys	12 storeys	15 storeys	15 storeys
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b), where in the Mixed use zone	8 storeys	8 storeys	8 storeys	8 storeys	8 storeys
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner residential sub-precinct (Eastern corridor	6 storeys and an additional 3 storeys where for podium	6 storeys and an additional 3 storeys where for podium	8 storeys and an additional 3 storeys where for podium	8 storeys and an additional 3 storeys where for podium	8 storeys and an additional 3 storeys where for podium
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neighbourhood plan/NPP-003c), where in the High density residential (up to 8 storeys zone precinct)	podium parking only	parking only	parking only	podium parking only	podium parking only
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c), where in the High density residential (up to 15 storeys zone precinct)	8 storeys	12 storeys	15 storeys	20 storeys	20 storeys
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Podium built form \(up to first 3 storeys and 12m including a parapet\)](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum front setback	0m – non-residential 2m – residential balcony 3m – residential wall	0m – non-residential 2m – residential balcony 3m – residential wall	0m – non-residential 2m – residential balcony 3m – residential wall	0m – non-residential 2m – residential balcony 3m – residential wall	0m – non-residential 2m – residential balcony 3m – residential wall
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum front setback where in the Stones Corner residential sub-precinct (Eastern	0m – non-residential 2m – residential balcony	0m – non-residential 2m – residential balcony	0m – non-residential 2m – residential balcony	0m – non-residential 2m – residential balcony	0m – non-residential 2m – residential balcony
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corridor neighbourhood plan/NPP- 003c) and included in the Active frontages in residential areas overlay	3m – residential wall	3m – residential wall 4m – residential wall where on the ground floor	3m – residential wall 4m – residential wall where on the ground floor	3m – residential wall 4m – residential wall where on the ground floor	3m – residential wall 4m – residential wall where on the ground floor
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum front setback where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP- 003c) in all other instances	2m – residential balcony 3m – residential wall	2m – residential balcony 3m – residential wall 4m – residential wall where on the ground floor	2m – residential balcony 3m – residential wall 4m – residential wall where on the ground floor	2m – residential balcony 3m – residential wall 4m – residential wall where on the ground floor	2m – residential balcony 3m – residential wall 4m – residential wall where on the ground floor
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum side and rear setbacks where in the Stones Corner core sub- precinct (Eastern corridor neighbourhood plan/NPP- 003a) or Stones Corner corridor sub- precinct (Eastern corridor neighbourhood plan/NPP- 003b)	0m – blank walls only 3m – in all other instances	0m – blank walls only 3m – in all other instances	0m – blank walls only 3m – in all other instances	0m – blank walls only 3m – in all other instances	0m – blank walls only 3m – in all other instances
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum side and rear setbacks where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	3m – side 6m – rear	3m – side 6m – rear	3m – side 6m – rear	4m – side 6m – rear	4m – side 6m – rear
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Maximum podium site cover	85%	85%	85%	85%	75%
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Reason for change: Format change only

[Tower built form \(above podium\)](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum front setback, where fronting an active frontage – primary (a)	7m – balcony 8m – wall	7m – balcony 8m – wall	7m – balcony 8m – wall	7m – balcony 8m – wall	7m – balcony 8m – wall
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum front setback, where not fronting an active frontage – primary (a)	5m – balcony 6m – wall	5m – balcony 6m – wall	5m – balcony 6m – wall	5m – balcony 6m – wall	5m – balcony 6m – wall
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum side setback	5m	5m	5m	5m	5m
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Minimum rear setback	6m	6m	6m	6m	6m
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Maximum tower site cover	50%	50%	50%	50%	50%
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Note—Development on sites less than the required area or frontage are to be in accordance with the relevant zone and use code.](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Table 7.2.5.2.3.E—Green plot ratio requirements for development in the Stones Corner precinct \(Eastern corridor neighbourhood plan/NPP-003\)](#)

Table 7.2.5.2.3.E—Green plot ratio requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Location	Site area	Minimum green plot ratio (% of site area)	
		Ground level and podium built form	Tower built form

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) or Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Up to 2,500m²	25%	25%
	Greater than 2,500m²	30%	30%

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner residential sub-precinct	Up to 1,200m²	25%	25%
	Greater than 1,200m²	30%	30%

(Eastern corridor neighbourhood plan/NPP-003c)			
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula:

- $GPR = \text{total of all green infrastructure area} \div \text{total site area} \times 100$

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Requirements for green plot ratio for ground level/podium and tower built form apply cumulatively.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.F—Parking standards for multiple dwellings in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Use	Parking standard
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Multiple dwelling	<p>Minimum 0.9 spaces per 1 bedroom dwelling</p> <p>Minimum 1.1 spaces per 2 bedroom dwelling</p> <p>Minimum 1.3 spaces per 3 or above bedroom dwelling</p> <p>Minimum 0.15 spaces per dwelling for visitor parking</p> <p>Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling.</p> <p>At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking.</p>
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Multiple dwellings described as affordable housing, anticipated to accommodate students, accessed through a dual key arrangement, or resulting from conversion from another use (including short term accommodation) still require parking spaces in compliance with these rates for each room that is capable of being used as a dwelling.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Where car share spaces are provided they will be included in the minimum car parking requirement.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure a—Buranda precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

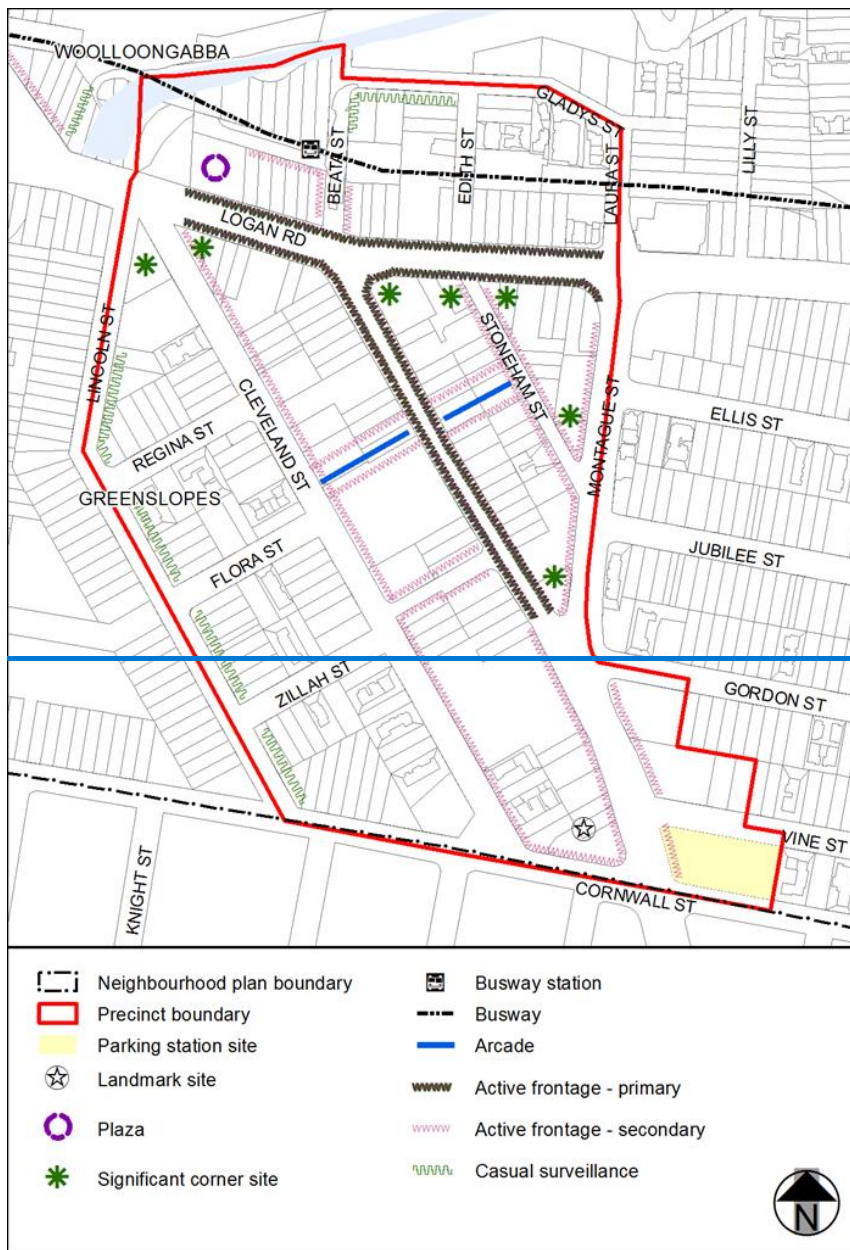


Figure b—Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

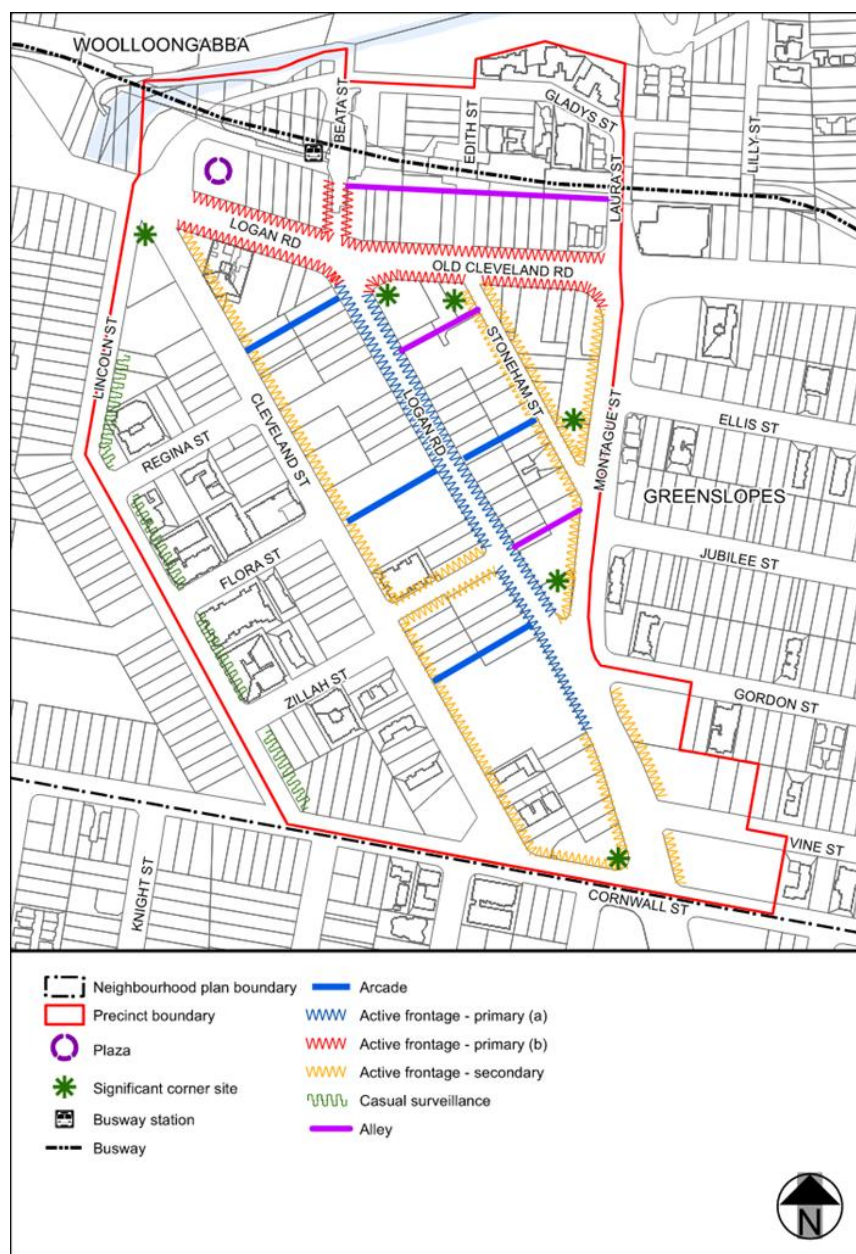


Figure b—Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of [Figure Figure b—Stones—Stones](#) Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure c—Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[Figure d—](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure d—Buranda Station precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure e—Bennetts Road precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

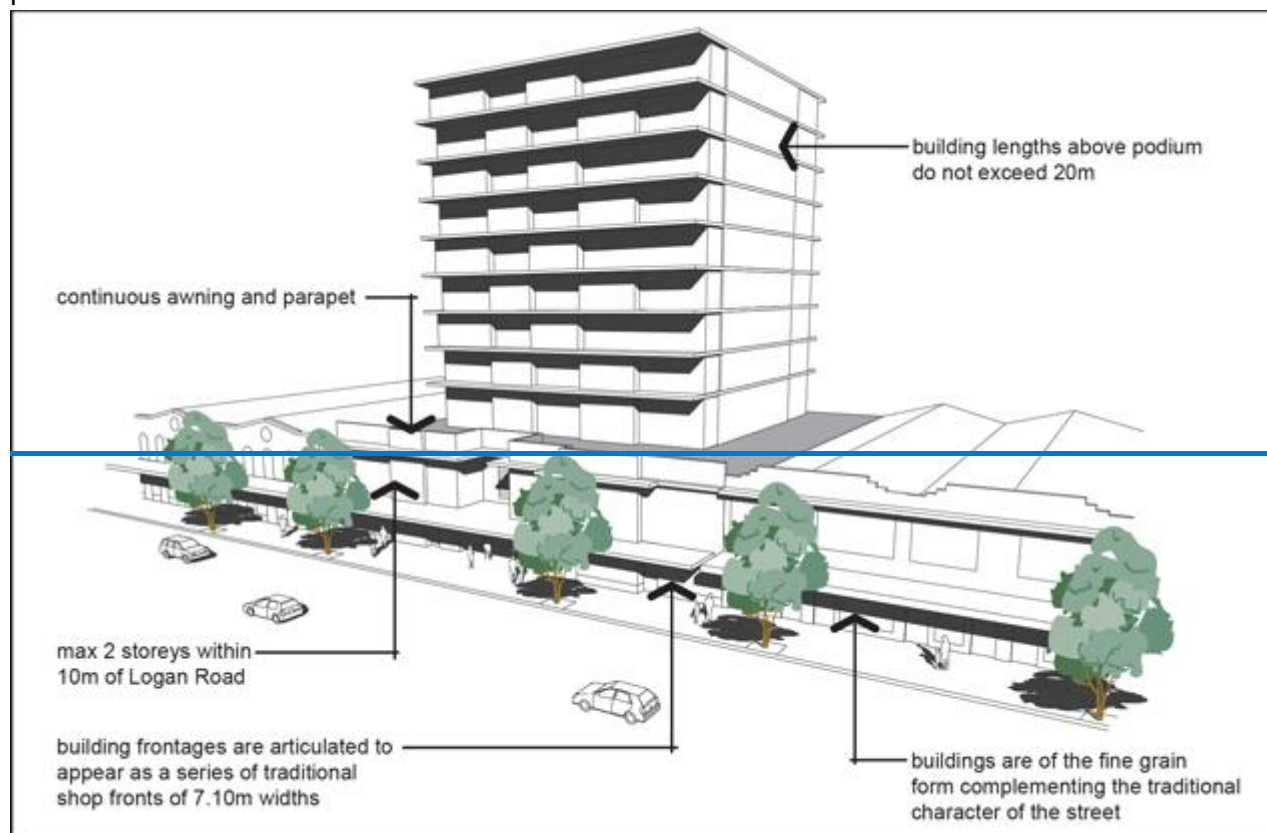


Figure f—Active frontage-primary, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

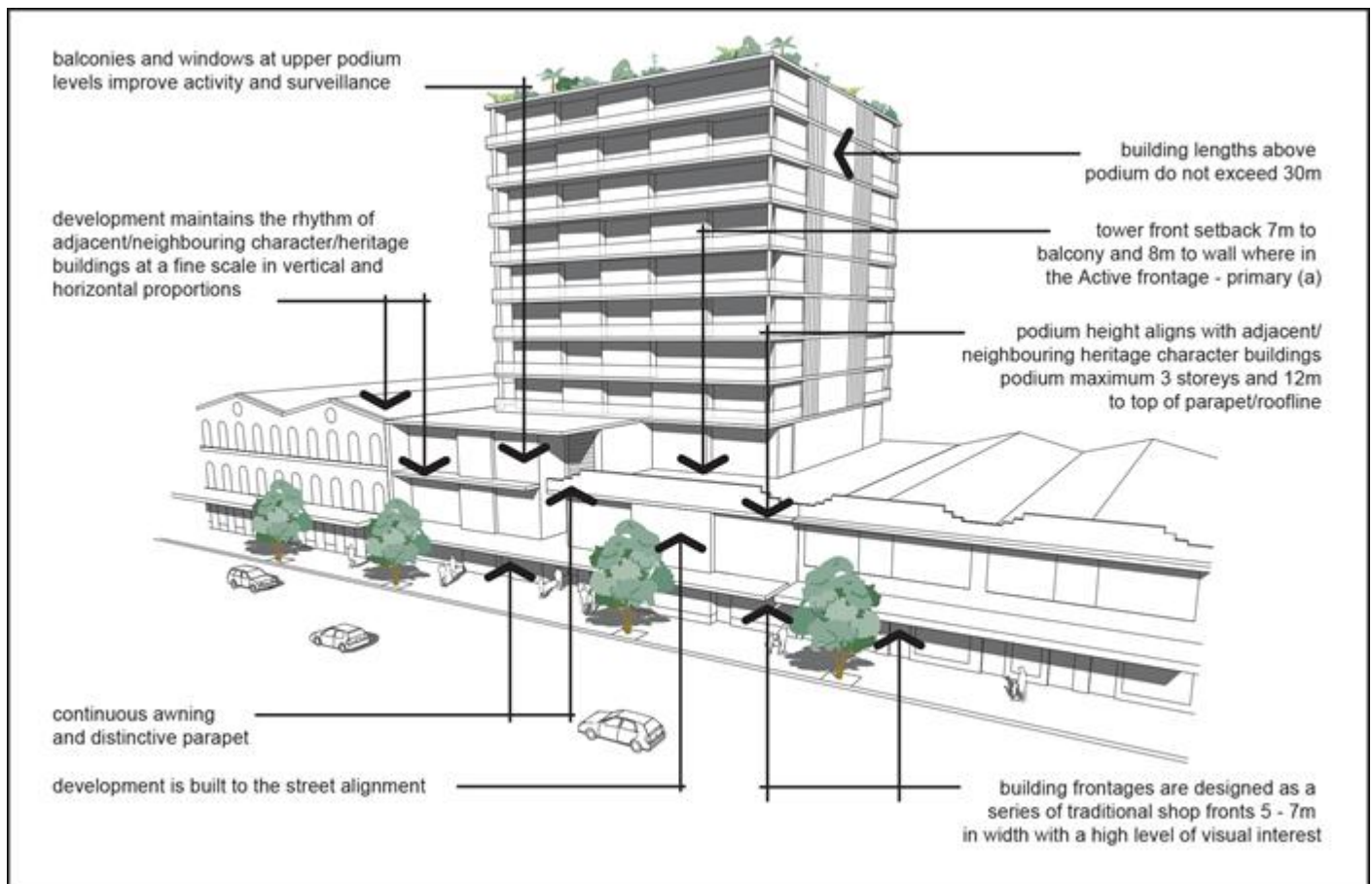


Figure f—Active frontage - primary (a), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of [Figure f—Active frontage - primary \(a\)](#), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

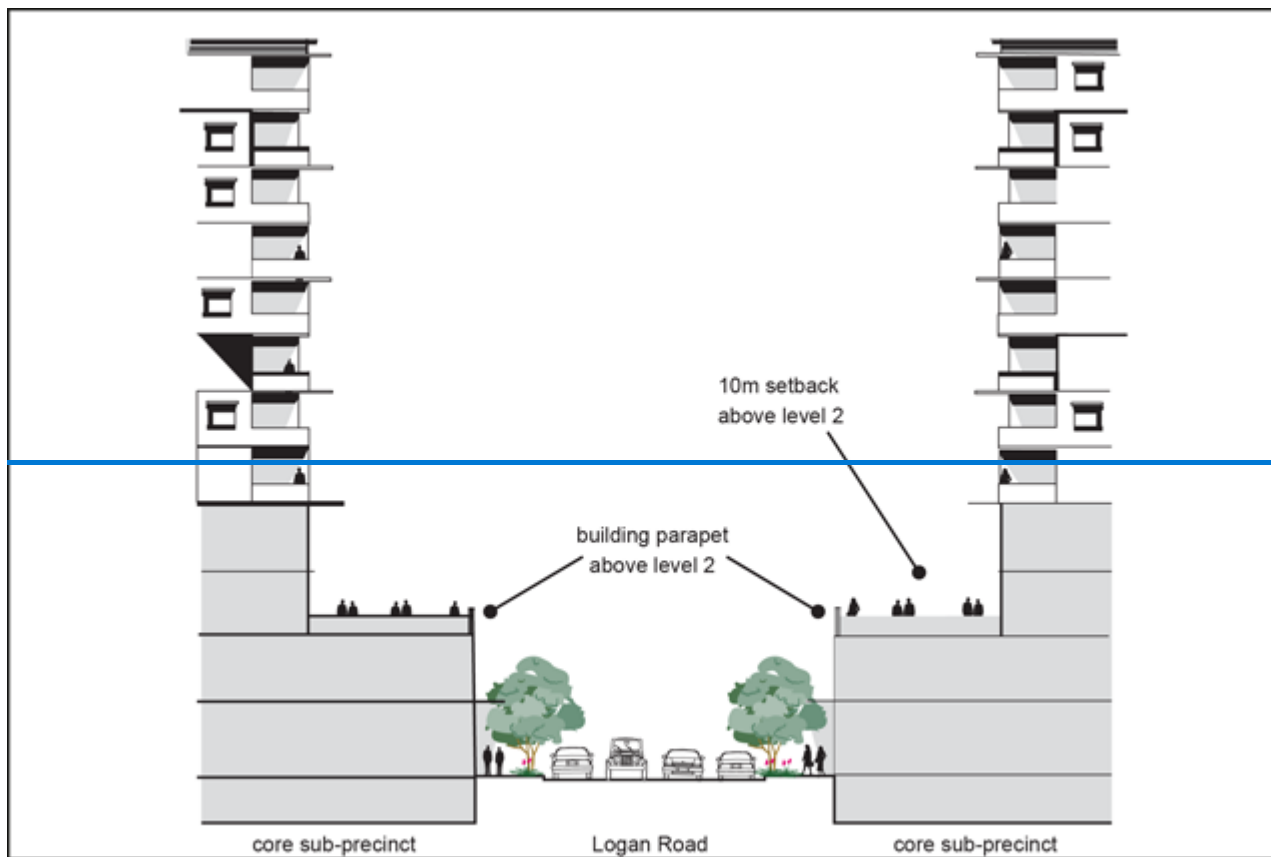


Figure g—329-427 Logan Road cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

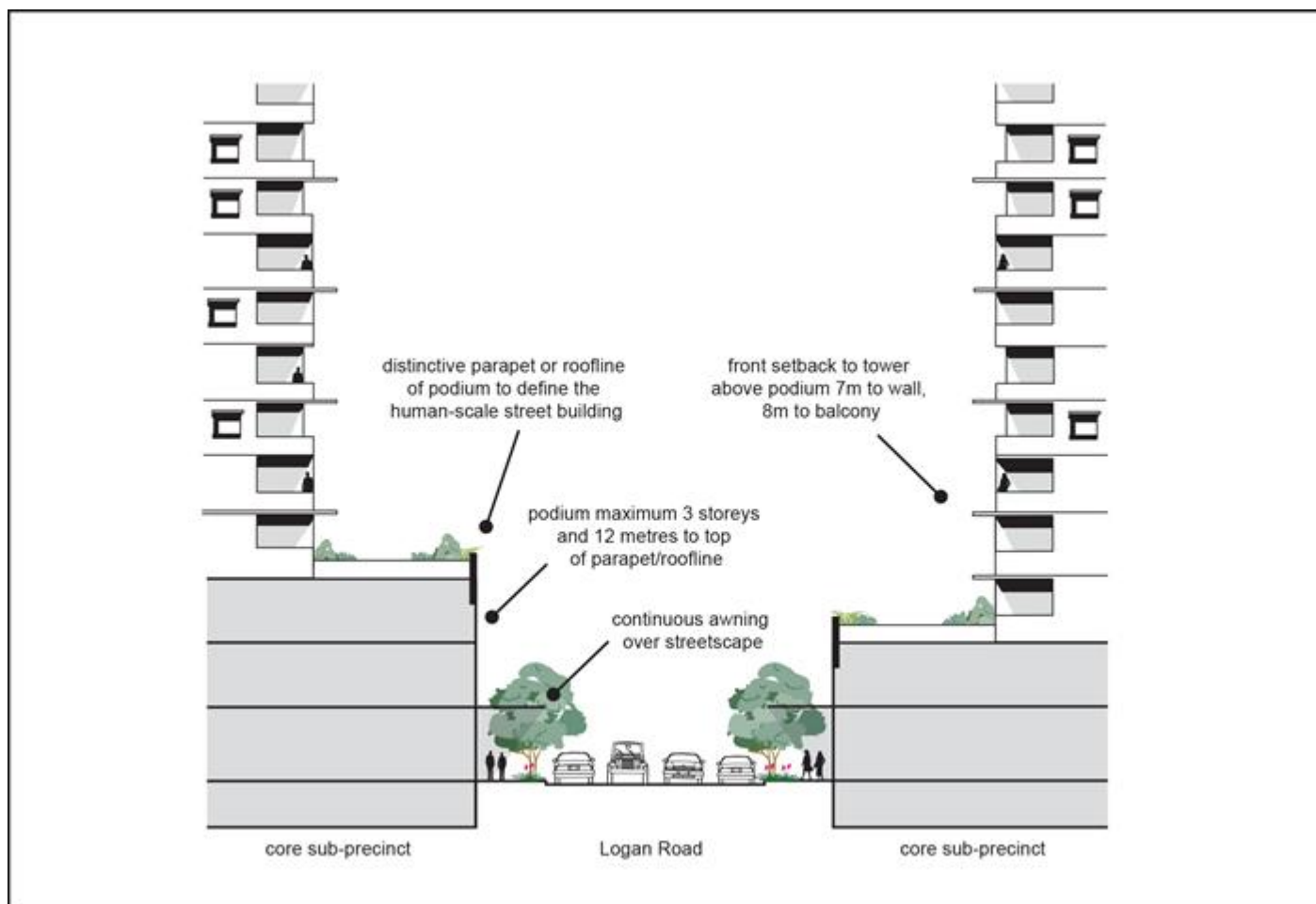


Figure g—Logan Road cross section, Active frontage - primary (a), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of [Figure Figure g—329-427 Logan—Logan Road cross section, active frontage - primary \(a\), Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

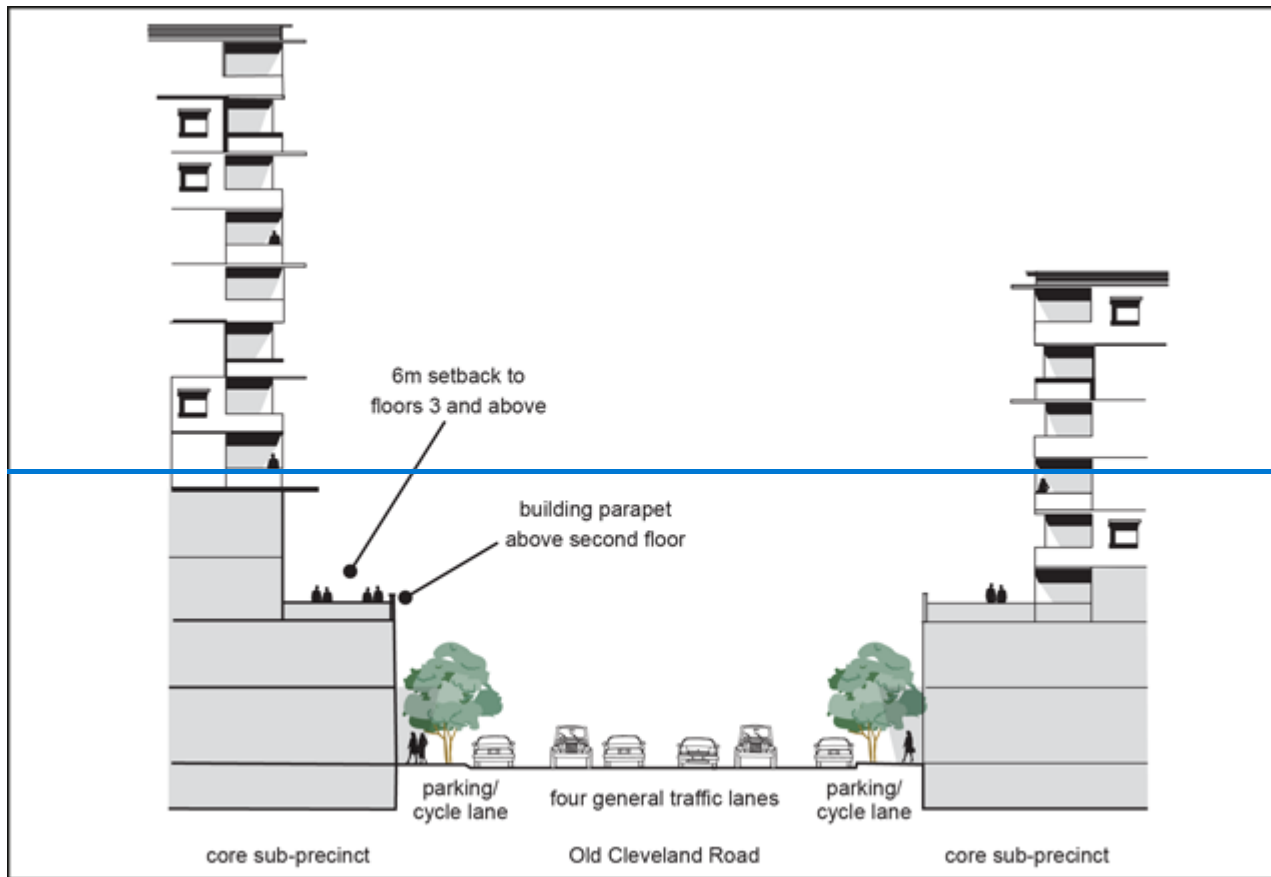


Figure h—Logan Road and Old Cleveland Roads cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

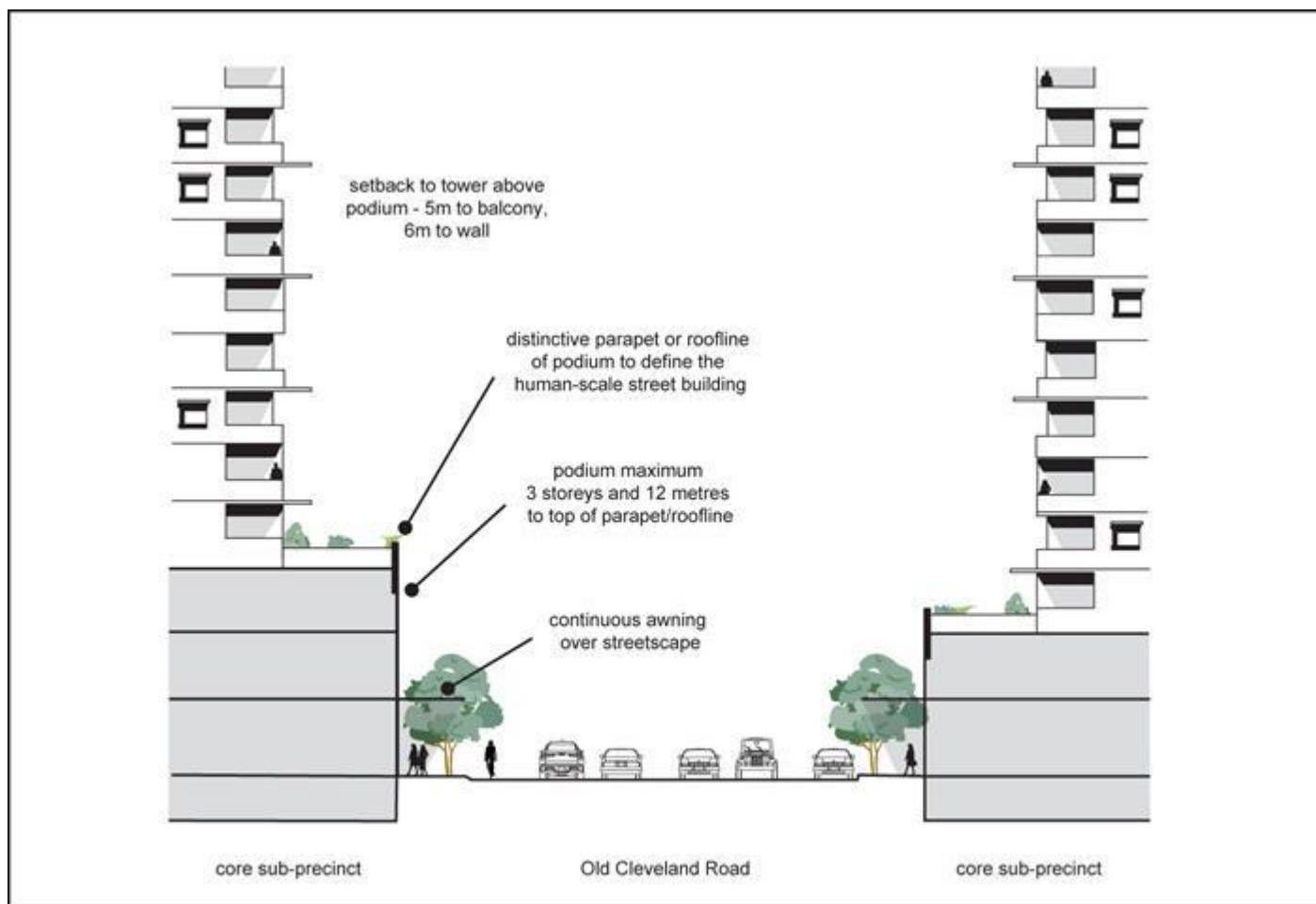


Figure h—Logan Road and Old Cleveland Road cross section, Active frontage - primary (b), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure h—Logan Road and Old Cleveland Road cross section, Active frontage - primary \(b\), Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure h—Logan Road and Old Cleveland Roads cross section, Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

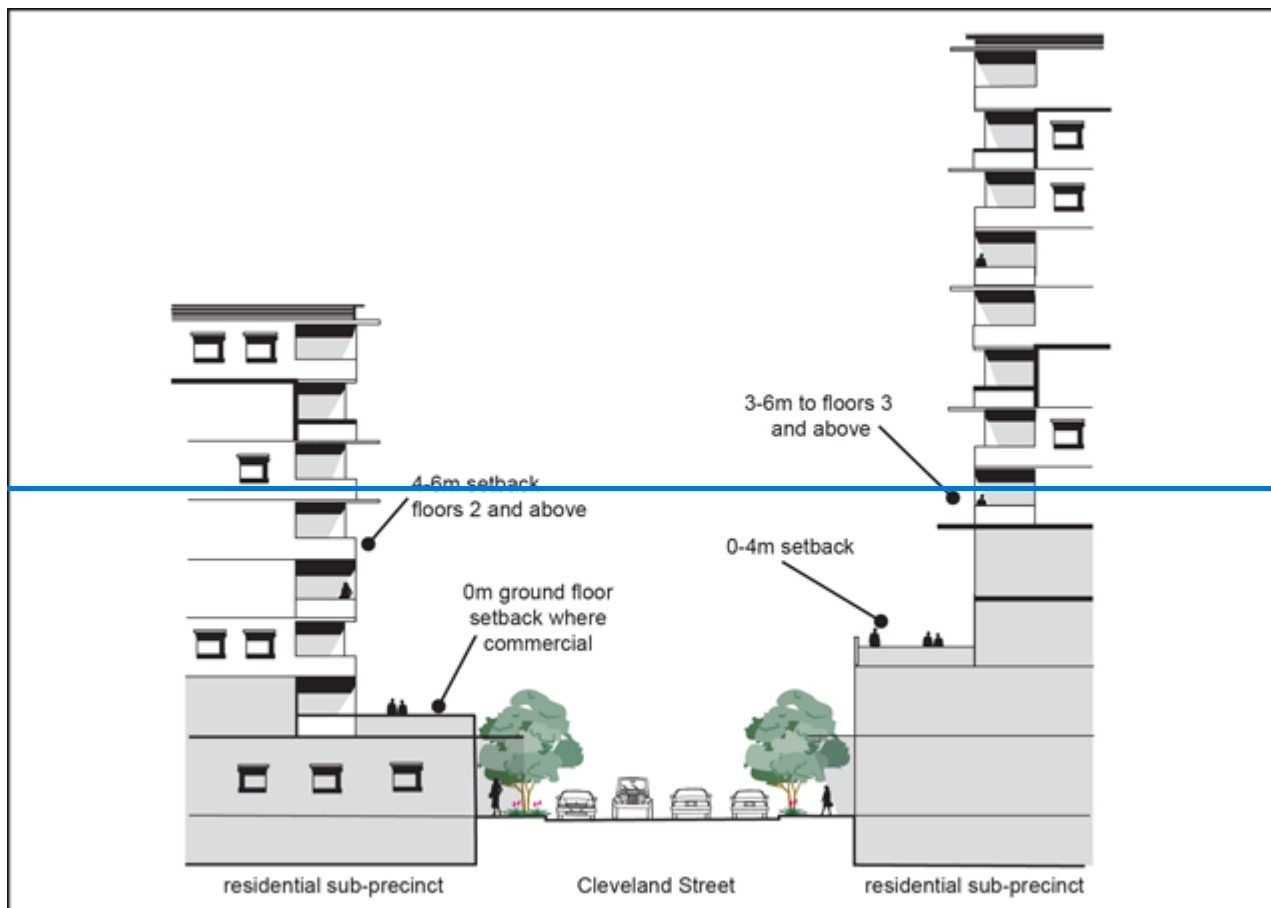


Figure i—Cleveland Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

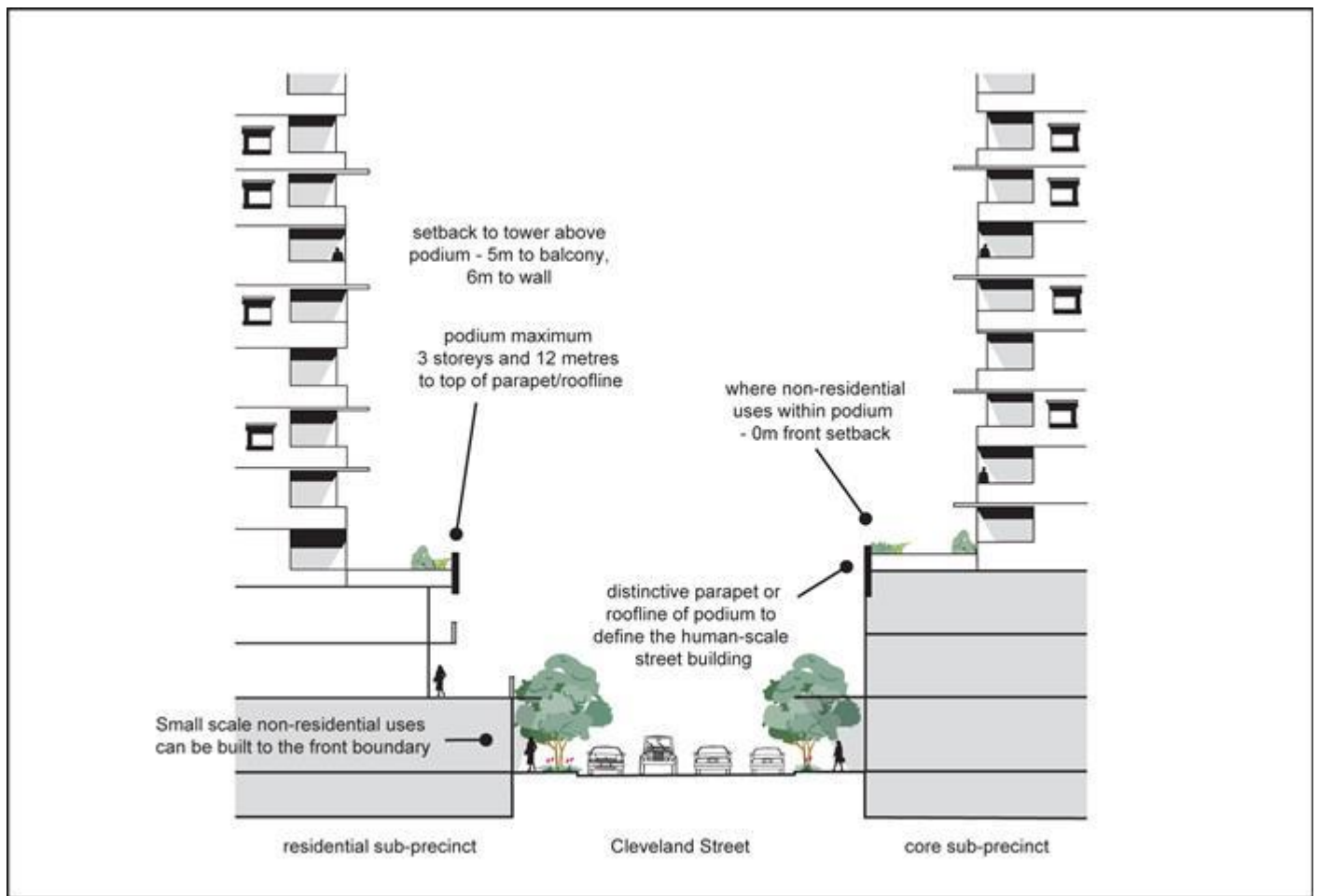


Figure i—Cleveland Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure i—Cleveland Street cross section, Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure i—Cleveland Street cross section, Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

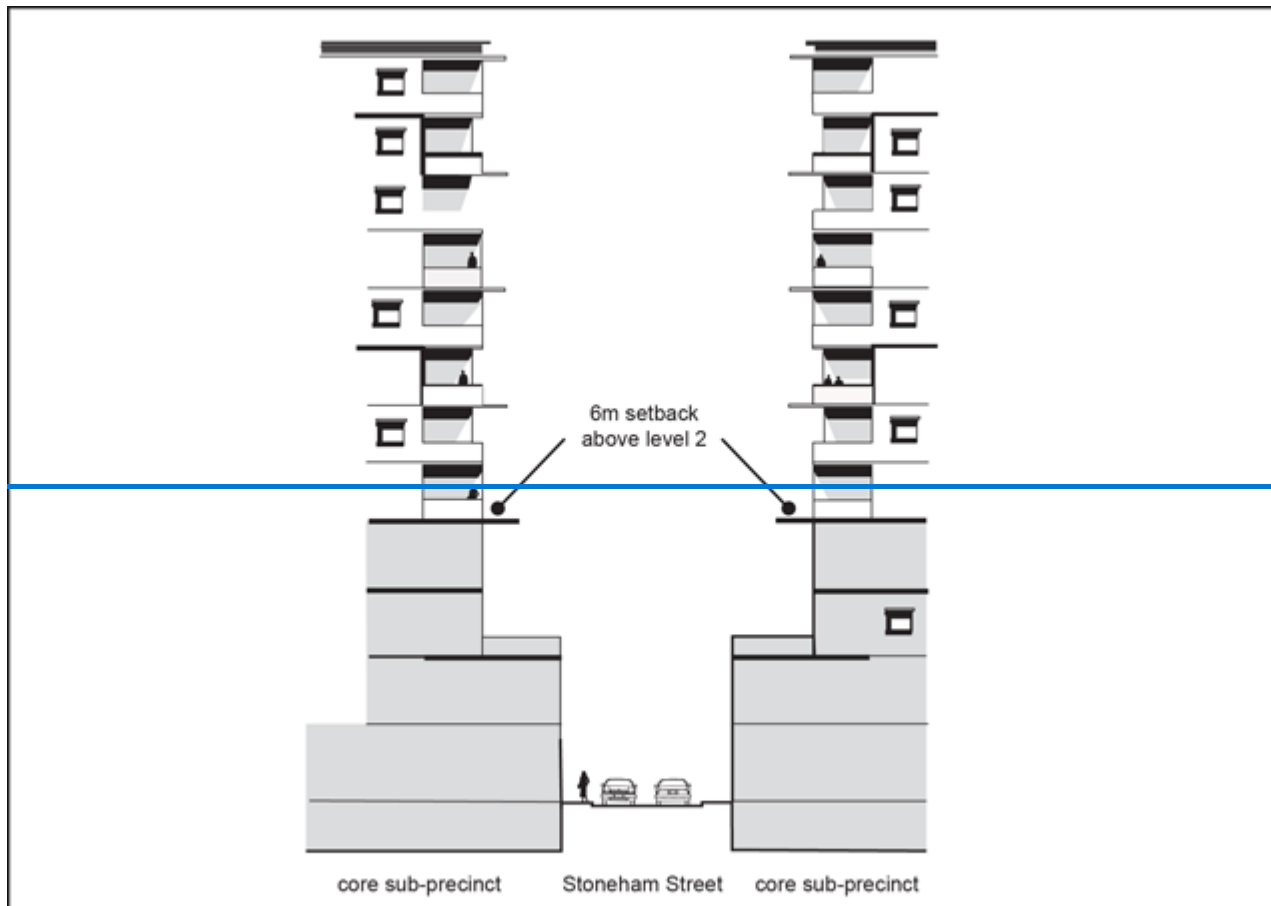


Figure j—Stoneham Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

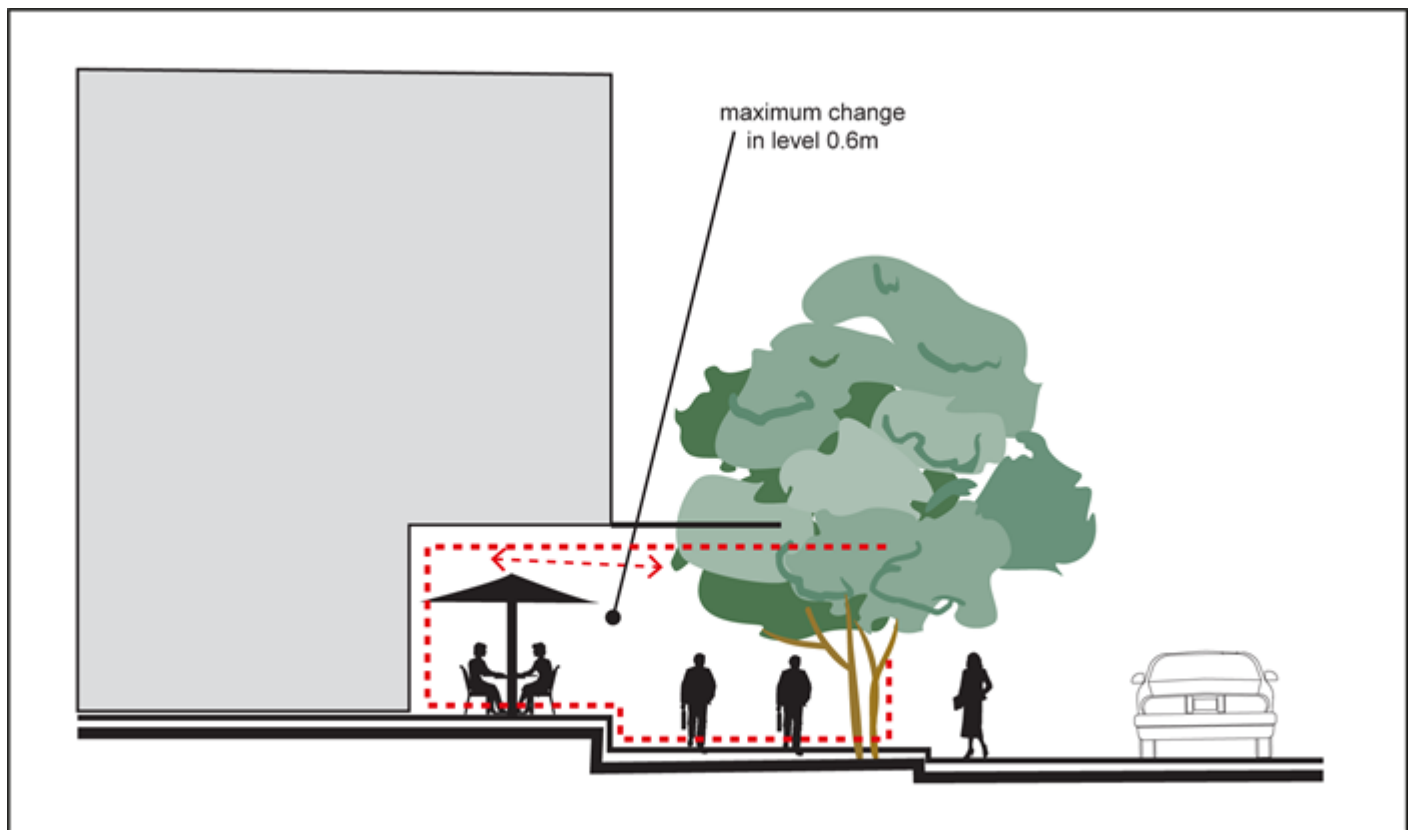


Figure j—Active frontage – primary, Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure j—Active frontage primary, Coorparoo precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

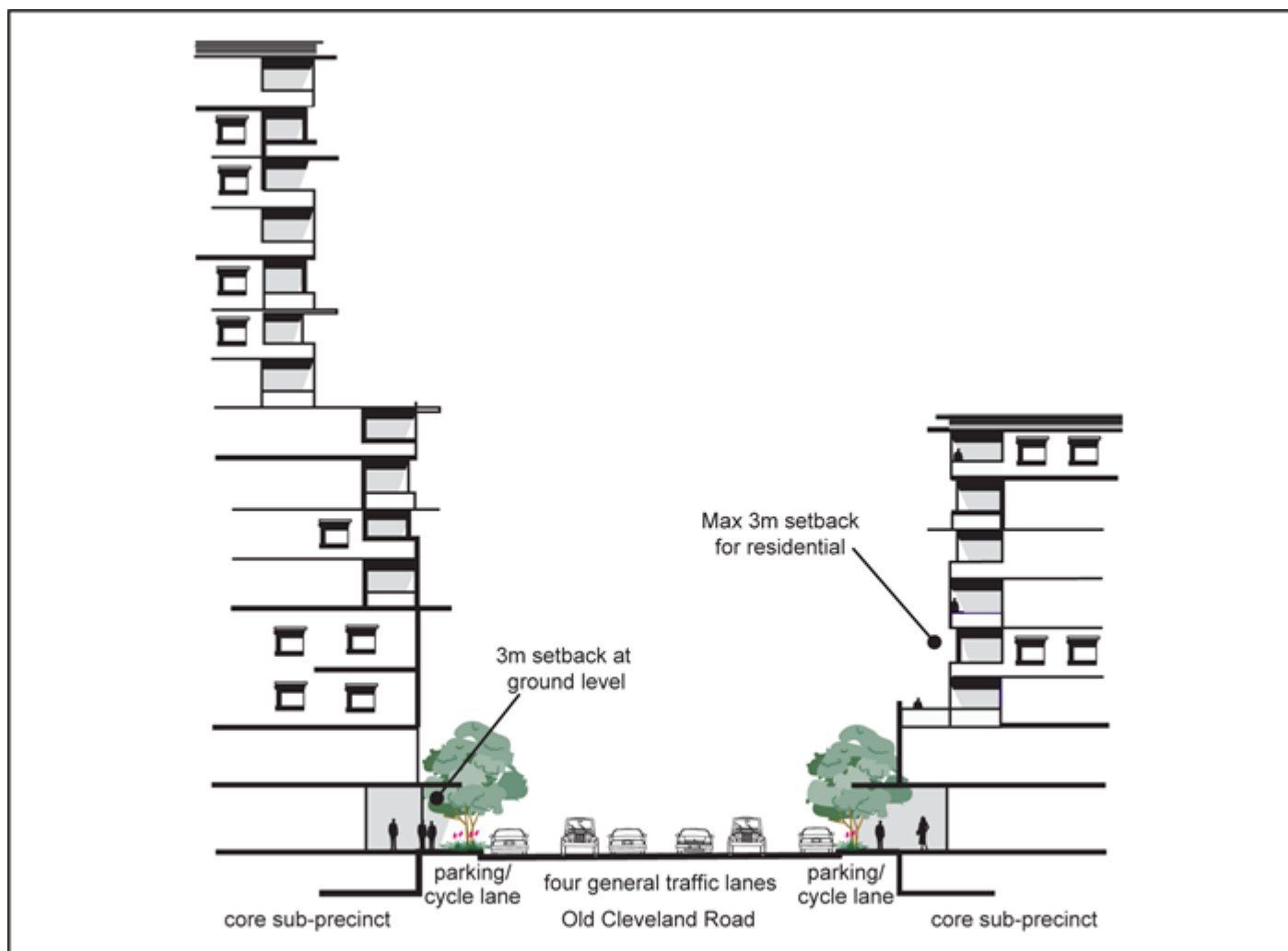


Figure k—Old Cleveland Road cross section, Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure k—Old Cleveland Road cross section, Coorparoo precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure j—Stoneham Street cross section, Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

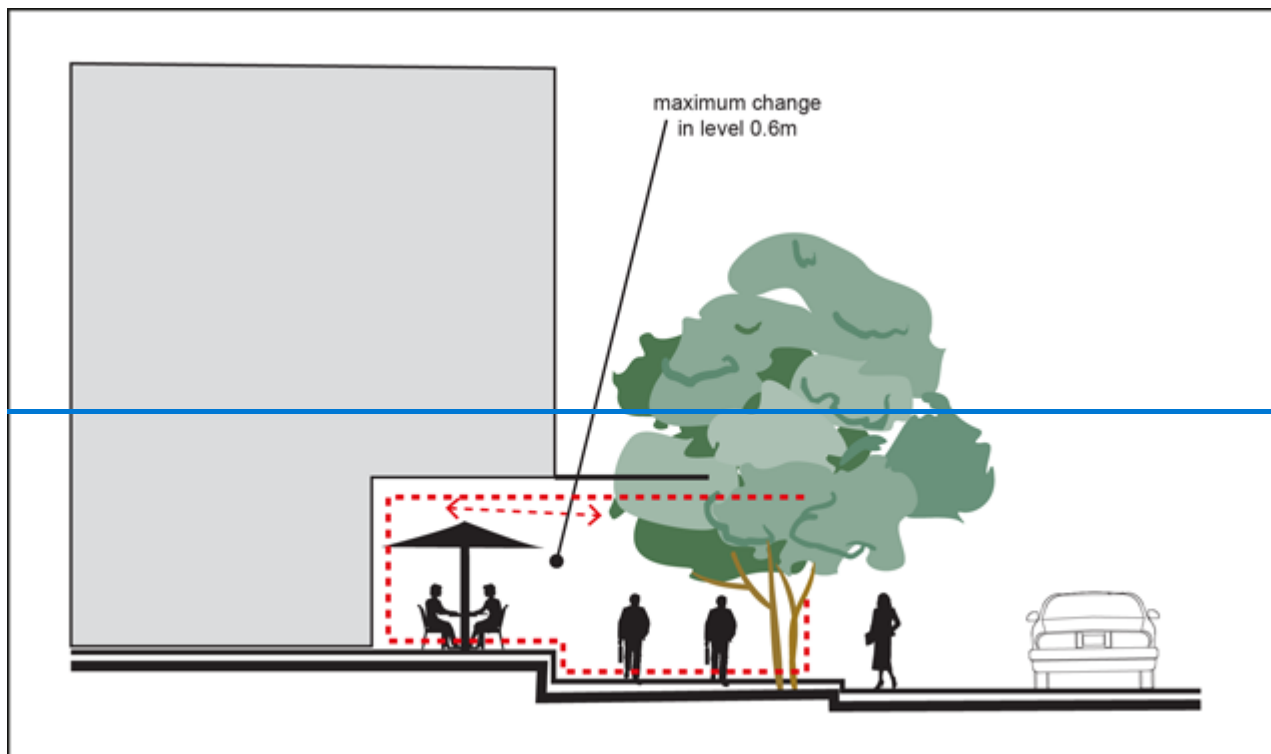


Figure k—Active frontage – primary, Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure k—Active frontage—primary, Coorparoo precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

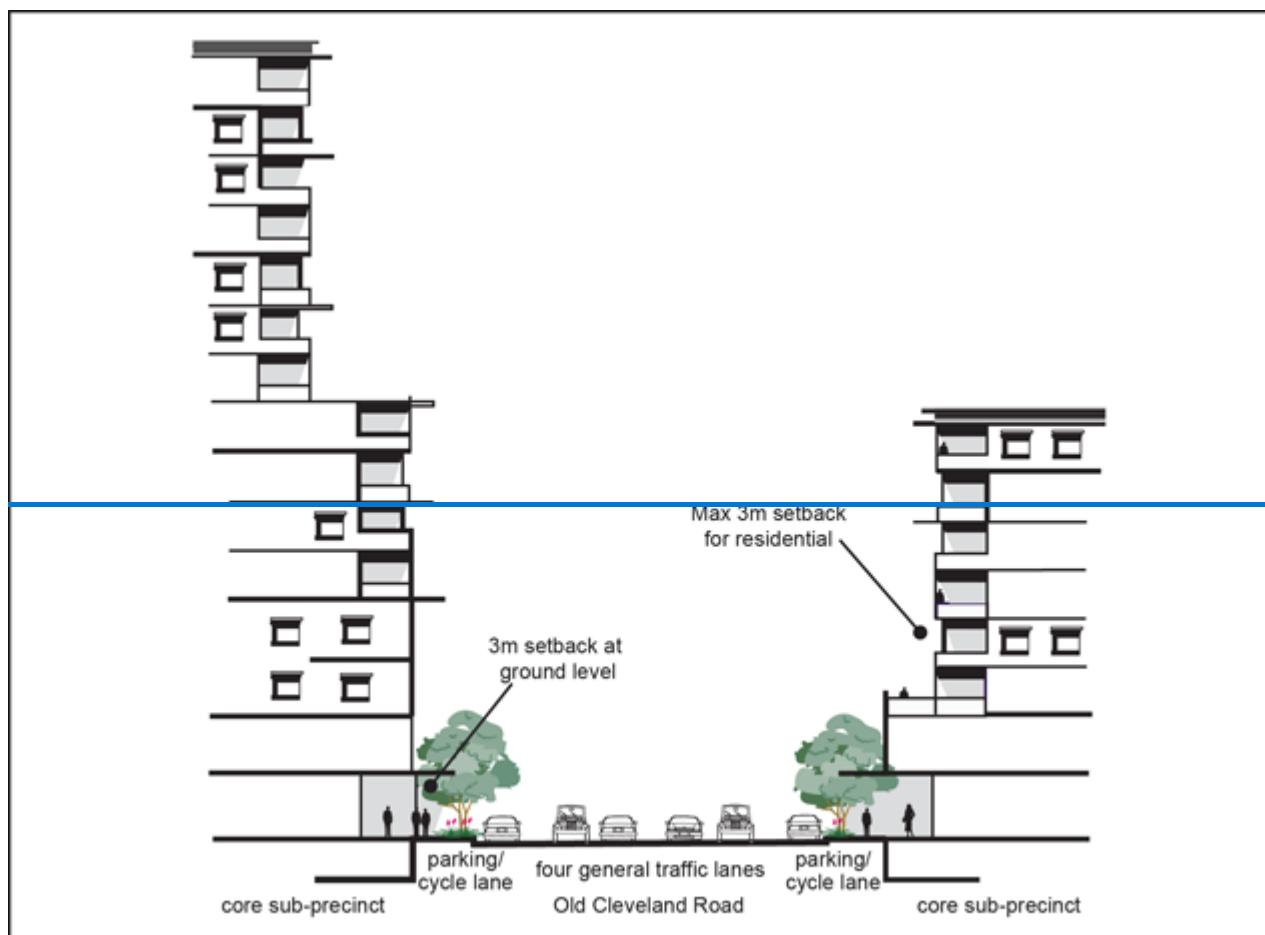


Figure I—Old Cleveland Road cross section, Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure I—Old Cleveland cross section, Coorparoo precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

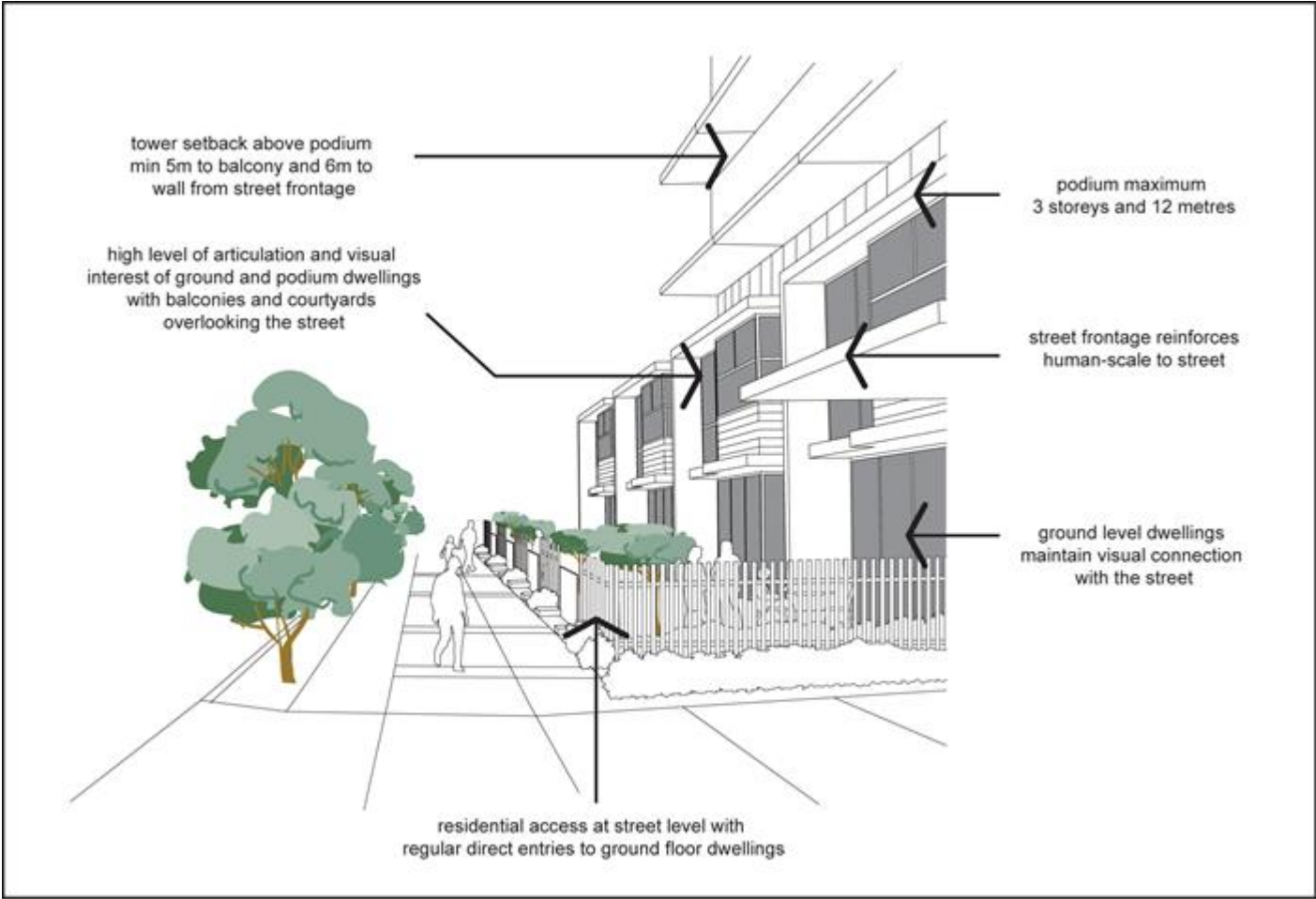


Figure I—Residential sub-precinct street building interface, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure I—Residential sub-precinct street building interface, Stones Corner precinct](#)

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Not applicable	ZM-001	Zoning map Map tiles 28 and 29	5 December 2025
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Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps

Table SC2.3.1—Neighbourhood plan maps

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022

Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	OM-001.1	Active frontages in residential zones overlay map Map tiles 28 and 29	5 December 2025
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017

	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	4 September 2015

	OM-001.7	Airport environs overlay map— Australian Noise Exposure Forecast Contour Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map— Australian Noise Exposure Forecast Contour Map tile 6, 7, 13, 14, 21, 22 and 29	27 May 2022
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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	16 February 2018

		Map tile 28	
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	14 September 2018
	OM-003.2	Commercial character building overlay map Map tile 13	23 November 2018
	OM-003.2	Commercial character building overlay map Map tile 36	26 July 2019
	OM-003.2	Commercial character building overlay map Map tile 13	28 February 2020
	OM-003.2	Commercial character building overlay map Map tiles 2, 12, 13, 19, 20, 21, 28, 29, 30 and 35	28 May 2021
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	27 May 2022
	OM-003.2	Commercial character building overlay map Map tile 6	10 March 2023
	OM-003.2	Commercial character building overlay map Map tiles 20, 28, 35, 36, 43 and 44	27 June 2025
	OM-003.2	Commercial character building overlay map Map tiles 28 and 29	5 December 2025
	OM-003.3	Critical infrastructure and movement network overlay map	30 June 2014
	OM-003.3	Critical infrastructure and movement network overlay map Map tile 18	24 March 2017
	OM-003.4	Community purposes network overlay map Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	29 June 2018
	OM-003.4	Community purposes network overlay map	10 December 2021

		Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	
	OM-003.4	Community purposes network overlay map All map tiles	27 June 2025

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019

	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	OM-004.1	Dwelling house character overlay map Map tiles 28 and 29	5 December 2025

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

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	13 May 2016

		Map tiles 20 and 21	
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 19 and 27	31 May 2019
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35, 36, 43 and 44	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017

	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47, and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28 and 29	5 December 2025

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

1.1.1 Relationship to planning scheme

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO9.3	Section 3.7.4.8; Chapter 6
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO11.1	Section 3.7
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO18.1	Chapter 4
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	PO37	Chapter 6
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Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	PO39 PO46	Chapter 10
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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

11 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Tailored	Tailored amendment to planning scheme (Chapter 1, Part 1 of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5(g) of MGR). Refer to Amendment v35.00/2025 for further detail.
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SCHEDULE OF MAPPING AMENDMENTS

Tailored amendments to *Brisbane City Plan 2014* – Stones Corner Suburban Renewal Precinct Plan Planning Scheme Map 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 28)	Lot 1 on SP114509	11 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
2.	ZM-001 (Map tile 28)	Lot 3 on RP146766	17 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
3.	ZM-001 (Map tile 28)	Lot 1 on SP344077	23 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
4.	ZM-001 (Map tile 28)	Lot 68 on RP12942	27 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
5.	ZM-001 (Map tile 28)	Lot 69 on RP12942	29 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
6.	ZM-001 (Map tile 28)	Lot 70 on RP12942	31 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
7.	ZM-001 (Map tile 28)	Lot 71 on RP12942	33 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
8.	ZM-001 (Map tile 28)	Lot 1, 2 on SP116958	1-2 / 35 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
9.	ZM-001 (Map tile 28)	Lot 87 on RP12942	39 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

10.	ZM-001 (Map tile 28)	Lot 88 on RP12942	41 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
11.	ZM-001 (Map tile 28)	Lot 1 on RP127418	45 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
12.	ZM-001 (Map tile 28)	Lot 110 on RP12942	51 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
13.	ZM-001 (Map tile 28)	Lot 111 on RP12942	53 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
14.	ZM-001 (Map tile 28)	Lot 112 on RP12942	55 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
15.	ZM-001 (Map tile 28)	Lot 113 on RP12942	57 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
16.	ZM-001 (Map tile 28)	Lot 114 on RP12942	59 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
17.	ZM-001 (Map tile 28)	Lot 1 on RP50861	61 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
18.	ZM-001 (Map tile 28)	Lot 2 on RP50861	63 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
19.	ZM-001 (Map tile 28)	Lot 144 on RP12942	71 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
20.	ZM-001 (Map tile 28)	Lot 00000, 1-5 on BUP6733	1-5 / 75 CLEVELAND ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
21.	ZM-001 (Map tile 28)	Lot 147 on RP12942	77 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
22.	ZM-001 (Map tile 28)	Lot 00000, 1-6 on BUP2464	1-6 / 79 CLEVELAND ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

23.	ZM-001 (Map tile 28)	Lot 150 on RP12942	81 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
24.	ZM-001 (Map tile 28)	Lot 151 on RP12942	83 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
25.	ZM-001 (Map tile 28)	Lot 00000, 1-8 on BUP1192	1-8 / 85 CLEVELAND ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
26.	ZM-001 (Map tile 28)	Lot 156 on RP99404	87 CLEVELAND ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
27.	ZM-001 (Map tile 28)	Lot 130 on RP12942	222 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
28.	ZM-001 (Map tile 28)	Lot 131 on RP12942	224 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
29.	ZM-001 (Map tile 28)	Lot 132 on RP12942	226 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
30.	ZM-001 (Map tile 28)	Lot 133 on RP12942	228 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
31.	ZM-001 (Map tile 28)	Lot 134 on RP12942	230 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
32.	ZM-001 (Map tile 28)	Lot 135 on RP12942	232 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
33.	ZM-001 (Map tile 28)	Lot 136 on RP12942	234 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
34.	ZM-001 (Map tile 28)	Lot 137 on RP12942	236 CORNWALL ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
35.	ZM-001 (Map tile 28)	Lot 100 on SP316188	1 FLORA ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

36.	ZM-001 (Map tile 28)	Lot 00000, 1-4 on SP156455	1-4 / 6 FLORA ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
37.	ZM-001 (Map tile 28)	Lot 00000, 1-92 on SP314636	1-92 / 9 FLORA ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
38.	ZM-001 (Map tile 28)	Lot 00000, 1001-1008, 1101-1113, 1201-1213, 1301-1313, 1401-1409, 1501-1509, 1601-1609, 1701-1709, 1801-1807 on SP330684	1001-1008, 1101-1113, 1201-1213, 1301-1313, 1401-1409, 1501-1509, 1601-1609, 1701-1709, 1801-1807 / 10 FLORA ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
39.	ZM-001 (Map tile 28)	Lot 00000, 111, 121-123, 131-133, 141-143, 151-153, 161-163 on SP281725	111, 121-123, 131-133, 141-143, 151-153, 161-163/26 Gladys Street and common property	STONES CORNER	LII - Low impact industry zone / SR - Sport and recreation zone	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
40.	ZM-001 (Map tile 28)	Lot 0, 00000, 213, 214, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 on SP281725	213, 214, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284/32 Gladys Street and common property	STONES CORNER	LII - Low impact industry zone / SR - Sport and recreation zone	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
41.	ZM-001 (Map tile 28)	Lot 0, 00000, 311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371, 372 on SP281725	311-315, 321-324, 331-334, 341-343, 351-353, 361-363,	STONES CORNER	LII - Low impact industry zone / SR - Sport and recreation zone	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

			371, 372/38 Gladys Street and common property				
42.	ZM-001 (Map tile 28)	Lot 52 on RP12942	24 LINCOLN ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
43.	ZM-001 (Map tile 28)	Lot 51 on RP12942	26 LINCOLN ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
44.	ZM-001 (Map tile 28)	Lot 00000, 101-109, 201-212, 301-312, 401-412, 501-512, 601-612, 701-712, 801-812 on SP283945	101-109, 201-212, 301-312, 401-412, 501-512, 601-612, 701-712, 801-812 / 54 LINCOLN ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
45.	ZM-001 (Map tile 28)	Lot 74 on RP12942	5 REGINA ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
46.	ZM-001 (Map tile 28)	Lot 75 on RP12942	7 REGINA ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
47.	ZM-001 (Map tile 28)	Lot 00000, 1-12 on BUP633	1-12 / 8 REGINA ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
48.	ZM-001 (Map tile 28)	Lot 00000, 101-105, 201-208, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808 on SP272954	101-105, 201-208, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808 / 9 REGINA ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
49.	ZM-001 (Map tile 28)	Lot 2 on RP110210	12 REGINA ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
50.	ZM-001 (Map tile 28)	Lot 00000, 1-8 on BUP235	1-8 / 16 REGINA ST and	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

			common property				
51.	ZM-001 (Map tile 28)	Lot 1 on RP64997	17 REGINA ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
52.	ZM-001 (Map tile 28)	Lot 118 on RP12942	5 ZILLAH ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
53.	ZM-001 (Map tile 28)	Lot 00000, 1-6 on BUP2284	1-6 / 7 ZILLAH ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
54.	ZM-001 (Map tile 28)	Lot 00000, 101, 201-208, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808, 901-903 on SP281622	101, 201-208, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808, 901-903 / 8 ZILLAH ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
55.	ZM-001 (Map tile 28)	Lot 00000, 1-8, 101-111, 201-211, 301-311, 401-411, 501-511, 601-611, 701-710, 801-804 on SP297631	1-8, 101-111, 201-211, 301-311, 401-411, 501-511, 601-611, 701-710, 801-804 / 9 ZILLAH ST and common property	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
56.	ZM-001 (Map tile 28)	Lot 129 on RP12942	10 ZILLAH ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
57.	ZM-001 (Map tile 28)	Lot 128 on RP12942	12 ZILLAH ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
58.	ZM-001 (Map tile 28)	Lot 127 on RP12942	14 ZILLAH ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.
59.	ZM-001 (Map tile 28)	Lot 126 on RP12942	16 ZILLAH ST	STONES CORNER	HDR1 - High density residential zone (Up to 8 storeys zone precinct)	HDR2 - High density residential zone (Up to 15 storeys zone precinct)	To reflect the zone changes included in the proposed Stones Corner suburban renewal precinct plan.

Neighbourhood Plan Maps

NPM-005.2 Eastern corridor neighbourhood plan

Table 2 - Change the neighbourhood plan precinct of the following properties

Item no.	Map number	Lot plan description	Address	Suburb	Details of change		Reason
					From	To	
60.	NPM-005.2	Lot 00000, 111, 121-123, 131-133, 141-143, 151-153, 161-163 on SP281725	111, 121-123, 131-133, 141-143, 151-153, 161-163 / 26 GLADYS ST and common property	STONES CORNER	None	Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
61.	NPM-005.2	Lot 0, 00000, 213, 314, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 on SP281725	213-214, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 / 32 GLADYS ST and common property	STONES CORNER	None	Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
62.	NPM-005.2	Lot 0, 00000, 311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371, 372 on SP281725	311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371-372 / 38 GLADYS ST and common property	STONES CORNER	None	Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

Table 3 - Change the neighbourhood plan sub-precinct of the following properties

Item no.	Map number	Lot plan description	Address	Suburb	Details of change		Reason
					From	To	
63.	NPM-005.2	Lot 00000, 1-11 on SP149717	1-11 / 88 CLEVELAND ST and common property	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

64.	NPM-005.2	Lot 165 on RP12942	92 CLEVELAND ST	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
65.	NPM-005.2	Lot 00000, 1-14 on BUP7438	1-14 / 96 CLEVELAND ST and common property	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
66.	NPM-005.2	Lot 162 on RP12942	98 CLEVELAND ST	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
67.	NPM-005.2	Lot 1 on RP77074	100 CLEVELAND ST	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
68.	NPM-005.2	Lot 11 on SP222216	2A CONSTANCE ST	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b) / Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) / Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
69.	NPM-005.2	Lot 1 on RP123177	260A CORNWALL ST	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
70.	NPM-005.2	Lot 00000, 111, 121-123, 131-133, 141-143, 151-153, 161-163 on SP281725	111, 121-123, 131-133, 141-143, 151-153, 161-163 / 26 GLADYS ST and common property	STONES CORNER	None	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
71.	NPM-005.2	Lot 0, 00000, 213, 314, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 on SP281725	213-214, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 / 32	STONES CORNER	None	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

			GLADYS ST and common property				
72.	NPM-005.2	Lot 0, 00000, 311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371, 372 on SP281725	311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371-372 / 38 GLADYS ST and common property	STONES CORNER	None	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
73.	NPM-005.2	Lot 313 on SP241008	9A Laura Street	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b) / Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
74.	NPM-005.2	Lot 2 on RP196509	4A Laura Street	STONES CORNER	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
75.	NPM-005.2	Lot 8 on SP240995	286 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
76.	NPM-005.2	Lot 12 on RP12803	288 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
77.	NPM-005.2	Lot 13 on RP12803	302 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
78.	NPM-005.2	Lot 14 on RP12803	304 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
79.	NPM-005.2	Lot 15 on RP12803	306 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

80.	NPM-005.2	Lot 2 on RP54715	308 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
81.	NPM-005.2	Lot 17 on RP54715	310 LOGAN RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
82.	NPM-005.2	Lot 254 on RP12942	443 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
83.	NPM-005.2	Lot 1 on RP132878	445 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
84.	NPM-005.2	Lot 10 on RP142594	449 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
85.	NPM-005.2	Lot 9 on RP142594	455 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
86.	NPM-005.2	Lot 8 on RP142594	457 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
87.	NPM-005.2	Lot 7 on RP150509	461 LOGAN RD	STONES CORNER	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
88.	NPM-005.2	Lot 1 on RP85234	2 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
89.	NPM-005.2	Lot 2 on RP85234	12 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

90.	NPM-005.2	Lot 28 on RP12803	16 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
91.	NPM-005.2	Lot 29 on RP12803	20 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
92.	NPM-005.2	Lot 25 on SP241002	34 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
93.	NPM-005.2	Lot 33 on RP12803	38 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
94.	NPM-005.2	Lot 48 on RP12803	46 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
95.	NPM-005.2	Lot 49 on RP12803	48 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
96.	NPM-005.2	Lot 50 on RP12803	52 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
97.	NPM-005.2	Lot 51 on RP12803	58 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
98.	NPM-005.2	Lot 52 on RP12803	60 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
99.	NPM-005.2	Lot 53 on RP12803	62 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.
100.	NPM-005.2	Lot 54 on RP12803	66 OLD CLEVELAND RD	STONES CORNER	Stones Corner corridor sub-precinct (Eastern	Stones Corner core sub-precinct (Eastern corridor	To reflect the sub-precinct changes included in the proposed Stones

					corridor neighbourhood plan/NPP-003b)	neighbourhood plan/NPP-003a)	Corner suburban renewal precinct plan.
101.	NPM-005.2	Lot 00000, 1-5 on BUP6462	1-5 / 72 OLD CLEVELAND RD and common property	STONES CORNER	Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	To reflect the sub-precinct changes included in the proposed Stones Corner suburban renewal precinct plan.

Overlay Maps

OM-001.1 Active frontages in residential areas overlay map

Table 4 - Amend the Active frontages in residential areas overlay

Item no.	Map number	Description of change	Reason
102.	OM-001.1 (Map tile 28)	Removal of active frontages in residential areas on front property boundaries around Gladys Street	To reflect the changes to the Active frontages in residential areas overlay proposed in the Stones Corner suburban renewal precinct plan

OM-003.2 Commercial character building overlay map

Table 5 - Add the Commercial character building overlay to the following properties

Item no.	Map number	Lot plan description	Address	Suburb	Reason
103.	OM-003.2 (Map tile 28)	Lot 2 on RP96668	55 OLD CLEVELAND RD	STONES CORNER	To reflect the changes to the Commercial character building overlay included in the proposed Stones Corner suburban renewal precinct plan
104.	OM-003.2 (Map tile 28)	Lot 1 on RP80529	53 OLD CLEVELAND RD	STONES CORNER	To reflect the changes to the Commercial character building overlay included in the proposed Stones Corner suburban renewal precinct plan

OM-004.1 Dwelling house character overlay map

Table 6 - Add the Dwelling house character overlay to the following properties

Item no.	Map number	Lot plan description	Address	Suburb	Reason
105.	OM-004.1 (Map tile 28 and 29)	Lot 00000, 111, 121-123, 131-133, 141-143, 151-153, 161-163 on SP281725	111, 121-123, 131-133, 141-143, 151-153, 161-163 / 26 GLADYS ST	STONES CORNER	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan
106.	OM-004.1 (Map tile 28 and 29)	Lot 0, 00000, 213, 314, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 on SP281725	213-214, 221-224, 231-234, 241-244, 251-254, 261-264, 271-274, 281-284 / 32 GLADYS ST	STONES CORNER	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan
107.	OM-004.1 (Map tile 28 and 29)	Lot 0, 00000, 311- 315, 321-324, 331- 334, 341-343, 351 - 353, 361-363, 371, 372 on SP281725	311-315, 321-324, 331-334, 341-343, 351-353, 361-363, 371-372 / 38 GLADYS ST	STONES CORNER	To reflect the precinct changes included in the proposed Stones Corner suburban renewal precinct plan

OM-019.2 Streetscape hierarchy overlay map

Table 7 - Remove the Corner land dedication sub-category from the following properties

Item no.	Map number	Lot plan description	Address	Suburb	Reason
108.	OM-019.2 (Map tile 28)	Lot 207 on RP12942	273 LOGAN RD	STONES CORNER	To reflect the changes to the Streetscape hierarchy overlay included in the proposed Stones Corner suburban renewal precinct plan
109.	OM-019.2 (Map tile 28)	Lot 1 on RP80529	53 OLD CLEVELAND RD	STONES CORNER	To reflect the changes to the Streetscape hierarchy overlay included in the proposed Stones Corner suburban renewal precinct plan

Table 8 - Add the Corner land dedication sub-category to the following property

Item no.	Map number	Lot plan description	Address	Suburb	Reason
110.	OM-019.2 (Map tile 28)	Lot 7 on RP150509	461 LOGAN RD	STONES CORNER	To reflect the changes to the Streetscape hierarchy overlay included in the proposed Stones Corner suburban renewal precinct plan

Table 9 - Amend the Streetscape hierarchy overlay

Item no.	Map number	Description of change	Reason
111.	OM-019.2 (Map tile 28)	Update streetscape hierarchy sub-category to Neighbourhood street major on the west side of Lincoln Street.	To reflect the changes to the Streetscape hierarchy overlay proposed in the Stones Corner suburban renewal precinct plan.
112.	OM-019.2 (Map tile 28)	Update streetscape hierarchy sub-category to Neighbourhood street major on Gladys Street, Laura Street and Edith Street.	To reflect the changes to the Streetscape hierarchy overlay proposed in the Stones Corner suburban renewal precinct plan.
113.	OM-019.2 (Map tile 28)	Update streetscape hierarchy sub-category to Centre street minor around Constance Street and the busway commuter carpark. Amend extent to reflect cadastre changes.	To reflect the changes to the Streetscape hierarchy overlay proposed in the Stones Corner suburban renewal precinct plan.
114.	OM-019.2 (Map tile 28)	Remove the Streetscape hierarchy overlay from the intersection of Gladys Street and Logan Road.	To reflect the changes to the Streetscape hierarchy overlay proposed in the Stones Corner suburban renewal precinct plan.
115.	OM-019.2 (Map tile 28)	Update streetscape hierarchy Locality street sub-category around Elizabeth Place to reflect cadastre changes.	To reflect the changes to the Streetscape hierarchy overlay proposed in the Stones Corner suburban renewal precinct plan.