Brisbane City Council City Plan 2014

Amendment - Fortitude Valley Sustainable Growth Precinct Plan

Part 1 About the planning scheme

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Fortitude Valley neighbourhood plan	NPP-001: ~~Gotha Street~~Valley stitch NPP-001a: Valley parks NPP-002: Valley heart NPP-002a: ~~Special context area~~Valley character NPP-003: Valley village NPP-004: Valley gateway NPP~~-004~~-004a: Light Street hill transition NPP-005: Valley edge NPP-005a: Spring Hill transition NPP-006: Valley lifestyle NPP-006a: James Street NPP-006b: Berwick Street NPP-006c: Chester Street NPP-006d: New Farm and Teneriffe hill transition NPP-007: Light Street hill ~~NPP-005: James Street~~ ~~NPP-006: Water Street~~

Table 1.2.3—Overlays and overlay codes

Reason for change: To amend parts of City Plan to introduce a new special entertainment precinct overlay code

Special entertainment precinct overlay	Special entertainment precinct overlay code

Part 5 Tables of assessment \ Neighbourhood Plans \ Fortitude Valley neighbourhood plan

Table 5.9.28.A—Fortitude Valley neighbourhood plan: material change of use

Reason for change: To clarify and provide additional guidance to achieve intended outcomes and ensure the Fortitude Valley Sustainable growth precinct plan delivers on high quality built form outcomes

If in the Principal centre zone or Mixed use zone

Reason for change: To clarify and provide additional guidance to achieve intended outcomes and ensure the Fortitude Valley Sustainable growth precinct plan delivers on high quality built form outcomes

MCU, whether or not subsequently listed in this table	**Assessable development—Impact assessment**	
	If involving a new premises or an existing premises with an increase in gross floor area, where: a. greater than the maximum building height specified in Table 7.2.6.4.3B; or b. greater than the tower site cover specified in the Fortitude Valley neighbourhood plan code	The planning scheme including: Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code

Reason for change: Removal of redundant content

~~**If in the City Centre zone precinct of the Principal centre zone or the Inner city zone precinct of the Mixed use zone**~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Bar	**Accepted development, subject to compliance with identified requirements**	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	Not applicable
	~~If involving an existing premises,~~	~~Not applicable~~

	~~where:~~ a. ~~on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ b. ~~complying with all acceptable outcomes in section A of the Centre or mixed use code~~	
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	~~If involving an existing premises, where:~~ a. ~~on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ b. ~~not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the~~	~~Fortitude Valley neighbourhood plan code~~

	special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where: a. gross floor area is greater than 100m² for any licensed part of the premises; or b. located in the same building as, or within 5m from, a residential use	Centre or mixed use code—purpose, overall outcomes and section A outcomes only

Reason for change: Removal of redundant content

Club	**Assessable development—Code assessment**	
	If involving an existing premises, where on a site indicated as SEA core or SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code	Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code

Reason for change: Removal of redundant content

Food and drink outlet	**Accepted development, subject to compliance with identified requirements**	
	If involving an existing premises, where: a. on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. gross floor area is no greater than 100m² for any licensed part of the premises; c. not located in the same building as, or within 5m from, a residential use; d. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	If involving an existing premises, where: a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. complying with all acceptable outcomes in section A of the	Not applicable

	~~Centre or mixed use code~~	
	~~**Assessable development—Code assessment**~~	
	~~If involving an existing premises, where:~~ a. ~~on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ b. ~~gross floor area is no greater than 100m² for any licensed part of the premises;~~ c. ~~not located in the same building as, or within 5m from, a residential use;~~ d. ~~not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises, where:~~ a. ~~on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ b. ~~not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where:~~ a. ~~gross floor area is greater than 100m² for any licensed part of the premises; or~~ b. ~~located in the same building as, or within 5m from, a residential use~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Hotel	**Accepted development, subject to compliance with identified requirements**	
	If ~~involving~~contained within an	Not applicable

	existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Not applicable~~
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the	Centre or mixed use code—purpose, overall outcomes and section A outcomes only

	premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where:~~ ~~a. gross floor area is greater than 100m² for any licensed part of the premises; or~~ ~~b. located in the same building as, or within 5m from, a residential use~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~

Reason for change: Removal of redundant content

~~Indoor sport and recreation~~	~~**Assessable development—Code assessment**~~	
	~~If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—section A acceptable outcomes only~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Nightclub entertainment facility	**Accepted development, subject to compliance with identified requirements**	
	If ~~involving~~contained within an	Not applicable

	existing premises, where: a. ~~on a site indicated as SEA buffer~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Not applicable~~
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the	Centre or mixed use code—purpose, overall outcomes and section A outcomes only

	premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where:~~ ~~a. gross floor area is greater than 100m² for any licensed part of the premises; or~~ ~~b. located in the same building as, or within 5m from, a residential use~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~

Reason for change: Removal of redundant content

~~Short-term accommodation~~	~~**Assessable development—Code assessment**~~	
	~~If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

If in the ~~Gotha Street~~Valley stitch precinct (NPP-001), the Light Street hill precinct (NPP-~~004~~-007), the ~~James Street~~Valley lifestyle precinct (NPP-~~005~~-006), or the ~~Water Street~~Valley edge precinct (NPP-~~006~~-005), where in the City Centre zone precinct of the

Principal centre zone or in the Inner city zone precinct of the Mixed use zone

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

If in the Light Street hill precinct (NPP~~-004~~-007), or the ~~James Street~~Valley lifestyle precinct (NPP~~-005~~-006), where in the up to 3 storeys zone precinct of the Low-medium density residential zone or in the Character residential zone

Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \ Table 5.10.7—Commercial character building overlay

Table 5.10.7—Commercial character building overlay

Reason for change: To reflect the uniqueness of commercial character buildings and intended mix of uses in the Fortitude Valley neighbourhood plan area

MCU if in the Fortitude Valley neighbourhood plan area and in a zone in the centre zones category or the Mixed use zone, where: a. involving commercial character building premises; b. work is not limited to internal alterations or fit outs	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Centre or mixed use code Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section B

Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \ Table 5.10.19A—Special entertainment precinct overlay

Reason for change: To introduce a new special entertainment precinct overlay code

Table 5.10.19A—Special entertainment precinct overlay

Table 5.10.19A—Special entertainment precinct overlay

Reason for change: To introduce a new Special entertainment precinct overlay

Development	**Categories of development and assessment**	**Assessment benchmarks**

Reason for change: To introduce a new special entertainment precinct overlay code

All aspects of developments

Reason for change: To introduce a new special entertainment precinct overlay code

MCU, ROL, building work or operational work if prescribed accepted development	**Accepted development**	
	Development approval is not required	Not applicable

Reason for change: To introduce a new special entertainment precinct overlay

MCU

Reason for change: To introduce a new special entertainment precinct overlay code

MCU for a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre if in the Core A or Core B sub-category of the Special entertainment precinct overlay	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Special entertainment precinct overlay code—purpose, overall outcomes and outcomes in section A

Reason for change: To introduce a new special entertainment precinct overlay code

MCU for accommodation activities (activity group)	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Special entertainment overlay code—purpose, overall outcomes and outcomes in section B

Part 6 Zones \ 6.2 Zone codes \ 6.2.2.1 Principal centre zone code

6.2.2.1 Principal centre zone code

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Note—The following neighbourhood plans contain specific provisions responding to the individual roles and characteristics of the centre components of the areas that comprise this zone:

- The CBD: City Centre neighbourhood plan (City Centre zone precinct – central portion);
- Kurilpa: South Brisbane riverside neighbourhood plan – Kurilpa precinct (City Centre zone precinct – southern portion);
- Spring Hill: Spring Hill neighbourhood plan – City Centre expansion precinct (City Centre zone precinct – northern portion);
- Fortitude Valley ~~core~~: Fortitude Valley neighbourhood plan – Valley heart and ~~Gotha Street~~Valley stitch precincts (City Centre zone precinct – northern portion).

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Fortitude Valley

7.2.6.4.1 Application

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan.

2. Land in the Fortitude Valley neighbourhood plan area is identified on the NPM-006.4 Fortitude Valley neighbourhood plan map and includes the following precincts:
    a. ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001);
        i. Valley parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a);
    b. Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002);

i. ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a);
c. Valley ~~gateway~~village precinct (Fortitude Valley neighbourhood plan/NPP-003);
d. Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-004);
i. Light Street hill transition sub-precinct ((Fortitude Valley neighbourhood plan/NPP-004a);
e. Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005);
i. Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a);
f. Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006);
i. James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a);
ii. Berwick Street sub-precinct (Fortitude Valley neighbourhood plan NPP-006b);
iii. Chester Street sub-precinct (Fortitude Valley neighbourhood plan NPP-006c);
iv. New Farm and Teneriffe hill transition sub-precinct (Fortitude Valley neighbourhood plan NPP-006d);
g. Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP~~-004);~~
h. ~~James Street precinct (Fortitude Valley neighbourhood plan/NPP-005);~~
i. ~~Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006~~-007).

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Note—The preparation of an Urban context report in accordance with Table 7.2.6.4.3.D will assist in demonstrating how the proposal achieves the outcomes of this neighbourhood plan.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

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 clarify and provide additional guidance to achieve intended outcomes

Editors Note—The Subtropical building design planning scheme policy provides guidance for subtropical design elements and supporting principles to ensure that development supports Brisbane's subtropical character and sustainable lifestyle, and exhibits design excellence.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes.

Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

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 clarify and provide additional guidance to achieve intended outcomes

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 clarify and provide additional guidance to achieve intended outcomes

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for noise, guidance is provided in the Noise impact assessment planning scheme policy.

7.2.6.4.2 Purpose

Reason for change:

3. The overall outcomes for the neighbourhood plan area are:
a. Fortitude Valley is a nationally recognised destination catering for a multitude of people and uses. The rich tapestry of new and old buildings, streets and lanes, cultures and character make it distinctly 'The Valley'. The form of development and mix of uses complements and enhances these unique characteristics.
b. Renewal of Fortitude Valley focuses on promoting its vital role in the growth and economy of the city by providing both a supportive commercial function to the City Centre while facilitating a vibrant, high density inner-city neighbourhood characterised

by mixed-use development, diverse housing opportunities, access to employment, services, public transport, entertainment and ~~ensuring~~cultural activities.

c. Renewal of Fortitude Valley ensures the cultural heritage of the area, in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a) in particular, is maintained and enhanced~~.~~
d. ~~Growth demonstrates balanced social, economic and environmental outcomes and complements Fortitude Valley's social, cultural and heritage diversity~~.
e. Development strengthens the role of the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002) as a major entertainment, cultural, heritage, retail and business centre serving both the inner north-eastern suburbs and a city-wide catchment. The mix of uses strengthens both the day and night-time economies of Fortitude Valley.
f. Development supports ~~the growth of more intensive~~intensive mixed use retail, cultural~~,~~ and commercial uses ~~and residential activity~~, between and along the north–south corridors of Ann Street, Wickham Street and ~~McLachlan Street and~~ along St Pauls Terrace.
g. ~~James Street is supported as a lifestyle node, together with small-scale business along surrounding streets such as Robertson Street.~~
h. Development ~~carefully~~ transitions to ~~lower intensity residential activity~~low-scale built form and uses at the interface with the residential neighbourhoods of New Farm, Teneriffe hill, Light Street hill and Spring Hill.
i. Entertainment activities are focused within the Core sub-categories of the Special entertainment ~~area cores as shown in Figure a~~precinct overlay and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues ~~into~~in Fortitude Valley.
j. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development located in the Special entertainment precinct overlay, and noise attenuation requirements must be satisfied when designing new entertainment venues. ~~In special~~Within the Special entertainment ~~areas~~precinct overlay, residents will expect ambient noise levels to be relatively higher both inside and outside of residences, due to their proximity to entertainment venues.

~~Note—A Special entertainment area is taken to be a special entertainment precinct for the purposes of the *Local Government Act 2009*. A special entertainment area may cover more than 1 precinct.~~

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~~.
l. Development protects and enhances Fortitude Valley's special heritage and character through the retention, refurbishment and re-use of heritage places and character buildings. New development will favour the retention of existing buildings, sensitively integrate infill development with heritage and character places, reflect and complement Fortitude Valley's character and maintain the prominence of ~~landmark sites~~heritage places and vistas towards them.
m. Development ~~reinforces~~complements the varied and ~~diverse~~distinctive architecture and urban form that distinguishes Fortitude Valley from the CBD and other parts of Brisbane, through innovative building construction, architecture and urban design that reflects the creative and heritage values of Fortitude Valley and is responsive to each

site's specific shape, size, context and setting.

n. Development contributes to precinct placemaking and public realm enhancement by delivering additional privately owned publicly accessible space, public art and high-quality lighting commensurate with the height, scale and form of development.
o. Development on landmark sites contributes to a distinct sense of arrival and place within the plan area through architectural excellence, high-quality urban design and a subtropical built form character.
p. The quality and quantity of public spaces is improved through a new ~~and enhanced~~ urban ~~commons (including railway capping plazas)~~common, alleys, arcades, streetscape treatments and corner land dedication at significant corner sites that enhance recreational and pedestrian movement opportunities. Widened footpaths and active frontages reinforce street amenity and safety. ~~Development will also support inter-suburban connections for pedestrians and cyclists to move easily through the plan area.~~
q. ~~A range of~~New community facilities and services that cater for local residents and those of surrounding suburbs and support social inclusiveness~~. New community facilities~~ will be encouraged~~, particularly around established clusters at Brunswick Street East and Church Street~~.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

i. ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001) overall outcomes are:
   a. This precinct accommodates higher densities with a diverse range of uses that support the function of the City Centre and Valley heart, whilst respecting the existing sense of place and maintaining views to heritage places.
   b. Retail and commercial uses activate the ground storey along Wickham Street and maintain the existing fine-grain retail character that defines this entry to Fortitude Valley.
   c. The public realm at street level is enhanced with permeable and engaging street buildings, wide footpaths, shade and landscaping, to create a seamless and enjoyable pedestrian journey between the City centre and Fortitude Valley.
   d. The pedestrian experience is enhanced to create a legible route between Howard Smith Wharves and the Valley heart.
   e. Development in the Valley parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a):
      i. is of a higher intensity, transitioning from the City centre;
      ii. enhances the interaction with and overlooking of public spaces to improve their safety and use.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

4. Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002) overall outcomes are:
   a. Development of a high architectural quality reinforces the role of the Valley heart as a key commercial, retail and entertainment centre.
   b. The precinct's proximity to the Fortitude Valley railway station supports higher densities and a wide range of uses. Development enhances pedestrian access to the station~~,~~ and provides additional pedestrian links. Development extends along and over the railway corridor, where it enhances station access, railway operations, and the provision of public space. Refer to Figure ~~b~~a.
   c. Development on the southern side of Constance Street between Alfred Street and Wickham Street makes a positive contribution to Fortitude Valley's public domain by capping the railway corridor with a new pedestrian entrance to the Fortitude Valley

railway station; footpath widenings and publicly accessible space. Refer to Figure ~~b~~a.

d. Site amalgamation and development adjoining the rail corridor between Gipps Street and Brunswick Street is encouraged to enable a development intensity that can support capping the rail corridor with new public space. Refer to Figure ~~b~~a.
e. Major retail and commercial development is located in the vicinity of the Brunswick Street and Chinatown malls and the Fortitude Valley ~~Railway~~railway station. Food and beverage services are focused on the malls, reinforcing their role as regional attractions, with active, pedestrian-focused uses at lower levels. Cafes, restaurants and other pedestrian-generating uses are located along the streets that connect Wickham Street with Ann Street.
f. Entertainment uses (including ~~clubs~~nightclubs and live music venues) are focused within the core sub-category of the special entertainment ~~area core~~precinct. Short-term accommodation is encouraged in this area, where all residential uses are designed to mitigate higher levels of ambient noise.
g. Development in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a):
    i. enhances the cultural heritage of the area through preservation of the distinctive and fine-grain character;
    ii. is responsive to the setting of heritage places and commercial character buildings, and protects and enhances views towards them.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

5. Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003) overall outcomes are:
    a. This precinct contains a mix of commercial, retail, residential, recreational and community uses, providing a transition between the vibrant Valley heart precinct and the predominantly residential areas of Newstead and Teneriffe.
    b. Development recognises James Street and King Street as lifestyle destinations and contributes to the pedestrian journey between these two destinations.
    c. Development provides a public park of 3,000m^2 between Bridge Street, Constance Street and Wickham Street that provides recreational space for residents, workers and visitors of Fortitude Valley.
    d. Development in this precinct is characterised by subtropical landscaping, that incorporates deep planting suitable for large canopy trees, street level landscape treatments, vertical greenery and a continuous urban canopy network.
    e. Development contributes to the creation of a network of small-scale public spaces including arcades, laneways, and plazas that provide opportunities for outdoor dining and spaces designed to sit and gather or encourage social interaction.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

7. Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-~~003~~-004) overall outcomes are:
    a. This precinct serves as a northern gateway to the city. It contains a mix of high-quality commercial, retail display, residential, recreational and community uses.
    b. Streetscapes are of high quality with wide footpaths and significant street planting, particularly along Ann Street and Wickham Street.
    c. ~~The greatest intensities and heights of development are concentrated along and between the major routes of Ann Street and Wickham Street, whilst maintaining existing heritage elements.~~
    d. ~~Building heights reinforce the respective roles of St Paul's Terrace and McLachlan Street as major boulevards, with smaller scale businesses and residential uses throughout the remainder of the precinct.~~

e. ~~Pedestrian-generating uses, such as food and drink outlets (cafes and restaurants), are located along the streets that connect Wickham Street and Ann Street.~~
f. Development along Montpelier Road ~~maintains views between Light Street hill~~enhances the pedestrian experience and movement to Bowen ~~Hill and~~Hills railway station. Development provides an active frontage to the street, with retail or commercial uses at ground level.
g. Development in the Light Street hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-004a):
    i. building height transitions from the greater scale and intensity of development in the Valley Gateway precinct to minimise impacts on the lower intensity areas of Light Street hill precinct.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

8. ~~Water Street~~Valley edge precinct (Fortitude Valley neighbourhood plan/NPP~~-006~~-005) overall outcomes are:
    a. ~~The Water Street~~This precinct provides for ~~medium-scale~~high density mixed use development, with an emphasis on multiple dwellings. As such, new music venues and other noise-generating uses are inappropriate.
    b. ~~Given~~Key worker, short-term accommodation and student accommodation is encouraged, given the precinct's proximity to Royal Brisbane Hospital and the ~~RNA~~Brisbane Showgrounds. Flexibility in design outcomes, ~~it is an appropriate location for~~including short-term accommodation for major events that can be later transitioned to longer term living, is supported.
    c. Pedestrian amenity is improved to enhance access to the Fortitude Valley and Exhibition stations, the Brisbane Showgrounds, King Street, Victoria Park and Brunswick Street Mall.
    d. Additional pedestrian pathways and arcades are provided to improve permeability including new connections from Amelia Street to Water and Brunswick streets.
    e. Existing commercial and small-scale shops may continue to consolidate along Brunswick Street. However, shop uses other than those serving a local service function are not intended to permeate throughout the precinct. Other non-residential activities may locate away from Brunswick Street only where their impacts are suitably mitigated.
    f. Development adjacent to Brunswick Street Park enhances the amenity, accessibility and passive surveillance of the park and strengthens visual and pedestrian connections to the park.
    g. Development in the Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a):
        i. Development provides a transition between the lower density residential areas of Spring Hill to the higher density city frame areas of Bowen Hills and Fortitude Valley.

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

9. ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP~~-005~~-006) overall outcomes are:
    a. The precinct ~~contains~~serves as a mixed use lifestyle precinct containing a mix of commercial, retail, residential and recreational uses~~, providing~~. It provides a transition between the higher density retail, business and entertainment-oriented precincts surrounding Ann Street and Wickham Street and the predominantly residential ~~area~~areas of New Farm and Teneriffe.

b. Development ~~reinforces~~maintains the ~~commercial and retail frontages to Brunswick Street and Commercial Road and enhances the city-wide lifestyle role~~human-scale character of the James Street ~~node~~sub-precinct and supports the role of James Street as a city-wide lifestyle destination.
c. The ~~view~~views to St~~.~~ Patrick's Church from James Street, ~~is~~Morgan Street and Berwick Street are preserved.
d. New pedestrian connections around St Patrick's Church provide connectivity between Morgan, Berwick, James and Robertson streets.
e. This precinct supports a range of building heights, depending on the zoning ~~and~~, location of a site and transitioning to the lower scale character areas of New Farm and Teneriffe.
f. James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a) overall outcomes are:
    a. The low-scale and distinctive architectural character of the James Street sub-precinct is maintained;
    b. Generous outdoor spaces, subtropical landscaping, access to natural daylight, and pedestrian networks exemplify the quality of public realm experience.
g. Berwick Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006b) overall outcomes are:
    a. The ongoing commercial and retail role of Brunswick Street is reinforced;
    b. New arcades enhance pedestrian movement between Robertson, Berwick and McLachlan streets.
h. Chester Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006c) overall outcomes are:
    a. A mix of uses compatible with residential living is supported in this sub-precinct;
    b. Development adjacent to Morse Street Park enhances the amenity, accessibility and passive surveillance of the park and strengthens visual and pedestrian connections to the park;
    c. Development provides a building height transition fronting Wandoo Street providing a consistent built form on both sides of the street and a transition to the low-scale built form of the James Street sub-precinct.
i. New Farm and Teneriffe hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-006d) overall outcomes are:
    a. Development sensitively transitions from the greater intensity and scale of development around the Fortitude Valley station to the low-scale residential neighbourhoods of New Farm and Teneriffe hill;
    b. Development provides a building height transition to Arthur Street that is consistent with the low-scale established form of housing across the street.

Reason for change: Numbering change only

10. Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP~~-004~~-007) overall outcomes are:
    a. The precinct contains a significant group of 19th century timber cottages that testify to the early history of the area. The refurbishment of existing traditional character buildings is desirable and any infill development in the Character residential zone is required to reinforce this.
    b. Within this precinct, residential, office and community uses are supported. Commercial uses are encouraged along the south–west end of Prospect Street via fine-grain infill development and re-use of buildings.

Table 7.2.6.4.3.A—Performance outcomes and acceptable outcomes

Reason for change: Formatting change to improve the structure of the Neighbourhood Plan

General

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions and ensure development responds to its site context.

PO1 Development is designed to respond to its site characteristics, context and setting within Fortitude Valley, including cityscape, streetscape, public realm, heritage places, character buildings, urban character, laneways and movement networks. Editor's note—The preparation of an Urban context report in accordance with Table 7.2.6.4.3.D will assist in demonstrating how development achieves the outcomes of this neighbourhood plan where located within the Principal centre or Mixed use zones. 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.	**AO1** No acceptable outcome is prescribed.

Reason for change: To restructure and provide clarity to the neighbourhood plan provisions relating to heritage and character and ensure development responds to its site context.

~~**PO1**~~**PO2** Development ~~is~~form and mix of ~~a height, scale~~uses complements and ~~form that achieves~~enhances the ~~intended outcome for~~rich tapestry of heritage and character buildings and contribute to the ~~precinct, improves the amenity~~unique identity of ~~the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:~~ a. ~~consistent with the anticipated density and assumed infrastructure demand;~~ b. ~~aligned to community expectations about the number of storeys to be built;~~ c. ~~proportionate to and commensurate with the utility of the site area and frontage width;~~ d. ~~designed to avoid a significant and undue adverse amenity impact to adjoining development;~~ e. ~~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.~~ ~~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.~~	~~**AO1.1**~~ **AO2** Development involves the re-use and refurbishment of existing buildings that contribute to the built form character and context of the immediate area. ~~**AO1.2**~~ ~~Development complies with the number of storeys and building height in Table 7.2.6.4.3.B.~~ ~~Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.~~ ~~**AO1.3**~~ ~~Development has a maximum podium height in accordance with Table 7.2.6.4.3.C.~~

~~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.~~ ~~Note—Maximum gross floor area provisions do not apply within centres in the~~ Fortitude Valley ~~neighbourhood plan area~~.	

Reason for change: To improve structure of the Fortitude Valley Neighbourhood Plan code

Built ~~General~~form

Reason for change: To support increased building heights and housing supply while protecting the mixed use intent of the precinct and the amenity of surrounding residential areas.

PO3 Development is of a height that: a. achieves the intended outcome for the precinct; b. is proportionate to and commensurate with the site area and frontage width; c. contributes to a cohesive streetscape and built form character; d. is consistent with the anticipated density and assumed infrastructure demand; e. aligns to community expectations about the height and number of storeys to be built; f. is designed to avoid a significant and undue adverse amenity impact to adjoining development; g. does not affect the potential development of an adjoining site. 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.	**AO3** Development complies with the number of storeys in Table 7.2.6.4.3.B. Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions and ensure development responds to its site context.

PO4 Development contributes to a cohesive streetscape, built form, character and scale that: a. maintains the fine-grain setting of the area and the prominence of heritage and character places; b. maintains a human-scale built form to the street.	**AO4** Development has a maximum podium height in accordance with Table 7.2.6.4.3.C. Note—Podium levels exceeding the maximum podium height specified in Table 7.2.6.4.3C will be included in the calculation for tower site cover. Note—Podium heights are not applicable in the Low-medium density residential zone and Character residential zone.

Reason for change: To remove duplication of provisions within City Plan.

~~**PO2**~~ ~~Development of residential floor-to-ceiling~~	~~**AO2**~~ ~~Development provides a minimum residential~~

~~heights facilitates natural ventilation and allows space for ceiling fans.~~	~~floor-to-ceiling height of 2.7m with an average floor-to-floor height of 3m.~~

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

~~PO3~~PO5 Development setbacks are sufficient to ensure a building: a. protects important views and vistas; b. does not dominate the street or other spaces; c. does not prejudice the development of an adjoining site; d. enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation and privacy and ensures windows are not built out by adjoining buildings; e. creates attractive and viable alleys at the rear of buildings that also functions as a secondary light and ventilation source.	**~~AO3~~AO5** Development in the centres zone category or the Inner city zone precinct of the Mixed use zone: a. if above the podium, has a 3m frontage setback unless located in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a); b. ensures any part of a building above the podium has ~~a maximum site coverage of 60%, and~~ a maximum horizontal dimension of 50m; c. has a minimum rear boundary setback to the podium of: i. 5m; or ii. 3m where no openings; or iii. 10m for residential components if the windows of habitable rooms are orientated towards that boundary; d. if adjoining a zone in the Residential zones category, has a minimum boundary setback to the podium of 3m at that side boundary; e. if above the podium, has a minimum side boundary setback ~~of 3m,~~ and ~~a minimum rear~~rear boundary setback of: i. 5m; ~~5m, where the minimum setback~~or ii. 10m for residential components ~~is 10m~~ if the windows of habitable rooms are orientated towards that boundary. Note—Where the new development adjoins a heritage place, the appropriate building setback will be determined case by case having regard to the views, vistas and context of the heritage place. Note—In a zone in the Residential zones category the setbacks in the relevant residential zone code apply.

Reason for change: To support increased building heights while enabling existing and future buildings to be appropriately separated from one another.

PO6 Development is of a scale and form that is sited and designed to: a. enable existing and future buildings to	**AO6** Development for a building greater than 8 storeys has a maximum tower site cover of: a. 50% for residential towers;

be well separated from each other to allow for light penetration, air circulation, views, vistas and privacy, particularly for residential towers; b. avoid a significant or undue adverse amenity impact to adjoining development; c. avoid affecting the potential development of adjoining sites.	b. 55% for non-residential towers. Note—Tower site cover (TSC) is: a. the combined average area of the 10 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height specified in Table 7.2.6.4.3.C) as a proportion of the site area b. calculated as the area bounded by the outside of the external wall, including balconies but excluding projections. Note—Where a tower includes both non-residential and residential uses, the maximum TSC for residential uses is applicable.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

~~PO4~~PO7 Development of a new building or addition: a. is designed to address all elevations, with front, rear and side elevations displaying a high level of articulation and high-quality materials and finishes; b. has a vertical articulation of building form and mass with proportions compatible with the height, scale and setting of the building; c. is designed to address the skyline and silhouette with a high level of architectural design treatment and articulation when over 5 storeys in height; d. is orientated to and with active uses fronting streets~~, urban commons (including railway capping plazas), alleys~~ and ~~arcades~~the public realm. Note—Council's Independent design advisory panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory panel planning scheme policy.	~~AO4~~AO7 No acceptable outcome is prescribed.

Reason for change: Removal of redundant content

~~PO5~~ ~~Development improves pedestrian movement and amenity by dedicating and constructing footpaths to a width that is appropriate to the scale and function of the street, as identified in the Infrastructure design planning scheme policy.~~	~~AO5.1~~ ~~Development with a frontage to a footpath build out street as indicated in Figure c constructs footpath build outs and in accordance with the specifications of the Infrastructure design planning scheme policy.~~ ~~AO5.2~~ ~~Development:~~ ~~a. may have minor basement levels extending into the footpath area to the extent identified in Table 5.3.6.1.3.2A in Chapter 5 of the Infrastructure design planning scheme policy where located and constructed in accordance~~

	~~with the specifications of the Infrastructure design planning scheme policy;~~ b. ~~contains the basement within a volumetric lot and the basement does not in any circumstances extend beyond the original property boundary.~~ ~~Note—Where new development adjoins a heritage place, the appropriate width of any widening and building setback will be determined case by case having regard to the heritage place and the street function.~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

~~PO6~~PO8 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: 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: a. accommodating a deep-planted large feature tree within the dedication area; b. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	~~AO6~~AO8.1 Development is designed to emphasise the corner setting and provides: a. building entries on both street frontages; or b. a single main entry at the corner.
	~~AO6~~AO8.2 Development on a site greater than 3,000m^2 provides an inverted corner land dedication in the locations indicated as significant corner sites in Figure ~~c~~b and in accordance with ~~the Road corridor design chapter of~~ the Infrastructure design planning scheme policy. 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.
	~~AO6~~AO8.3 Development provides deep-planted feature trees~~, seating~~ and ~~public art~~seating in the corner land dedication area in accordance with the specifications of the Infrastructure design planning scheme policy.
	~~AO6~~AO8.4 Development of all parts of a building including the basement are kept outside of the corner land dedication area.

Reason for change: To improve public realm and subtropical design outcomes throughout the precinct.

PO9 Development delivers a ground plane that: a. is permeable to encourage pedestrian sight lines and movement through the site; b. accommodates generous deep	AO9 Development on sites greater than 3,000m^2 has a maximum site cover of 80%.

planting; c. provides significant ground level landscaping.	

Reason for change: Formatting change to improve the structure of the Neighbourhood Plan

Streetscape and public realm

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions.

~~PO7~~PO10 Development of the ground and podium levels of the building exhibit a human-scale, fine grain and architectural interest, having regard to the characteristics of adjoining development, supporting outdoor lifestyles and engaging with the public realm.	**~~AO7~~AO10.1** Development of the ~~lower 3 storeys~~podium of the building ~~include~~includes: a. variations in plan shape and vertical profile; b. awnings and sun-protection devices; c. balconies orientated to the street; d. operable elements within the facade; e. elements of a finer scale than the main structural framing; f. display windows, showcases or public art.
	~~AO7~~AO10.2 Development ensures ~~that~~the street frontage and built form reflect the original lot widths and maintain the pattern of dominant architectural features.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

~~PO8~~PO11 Development~~:~~ a. is closely integrated with the street environment~~, with built form~~ and adjoining public spaces (including railway capping plazas), parks, alleys, arcades and laneways through: a. uses that activate the frontage and generate pedestrian traffic; b. ~~at ground and podium levels abutting footpaths suits the nature and character of the street and provides:~~ i. an activated, pedestrian-friendly and human-scale facade; ii. a strong visual and physical connection to	**~~AO8~~AO11.1** Development provides active uses at ground and ~~podium~~lower levels, with windows and doors that allow for activity, visual and physical connection and surveillance of streets, ~~urban commons~~parks, public spaces including future railway capping plazas, alleys, arcades and ~~arcades~~laneways. Refer to Figure c.
	~~AO8~~AO11.2 Development provides pedestrian entrances at least every 20m along the ~~street frontages~~frontages to streets, parks, public space including future railway capping plazas, alleys and arcades.
	~~AO8~~AO11.3 Development provides foyers that:

internal and external spaces; iii. a gradual transition between public street and semi-public and/or private outdoor or building spaces; iv. a subtropical urban design and built form; v. a permeable edge to the street, which creates both a visual widening of the street section and an amenable edge to pedestrian movement; vi. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm. Refer to Figure C. Note—Council's Independent design advisory panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory planning scheme policy. Note—Within the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a), a more traditional and urban streetscape will predominate with a well-defined (such as less gradual and less permeable) transition between the public and private realms.	a. occupy a minimal proportion and subordinate part of the site frontage; b. are open to the public domain; c. contain activities and spaces that attract people such as reception desks, seating areas, cafes, shopfront galleries and display spaces.
	~~AO8~~AO11.4 Development implements either an outdoor room, forecourt or landscape transition at the street frontage as illustrated in Figure d, Figure e, Figure f and Figure g. Note—A landscape or an outdoor room transition with soft landscape, is not suitable in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a).

Reason for change: Removed heading to consolidate provisions under Streetscape and Public Realm.

~~Public domain~~

Reason for change: Provision relocated and combined with existing provision relating to public open space

~~PO12~~ ~~Development provides public spaces:~~ a. ~~comprising:~~ a. ~~urban commons including railway capping plazas which:~~ i. ~~are publicly accessible recreational spaces that provide a high standard of amenity and include shade trees, lighting, shelter and seating;~~ ii. ~~are predominantly open to the sky and are focused on informal public use, with only limited formal activities such as outdoor dining;~~ iii. ~~are enhanced by public~~	**~~AO12~~** ~~No acceptable outcome is prescribed.~~

~~art and include infrastructure for events;~~ b. ~~alleys which are publicly accessible entertainment and pedestrian areas that include lighting, shelter and infrastructure for temporal art installations;~~ b. ~~that have equitable access, and that are well integrated with any adjoining arcades and incorporate crime prevention through environmental design principles;~~ c. ~~that are generally bounded by active uses and have a strong street presence that signifies the space is publicly accessible.~~	

Reason for change: To strengthen intended outcomes for streetscape and public realm improvements to alleys and arcades.

~~**PO13**~~**PO12** Development: a. creates an integrated and continuous cross-block pedestrian network that facilitates safe, logical and direct access to centres of activity, public transport facilities, ~~urban commons (including railway capping plazas)~~public spaces, arcades, alleys and ~~alleys~~laneways; b. for an arcade has a strong street presence that signifies that they are publicly accessible; c. provides active and pedestrian-friendly uses along the edges of the arcade, alley or laneway to create activity ~~in the arcade~~ and contribute to crime prevention through environmental design. Refer to Figure K and Figure L.	~~**AO13**~~**AO12.1** Development provides arcades or alleys: a. in the locations identified in Figure ~~b~~a; or b. on sites running from street to street within an indicative location for an arcade identified in Figure ~~b~~a. ~~**AO13**~~**AO12.2** Development ~~ensures the design~~provides arcades with: a. a minimum average width of ~~new, or enhancement of existing, arcades is in compliance with the specifications of the Infrastructure design planning scheme policy~~6m; b. a minimum 3m unobstructed path width. **AO12.3** Development provides arcades that: a. are open to the sky; b. are activated on both sides with retail and food and drink outlets; c. incorporate public art; d. incorporate high-quality lighting; e. are generously landscaped; f. maximise visibility of adjacent heritage or character buildings. Refer to Figure K and Figure L.

	Note—The Subtropical building design planning scheme policy sets out the design requirements for arcades.
	AO12.4 Development provides alleys that: a. are publicly accessible with active frontages and uses; b. incorporate high-quality lighting; c. provide infrastructure for art installations, performances or events. Refer to Figure L.

Reason for change: Redundant content

~~**PO14**~~ ~~Development:~~ a. ~~supports and facilitates pedestrian and cycle movement along the inter-suburban connections indicated in Figure b;~~ b. ~~supports the safe movement of pedestrians across streets at ground level and through a network of arcades, laneways and alleys that align with existing and proposed street crossings;~~ c. ~~incorporates a pavement treatment and building frontage that is conducive to footpath dining, except along subtropical boulevards and streets within the special context area excluding malls, where new footpath dining is not suitable due to high volumes of traffic or narrow and congested footpaths;~~ d. ~~provides street furniture and landscaping in the public domain in accordance with the Infrastructure design planning scheme policy.~~	~~**AO14**~~ ~~No acceptable outcome is prescribed.~~

Reason for change: To clarify and provide additional guidance to achieve the intended outcomes related to awnings.

~~**PO9**~~**PO13** Development provides awnings that: a. provide shelter for pedestrians along ~~busy pedestrian routes~~streets; b. at gathering and waiting points such as bus stops; c. complement heritage and character features of the building; d. do not interrupt pedestrian movement;	~~**AO9**~~**AO13.1** Development provides awning cover where shown in Figure ~~c~~b. Note—In locations not indicated in Figure ~~c~~b, the appropriateness of and design of awnings will be determined case by case.
	~~**AO9**~~**AO13.2** Development provides awnings that do not include posts within the footpath.
	~~**A09.3**~~

e. allow for the planting and growth of street trees.	~~Development provides awnings that extend from the face of the building and are set back from inside the kerb line by:~~ ~~a. 2.5m on a subtropical boulevard; or~~ ~~b. 1.5m on all other streets.~~ ~~Note—In all other respects, the awning is provided in accordance with the Centre or mixed use code.~~

Reason for change: To improve development outcomes that contribute to enhancing the perception of safety while enhancing the public realm, aesthetic and identity of Fortitude Valley.

PO14 Development where the site area exceeds 1,500m² provides high-quality lighting that enhances the day and night experience, improves perceptions of safety and enhances the identity and vibrancy of the place. Note—Lighting should be designed and programmed so that it does not cause light nuisance, particularly where adjoining the Low–medium density residential zone or Character residential zone.	**AO14** Development where the site area exceeds 1,500m² incorporates creative lighting into publicly accessible spaces and facades.

Reason for change: To improve public realm outcomes throughout the precinct that contribute to the aesthetic and identify of Fortitude Valley.

PO15 Development provides high calibre public artwork where the site area exceeds 2,000m² that: a. has an artwork budget allocation of at least 0.25% of the total cost of building and construction work; b. is an integral part of the project design; c. is visible from the ground plane and publicly accessible spaces including arcades and building entries; d. encourages a high level of engagement and interaction with the artwork; e. is conceptually relevant to Fortitude Valley, celebrating the history and identity of the precinct; f. does not comprise of screening to podiums. Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.	**AO15** No acceptable outcome is prescribed.

Reason for change: To improve community benefit outcomes on larger development sites that contribute to streetscape, public realm and open space outcomes throughout the precinct.

~~**PO10**~~**PO16** Development on a significant site makes a significant contribution to the public realm by providing major new public spaces at the ground plane. Note—Significant sites include sites identified for an urban	~~**AO10**~~**AO16.1** Development provides ~~new urban commons in each of the following circumstances:~~ a. ~~as part of~~ a ~~development where the site includes an area identified as an~~new urban common where identified

~~commons,~~common or railway cappings ~~or alleys~~ in Figure ~~b~~a, and other development ~~sites~~ where the site area exceeds ~~5~~3,000m^2.	in Figure ~~b;~~ a. b. ~~as part of a development where the site area exceeds 5,000m².~~
	~~AO10~~AO16.2 Development provides new ~~urban commons~~privately owned publicly accessible space in ~~accordance with any notation in Figure b or otherwise~~the following circumstances: a. where the site area exceeds 3,000m², requiring a minimum of 10% of the site area with a minimum dimension of 10m; or b. where the site area exceeds 5,000m², requiring a minimum of 10% of the site area or 600m^2, whichever is the greater, with a minimum dimension of 20m. These spaces: a. are provided in a consolidated location at the ground plane and exclusive of vehicle movement areas; b. have a strong street presence that signifies the space is available for public use; c. are integrated with active and pedestrian-friendly uses along the edges; d. provide a high standard of amenity and include shade trees, subtropical landscaping, lighting, shelter and seating; e. are predominantly open to the sky to support solar access. Note—calculations for privately owned, publicly accessible space areas are exclusive of arcades, alleys and any areas used for commercial activity such as outdoor dining. Note—a structure plan demonstrating compliance with this outcome is required where a development application is submitted for a staged development outcome on a site with a collective landholding exceeding 5,000m².
	~~AO10~~AO16.3 Development of new railway cappings provides public space improvements such as a plaza in accordance with the locations ~~and extent~~ identified in Figure ~~b~~a.
	~~AO10.4~~ ~~Development provides new alleys in the~~

	~~locations identified in Figure b.~~

Reason for change: Numbering change only

~~PO11~~PO17 Development of a site containing an existing urban common including a railway capping plaza, alley or arcade either: a. retains and enhances the existing space; or b. provides a new space of at least equal size and function.	~~AO11~~AO17 No acceptable outcome is prescribed.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes.

~~PO15~~PO18 Development provides: a. buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. vehicle entrances, servicing and parking designed and located to: a. minimise disruption to building frontages, the pedestrian environment, and reduce the visual impact on the street environment; b. maximise pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict. Note—A geotechnical analysis may be required to demonstrate where parking is not able to be located underground in basement levels.	~~AO15~~AO18.1 Development locates parking areas underground or behind the building at ground level only and car parking is not provided in a podium. Note—A geotechnical analysis may be required to demonstrate where parking is not able to be located underground in basement levels.
	~~AO15~~AO18.2 Development does not provide vehicular access from a principal frontage where: a. laneway or secondary frontages are available; b. new service lanes can be created.
	~~AO15~~AO18.3 Development provides only ~~provides~~ 1 vehicle access point to each site, vehicle entrances are minimised in height and width, and shared use of vehicle access points are used where possible.
	~~AO15~~AO18.4 A development's driveway crossovers maintain the integrity, quality and primacy of footpaths.
	~~AO15.5~~ ~~Development in the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a) ensures that service vehicle openings are no wider than 3m and no higher than 3.5m, to allow entry to a vehicle 3m in height.~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

PO19 Development is designed to encourage the	AO19 Development does not create any additional

safe and efficient movement of pedestrian, cyclists and public transport along St Pauls Terrace, Brunswick Street, Wickham Street and Ann Street.	driveway crossovers on St Pauls Terrace, Brunswick Street, Wickham Street and Ann Street.

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)

Reason for change:

~~PO16~~ ~~Development:~~ a. ~~makes a positive contribution to the existing streetscape, with podium heights, building frontages, awnings and architectural treatments that respond to the prevailing heights, lot patterns, building rhythms and architectural features of the heritage places and character buildings within the streetscape, as shown in Figure h;~~ b. ~~has tenancy widths that reflect those in the character streetscape and create regular pedestrian entrances to facilitate activity at ground level;~~ c. ~~is set back on upper levels above the podium to reduce visual impact of new development on the streetscape and to maintain views towards landmark heritage places;~~ d. ~~maintains the visual significance of the McWhirter's, Walton's and Judith Wright Centre buildings within the streetscape.~~ ~~Note—A character streetscape analysis is to be prepared for development within the special context area that demonstrates compliance with this performance outcome.~~	**~~AO16.1~~** ~~Development provides average tenancy widths to the street that are no greater than the average tenancy widths of the adjoining 2 properties either side of the site. Refer to Figure h.~~
	~~AO16.2~~ ~~Development ensures that buildings are built to the street alignment at the podium levels.~~
	~~AO16.3~~ ~~Development provides a maximum podium height in accordance with Table 7.2.6.4.3.C and otherwise aligns with the prevailing parapet level of heritage and character buildings. Refer to Figure h.~~
	~~AO16.4~~ ~~Development provides a minimum 6m building setback from tower above the podium to street frontage not including arcades or alleys.~~
	~~AO16.5~~ ~~Development provides an awning height and angle which matches any adjoining awning on a character building and reflects any stepping of awning height along the character streetscape.~~
	~~AO16.6~~ ~~Development provides a minimum rear boundary setback to the podium of:~~ a. ~~5m; or~~ b. ~~3m where no openings; or~~ c. ~~10m for residential components if the windows of habitable rooms are orientated towards that boundary.~~

	~~**AO16.7**~~ ~~Development provides a minimum boundary setback to tower (above the podium) of:~~ a. ~~3m to the side boundary;~~ b. ~~5m to the rear boundary;~~ c. ~~10m for residential components if the windows of habitable rooms are orientated towards that boundary.~~
	~~**AO16.8**~~ ~~Development of any part of the building above the podium (the tower) has a maximum site cover of 60%, and a maximum horizontal dimension of 50m.~~

Reason for change: To simplify an existing provision and provide additional guidance to achieve the intended outcomes.

PO20 Development makes a positive contribution to the existing streetscape, with podium heights, building frontages, awnings and architectural treatments that respond to the prevailing heights, lot patterns, building rhythms and architectural features of the heritage places and commercial character buildings within the streetscape, as shown in Figure h. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO20.1** Development ensures that buildings are built to the street alignment at the podium levels.
	AO20.2 Development provides a maximum podium height in accordance with Table 7.2.6.4.3.C and otherwise aligns with the prevailing parapet level of heritage and commercial character buildings. Refer to Figure h.
	AO20.3 Development provides an awning height and angle which matches any adjoining awning on a character building and reflects any stepping of awning height along the character streetscape.

Reason for change: To simplify an existing provision and provide additional guidance to achieve the intended outcomes.

PO21 Development has tenancy widths that reflect those in the character streetscape and create regular pedestrian entrances to facilitate activity at ground level. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO21** Development provides average tenancy widths to the street that are no greater than the average tenancy widths of the adjoining 2 properties either side of the site. Refer to Figure h.

Reason for change: To simplify an existing provision and provide additional guidance to achieve the intended outcomes.

PO22 Development is set back on levels above the podium to reduce visual impact of new	**AO22** Development provides a minimum 6m building setback from tower above the podium to the street frontage. Refer to

development on the streetscape and to maintain views towards heritage and character places. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	Figure i and Figure j.

Reason for change: To simplify an existing provision and provide additional guidance to achieve the intended outcomes.

PO23 Development maintains the visual significance of the McWhirter's, Walton's, Overell's and Judith Wright Centre buildings within the streetscape. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO23** No acceptable solution is prescribed.

Reason for change: Numbering change only

~~**PO17**~~**PO24** Development reflects the material palette and character of the existing built fabric, with a rougher and grittier aspect to the architecture in contrast with that of the CBD.	~~**AO17**~~**AO24** Development uses building materials which: a. are self-finished; b. patina well with age; c. display a tactile finish, such as face brick, stone, off-form unpainted/coloured/stained concrete or metals such as zinc and copper.

Reason for change: Numbering change only

~~**PO18**~~**PO25** Development enhances the amenity and attraction of the Chinatown and Brunswick Street malls.	~~**AO18**~~**AO25** Development provides day and night animation and promotes the theme, atmosphere and amenity of the malls through: a. retail and other active uses fronting the mall; b. mall-level tenancies that provide visual interest at all hours with transparent roller or shutters security grills; c. ensuring that in the Chinatown Mall any alterations to the building facade promote the oriental design and theme of the mall; d. ensuring that in the Brunswick Street Mall, any alterations to the building facade respect the scale, form and rhythm of the heritage places and streetscapes fronting the mall.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

PO26 Development contributes and enhances the	**AO26** Development provides activation at street

amenity, vibrancy and identity of the Valley heart precinct.	level and enhances amenity through: a. retail and other active uses fronting the street; b. flexible use creative spaces and studios; c. ensuring that any alterations to the building facade respect the scale, form and rhythm of the heritage places and streetscapes fronting the street.

Reason for change: To improve safety and activation of Fortitude Valley's public spaces

PO27 Development enhances the safety and activation of Overells Lane and sensitively integrates and complements the adjacent heritage building.	**AO27** Development enhances Overells Lane with: a. high-quality lighting; b. uses at ground and lower levels that overlook and interact with the lane; c. the original fabric of the heritage building retained and revealed; d. new development designed to sensitively integrate and complement the adjacent heritage building.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

~~**PO19**~~ **PO28** Development provides vehicular access and loading for non-residential uses that ~~is~~are located to minimise the use of St Pauls Terrace.	**AO28** Development ~~**AO19**~~ ~~No acceptable outcome is prescribed~~does not have vehicular access and loading from St Pauls Terrace.

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

~~**PO21**~~ **PO29** Development provides vehicular access and loading for non-residential uses that are located to minimise the use of Brunswick Street.	**AO29** Development ~~**AO21**~~ ~~No acceptable outcome is prescribed~~does not have vehicular access from Brunswick Street.

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-~~005~~-006)

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

~~**PO20**~~**PO30** Development protects significant views and	~~**AO20**~~**AO30** Development siting, configuration and design

vistas towards St Patrick's Church and grounds.	do not impinge on the significant view of St Patrick's Church and grounds from James Street, Morgan Street and Berwick Street identified in Figure ~~b~~a.

Reason for change: To improve pedestrian permeability through the precinct.

PO31 Development provides new pedestrian connections around St Patrick's Church that provide connectivity between Morgan Street, Berwick Street, James Street, Robertson Street and the open space.	**AO31** Development includes arcades as identified in Figure a that: a. are open to the sky; b. have a minimum 6m width.

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006), where in the Chester Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006c)

Reason for change: To minimise impact on existing public parkland while enabling increased building heights that support public realm outcomes.

PO32 Development adjacent to Morse Street Park enhances accessibility, passive surveillance and pedestrian connections to the park, whilst maintaining solar access sufficient to support the parks vegetation, landscaping and recreation function.	**AO32** Development provides active frontages at ground and upper levels that overlook Morse Street Park and are set back a minimum of 6m from the boundary to minimise overshadowing impacts on Morse Street Park.

Reason for change: To ensure there is an appropriate transition in building heights to adjoining precincts.

PO33 Development presents a consistent medium-rise built form to Wandoo Street that transitions to the low-scale built form of the James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a).	**AO33** Development has a maximum building height of 8 storeys where within 20m of the property boundary to Wandoo Street.

Reason for change: Rename and reorder of Precinct

~~**If in the Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)**~~

Reason for change: To introduce a new special entertainment precinct overlay code

~~**If in the special entertainment area**~~

Reason for change: To introduce a new special entertainment precinct overlay code

~~**If in the special entertainment area core identified in Figure a and involving a material change of use for a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility, or food and drink outlet (restaurant)**~~

Reason for change: To introduce a new special entertainment precinct overlay code

~~**PO22**~~ ~~Development is designed and constructed to achieve an amplified music noise level at 1m external to any point of the premises of:~~ a. ~~in core area A, not greater than $L_{Ceq,T}$80dB and $L_{Leq,T}$73dB in any one-third octave band between and~~	~~**AO22**~~ ~~Development does not involve amplified music that is audible external to the premises.~~

including 31.5Hz and 125Hz; b. in core area B, not greater than $L_{Ceq,T}$88dB for approved activities before 11.30pm, and $L_{Ceq,T}$65dB and $L_{Leq,T}$55dB in any one-third octave band between and including 31.5Hz and 125Hz, for approved activities after 11.30pm. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law 2006.	

Reason for change: To introduce a new special entertainment precinct overlay code

PO23 Development, located in the same building as, or that has a wall within 5m of a caretaker's accommodation, dwelling house, hotel, multiple dwelling or short-term accommodation ensures the building is designed and constructed to achieve an amplified music noise level of: a. not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; b. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law 2006.	**AO23** Development located in the same building as, or that has a wall within 5m of a caretaker's accommodation, dwelling house, multiple dwelling or short-term accommodation does not involve amplified music that is audible in a bedroom not associated with the development.

Reason for change: To introduce a new special entertainment precinct overlay code

If in the special entertainment area (core or buffer) and involving material change of use for a caretaker's accommodation, dwelling house or centre activities where a hotel, multiple dwelling or short-term accommodation

Reason for change: To introduce a new special entertainment precinct overlay code

PO24 Development ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; b. a building is designed and constructed to achieve a minimum reduction in	**AO24** No acceptable outcome is prescribed.

sound pressure level between the exterior of the building and the bedroom or living room, of: i. $L_{Leq,T}$ 25dB at 63Hz where in special entertainment area core area A or buffer area A; ii. $L_{Leq,T}$ 20dB at 63Hz where in special entertainment area core area B or buffer area B; iii. $L_{Leq,T}$ 18dB at 63Hz for short-term accommodation where a backpackers in a special entertainment area core area or buffer area.	

Reason for change: To introduce a new special entertainment precinct overlay code

PO25 Development located in the same building as, or that has a wall, within 5m of a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant) ensures: a. bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling; b. the building is designed and constructed to achieve an amplified music noise level of: a. not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom; b. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; c. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.	**AO25** Development is not located in the same building as, and the use does not have, a wall within 5m of centre activities where a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant).

Table 7.2.6.4.3.B—Maximum building height

Reason for change: To simplify the building heights table

~~Development~~	~~Building height (number of storeys)~~						
~~Site frontage~~	~~Site frontage of less than 20m~~	~~Site frontage of 20m or greater~~					
~~Site area~~	~~Less than 500m²~~	~~500m² or greater but less than 1,000m²~~	~~1,000m² or greater but less than 1,500m²~~	~~1,500m² or greater but less than 2,000m²~~	~~2,000m² or greater but less than 3,000m²~~	~~3,000m² or greater but less than 5,000m²~~	~~5,000m² or greater~~

Reason for change: To simplify the building heights table

Development	Building height (number of storeys)					
Site frontage	Site frontage of less than 20m	Site frontage of 20m or greater				
Site area	Less than 500m²	500m² or greater but less than 1,000m²	1,000m² or greater but less than 1,500m²	1,500m² or greater but less than 2,000m²	2,000m² or greater but less than 3,000m²	3,000m² or greater

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001)

Reason for change: To support increased building heights, housing supply and mixed use development.

Development of a site west of Barry Parade where in the Valley Parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a)	4	4	10	15	30	30
Development elsewhere in the Valley Parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a)	4	4	10	15	30	40
~~Any~~	4	4	10	15	25	25

~~development~~Development in other areas of this precinct						

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002)~~, where outside the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)~~

Reason for change: To support increased building heights, housing supply and mixed use development.

Development of a site in the Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)	3	5	10	15	25	40
~~Any development~~Development in other areas of this precinct	4	10	12	15	25	~~30~~40

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any development in this precinct~~	~~3~~	~~5~~	~~10~~	~~15~~	~~25~~	~~30~~	~~30~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003)

Reason for change: To support increased building heights, housing supply and mixed use development.

Any development within this precinct	4	10	12	15	25	40

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP~~-003~~-004)

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any~~	~~4~~	~~10~~	~~12~~	~~15~~	~~15~~	~~15~~	~~20~~

~~development in this precinct~~							

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan and support increased building heights, housing supply and mixed use development.

Development of a site in the Light Street hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-004a)	4	10	12	15	15	20

Reason for change: To support increased building heights, housing supply and mixed use development.

Development in other areas of this precinct	4	10	12	15	15	30

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~**If in the Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-003), where fronting Montpelier Road**~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any development in this precinct~~	4	4	~~8~~	~~8~~	~~8~~	~~8~~	~~8~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)

Reason for change: To create transition subprecincts that maintain existing building height outcomes adjacent to lower intensity development.

Development of a site in the Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a)	3	8	10 (15 storeys fronting St Pauls Terrace)	15 (20 storeys fronting St Pauls Terrace)	20 (15 storeys fronting Warry Street)	20 (15 storeys fronting Warry Street)

Reason for change: To support increased building heights, housing supply and mixed use development.

Development in other areas of this precinct	5	8	10	15	20	30

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-~~005~~-006)~~, where in the Mixed use zone~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any development in this precinct~~	~~4~~	~~4~~	~~6~~	~~6~~	~~8 (12 storeys fronting Commercial Road)~~	~~8 (12 storeys fronting Commercial Road)~~	~~8 (12 storeys fronting Commercial Road)~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Any development in the James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a)	4	4	6	6	8	8

Reason for change: To support increased building heights, housing supply and mixed use development.

Any development in the Berwick Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006b)	4	4	8	10	12	15

Reason for change: To support increased building heights, housing supply and mixed use development.

Any development in the Chester Street sub-precinct	4	4	8	12	15	20

(Fortitude Valley neighbourhood plan/NPP-006c)						

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Development of a site in the mixed use zone of the New Farm and Teneriffe hill sub-precinct (Fortitude Valley neighbourhood plan/NPP-006d	4	4	6	6	8 (12 storeys fronting Commercial Road)	8 (12 storeys fronting Commercial Road)

Reason for change: Reformatting of table

~~If in the James Street precinct (Fortitude Valley neighbourhood plan/NPP-005), where fronting Arthur Street or within the Up to 3 storeys precinct of the Low-medium density residential zone~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any development in this precinct~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~

Reason for change: To create transition subprecincts that maintain existing building height outcomes adjacent to lower intensity development

Development of a site where fronting Arthur Street or within the Low-medium density residential zone in the New Farm and Teneriffe hill transition sub-precinct (Fortitude	3	3	3	3	3	3

Valley neighbourhood plan/NPP-006d						

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Character residential zone~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~Any development in this precinct~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Up to 3 storeys zone precinct of the Low-medium density residential zone~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~Any development in this precinct~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Mixed use zone~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

~~Any development in this precinct~~	~~4~~	~~4~~	~~5~~	~~5~~	~~5~~	~~5~~	~~5~~

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-007)

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

Where in the character residential zone	2	2	2	2	2	2

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

Where in the Up to 3 storeys zone precinct of the Low–medium	3	3	3	3	3	3

density residential zone						

Reason for change: Formatting change only to improve the structure of the Neighbourhood Plan

Where in the mixed use zone	4	4	5	5	5	5

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)~~

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

~~Any development in this precinct~~	4	4	~~6~~	~~6~~	~~8~~	~~8~~	~~8~~

Reason for change: To clarify and provide additional guidance on development height outcomes.

Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.

Table 7.2.6.4.3.C—Maximum podium height

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley Stitch precinct (Fortitude Valley neighbourhood plan/NPP-001)

Reason for change: To clarify and provide additional guidance on podium height outcomes.

Any development in this precinct	**4 storeys**

Reason for change:

If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where outside the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)

Reason for change:

If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003)

Reason for change: To clarify and provide additional guidance on podium height outcomes.

Any development in this precinct	4 storeys

Reason for change:

~~If in the James Street precinct (Fortitude Valley neighbourhood plan/NPP-005)~~

Reason for change:

If in the Valley ~~Gateway~~gateway precinct (Fortitude Valley neighbourhood plan/NPP~~-003~~-004)

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Development of a site where adjoining or fronting the Light Street hill ~~Character residential zone~~precinct (Fortitude Valley neighbourhood plan/NPP-007)	3 storeys

Reason for change:

If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)

Reason for change: To support increased building heights and housing supply while protecting the mixed use intent of the precinct and the amenity of surrounding residential areas

Development of a site where fronting Warry Street or Water Street	2 storeys

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

Development of a site in all other areas	3 storeys

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

If in the Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006)

Reason for change: To reflect updated precincts and numbering.

Development of a site within the Inner city zone precinct of the Mixed use zone	3 storeys

Reason for change:

If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP~~-004~~-007)

Reason for change:

~~If in the Gotha Street precinct (Fortitude Valley neighbourhood plan/NPP-001)~~

Reason for change:

~~Any development in the precinct~~	~~4 storeys~~

Reason for change:

~~If in the Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)~~

Reason for change:

~~Any development in the precinct~~	~~3 storeys~~

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Table 7.2.6.4.3.D—Urban context report

Table 7.2.6.4.3.D—Urban context report

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Content	**Scope (and format)**
Site characteristics	Demonstrate how the site's constraints and attributes have been considered in the design of the development.
Cityscape and built form	Demonstrate how the development: a. provides a site-responsive built form taking into account site characteristics and form of surrounding development, including relationship with other buildings in terms of setbacks, privacy, light and air; b. provides a contextually responsive built form taking into account site location within Fortitude Valley (eg. Heart, stitch, gateway) c. impacts on broader views across the cityscape and of the city skyline; d. exhibits outstanding architectural merit.
Streetscape	Demonstrate how the development impacts on and contributes to the streetscape and street functioning, in terms of: a. street building height, setbacks and design; b. ground level activation, including proportion of glazing and openings; c. awning heights and continuity; d. footpath width, continuity and design.
Heritage, landmarks, natural assets, views and vistas	Demonstrate how the development: a. respects the streetscape and public realm context and setting of nearby heritage buildings and places, landmarks and natural assets; b. maintains or creates views and vistas from public vantage points, including from the city grid to the river, to heritage places, landmarks and natural assets, and across public realm.
Public realm, connections, attractors and movement network	Demonstrate how the development: 3. respects, enhances, expands and/or connects to adjoining and nearby public realm; 4. maintains and enhances pedestrian permeability, including to major attractors and the wider movement network.
Subtropical climate	Demonstrate how the development design incorporates orientation, shading, outdoor spaces, natural ventilation, landscaping and articulation to reduce heat loading, protect from weather, optimise natural light and support outdoor lifestyles.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Editor's note—The Urban context report provides a formal means for developers, architects and designers to clearly articulate how the development successfully responds to the site, its context and climate. This report should comprise plans, diagrams, perspectives, 3D modelling (including use of the Virtual Brisbane 3D model to test development options) and supporting design rationales to demonstrate how the proposal achieves the outcomes

of the Neighbourhood Plan code.

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

Editor's note—Council's New World City Design Guide - Buildings that Breathe document 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.

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparency and clarity of the provisions.

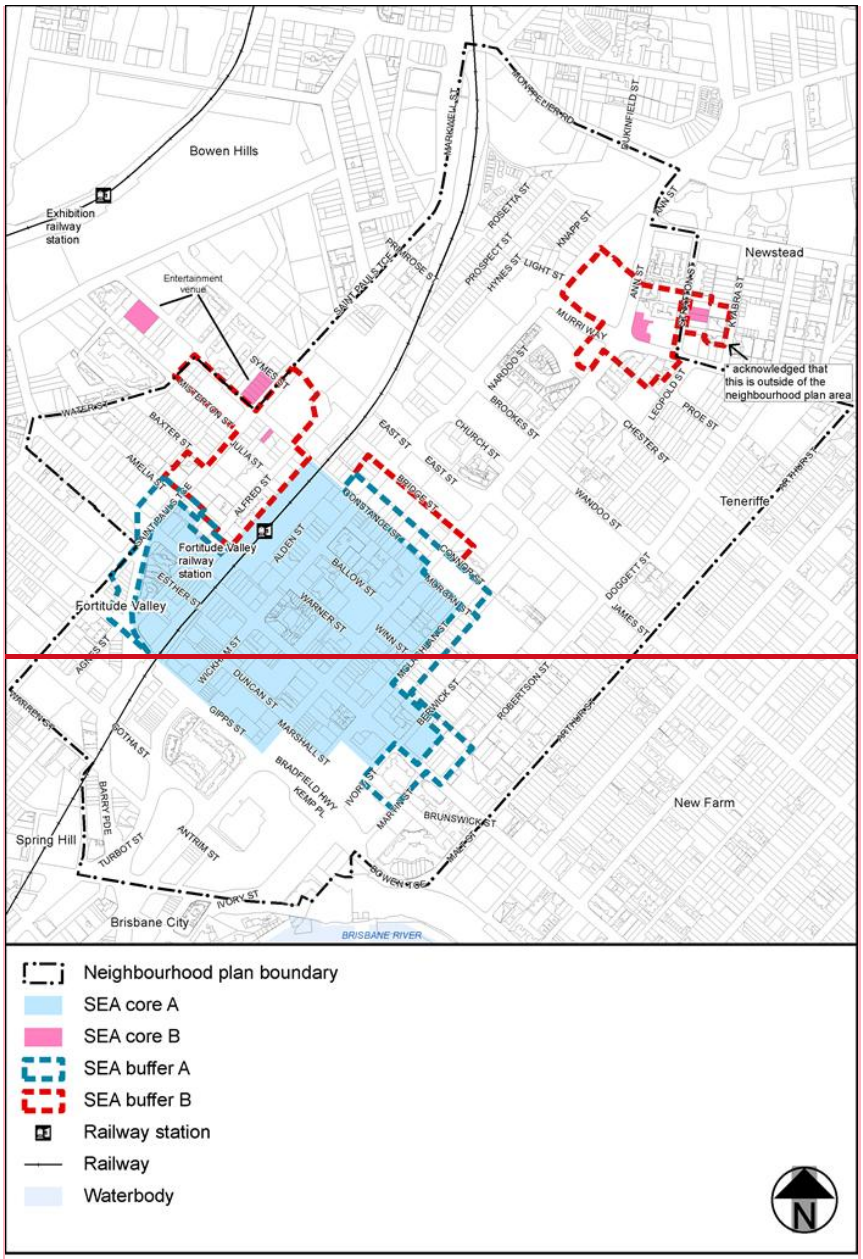


Figure a—Special entertainment area (SEA)

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparency and clarity of the provisions.

~~View the high resolution of Figure a—Special entertainment area (SEA)~~

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

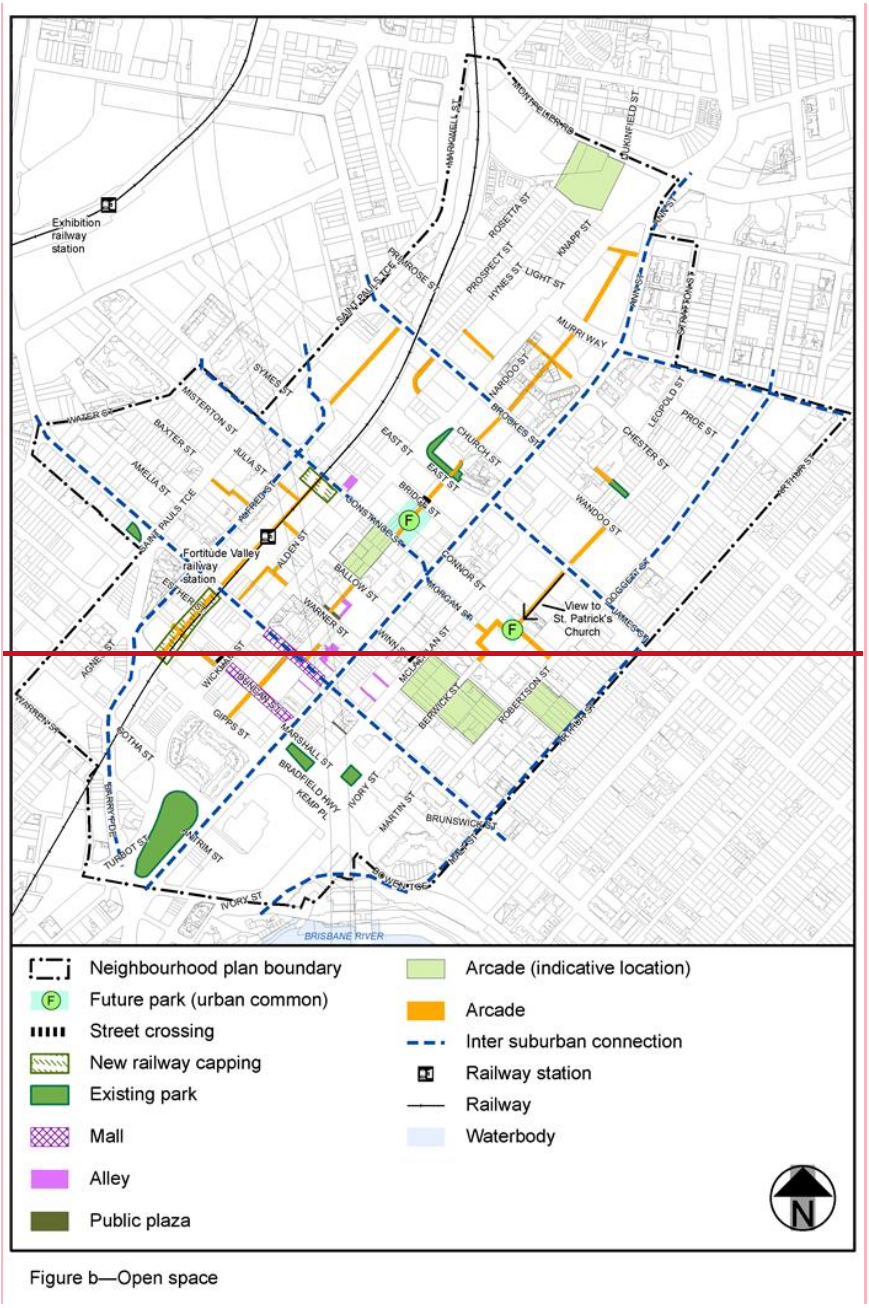


Figure b—Open space

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

~~View the high resolution of Figure b-Open space~~

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

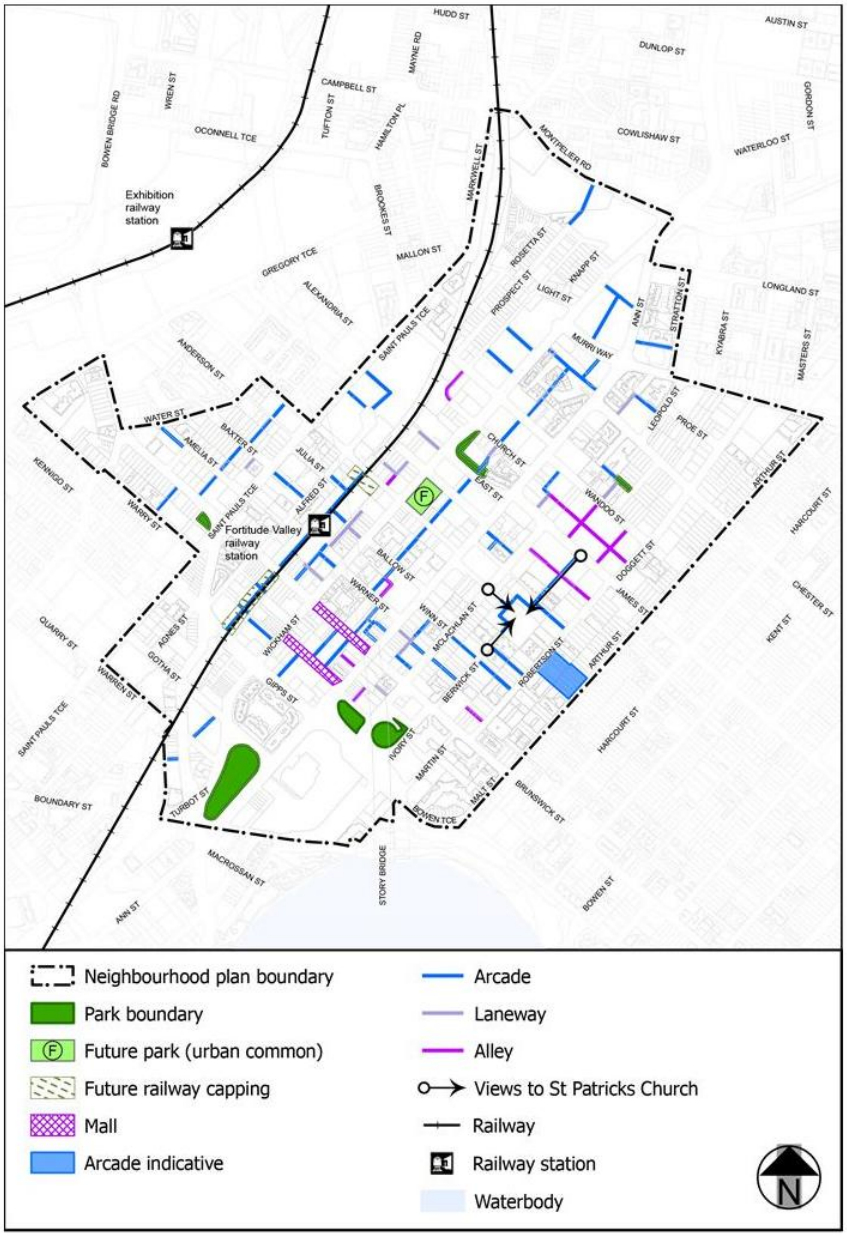


Figure a—Open space and public realm

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure a—Open space and public realm

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

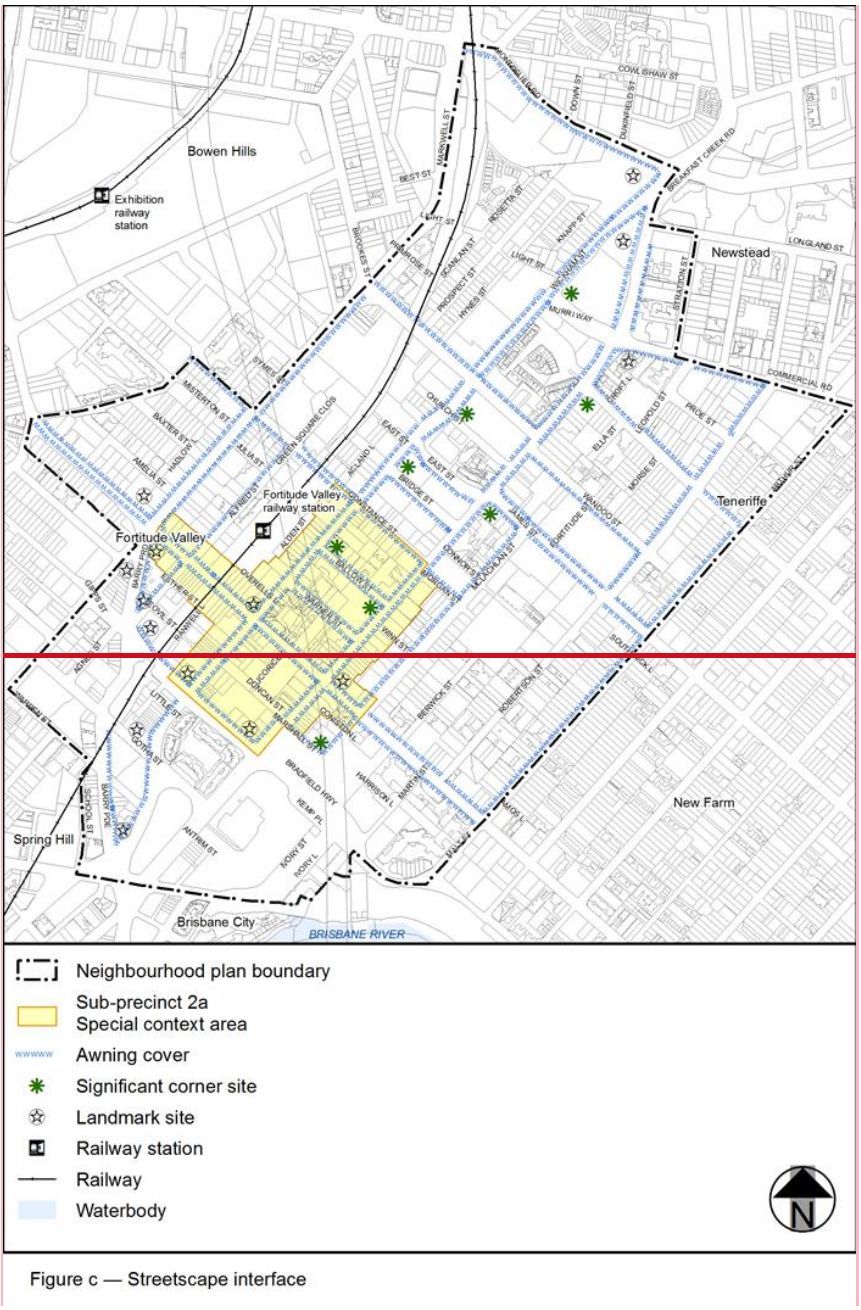


Figure c — Streetscape interface

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

~~View the high resolution of Figure c—Streetscape interface~~

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

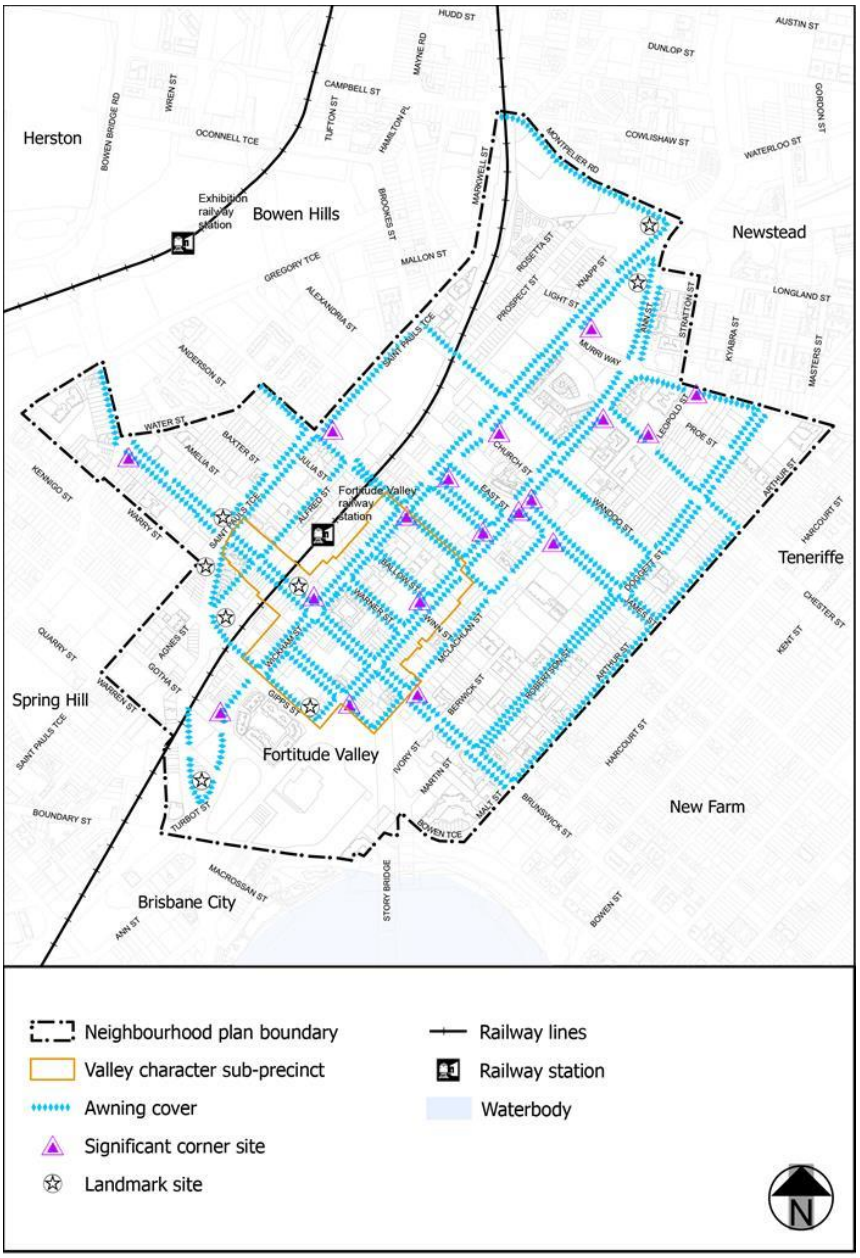


Figure b — Streetscape interface

Reason for change: To update and renumber existing figures to provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure b—Streetscape interface

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

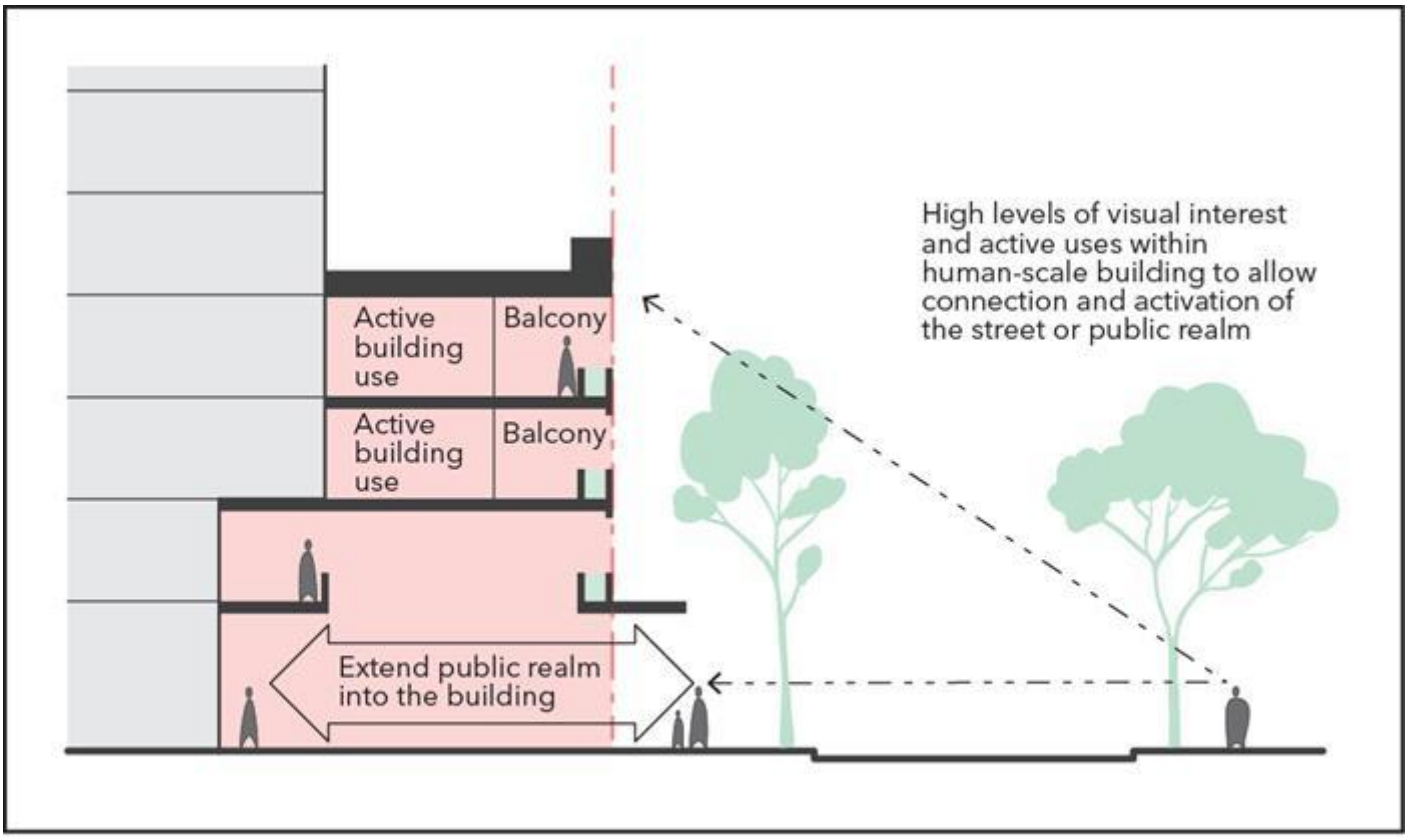


Figure c–Development integration with streets or public realm

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure c—Development integration with streets or public realm

Reason for change: Minor change to figure title only

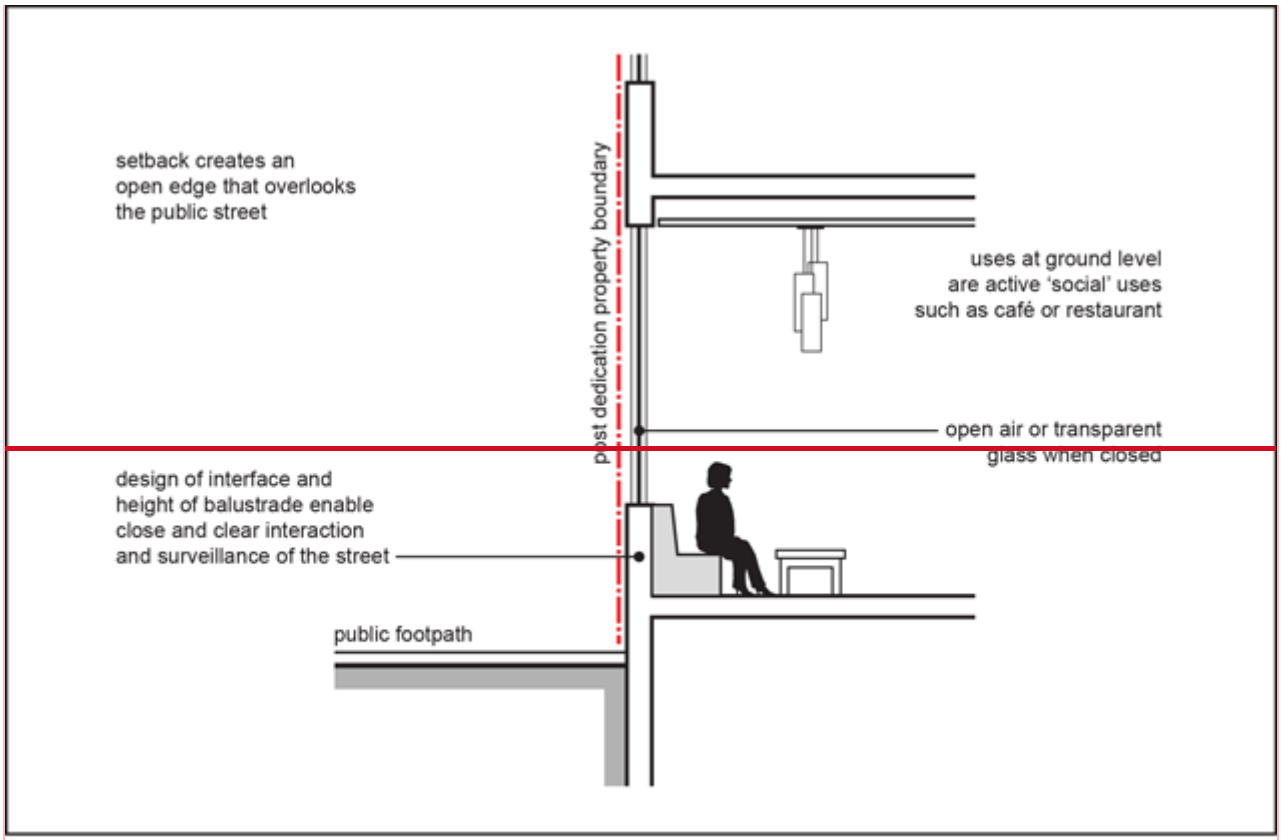


Figure d—Outdoor room – hard landscape edge

Reason for change: Minor change to figure title only

~~View the high resolution of Figure d–Outdoor room - hard landscape edge~~

Reason for change: Minor change to figure title only

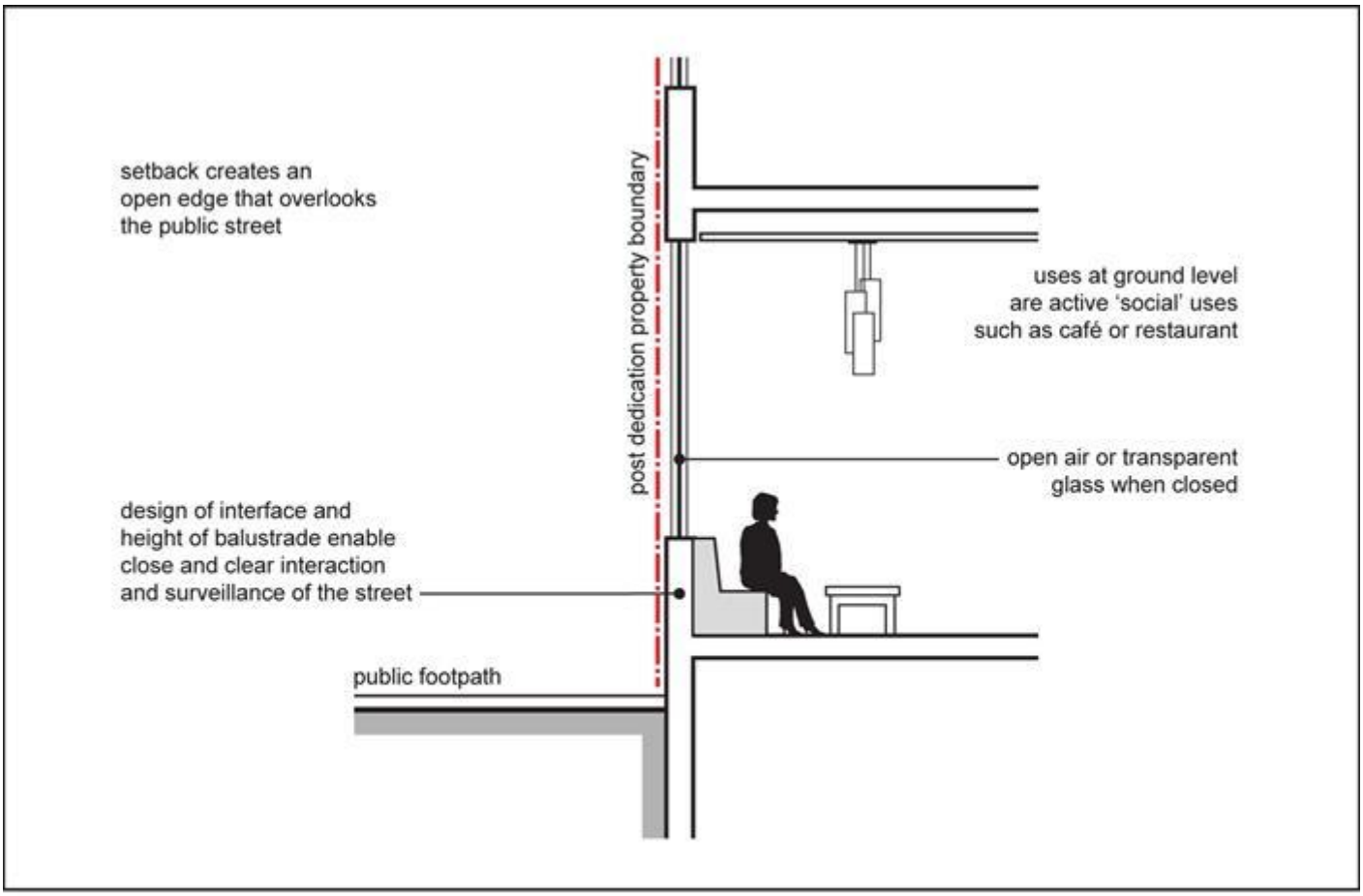


Figure d—Outdoor room - hard edge

Reason for change: Minor change to figure title only

View the high resolution of Figure d—Outdoor room - hard edge

Reason for change: Minor change to figure title only

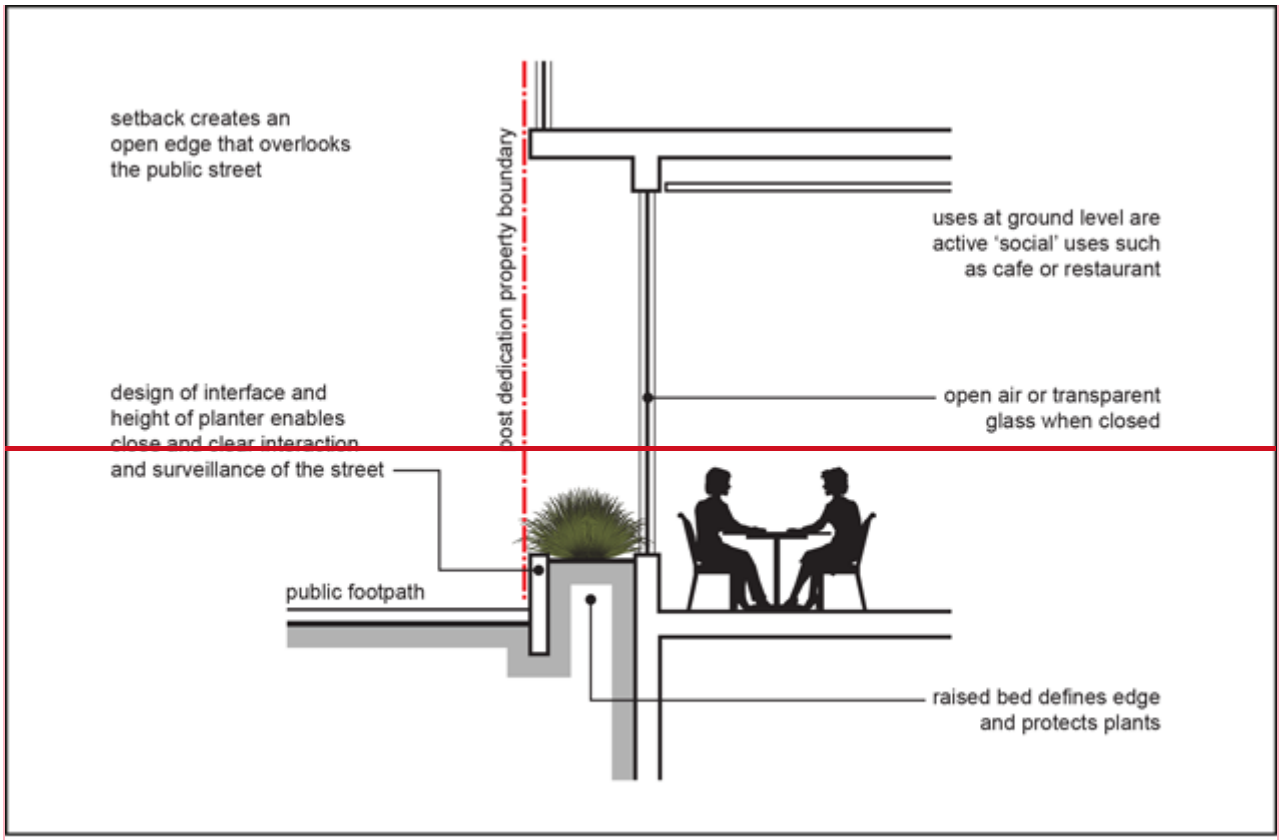


Figure e—Outdoor room – hard landscape edge

Reason for change: Minor change to figure title only

~~View the high resolution of Figure e–Outdoor room - hard landscape edge~~

Reason for change: Minor change to figure title only

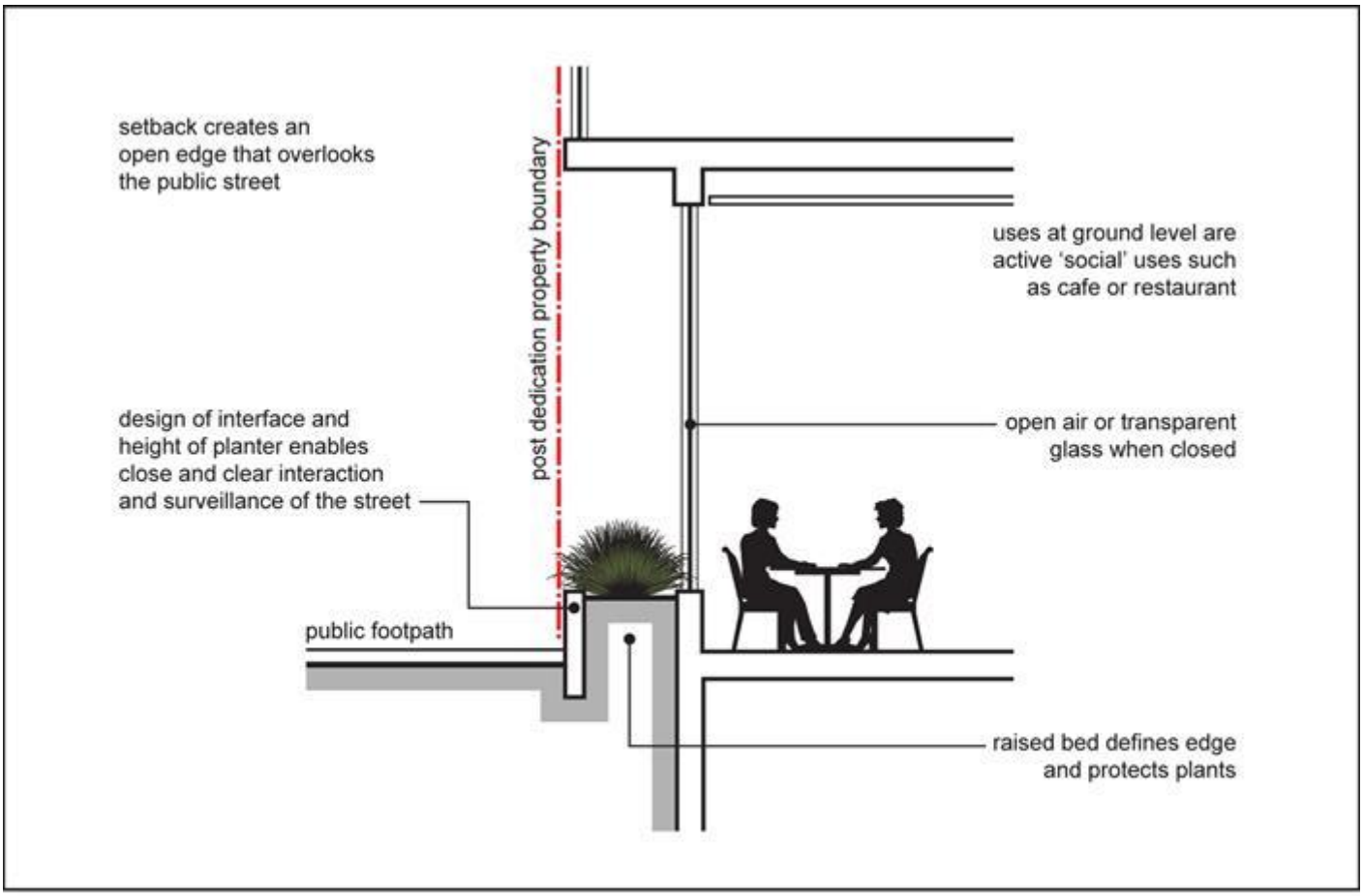


Figure e—Outdoor room - soft landscape edge

Reason for change: Minor change to figure title only

View the high resolution of Figure e—Outdoor room - soft landscape edge

Reason for change: Minor change to figure only

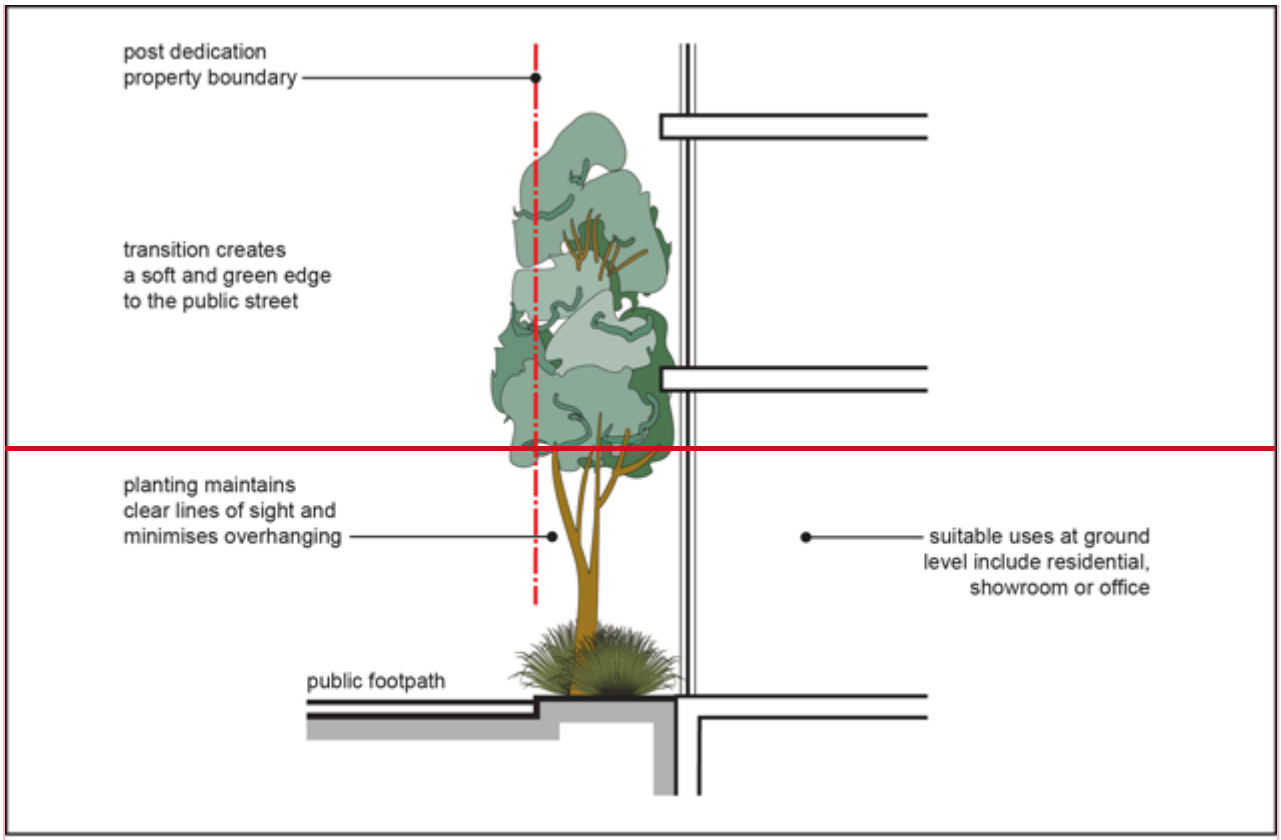


Figure g—Landscape transition

Reason for change: Minor change to figure only

~~View the high resolution of Figure g–Landscape transition~~

Reason for change: Minor change to figure only

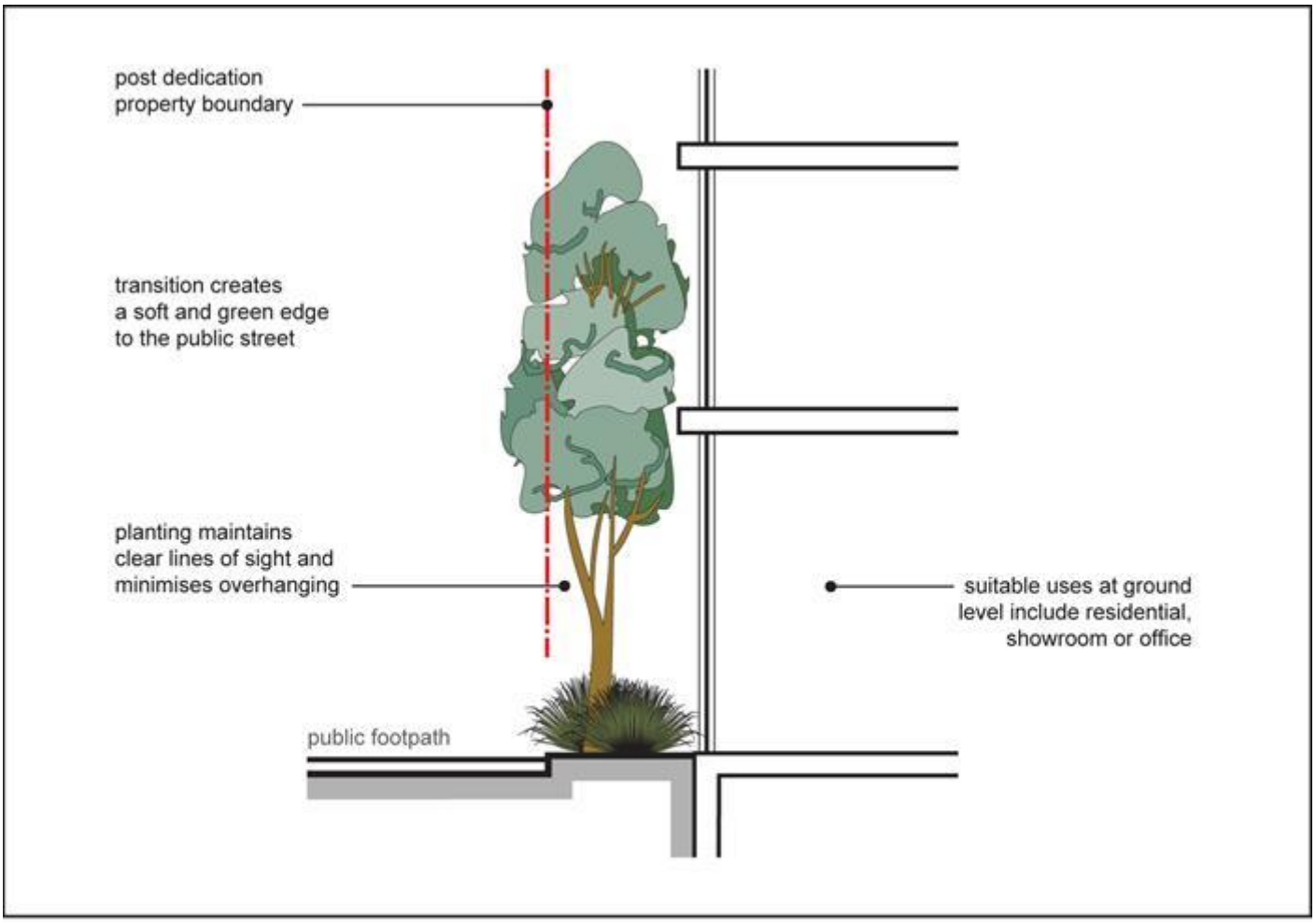


Figure g—Landscape transition

Reason for change: Minor change to figure only

View the high resolution of Figure g—Landscape transition

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

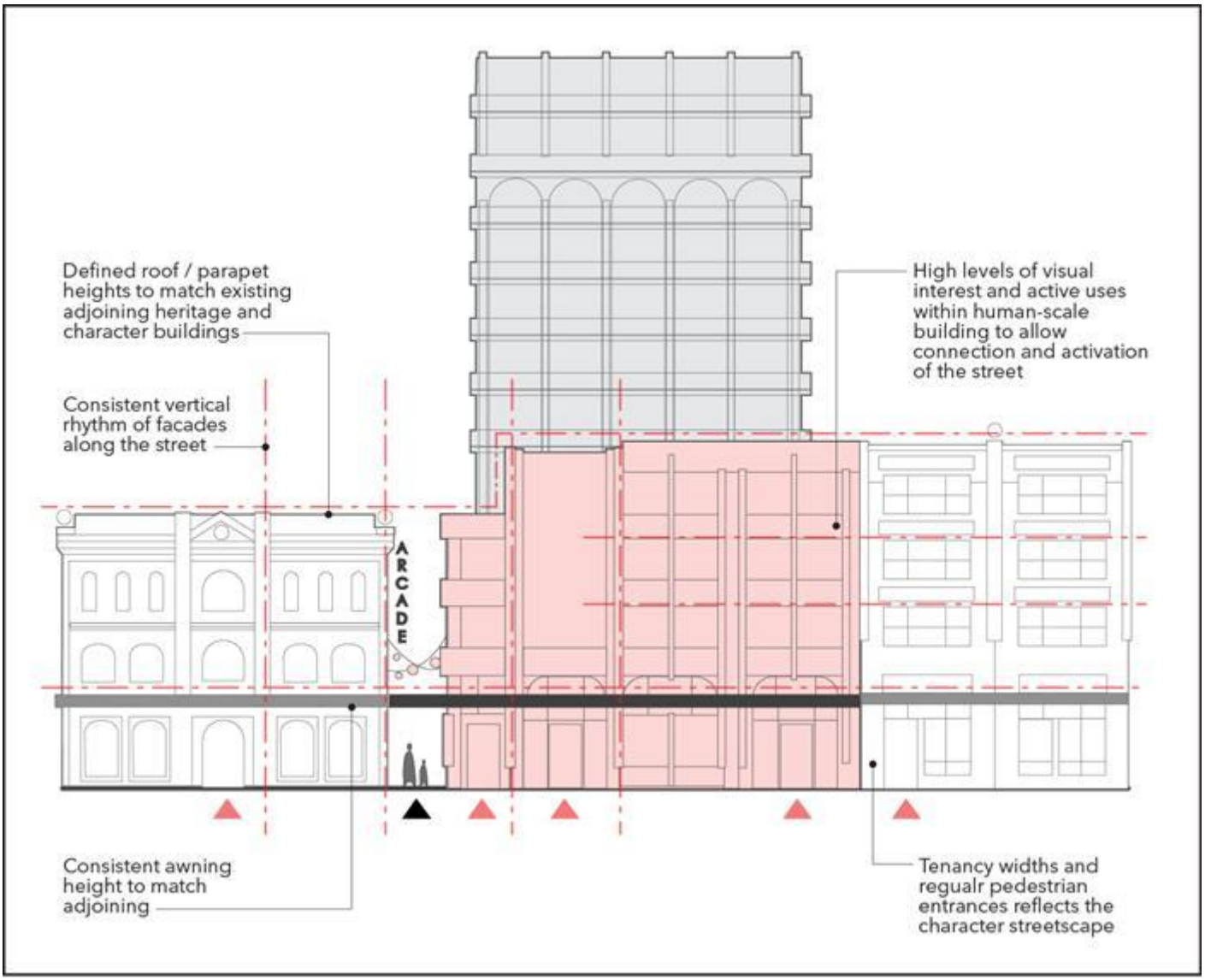


Figure h–Podium height, design and rhythm

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure h—Podium height, design and rhythm

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

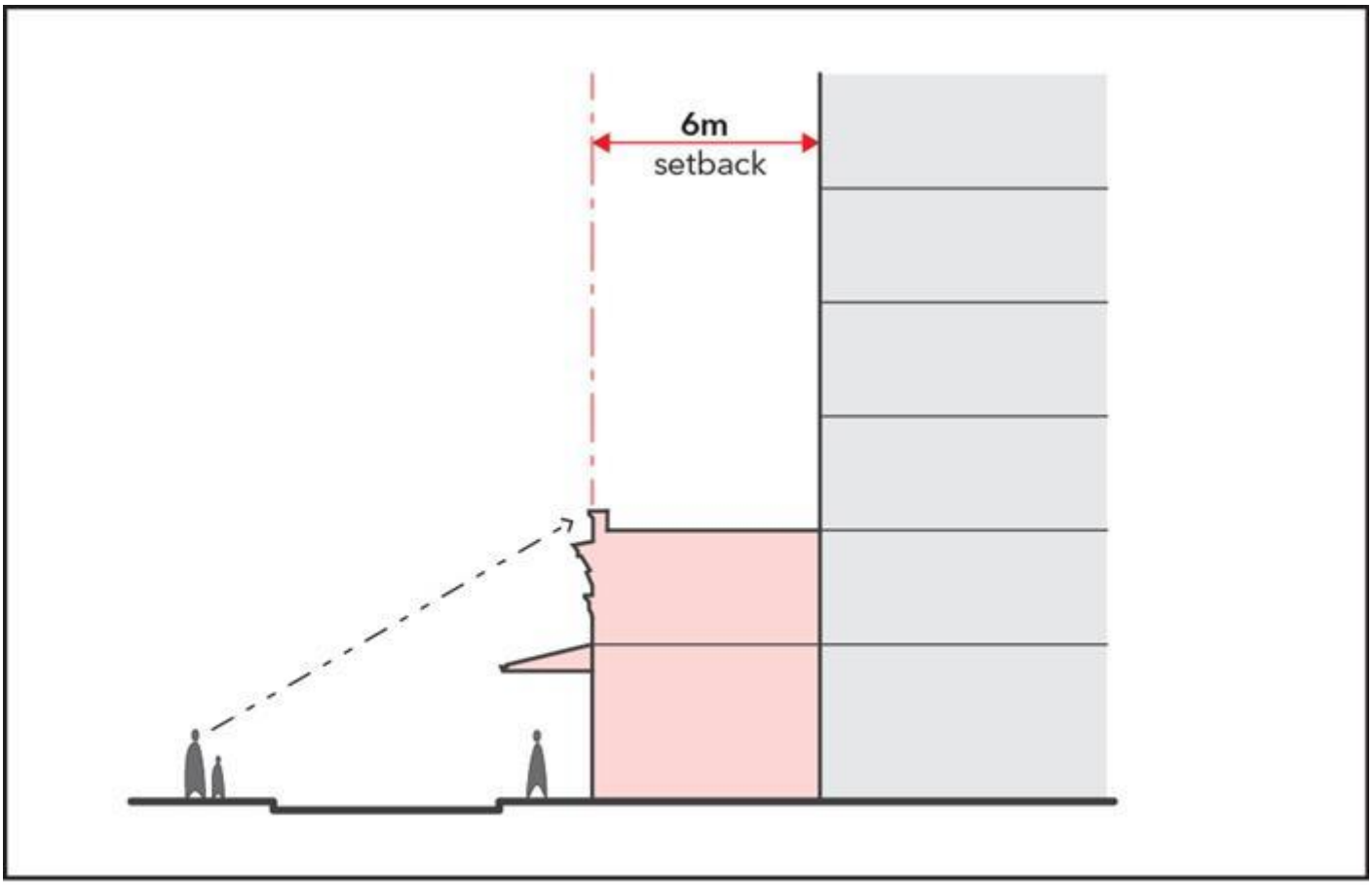


Figure i–Setback maintains prominence of heritage or character buildings to street

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure i—Setback maintains prominence of heritage or character buildings to street

Reason for change: Minor change to figure title only

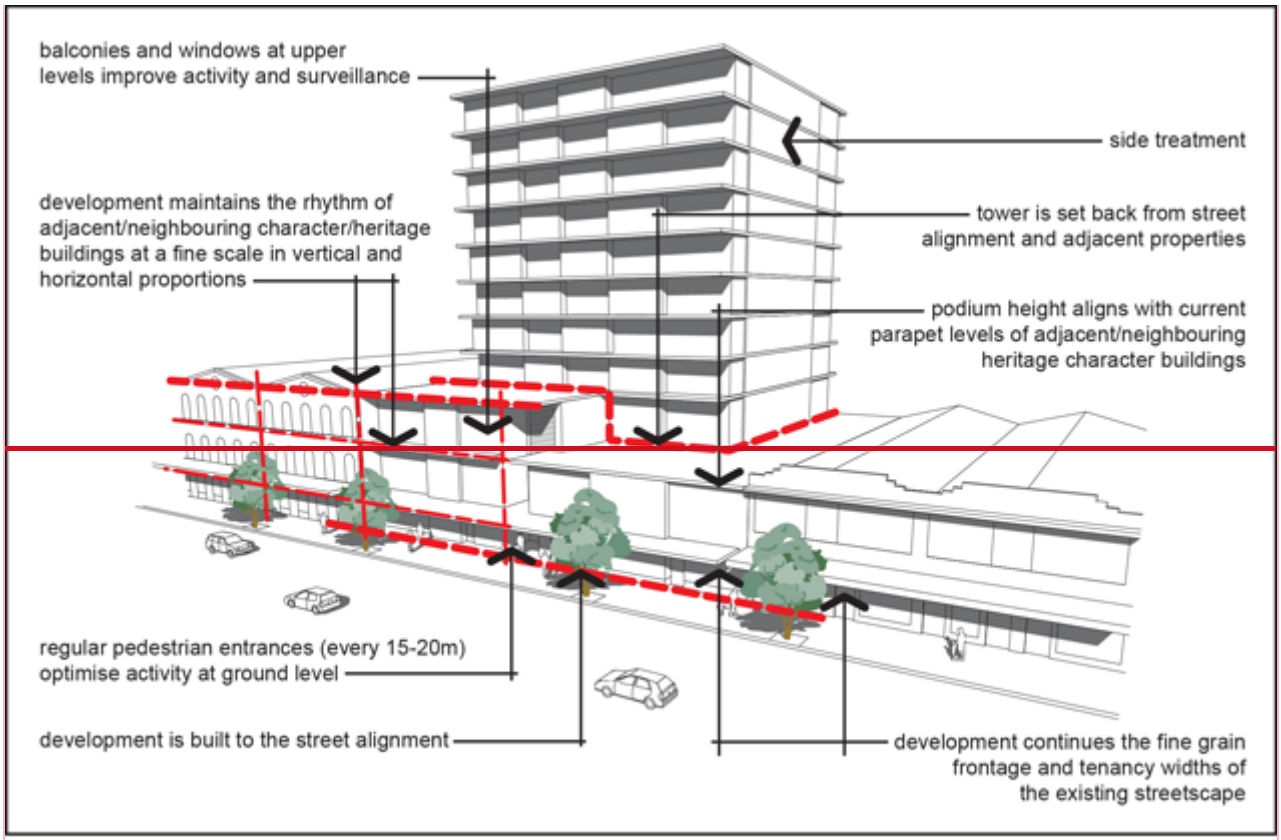


Figure h—Fine-grain frontage

Reason for change: Minor change to figure title only

~~View the high resolution of Figure h–Fine-grain frontage~~

Reason for change: Minor change to figure title only

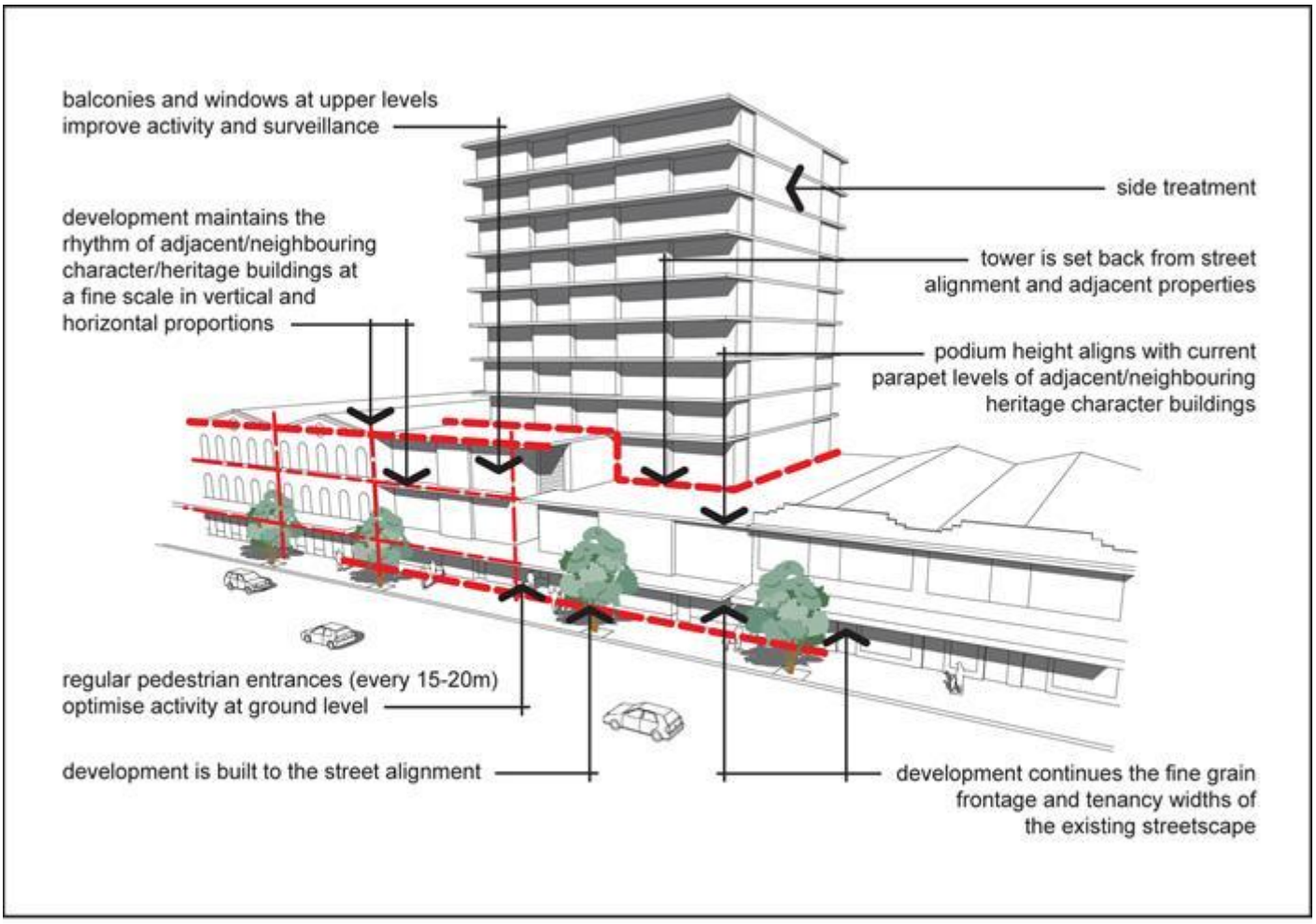


Figure j—Setbacks above podium with modulation, detail and activation to streetscape

Reason for change: Minor change to figure title only

View the high resolution of Figure j—Setbacks above podium with modulation, detail and activation to streetscape

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

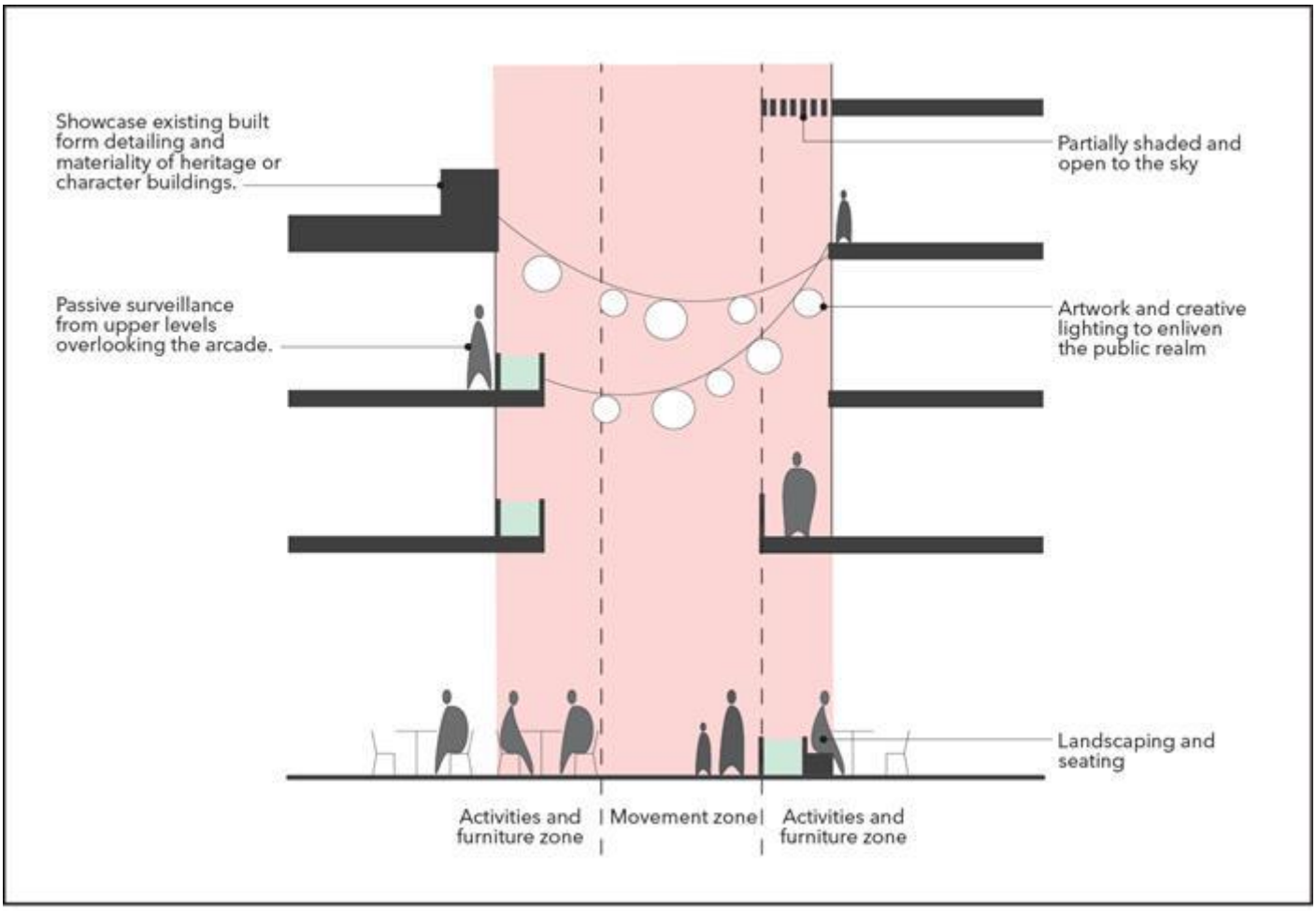


Figure k–Arcade design

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure k—Arcade design

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

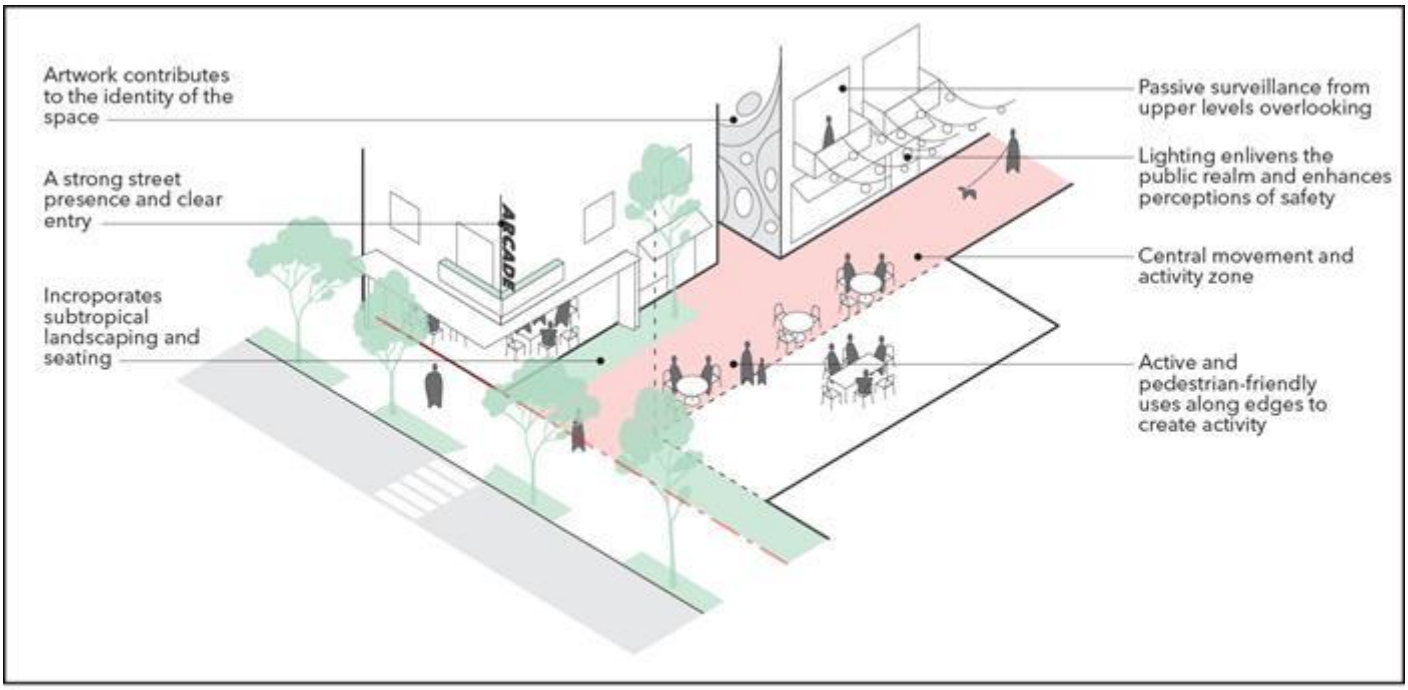


Figure I–Arcade, alley or laneway activation

Reason for change: To provide additional guidance to achieve the neighbourhood plan provisions

View the high resolution of Figure I—Arcade, alley or laneway activation

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Newstead and Teneriffe waterfront

7.2.14.2.2 Purpose

Reason for change: To transfer the provisions of the Special entertainment area into a new Special entertainment precinct overlay.

a. Overall outcomes for the neighbourhood plan area are:
   i. Newstead and Teneriffe waterfront continues its transition from a former industrial area to a compatible mix of residential, commercial, and recreational activities.
   ii. 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.
   iii. Buildings are designed to present an attractive frontage that enhances the streetscape and other public spaces.
   iv. Existing public open spaces (including Powerhouse Park) are retained, and new major public open space facilities are established in the Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003).
   v. Development contributes to streetscape works that enhance the character and amenity of the street.
   vi. Historical features such as the former woolstores and gasworks are conserved and re-used.
   vii. Views to the City Centre from Kingsford Smith Drive are retained. These views are

considered an important arrival statement for the city.

viii. New development assists in providing community facilities to meet the needs of the growing local community.

ix. A range of housing types and sizes are provided, including affordable housing, to meet the diverse needs of the future population.

x. Entertainment activities are focused within the Core sub-categories of the Special entertainment ~~area cores as shown in Figure g~~precinct overlay and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues.

xi. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development in the Special entertainment precinct overlay, and noise attenuation requirements must be satisfied when designing new entertainment venues. ~~In special~~Within the Special entertainment ~~areas~~precinct overlay, residents will expect ambient noise levels to be relatively higher both inside and outside of residences, due to their proximity to entertainment venues.

Reason for change: To introduce a new special entertainment precinct overlay code

~~Note—A Special entertainment area is taken to be a special entertainment precinct for the purposes of the *Local Government Act 2009*. A special entertainment area may cover more than 1 precinct.~~

Table 7.2.14.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: To introduce a new special entertainment precinct overlay

~~**If in the special entertainment area (core or buffer) and involving material change of use for a caretaker's accommodation, dwelling house or centre activities where a hotel, multiple dwelling or short-term accommodation**~~

Reason for change: To introduce a new special entertainment precinct overlay code

~~**PO24**~~	~~**AO24**~~
~~Development ensures:~~ ~~a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building;~~ ~~b. a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedroom or living room, of:~~ ~~i. $L_{Leq,T}$ 25dB at 63Hz where in special entertainment area core area A or buffer area A;~~ ~~ii. $L_{Leq,T}$ 20dB at 63Hz where in special entertainment area core area B or buffer area B;~~ ~~iii. $L_{Leq,T}$ 18dB at 63Hz for short-term accommodation where a~~	~~No acceptable outcome is prescribed.~~

~~backpackers in a special entertainment area core area or buffer area.~~	

Reason for change: To introduce a new special entertainment precinct overlay code

~~PO25~~ ~~Development located in the same building as, or that has a wall, within 5m of a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant) ensures:~~ a. ~~bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling;~~ b. ~~the building is designed and constructed to achieve an amplified music noise level of:~~ a. ~~not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;~~ b. ~~not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room;~~ c. ~~not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.~~	**~~AO25~~** ~~Development is not located in the same building as, and the use does not have, a wall within 5m of centre activities where a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant).~~

Table 7.2.14.2.3.C—Minimum building setbacks in the Commercial Road precinct

Reason for change: To introduce a new special entertainment precinct overlay code

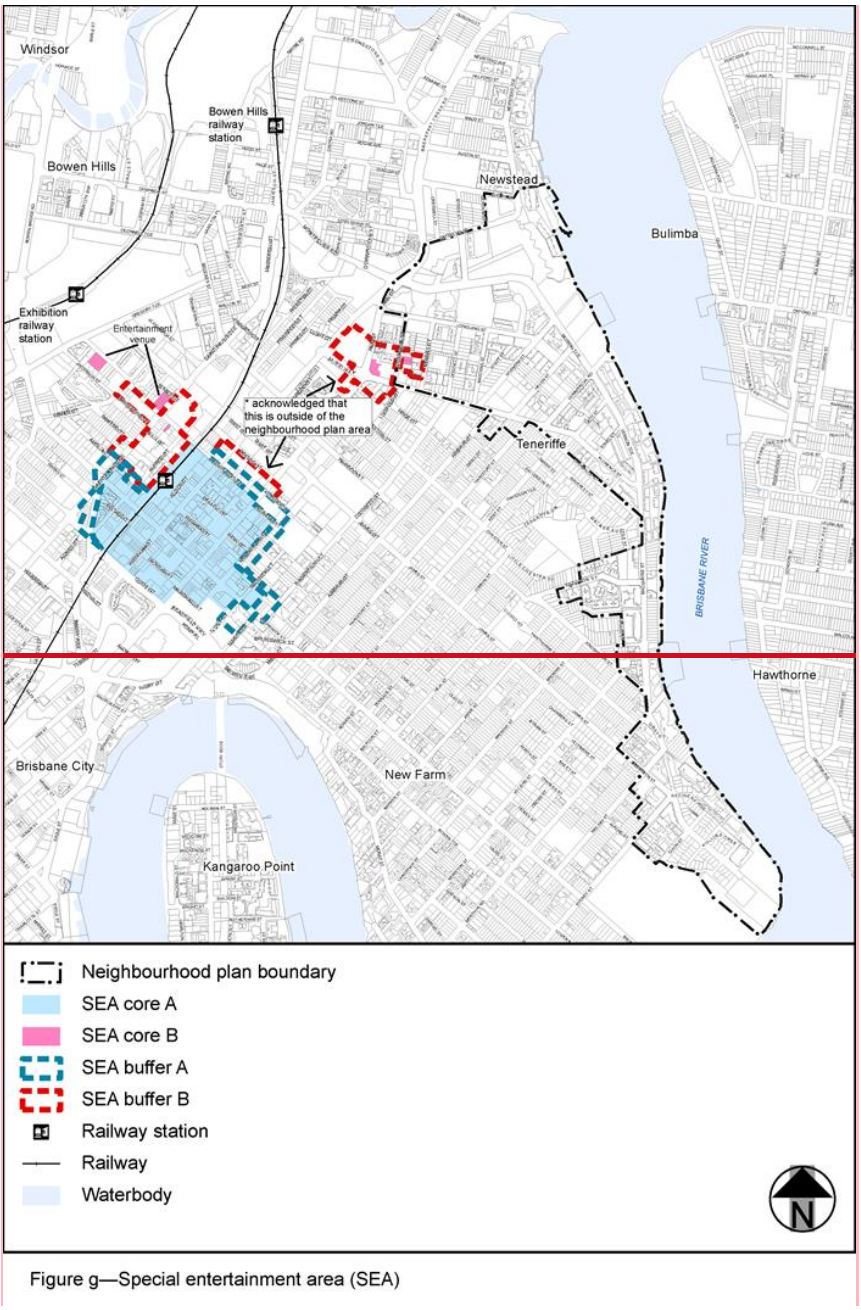


Figure g—Special entertainment area (SEA)

Reason for change: To introduce a new special entertainment precinct overlay code

~~View the high resolution of Figure g—Special entertainment area (SEA)~~

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Spring Hill

Table 7.2.19.5.3.D—Boundary setback requirements

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

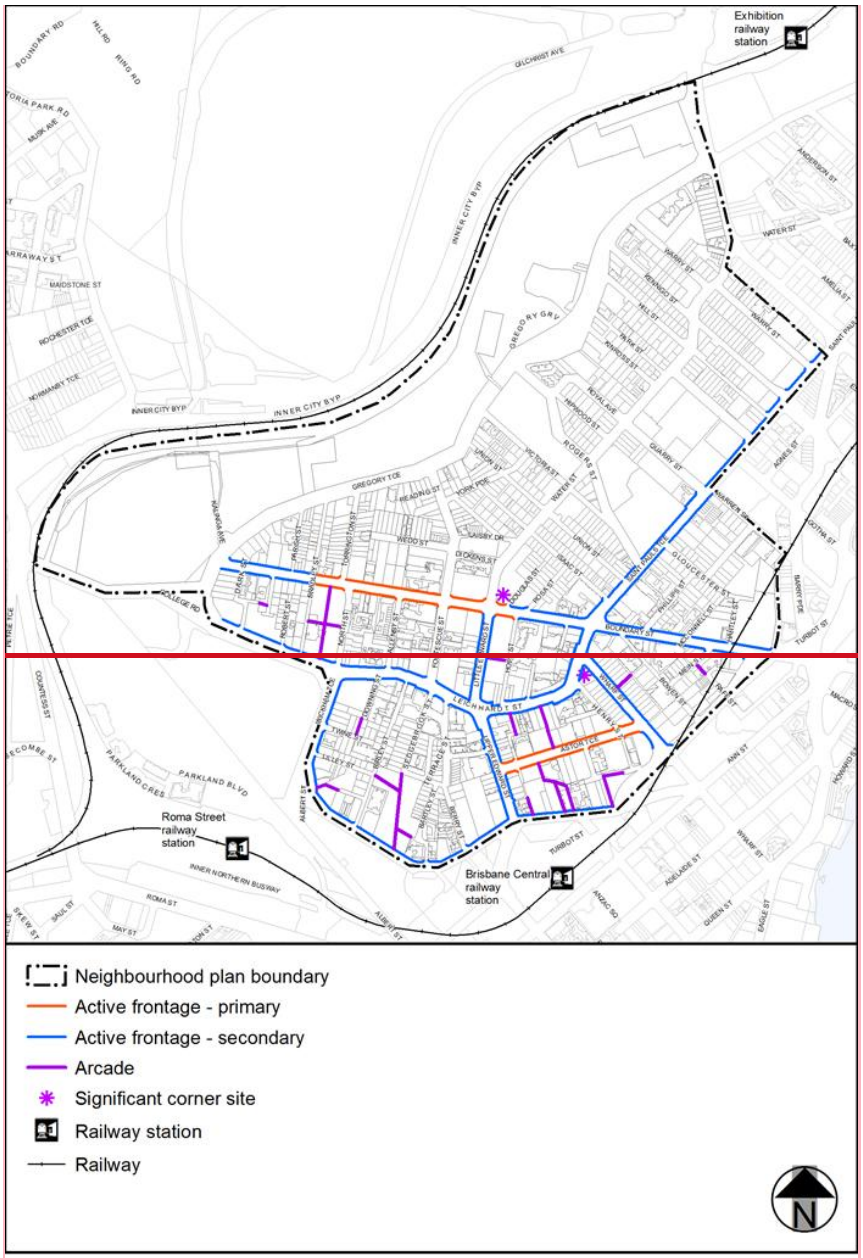


Figure a—Spring Hill neighbourhood plan

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

~~View the high resolution of Figure a–Spring Hill neighbourhood plan~~

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

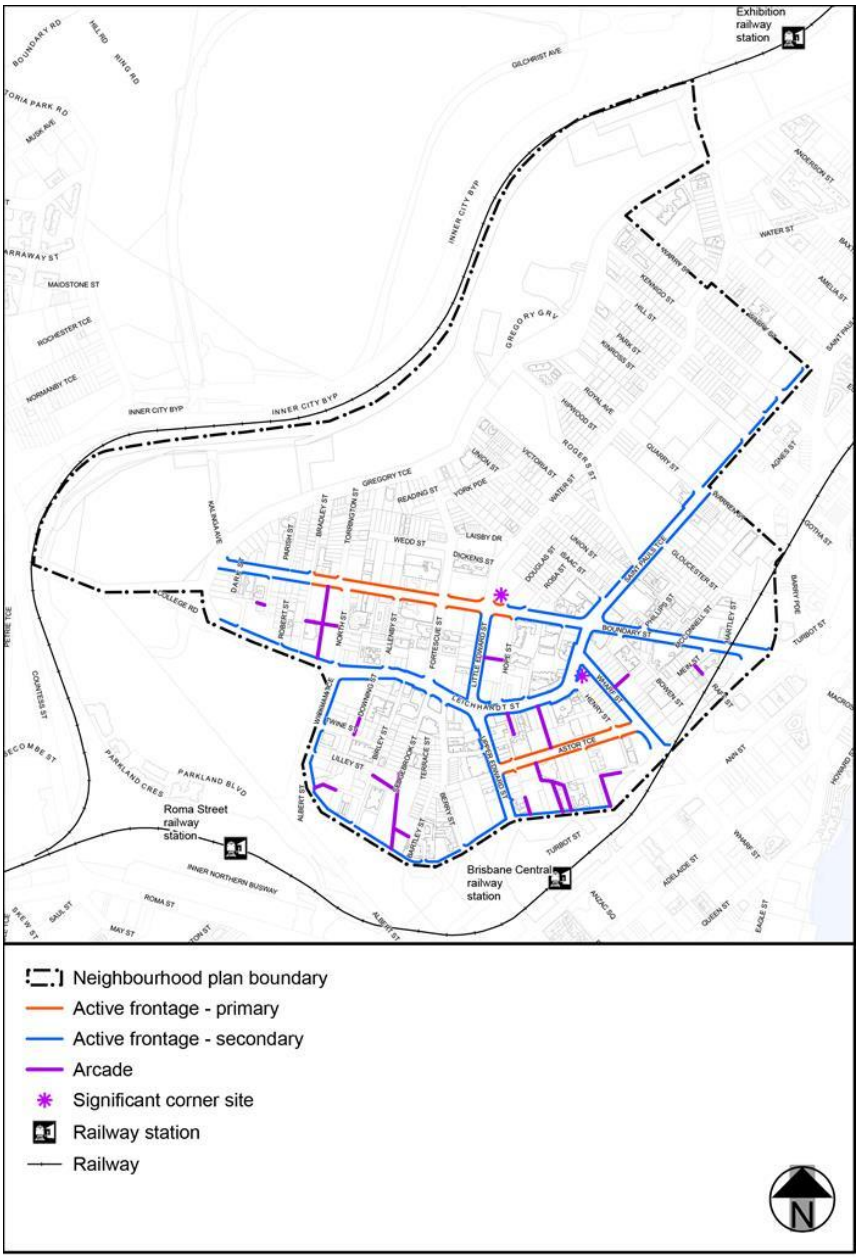


Figure a—Spring Hill neighbourhood plan

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

View the high resolution of Figure a—Spring Hill neighbourhood plan

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

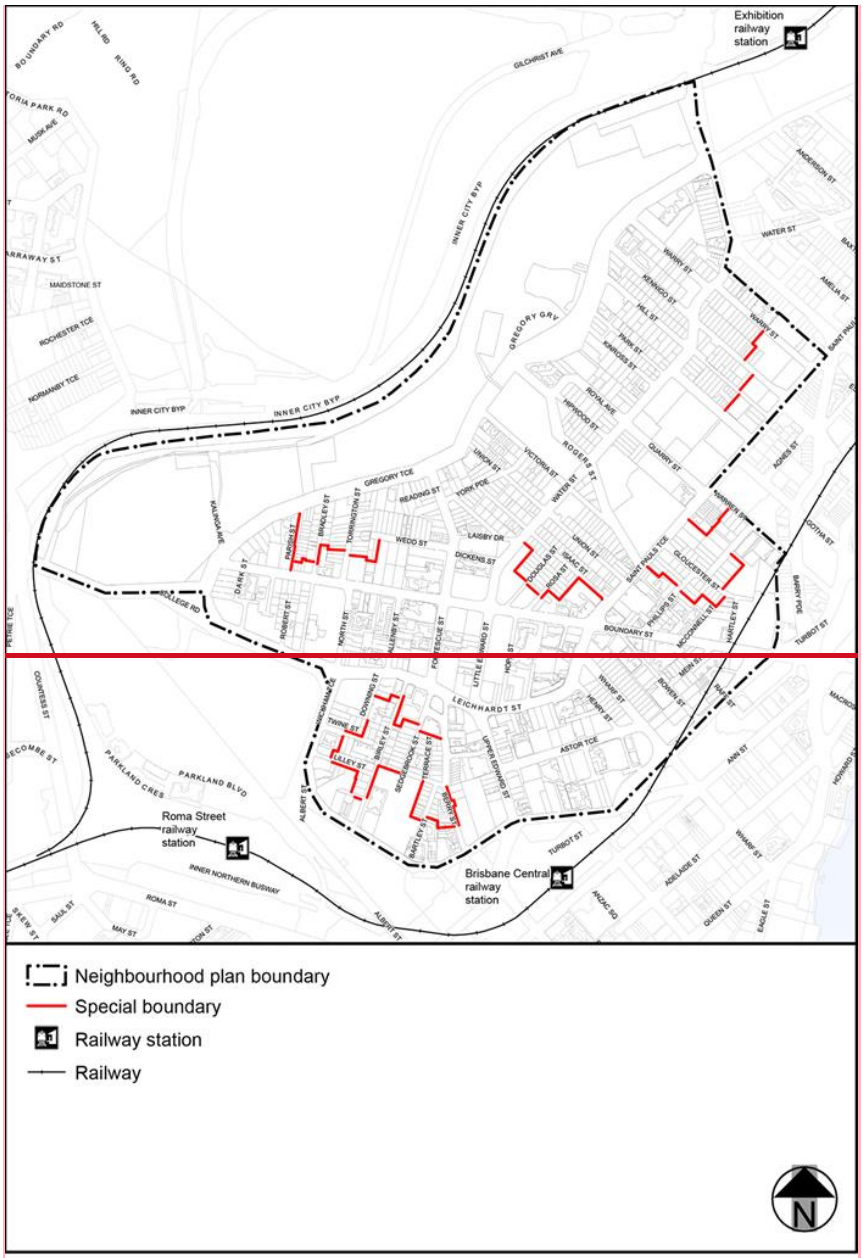


Figure b—Special boundaries

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

~~View the high resolution of Figure b–Special boundaries~~

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

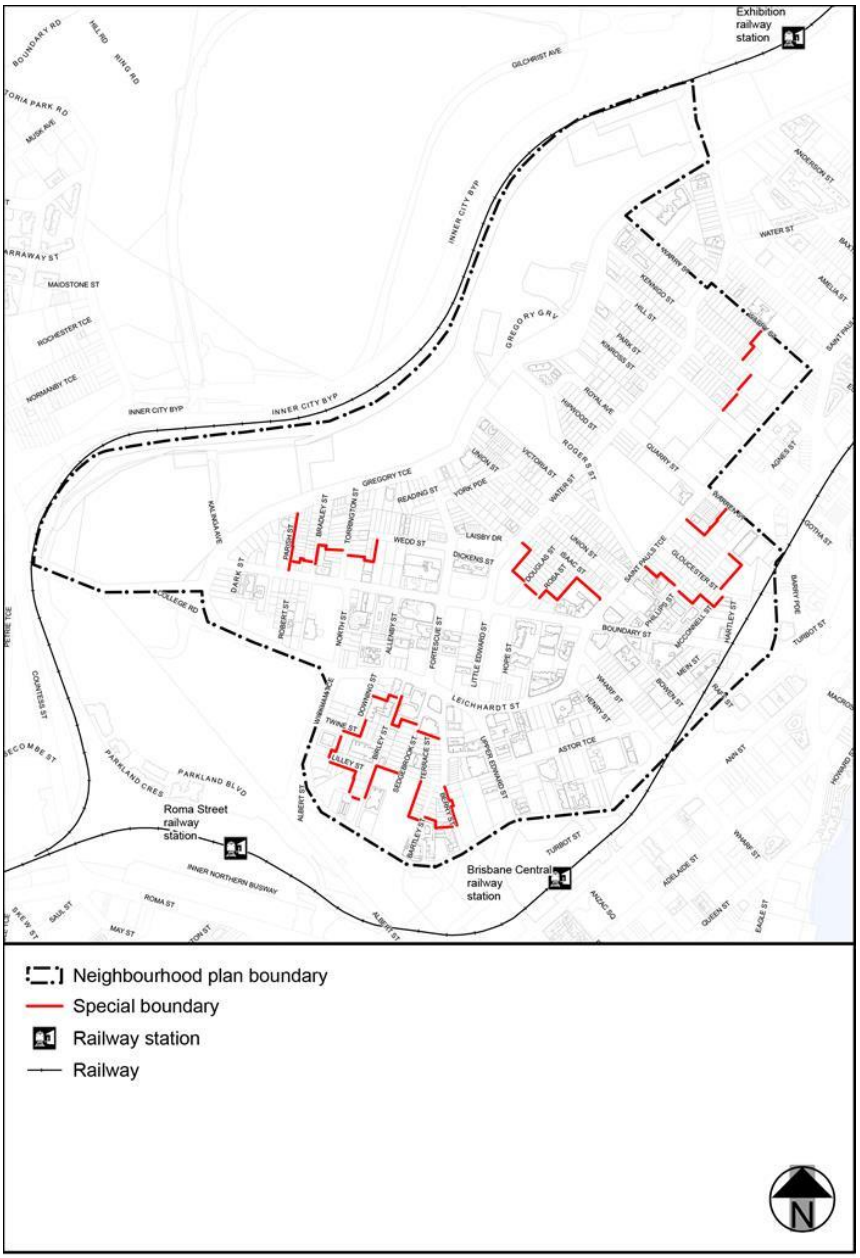


Figure b—Special boundaries

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

View the high resolution of Figure b—Special boundaries

Part 8 Overlays \ 8.2 Overlay codes \ 8.2.7 Commercial character building (activities) overlay code

8.2.7.3 Performance outcomes and acceptable outcomes

Reason for change: To incoporate provisions that address the uniqueness of different commercial character buildings within the Fortitude Valley area.

Section B—If for assessable development where work is not limited to internal alterations

or fitouts (excluding PO7 if in the Fortitude Valley neighbourhood plan area, where in the Principal centre zone or Mixed use zone)

Reason for change: To incoporate provisions that address the uniqueness of different commercial character buildings within the Fortitude Valley area and ensure redevelopment incoporating towers are appropriately setback from the street to maintain the existing streetscape character that contributes to the identity of Fortitude Valley.

Additional performance outcomes and acceptable outcomes if in the Fortitude Valley neighbourhood plan area where in the Principal centre zone or Mixed use zone

Reason for change: To incorporate provisions that address the uniqueness of different commercial character buildings within the Fortitude Valley area and enable adaptive reuse that contributes to the identity of Fortitude Valley.

PO24 Development above or involving the extension, alteration, renovation or refurbishment of a commercial character building is designed to: a. sensitively integrate with the built form, scale and character of the original building and architectural design; b. retain the traditional architectural style, characteristics and detailing of the commercial character building.	**AO24.1** Development retains and adaptively re-uses the existing commercial character building and ensures the traditional architectural style, characteristics and detailing of the commercial character building is maintained. **AO24.2** Development complements the architectural form and details of the commercial character building: a. through complementary building materials that respond to the original building fabric while remaining clearly distinguishable through their texture, detailing, colour palette and materiality; b. through building detailing and articulation that responds to the established rhythm, scale and fine grain detail of the commercial character building; c. where involving a podium, a podium height that aligns with the parapet height of the commercial character building.

Reason for change: To incoporate provisions that address the uniqueness of different commercial character buildings within the Fortitude Valley area and ensure redevelopment incoporating towers are appropriately setback from the street to maintain the existing streetscape character that contributes to the identity of Fortitude Valley.

PO25 Development maintains the visual dominance of the commercial character building to the streetscape and ensures the original building remains clearly identifiable on all street frontages.	**AO25** Development above a commercial character building is visually recessive and does not dominate or detract from the appearance of the existing commercial character building to the streetscape by providing a minimum 6m setback to the street frontage.

Part 8 Overlays \ 8.2 Overlay codes \ 8.2.19A Special entertainment precinct overlay code

Reason for change: To introduce a new special entertainment precinct overlay code
8.2.19A Special entertainment precinct overlay code
Reason for change: To introduce a new special entertainment precinct overlay code
8.2.19A.1 Application

8.2.19A.1 Application

Reason for change: To introduce a new special entertainment precinct overlay code

1. This code applies to assessing development in the Special entertainment precinct overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay section5.10; or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay section 5.10; or
    c. impact assessable development.

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparancy and clarity of the provisions.

2. Land in the Special entertainment precinct overlay is identified on the Special entertainment precinct overlay map and is included in the following sub-categories:
    a. Core A sub-category;
    b. Buffer A sub-category;
    c. Core B sub-category;
    d. Buffer B sub-category.

Reason for change: To introduce a new Special entertainment precinct overlay

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Reason for change: To introduce a new Special entertainment precinct overlay code
Note—A Special entertainment precinct is taken to be a special entertainment precinct for the purposes of the Local Government Act.
Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.
Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy will assist in demonstrating achievement of these performance outcomes.
Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.
Reason for change: To introduce a new special entertainment precinct overlay code
8.2.19A.2 Purpose

8.2.19A.2 Purpose

Reason for change: To introduce a new Special entertainment precinct overlay code

1. The purpose of the Special entertainment precinct overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.4 - Brisbane's

community facilities, services, open space and recreation infrastructure;
ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.2 - Brisbane's environmental quality and sustainable design;
iii. Theme 5: Brisbane's CityShape, Element 5.5 - Brisbane's Suburban Living Areas and Element 5.1 - Brisbane's City Centre.

b. Provide for the assessment of the suitability of development in the Special entertainment precinct overlay.

2. The purpose of the code will be achieved through the following overall outcomes:
   a. Entertainment activities are focused within the Special entertainment precinct Core sub-categories and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues.
   b. The Special entertainment precinct Core and Buffer sub-categories manage the interface between entertainment activities and accommodation activities by ensuring new development responds to the existing and intended entertainment function of the precinct through appropriate land use planning, building design and acoustic attenuation measures.
   c. Development supports the ongoing operation, viability and evolution of lawful entertainment activities and does not introduce unreasonable constraints on existing or future entertainment venues.
   d. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development, and noise attenuation requirements must be satisfied when designing new entertainment venues.
   e. In the Special entertainment precinct, ambient noise levels are expected to be relatively higher both inside and outside of residences due to their proximity to entertainment venues, and residents can expect a different level of amenity than would ordinarily occur in other residential areas.

Reason for change: To introduce a new special entertainment precinct overlay code

8.2.19A.3 Performance outcomes and acceptable outcomes

8.2.19A.3 Performance outcomes and acceptable outcomes

Reason for change: To introduce a new special entertainment precinct overlay code

Table 8.2.19A.3—Performance outcomes and acceptable outcomes

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparancy and clarity of the provisions.

Performance outcomes	**Acceptable outcomes**

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparancy and clarity of the provisions.

Section A: If in the Core A or Core B sub-category and involving a material change of use for a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay and remove current inconsistencies with the Amplified Music Venues Local Law.

PO1 Development for an amplified music venue is designed and constructed to achieve lawful amplified music noise levels external to the premises. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.	**AO1** Development does not involve amplified music that is audible external to the premises. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay to improve transparency and clarity of the provisions, and provide additional guidance to achieve the intended outcomes.

PO2 Development located in the same premises, an adjoining premises, or within 5m of accommodation activities, ensures the building is designed and constructed to achieve an amplified music noise level of: a. not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; b. not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development. Refer to Figure a. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.	**AO2** Development located in the same premises, an adjoining premises, or within 5m of accommodation activities does not involve amplified music that is audible in a bedroom or living room not associated with the development. Refer to Figure a. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.

Reason for change: To introduce a new special entertainment precinct overlay code

Section B: If in a Core A sub-category, Core B sub-category, Buffer A sub-category or Buffer B sub-category and involving a material change of use for accommodation activities

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay, update terminology, and provide clearer design requirements to improve liveability conditions for new residential development.

PO3 Development ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may	**AO3** Development provides acoustically rated enclosable balconies to all rooms with external glazing or openings: a. in the Core A sub-category or Buffer A subcategory - consisting of a minimum:

arise from premises outside the building; b. a building is designed and constructed to achieve a minimum Sound Reduction Index between the exterior of the building and any bedroom or living room, of: i. 35dB at the 63Hz one-third octave band where in Core A sub-category or Buffer A sub-category; ii. 33dB at the 63Hz one-third octave band where in Core B sub-category or Buffer B sub-category; iii. 33dB at the 63Hz one-third octave band for short-term accommodation where a backpackers in a Core A sub-category, Buffer A sub-category, Core B sub-category or Buffer B sub-category. Refer to Figure b. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Sound Reduction index (R) is the rating of a buildings element's ability to reduce airborne sound transmission, determined in accordance with ISO 10140-2:2021, Acoustics - Laboratory Measurement of Sound Insulation of Building Elements-Part 2: Measurement of Airborne Sound Insulation.	Rw 37 rated glazing, 1000mm air gap to Rw 37 rated glazing; or b. in the Core B sub-category or Buffer B sub-category - consisting of a minimum: Rw 36 rated glazing, 1000mm air gap to Rw 36 rated glazing. Refer to Figure c. Note—In order to satisfy the requirements for private open space the balcony must satisfy the minimum dimensions and area of the Multiple dwelling code.

Reason for change: To transfer the Special entertainment area provisions from the Fortitude Valley Neighbourhood Plan into a new Special entertainment precinct overlay. The 63Hz one-third octave band has been shown to be the band that is the most critical when designing for amplified music noise.

PO4 Development located in the same building as a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise being transmitted through a wall, floor or ceiling; b. a building is designed and constructed to mitigate any amplified music to a noise level of: i. not greater than LLeq,T 43dB in the 63Hz one-third octave band	**AO4** Development is not located in the same building as a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre.

in a bedroom; ii. not greater than LLeq,T 45dB in the 63Hz one-third octave band in a living room; iii. not greater than LLeq,T 45dB in the 63Hz one-third octave band in a bedroom or living room for short-term accommodation where a backpackers. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to achieve the intended outcomes

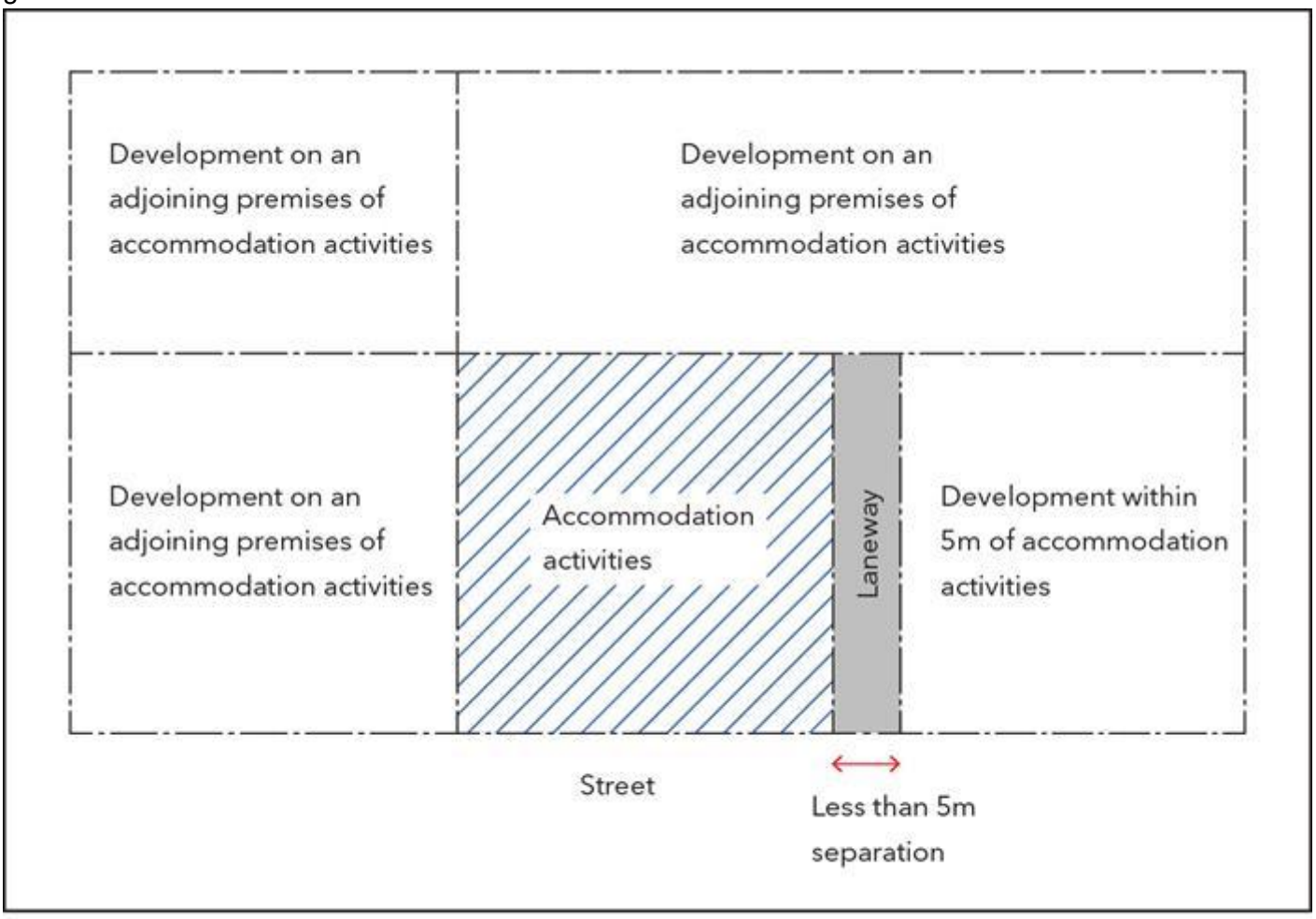


Figure a–Development located on an adjoining premises or within 5m of accommodation activities

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to achieve the intended outcomes

View the high resolution of Figure a—Development located on an adjoining premises or within 5m of accommodation activities

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to achieve the intended outcomes

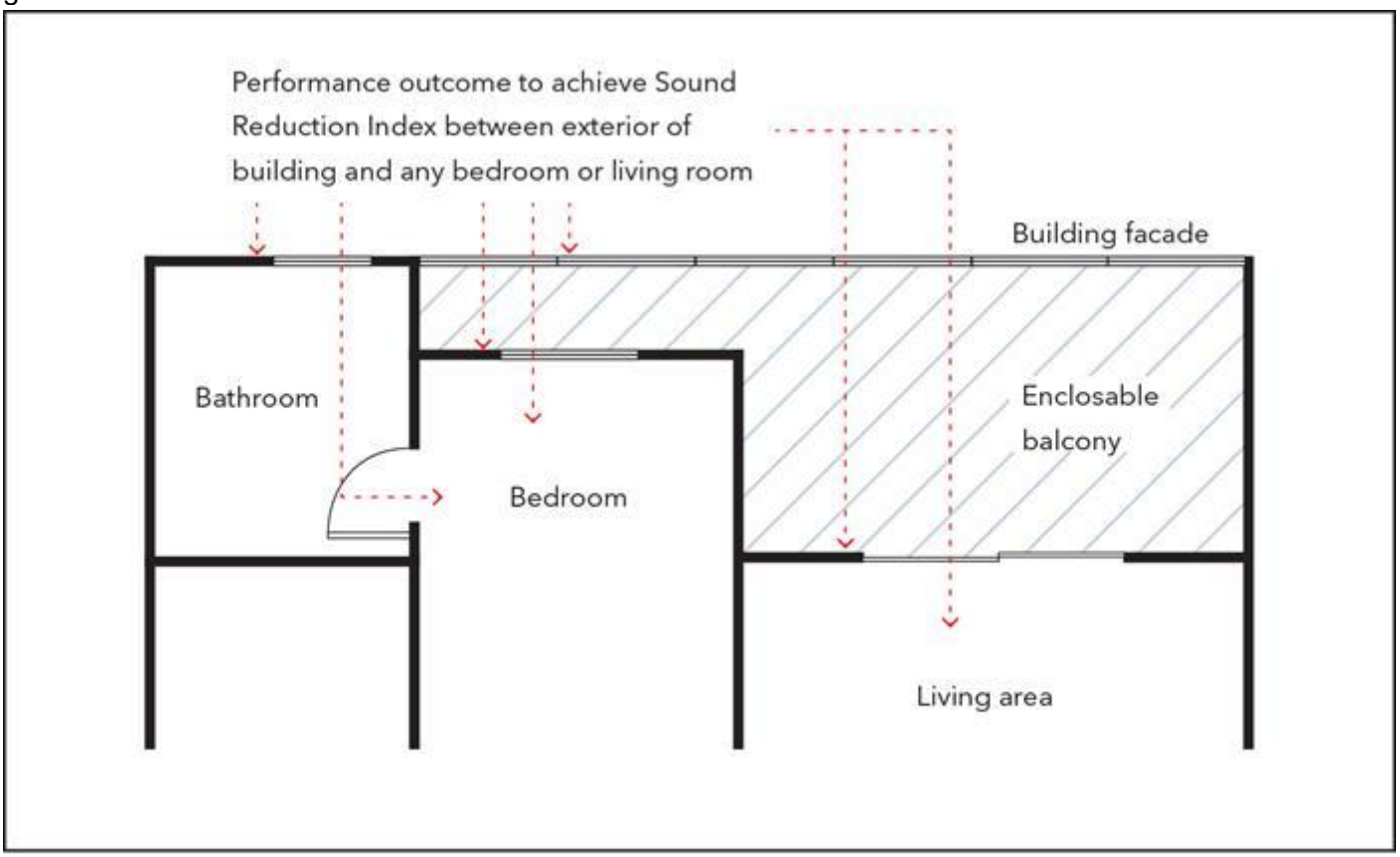


Figure b–Performance outcome designed and constructed to achieve a minimum Sound Reduction Index

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to achieve the intended outcomes

View the high resolution of Figure b—Performance outcome designed and constructed to achieve a minimum Sound Reducion Index

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to illustrate an acceptable outcome

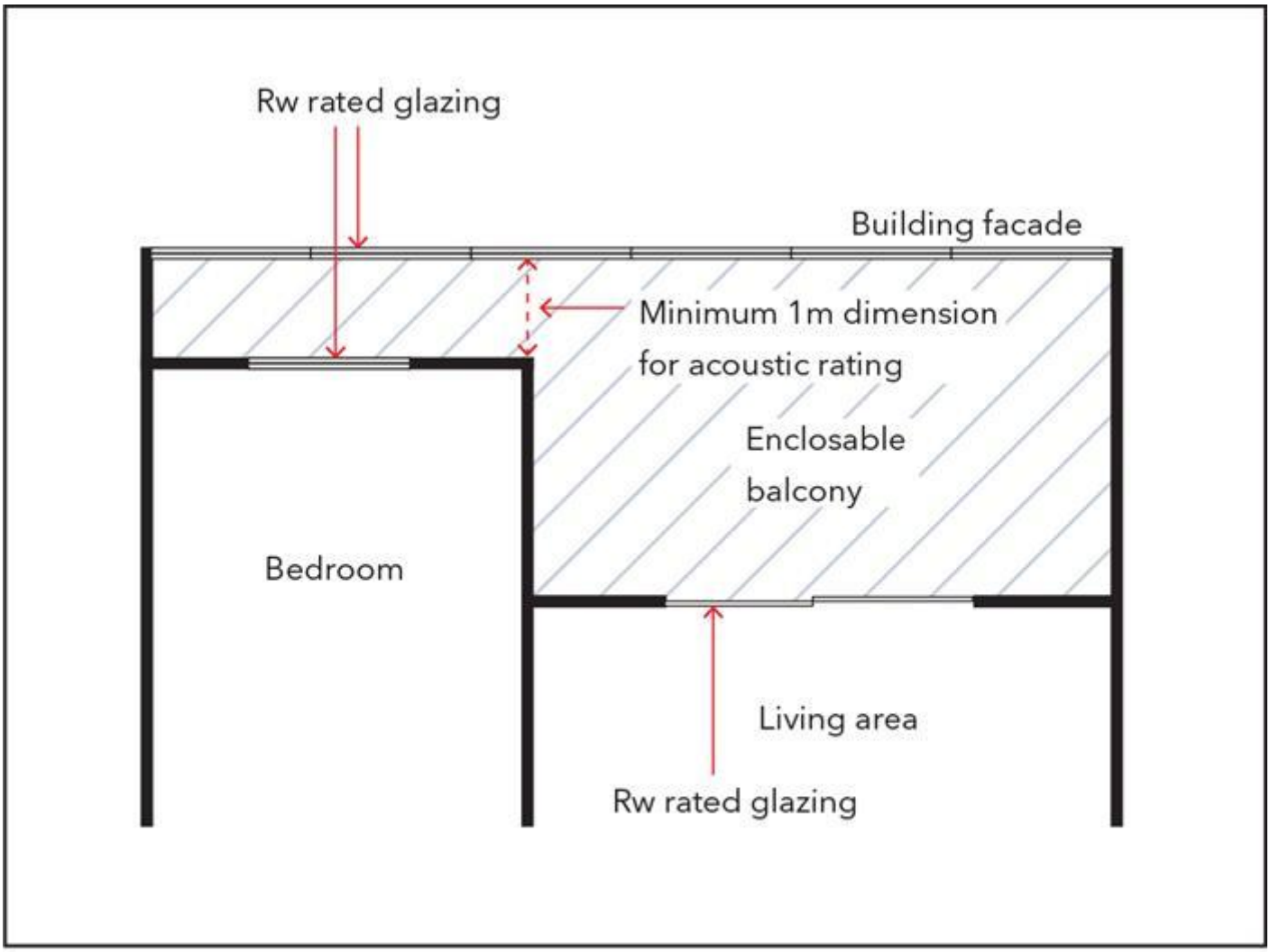


Figure c–Acoustically rated enclosable balconies

Reason for change: To introduce a new Special entertainment precinct overlay code and provide additional guidance to illustrate an acceptable outcome

View the high resolution of Figure c—Acoustically rated enclosable balconies

Part 9 Development codes \ 9.3 Use codes \ 9.3.3 Centre or mixed use code

Table 9.3.3.3.A—Performance outcomes and acceptable outcomes

Reason for change: To clarify and provide additional guidance to achieve intended outcomes

PO1 Development: a. b. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; c.	**AO1.1** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which

d. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in ~~a~~the Core A or Core B sub-category of the Special entertainment precinct ~~identified in a neighbourhood plan~~overlay. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome, therefore is likely to trigger assessment. c. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: A. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors

Part 9 Development codes \ 9.3 Use codes \ 9.3.14 Multiple dwelling code

Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

Reason for change: To introduce a new Special entertainment precinct overlay code in place of the Special entertainment area and update references throughout City Plan.

PO21 Development in a zone in the centre zones category or the Mixed use zone must:	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a

a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified ~~in a neighbourhood plan~~ for sites within ~~a~~the Special ~~Entertainment Precinct Area~~entertainment precinct overlay or within the Transport noise corridor overlay.	minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.

Part 9 Development codes \ 9.3 Use codes \ 9.3.18 Retirement and residential care facility code

Table 9.3.18.3.A— Performance outcomes and acceptable outcomes

Reason for change: Link update

PO23 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified ~~in a neighbourhood plan~~ for sites within ~~a~~the Special ~~Entertainment Precinct Area~~entertainment precinct overlay or within the ~~Transport~~{Transport noise corridor overlay}.	**AO23** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: To reflect changes to zoning in the Fortitude Valley Sustainable Growth Precinct Plan

Not applicable	ZM-001	Zoning map Map tiles 20 and 28	xx xxxx 20XX

Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps

Table SC2.3.1—Neighbourhood plan maps

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

F	NPM-006.1	Ferny Grove—Upper Kedron neighbourhood plan map	21 September 2018
	NPM-006.2	Fig Tree Pocket neighbourhood plan map	30 June 2014
	NPM-006.3	Forest Lake neighbourhood plan map	1 May 2020
	NPM-006.4	Fortitude Valley neighbourhood plan map	~~30 June 2014~~XX XXX 20XX

Reason for change: To reflect the new precincts and sub-precincts of the Fortitude Valley Sustainable Growth Precinct Plan

S	NPM-019.1	Sandgate district neighbourhood plan map	10 March 2023
	NPM-019.2	Sandgate Road neighbourhood plan map	30 June 2014
	NPM-019.3	Sherwood—Graceville district neighbourhood plan map	30 June 2014
	NPM-019.4	South Brisbane riverside neighbourhood plan map	4 September 2015
	NPM-019.5	Spring Hill neighbourhood plan map	~~14 September 2018~~XX XXX 20XX
	NPM-019.6	Stephens district neighbourhood plan map	27 June 2025

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 Fortitude Valley Sustainable Growth Precinct Plan

C	OM-003.1	Coastal hazard overlay map (all tiles, other than where specified	30 June 2014

		below)	
	OM-003.1	Coastal hazard overlay map Map tiles 1, 2, 5, 6, 7, 8, 13, 14, 15, 20, 21, 22, 23, 27, 28, 29, 30, 32, 33, 34, 35, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 56 and 57	9 September 2016
	OM-003.1	Coastal hazard overlay map Map tile 18	24 March 2017
	OM-003.1	Coastal hazard overlay map (all map tiles)	27 May 2022
	OM-003.2	Commercial character building overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.2	Commercial character building overlay map Map tile 28	4 September 2015
	OM-003.2	Commercial character building overlay map Map tile 20	9 September 2016
	OM-003.2	Commercial character building overlay map Map tile 20	24 March 2017
	OM-003.2	Commercial character building overlay map Map tile 6	1 December 2017
	OM-003.2	Commercial character building overlay map Map tile 28	16 February 2018
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	14 September 2018
	OM-003.2	Commercial character building overlay map Map tile 13	23 November 2018
	OM-003.2	Commercial character building overlay map Map tile 36	26 July 2019
	OM-003.2	Commercial character building overlay map Map tile 13	28 February 2020
	OM-003.2	Commercial character building overlay	28 May 2021

		map Map tiles 2, 12, 13, 19, 20, 21, 28, 29, 30 and 35	
	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-003.2	Commercial character building overlay map Map tiles 29 and 44	18 September 2026
	OM-003.2	Commercial character building overlay map Map tiles 28	xx xxxx 20XX
	OM-003.3	Critical infrastructure and movement network overlay map	30 June 2014
	OM-003.3	Critical infrastructure and movement network overlay map Map tile 18	24 March 2017
	OM-003.4	Community purposes network overlay map	29 June 2018
	OM-003.4	Community purposes network overlay map Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	10 December 2021
	OM-003.4	Community purposes network overlay map All map tiles	27 June 2025

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

H	OM-008.1	Heritage overlay map (all tiles, other than where specified below)	9 September 2016
	OM-008.1	Heritage overlay map	24 March 2017

		Map tiles 18 and 28	
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
	OM-008.1	Heritage overlay map Map tile 28	16 February 2018
	OM-008.1	Heritage overlay map Map tiles 20 and 28	14 September 2018
	OM-008.1	Heritage overlay map Map tiles 13, 21, 28	23 November 2018
	OM-008.1	Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36	26 July 2019
	OM-008.1	Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53	29 November 2019
	OM-008.1	Heritage overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-008.1	Heritage overlay map Map tiles 13, 20, 21, 22, 28, 29, 32, 35, 44	30 October 2020
	OM-008.1	Heritage overlay map Map tile 28	28 May 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 28 and 29	3 September 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 22, 28, 29, 32, 34, 42 and 44	27 May 2022
	OM-008.1	Heritage overlay map Map tiles 6, 12, 13, 20, 21, 22, 24, 25, 28, 29, 30, 31, 32, 35, 36, and 44	10 March 2023
	OM-008.1	Heritage overlay map Map tiles 5 and 12	1 September 2023
	OM-008.1	Heritage overlay map Map tiles 2, 12, 13, 20, 21, 22, 27, 28, 29, 30, 32, 33, 35, 44, 50, 51 and 53	19 September 2025
	OM-008.1	Heritage overlay map	18 September

		Map tiles 12, 20, 28, 32, 36 and 42	2026
	OM-008.1	Heritage overlay map Map tiles 20 and 28	xx xxxx 20XX

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth 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 Map tiles 20 and 21	13 May 2016
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 19 and 27	31 May 2019
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35,	27 June 2025

		36, 43 and 44	
	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
	OM-019.2	Streetscape hierarchy overlay map Map tile 22	12 June 2026
	OM-019.2	Streetscape hierarchy overlay map Map tile 36	18 September 2026

	OM-019.2	Streetscape hierarchy overlay map Map tiles 20 and 28	xx xxxx 20XX
	OM-019.3	Special entertainment precinct overlay map Map tiles 20 and 28	xx xxxx 20XX

Schedule 6 Planning scheme policies \ SC6.6 Commercial character building planning scheme policy

2 Commercial character building form and character

Reason for change: To align with the Brisbane City Council administrative definition.

Commercial character buildings are buildings ~~constructed in 1946 or earlier~~on a site identified on the Commercial character building overlay map and usually have some or all of the following attributes and characteristics:

a. designed for small scale commercial activities, for use as a local corner store or forms part of a group of shops;
b. generally built to the front boundary alignment;
c. often incorporates an awning over the footpath, often supported by timber or cast iron posts;
d. originally designed for residential uses with traditional residential setbacks and materials and may be adapted and utilised for other uses.

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: Removal of redundant content

~~Table 7.2.6.4.3.A~~	~~PO5~~	~~Section 3.7~~

Reason for change: Removal of redundant content

~~Table 7.2.6.4.3.A~~	~~AO5.1~~	~~Section 3.7~~

Reason for change: Removal of redundant content

~~Table 7.2.6.4.3.A~~	~~AO5.2~~	~~Section 3.7~~

Reason for change: Numbering change only

Table 7.2.6.4.3.A	~~AO6~~AO8.2	Section 3.7.4~~.8; Chapter 6~~.7

Reason for change: Numbering change only

Table 7.2.6.4.3.A	~~AO6~~AO8.3	Section ~~5.3.3~~3.7.4.7

Reason for change: Removal of redundant content

~~Table 7.2.6.4.3.A~~	~~AO13.2~~	~~Section 3.7.4.7~~

Reason for change: Numbering change only

Table 7.2.6.4.3.A	~~PO14~~PO15	~~Section 3.7; Section 5.3.3~~Chapter 6

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ 5.3.6.1 Fortitude Valley

5.3.6.1.1 Location and extent

Reason for change: To simplify streetscape design outcomes

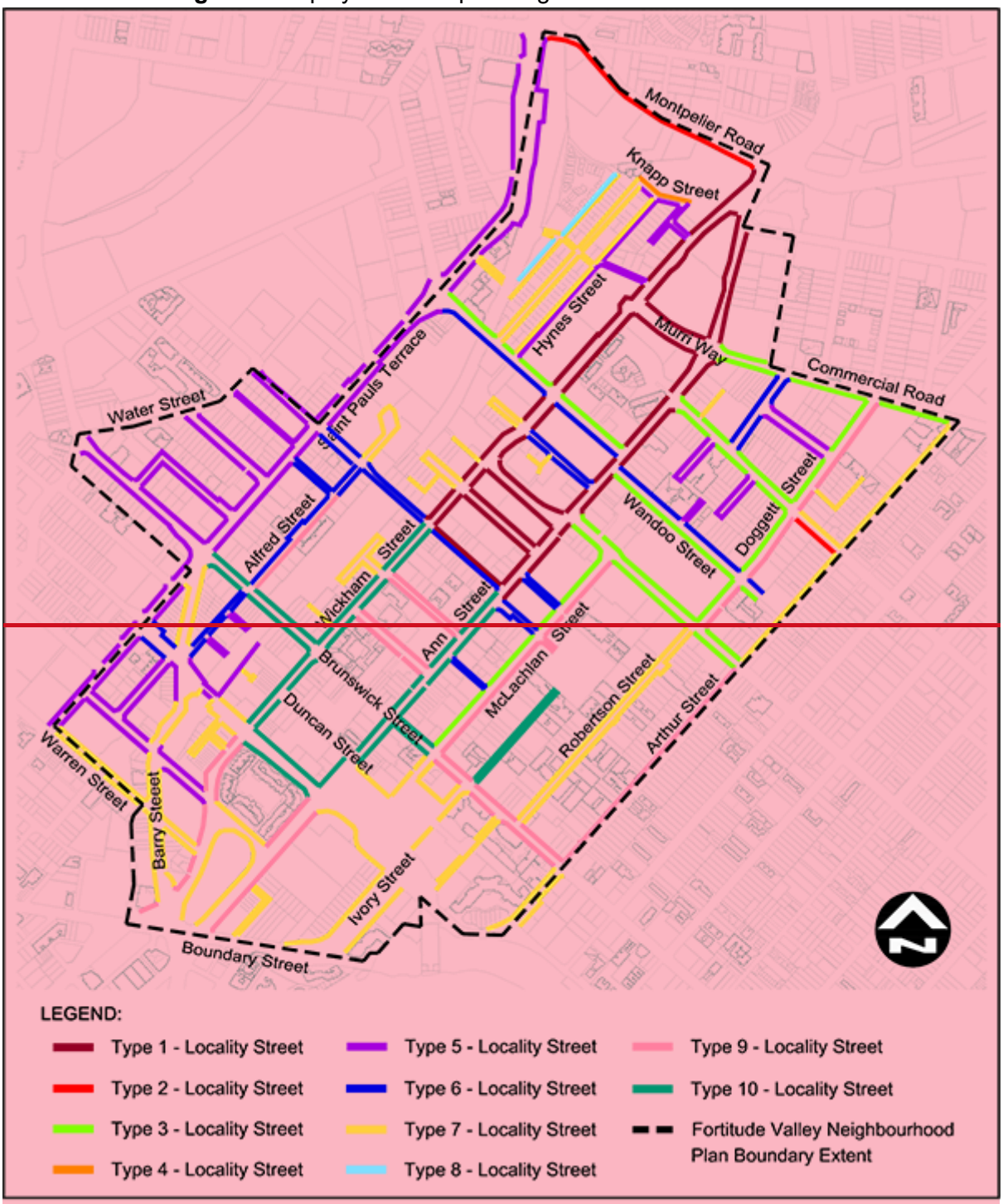


Figure 5.3.6.1.1a—Fortitude Valley locality streetscape extent

Reason for change: To simplify streetscape design outcomes

~~View the high resolution of Figure 5.3.6.1.1a–Fortitude Valley locality streetscape extent~~

Reason for change: To simplify streetscape design outcomes

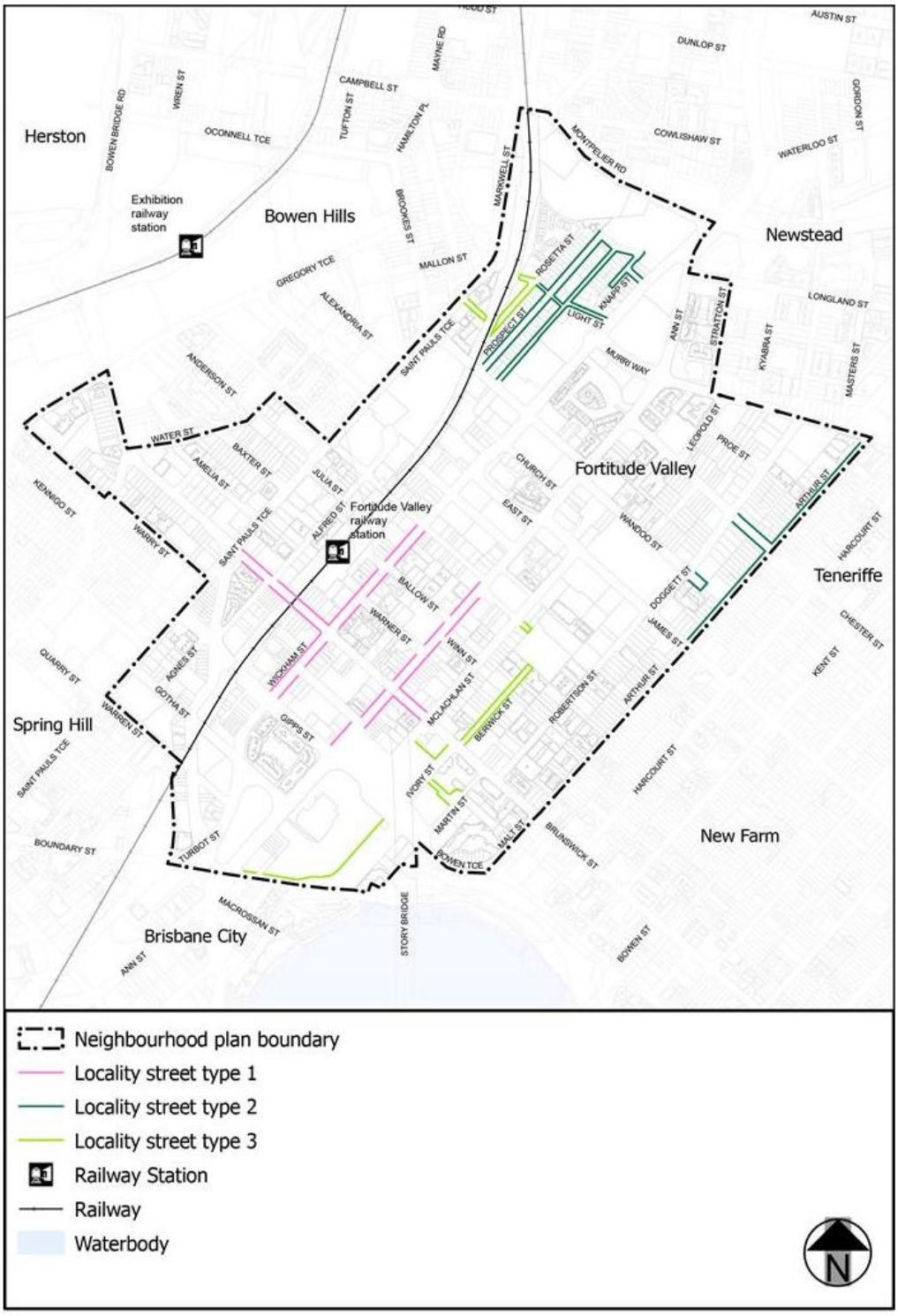


Figure 5.3.6.1.1a - Fortitude Valley locality streetscape extent

Reason for change: To simplify streetscape design outcomes

View the high resolution of Figure 5.3.6.1.1a—Fortitude Valley locality streetscape extent

5.3.6.1.3.2 Fortitude Valley streetscape type exceptions

Reason for change: To support site-specific opportunities that contribute to streetscape and public realm outcomes throughout the precinct.

2. ~~If sections of footway in Barry Parade and Alfred Street are nominated as footpath build-out streets, the location and design of the kerb~~Kerb build-outs ~~in these streets will~~may be ~~agreed with~~supported by Council on a site-by-site basis~~,~~ as part of the development assessment process.

Reason for change: To remove outdated provisions and ensure that verge areas are not compromised for future servicing, pedestrian footpath or streetscape planting outcomes.

3. ~~Basement incursions:~~
    a. ~~in some instances within Fortitude Valley, basement levels are allowed to extend beneath the footway for specified distances (refer to Table 5.3.6.1.3.2A).~~
    b. ~~If this occurs, the basement and footway design must be agreed upon by Council on a site-by-site basis, as part of the development assessment process.~~

Table 5.3.6.1.3.2A – Streetscape type and specifications

Reason for change: To remove outdated provisions and ensure that verge areas are not compromised for future servicing, pedestrian footpath or streetscape planting outcomes.

Type	**Verge Width**	**Pavement width**	**Un-obstructed Pavement Width**	**Paving materials**	**Tactile Paving** (consistent with BSD-5218)	**Driveways**	**Street Trees (refer to section 5.3.6.1.4.2)**	**Garden Beds (refer to section 5.3.6.1.4.1)**	~~**Max. Basement Incursion**~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

Type ~~10~~1	As existing (Refer to Table 5.3.6.1.3.2B)	Full width	As per Table 5.3.6.1.3.2B	Type: Exposed Aggregate Concrete: Colour: Standard Portland Grey Aggregate: 'Honey Red' Supplier: Hanson, Boral or approved equivalent	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Exposed aggregate to match footway	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B	~~0m~~

							Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.		

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

Type ~~7~~2	As existing (Refer to Table Table 5.3.6.1.3.2B)	Full Width	As per Table 5.3.6.1.3.2B.	Asphalt	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'	Broom Finished Concrete	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds	~~0m~~

							750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	minimum widths: Refer to Table 5.3.6.1.3.2B.	

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

Type ~~9~~3	As existing (Refer to Table 5.3.6.1.3.2B)	Full Width	As per Table 5.3.6.1.3.2B.	Type: Exposed Aggregate Concrete: Colour: Standard	Supplier: Chelmstone, Urbanstone or approved equivalent	Exposed aggregate to match footway	Street trees are required where identified in Table	Garden beds are required where identified in	~~0m~~

				Portland Grey Aggregate: 90% ‘Blue Heeler’ 10% ‘Winter Brown’ Hanson 'Victoria Falls' (code IE251AF61), Boralor approved equivalent	Size: 300 x 300mm Colour: CCS ‘Voodoo’		5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B.	

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Type 1~~	~~6m~~	~~Full Width~~	~~3.05m~~	~~Type: Exposed Aggregate Concrete Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent~~	~~Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~	~~Exposed aggregate to match footway~~	~~Distance: All trees are a minimum of 950mm from the nominal face of kerb and edges of pavement. Tree grates: 1.6m x 1.6m tree grates are used where adjacent to the kerb. Second row of trees — in tree grate at minimum 6m centres: 1.2m x 1.6m tree grate. Layout: Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations and with a second row where verge width permits.~~	~~Garden beds – minimum widths: 1.6m wide~~	~~0m~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Type 2~~	~~4.75m~~	~~Full Width~~	~~3.25m~~	~~Asphalt~~	~~Supplier: Chelmstone, Urbanstone~~	~~Broom Finished Concrete~~	~~Distance: All tree centrelines are 950mm from the~~	~~Garden beds – minimum~~	~~0.75m~~

					~~or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'~~		~~nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.6m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.~~	~~widths: 1.6m~~	

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~**Type 3**~~	~~4.75m~~	~~Full Width~~	~~3.25m~~	~~Type: Exposed Aggregate Concrete Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved~~	~~Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~	~~Exposed aggregate to match footway~~	~~Distance: All tree centrelines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.6m Layout:~~	~~Garden beds – minimum widths: 1.6m~~	~~0.75m~~

				~~equivalent~~			a. ~~a mix of species, in a single row at the rear of kerb;~~ b. ~~to be planted as singles and in pairs or clusters.~~		

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~**Type 4**~~	~~3.75m~~	~~1.5m~~	~~2.4m~~	~~Standard Portland Grey Broom Finished Concrete~~	~~Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~	~~Broom Finished Concrete~~	~~Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout:~~ a. ~~a mix of species, in a single row at the rear of kerb;~~ b. ~~to be planted as singles and in pairs~~	~~Garden beds – minimum widths: 1.2m~~	~~0.5m~~

							or clusters.		

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

Type 5	3.75m	Full Width	2.4m	Asphalt	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'	Broom Finished Concrete	Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds – minimum widths: 1.2m	0.5m

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

Type 6	3.75m	Full Width	2.4m	Type: Exposed Aggregate Concrete: Colour: Standard	Supplier: Chelmstone, Urbanstone or approved	Exposed aggregate to match footway	Distance: All tree centrelines are 750mm from the nominal face of the	Garden beds – minimum widths:	0.5m

				~~Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent~~	~~equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~		~~kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout:~~ a. ~~a mix of species, in a single row at the rear of kerb;~~ b. ~~to be planted as singles and in pairs or clusters.~~	~~1.2m~~	

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~**Type 8**~~	~~As existing (Refer to Table 5.3.6.1.3.2B)~~	~~1.5m~~	~~As per Table 5.3.6.1.3.2B~~	~~Standard Portland Grey Broom Finished Concrete~~	~~Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~	~~Broom Finished Concrete~~	~~Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of~~	~~Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to~~	~~0m~~

							~~600mm from the edges of the pavement. Layout:~~ a. ~~a mix of species, in a single row at the rear of kerb;~~ b. ~~to be planted as singles and in pairs or clusters.~~	~~Table 5.3.6.1.3.2B.~~	

5.3.6.1.5.1 Garden beds

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

2. Shrub and groundcover species are to be selected ~~from Table 5.3.6.1.5A~~in accordance with Section 3.7.5 Design standards for street tree planting in the road corridor design standards of the Infrastructure design planning scheme policy.

5.3.6.1.5.2 Street trees

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

2. Street ~~trees~~tree species are to be~~:~~
    a. ~~a mix~~selected in accordance with Section 3.7.5 Design standards for street tree planting in the road corridor design standards of ~~tree species laid out in an informal manner with clusters of trees;~~
    b. ~~medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds;~~
    c. ~~large crown feature trees to be planted at minimum 10m centres~~the Infrastructure design planning scheme policy.

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

4. ~~Table 5.3.6.1.5B sets out the approved street tree species for use on the various streets within the Fortitude Valley area.~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

6. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species ~~as listed in Table 5.3.6.1.5B~~ is required.

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Table 5.3.6.1.5A—Shrub and groundcover species~~

Table 5.3.6.1.5A—Shrub and groundcover species

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~**Shrub and groundcover species**~~	~~**Common name**~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~*Liriope* 'Evergreen Giant'~~	~~Liriope~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~*Liriope* 'Stripey White'~~	~~Variegated Liriope~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~*Trachelospermum jasminoides* 'Tricolour'~~	~~Variegated Star Jasmine~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Table 5.3.6.1.5B—Street trees~~

Table 5.3.6.1.5B—Street trees

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~**Street**~~	~~**Street Trees**~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Agnes Street~~	~~*Flindersia australis*~~ ~~*Schotia brachypetala*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Alfred Street~~	~~*Flindersia schottiana*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Amelia Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Ann Street~~	~~*Ficus microcarpa var. Hillii*[1]~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Arthur Street~~	~~*Flindersia australis*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Ballow Street~~	~~*Peltophorum pterocarpum*~~ ~~*Xanthostemon chrysanthus*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Barry Parade~~	~~*Flindersia australis*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Baxter Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Berwick Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Breakfast Creek Road~~	~~*Agathis robusta*~~ ~~*Jacaranda mimosifolia* (Valley Gateway entrance)~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Bridge Street~~	~~*Flindersia schottiana*~~ ~~*Tabebuia argentea*~~ ~~*Waterhousea floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Bridge Street~~	~~*Tabebuia argentea*~~ ~~*Handroanthus impetiginosus*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Brookes Street - near corner of St Paul's Terrace~~	~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Brunswick Street East~~	~~*Peltophorum pterocarpum*~~ ~~*Colvillea racemosa*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Brunswick Street West~~	~~*Agathis robusta*~~ ~~*Harpullia pendula*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Brunswick Street (west of St Paul's Terrace)~~	~~*Flindersia australis*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Chester Street~~	~~*Tabebuia argentea*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in

accordance with Council's road corridor design standards.

~~Church Street~~	~~*Brachychiton acerifolius*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Commercial Road~~	~~*Flindersia schottiana*~~ ~~*Harpullia pendula*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Connor Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Constance Street~~	~~*Flindersia schottiana*~~ ~~*Tabebuia argentea*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Constance Street (west of St Paul's Terrace)~~	~~*Harpullia pendula*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Doggett Street~~	~~*Flindersia schottiana*~~ ~~*Melaleuca viridiflora*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~East Street~~	~~*Ficus benjamina*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~East Street (west of Wickham Street)~~	~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Ella Street~~	~~*Cassia siamea*~~ ~~*Cupaniopsis anacardioides*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Fortitude Street~~	~~*Cassia siamea*~~ ~~*Harpullia pendula*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Gipps Street~~	~~*Buckinghamia celsissima*~~

	~~*Melaleuca quinquenervia*~~

Reason for change:

~~Gotha Street~~	~~*Flindersia australis*~~ ~~*Peltophorum pterocarpum*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Green Square~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Hadlow Lane~~	~~*Buckinghamia celsissima*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Hynes Street – eastern side~~	~~*Xanthostemon chrysanthus*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~James Street~~	~~*Peltophorum pterocarpum*~~ ~~*Harpullia pendula*~~ ~~*Livistona dicipiens*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Julia Street~~	~~*Flindersia schottiana*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Knapp Street – northern side~~	~~*Buckinghamia celsissima*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Light Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Leopold Street~~	~~*Cassia siamea*~~ ~~*Cupaniopsis anacardioides*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Longland Street – southern side~~	~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~McLachlan Street~~	~~*Harpullia pendula*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Malt Street~~	~~*Flindersia australis*~~ ~~*Schotia brachypetala*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Marshall Street~~	~~*Harpullia pendula*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Misterton Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Montpelier Road~~	~~*Delonix regia*~~ ~~*Melaleuca quinquenervia*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Morgan Street~~	~~*Buckinghamia celsissima*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Morse Street~~	~~*Cassia siamea*~~ ~~*Buckinghamia celsissima*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Murri Way~~	~~*Peltophorum pterocarpum*~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Proe Street~~	~~*Tabebuia argentea*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Robertson Street~~	~~*Harpullia pendula*~~ ~~*Pongamia pinnata*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Rosetta Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Scanlan Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~School Street~~	~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~St Paul's Terrace~~	~~*Melaleuca quinquenervia*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Stratton Street – western side~~	~~*Xanthostemon chrysanthus*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Wandoo Street~~	~~*Buckinghamia celsissima*~~ ~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Warner Street~~	~~*Harpullia pendula*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Warren Street~~	~~*Flindersia australis*~~ ~~*Tabebuia palmeri*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Water Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Winn Street~~	~~*Cupaniopsis anacardioides*~~ ~~*Tabebuia argentea*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~Wickham Street~~	~~*Ficus microcarpa* var. *Hillii*[1]~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~

	~~*Waterhousia floribunda*~~

Reason for change: To simplify streetscape planting requirements and ensure that design outcomes are in accordance with Council's road corridor design standards.

~~[1] Suitable in corner land dedication areas only.~~

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ 5.3.19.2 Spring Hill

5.3.19.2.1 Location and extent

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

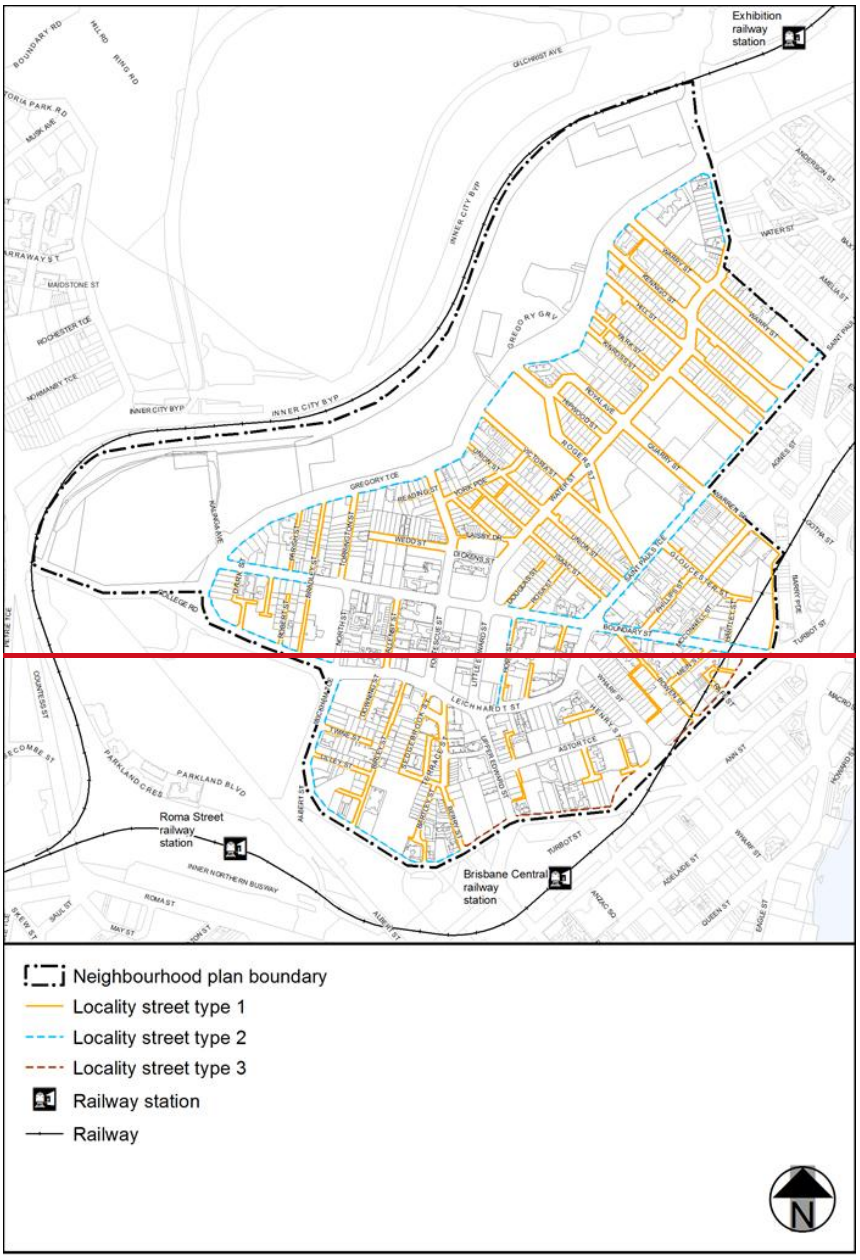


Figure 5.3.19.2.1a—Spring Hill locality streetscape extent

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

~~View the high resolution of Figure 5.3.19.2.1a–Spring Hill locality streetscape extent~~

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

View the high resolution of Figure 5.3.19.2.1a–Spring Hill locality streetscape extent

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Reason for change: To introduce a new special entertainment precinct overlay code

~~SEA~~ SEP	special entertainment ~~area~~precinct

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To amend parts of City Plan to introduce the Fortitude Valley Sustainable Growth Precinct Plan

xx xxxx 2027 (adoption) and xx xxxx 2027 (effective)	vxx.00/2027	Tailored and planning scheme policy amendment	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment vxx.00/2027 for further detail.