PROPOSED AMENDMENT PACKAGE – TEXT

TABLE OF CONTENTS

Guide to these documents

(a) In the following documents, proposed amendments to *Brisbane City Plan 2014* are detailed as follows:

(i) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted

(ii) text identified in underlining and green highlight (e.g. example) represents text to be inserted

Part 1 About the planning scheme

1.1 Introduction

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

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

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

Map 1—Local government planning scheme area and context

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

1.2 Planning scheme components

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

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

2. the planning scheme policies that support the planning scheme in Table 1.2.6.

Table 1.2.1—Zones and precincts

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

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

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

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

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

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

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

	NPP-003: Fallon Park
Ferny Grove—Upper Kedron neighbourhood plan	NPP-001: Cedar Creek south NPP-001a: Centre NPP-001b: Diverse housing NPP-001c: Urban edge
Fig Tree Pocket neighbourhood plan	Nil
Forest Lake neighbourhood plan	NPP-001: Residential NPP-002: District business centre NPP-003: Blunder Creek environmental and open space NPP-004: Parkland lots
Fortitude Valley neighbourhood plan	NPP-001: Gotha Street NPP-002: Valley heart NPP-002a: Special context area NPP-003: Valley gateway NPP-004: Light Street hill NPP-005: James Street NPP-006: Water Street
Hemmant—Lytton neighbourhood plan	NPP-001: Hemmant and Tingalpa Road
Holland Park—Tarragindi district neighbourhood plan	NPP-001: Greenslopes Busway Station NPP-002: Kuring-gai Avenue neighbourhood centre NPP-003: Reservoir parkland NPP-004: Hillside character
Indooroopilly centre neighbourhood plan	NPP-001: Multi-purpose centre NPP-001a: High Street NPP-001b: Moggill Road north NPP-001c: Indooroopilly shopping centre mixed use NPP-002: Witton Barracks NPP-003: Special context area NPP-003a: Jackson Street special context area NPP-003b: Moggill Road west special context area
Ithaca district neighbourhood plan	NPP-001: Butterfield Street NPP-001a: Butterfield Street a NPP-001b: Butterfield Street b NPP-002: Ballymore NPP-003: Bishop Street NPP-004: Guthrie Street NPP-005: Brewery NPP-006: Enoggera Terrace NPP-007: Rosalie village NPP-008: Hillside character
Kangaroo Point peninsula neighbourhood plan	NPP-001: Main Street NPP-002: Thornton Street NPP-002a: Bright Street A NPP-002b: Bright Street B NPP-002c: St Vincent NPP-003: Dockside NPP-003a: Dockside core NPP-004: Shafston NPP-005: Mowbray Park
Kangaroo Point south neighbourhood plan	NPP-001: Main Street NPP-001a: Neighbourhood heart NPP-002: Character residential NPP-003: Raymond Park south NPP-004: River Terrace NPP-005: Shaftston Avenue NPP-006: Vulture Street NPP-007: Wellington and Lytton roads NPP-007a: Manilla Street
Kelvin Grove urban village neighbourhood plan	NPP-001: Village centre NPM-001a: Village centre 1

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

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

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

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

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

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

Table 1.2.3—Overlays and overlay codes

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

Water resource catchments overlay	Water resource catchments overlay code
Waterway corridors overlay	Waterway corridors overlay code
Wetlands overlay	Wetlands overlay code

Table 1.2.4—Relevant prescribed codes and development codes

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

Table 1.2.5—Schedules and appendices

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

Appendix 1 Index and glossary of abbreviations and acronyms Appendix 2 Table of amendments

Table 1.2.6—Planning scheme policies that support the planning scheme

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

1.3 Interpretation

1.3.1 Definitions

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

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

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

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

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

Note—This is an example of a note.

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

Footnote — This is an example of a footnote.

1.3.3 Punctuation

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

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

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

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

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

1.4 Categories of development

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

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

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

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

    c. prohibited development.

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

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

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

1.5 Hierarchy of assessment benchmarks

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

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

1.6 Building work regulated under the planning scheme

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

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

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

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

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

- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

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

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

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

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

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

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

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

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

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

1.7 Local government administrative matters

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

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

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

Designated bushfire prone area	Land identified in the following sub-categories on the Bushfire overlay map: • High hazard area sub-category • Medium hazard area sub-category • High hazard buffer sub-category • Medium hazard buffer sub-category • Potential impact sub-category • Very high potential bushfire intensity sub-category • High potential bushfire intensity area sub-category • Medium potential bushfire intensity sub-category • Potential impact buffer sub-category

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

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

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

Designated flood hazard area	Land identified in the following sub-categories on the Flood overlay map:

	• Creek/waterway flood planning area 1 sub-category • Creek/waterway flood planning area 2 sub-category • Creek/waterway flood planning area 3 sub-category • Creek/waterway flood planning area 4 sub-category • Brisbane River flood planning area 1 sub-category • Brisbane River flood planning area 2a sub-category • Brisbane River flood planning area 2b sub-category • Brisbane River flood planning area 3 sub-category • Brisbane River flood planning area 4 sub-category

2. For the purpose of section 32(b) of the *Building Act 1975* and section 8(1)(b) of the *Building Regulation 2021*, the Flood overlay addresses the following:
    a. the defined flood event;
    b. a freeboard that is more than 300mm;
    c. the finished floor levels of habitable rooms.

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

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

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

Designated transport noise corridor	Land identified in the following sub-categories on the Transport noise corridor overlay map: a. State designated noise corridor - State - controlled road (mandatory area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). b. State designated noise corridor - State - controlled road (voluntary area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). c. State designated noise corridor - rail network: • Category 1: 70 dB(A) — 75 dB(A); • Category 2: 75 dB(A) — 80 dB(A); • Category 3: 80 dB(A) — 85 dB(A); • Category 4: Noise Level > 85 dB(A).

Editor's note—for the purposes of the *Building Act 1975* and application of the *Queensland Development Code* in relation to declaration of transport noise corridors, the planning scheme has not declared such transport noise corridors.

1.7.4 Declaration for amenity and aesthetic impact referral agency assessment

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

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

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

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

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

1.7.5 Designated lawful change to ground level

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

1.7.6 Deemed compliance with site cover and setback assessment benchmarks

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

1.7.7 Determination of maximum building height

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

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

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

Table 5.9.49.A—Mt Gravatt corridor neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
MCU, if assessable development where not listed in this table	**No change**	Mt Gravatt corridor neighbourhood plan code
If in the Upper Mt Gravatt centre entertainment sub-precinct (NPP-001g)		
Hotel	**Assessable development—Code assessment**	
	If no greater than the number of storeys identified by the maximum building height specified in the neighbourhood plan identified in Table 7.2.13.10.3.B of the Mt Gravatt corridor neighbourhood plan	Mt Gravatt corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code
If in the ~~Medium~~Kessels Road medium density residential sub-precinct (NPP-~~001d), (NPP-001f) or (NPP~~-004b)~~, where in the Medium density residential zone~~		
Office	**Assessable development—Code assessment**	
	If: a. 250m^2 or less gross floor area; b. located at ground level; c. fronting Kessels Road~~ or Mt Gravatt-Capalaba Road~~	Mt Gravatt corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code
Shop	**Assessable development—Code assessment**	
	If: a. 250m^2 or less gross floor area; b. located at ground level; c. fronting Kessels Road~~ or Mt Gravatt-Capalaba Road~~	Mt Gravatt corridor ~~Neighbourhood Plan Code~~neighbourhood plan code Centre or mixed use code Prescribed secondary code
~~If in the High density residential sub-precinct (NPP-001c) where in the High density residential zone~~		
~~Office~~	**~~Assessable development—Code assessment~~**	
	~~If:~~ ~~a. 250m^2 or less gross floor area;~~ ~~b. located at ground level;~~ ~~c. fronting Mirimar Street, Mt Gravatt-Capalaba Road or Khandalla Street~~	~~Mt Gravatt corridor neighbourhood plan code~~ ~~Centre or mixed use code~~ ~~Prescribed secondary code~~
~~Shop~~	**~~Assessable development—Code assessment~~**	
	~~If:~~ ~~a. 250m^2 or less gross floor area;~~ ~~b. located at ground level;~~ ~~c. fronting Mirimar Street, Mt Gravatt-Capalaba Road or Khandalla Street~~	~~Mt Gravatt corridor neighbourhood plan code~~ ~~Centre or mixed use code~~ ~~Prescribed secondary code~~

Table 5.9.49.B—Mt Gravatt corridor neighbourhood plan: reconfiguring a lot

Development	Categories of development and assessment	Assessment benchmarks
ROL, if assessable development	**No change**	Mt Gravatt corridor neighbourhood plan code

Table 5.9.49.C—Mt Gravatt corridor neighbourhood plan: building work

Development	Categories of development and assessment	Assessment benchmarks
Building work, if assessable development	**No change**	Mt Gravatt corridor neighbourhood plan code

Table 5.9.49.D—Mt Gravatt corridor neighbourhood plan: operational work

Development	Categories of development and assessment	Assessment benchmarks

Operational work, if assessable development	**No change**	Mt Gravatt corridor neighbourhood plan code

7.2.13.10 Mt Gravatt corridor neighbourhood plan code

7.2.13.10.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Mt Gravatt corridor neighbourhood plan area if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
    b. impact assessable development.

2. Land in the Mt Gravatt corridor neighbourhood plan area is identified on the NPM-013.10 Mt Gravatt corridor neighbourhood plan map and includes the following precincts:
    a. Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001):
        i. Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a);
        ii. Upper Mt Gravatt ~~mixed use frame~~centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b);
        iii. Upper Mt Gravatt ~~high density residential~~centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c);
        iv. Upper Mt Gravatt ~~medium~~centre high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d);
        v. Upper Mt Gravatt ~~aged care~~centre medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e);
        vi. ~~Everett Street north medium density residential~~Upper Mt Gravatt centre aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f);
        vii. Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g).
    b. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002):
        i. Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a);
        ii. Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b);
        iii. Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c).
    c. Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003):
        i. Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a);
        ii. Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b);
        iii. Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c).
    d. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004):
        i. Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a);
        ii. Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b).

3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

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

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.49.A, Table 5.9.49.B, Table 5.9.49.C and Table 5.9.49.D.

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

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

Note—Where not specified in the neighbourhood plan, building height transitions are provided in the Centre and mixed use code, Multiple dwelling code and Retirement and residential care facility code .

7.2.13.10.2 Purpose

1. The purpose of the Mt Gravatt corridor neighbourhood plan code is to provide finer grained planning at a local level for the Mt Gravatt corridor neighbourhood plan area.
2. The purpose of the Mt Gravatt corridor neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
    a. The Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) ~~is the main focus of the plan given its function~~develops as a Major ~~Centre. The Major Centre is highly~~centre accessible by ~~most modes of~~public transport services, existing active transport links and ~~serves~~major arterial roads as a focal point for employment, administration, cultural, entertainment, education, retail and service activities on the south side of Brisbane.
    b. The Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) are ~~more~~ primarily focused on local service and retail ~~focused~~, ~~while~~whilst the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) serves both local and city-wide retail catchments.
    c. The Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) and Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) concentrate higher density mixed use development within core sub-precincts~~, which create the heart of each activity centre. Each~~.

d. Each core is supported by a mixed use frame sub-precinct with a lesser intensity of development in height, scale and business uses, providing a transition to nearby residential land.
e. Adjacent residential sub-precincts support thehigh and medium density residential development ~~of transit oriented communities~~, ~~while scaling~~providing housing choice close to services, amenities and public transport services.
f. Development intensity transitions down to ~~the surrounding lower~~Low-medium density ~~urban~~residential and Low density residential zoned land in surrounding areas.
g. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct.
h. Development exhibits ~~high-quality built form~~design excellence and ~~landscaping, including unique landmark sites at major intersections and deep-planted~~ subtropical ~~shade tree species, which~~design character to enhance the ~~image~~visual appearance of the Mt Gravatt corridor~~, achieving a strong~~
i. Landmark sites redevelop close to major intersections and subtropical ~~character~~landscaping and deep-planted shade tree species to improve the visual appearance and amenity of the Mt Gravatt corridor.
j. Streets are designed as pedestrian places with development maintaining a human scale to the street. Development contributes to the creation of wider footways in locations of high pedestrian traffic. Activation of the street is ensured through building design and a mix of uses at ground level. Vehicle entrances, servicing and parking are designed and located to facilitate an enjoyable, safe pedestrian environment.
k. Development is co-located with transit to encourage public transport use, walking and cycling to reach employment, retail, community, entertainment, recreation and education facilities.
l. A safe and efficient road network, including motorways, inter-regional freight corridors, arterial, and suburban and local roads, is preserved and enhanced to support increased business and residential vehicular trips.
m. An integrated network of high-quality accessible open space is protected, including the Mt Gravatt Outlook Reserve ~~and~~, Mt Gravatt Showgrounds and Glindemann Park, which are major recreational assets locally and city-wide. A system of green space areas, plazas, community facilities and boulevard streets support the needs of existing and future residents.
n. Maintaining existing community facilities, improvements to existing parks and new public domains through the area supports the intensification of urban nodes and meets the needs of existing and future residents.
o. Development does not compromise the ~~provision~~use, function, flow or capacity of major arterial roads and ~~operation~~primary freight routes of Kessels Road, Mains Road, Mt Gravatt—Capalaba Road, Newnham Road or Logan Road and complements the ~~Queensland Government's~~ existing ~~road~~ and future transport upgrades.
p. 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.

4. Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan NP/NPP-001) overall outcomes are:
   a. ~~This precinct~~Development is characterised by ~~the highest development intensity in the neighbourhood plan area, containing~~ a mix of ~~uses in keeping with its~~centre and accommodation activities that supports and enhances the role and function of the Major centre as a ~~Major Centre~~key destination for business, employment, entertainment and residential living on Brisbane's south side.
   b. Development improves connectivity and accessibility throughout the ~~southern anchor~~centre, including to the ~~'Brisbane CBD to Upper Mt Gravatt Growth Corridor'. It serves~~busway, public transport services and active transport links, through a ~~catchment~~network of ~~regional significance~~arcades, alleys and ~~provides a focal point for regional employment and retail including the Garden City Shopping Centre~~legible pedestrian connections.
   c. ~~The precinct capitalises on the accessibility~~Development of landmark sites, identified in Figure a, delivers buildings of citywide prominence through design excellence and subtropical design character, incorporating an active public realm, public art, creative lighting, shading, landscaping and deep planting.
   d. Structure planning of key development sites ensures development provides consolidated vehicular access, an integrated internal local road network, shaded pedestrian connections, and privately provided, ~~by~~publicly accessible open space.
   e. Site amalgamation is encouraged to improve building design outcomes and consolidate vehicular access to major arterial roads, ~~the South East Busway~~including Kessels Road, Mt Gravatt—Capalaba Road and ~~active transport routes~~Logan Road.
   f. ~~This precinct~~Development provides ~~opportunities for employment, shopping and businesses, high density residential, community facilities, entertainment, leisure and supporting services. The mix of uses provides the level of activity needed to support a Major Centre and attract businesses and residents.~~
   g. ~~To facilitate increased densities and heights, amalgamation of sites is encouraged.~~
   h. ~~A~~ range of high-quality public spaces that are ~~established as an integral part of the centre's growth~~shaded, ~~providing a high level of urban amenity~~subtropical and publicly accessible for residents, workers and visitors.
   i. ~~Uses considered consistent~~Development creates privately provided plazas on key development sites, as identified on Figure a, that provide shaded, subtropical and publicly accessible open space with ~~the outcomes sought include centre activities where~~clear way-finding to maximise use in the ~~core~~day and ~~mixed use frame sub-precincts~~night.
   j. Development ensures active frontages, identified in Figure a, support high levels of commercial and ~~medium- to high-density residential~~pedestrian activity. Streets, arcades and alleys are activated by a mix of Active frontage uses ~~where~~(activity group) in the ~~residential sub-precincts~~ground storey, with activity promoted by uses with extended operating hours including bar, health care service and indoor sport and recreation (gymnasium).
   k. ~~Uses considered inconsistent with the outcomes sought include~~Development of multiple dwellings not associated with a retirement facility or residential care facility are not supported in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-~~001e~~-001f);
   l. Development in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a):
      i. ~~has~~includes a ~~strong focus on~~high-intensity mix of centre and accommodation activities supporting the ~~provision of high~~

~~density commercial and retail uses in keeping with the goal of establishing a Major Centre and supporting high-quality public transport;~~

ii. ~~extends the Regional centre zone precinct boundary~~function of the ~~Principal~~Major centre ~~zone south-east along Logan Road~~in attracting businesses, residents and ~~north along Kessels Road and Mt Gravatt-Capalaba Road, to allow additional office/commercial activity, shops, food and drink outlets and multiple dwellings. Higher intensity~~visitors;

iii. focuses development ~~provides opportunities for~~on landmark sites, identified in Figure a, at the intersection of Logan Road ~~and~~, Mt Gravatt ~~Capalaba~~—Capalaba Road and Kessels Road, and along Logan Road, to define the core~~;~~

iv. ~~supports and complements the existing and future Queensland Government road upgrades for major transport corridors and does not conflict with or hinder the establishment of centre activities consistent with a Major Centre;~~

v. ~~ensures that ground storey tenancies provide vibrant uses with active frontages, such as shops, cafes, food and drink outlets, offices and extended-hour services, including health care service and indoor sport and recreation (gymnasium), to encourage pedestrian activity and vitality. Above-ground, commercial activities and residential units are preferred. Building design presents a human scale to the street with a seamless transition between indoor and outdoor spaces~~sub-precinct;

vi. provides ~~new road~~for Centre activities (activity group) within the podium to support a high level of economic and community activity within the Major centre;

vii. includes Accommodation activities (activity group) above the podium, delivering housing choice in the centre core and close to public transport services and active transport links;

viii. improves pedestrian ~~and cycle linkages. Legible public~~connections through the centre core by enhancing access between Logan Road, Mt Gravatt ~~Capalaba~~—Capalaba Road, Link Street, MacGregor Street and the ~~South East Busway~~busway station ~~is established through~~by delivering arcades, alleys and active frontages identified in Figure a;

ix. creates a strong focus between the ~~Garden City Shopping Centre site~~footpath and adjoining buildings on Link Street and MacGregor Street, promoting casual surveillance and ensuring safe pedestrian movement to the busway station;

x. provides building height transitions to the lot boundary of the busway corridor, identified in Figure b, to minimise overshadowing and visual bulk, and maintain the amenity of land located west of the Pacific Motorway in MacGregor.

m. Development in the Upper Mt Gravatt ~~mixed use frame~~centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b):

i. ~~provides~~complements development of the centre core by providing a ~~transition~~diverse range of centre and accommodation activities;

ii. provides for Centre activities (activity group) within the podium to support a high level of economic, entertainment and community services within the Major centre;

iii. includes Accommodation activities (activity group) above the podium providing housing choice close to the ~~surrounding residential areas~~centre core, public transport and existing active transport connections;

iv. ~~comprising~~includes arcades, active frontages and a ~~mix~~plaza to improve pedestrian connections through key development sites, identified in Figure a, enhancing north to south connections from the centre core and the busway station through Tryon Street Park to residences in High density residential and Medium density residential zoned land;

v. provides building height transitions to the front boundary with Newnham Road to minimise overshadowing and visual bulk, and maintain the amenity of ~~business/commercial uses is~~Low density residential zoned land located ~~on the podium and lower tower levels with residential uses on higher levels to create a vibrant and activated space through most hours~~east of ~~the day~~Newnham Road.

n. Development in the Upper Mt Gravatt ~~high density residential~~centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c):

i. ~~for high~~provides a transition in the intensity of development in height, scale and business uses from the Major centre to adjoining High density residential, Medium density residential ~~development takes advantage of its close proximity to centre activities;~~

ii. ~~complements the function of major transport corridors~~ and ~~does not conflict with or hinder the establishment of high~~Low density residential zoned areas;

iii. provides for a mix of Centre activities (activity group) in the ground storey and Accommodation activities (activity group) above, to provide employment and housing choice close to a Major centre, public transport and active transport links;

iv. includes active frontages, arcades and a plaza to improve pedestrian connections through key development sites and landmark sites, identified in Figure a, enhancing east to west connections between Logan Road and Sanders Street.

o. Development in the Upper Mt Gravatt ~~medium~~centre high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d):

i. ~~locates~~delivers high density residential development that provides housing choice close to businesses, services and public transport, supported by improved pedestrian connections;

ii. ensures no new vehicle access is provided along Mt Gravatt—Capalaba Road and Newnham Road and amalgamates sites where required to provide rear access.

p. Development in the Upper Mt Gravatt centre medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e):

i. delivers medium density residential development ~~at the periphery of the centre to provide~~that provides housing choice and a building height transition to surrounding low density residential zoned areas;

ii. ~~for multiple dwellings in the Low density residential zone~~ensures no new vehicle access is ~~not consistent with the outcomes sought;~~

iii. ~~complements the function of major transport corridors~~provided along Kessels Road, Mt Gravatt—Capalaba Road and ~~does not conflict with or hinder the establishment of medium density residential development~~Newnham Road and amalgamates sites where required to provide rear access.

q. Development in the Upper Mt Gravatt centre aged care residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e-001f):
   i. provides opportunities for residents to age in place by constructing high density residential units for aged care, people with special needs and/or retirement purposes;
   ii. for multiple dwellings is not consistent with the outcomes sought.
r. Development in the Everett Street north medium density residentialUpper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f-001g):
   i. ensures
   provides for accommodation and entertainment activities that medium density residential uses providecontribute to a transition from high density residentialvibrant day and night-time economy within the Major centre;
   ii. supports existing hotel and short-term accommodation uses;
   iii. improves pedestrian connectivity by providing a plaza and arcade on the key development to surrounding low density residential areas north of Mount Gravatt-Capalabasite, identified in Figure a, creating a direct and legible connection between Logan Road and east of Newnham Road;
   iv. ensures that building bulk and design complements the natural topography of the land and does not require significant filling or excavation. Development on steeply sloping land occurs on large sites created through lot amalgamation;
   v. complements the function of major transport corridors and does not conflict with or hinder the establishment of medium density residential development;
   vi. ensures that there is no vehicular access to Mount Gravatt-Capalaba Road and no net increase in driveway crossovers onto Newnham RoadSanders Street.

5. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) overall outcomes are:
   a. This precinct is revitalised as a traditional high street to create a distinctive urban village, with an emphasis on services and facilities for local residents.
   b. The precinct achieves a mix of uses and provides activity and opportunities for local shopping, commercial activity, urban living, community facilities, food and drink outlets and supporting services. Mt Gravatt Outlook Reserve provides green space to the precinct.
   c. Arcades improve pedestrian permeability and improve east—west movements.
   d. Landmark sites create a legible and vibrant public realm.
   e. To facilitate a mix of uses in individual developments and provide sufficient frontage to separate commercial and residential vehicular access, amalgamation of sites is encouraged.
   f. Residential development in close proximity to the Mt Gravatt Showgrounds is adequately buffered from noise and lighting impacts to ensure the ongoing provision of social and community services.
   g. Uses considered consistent with the outcomes sought include centre activities in core and mixed use frame sub-precincts and medium density residential uses in the medium density residential sub-precinct.
   h. Development in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a):
      i. creates a mixed use centre to service the local area. This includes the development of a landmark site at the intersection of Logan Road and Creek Road to help inform way-finding and define the core;
      ii. ensures that active frontages enhance the high street experience of this sub-precinct and encourage pedestrian activity. Located at ground storey, active frontages include a mix of shops, food and drink outlets, offices and extended-hour services, including health care service and indoor sport and recreation (gymnasium);
      iii. provides a mix of office and residential uses above podium level.
   i. Development in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b):
      i. helps to further define the centre;
      ii. for mixed use development, including shops, food and drink outlets and offices on podium and lower tower levels front Logan Road and Creek Road;
      iii. provides active and continuous street frontages that further support the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a) and provides an attractive, activated public realm;
      iv. provides arcades to improve permeability, particularly to Logan Road from shared car parking areas at the rear of sites.
   j. Development in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c):
      i. takes advantage of its accessibility to high-frequency public transport and centre activities and has a high level of urban amenity;
      ii. for medium density residential purposes is consistent with the outcomes sought;
      iii. ensures that buildings address the street and provide a distinct urban village character;
      iv. provides an appropriate transition to existing detached housing areas outside the sub-precinct through the provision of reduced building heights.

6. Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003) overall outcomes are:
   a. This precinct provides an active corridor byDevelopment promotes ground storey activation along the eastern side of Logan Road concentrating developmenta mix of Active frontage uses (activity group) at the intersection ofwith Dawson Road.
   b. Development provides Accommodation activities (activity group) above the ground storey for housing choice close to services, amenities and public transport services close to Logan Road and Dawson Road framed by high density and medium density residential development to the east.
   c. This precinct capitalises upon its accessibility to 2 high-frequencyDevelopment improves pedestrian connections between residences and public transportation routes to create a highly accessible neighbourhoodtransport services.
   d. The precinct's proximity to Griffith University also presents opportunities for well-locatedDevelopment ensures building design is

of an appropriate bulk, ~~affordable student accommodation.~~

e. ~~Uses considered consistent with the outcomes sought include centre activities~~scale and form, and provides podium and slender tower forms where in the ~~mixed use frame sub-precinct~~District centre zone.
f. Student accommodation is encouraged close to Griffith University, services and ~~low density residential~~amenities, and ~~medium density to high density residential where in the residential sub-precincts~~public transport services.
g. Development in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a):
    i. ~~ensures that~~extends mixed use development ~~extends~~ north ~~from the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) on~~along the eastern side of Logan Road~~,~~ close to ~~promote a mixed use centre to service local residents, including the existing schools on the opposite side of Logan Road;~~
    ii. ~~provides a range of residential accommodation options above ground storey and commercial and retail activities create a vibrant and activated space through most hours of the day;~~
    iii. ~~locates higher density mixed use development east of the intersection of Logan Road and Dawson Road, creating a highly accessible and walkable hub at the junction of 2 high-frequency~~ public transport ~~routes~~services. ~~Active frontages are encouraged at ground level throughout this sub-precinct.~~
h. Development in the Logan Road medium to high density residential sub-precinct (Mt Gravatt Corridor neighbourhood plan/NPP-003b):
    i. ~~locates~~supports a mix of high and medium density residential development on the eastern side of Logan Road~~; within walking distance of~~close to public transport~~;~~ and ~~supports~~services, whilst supporting the ~~creation of a strong and active corridor. Restricting medium density residential development to the eastern side of Logan Road safeguards existing~~ongoing amenity and views to land to the west ~~and green space~~of Logan Road;
    ii. ~~locates high~~provides a building height transition to Low density residential ~~development~~zoned land to the east of the ~~Logan Road and Dawson Road intersection, creating a highly accessible and walkable residential~~ precinct ~~at the junction of 2 high-frequency public transport routes~~.
i. Development in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c):
    i. provides a transition between the mixed use development to the south and low density residential areas to the north and east;
    ii. ensures that multiple dwellings are consistent with the outcomes sought.

7. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) overall outcomes are:
    a. This precinct reinforces its existing role as a showroom. The surrounding medium density residential areas support the Upper Mt Gravatt precinct and capitalise on high-frequency public transport.
    b. Uses considered consistent with the outcomes sought include showrooms where in the District centre zone precinct of the District centre zone, and medium density residential where in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), except where in the Low density residential zone.
    c. Development in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan NPP-004a):
        i. reinforces and protects the showroom uses along Kessels Road, which require large floor plates not suitable within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001);
        ii. maintains allotments greater than 2,500m^2 unless facilitating the primary use/purpose of the sub-precinct;
        iii. creates a network of shared driveways, access ways and service roads between sites to minimise access to Kessels Road;
        iv. ensures that landscaped buffers to adjoining residential development minimise visual and amenity impacts.
    d. Development in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan NPP-004b):
        i. provides medium density residential development to the east of the showroom area along Kessels Road, supporting the adjacent Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NPP-001), except where in the Low density residential zone;
        ii. responds to the flood hazard and waterway corridor along Mimosa Creek;
        iii. provides a new park to meet the needs of residents;
        iv. to the north along the eastern side of Mains Road, additional medium density residential development takes advantage of its close proximity to Griffith University and direct access to high-frequency public transport accessing the South East Busway. Pedestrian connectivity across Mains Road is improved.

7.2.13.10.3 Performance outcomes and acceptable outcomes

Table 7.2.13.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built;	**AO1** Development complies with the number of storeys, building height and plot ratio in Table 7.2.13.10.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.

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 adjoining sites. 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.	
PO2 Development ensures building setbacks and design: a. create a uniform building line consistent with the intended character of the streetscape; b. ensure existing and future buildings are well separated from each other; c. allow reasonable access to sunlight for neighbouring dwellings and their open spaces; d. allow air circulation and access to breezes for neighbouring dwellings; e. maintain the privacy of adjoining residents.	**AO2** Development has minimum front, side and rear boundary setbacks in accordance with Table 7.2.13.10.3.C.
PO3 Development includes a mix of non-residential and residential land uses that provide the level of activity needed to support the role and function of each sub-precinct.	**AO3** Development provides a land use mix that complies with Table 7.2.13.10.3.D.
~~**PO4**~~ ~~Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through:~~ ~~a. transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries;~~ ~~b. sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences;~~ ~~c. landscaped buffers and screens.~~	~~**AO4.1**~~ ~~For development with a side boundary to a residential area not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts:~~ ~~a. building height is no more than 2 storeys within 10m of the common property boundary;~~ ~~b. building height is no more than 4 storeys within 10m to 20m of the common property boundary;~~ ~~c. development is set back a minimum of 4m from the common property boundary;~~ ~~d. the total straight length of any wall does not exceed 25m.~~ ~~**AO4.2**~~ ~~Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures:~~ ~~a. any building is set back a minimum of 10m from the rear boundary;~~ ~~b. deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.~~
~~**PO5**~~ ~~Development:~~ ~~a. creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space;~~ ~~b. provides arcades of a scale, width, design and tenure that reflect their function and location.~~	~~**AO5**~~ ~~Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.~~
~~**PO6**~~**PO4** Development provides for the widening of streets to enable safe and	~~**AO6**~~**AO4** Development:

efficient regional, city and local transport networks.	a. provides ~~land~~ for new Council roads, cycleways, road widening and upgrades; b. is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure g. Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.
~~**PO7**~~ ~~Development provides a range of open space and recreational opportunities to meet the needs of the community.~~	~~**AO7**~~ ~~Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.~~

~~**PO8**~~**PO5** Development ~~ensures~~provides vehicle access and servicing ~~does not compromise~~which are designed and located to: a. protect the ~~function~~functioning of arterial roads and future ~~Queensland government~~ road upgrades as shown on Figure g; b. not visually dominate the site and streetscape; c. protect the safety of pedestrians.	~~**AO8**~~**AO5.1** Development does not ~~provide~~gain additional vehicular access ~~and~~or servicing from ~~Kessels Road, Mt Gravatt-Capalaba Road or Logan Road~~the following roads where alternative vehicular access ~~is~~or servicing lanes are available~~.~~: a. Kessels Road; b. Mains Road; c. Mt Gravatt—Capalaba Road; d. Newnham Road; e. Logan Road. ~~**AO8**~~**AO5.2** Development ~~which adjoins~~adjoining a site with ~~a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road that has~~ no alternative access ~~other than to these~~from the following roads~~,~~ provides access, ~~(including manoeuvring~~including maneuvering space~~) for the future development of that adjoining site~~, via ~~the development site's main~~a shared internal access ~~point~~lanes: a. Kessels Road; b. Mains Road; c. Mt Gravatt—Capalaba Road; d. Newnham Road; e. Logan Road. Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property. Note—For development adjoining a site with a frontage to Mains Road or Kessels Road within the Kessels Road precinct (NPP-004) refer to Figure f.

~~**If in a core sub-precinct or mixed use frame sub-precinct**~~	
~~**PO9**~~ ~~Development involving non-residential and mixed use development:~~ ~~a. includes a podium design that:~~ ~~i. avoids the creation of a canyon of buildings along streets;~~ ~~ii. obscures views of tall buildings, promoting a fine-grain, human-scaled development at street level;~~ ~~iii. sensitively responds to changes in topography and gradients;~~ ~~iv. adds variety and interest to the streetscape;~~ ~~b. provides variation in building form, height and materials, articulation of facades and space to allow for deep planting within the front setback;~~ ~~c. ensures design and siting of buildings above podium allows sufficient space between buildings to allow for breezes and views through the site.~~	~~**AO9.1**~~ ~~Development ensures buildings incorporate a podium and tower form as specified in Figure e.~~ ~~**AO9.2**~~ ~~Development ensures podium heights are a minimum of 2 storeys.~~ ~~**AO9.3**~~ ~~Development involving a commercial podium adjoining a site where residential uses exist at ground or first storey levels ensures that the maximum height of the podium is 2 storeys at that side boundary.~~ ~~**AO9.4**~~ ~~Development ensures that podiums are built to the side boundary for a minimum distance of 10m from the front property boundary, except where:~~ ~~a. there is a requirement for the provision of an overland flow path;~~ ~~b. the development adjoins a property not included within a centre, in which case all parts of the development are set back a minimum of 2m from the boundary with the adjoining land.~~ ~~**AO9.5**~~ ~~Development ensures the podium is occupied by commercial uses.~~

	AO9.6 Development ensures the tower is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure e. Note—On large sites more than 1 tower will be required to achieve the acceptable outcome.
	AO9.7 Development involving more than 1 tower within a site ensures towers are separated by a distance of at least 12m.
PO10 Development provides landmark sites: a. at key intersections that act as gateways to the Mt Gravatt Central and Upper Mt Gravatt centres; b. that mark the prominence of specific corner sites through their height, siting towards the corner, high-quality design and materials, integrated public space and public artwork.	**AO10** Development at key intersections, as shown in Figure a and Figure b, include landmark sites where: a. building height and plot ratio comply with provisions for landmark sites in Table 7.2.13.10.3.B; b. overall height is varied by stepping with heights increasing towards the corner; c. buildings include unique roof forms; d. landmark towers are located on the corner within 30m of the corner frontage; e. podium street level incorporates a continuous active frontage with integrated building entries and public spaces at the corner and public artwork; f. podium and tower elements are located towards the corner; g. building materials are varied, high quality and durable, and positively contribute to the design quality of the centre.
PO11 Development contributes to the role of the street as the focus for commercial and community life, and promotes activation and casual surveillance of streets, laneways, arcades, plazas, busway stations and pedestrian/cycle ways, through active uses, building design and site layout.	**AO11** Development provides active frontage streets specified in Figure a, Figure b and Figure c or adjoining publicly accessible spaces, such as parks, arcades, laneways, town centres, busway stations and pedestrian/cycleways.
If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where in the Garden City Shopping Centre	
PO12 Development involving any redevelopment or expansion of Garden City Shopping Centre where involving more than 6,000m^2 of additional gross floor area achieves the following: a. expands the mix of land uses beyond retail to include office and residential; b. includes a site layout and built form that visually and physically integrates the site into the area, and improves legibility through the siting of entries/exits, arcades and landmark sites; c. includes highly articulated buildings with significant recesses and projections and a range of building materials (including glass), to visually reduce their bulk and scale and enhance the appearance of the area; d. breaks down the edges of the existing 'big box' and creates active frontages with multiple building breaks for building articulation and separation, pedestrian and vehicular access along Logan Road, Kessels Road, Macgregor Street, Link Road, and provides arcades to add to the vibrancy of the area; e. maximises pedestrian accessibility to and from the site and pedestrian safety through the site, particularly to the busway stations and future bus interchanges, via the introduction of legible arcades with 24-hour access where supported by active frontages as shown in Figure a; f. provides vibrant and safe publicly accessible open spaces in the form of plazas and meeting places integrated with the development; g. site layout and design is in accordance with crime prevention through environmental design principles to achieve public safety;	**AO12** No acceptable outcome is prescribed.

h. ~~includes significant landscaped areas incorporating deep planting;~~ i. ~~screens car parking areas from adjoining streets;~~ j. ~~provides safe and efficient accesses for vehicles (including service vehicles) and internal circulation networks that do not detrimentally impact on the surrounding road network;~~ k. ~~provides sufficient car parking, servicing and loading/unloading areas;~~ l. ~~facilitates the permeability and connectivity for vehicles and pedestrians to the surrounding road network.~~ ~~Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome.~~	
If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan ~~NPP~~/NPP-002b)	
~~PO13~~**PO6** Development: a. protects and complements the character of the existing retail/commercial centre along Logan Road, between Mountain/Springwood Streets and Virgil Street. b. provides buildings that: i. contribute to a fine-grain urban form and maintain low-scale awnings with parapet facades to the street, similar to traditional buildings in the street; ii. create a strong visual interest, and are complementary to the level of detail and articulation of the existing streetscape.	~~AO13~~**AO6** Development ensures buildings fronting Logan Road between Mountain/Springwood Streets and Virgil Street: a. are clearly expressed as individual shop fronts of 10m—15m in width, and of a grain consistent with traditional widths in the street; b. incorporate a continuous awning and parapet; c. have building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building.
If in the Neighbourhood centre zone on the southern corner of Logan and Kempsie Roads	
~~PO14~~**PO7** Development: a. provides for a mix of uses incorporating small-scale retail and residential activities; b. contributes to the activation and casual surveillance of the street.	~~AO14~~**AO7.1** Development ensures the retail gross floor area does not exceed 750m^2.
	~~AO14~~**AO7.2** Development ensures retail activities are at street level and provide an active frontage along Logan Road and Kempsie Road.
	~~AO14~~**AO7.3** Development ensures car parking is at the rear or in a basement.
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	
~~PO15~~**PO8** Development ensures that large-format buildings accommodating showroom centres (bulky goods/retail warehouse uses) continue to be located in this sub-precinct.	~~AO15~~**AO8** Reconfiguring a lot does not realign or create additional smaller lots unless there is a structure plan prepared in accordance with the Structure planning planning scheme policy.
~~PO16~~**PO9** Development includes large floor plates and lot sizes consistent with the role and function of this sub-precinct.	~~AO16~~**AO9** Development has a minimum lot size of 2,500m^2.
~~PO17~~**PO10** Development provides a landscaped buffer along the common boundary of all adjoining residential uses.	~~AO17~~**AO10** Development provides a minimum 10m wide landscape buffer. Refer to Figure f. Note—The building footprint and basement footprint do not intrude into the landscape buffer.
~~PO18~~ ~~Development provides an integrated network of access ways and car parking areas that have limited access to arterial roads and which benefit all sites within the sub-precinct.~~	~~AO18.1~~ ~~Development does not provide additional vehicular access and servicing is not provided from Mains Road or Kessels Road where alternative access is available.~~
	~~AO18.2~~ ~~Development which adjoins a site with a frontage to Mains Road or Kessels Road that has no alternative access other than to these roads provides for access (including manoeuvring space) to the future development of that adjoining site via the development site's main access point.~~ ~~Note—Easements are created over shared vehicular access ways to benefit all~~

	~~adjoining owners and Council where Council determines these are to serve more than an individual development and property.~~ ~~Refer to Figure f.~~
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a), ~~or if~~where in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b)	
~~PO19~~**PO11** Development manages the flood risk and environmental values associated with Mimosa Creek and ensures that structures and people are safe with respect to the flood hazard by: a. maintaining the natural drainage system; b. ensuring no loss in the flood conveyance capacity of the Mimosa Creek for all storms; c. ensuring the building location and design is safe by mitigating the flood hazard; d. providing safe egress and emergency access to the site.	~~AO19~~**AO11.1** Development is not subject to high hazard flood conditions. Note—Compliance with this acceptable outcome can be demonstrated by submitting a hydraulic and hydrology report identifying the site area with a level of risk and flood immunity suitable for development in accordance with the Infrastructure design planning scheme policy and acceptable flood impacts. In some cases, sites will need to be amalgamated to achieve a suitably sized area for development.
	~~AO19~~**AO11.2** Development fronting Bedser Street and Benaud Street provide emergency access in accordance with the flood immunity levels identified in the Infrastructure design planning scheme policy.
	~~AO19~~**AO11.3** Structural elements are outside the waterway corridor and set back a minimum of 5m from the top of the waterway embankment. Note—Structural elements include walls, piers and columns that may interfere with the free flow of water and be susceptible to damage from creek scour.
	~~AO19~~**AO11.4** Cantilevered elements over high-hazard floodway areas must have a minimum clearance of 2m from ground level to the underside of the floor or the relevant flood immunity requirement (whichever is greater).
~~**If in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)**~~	
~~**PO20**~~ ~~Development ensures building bulk and size are consistent with the intent of the area and design complements the natural topography of the area.~~	~~**AO20.1**~~ ~~Development has a minimum site area of 800m^2 and has a minimum frontage of 20m.~~
	~~**AO20.2**~~ ~~Development has a minimum site area of 1,200m^2 where the site has a slope equal to or greater than 1 in 4.~~
~~**PO21**~~ ~~Development must not occur on a site subject to potential landslide.~~	~~**AO21**~~ ~~Development does not occur on land with a slope greater than 1 in 3.~~ ~~Note—A geotechnical report will be required for any development occurring on site with a gradient in excess of 1 in 4.~~
~~**PO22**~~ ~~Development provides vehicle access, servicing and car parking structures which are designed and located to:~~ ~~a. protect the functioning of arterial roads with minimal disruption;~~ ~~b. not visually dominate the site and streetscape;~~ ~~c. protect the safety of pedestrians.~~	~~**AO22.1**~~ ~~Development does not provide vehicular access from Mount Gravatt-Capalaba Road.~~
	~~**AO22.2**~~ ~~Development does not provide vehicular access from Newnham Road where alternative access is available.~~
	~~**AO22.3**~~ ~~Development does not provide a net increase in driveway crossovers on Newnham Road.~~
	~~**AO22.4**~~ ~~Development provides car parking and servicing areas at the rear or underneath buildings.~~
	~~**AO22.5**~~ ~~Development ensures driveway crossovers maintain the integrity, quality and primacy of footpaths.~~
If **~~If~~in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003), where in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)**	
~~**PO23**~~ **PO12**	~~**AO23**~~ **AO12**

Vehicular access is provided from side streets to protect the arterial road function of Logan Road and to improve the safety of pedestrians.	Vehicular access is provided from Wanda Road.
If in the Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) or Logan Road precinct (Mt Gravatt corridor neighbourhood precinct/NPP-003), where in the Mixed use zone, High density residential zone or the Centre zone category	
PO13 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improves streetscape amenity through an appropriate mix of green infrastructure including: a. landscaping and deep planting at the ground plane; b. green walls, green facades or green roofs; c. other artificial growing environments. Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance for preparing a landscape concept plan is provided in the Landscape design planning scheme policy.	**AO13** Development provides subtropical landscaping to achieve a minimum green plot ratio of 25%. Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula: • GPR = total of all green infrastructure area ÷ total site area x 100. Note—Deep planting is a separate assessment benchmark to GPR that is required to be provided in accordance with the provisions of the Centre or mixed use code.
PO14 Development on a landmark site identified in Figure a provides a prominent visual reference by: a. defining gateways and entrances to precincts occurring along either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street; b. creating visual cues and interest along either Logan Road, Kessels Road or Mt Gravatt—Capalaba Road through design excellence, public artwork and creative lighting; c. accommodating public realm with subtropical deep planting and layered landscaping visible from along either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street. Note—Deep planting providing on a landmark site within public realm contributes to the minimum requirements identified in the Centre or mixed use code.	**AO14** Development on a landmark site identified inFigure a: a. provides podiums and slender tower forms directly addressing either key intersections or site entrances occurring along either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street framing these locations with well-articulated façades, vertical expression and a distinct landmark form; b. provides public artwork and creative lighting to entrances and gateways to precincts along either Logan Road, Kessels Road or Mt Gravatt—Capalaba Road; c. provides a minimum of 10% of the landmark site for privately owned, publicly accessible open space sited at key intersections or site entrances along either Logan Road, Kessels Road or Mt Gravatt—Capalaba Road; d. provides high quality subtropical design elements including shading, deep planting and layered landscaping at the ground plane of key intersections or site entrances along either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of landmark sites. Note—Deep planting provided on a landmark site within publicly accessible open space contributes to the minimum requirements for deep planting identified in the Centre or mixed use code.
PO15 Development on a key development site identified in Figure aoccurs in an efficient and orderly manner and provides for an integrated, safe and functional layout that addresses site and context by providing: a. high quality public realm and internal access circulation that prioritises pedestrian, supported through subtropical landscaping and deep planting, streetscape improvements and passive surveillance; b. vehicular access and circulation to the site that integrates and consolidates vehicular access with the local road network; c. high quality privately provided, publicly accessible plazas providing a subtropical, shaded public open space available for local residents, worker and visitors use in the day and night throughout the week; d. high quality, shaded pedestrian and cyclist access through key development sites connecting from either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street to local neighbourhood streets. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial	**AO15** Development on a key development site identified in Figure a addresses site context and setting by: a. preparing a structure plan in accordance with the Structure planning planning scheme policy; b. providing an integrated, publicly accessible internal local road network; c. consolidating vehicular access to major arterial roads; d. providing arcades and alleys with shaded pedestrian connections as identified in Figure a; e. including high quality, privately provided plazas that are publicly accessible and incorporate subtropical, shaded open spaces available for use 24 hours a day, seven days a week, where identified in Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans. Note—Deep planting provided on plaza on a key development site contributes to the minimum requirements identified in the Centre or mixed use code.

attributes as addressed in overlays and neighbourhood plans. Note—Deep planting provided on a plaza on a key development site contributes to the minimum requirements identified in the Centre or mixed use code.	
PO16 Development ensures that an arcade identified in Figure a: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access within the centre and to public transport facilities and open spaces; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety; f. provides access to natural day light, incorporating subtropical landscaping, and leverages Mt Gravatt's subtropical character; g. incorporates items of visual interest to enliven the public realm.	**AO16** Development for an arcade identified in Figure a: a. maintains unrestricted pedestrian access at all times (24 hours, 7 days a week); b. is designed so that a minimum of 50% of its area is open to the sky, allowing direct exposure to natural sunlight, daylight and ventilation; c. includes subtropical landscaping; d. provides privately owned and delivered creative lighting and public artwork to contribute to the vibrancy and identity of the public realm; e. excludes bin storage or collection, parking areas and service driveways within or directly adjacent to an arcade. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.
If in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b), Upper Mt Gravatt centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c), Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g) or Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	
PO17 Development ensures that the proportion of building: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. incorporates a podium and tower form set back to reduce the appearance of building bulk from adjoining buildings and streetscape; c. minimises amenity impacts on other properties and public open space in terms of sunlight, daylight and breezes; d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings.	**AO17** Development provides for slender tower and podium forms with: a. a maximum podium height of 3 storeys, if no podium or parapet line is established in the immediate streetscape; b. a maximum tower site cover of 50%; c. a maximum tower dimensions in any direction, as shown in Figure e that does not exceed the lesser of: i. 75% of the site width; ii. 30m in any direction. d. a minimum of10m tower separation distances. Note —Tower site cover is the combined average area covered by the building or structure above the podium, measured to its outermost projections after the development is carried out, other than a building or structure, or part of a building or structure, that is: • in a landscaped or open space area, including, for example, a gazebo or shade structure; or • the eaves of a building; or • a sun shade. Note—Podium is defined as the ground storey, second storey and third storey of a building as per identified in AO30.1 of the Centre or mixed use code. Note—Where the building has no podium achieves a maximum tower site cover of 50%. Note—Tower separation distances are measured from the outermost project of each tower.
If in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a) and Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)	
PO18 Development provides a land use mix and configuration consistent with the Major centre designation that: a. supports street level activation at the ground storey; b. supports high levels of economic and community activity within the podium. Note—Guidance on the built form parameters for the ground storey and podium are provided within the Centre or mixed use code.	**AO18.1** Development on the ground storey of a building supports Active frontage uses (activity group) to encourage street level activation. Note—Guidance on the built form parameters for the ground storey are provided within the Centre or mixed use code. **AO18.2** Development within the podium of the building supports Centre activities (activity group) to facilitate a high level of economic and community activity within the Major centre. Note—Guidance on the built form parameters for the podium, defined as the ground storey, second storey and third storey, are provided within the Centre or mixed use code.

Table 7.2.13.10.3.B—Maximum building height and plot ratios

Development	Site area 800m^2 or	Site area 1,200m^2 or	Site area 2,500m^2 or	Any other case

	greater but less than 1,200m^2 where minimum site frontage is 20m	**greater but less than 2,500m^2 where minimum site frontage is 30m**	**greater where minimum site frontage is 30m**	
If in the Upper Mt Gravatt ~~Precinct~~centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001)				
~~Development of a landmark building site (refer to Figure a)~~	~~15 storeys~~ ~~350% plot ratio~~			~~Not specified~~
Development of a site in the Upper Mt Gravatt ~~Core~~centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a) where greater than 50m from the lot boundary of the busway corridor (shown in Figure b)	~~6 storeys~~ ~~150% plot ratio~~ 30 storeys			~~Where in the Principal centre zone:~~ ~~6 storeys~~ ~~150% plot ratio~~ ~~Where in any other zone:~~ ~~not specified~~
Development of a site in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where within 50m from the boundary if the busway corridor (shown in Figure b)	10 storeys			Not specified
Development of a site in the Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)	10 storeys	15 storeys	20 storeys	6 storeys
Development of a site in the Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b), where fronting Newnham Road	10 storeys	15 storeys	15 storeys	6 storeys
Development of a site in the Upper Mt Gravatt centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP~~-001b~~-001c)	~~6~~10 storeys ~~150% plot ratio~~	~~8~~10 storeys ~~200% plot ratio~~	~~10~~15 storeys ~~250% plot ratio~~	~~Where in the Principal centre zone:~~ 6 storeys ~~150% plot ratio~~ ~~Where in any other zone:~~ ~~not specified~~
~~Development of a site in the Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c)~~	~~6 storeys~~ ~~150% plot ratio~~	~~8 storeys~~ ~~200% plot ratio~~	~~8 storeys~~ ~~200% plot ratio~~	~~6 storeys~~ ~~150% plot ratio~~
~~Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone~~	~~5 storeys~~ ~~125% plot ratio~~	~~5 storeys~~ ~~125% plot ratio~~	~~5 storeys~~ ~~125% plot ratio~~	~~Not specified~~
Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP~~-001e~~-001f)	6 storeys ~~150% plot ratio~~	8 storeys ~~200% plot ratio~~	8 storeys ~~200% plot ratio~~	6 storeys ~~150% plot ratio~~
~~Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor~~	~~5 storeys~~ ~~125% plot ratio~~	~~5 storeys~~ ~~125% plot ratio~~	~~5 storeys~~ ~~125% plot ratio~~	~~Not specified~~

~~neighbourhood plan/NPP-001f)~~				
Development of a site in the Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g)	6 storeys	8 storeys	10 storeys	Not specified
If in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002)				
Development of a site in the landmark building site (refer to Figure b)	8 storeys 200% plot ratio			Not specified
Development of a site in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	5 storeys 125% plot ratio	6 storeys 150% plot ratio	8 storeys 200% plot ratio	Not specified
Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	5 storeys 125% plot ratio	6 storeys 150% plot ratio	6 storeys 150% plot ratio	Not specified
Development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
If in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003)				
Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	~~5~~8 storeys ~~125% plot ratio~~	~~6~~8 storeys ~~150% plot ratio~~	~~6~~8 storeys ~~150% plot ratio~~	Not specified
~~Development of a site in the Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)~~	~~3 storeys 90% plot ratio~~	~~5 storeys 125% plot ratio~~	~~5 storeys 125% plot ratio~~	~~3 storeys 90% plot ratio~~
~~Development of a site in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) where identified with a maximum building height of 6 to 8 storeys in Figure c~~	~~6 storeys 150% plot ratio~~	~~8 storeys 200% plot ratio~~	~~8 storeys 200% plot ratio~~	~~Where in the High density residential zone: 6 storeys 150% plot ratio Where in any other zone: not specified~~
If in the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004)				
Development of a site in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	Not specified			
Development of a site in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), where not in the Low density residential zone	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified

Table 7.2.13.10.3.C—Minimum building setbacks and building separation requirements

Development	**Minimum setback**		
	Ground storey	**Levels 2-4**	**Level 5 and above**

~~**If in the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NPP-001)**~~			
~~Development of a site in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)~~ ~~Development of a site in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)~~	~~Front — 3m~~ ~~Side — 0m~~ ~~Rear — 6m~~	~~Front — 0m~~ ~~Side — 0m~~ ~~Rear — 6m~~	~~Front — 3m~~ ~~Side — 5m~~ ~~Rear — 10m~~ ~~12m separation between towers where multiple towers exist on a site~~
~~Development of a site in the Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c)~~	~~Side — 4m~~ ~~Rear — 10m~~ ~~All other setbacks as per the Multiple dwelling code~~		~~Not specified~~
~~Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone~~	~~Side — 4m~~ ~~Rear — 10m~~ ~~All other setbacks as per the Multiple dwelling code~~		~~Not specified~~
~~Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e)~~	~~As per the Multiple dwelling code~~		~~Not specified~~
~~Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)~~	~~Side — 4m~~ ~~Rear — 15m (for lots adjoining Mt Gravatt-Capalaba Road)~~ ~~Rear — 10m (for all other lots)~~ ~~All other setbacks are as per the Multiple dwelling code~~		~~Not specified~~
If in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002)			
Development of a site in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	Front — 0m Side — 0m Rear — 6m		Front — 3m Side — 4m Rear — 6m 12m separation between towers where multiple towers exist on a site
Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	Front — 0m Front — 3m where fronting Tenby Street and Lauder Street Side — 0m Rear — 6m		Front — 3m Front — 6m where fronting Tenby Street and Lauder Street Side — 3m Rear — 6m 12m separation between towers where multiple towers exist on a site
Development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		
~~**If in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003)**~~			
~~Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)~~	~~Front — 3m~~ ~~Side — 0m~~ ~~Rear — 6m~~	~~Front — 0m~~ ~~Side — 0m~~ ~~Rear — 6m~~	~~Front — 4m~~ ~~Side — 4m~~ ~~Rear — 10m~~ ~~12m separation between towers where multiple towers exist on a site~~

~~Development of a site in the Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)~~	~~Side — 4m~~ ~~Rear — 10m~~ ~~All other setbacks as per the Multiple dwelling code~~
If in the Kessels Road Precinct (Mt Gravatt corridor neighbourhood plan/NPP-004)	
Development of a site in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	As per Centre or mixed use code
Development of a site in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), where not in the Low density residential zone	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code

Note—Setbacks will be derived from the results of the corridor investigations illustrated in Figure g.

Note—All setbacks for sensitive uses on the ground storey, podium and tower fronting a road corridor within the Transport air quality corridor sub-category comply with Transport air quality corridor overlay code.

Table 7.2.13.10.3.D—Land use mix

Development	**Maximum land use mix on individual sites(1)**
~~If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)~~	
~~Any development in this precinct~~	~~Up to 30% residential~~ ~~Up to 100% non-residential~~
~~If in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)~~	
~~Any development in this precinct~~	~~Up to 80% residential~~ ~~Up to 50% non-residential~~
If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	
Any development in this precinct	Up to 30% residential Up to 100% non-residential
If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	
Any development in this precinct	Up to 80% residential Up to 50% non-residential
~~If in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)~~	
~~Any development in this precinct~~	~~Up to 80% residential~~ ~~Up to 50% non-residential~~
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	
Any development in this precinct	100% non-residential 0% residential uses (residential uses are not supported in this sub-precinct)
If in the ~~Aged~~Upper Mt Gravatt centre aged care sub~~-precincts~~ -precinct ~~(~~(Mt Gravatt corridor neighbourhood plan/NPP~~-001e-001f~~) ~~and~~or Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)~~)~~	
Any development in this precinct	Minimum of 75% of residential care facility or retirement facility

~~Note—~~
~~(1) Development that achieves a similar mix for the overall sub-precinct will be considered as a performance outcome.~~

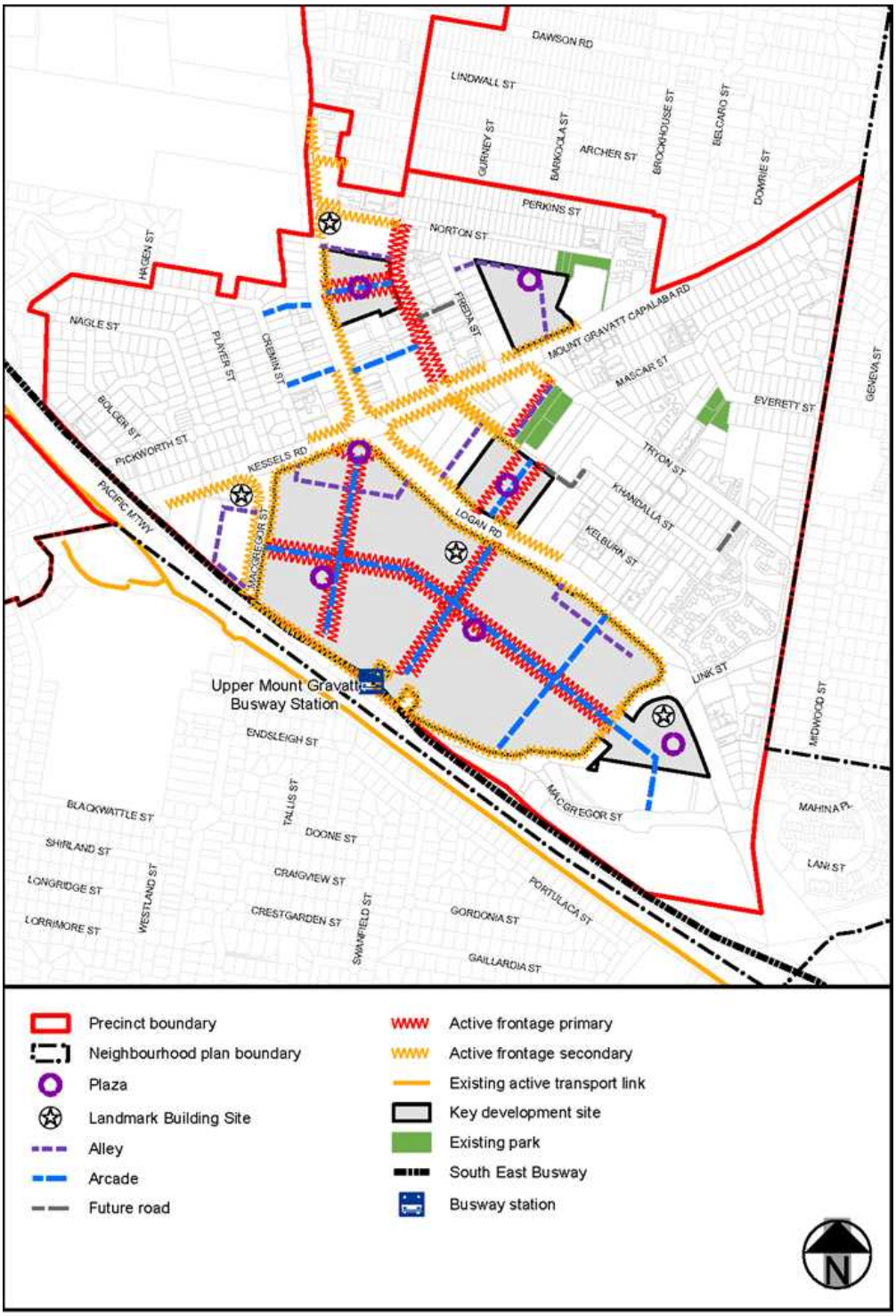

Figure a—Upper Mt Gravatt centre

View the high resolution of Figure a~~—Upper~~—Upper Mt Gravatt centre

Note—A future upgrade is scheduled for open space zoned land on Everett Street to be designed in accordance with the Infrastructure design planning scheme policy.

Note—Landmark sites identified in Figure a only apply to individual lots are indicated, where situated over a cadastral boundary, both lots are included.

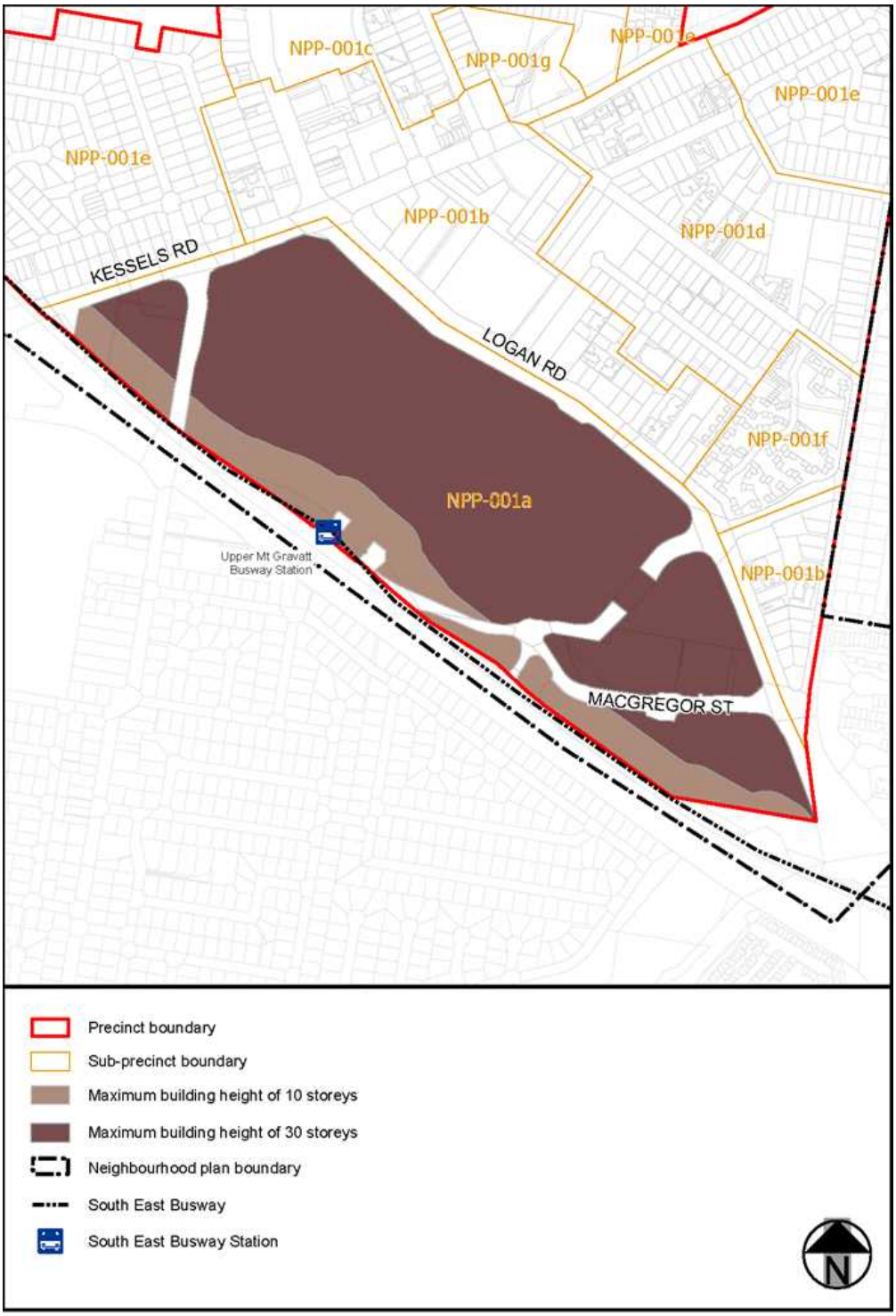

Figure b—Upper Mt Gravatt centre core - building heights

Figure b—Upper Mt Gravatt centre core - building heights

Note—Distances for building heights are measured as an average to the boundary of the busway corridor.

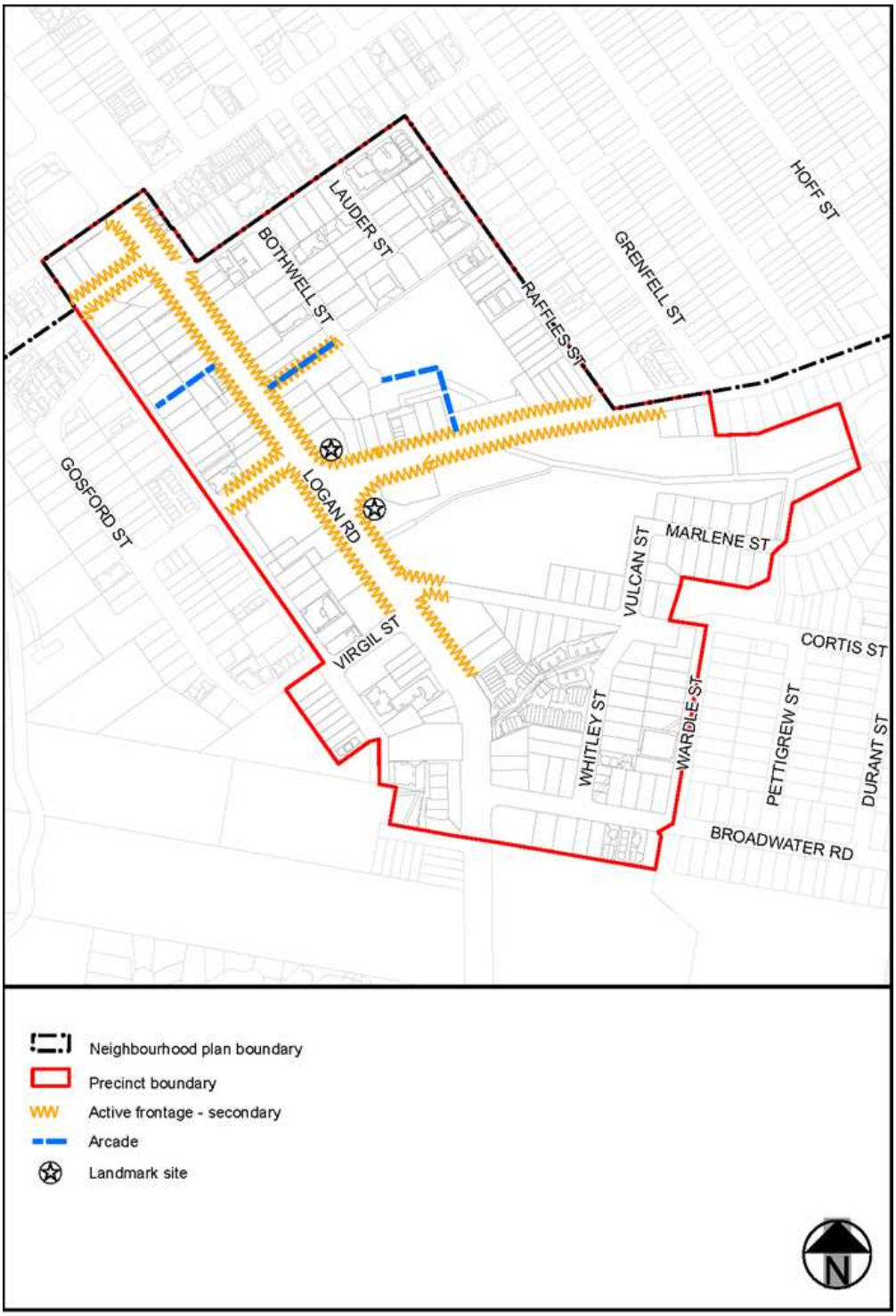

Figure c—Mt Gravatt central

View the high resolution of Figure ~~b—Mt~~c—Mt Gravatt ~~Central~~centre

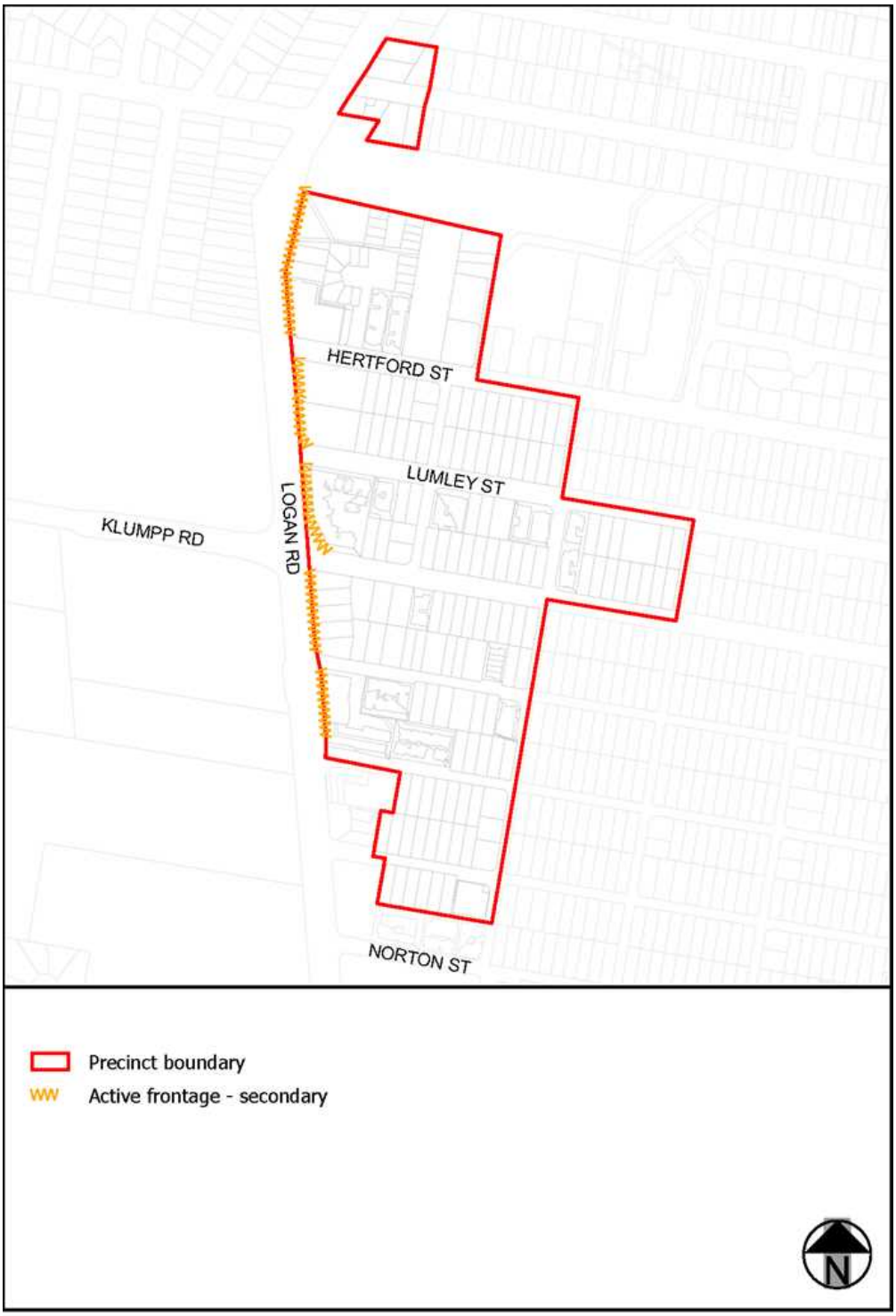

Figure d—Logan Road

View the high resolution of Figure ~~c—Logan~~d—Logan Road

Figure d—Kessels Road

~~View the high resolution of Figure d—Kessels Road~~

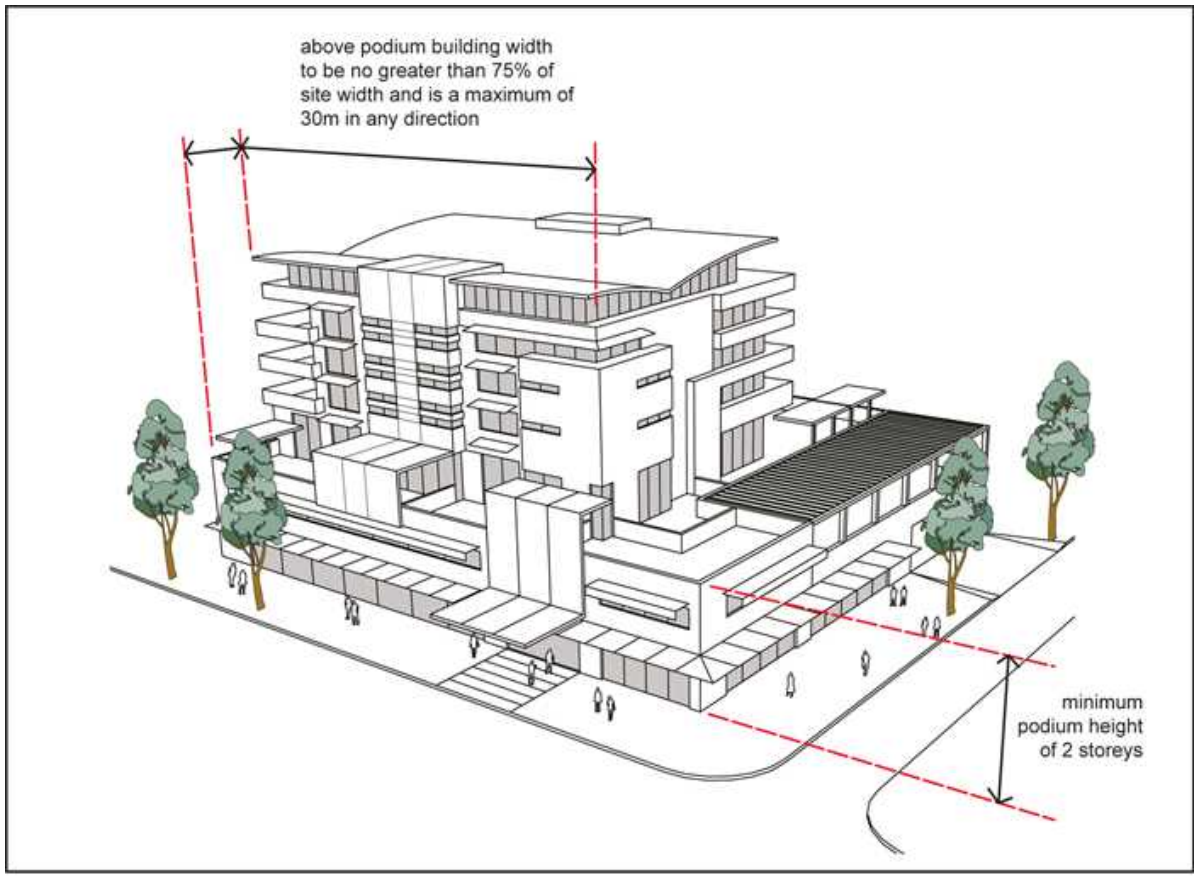

Figure e—Built form controls for podium and above podium elements

View the high resolution of Figure e~~—Built~~—Built form controls for podium and above podium elements

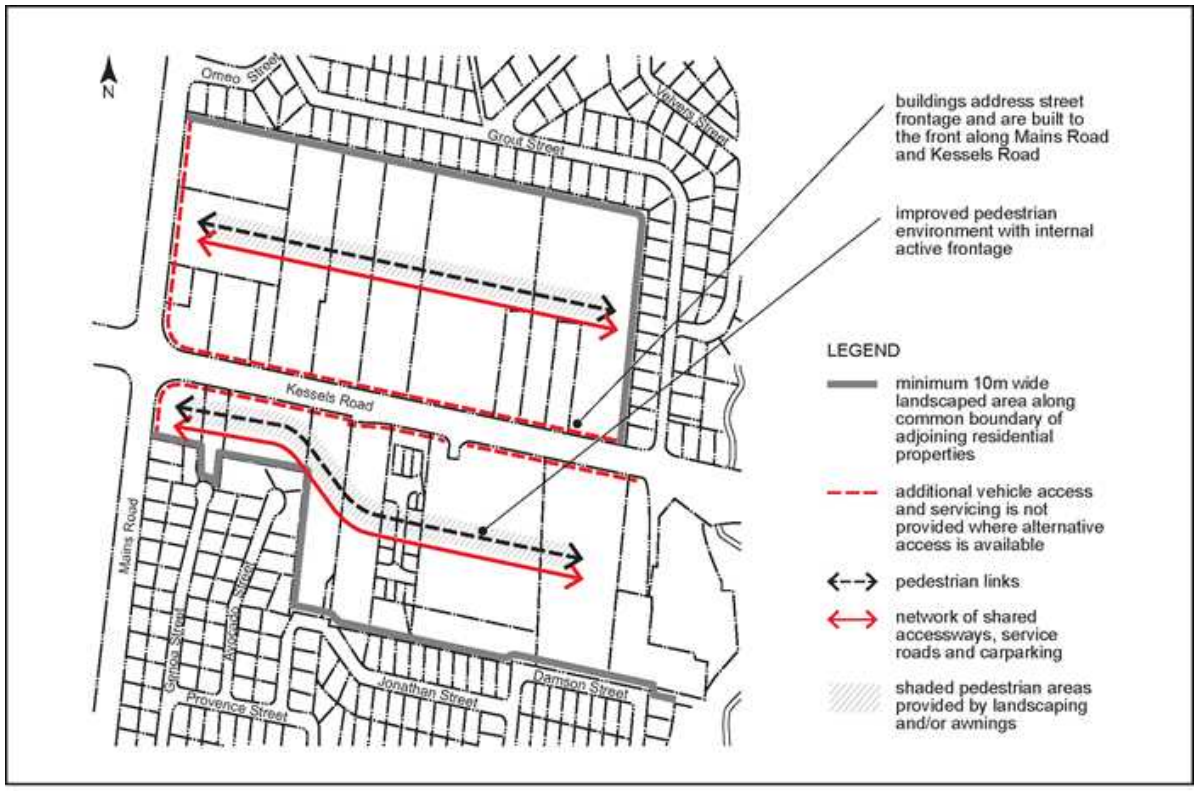

Figure f—Built form, access and servicing

View the high resolution of Figure f—Built form, access and servicing

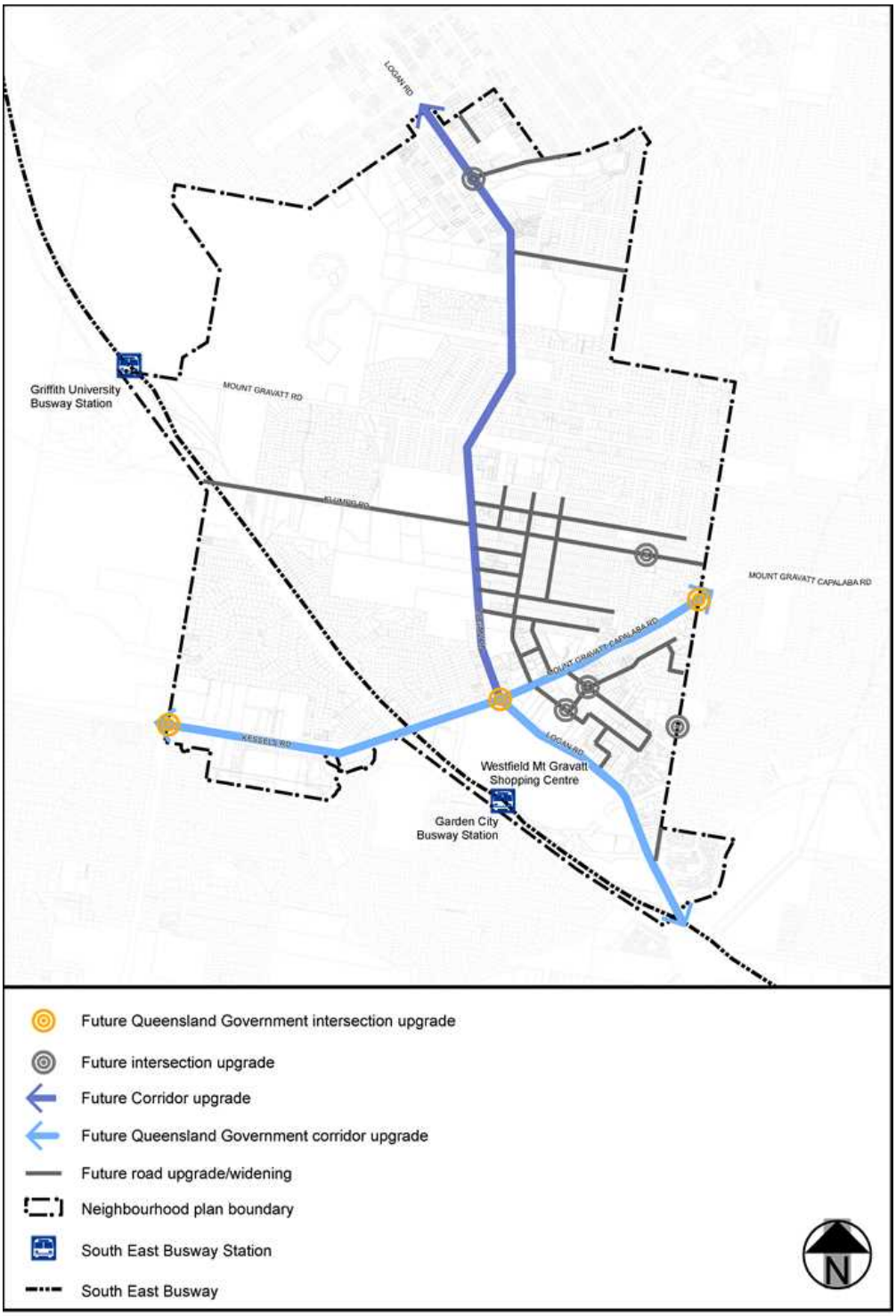

Figure g—Road improvement/widening and intersection upgrades

View the high resolution of Figure g~~—Road~~—Road improvement/widening and intersection upgrades

SC2.2 Zone maps

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

Table SC2.2.1— Zone maps

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

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

SC2.3 Neighbourhood plan maps

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

Table SC2.3.1—Neighbourhood plan maps

Category	Map number	Map Title	Gazettal date
A	NPM-001.1	Acacia Ridge—Archerfield neighbourhood plan map	30 June 2014
	NPM-001.2	Albion neighbourhood plan map	13 May 2016
	NPM-001.3	Algester—Parkinson—Stretton neighbourhood plan map	30 June 2014
	NPM-001.4	Ashgrove—Grange district neighbourhood plan map	9 September 2016
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017
B	NPM-002.1	Banyo—Northgate neighbourhood plan map	28 February 2020
	NPM-002.2	Bowen Hills neighbourhood plan map	14 September 2018
	NPM-002.3	Bracken Ridge and district neighbourhood plan map	1 September 2023
	NPM-002.4	Bulimba district neighbourhood plan map	1 May 2020
	NPM-002.5	Bridgeman Downs neighbourhood plan map	1 September 2023
C	NPM-003.1	Calamvale district neighbourhood plan map	30 June 2014
	NPM-003.2	Capalaba West neighbourhood plan map	30 June 2014
	NPM-003.3	Carina—Carindale neighbourhood plan map	30 June 2014
	NPM-003.4	Carindale centre neighbourhood plan map	30 June 2014
	NPM-003.5	Centenary suburbs neighbourhood plan map	1 May 2020
	NPM-003.6	Chermside centre neighbourhood plan map	30 June 2014
	NPM-003.7	City Centre neighbourhood plan map	24 March 2017
	NPM-003.8	Clayfield—Wooloowin district neighbourhood plan map	30 June 2014
	NPM-003.9	City west neighbourhood plan map	16 February 2018
	NPM-003.10	Coorparoo and districts neighbourhood plan map	26 July 2019
D	NPM-004.1	Darra—Oxley district neighbourhood plan map	30 June 2014
	NPM-004.2	Doolandella neighbourhood plan map	30 June 2014
	NPM-004.3	Dutton Park—Fairfield neighbourhood plan map	14 September 2018
E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022
F	NPM-006.1	Ferny Grove—Upper Kedron neighbourhood plan map	21 September 2018
	NPM-006.2	Fig Tree Pocket neighbourhood plan map	30 June 2014
	NPM-006.3	Forest Lake neighbourhood plan map	1 May 2020
	NPM-006.4	Fortitude Valley neighbourhood plan map	30 June 2014
G	Intentionally left blank		
H	NPM-008.1	Holland Park—Tarragindi district neighbourhood plan map	27 June 2025
	NPM-008.2	Hemmant—Lytton neighbourhood plan map	24 March 2017

I	NPM-009.1	Indooroopilly centre neighbourhood plan map	30 June 2014
	NPM-009.2	Ithaca district neighbourhood plan map	16 February 2018
J	Intentionally left blank		
K	NPM-011.1	Kangaroo Point peninsula neighbourhood plan map	28 February 2020
	NPM-011.2	Kangaroo Point south neighbourhood plan map	30 June 2014
	NPM-011.3	Kelvin Grove urban village neighbourhood plan map	12 September 2014
	NPM-011.4	Kuraby neighbourhood plan map	2 December 2022
L	NPM-012.1	Lake Manchester neighbourhood plan map	30 June 2014
	NPM-012.2	Latrobe and Given Terraces neighbourhood plan map	16 February 2018
	NPM-012.3	Lower Oxley Creek south neighbourhood plan map	30 June 2014
	NPM-012.4	Lutwyche Road corridor neighbourhood plan map	1 May 2020
	NPM-012.5	Lower Oxley Creek north neighbourhood plan map	18 November 2016
M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot—tha neighbourhood plan map	30 June 2014
	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	~~9 September 2016~~xx xx 20xx
N	NPM-014.1	New Farm and Teneriffe Hill neighbourhood plan map	24 March 2017
	NPM-014.2	Newstead and Teneriffe waterfront neighbourhood plan map	14 September 2018
	NPM-014.3	Nudgee Beach neighbourhood plan map	30 June 2014
	NPM-014.4	Nundah district neighbourhood plan map	30 June 2014
	NPM-014.5	Newstead north neighbourhood plan map	14 September 2018
	NPM-014.6	Nathan—Salisbury—Moorooka neighbourhood plan map	27 June 2025
O	Intentionally left blank		
P	NPM-016.2	Pinkenba—Eagle Farm neighbourhood plan map	30 June 2014
Q	Intentionally left blank		
R	NPM-018.1	Racecourse precinct neighbourhood plan map	30 June 2014
	NPM-018.2	Richlands—Wacol corridor neighbourhood plan map	30 June 2014
	NPM-018.3	River gateway neighbourhood plan map	30 June 2014
	NPM-018.4	Rochedale urban community neighbourhood plan map	2 December 2022
S	NPM-019.1	Sandgate district neighbourhood plan map	10 March 2023
	NPM-019.2	Sandgate Road neighbourhood plan map	30 June 2014
	NPM-019.3	Sherwood—Graceville district neighbourhood plan map	30 June 2014
	NPM-019.4	South Brisbane riverside neighbourhood plan map	4 September 2015
	NPM-019.5	Spring Hill neighbourhood plan map	14 September 2018
	NPM-019.6	Stephens district neighbourhood plan map	27 June 2025
T	NPM-020.1	Taringa neighbourhood plan map	19 February 2016

	NPM-020.2	Toombul—Nundah neighbourhood plan map	30 June 2014
	NPM-020.3	Toowong—Auchenflower neighbourhood plan map	30 June 2014
	NPM-020.4	Toowong—Indooroopilly district neighbourhood plan map	19 February 2016
	NPM-020.5	The Gap neighbourhood plan map	31 May 2019
U	Intentionally left blank		
V	Intentionally left blank		
W	NPM-023.1	Wakerley neighbourhood plan map	30 June 2014
	NPM-023.2	West End—Woolloongabba district neighbourhood plan map	14 September 2018
	NPM-023.3	Western gateway neighbourhood plan map	18 November 2016
	NPM-023.4	Willawong neighbourhood plan map	18 November 2016
	NPM-023.5	Woolloongabba centre neighbourhood plan map	30 June 2014
	NPM-023.6	Wynnum—Manly neighbourhood plan map	12 June 2026
	NPM-023.7	Wynnum West neighbourhood plan map	30 June 2014
X	Intentionally left blank		
Y	NPM-025.1	Yeerongpilly Transit Oriented Development neighbourhood plan map	3 July 2017
Z	Intentionally left blank		

SC2.4 Overlay maps

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

Table SC2.4.1—Overlay maps

Category	Map number	Map Title	Gazettal date
A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	OM-001.1	Active frontages in residential zones overlay map Map tiles 28 and 29	5 December 2025
	OM-001.1	Active frontages in residential zones overlay map Map tile 22	12 June 2026
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	4 September 2015
	OM-001.7	Airport environs overlay map—Australian Noise Exposure	24 March 2017

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

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

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

	OM-006.2	Flood overlay map—Creek/waterway (all tiles, other than where specified below)	30 June 2014
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 11, 19, 20, 21, 26, 27, 28, 29, 34, 36, 42, 43, 44, 46, and 48	18 September 2015
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 6, 12, 13, 22, 30, 35, 37 and 47	9 September 2016
	OM-006.2	Flood overlay map—Creek/waterway Map tile 18	24 March 2017
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 6, 11, 12, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 42, 43, 44, 46, 47, and 48	28 May 2021
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 21, 22, 29, 30, 36, 37, 44, 45 and 48	1 September 2023
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 2, 5, 6, 11, 12, 13, 14, 19, 20, 21, 26, 27, 28, 34 and 35	6 December 2024
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 19, 20, 21, 27, 28, 29, 30, 34, 37 and 42	19 September 2025
	OM-006.3	Flood overlay map—Overland flow (all tiles, other than where specified below)	30 June 2014
	OM-006.3	Flood overlay map—Overland flow Map tile 18	24 March 2017
G	Intentionally left blank		
H	OM-008.1	Heritage overlay map (all tiles, other than where specified below)	9 September 2016
	OM-008.1	Heritage overlay map Map tiles 18 and 28	24 March 2017
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
	OM-008.1	Heritage overlay map Map tile 28	16 February 2018
	OM-008.1	Heritage overlay map Map tiles 20 and 28	14 September 2018
	OM-008.1	Heritage overlay map Map tiles 13, 21, 28	23 November 2018
	OM-008.1	Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36	26 July 2019
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	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
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	OM-009.1	Industrial amenity overlay map Map tiles 35, 36, 43 and 44	27 June 2025
J	Intentionally left blank		
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M	Intentionally left blank		
N	Intentionally left blank		
O	Intentionally left blank		
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	OM-016.2	Pre-1911 building overlay map Map tile 20	13 May 2016
	OM-016.2	Pre-1911 building overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map Map tiles 5, 6, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35 and 36	1 December 2017
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Q	Intentionally left blank		
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	OM-018.1	Regional infrastructure corridors and substations overlay map Map tile 18	24 March 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	1 December 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	30 October 2020
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	19 September 2025
	OM-018.2	Road hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-018.2	Road hierarchy overlay map Map tile 43	18 November 2016
	OM-018.2	Road hierarchy overlay map Map tile 18	24 March 2017
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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
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OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
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	OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
	OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016
	OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
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	OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017

	OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
	OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020
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	OM-020.3	Transport noise corridor overlay map — Noise corridor — Brisbane: Queensland Development Code MP4.4	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
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U	Intentionally left blank		
V	Intentionally left blank		
W	OM-023.1	Water resource catchments overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.1	Water resource catchments overlay map Map tile 18	24 March 2017
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	OM-023.3	Wetlands overlay map	3 July 2017

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X	Intentionally left blank		
Y	Intentionally left blank		
Z	Intentionally left blank		

Chapter 1 Introduction

Contents

1.1 Introduction

1.1.1 Relationship to planning scheme

This planning scheme policy:

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

Column 1 — Section or table in the code	**Column 2 — Assessment benchmark reference**	**Column 3 — Standards in planning scheme policy**
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Bulimba district neighbourhood plan code		
Table 7.2.2.4.3.A	AO4	Chapter 10; Chapter 12
Table 7.2.2.4.3.A	AO5.1	Chapter 4
Table 7.2.2.4.3.A	AO10	Chapter 10; Chapter 12
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Table 7.2.6.4.3.A	PO14	Section 3.7; Section 5.3.3
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Table 7.2.9.2.3.A	AO4.2	Chapter 4
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Mt Gravatt corridor neighbourhood plan code		
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Table 7.2.13.10.3.A	~~AO19~~AO11.1	Chapter 7
Table 7.2.13.10.3.A	~~AO19~~AO11.2	Chapter 3; Chapter 7
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Table 7.2.14.1.3.A	AO28.4	Chapter 12
Newstead and Teneriffe waterfront neighbourhood plan code		
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Table 7.2.14.2.3.A	AO2.2	Chapter 12
Rochedale urban community neighbourhood plan code		
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Table 7.2.18.4.3.A	AO15.3	Chapter 7
Table 7.2.18.4.3.A	AO15.4	Chapter 3; Chapter 7
Sherwood—Graceville district neighbourhood plan code		
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Table 7.2.19.4.3.A	AO9.3	Chapter 3; Section 5.3.7; Chapter 10
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1.1.2 Purpose of planning scheme policy

The purpose of the Infrastructure design planning scheme policy is to provide the information required for a development application, guidance and advice on satisfying assessment benchmarks and standards for the design and delivery of infrastructure to a high quality to appropriately service the needs of the community and support the ongoing functions of the city.

Editor's note—This planning scheme policy is drafted as part of the planning scheme. If this planning scheme policy is used for another purpose, any variation to the standards, guidance or advice, whether or not any variation is envisaged in the planning scheme policy, must only be made with approval of Council.

Editor's note—Technical requirements for the construction, handover and practical completions stages of an infrastructure build are provided in Council's Infrastructure Installation and Construction Requirement Manual and related operating procedures and documents.

Editor's note—Further information and guidance for the planning and design of the built environment to reasonably consider access and inclusion for all is provided in the *Inclusive Brisbane Plan 2019-2029.*

1.1.3 Terminology

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

Table 1.1.3.A— Index of terminology

Index of terms used		
Activity space	Heritage item	Primary cycle route
Afflux	Hold point	Primary freight access
Awning	Informal use park	Primary freight route
Bikeway	Infrastructure	Recreation
Biodiversity	Land disturbance	Roadside barrier
Bridge	Land-disturbing development	Safety barrier
Brisbane's Riverwalk	Landmark/signature point	Secondary cycle route
Clean Stormwater	Landscape amenity park	Sediment
Contaminated Stormwater	Local bicycle route	Site
Controllable erosion	Local park or facilities	Skate facility guide
Corridor link park	Metropolitan parks or facilities	Sport
Culvert	Natural area	Sporting field dimensions

District parks or facilities	Off-road bicycle route	Sports park
Elevated structure	On-road bicycle route	Standard vehicle
Erosion hazard assessment	Open activity area	Stormwater
ESC plan(s)	Open space	Track
ESC program	Park	Trail
ESC measures	Park hierarchy	Urban common park
ESC standard	Pathway	Umbrella
Freight-dependent development	Person	Verge
Freight network	Pest management plan	Waters/watercourse/ waterway
	Ponding	

Term	**Definition**
Activity space	A relatively small area within a larger park or natural area, which is designed to concentrate visitor use and facilities and to act as a focal point.
Afflux	The rise in water level on the upstream side of a bridge, culvert or obstruction caused when the flow area of a waterway is obstructed by the new structure.
Awning	Any structure that is attached to a building and spans above and across the footway.
Bikeway	A pathway set aside for cyclists, or designated as a shared facility for cyclists and pedestrians.
Biodiversity	The natural diversity of wildlife (plants and animals), together with the environmental conditions necessary for their survival.
Bridge	A structure as defined in AS 5100.1-2004 Bridge design — Scope and general principles.
Brisbane's Riverwalk	Identified in the bicycle network as a primary cycle route, given its function as an important facility for recreational and commuter cyclists and pedestrians.
Clean stormwater	Stormwater that has not been contaminated by sediment or other prescribed contaminants from the work site, or has not been directly or indirectly contaminated as a result of actions associated with the work site.
Contaminated stormwater	Water not classified as clean stormwater. Also called 'dirty water'.
Controllable erosion	Accelerated soil erosion that can be controlled or prevented through reasonable and practicable measures while allowing the associated land-disturbing development to continue.
Corridor link park	A park providing connections for recreation and commuter use.
Culvert	Culvert asset boundaries must extend beyond the barrels to include the head walls (or parapet walls), wing walls, aprons, base slabs to support the barrels (if any), and guardrails (or handrails) structurally attached to the culvert.
District parks or facilities	A park or recreation facility that is intended to serve an area within a 2km to 5km radius.
Elevated structure	A suspended infrastructure asset, other than a bridge, where the walking track, deck or platform is supported on a substructure rather than directly bearing on the ground.
Erosion hazard assessment	Refers to the current version of Brisbane City Council's *Erosion Hazard Assessment* (EHA) form and *Supporting Technical Notes*.
ESC plan(s)	A site plan(s), showing a graphical representation of the ESC measures (including suitably detailed explanatory notes and details on the plan) that when implemented during land-disturbing activities will protect waters from the impacts of land and infrastructure development.
ESC program	A set of documents including ESC plans, supporting documentation, specifications and construction details that sets out the erosion and sediment control strategies necessary to protect waters from the impacts of land and infrastructure development. For some forms of development (e.g. subdivisions), the ESC program may contain several ESC plans, drawings of each ESC measure, a timetable for installation of ESC measures etc. The ESC program is a flexible document that is outcome focused and applies throughout the life of the development, from initial land disturbance until the land is permanently stabilised against erosion.
ESC measures	Best-practice drainage, erosion and sediment control principles and practices, both structural and non-structural, used to prevent and/or minimise the impacts of soil erosion and sediment pollution.
ESC standard	Council's requirements for the protection of waters from the impacts of land and infrastructure development.
Freight-dependent development	Development that is to be serviced by a B-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle, or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road.

Freight network	Means primary freight access and/or primary freight route and freight-dependent development.
Heritage item	A building or feature with cultural or natural heritage significance included in the Heritage overlay code.
Hold point	A stage in the construction program beyond which work must not proceed until a stated activity or works has been completed and certified by the responsible person (Refer to Section 3.0 — Qualifications).
Informal use park	A park intended to provide a variety of casual recreational opportunities such as play, picnicking, and large social or community gatherings. An informal use park may also protect or enhance landscape amenity values.
Infrastructure	Land, facilities, services and works used for supporting park management and meeting environmental needs, including community needs.
Land disturbance	Any movement or disturbance of earth or soil, including interference with organic or inorganic ground coverage (e.g. grass, concrete) that exposes the earth to erosion.
Land-disturbing development	Work that involves moving or otherwise disturbing soil, including ground coverage.
Landmark/signature point	A sub-type of landscape amenity park, located in close proximity to a main thoroughfare, including parks that: provide 'green gateways' to the city or City Centre and may include ornamental gardens, floral displays and manicured lawn; display monuments and memorials along major transport routes; contain landmarks and help orientate people moving through the city.
Landscape amenity park	A park intended to protect or enhance an area’s scenic or visual amenity value, such as scenic outlooks, landmarks and attractive vegetation along transport corridors.
Local bicycle route	A bicycle route that provides a link from individual properties or destinations to primary and secondary route networks.
Local parks or facilities	A park or recreation facility that services residents or workers within 500m or easy walking distance, without physical barriers to access (such as a railway line). In the case of natural areas, sport parks and informal use parks, the intended service catchment is influenced by the capacity of the park for sustained visitation. Note—Parks may provide several recreation opportunities or functions but are classified according to their primary function.
Metropolitan parks or facilities	Are intended to serve or benefit all the residents and visitors across Brisbane, or generally within a 25km radius.
Natural area	A park with an area greater than 5ha of relatively intact native bushland, riparian and dryland habitat or wetland managed primarily for the protection and enhancement of biodiversity values and, where appropriate, opportunities for recreation in a natural setting.
Off-road bicycle route	A bicycle path, separated path or shared path.
On-road bicycle route	A bicycle lane or an on-road separated bicycle lane.
Open activity area	A grassed area within a larger park where informal activities such as ball games, Tai Chi and social events can safely take place, without detriment to other park visitors and to park values.
Open space	A network of spaces, with no or few built structures, that contribute to recreation opportunities, community health, biodiversity and the landscape setting or 'green' fabric of the city. Open space includes wetlands, bushlands, beaches, lakes, dams, culturally significant places, parks and outdoor recreation areas.
Park	A place that includes shade trees and landscaping or turf.
Park hierarchy	A system of parks and facilities provided to respond to levels of community need and the geographic area in which people can benefit from a park or facility. The park hierarchy reflects the distance people are willing to travel to use a park.
Pathway	A pathway with a fully constructed hard-wearing surface providing pedestrian access in high-use areas. Cyclists may use paths with care but unlike bikeways they are not designated for cyclist use.
Person	Includes a body of persons, whether incorporated or unincorporated.
Pest management plan	The Plan for Pest Management is prepared by Council and approved by the Queensland Government under the provisions of the *Land Protection (Pest and Stock Route Management) Act 2002*. The plan stipulates a coordinated approach within Brisbane to the management of declared noxious and environmental weeds. A list of weed species in each of these categories is available on the Council website at www.brisbane.qld.gov.au.
Ponding	Any water that has the ability to become stagnant.
Primary cycle route	A high-capacity cycle route that: provides for all cyclists, including high-speed commuters; links residential areas to major employment centres, regional activity centres and other key destinations, including public transport, educational, cultural and recreation facilities.

Primary freight access	The connection between primary-freight routes and freight-dependent development.
Primary freight route	A direct road connection for non-standard vehicles between regionally significant industrial areas, ports and inter-regional destinations.
Recreation	Any activity that a person chooses to undertake in their free time for enlightenment, enjoyment, personal development, health etc.
Roadside barrier	General term used to describe a barrier system installed to control the movement of vehicle or pedestrian traffic.
Safety barrier	A roadside barrier is installed to control or restrict the movement of errant or wayward vehicles.
Secondary cycle route	A cycle route that provides linkages between: residential areas and primary routes; suburban destinations such as schools, suburban centres, cultural activity areas and recreational facilities.
Sediment	Refer to definition in the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 2008*. Typically includes earth, soil, clay, silt, sand and gravel.
Site	The land over which works associated with the development are/will occur, whether internal or external to the real property boundaries of the primary work site location. Also called work site.
Skate facility guide	The skateboarding and BMX facilities design guidelines (available from Sport and Recreation Victoria at www.sport.vic.gov.au).
Sport	Any physical activity performed in accordance with set rules. It may take place indoors or outdoors, in water, on land or in the air. It can be either competitive or non-competitive and can involve individuals or teams.
Sporting field dimensions	The dimensions described in Australian Sports Facilities — Sports Dimensions for Playing Areas (available at www.ausport.gov.au).
Sports park	A park intended to provide a variety of structured or formal recreation opportunities, such as team competitions, physical skills development and training. It often includes multipurpose community facilities.
Standard vehicle	A vehicle that has a legal right of access to all roads including Austroads vehicle classes 1—9.
Stormwater	Surface water run-off following a rain event (including piped flows). Includes sub-surface water seepage that reaches the surface (e.g. ponding in sediment basin due to high water table).
Track	A formed and surfaced pathway (or maintenance access road) providing pedestrian, bicycle, horse and maintenance vehicle access within a park. The wearing surface is usually gravel, sand, deco or similar and may be stabilised.
Trail	A path similar to a track, but usually narrower and with a natural earth surface and providing access to remote areas of a park.
Urban common park	A sub-type of informal use park provided for intensive community use and located within highly urbanised settings, such as the CBD, major commercial centres, civic spaces and community hubs.
Umbrella	A non-permanent detached structure that is supported by a minimum number of upright posts.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. It may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Waters/watercourse/ waterway	For the purposes of this Standard is an interchangeable term of ordinary meaning. It may also have specific legal meaning in certain circumstances (e.g. *Water Act 2000*).

Table 1.1.3.B— Abbreviations, acronyms and terminology

Abbreviation/acronym/terminology	Description
BPM	base plate mounted
CBR	California bearing ratio
CCT	Correlated Colour Temperature
CGF	cumulative growth factor
CKC	concrete kerb and channel
CRI	Colour Rendering Index
DBH	diameter at breast height

DG	dense graded
DPC	damp proof course
DRAINS	is a hydrological model (see ILSAX), and hydrological model Stormwater drainage System design and analysis
DSS	desired standard of service
DWS	deck wearing surface
ESA	equivalent standard axles
ESC	erosion and sediment control
FOBOT	fibre optic break out tray
FWD	falling weight deflectometer
GI	galvanised iron
HED	high early discharge
HLP	heavy load platform
HML	higher mass limit
HREOC	Human Rights and Equal Opportunity Commission
HV	heavy vehicle
HWM	high water mark
IAP	intelligent access program
IDE	increased damage effect
ILSAX	a run-off routing hydrological model used for urban drainage analysis
LAT	lowest astronomical tide
LATM	local area traffic management
LATMD	local area traffic management devices
LIDAR	light detection and ranging or laser imaging detection and ranging
LSF	load safety factor
MUTCD	manual of uniform traffic control devices
NALL	Natural Asset Local Law
NFC	no-fines concrete
NPL	Network Public Lighting
N/A	not applicable
OAA	open arcade asphalt
OGA	open graded asphalt
PAFC	polished aggregate fiction value
PMT	pad mounted transformer
PSD	permissible site discharge
PT	pole transformers
PVC	polyvinyl chloride
PWD	people with disabilities
QUDM	Queensland urban drainage manual
QMUTCD	Queensland manual of uniform traffic control devices
RAFTS	a run-off routing hydrological model for catchment hydrology

RCP	reinforced concrete pipe
RF	reliability factor
RORB	is a general run-off and stream-flow routing program used for catchment hydrology
RPDM	road planning and design manual
RSS	reinforced soil system
SAR	standard axle repetition
SBSMP	site based stormwater management plan
SMA	stone mastic asphalt
TGSI	tactile ground surface indicators
TLD	traffic load distribution
UPVC	unplasticised polyvinyl chloride
UVR	ultraviolet radiation
VPO	Vegetation Protection Order
WC	water closet
WSUD	water sensitive urban design

1.1.4 Standard drawings and reference specifications

1.1.4.1 Standard drawings

1. Brisbane Standard Drawings identified in Table 1.1.4A form part of this planning scheme policy.
2. Some Brisbane Standard Drawings are referenced in the planning scheme.
3. Infrastructure design is to consider all relevant standard drawings, including those for related and interfacing infrastructure components.

Table 1.1.4.A—Standard drawings

Drawing Number	Title	Amendment	Revision Date
0000 Series — Preface			
BSD-0001	Index of standard drawings — Sheet 1		March 2017
BSD-0002	Index of standard drawings — Sheet 2		March 2017
BSD-0019	Supplementary Notes		July 2019
1000 Series — General			
BSD-1001	Line styles and Lettering for Engineering Drawings	E	December 2023
BSD-1002	Drawing symbols - General - Sheet 1 of 2	C	June 2023
	Drawing symbols - Public utilities Electrical and Lighting - Sheet 2 of 2	C	June 2023
BSD-1003	Line styles and lettering for Civil Engineering Drawings	A	May 2014
BSD-1004	Line styles and lettering for Structural Drawings	Proposed	
BSD-1005	Line styles and lettering for Landscaping Drawings	Proposed	
BSD-1006	Line styles and lettering for Building Services Drawings	Proposed	
BSD-1007	Line styles and lettering for Water Management Drawings	Proposed	
BSD-1008	Line styles and lettering for Intelligent Transport Systems Drawings	Proposed	
BSD-1011	Rectangular pit types	E	September 2024

BSD-1012	Cable pit — Rectangular type lids	C	March 2021
BSD-1013	Public utility corridors and alignments (4.25m wide verge)	G	September 2024
BSD-1014	Public utility conduit sections (4.25m wide verge)	F	September 2024
BSD-1015	Public utility corridors and alignments (3.75m wide verge)	F	September 2024
BSD-1016	Public utility conduit sections (3.75m wide verge)	F	September 2024
BSD-1021	Minor road & primary freight access corridors - 2 traffic lanes — Sheet 1 of 2	C	July 2019
	Minor road & primary freight access corridors - 2 Traffic lanes — Sheet 2 of 2	B	July 2019
BSD-1022	Major road corridors - 2 Traffic lanes - Sheet 1 of 5	B	September 2015
	Major road corridors - 4 Traffic lanes - Sheet 2 of 5	A	September 2015
	Major road corridors - 6 Traffic lanes - Sheet 3 of 5	A	September 2015
	Major road corridors - 4 Traffic lanes - Constrained corridor - Sheet 4 of 5	A	September 2015
	Major road corridors - 6 Traffic lanes - Constrained corridor - Sheet 5 of 5	A	September 2015
2000 Series — Road Corridor			
BSD-2001	Kerb profiles	E	September 2024
BSD-2002	Precast kerb blocks	B	March 2021
BSD-2003	Double kerb — Asphalt footpath only	D	September 2024
BSD-2021	Vehicle crossing (driveway) - Other than single dwelling and rear allotment access - Details - Sheet 1 of 2	F	June 2023
	Vehicle crossing (driveway) - Other than single dwelling and rear allotment access - Notes & sections - Sheet 2 of 2	G	June 2023
BSD-2022	Vehicle crossing (driveway) — Single dwelling	E	November 2019
BSD-2023	Vehicle crossing (driveway) — Grid crossing and invert modification	F	September 2024
BSD-2024	Vehicle crossing (driveway) — Grades (3.75m verge)	C	December 2017
BSD-2025	Vehicle crossing (driveway) — Grades (4.25m verge)	C	December 2017
BSD-2026	Rural property access culvert crossing table drains	C	March 2021
BSD-2027	Vehicle crossing (driveway) — Prohibited locations	Proposed	
BSD-2028	Vehicle crossing (driveway) - Single dwelling - Grass verge swale	F	June 2023
BSD-2041	Pavement drains	C	July 2019
BSD-2042	Trench restoration — Road crossing — Flexible pavements	C	September 2024
BSD-2043	Trench restoration — Verges and paths	C	September 2024
BSD-2061	Precast traffic island — Codes and details — Sheet 1 of 2	C	September

			2024
	Precast traffic island — Codes and details — Sheet 2 of 2	C	September 2024
BSD-2101	Indented bus bay options standard crossfall	B	September 2015
BSD-2102	Indented bus bay options adverse crossfall	B	January 2016
BSD-2103	Premium bus stop	F	March 2021
BSD-2104	Intermediate bus stop — Sheet 1 of 3	E	March 2021
	Intermediate bus stop — In centres — Sheet 2 of 3	E	March 2021
	Intermediate bus stop — Constrained site — Sheet 3 of 3	E	March 2021
BSD-2105	Regular bus stop — Without seat — Sheet 1 of 3	C	November 2019
	Regular bus stop — With seat — Sheet 2 of 3	B	November 2019
	Regular bus stop — In centres — Sheet 3 of 3	C	November 2019
BSD-2107	oOh!media Mini Boulevard bus shelter	E	March 2021
BSD-2108	oOh!media 'Boulevard' bus shelter	E	March 2021
BSD-2109	Standard Translink suburban shelter without advertising panel typical layout	E	March 2021
BSD-2221	Retaining wall - Stonepitched	D	December 2023
BSD-2222	Retaining wall - Concrete block - Type 1 footing	C	June 2023
BSD-2223	Retaining wall - Concrete block - Type 2 footing	C	June 2023
3000 Series — Traffic Management			
BSD-3001	Typical manoeuvring areas - Residential streets - Sheet 1 of 2	C	July 2019
	Typical manoeuvring areas - Residential streets - Sheet 2 of 2	C	July 2019
BSD-3002	Turning provisions for industrial access	A	May 2014
BSD-3003	Minor road to major road intersection — Minor road connection detail — Sheet 1 of 3	B	November 2019
	Minor road to major road intersection — Typical passing lane treatments — Without right-turn lanes — Sheet 2 of 3	B	November 2019
	Minor road to major road intersection — Typical passing lane treatments — With right-turn lanes — Sheet 3 of 3	B	November 2019
BSD-3004	Turning template Acco 2350 side loading refuse vehicle	C	February 2016
BSD-3005	Turning template Scania L94UB CR22L bus	A	May 2014
BSD-3006	Turning template Volvo 10B bus	A	May 2014
BSD-3007	Turning template Volvo B12 BLE 14.5m bus	A	May 2014
BSD-3008	Turning template Acco 2350 rear loading PUP refuse vehicle - Sheet 1 of 2	C	July 2019
	Turning template Acco 2350 rear loading RORO refuse vehicle - Sheet 2 of 2	C	July 2019
BSD-3009	Turning template Acco 2350 front loading refuse vehicle	B	February 2016
BSD-3101	Brisbane City Council kerbside allocation sign codes — Sheet 1 of 2	E	June 2023
	Brisbane City Council kerbside allocation sign codes — Sheet 2 of 2	E	June 2023
BSD-3102	Street name plate setout (sign code G5-2)	C	March 2021
BSD-3103	Brisbane City Council special sign code ‘A’	C	September 2024

BSD-3104	Bus stop marker 'J' Pole post - Details - Sheet 1 of 2	D	July 2019
	Bus stop marker 'J' Pole post - Installation and orientation - Sheet 2 of 2	A	July 2019
BSD-3105	Parking regulation signs — Sign codes 91BtD/1L & 91StD/1R	D	September 2024
BSD-3106	Parking regulation signs — Sign codes 91Q+D/1D & 91Q+tD/20EL/1R	D	September 2024
BSD-3107	Parking regulation signs — Sign codes 41FD/61AL.1SR & 91Q+D/61EL.1R	D	September 2024
BSD-3108	Parking regulation signs — Sign codes 20L.1QR & 21L.1R	D	September 2024
BSD-3109	Parking regulation signs — Sign codes 6L.1R & 62L.1R	D	September 2024
BSD-3110	Parking regulation signs — Sign codes 52EZ1L.1R & 62NL.1R	D	September 2024
BSD-3111	Parking regulation signs — Sign codes 41Z1R/52Z2L & 1ER/62NL	D	September 2024
BSD-3112	Parking regulation signs — Sign codes 43 & 45 and bottom panels	D	September 2024
BSD-3113	Parking regulation signs — Sign codes 41Z1L.1Z2R, 43DyD & 1GD/21WR	D	September 2024
BSD-3114	Enhanced loading zone signs — Commercial and passenger & commercial loading zones — Sheet 1 of 2	B	September 2024
	Enhanced loading zone signs — Passenger and school loading zones — Sheet 2 of 2	B	September 2024
BSD-3115	Brisbane City Council bus stop - District stop - Flag sign and marker pole	B	September 2024
BSD-3121	Tactile pole mounted wayfinding signage guideline - Sheet 1 of 2	A	December 2023
	Tactile pole mounted wayfinding signage guideline - Sheet 2 of 2	A	December 2023
BSD-3151	Pavement marking - longitudinal lines	E	September 2024
BSD-3152	Pavement marking - transverse lines	D	September 2024
BSD-3153	Pavement marking - typical minor road non-signalised intersection	C	September 2024
BSD-3154	Raised pavement markers - standard installation for traffic lanes	C	September 2024
BSD-3155	Raised pavement markers - standard installation for painted tails	C	September 2024
BSD-3156	Raised pavement markers - standard installation for painted islands and medians	D	September 2024
BSD-3157	Pavement markings - pavement arrows and give way symbol	D	September 2024
BSD-3158	Pavement markings, merge arrows	A	May 2014
BSD-3161	Pavement marking - Typical - Parallel parking, bus stop and loading/taxi zone	C	January 2016
BSD-3162	Passenger loading zone - Sheet 1 of 2	B	May 2016
	Passenger and commercial loading - Sheet 2 of 2	A	May 2016
BSD-3163	Pavement marking - centrelines on dual to single carriageways	B	September

			2024
BSD-3164	Typical pavement markings - Signalised pedestrian crossing	C	September 2024
BSD-3165	Typical pavement markings — Signalised intersection crossing	D	September 2024
BSD-3166	Coloured pavement threshold treatment general design and specifications	D	September 2024
BSD-3167	School zone enhancement treatment - Pavement marking	D	September 2024
BSD-3201	Local traffic area - Brisbane City - General design criteria	C	November 2018
BSD-3211	Local traffic area - Roundabout - Central island with concrete apron	C	July 2019
BSD-3212	Local traffic area - Roundabout - Fully mountable asphalt plateau	C	July 2019
BSD-3213	Local traffic area - Intersection priority change - General design criteria	C	July 2019
BSD-3214	Local traffic area - Modified T junction - General design criteria	C	July 2019
BSD-3216	Local traffic area - Speed platform — Mid block - General design criteria	C	July 2019
BSD-3217	Local traffic area - Speed platform — Intersection - General design criteria	C	July 2019
BSD-3218	Local traffic area - Diamond slow way - General design criteria	D	July 2019
BSD-3219	Local traffic area - Angled slow way 1 lane 2 way - Retrofit sites - General design criteria	D	July 2019
BSD-3220	Local traffic area - Angled slow way 2 lane — 2 way - General design criteria	D	July 2019
BSD-3221	Local traffic area - Perimeter gateway - General design criteria	D	September 2024
4000 Series — Traffic Signals and Intelligent Transport Systems			
BSD-4001	Electrical cable clearances	B	March 2017
BSD-4002	Mains connection to Energex equipment	C	June 2023
BSD-4003	Traffic signal/lighting pole electricity supply warning labels	B	March 2021
BSD-4011	General arrangement for access to cable joining pit (saw cut entry)	C	June 2023
BSD-4012	Vehicle detector loop installation details	C	September 2024
BSD-4013	Vehicle detector loop installation details general use & red-light cameras	B	January 2016
BSD-4014	Vehicle detector loops installation details counting and bicycle loops	C	September 2024
BSD-4015	Traffic signal ducts installation detail low voltage (240V) conduits	C	March 2017
BSD-4016	Traffic signal ducts installation detail extra low voltage conduits	B	March 2017
BSD-4031	Circular cable jointing pit 600 diameter - Pit	Proposed	
BSD-4032	Circular cable jointing pit 600 diameter - Collar	B	May 2016
BSD-4033	Circular cable jointing pit 600 diameter - Cover	B	May 2016
	Circular cable jointing pit 600 diameter — Cover fabrication — Sheet 2 of 2	Proposed	
BSD-4034	Replacement pit lid existing round to square pit types	C	July 2019
BSD-4035	Controller base installation details	C	June 2023
BSD-4101	Traffic signal post top assembly & lower mounting bracket - Sheet 1 of 2	C	June 2023
	Traffic signal post top assembly - Sheet 2 of 2	C	June 2023
BSD-4102	Traffic signal junction box and earthing detail joint use pole - Sheet 1 of 2	B	May 2016
	Traffic signal junction box - 36 core - Sheet 2 of 2	A	May 2016

BSD-4103	Adjustable 'Z' bracket for 200mm lanterns	A	May 2014
BSD-4104	Tee-bar strap for dual lanterns	A	May 2014
BSD-4105	Mounting bracket for audio tactile housing on mast arms and Type 6 posts	A	May 2014
BSD-4106	Lock washers	A	May 2014
BSD-4107	Assembly detail of lock washers	A	May 2014
BSD-4108	Cover plate assembly on mast arm	A	May 2014
BSD-4109	LED Lantern Cable - Lantern end - Sheet 1 of 2	B	January 2016
	LED Lantern Cable - Terminal block end - Sheet 2 of 2	B	January 2016
BSD-4121	Traffic signal post & pole installation	C	June 2023
BSD-4122	Post details	D	September 2024
BSD-4123	Joint use column details (BCC type)	A	May 2014
BSD-4124	Mast arm details 2.5 & 5.0m outreach (BCC type)	A	May 2014
BSD-4125	Joint use traffic signal and road lighting pole (BCC type)	E	June 2023
BSD-4126	Joint use traffic signal mast arm 2.5 & 5.0m outreach (Rate 2)	D	June 2023
BSD-4127	8.5m outreach joint use mast arms baseplate mounted	A	May 2014
BSD-4128	11.0m outreach joint use mast arms baseplate mounted	A	May 2014
BSD-4129	Universal 1.5m camera outreach fabrication details	B	November 2018
BSD-4130	Traffic camera mount options — Fab. details 3m pedestal extension	B	June 2023
BSD-4131	Arm and bracket for cameras on VMS gantry Notes - Sheet 1 of 2	B	January 2016
	Arm and bracket for cameras on VMS gantry - Fabrication details - Sheet 2 of 2	B	January 2016
BSD-4151	Standard 4.1m signal pedestal footing details	F	September 2024
BSD-4152	Ragbolt assemblies pedestal	B	December 2017
BSD-4153	Spread footing details 4.1m traffic signal and 1.7m push button posts	B	March 2017
BSD-4154	Ragbolt assemblies mast arm 2.5m & 5m outreach	A	May 2014
BSD-4155	2.5m & 5.0m joint use mast arms footing details and notes	Proposed	
BSD-4156	8.5m & 11.0m joint use mast arms footing details and notes	B	November 2018
BSD-4157	Ragbolt Assemblies for Joint Use Poles	Proposed	
BSD-4158	Joint Use Poles Footing Details & Notes	Proposed	
BSD-4201	Typical positioning of traffic signal components at intersections	D	September 2024
BSD-4202	Typical positioning of traffic signal components at mid-block locations	D	September 2024
BSD-4203	Standard drawing sheet for 19 core cable	B	March 2017
BSD-4204	Standard drawing sheet for 29 core cable	B	March 2017
BSD-4206	Standard drawing sheet for 51 core cable	C	November 2018
BSD-4207	Standard traffic signals installation drawing details sheet	E	June 2023
BSD-4208	Controller terminal layout	A	May 2014
BSD-4209	Dual rack controller top hat with equipment assembly	B	July 2019

BSD-4210	Controller Door Details	A	September 2015
BSD-4211	Controller Top Hat Door Details	A	September 2015
BSD-4301	Bus post for variable message sign (20 character sign)	A	May 2014
BSD-4311	VMS support structure Type BCCVC - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVC - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVC - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVC - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVC - Footing details — Sheet 5 of 5	C	January 2016
BSD-4312	VMS support structure Type BCCVA - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVA - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVA - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVA - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVA - Footing details — Sheet 5 of 5	C	January 2016
BSD-4313	VMS support structure Type BCCVB - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVB - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVB - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVB - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVB - Footing details — Sheet 5 of 5	C	January 2016
5000 Series — Pedestrian and Cyclist Facilities			
BSD-5002	Shared path - Basic entrance - Sheet 1 of 3	E	September 2024
	Shared path - Standard entrance - Sheet 2 of 3	E	September 2024
	Shared/segregated path - Featured entrance - Sheet 3 of 3	E	September 2024
BSD-5003	Bikepath furniture details	D	September 2024
BSD-5004	Bikepath slowdown control (reverse curve)	D	September 2024
BSD-5005	Bikepath slowdown control (offset chicane)	B	September 2024
BSD-5006	Shared path - Construction and maintenance site management	B	September 2024
BSD-5007	Standard bikepath typical high and low use network connections	C	June 2023
BSD-5051	Single bike rack — Sheet 1 of 2	B	September 2024
	Single bike rack — Installation — Sheet 2 of 2	B	September 2024
BSD-5052	Multi bike rack — Sheet 1 of 3	C	September 2024
	Multi bike rack — Details — Sheet 2 of 3	C	September 2024
	Multi bike rack — Installation — Sheet 3 of 3	C	September 2024

BSD-5101	Bike lane pavement markings (on road bike lanes)	C	September 2024
BSD-5102	Bike lane widths on-carriageway (retrofit)	E	September 2024
BSD-5103	Bike lane - markings at bus stops	B	May 2016
BSD-5104	Bike lanes at signalised intersection, left turn slip lane	C	July 2019
BSD-5105	Bike lanes commencement and termination details	D	September 2024
BSD-5106	Bike lanes - roundabouts, bike lanes on all approaches	B	September 2024
BSD-5201	Concrete footpath - Details - Sheet 1 of 2	C	September 2024
	Concrete footpath - Notes and cross sections - Sheet 2 of 2	C	September 2024
BSD-5202	Concrete footpath full width	C	March 2021
BSD-5204	Concrete paths articulated concrete joint detail	F	September 2024
BSD-5205	Elevated walkway with and without handrail	A	May 2014
BSD-5206	Concrete pavement joint details and service pit lids	B	September 2024
BSD-5207	Concrete footpath decorative sawcut — Sheet 1 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 2 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 3 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 4 of 4	D	March 2021
BSD-5208	Bikepath pavement joints	B	March 2021
BSD-5209	Root protection adjacent to concrete bike paths	B	September 2024
BSD-5210	Pavers — General details	C	March 2021
BSD-5211	Paver banding and concrete banding	B	September 2024
BSD-5212	Path — Concrete and exposed aggregate	E	September 2024
BSD-5213	Path — Deco	B	September 2024
BSD-5214	Path — Asphalt	C	September 2024
BSD-5215	Path — Coloured aggregate spray seal	B	March 2021
BSD-5216	Walking track	A	May 2014
BSD-5217	Directional TGSI/wayfinding trails - Permanent clearances - Sheet 1 of 2	C	September 2024
	Directional TGSI/wayfinding trails - Temporary diversions - Sheet 2 of 2	C	September 2024
BSD-5218	Tactile ground surface indicator detail	C	December 2023
BSD-5231	Kerb ramp - Plan views and notes - Sheet 1 of 2	F	December 2023
	Kerb ramp - Sections and layouts - Sheet 2 of 2	F	December 2023

BSD-5232	Island pedestrian access	D	September 2024
BSD-5233	Typical kerb ramp and traffic signal pedestal location	C	March 2021
BSD-5234	Pedestrian facilities at traffic islands ramps and slots	C	September 2024
BSD-5235	Bicycle kerb ramp	A	June 2025
BSD-5236	Bicycle kerb ramp direction arrow	A	June 2025
BSD-5251	School crossing post, flag and bracket	C	June 2023
BSD-5252	School crossing supervised	C	September 2024
BSD-5253	Children's crossing supervised — with integrated or non-integrated kerb build-outs	C	November 2019
BSD-5254	Children's crossing with pedestrian crossing (zebra) supervised	C	June 2023
BSD-5255	Children's crossing with pedestrian crossing (zebra) — supervised — with integrated or non-integrated kerb buildouts	D	June 2023
BSD-5256	Children's crossing with pedestrian refuge supervised	D	June 2023
BSD-5257	Pedestrian refuge with kerb buildouts	C	June 2023
BSD-5258	Pedestrian refuge provision at zebra crossing	C	June 2023
BSD-5259	Road Network guidelines pedestrian refuge supplementary details — Sheet 1 of 2	C	March 2021
	Road Network guidelines pedestrian refuge supplementary details — Sheet 2 of 2	C	March 2021
BSD-5260	Pedestrian refuge general design criteria	G	June 2023
BSD-5281	Stairway — reinforced concrete	B	March 2021
BSD-5282	Steps — concrete and timber	C	March 2021
BSD-5284	Steps — concrete	B	March 2021
7000 Series — Fences, Barriers and Public Furniture			
BSD-7001	Pedestrian fence/barrier - Galvanised tubular handrail - Sheet 1 of 2	D	June 2023
	Pedestrian fence/barrier - Galvanised tubular handrail - Sheet 2 of 2	D	June 2023
BSD-7002	Fence - Galvanised weldmesh fencing	A	May 2014
BSD-7003	Fence - 1.8m high chainwire	A	May 2014
BSD-7004	Fence - Pedestrian safety	C	November 2018
BSD-7005	Fence - Two rail, steel hollow section post and rail fence	C	July 2019
BSD-7006	Bicycle friendly fence - Galvanised tubular handrail - Sheet 1 of 2	D	December 2023
	Bicycle friendly fence - Galvanised tubular handrail - Sheet 2 of 2	D	December 2023
BSD-7007	Fence - Dog off leash area	A	May 2014
BSD-7008	Fence - Natural area - Three rail	A	September 2015
BSD-7009	Fence - Natural area - Chainwire fauna exclusion fence - Sheet 1 of 2	A	September 2015
	Fence - Natural area - Chainwire fauna exclusion fence - Sheet 2 of 2	A	September 2015
BSD-7010	Fence - Natural area - Chainwire fauna friendly fence	A	September 2015

BSD-7011	Fence - Natural area - Chainwire handrail	A	September 2015
BSD-7012	Fence — Log barrier (600mm high)	C	March 2021
BSD-7013	Fence — Parks — Dressed hardwood barrier	B	March 2021
BSD-7021	Noise barrier fence 2.0m high - Post and paling	B	February 2016
BSD-7022	Noise barrier fence 2.0m high - Post and board	B	February 2016
BSD-7032	Gates - Dog off leash area - General notes - Sheet 1 of 2	D	June 2023
	Gates - Dog off leash area - Sheet 2 of 2	D	June 2023
BSD-7033	Gate - Natural area - Pedestrian entry - Sheet 1 of 3 - General notes	A	September 2015
	Gate - Natural area - Pedestrian entry - Sheet 2 of 3 - Details	A	September 2015
	Gate - Natural area - Pedestrian entry - Sheet 3 of 3 - Details	A	September 2015
BSD-7034	Gate - Natural area - Pedestrian entry with shelter - Sheet 1 of 2	A	September 2015
	Gate — Natural area — Pedestrian entry with shelter — Sheet 2 of 2	A	September 2015
BSD-7051	Entrance barriers — General notes	D	March 2021
BSD-7052	Entrance barrier - Single swing gate	Proposed	
BSD-7053	Entrance barrier — Double swing gate	B	March 2021
BSD-7054	Entrance barrier — Lockrail with steel posts	B	November 2019
BSD-7055	Entrance barrier - Lockrail with timber posts	A	May 2014
BSD-7056	Vehicle access gate - Natural area - Light duty	B	July 2019
BSD-7057	Vehicle access gate - Natural area - Medium duty	B	July 2019
BSD-7058	Vehicle access gate - Natural area - Heavy duty	B	July 2019
BSD-7059	Gate - Natural area - Locking boxes - Sheet 1 of 2	C	July 2019
	Gate - Natural area - Locking boxes - Sheet 2 of 2 - Details	A	September 2015
BSD-7070	Entrance barrier - Natural area - Small horse stile	B	July 2019
BSD-7071	Entrance barrier -Natural area - Large horse stile - Sheet 1 of 2	B	July 2019
	Entrance barrier - Natural area - Large horse stile - Sheet 2 of 2	A	September 2015
BSD-7091	Energy absorbing bollard hazard protection - Low speed roads	E	September 2024
BSD-7092	Park bollards and boundary markers - General notes	A	May 2014
BSD-7093	Bollard - Parks - Heritage, angle and dome-topped	C	June 2023
BSD-7094	Bollard - Parks and natural areas - Removable	A	May 2014
BSD-7095	Streetscape fixed bollard - Sheet 1 of 2	B	February 2016
	Streetscape fixed bollard - Assembly - Sheet 2 of 2	B	February 2016
BSD-7096	Streetscape removable bollard - Sheet 1 of 6	B	February 2016
	Streetscape removable bollard - Assembly - Sheet 2 of 6	B	February 2016
	Streetscape removable bollard - Base - Sheet 3 of 6 -	B	February 2016
	Streetscape removable bollard - Cover - Sheet 4 of 6	B	February 2016

	Streetscape removable bollard - Spring - Sheet 5 of 6 -	B	February 2016
	Streetscape removable bollard - Installation - Sheet 6 of 6	B	February 2016
BSD-7097	Streetscape - Fixed and removable bollard - Bollard logo badge	B	December 2017
BSD-7121	Road edge guide posts	A	May 2014
BSD-7122	Traffic sign standards (posts)	E	June 2023
BSD-7141	Community notice board - Main assembly - Sheet 1 of 8	A	June 2025
	Community notice board - Main structure - Sheet 2 of 8	A	June 2025
	Community notice board - Window panel - Sheet 3 of 8	A	June 2025
	Community notice board - Windows - Sheet 4 of 8	A	June 2025
	Community notice board - Pin board panel - Sheet 5 of 8	A	June 2025
	Community notice board - Door stop block - Sheet 6 of 8	A	June 2025
	Community notice board - Installation - Sheet 7 of 8	A	June 2025
	Community notice board - Logo badge - Sheet 8 of 8	A	June 2025
BSD-7201	Standard seat - Assembly - Sheet 1 of 10	C	February 2016
	Standard seat - Frame assembly - Sheet 2 of 10	B	February 2016
	Standard seat - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Standard seat - Inner spine - Sheet 4 of 10	C	December 2017
	Standard seat - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Standard seat - Foot - Sheet 6 of 10	C	December 2017
	Standard seat - Rail - Sheet 7 of 10	C	December 2017
	Standard seat - Timber slats - Sheet 8 of 10	B	February 2016
	Standard seat - Logo badge - Sheet 9 of 10	C	December 2017
	Standard seat - Installation - Sheet 10 of 10	B	February 2016
BSD-7202	Public transport seat - Assembly - Sheet 1 of 10	C	February 2016
	Public transport seat - Frame assembly - Sheet 2 of 10	C	February 2016
	Public transport seat - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Public transport seat - Inner spine - Sheet 4 of 10	C	December 2017
	Public transport seat - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Public transport seat - Foot - Sheet 6 of 10	C	December 2017
	Public transport seat - Rail - Sheet 7 of 10	C	December 2017
	Public transport seat - Timber slats - Sheet 8 of 10	B	February 2016
	Public transport seat - Logo badge - Sheet 9 of 10	C	December 2017
	Public transport seat - Installation - Sheet 10 of 10	B	February 2016

BSD-7203	Bench - Assembly - Sheet 1 of 10	B	February 2016
	Bench - Frame assembly - Sheet 2 of 10	B	February 2016
	Bench - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Bench - Inner spine - Sheet 4 of 10	C	December 2017
	Bench - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Bench - Foot - Sheet 6 of 10	C	December 2017
	Bench - Rail - Sheet 7 of 10	C	December 2017
	Bench - Timber slats - Sheet 8 of 10	B	February 2016
	Bench - Logo badge - Sheet 9 of 10	C	December 2017
	Bench — Installation — Sheet 10 of 10	B	February 2016
BSD-7204	Urban stool — Sheet 1 of 5	E	March 2021
	Urban stool — Assembly — Sheet 2 of 5	E	March 2021
	Urban stool — Anchor — Sheet 3 of 5	E	March 2021
	Urban stool — Cap — Sheet 4 of 5	E	March 2021
	Urban stool — Installation — Sheet 5 of 5	E	March 2021
BSD-7205	Footing details for streetscape and public furniture items	B	June 2023
BSD-7302	Anodised - 240L — Alternate Aspect — Bin Unit Design - Sheet 1 of 2	C	February 2016
	Anodised - 240L — Alternate Aspect — Bin Unit Design - Sheet 2 of 2	D	December 2017
BSD-7305	Parks wheelie bin enclosure	A	May 2014
BSD-7307	Anodised - 340L - Alternate Aspect-Bin Unit Design - Sheet 1 of 2	Proposed	
	Anodised - 340L — Alternate Aspect-Bin Unit Design - Sheet 2 of 2	Proposed	
BSD-7331	Drinking fountain — Sheet 1 of 27	C	November 2018
	Drinking fountain — Assembly — Sheet 2 of 27	D	November 2018
	Drinking fountain — Plumbing — Sheet 3 of 27	D	November 2018
	Drinking fountain — Body — Sheet 4 of 27	D	November 2018
	Drinking fountain — Body details — Sheet 5 of 27	D	November 2018
	Drinking fountain — Body flat pattern — Sheet 6 of 27	D	November 2018
	Drinking fountain — Top plate — Sheet 7 of 27	D	November 2018
	Drinking fountain — Actuator arm — Sheet 8 of 27	D	November 2018
	Drinking fountain — Actuator — Sheet 9 of 27	D	November 2018
	Drinking fountain — Access panel — Sheet 10 of 27	D	November 2018

	Drinking fountain — Mouth piece — Sheet 11 of 27	D	November 2018
	Drinking fountain — Actuator arm bush — Sheet 12 of 27	D	November 2018
	Drinking fountain — Actuator bush — Sheet 13 of 27	D	November 2018
	Drinking fountain — Installation — Sheet 14 of 27	D	November 2018
	Drinking fountain — Body auxiliary views — Sheet 15 of 27	C	November 2018
	Drinking fountain — Bottle refill actuator — Sheet 16 of 27	C	November 2018
	Drinking fountain — Bottle refill outlet — Sheet 17 of 27	C	November 2018
	Drinking fountain — Vertical drain plate — Sheet 18 of 27	C	November 2018
	Drinking fountain — Vertical basin — Sheet 19 of 27	C	November 2018
	Drinking fountain — Valve mount — Sheet 20 of 27	C	November 2018
	Drinking fountain — Valve mount — Sheet 21 of 27	C	November 2018
	Drinking fountain — Logo badge — Sheet 22 of 27	D	November 2018
	Drinking fountain — Bill of materials — Sheet 23 of 27	C	November 2018
	Drinking fountain — Dog bowl actuator and nozzle — Sheet 24 of 27	A	November 2018
	Drinking fountain — Dog bowl — Sheet 25 of 27	A	November 2018
	Drinking fountain — Dog bowl recess/drain — Sheet 26 of 27	A	November 2018
	Drinking fountain — Dog bowl valve mount — Sheet 27 of 27	A	November 2018
BSD-7341	Attribution stand - Type 1 - Sheet 1 of 6	A	June 2025
	Attribution stand - Type 2 - Sheet 2 of 6	A	June 2025
	Attribution stand - Type 3 - Sheet 3 of 6	A	June 2025
	Attribution stand - Installation - Sheet 4 of 6	A	June 2025
	Attribution stand - Plaque template - Sheet 5 of 6	A	June 2025
	Attribution stand - Logo badge - Sheet 6 of 6	A	June 2025
8000 Series — Stormwater Drainage and Water Quality			
BSD-8001	Minimum pipe cover for construction loads — Steel reinforced concrete pipes	A	May 2014
BSD-8002	Minimum pipe cover for construction loads — Fibre reinforced concrete pipes	A	May 2014
BSD-8003	Construction loading typical detail requirements for long section drawings	C	March 2021
BSD-8011	Bedding methods for rigid and flexible drainage pipes	A	May 2014
BSD-8012	Deflection joint for concrete pipes	A	May 2014
BSD-8021	Stormwater maintenance hole details 1050 to 1500 diameter — To 3.0m deep	D	March 2021
BSD-8023	Maintenance hole roof slab 1350 to 1950 diameter	A	May 2014

BSD-8024	Maintenance hole roof slabs 1980 diameter extended 600 and 900	B	February 2016
BSD-8025	Reinforced concrete roof slabs for maintenance hole chambers	B	February 2016
BSD-8031	Maintenance hole frame (roadway and non-roadway) 1050 to 1500 diameter	B	February 2016
BSD-8032	Riser details (roadway)	A	May 2014
BSD-8033	Maintenance hole cover (roadway) 1050 to 1500 diameter	C	March 2021
BSD-8034	Maintenance hole cover (non-roadway) 1050 to 1500 diameter	C	March 2021
BSD-8035	Maintenance hole cover concrete infill (pedestrian traffic) 1050 to 1500 diameter	C	March 2021
BSD-8051	Type ‘A’ gully lip in line	E	September 2024
BSD-8052	Type ‘A’ gully kerb in line	E	September 2024
BSD-8053	Type ‘A’ gully grate	A	May 2014
BSD-8054	Type ‘A’ gully grate frame	A	May 2014
BSD-8055	Type 'A' gully (extended kerb inlet) precast concrete lintel (extended kerb inlet)	B	November 2018
BSD-8056	Type 'A' anti-ponding gully	C	March 2021
BSD-8057	Type 'C' (slimline type) gully kerb-in-line gully - Sheet 1 of 2	C	September 2024
	Type 'C' (slimline type) gully lip-in-line gully - Sheet 2 of 2	C	September 2024
BSD-8058	Type ‘E’ gully grates and frame (city type)	A	May 2014
BSD-8059	Surcharge gully	A	May 2014
BSD-8060	Steel gully basket — Size 1 (large) basket assembly — Sheet 1 of 10	C	September 2024
	Steel gully basket — Size 1 (large) basket layout details — Sheet 2 of 10	C	September 2024
	Steel gully basket — Size 2 (small) basket assembly — Sheet 3 of 10	C	September 2024
	Steel gully basket — Size 2 (small) basket layout details — Sheet 4 of 10	C	September 2024
	Steel gully basket — Size 3 (slimline large) basket assembly — Sheet 5 of 10	C	September 2024
	Steel gully basket — Size 3 (slimline large) basket layout details — Sheet 6 of 10	C	September 2024
	Steel Gully Basket - Size 4 (slimline small) basket assembly - Sheet 7 of 10	C	September 2024
	Steel Gully Basket - Size 4 (slimline small) basket layout details - Sheet 8 of 10	C	September 2024
	Steel gully basket — Basket support brackets and handle details — Sheet 9 of 10	C	September 2024
	Steel gully basket — Support rails (extensions) and installation details — Sheet 10 of 10	C	September 2024
BSD-8071	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 2400mm lintel	B	February 2016
BSD-8072	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 3600mm lintel	B	February 2016
BSD-8073	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 4800mm lintel	B	February 2016
BSD-8074	Hydraulic capture charts, lip in line gully on grade, type ‘E’ K&C, 2400mm lintel	B	February 2016
BSD-8075	Hydraulic capture charts, lip in line gully on grade, type ‘E’ K&C, 3600mm lintel	B	February 2016

BSD-8076	Hydraulic capture charts, lip in line gully on grade, type 'E' K&C, 4800mm lintel	B	February 2016
BSD-8077	Hydraulic capture charts, lip in line gully, sag conditions, type 'D' K&C, all lintels	B	February 2016
BSD-8078	Hydraulic capture charts, lip in line gully, sag conditions, type 'E' K&C, all lintels	B	February 2016
BSD-8079	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 2400mm lintel	B	February 2016
BSD-8080	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 3600mm lintel	B	February 2016
BSD-8081	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 4800mm lintel	B	February 2016
BSD-8082	Hydraulic capture charts, kerb in line gully, sag conditions, type 'D'/'E' K&C, all lintels	B	February 2016
BSD-8091	Field inlets Type 1 and Type 2	C	March 2021
BSD-8092	Field inlet dome top cover	C	November 2018
BSD-8094	Drain — Inlet pit with grate	B	July 2019
BSD-8101	Inlets and outlets (concrete) stormwater drains	A	May 2014
BSD-8102	Inlets and outlets (stonepitched) stormwater drains	A	May 2014
BSD-8103	Expansion and contraction joints for concrete lined open channels	A	May 2014
BSD-8104	Quantities for inlets and outlets	A	May 2014
BSD-8111	Roofwater drainage for low density residential subdivisions	C	July 2019
BSD-8112	Roofwater inspection maintenance holes for low density residential subdivisions	A	May 2014
BSD-8113	Roof and surface water drainage for site developments	B	November 2018
BSD-8114	Roofwater drainage connection (kerb adaptor installation)	C	June 2023
BSD-8115	Kerb adaptor testing jig construction details	A	May 2014
BSD-8301	Roadside swale types and typical sections	B	September 2015
BSD-8302	Grass swale (verge type) — Typical layout	B	September 2015
BSD-8305	Grass swale — Underdrain details	B	September 2015
BSD-8306	Grass swale — Field inlet details	B	September 2015
BSD-8312	Swale — Turf, gravel and dry creek	A	May 2014
BSD-8331	Stormwater Treatment Asset (STA) Pod (Verge type) - Layout	E	June 2023
BSD-8332	Stormwater Treatment Asset (STA) Bioretention Pod (Verge type) - Typical details	D	June 2023
BSD-8333	Stormwater Treatment Asset (STA) Bioretention Pod (Kerb buildout type) - Layout	D	June 2023
BSD-8334	Stormwater Treatment Asset (STA) Bioretention Pod (Kerb buildout type) - Typical details	D	June 2023
BSD-8335	Stormwater Treatment Asset (STA) Bioretention swale underdrain details	C	June 2023
BSD-8336	Stormwater Treatment Asset (STA) Bioretention swale field inlet details	B	June 2023
BSD-8337	Stormwater Treatment Asset (STA) Bioretention swale (Median type) field inlet detail	C	June 2023
BSD-8338	Stormwater Treatment Asset (STA) Bioretention swale carpark	B	June 2023
BSD-8339	Stormwater Treatment Asset (STA) Tree within turf plan	A	June 2023
BSD-8340	Stormwater Treatment Asset (STA) Tree within turf section	A	June 2023
BSD-8341	Stormwater Treatment Asset (STA) Street tree - Passive irrigation well	A	June 2023
BSD-8342	Stormwater Treatment Asset (STA) Street tree - Passive irrigation retrofit kerb inlet details	A	June 2023

9000 Series — Streetscape and Landscape			
BSD-9001	Tree planting within turf areas to footpath	A	May 2014
BSD-9002	Tree planting in pavement areas to footpath	A	May 2014
BSD-9003	Tree with companion planting bed to footpath	A	May 2014
BSD-9004	Podium planter details — Trees on podium detail	A	May 2014
BSD-9005	Tree planting within turf areas to medians	A	May 2014
BSD-9006	Tree and garden planting to medians	A	May 2014
BSD-9008	Tree pit with grate	B	December 2017
BSD-9009	Tree with porous paving	B	December 2017
BSD-9010	Tree trench — Type 1 suspended slab	B	December 2017
BSD-9011	Tree trench — Type 2 suspended slab	B	December 2017
BSD-9012	Tree trench — Type 3 structural cells	B	December 2017
BSD-9036	WSUD precast kerb inlet	Proposed	
BSD-9051	Planting - General notes — Sheet 1 of 2	Proposed	
	Planting - General notes — Sheet 1 of 2	A	May 2014
BSD-9052	Planting — Planting media profiles (turf and garden)	A	May 2014
BSD-9053	Planting — Typical tree, shrub & tubestock	A	May 2014
BSD-9054	Planting — Typical tree, shrub & tubestock on embankment	A	May 2014
BSD-9055	Planting — Carparks	A	May 2014
BSD-9061	Edging - General notes - Sheet 1 of 3	B	February 2016
	Edging — Edging options — Sheet 2 of 3	B	February 2016
	Edging — Edging options — Sheet 3 of 3	B	February 2016
BSD-9062	Edging - Typical interfaces	Interim Release	May 2014
BSD-9071	Tree grate — Setout plan — Sheet 1 of 3	C	July 2019
	Tree grate — Details — Sheet 2 of 3	C	July 2019
	Tree grate — Sub-frame details — Sheet 3 of 3	D	July 2019
BSD-9072	Tree guard — Assembly — Sheet 1 of 8	B	February 2016
	Tree guard — No 1 upright — Sheet 2 of 8	C	December 2017
	Tree guard — No 2 upright — Sheet 3 of 8	C	December 2017
	Tree guard — No 3 upright — Sheet 4 of 8	C	December 2017
	Tree guard — No 4 upright — Sheet 5 of 8	C	December 2017
	Tree guard — Panel — Sheet 6 of 8	C	December 2017
	Tree guard — Logo panel — Sheet 7 of 8	B	February 2016
	Tree guard — Installation — Sheet 8 of 8	B	February 2016

BSD-9073	Tree grate - 20 tonne load limit - Fabrication details - Sheet 1 of 2	A	June 2025
	Tree grate - 20 tonne load limit - Installation details - Sheet 2 of 2	A	June 2025
BSD-9082	Root deflector installation adjacent to existing road and structures	A	May 2014
BSD-9083	Installation of service trench adjacent to a tree	B	June 2023
BSD-9084	Guidelines for gantry treatments at tree locations	A	May 2014
BSD-9085	Provision for tree roots under concrete paths, driveways and bikepaths	A	June 2023
BSD-9302	Retaining wall — sleeper	A	May 2014
BSD-9303	Retaining wall — boulder	A	May 2014
BSD-9307	Free-standing stone wall	A	May 2014
10000 Series — Park and Natural Area Facilities			
BSD-10001	Parks and Natural Areas — Standard drawings — General notes	Proposed	
BSD-10002	Notes on Park drawings and alternate series locations	Proposed	
BSD-10101	Picnic node - Siting plan	A	May 2014
BSD-10116	Bench seat — Natural area	A	September 2015
BSD-10117	Bench seat with backrest — Natural area	B	July 2019
BSD-10121	Picnic table — Sheet 1 of 2 — General notes	Proposed	
	Picnic table — Sheet 2 of 2	Proposed	
BSD-10122	Picnic table — Wheelchair accessible	Proposed	
BSD-10123	Picnic table — Natural area	A	September 2015
BSD-10124	Picnic table — Natural area — Setout detail	A	September 2015
BSD-10125	Platform table	Proposed	
BSD-10126	Platform table — Natural area	B	September 2015
BSD-10131	Hip roof shelters - Park - Structural notes (Page 1 of 2) - Sheet 1 of 7	C	February 2016
	Hip roof shelters - Park - Structural notes (Page 2 of 2) - Sheet 2 of 7	C	February 2016
	Hip roof shelters - Park - Square shelters - Plan and details - Sheet 3 of 7	C	February 2016
	Hip roof shelters - Park - Rectangular shelters - Plan and details - Sheet 4 of 7	C	February 2016
	Hip roof shelters - Park - Optional annex - Plan and details - Sheet 5 of 7	C	February 2016
	Hip roof shelters - Park - Details - Sheet 6 of 7	C	February 2016
	Hip roof shelters - Park - Details - Sheet 7 of 7	C	February 2016
BSD-10132	Skillion Roof Shelter - Park - Structural notes (Page 1 of 2) - Sheet 1 of 5	C	February 2016
	Skillion Roof Shelter - Park - Structural notes (Page 2 of 2)- Sheet 2 of 5	C	February 2016
	Skillion Roof Shelter - Park - Plan and details - Sheet 3 of 5	C	February 2016
	Skillion Roof Shelter - Park - Details - Sheet 4 of 5	C	February 2016
	Skillion Roof Shelter - Park - Details - Sheet 5 of 5	C	February 2016
BSD-10133	Roof Shelters - Park - Hybrid lightning protection system	B	February 2016
BSD-10141	Small Shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Small Shelter — Natural area - Elevation and section - Sheet 2 of 2	A	September

			2015
BSD-10142	Medium/large shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Medium/large shelter - Natural area - Elevation and section - Sheet 2 of 2	A	September 2015
BSD-10143	Large shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Large shelter - Natural area - Elevation and section - Sheet 2 of 2	A	September 2015
BSD-10144	Small information shelter - Natural area	B	February 2016
BSD-10145	Small/Medium/Large shelters - Natural area - General notes - Sheet 1 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - General notes - Sheet 2 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Details - Sheet 3 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Screen details - Sheet 4 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Screen details - Sheet 5 of 5	A	September 2015
BSD-10146	Sign shelter - Natural area - General notes - Sheet 1 of 3	A	September 2015
	Sign shelter - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Sign shelter - Natural area - Section and elevation - Sheet 3 of 3	A	September 2015
BSD-10147	Barbeque shelter - Natural area - General notes - Sheet 1 of 3	A	September 2015
	Barbeque shelter - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Barbeque shelter - Natural area - Elevation and section - Sheet 3 of 3	A	September 2015
BSD-10211	Basketball halfcourt - General notes - Sheet 1 of 2	B	February 2016
	Basketball halfcourt - Plans and post details - Sheet 2 of 2	C	July 2019
BSD-10212	Cricket practice net — Plans and sections — Sheet 1 of 3	B	February 2016
	Cricket pitch — Plans and sections — Sheet 2 of 3	B	February 2016
	Cricket pitch and nets — Notes and specifications — Sheet 3 of 3	B	February 2016
BSD-10218	Tennis rebound wall - General notes - Sheet 1 of 3	B	February 2016
	Tennis rebound wall - Plan - Sheet 2 of 3	B	February 2016
	Tennis rebound wall — Section — Sheet 3 of 3	B	February 2016
BSD-10262	Fish cleaning table - Notes and elevation - Sheet 1 of 2	A	September 2015
	Fish cleaning table - Details - Sheet 2 of 2	C	July 2019
BSD-10281	Dog off leash areas — general arrangement & layout — Sheet 1 of 2	B	March 2021
	Dog off leash areas — general arrangement & siting notes — Sheet 2 of 2	B	March 2021
BSD-10305	Taps — general notes	Proposed	
BSD-10306	Taps — Water tap and bubbler with dog bowl	B	July 2019

BSD-10307	Taps — Maintenance	B	July 2019
BSD-10351	Bushfire water supply shelter type 1 - Natural area - Notes - Sheet 1 of 3	A	September 2015
	Bushfire water supply shelter type 1 - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Bushfire water supply shelter type 1 - Natural area - Details - Sheet 3 of 3	A	September 2015
BSD-10352	Bushfire water supply shelter type 2 - Natural area - Notes - Sheet 1 of 3	A	September 2015
	Bushfire water supply shelter type 2 - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Bushfire water supply shelter type 2 - Natural area - Details - Sheet 3 of 3	A	September 2015
BSD-10353	Bushfire water supply shelter - Natural area - Overhead filler	A	September 2015
BSD-10360	Horse trough - Natural area - Plan and notes	A	September 2015
BSD-10401	Local playgrounds — Siting plan	A	May 2014
BSD-10402	Playground design principals	A	May 2014
BSD-10420	Playground undersurfacing	A	May 2014
BSD-10421	Undersurfacing — Wet pour rubber	Proposed	
BSD-10422	Undersurfacing — Artificial turf	Proposed	
BSD-10423	Undersurfacing — Soft fall materials (sand, rubber, bark)	Proposed	
BSD-10501	Park Signage - General Structural Notes - Sheet 1 of 2	A	September 2015
	Park Signage - General Structural Notes - Sheet 2 of 2	A	September 2015
BSD-10502	Parks Signage - Typical Installation Details and Notes	A	September 2015
BSD-10503	Parks Signage - Graphic Notes	A	September 2015
BSD-10504	Parks Signage - Standard Sizes and Example Layouts	A	September 2015
BSD-10505	Park Podium Interpretive Signage	A	September 2015
BSD-10506	Park signage - Ordinance	A	September 2015
BSD-10507	Park signage pictogram suite - Sheet 1 of 2	A	September 2015
	Park signage pictogram suite - Sheet 2 of 2	A	September 2015
BSD-10508	Park Node Signage - General Notes - Sheet 1 of 4	A	September 2015
	Park Node Signage - Graphic Notes - Sheet 2 of 4	A	September 2015
	Park Node Signage - Example Layouts - Sheet 3 of 4	A	September 2015
	Park Node Signage - Dog Off Leash Sign Detail - Sheet 4 of 4	B	July 2019
BSD-10509	Park Directional Signage - Typical Installation Details - Sheet 1 of 4	A	September

			2015
	Park Directional Signage - Graphic Notes - Sheet 2 of 4	A	September 2015
	Park Directional Signage - Graphic Setout Details - Sheet 3 of 4	A	September 2015
	Park Directional Signage - Typical Layouts - Sheet 4 of 4	A	September 2015
BSD-10510	Park Name Signage — General Structural Notes — Sheet 1 of 6	A	September 2015
	Park Name Signage — General Structural Notes — Sheet 2 of 6	A	September 2015
	Park Name Signage — Graphic Notes — Sheet 3 of 6	A	September 2015
	Park Name Signage — Graphic Setout Details — Sheet 4 of 6	A	September 2015
	Park Name Signage — Horizontal - Standard — Sheet 5 of 6	A	September 2015
	Park Name Signage — Vertical - Alternative — Sheet 6 of 6	A	September 2015
BSD-10511	Descriptive sign - Natural area - Entry sign - Sheet 1 of 3	A	September 2015
	Descriptive sign - Natural area - Name sign - Sheet 2 of 3	A	September 2015
	Descriptive sign - Natural area — Sign Layout - Sheet 3 of 3	A	September 2015
BSD-10512	Advisory sign - Natural area - Wayfinding	A	September 2015
BSD-10514	Advisory sign - Natural area — Totem	A	September 2015
BSD-10515	Advisory sign - Natural area - Track commencement - Sheet 1 of 2 - A1	A	September 2015
	Advisory sign - Natural area - Track commencement - Sheet 2 of 2 - A2	A	September 2015
BSD-10516	Advisory sign - Natural area - Directional	A	September 2015
BSD-10521	Interpretive sign - Natural area - Trackside	A	September 2015
BSD-10701	Toilet block — Siting plan	A	May 2014
BSD-10740	Internal asphalt road/car park	A	May 2014
11000 Series — Electrical Facilities and Installations			
BSD-11001	Pedestrian lighting —Type 1 main switchboard and control panel arrangement and schematic — Sheet 1 of 2	C	September 2024
	Pedestrian lighting — Type 2 main switchboard and control panel arrangement and schematic — Sheet 2 of 2	C	September 2024
BSD-11002	Pedestrian lighting control panel arrangement and schematic	C	December 2023
BSD-11003	Pedestrian lighting M6 earthing stud detail and light site component schedule	B	November 2019
BSD-11004	3m Pedestrian light-pole — Main assembly — Sheet 1 of 8	C	March 2021
	3m Pedestrian light-pole — Main body — Sheet 2 of 8	C	March 2021

	3m Pedestrian light-pole — Main body details — Sheet 3 of 8	C	March 2021
	3m Pedestrian light-pole — Access hatch — Sheet 4 of 8	C	March 2021
	3m Pedestrian light-pole — Curved logo badge — Sheet 5 of 8	C	March 2021
	3m Pedestrian light-pole — Side entry spigot — Sheet 6 of 8	C	March 2021
	3m Pedestrian light-pole — Installation on new footing — Sheet 7 of 8	C	March 2021
	3m Pedestrian light-pole — Installation on existing footing — Sheet 8 of 8	C	March 2021
BSD-11005	5m Pedestrian light-pole — Main assembly — Sheet 1 of 7	A	March 2021
	5m Pedestrian light-pole — Main body — Sheet 2 of 7	A	March 2021
	5m Pedestrian light-pole — Main body details — Sheet 3 of 7	A	March 2021
	5m Pedestrian light-pole — Access hatch — Sheet 4 of 7	A	March 2021
	5m Pedestrian light-pole — Curved logo badge — Sheet 5 of 7	A	March 2021
	5m Pedestrian light-pole — Side entry spigot — Sheet 6 of 7	A	March 2021
	5m Pedestrian light-pole — Installation on new footing — Sheet 7 of 7	A	March 2021
BSD-11006	Brisbane City Council Public lighting poles numbering and identification - Metal poles - Details - Sheet 1 of 2	A	June 2023
	Brisbane City Council Public lighting poles numbering and identification - Timber poles - Details - Sheet 2 of 2	A	June 2023
BSD-11031	Typical requirements for lighting of off-road shared & bicycle paths	D	March 2021
BSD-11032	Typical requirements for solar LED markers: off-road shared/bicycle paths	A	May 2014
BSD-11101	Parks main switchboard — Underground supply — Details — Sheet 1 of 4	A	March 2021
	Parks main switchboard — Underground supply — Installation — Sheet 2 of 4	A	March 2021
	Parks main switchboard — Overhead supply — Details — Sheet 3 of 4	A	March 2021
	Parks main switchboard — Overhead supply — Installation — Sheet 4 of 4	A	March 2021
BSD-11121	BBQs — General	Proposed	
BSD-11122	Gas BBQ	Proposed	
BSD-11123	Brisbane City Council Standard Electric Single BBQ — Sheet 1 of 2	D	September 2024
	Brisbane City Council Standard Electric Double BBQ — Sheet 2 of 2	D	September 2024

1.1.4.2 Reference specifications

1. Reference specifications identified in Table 1.1.4.B form part of this planning scheme policy.
2. Reference specifications are referenced in the planning scheme.
3. Infrastructure design is to consider all relevant reference specifications, including those for related and interfacing infrastructure components.

Table 1.1.4.B—Reference specifications

Specification Number	Specification Title	Revision Number	Revision Date
S110	General Requirements	2.0	March 2021
S120	Quality	4.0	March 2021
S140	Earthworks	5.0	March 2021
S145	Installation and Maintenance of Utility Services	3.0	March 2021
S150	Roadworks	7.0	March 2021
S154	Traffic Signs and Associated	4.0	March 2021

	Roadside Furniture		
S155	Road Pavement Markings	5.0	March 2021
S156	Solar Road and Bikeway Markers	3.0	March 2021
S160	Drainage	8.0	March 2021
S170	Stonework	3.0	March 2021
S180	Unit Paving	3.0	March 2021
S190	Landscaping	3.0	March 2021
S200	Concrete Work	5.0	March 2021
S205	Centres Honed Concrete Paths	5.0	March 2021
S210	Masonry	3.0	March 2021
S220	Woodwork	3.0	March 2021
S230	Structural Steel	3.0	March 2021
S240	Coatings	3.0	March 2021
S300	Quarry Products	4.0	March 2021
S310	Supply of Dense Graded Asphalt	5.0	March 2021
S320	Laying of Asphalt	5.0	March 2021
S330	Sprayed Bituminous Surfacing	5.0	March 2021
S335	Polymer Modified Emulsion Surface Treatment	3.0	March 2021
S336	Polymer Modified Emulsion Micro-Surfacing Treatment	3.0	March 2021
S605	Traffic Signal Hardware — Pits & Lids	3.0	March 2021
S606	Traffic Signal Hardware — Poles, Mast Arms & Columns	3.0	March 2021
S607	Traffic Signal Hardware — Rag Bolts	3.0	March 2021
S710	Solid State Lighting (SSL) Luminaire Installation	1.0	March 2021

1.2 Application of Chapter 1

1. This chapter of the planning scheme policy states the following for all types of infrastructure:
    a. advice about satisfying assessment benchmarks in the planning scheme;
    b. the information that the Council may request to be supplied for a development application.
2. Users are referred to this chapter as a starting point in order to determine the necessary inputs and information to support, document and endorse infrastructure design elements.

1.3 Infrastructure design reports

1.3.1 General

1. This section provides guidance for applicants in the preparation of an infrastructure design report to support a development application and other related requirements.
2. A suitably qualified Registered Professional Engineer Queensland must certify all engineering-related aspects of the submission.

1.3.2 Infrastructure design report

1. All reports must include the following information in addition to other identified reporting requirements:
    a. the property address, site details and development name (if applicable);
    b. details of any previous or associated reports or approvals including development application reference numbers;
    c. objectives and purpose of the report;
    d. a description of the development proposal and background details;
    e. a description of the assessment methodology used, including justification and any limitations or assumptions and the accuracy

of the data;
f. discussion of any sensitivity analyses undertaken for the proposal, including identification and justification of the adopted parameters or results;
g. the author's name and qualifications and signed/certified by a suitably qualified Registered Professional Engineer Queensland or accredited specialist;
h. the date and version number of the report clearly presented on a document control page at the start of the report;
i. conclusions that summarise the analysis results and findings and any impacts created by the proposal, including a clear statement as to why the proposed development should be approved or refused;
j. a listing of all references used, and if the reference is obscure, relevant sections of the source material must be included;
k. a locality plan;
l. a site plan describing the site in its existing state;
m. a proposal plan describing the proposed works, including staging.

2. Site plans and proposal plans must show and clearly distinguish between existing and proposed ground levels and surface treatments, and the source of ground survey data is to be clearly identified.
3. The level of detail required to describe the proposed works varies depending on the type of development approval sought.
4. Reports submitted in support of applications for operational work or building work must refer to engineering drawings that define the proposed works.
5. Requirements for engineering drawings are stated in section 1.5.

1.3.3 Geotechnical assessment

The report covers stability and erodility issues, including, but not limited to:
a. Visual aspects of the site.
b. Conditions of the area.
c. Soil characterisation.
d. Probability of slip failure.
e. Factor of safety.
f. Impacts of development on surface water runoff.
g. Measures to mitigate soil movement.
h. Recommendations.

1.4 Hydrologic and hydraulic assessments and models

1.4.1 General

1. Hydrologic and hydraulic assessments are required to support a development application where the applicant is required to estimate catchment flows, flood levels and demonstrate that the development and any flood mitigation works would not adversely impact on flooding to upstream, downstream or adjacent premises.
2. The assessment must be supervised and certified by a Registered Professional Engineer Queensland with demonstrated expertise in hydrology, hydraulic modelling and stormwater engineering.
3. Copyright for designs, models, data and studies to be granted to Council.
4. The impact of staging works is to be incorporated to ensure adequate flood immunity is provided.
5. Basic report requirements:
   a. references;
   b. justified methodology and use of model, model type;
   c. sensitivity analysis and parameters;
   d. verification of results (alternate method/quick checks).

1.4.2 Hydrologic and hydraulic assessment report

1. The report must include (where applicable):
   a. a site survey plan showing the location of buildings and underground stormwater infrastructure (line and level);
   b. a catchment plan detailing internal and external drainage catchments and their respective areas;
   c. the location, final surface levels and details of drainage easements associated with underground drainage, open channel drainage and overland flow paths;
   d. a scaled drawing showing the model layout (cross sections) or digital elevation model (DEM) over a cadastral background, also noting details of relevant structures (hydraulic controls);
   e. scaled drawings showing a comparison of existing and proposed extents of flood inundation;
   f. flood afflux and Manning's roughness maps, when using 2D-modelling techniques;
   g. detailed plans for any proposed waterway structures;
   h. detailed earthworks plans for any channel works and flow-path modifications proposed by the development;
   i. the location of waterway corridors;
   j. cross-sections of existing and proposed embankments, spillways and any other inlet and outlet structures;
   k. location of public utilities;
   l. the impact of storm surge and climate change consistent with Australian Rainfall and Runoff and Queensland Urban Drainage

Manual Guidelines;

m. maps showing:
    i. depth x velocity
    ii. depth of inundation.

1.4.3 Choice of models

1. Mathematical modelling software packages that are considered 'industry standard' in Australia is acceptable.
2. The choice of model must be appropriate for the type of analysis and the complexity of the site or drainage network being modelled.

1.4.4 2D flood modelling techniques

1. Hydraulic conveyance is a measure of the flow carrying capacity of a watercourse and is a function of the geometry and surface impedance of that watercourse. The loss of conveyance from obstruction or filling is usually characterised by increases in flood levels upstream.
2. Mathematical models are used to assess the impacts on flood flow conveyance when adverse impacts are being assessed such as the HEC-RAS steady/unsteady state hydraulic model or MIKE-11 hydrodynamic model.
3. As floodwaters flowing in a watercourse rise during a flood event and overtop banks, a portion of floodwaters is transferred into storage areas of the floodplain where the flow velocities are small in comparison with the main channel. The loss of critical flood storage from obstruction or filling is usually characterised by increases in flow velocities and flood levels downstream. Mathematical models that are appropriate to assess the impacts of flood and flood storage are to be fully dynamic 1D/2D hydraulic models such as MIKEFLOOD, Mike-21, SOBEK and TUFLOW.
4. A 2D-modelling technique is used where flow paths cannot be adequately represented using 1D-modelling techniques which is often the case with overland flow flooding or where demonstrating the impacts of proposals that impact on flood storage or where compensatory earthworks are required.
5. The use of LIDAR survey will be acceptable for such analysis, particularly for areas outside of the subject site where it can be demonstrated to be of adequate accuracy. However, critical hydraulic controls must be surveyed. Where sections of the floodplain contain channels that could be represented by 1D-modelling techniques it is desirable to use an integrated 1D/2D-modelling technique where survey cross-sections can be integrated into the 2D grid.
6. Where the survey is converted into a DEM for use in a 2D hydraulic model, the grid size of 2D models must be selected to meet the objectives of the study which may include suitable simulation times, appropriate hydraulic resolution of key areas and flow conditions. The adopted grid size must be justified.
7. At a minimum, all 2D flood analysis of existing and developed conditions must provide for:
    a. a map of DEM showing any obstructions/blockages;
    b. a Manning's roughness map;
    c. flood depth maps with velocity vectors to visually indicate the conveyance versus storage areas of the floodplain;
    d. flood afflux maps to show flood level impacts;
    e. depth x velocity maps and depth of inundation maps to show areas of low and high hazard;
    f. overland flows with all openings clear of debris and overland flows when openings less than 3m x 5m are 100% blocked.

1.4.5 Hydrological model parameters and assumptions

1. The report must justify the basis of the values adopted for the hydrologic modelling parameters used in the analysis.
2. Parameters to be considered include, but are not limited to:
    a. rainfall loss values;
    b. sub-catchment fraction imperviousness (development assumptions);
    c. flow velocity and time of concentration estimates;
    d. Manning's 'n' roughness values in relation to land use;
    e. structure capacity and hydraulic head loss assumptions (HGL analysis);
    f. capacity of culverts considering inlet/outlet control
    g. contraction and expansion losses;
    h. eddy—viscosity values
    i. routing parameters.

1.5 Design plans, drawings and figures

1.5.1 General

This section provides guidance in the preparation of engineering, architectural and landscape drawings and plans as part of any submission to support a development application, including operational work.

1.5.2 Standards

Drafting must be of a standard that is acceptable for construction in civil engineering and architectural practice, in accordance with the requirements of AS 1100.101-1992 Technical drawing - General principles.

1.5.3 Content of drawings

1. All engineering drawings must be uniquely referenced and require the full signature of a Registered Professional Engineer Queensland, number, and date, in the title block.
2. The leading drawing of the set of drawings must contain the following information:
    a. Council file reference number;
    b. site address (consistent with the application);
    c. locality plan, clearly showing the stage boundary and adjacent stages if applicable;
    d. drawing index, including drawings for other stages if applicable;
    e. list of all Council standard drawings used;
    f. list of all consultant's standard drawings used (copies to be attached);
    g. full legend;
    h. asset register.

1.5.4 Scales

1. The chosen scale for a drawing must permit easy and clear interpretation of the information depicted.
3. If full-size drawings are reduced, appropriate block/graduated or prefix scales must be provided to enable the interpretation of dimensions specified in the reduction copies.
3. The preferred scales for use must conform to the recommendations of AS 1100.101-1992 Technical drawing - General principles.
4. The recommended scales are 1:1, 1:2, 1:5 and multiplying the aforementioned scales by integral powers of 10.
5. Multiples and submultiples of 10 for scales 1:25 and 1:125 are not preferred.
6. Unless specified elsewhere in this planning scheme policy, the following scales are suggested for particular uses but these may be varied as appropriate to the works concerned:
    a. Plans — 1:1000 or 1:500 (roof-water reticulation layout plans should be drawn in the 1:500 scale);
    b. longitudinal sections —
        i. horizontal 1:1000 and vertical 1:100; or
        ii. horizontal 1:500 and vertical 1:50.
    c. intersection details — 1:200, 1:100 or 1:250;
    d. cross-sections — 1:100;
    e. engineering details — 1:20 or 1:10.
7. A north point and legend is to be shown on all drawings.

1.5.5 Survey datum

1. Level information must be referenced to the Australian Height Datum.
2. Position coordinates must be tied to the GDA94 datum based on the Mapping Grid of Australia coordinate system.
3. Generally, only certified survey information from a registered surveyor is accepted.

1.5.6 Dimensions

1. All dimensions are to be expressed in metric units.
2. Linear dimensions on all roadworks drawings must be in metres (m), with the exception of some detailed drawings of small structures (such as maintenance holes, access chambers) and some standard drawings (such as kerb and channel), which may be in millimetres (mm).
3. Reduced levels of benchmarks and reference pegs including permanent survey marks must be expressed to 3 decimal places (such as 0.001m).
4. Reduced levels of roadworks and stormwater drainage must be expressed rounded to 3 decimal places (such as 0.001m).
5. Chainages on drawings must be expressed to 3 decimal places (such as 0.001m).
6. Road cross-sections must be provided at 20m intervals, with further subdivision of 10m to 5m intervals where necessary at horizontal or vertical curvatures.
7. Road and pipe grades must be shown to 3 significant figures (such as 2.365%).

1.6 Detailed landscape plans

1.6.1 General

1. Detailed landscape plans must be prepared by a suitably qualified and experienced landscape architect or designer.
2. The purpose of these plans is to detail streetscape works or parks embellishments.

1.6.2 Street planting

Detailed landscape plans for landscaping of the verge must show the following information at a minimum:

a. road layout with property boundaries and lot numbers;
b. road names;
c. the extent of proposed streetscape works;

d. proposed paving material, patterns and colours;
e. proposed position and number of street furniture and pedestrian lights;
f. all finished surface levels;
g. all proposed and existing services in the footpath;
h. proposed artwork, balustrades, and any other structures;
i. proposed garden bed and street tree planting schedule of species and layout;
j. a full specification and details of the proposed treatment;
k. if required, a full specification of the footpath construction, landscaping and tree planting within a road reserve including roundabouts, speed control devices, and traffic islands;
l. existing trees (including diameter at breast height — DBH, canopy spread and species name) on site that will be retained;
m. the exact location of water meters and taps, if required;
n. the position of a temporary irrigation system for the duration of the maintenance period;
o. general detail of planting holes including mulch type and depth, location of weed mat, depth and type of soil mix, root barrier, detail of drainage layers;
p. the area (m^2) of landscaping must be shown on the asset register;
q. any landscaping associated with structural features such as acoustic fencing, entrance features and street furniture.

1.6.3 Park embellishment

1. Detailed landscape plans pertaining to park embellishment are required to show existing and proposed details including but not limited to:
    a. plans and sections;
    b. contours and levels;
    c. existing vegetation and vegetation protection and management provisions
    d. existing natural features to be retained and protected (such as wetlands, waterways and rock formations);
    e. details of proposed hard and soft landscape construction works (such as details of a planting plan, plant species schedule, surface treatments and structures);
    f. details of manufacturer and type of park equipment (such as play equipment and furniture) to be used;
    g. the location of any stormwater quality management infrastructure to be constructed in the park including maintenance access to the infrastructure.
2. Details of other works proposed in the park, which do not form part of the detailed landscape plan, must be referred to on the plan (such as vegetation management, rehabilitation and environmental management plans).
3. The design and management of the park must be incorporated into the erosion and sediment control plan (where relevant to conditions of a development approval).

1.7 Arborist reports and vegetation plans

1.7.1 General

1. All arborist reports and vegetation plans must be prepared by a suitably qualified and experienced person with minimum AQF Level 5/Diploma in Arboriculture and at least 5 years post graduate experience in arboriculture principles and practices including tree hazard assessment and reporting.
2. The person commissioned to carry out the report must also have adequate professional indemnity insurance (to $10,000,000) and provide a current certificate to that effect.

Note—Consideration may need to be given to vegetation protected by other mechanisms such as local laws.

1.7.2 Arborist report

The following information is required in an arborist report:

a. name, address telephone number, a qualification and experience of the arborist carrying out the inspection and reporting;
b. address of the site containing the trees in question;
c. who the report was prepared for, and the report brief;
d. the date of the inspection;
e. abstract or summary of the report;
f. methods and techniques used in the inspection;
g. plans to scale that accurately show:
    i. property boundaries (preferably based on cadastral boundaries);
    ii. north point and major landmarks for orientation;
    iii. location of the trees on the subject site and any adjoining trees which may be affected by the proposed activities, referenced by number in the written report;
h. development application plans to show the proposed development including services, driveways, and any alteration to existing site levels and drainage;
i. plans to show tree protection zones and correspond to a description of tree protection in the report;
j. the scientific and common name, age class, height, crown spread (from north to south if possible), DBH, health and condition of each tree;
k. tree protection measures as required, including a post-construction tree maintenance program;
l. discussion and hazard analysis of the data collected — this may include detailed information regarding wounds, cavities, cracks,

splits, forking, root zone, pests and diseases;
m. conclusion;
n. recommendations, including discussion of all options and the rationale for selection of a preferred option;
o. supporting evidence such as photographs, test results and statements where appropriate;
p. sources of information referred to in the report;
q. any caveats and limitations of service.

1.7.3 Vegetation survey

1. A vegetation survey is to comprise the following:
   a. a scaled plan (A3 size and minimum scale of 1:500 preferred);
   b. a referenced table providing information on the vegetation;
   c. an on-site vegetation referencing system.
2. A vegetation survey documents the following:
   a. all individual trees greater than 150mm DBH that are located on the development site, including an accurate and scaled representation of the canopy spread of a tree;
   b. if there are large areas of vegetation, specify the extent and structure of each vegetation community, including areas of vegetation communities that do not reach the 150mm threshold (e.g. regrowth communities or wetlands);
   c. all vegetation, including shrubbery, which enhances the landscape character of the site outside of the proposed development footprint;
   d. all vegetation growing on adjacent properties, including the road reserve, that impacts on or is directly impacted on by works on the site;
   e. the vegetation to be retained, pruned or removed.
3. The vegetation table must reference the following:
   a. botanical and common names;
   b. height, spread of canopy, and DBH;
   c. condition;
   d. habitat features.

1.7.4 Vegetation retention plan

1. A vegetation retention plan includes vegetation identified in the vegetation survey overlayed with the proposed development layout (including earthworks, services and other infrastructure) on a scaled plan.
2. A vegetation retention plan identifies how vegetation is to be removed and retained and demonstrates how the design will minimise vegetation loss and mitigate construction impacts thereby maximising vegetation retention.
3. A vegetation retention plan is a minimum A3 size, shows detail at a scale of 1:500 or better, includes inset diagrams where necessary, and has an easily distinguishable legend.
4. A vegetation retention plan shows:
   a. an indicative cut-and-fill plan to demonstrate that any trees nominated for retention can be retained;
   b. locations and depths for all existing and proposed services, including sewer, water, stormwater treatment devices, electricity and communication;
   c. detailed design of all civil works;
   d. maximum vegetation retention.
5. The vegetation survey and vegetation retention plan can be combined on a single document if legibility is not affected.

1.7.5 Vegetation management plan

An arboriculture impact report and vegetation management plan that documents the impacts of development on vegetation to be retained is prepared by a suitably qualified arborist in accordance with AS 4970-2009 Protection of trees on development sites.

1.7.6 Vegetation rehabilitation plan

This section is left intentionally blank.

1.8 Earthworks drawings

Earthworks drawings show the following information:

a. contaminated soil areas;
b. existing surface contours and levels;
c. finished surface contours and levels;
d. areas of cut;
e. areas of fill including any requirement for imported fill;
f. slopes of cut batters and fill embankments;
g. location and height of any earth-retaining structures, such as boulder walls, concrete retaining walls and crib walls;
h. access to properties where crossfall of lots is severe;
i. if lots are to be filled to provide flood immunity, details of minimum habitable floor levels;
j. locations of soil stockpiles;

k. methods for dust control;
l. areas subject to a vegetation protection order under a local law;
m. if cut-and-fill operations are near a boundary with an adjoining private property or a public space, cross-sections showing the finished levels and positions in relation to the property boundaries including the surface levels and any structures in the adjoining land;
n. details of a proposed ground anchoring system;
o. erosion and sediment and control measures required until earthworks are rehabilitated.

1.9 Roads drawings and reports

1.9.1 Layout

Road layout drawings show the following information:

a. legend;
b. road reserve boundaries including any widening, and road identification;
c. lot boundaries with proposed lot number;
d. road centre-line, chainages, and bearings including chainages and centre-line of intersecting streets;
e. dimensioned road reserve, verge, carriageway and footpath widths;
f. location of existing services;
g. proposed contours;
h. proposed easements;
i. stage boundaries;
j. horizontal curve data;
k. traffic islands;
l. concrete footpaths;
m. on-road bicycle lanes and off-road bicycle paths;
n. cut-off drains;
o. water quality treatment devices
p. street trees and gardens
q. vehicular crossings;
r. areas of paver/stencil concrete treatment;
s. side drains;
t. location of guardrails and fences;
u. pavement tapers.

1.9.2 Longitudinal sections

Road longitudinal section drawings show the following information:

a. chainages;
b. existing surface levels;
c. design road centre-line;
d. design kerb lip levels;
e. cut and fill depths and volumes;
f. grades;
g. chainages and levels of grade intersection points;
h. chainages and levels of tangent points of vertical curves;
i. chainages and levels of crest and sag points;
j. lengths and radii of vertical curves;
k. super-elevated curves;
l. minimum pavement thicknesses including base, sub-base and asphalt thicknesses and types;
m. scales;
n. road names;
o. datum.

1.9.3 Cross-sections

Drawings for typical road cross-sections show the following information:

a. road reserve width;
b. carriageway widths;
c. verge widths;
d. crossfall of pavement and verge;
e. pavement under kerb and channel, shoulder and traffic islands;
f. existing services and proposed services;
g. type of kerb and channel;
h. subsoil drainage;
i. road names;
j. chainages;

k. datum;
l. natural surface and finished levels;
m. position and size of a concrete footpath or bicycle path;
n. traffic islands.

1.9.4 Intersections and road widening

1. Drawings show the following information for an intersection or road widening:
   a. road names;
   b. stormwater drainage;
   c. lip levels;
   d. curve radius;
   e. adjacent lot numbers, point chainage and offset;
   f. tangent;
   g. road reserve;
   h. pavement contours at sufficient intervals;
   i. channelisation works;
   j. surface treatments;
   k. concrete footpath or bikeway crossings;
   l. water quality treatment devices;
   m. street trees and gardens.
2. Drawings show the following information for a speed control device:
   a. the information for an intersection or road widening;
   b. island geometry and levels;
   c. product code of devices;
   d. radii, chainage and offsets;
   e. island kerb;
   f. landscape area.
3. Drawings show the following information for pavers:
   a. restraints;
   b. pavements;
   c. drainage;
   d. type of paver (e.g. colour, size, material, product code, manufacturer).

1.9.5 Public utility plant

Drawings show the following information for public utility plant:

a. utilities;
b. long section;
c. cross section;
d. connections to residential properties.

1.9.6 Pavement design report

1. A pavement design report presents all analyses, data, policies, calculations and other considerations used to design the structural aspects of a pavement.
2. The freight and heavy vehicle traffic generated by the development is to be identified in a traffic impact assessment report and shall form an input into the pavement design report.
3. A pavement design report must be prepared by or under the supervision of and signed by a suitably qualified Registered Professional Engineer Queensland.
4. A pavement design report includes the design input values and output including but not limited to:
   a. determination of design traffic — all assumptions used to determine design traffic and any adjustments to the traffic data;
   b. traffic data including details of traffic count volumes and composition;
   c. traffic modelling including heavy vehicles generated by the development;
   d. design period;
   e. subgrade properties;
   f. summary of laboratory tests conducted on any materials extracted from the existing pavement or future subgrade;
   g. subgrade soil conditions and subgrade Californian Bearing Ratio;
   h. results of any Falling Weight Deflectometer (FWD) testing to characterise the existing structural condition (including the MODULUS back-calculation summary);
   i. drainage considerations and any proposed subsoil drainage systems are to be shown on typical sections;
   j. summary of assumptions used to develop pavement design;
   k. any mechanistic design including material properties and CIRCLY (software) calculations;
   l. proposed pavement design showing pavement materials and layer thickness;
   m. any other matter that may adversely affect the design and life of the pavement;
5. A pavement design report concludes with a recommended pavement design based on the data, analyses, and procedures included in

the report.

6. The calculation of design traffic is to be included with the design submission.
7. In deep cuttings, fills or other instances where testing of subgrade is not possible until completion of bulk earthworks, pavement design or re-evaluation of a design will be required upon examination and testing at subgrade level.
8. If the pavement design is varied following re-evaluation of the subgrade properties, a final pavement design report is to be submitted prior to subgrade inspection.
9. The drawings in the pavement design report must clearly indicate the structure, material types and layer thicknesses of the proposed pavement and surfacing.
10. Records of actual pavement construction, together with any subgrade replacement or modification, must be collated as a final report to accompany the 'as constructed' drawings.

1.9.7 Functional traffic layout

1. Functional layout plans are submitted to Council, with the approved subdivision layout plans (1 set), for approval prior to approval of detailed engineering designs.
2. Functional layout plans are approved in advance of detailed design to avoid reworking of designs.
3. Approved functional layout plans shall incorporate traffic signs, pavement markings, water quality devices and landscaping do not obviate the requirement of an approval of traffic signs and pavement marking, water quality devices and landscaping drawings.
4. Functional layouts show or are accompanied by the following information:
    a. background information that includes:
        i. design philosophy or concept description;
        ii. design speed for each road type;
        iii. reasons for the access arrangement;
    b. a plan, drawn to scale, showing all relevant existing details, that includes:
        i. land use of adjacent sites and sites opposite the development;
        ii. existing intersections and vehicular entrances in the vicinity;
        iii. existing road layout;
        iv. existing services which have an impact on the layout;
        v. existing pavement marking;
        vi. existing trees;
    c. proposed roadworks and channelisation layout, drawn to scale, that includes:
        i. critical dimensions such as kerb alignments, radii and kerb and channel types;
        ii. proposed pavement marking, including lane marking with lane widths;
        iii. relationship of work with other stages;
        iv. limit of Council responsibility where other authorities are involved (such as Queensland Department of Transport and Main Roads);
        v. all lot and property boundaries;
        vi. proposed trees, gardens and water quality devices;
        vii. any other information considered necessary by Council to adequately assess the performance of the facility.
5. A 1:250 scale is recommended for intersection drawings, and 1:500 scale is recommended for more extensive roadworks.
6. A North Point is provided on all drawings.
7. If the development is at or near an intersection, a plan of the entire intersection showing all existing legs is required.

1.9.8 Traffic signs and pavement marking

1. Traffic sign and pavement marking plans are submitted to Council (2 sets in hard copy), with the approved road layout plans (1 set) and the approved street naming and numbering plans (1 set) for approval.
2. A scale of 1:250 or 1:500 is recommended.
3. Plans are drawn using Council's standard templates including title blocks and symbols, and include the consultant's logo (the applicant can elect to use Council or an external engineering consultant), and Council's designated traffic area identification number.
4. Plans show existing and proposed details, including but not limited to:
    a. real property boundaries and kerb lines;
    b. driveways;
    c. existing and proposed pavement markings;
    d. signs such as parking signs and street name signs;
    e. power poles and service pits;
    f. traffic signals;
    g. the preferred future road layout where the proposed streets may be in the future a loop road or cul-de-sac;
        i. stormwater quality treatment devices;
        ii. street trees and gardens.
    h. locality plan (for jobs proposing new roads).
5. All existing markings that will be retained must be fully dimensioned, as well as proposed markings.

6. A thin dashed line is used for existing markings that will be removed.
7. Traffic signs are shown using the standard sign code (such as ERECT R2-14(L)) and not shown as pictorial signs.

1.10 Stormwater drainage drawings

1.10.1 Layout

Stormwater drainage layout plans show the following information:

a. road reserve boundaries and road identification;
b. allotment boundaries with proposed lot number;
c. location of stormwater features such as stormwater and roof-water lines (including size), maintenance holes, gullies, outlets, inlets and roof-water inspection pits, water quality management devices, water quantity devices;
d. location of existing services;
e. existing and proposed contours;
f. proposed easements;
g. stage boundaries;
h. concrete footpaths;
i. concrete bikeways;
j. cut-off drains;
k. vehicular crossings;
l. maintenance access paths;
m. side drains;
n. location of waterway corridors;
o. position of a waterway (e.g. centre-line and top of bank);
p. extents of an overland flow path including cross-sectional details;
q. roof-water kerb adaptors in the kerb and channel;

1.10.2 Longitudinal section

Stormwater drainage longitudinal section drawings show the following information:

a. chainages;
b. existing surface levels;
c. design finished surface levels;
d. pipe invert levels;
e. maintenance hole chainages;
f. distance between maintenance holes;
g. grade of pipes;
h. flow velocity and/or partial flow velocity;
i. pipe capacity;
j. pipe size;
k. diameter of pipes;
l. pipe class (e.g. Class 2) and pipe material/type (i.e. RCP, SRP, FRC, HDPE, PE);
m. pipe installation type of support (i.e. bedding method) — (refer BSD-8003);
n. method of trench compaction;
o. hydraulic grade line including the corresponding water levels at junctions;
p. design storm frequency;
q. maintenance hole diameter;
r. invert levels of inlets or outlets, extending to the free outlet or creek bed;
s. gully numbers;
t. depth to invert at maintenance holes;
u. type of gully and size of lintel;
v. service crossing.

1.10.3 Details

1. Drawings show the following information for a maintenance hole:
    a. connecting pipes;
    b. maintenance hole/chamber size;
    c. identification number;
    d. location chainage;
    e. invert levels for each pipe;
    f. benching details.
2. Drawings show the following information for an inlet or outlet:
    a. identification number;
    b. thickness of walls and floor;
    c. reinforcing;
    d. type of treatment to prevent scour (such as energy dissipator);

e. water quality management devices (such as a gross pollutant trap or a sedimentation basin);
f. type of grate — galvanised;
g. surrounding levels (such as waterway bed and banks);
h. position in relation to site and stormwater drainage features (such as waterway, property boundary, flow direction or flow velocity);
i. invert levels;
j. surcharge structures.

3. Drawings show the following information for a catchment:
   a. tabulation of catchment information (such as catchment areas, slopes, run-off coefficient or design discharges);
   b. sub-catchment boundaries;
   c. full external catchment with contours extending beyond the limits of the site;
   d. existing and proposed contours.
4. Drawings include a stormwater drainage calculation sheet for stormwater drainage.
5. Drawings show the following information for an open channel:
   a. top and toe of batters;
   b. cross-sections;
   c. design levels;
   d. existing surface levels, either by contours or spot levels, on the subject site and on the adjoining properties or road reserves;
   e. proposed spot levels and contours;
   f. proposed development and habitable floor levels;
   g. maintenance and/or safety berms;
   h. longitudinal section;
   i. landscaping details.
6. Drawings show the following information for a detention or retention facility:
   a. location and extent of each storage area;
   b. locations and details of each outlet and/or discharge control device;
   c. locations and details of any inlets;
   d. catchment area draining to each storage area;
   e. maximum water surface levels in each storage area and corresponding AEP%;
   f. overflow structures and surcharge paths;
   g. levels and location of the discharge points for each storage area;
   h. internal drainage system;
   i. existing contours and final design levels;
   j. final site layout;
   k. location and extent of any floodway or flow paths;
   l. cross-sections through the storages;
   m. plans and long sections of maintenance access driveways
   n. the information shown for an open channel;
   o. side batters;
   p. spillway detailed plan and sections;
   q. low flow pipes;
   r. scour protection at inlets and outlets;
   s. floor subsoil drainage;
   t. details of embankments including cross sections;
   u. flood bypass facility.
7. Drawings show the following information for a culvert:
   a. full structural details including base slab design and support;
   b. handrails;
   c. scour protection.
   d. culvert size, types and invert levels;
   e. sealing of joints.
8. Drawings show the following information for an overland flow path:
   a. existing surface levels, either by contours or spot levels, on the subject site and on the adjoining properties or road reserves or waterways;
   b. finished surface levels on the subject sites;
   c. proposed habitable floor and development levels;
   d. overland flow path widths and levels, and cross-sections along the flow path for the design flows;
   e. existing drainage structures, pipe sizes and levels, including at the proposed discharge point;
   f. plan extent of overland flow.
9. Drawings show the following information for a water quality devices:
   a. ancillary pipes, culverts, drains, retaining walls, pits, grates, basins, and surfaces designed to temporarily or permanently retain stormwater for water quality treatment.
   b. design contours and set-out;

c. catchment area drainage to the device;
d. location and detail of each inlet and outlet;
e. detail of low flow diversion systems;
f. normal operating level of device or 1% AEP water levels;
g. levels of details of overflow structures and surcharge paths;
h. levels and location of outlet points for each storage area;
i. cross-sections through the device;
j. vegetation types and planting density;
k. underdrain details;
l. gross pollutant and sediment forebay;
m. maintenance access;
n. maintenance plan;
o. area of treatment, landscaping, screening;
p. fencing and gates
q. specification of filter media (bioretention systems only);
r. plan, levels and specifications of subsoil drainage system (bioretention system only);
s. plans and long sections of maintenance access driveways.

1.11 Standard and non-standard infrastructure

1. Generally, standard infrastructure as indicated in this planning scheme policy should be the type and nature of infrastructure provided.
2. Non-standard infrastructure will only be considered where:
   a. there is a clear demonstration that:
      i. standard infrastructure is not able to meet the need of the particular circumstance;
      ii. non-standard infrastructure provides the same or better performance than standard infrastructure in terms of design, establishment, construction and maintenance; or
   b. Council has identified a preference for non-standard infrastructure in that particular circumstance.
3. Where non-standard infrastructure is provided on the basis of Council accepting either of the above circumstances in (2), the non-standard infrastructure must be designed, assessed, delivered, established, constructed and maintained according to the following:
   a. Council's satisfaction at all stages until the infrastructure is no longer the responsibility of another party;
   b. complete information about the design, assessment, establishment, construction and maintenance is provided to Council;
   c. the design, establishment, construction and maintenance costs are completely accounted for and provided to Council;
   d. full life-cycle costs of the non-standard infrastructure are provided to Council.

SC6.29 Structure planning planning scheme policy

Contents

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

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

Column 1 — Section or table in the code	**Column 2 — Assessment benchmark reference**	**Column 3 — Standard in the planning scheme policy**
Coorparoo and districts neighbourhood plan code		
Table 7.2.3.10.3.A	PO10	All
Banyo—Northgate neighbourhood plan code		
Table 7.2.2.1.3.A	AO13	All
Bridgeman Downs neighbourhood plan code		
Table 7.2.2.5.3.A	PO7 note and AO7	All
Eight Mile Plains gateway neighbourhood plan code		
Link Table 7.2.5.5.3.A	AO19	All
Ferny Grove—Upper Kedron neighbourhood plan code		
Table 7.2.6.1.3.A	AO2.1 and AO2.2	All
Lower Oxley Creek north neighbourhood plan code		
Table 7.2.12.5.3	AO4.2	All
Moggill—Bellbowrie district neighbourhood plan code		
Table 7.2.13.6.3	AO9.2	All
Mt Gravatt Corridor neighbourhood plan code		
Table 7.2.13.10.3.A	~~PO12 note~~AO8	All
Table 7.2.13.10.3.A	AO15 AO15 note	All
Table 7.2.13.10.3.A	PO15 note	All
Nathan—Salisbury—Moorooka neighbourhood plan code		
Table 7.2.14.6.3.A	PO24 and AO24.3	All
Sandgate district neighbourhood plan code		

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

1.2 Purpose

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

2 Structure plan requirements

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

e. valued site attributes have been retained or enhanced and constraints have been appropriately considered and their impacts mitigated;
f. orderly and sequential development will occur within the necessary infrastructure and services provided in an efficient and timely manner.

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

3 Preparing a structure plan

3.1 General

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

3.2 Step 1 — Site and context assessment

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

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

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

Table 3.2.1—Minor road connections within neighbourhood plan areas

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

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

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

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

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

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

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

4. The density of dwellings per hectare is calculated based on either the number of proposed dwellings or assumed dwelling potential of proposed lots. As such, where reconfiguring a lot is proposed in the Emerging community zone and it is not in conjunction with a material change of use, dwelling potential is to be calculated using site density for any lot:
    a. not intended for a dwelling house; or
    b. able to accommodate a range of potential residential uses.

Note—For example, where a site meets the locational requirements in the Emerging community zone for a mix of dwelling houses, dual occupancies or multiple dwellings, a site density of 36 dwellings per hectare (24 dwellings per hectare net residential density x 150%) would result in an assumed 3.6 potential dwellings for a 1000m^2 lot.

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

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

mitigate and manage amenity impacts;
f. air or noise impacts on the site and how these will be addressed through use, site planning or building design;
g. the existing reduced levels and proposed finished levels for all elements.

3.5 Step 4 — Document the structure plan

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

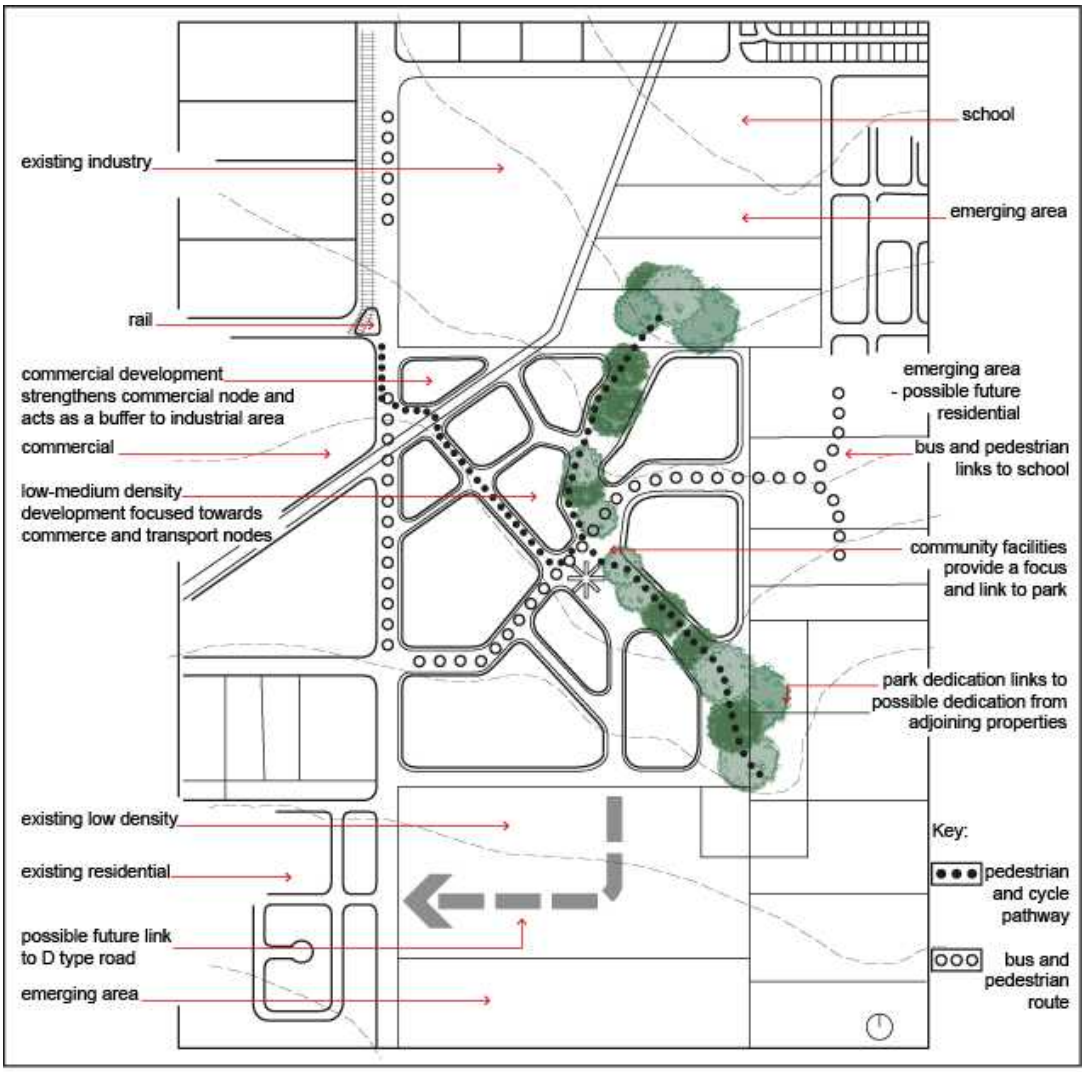

Figure a—Example of a large structure plan

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

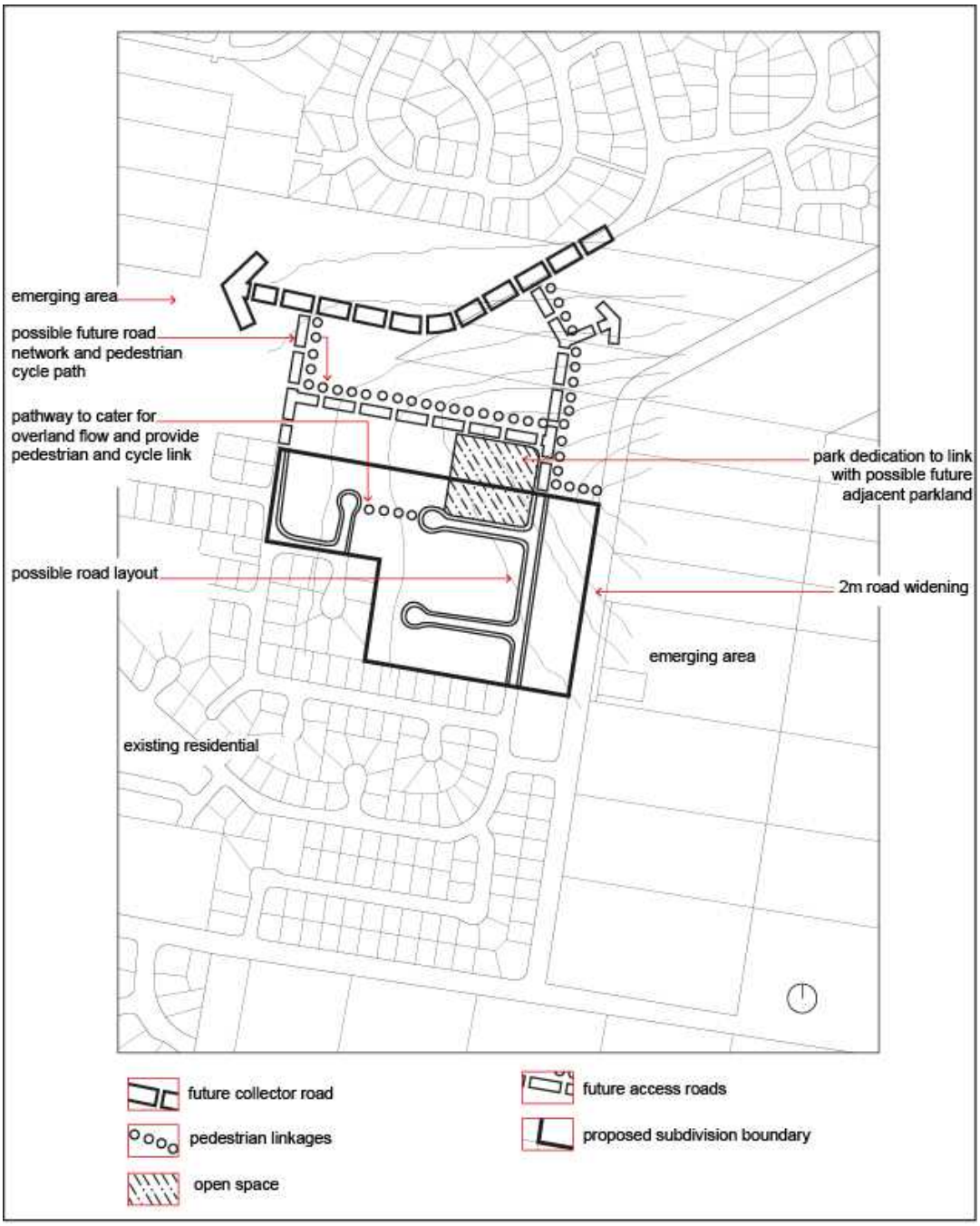

Figure b—Example of a small structure plan

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

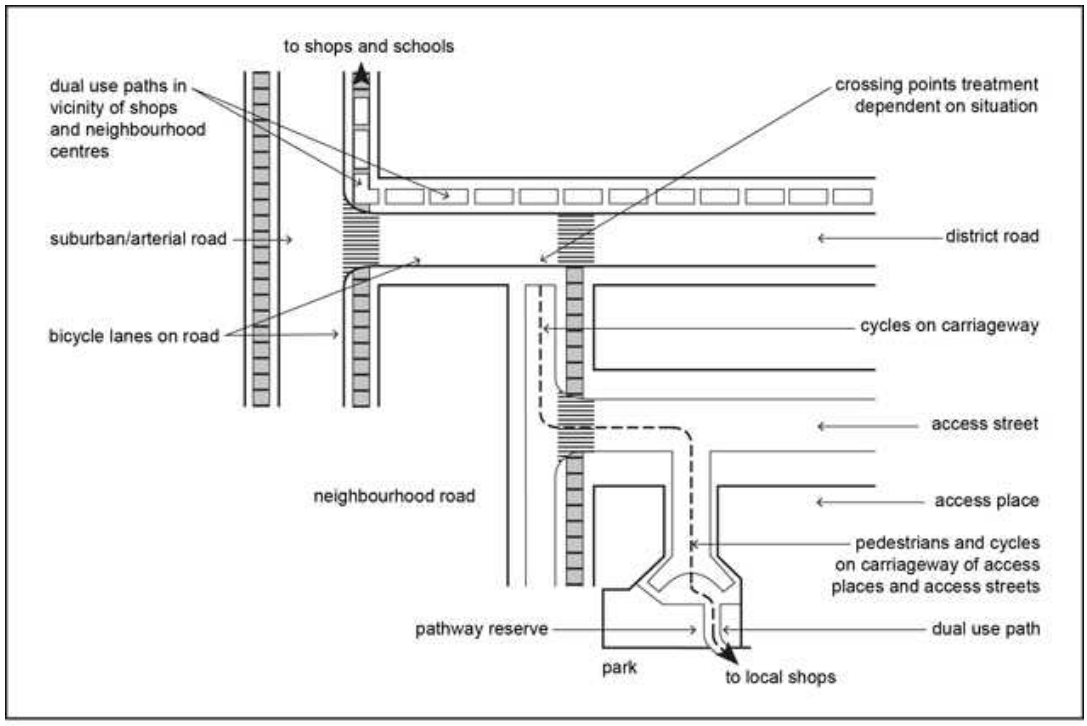

Figure c—Existing and proposed pedestrian and cyclist routes

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

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

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

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

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

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

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

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

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

December 2024 (effective)			*MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c) and k) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*) Refer to Amendment v31.00/2024 for further detail.
4 March 2025 (adoption) and 14 March 2025 (effective)	v32.00/2025	Tailored	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v32.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored amendment	Tailored amendment to *Brisbane City Plan 2014:* Long term infrastructure plans (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Local government infrastructure plan amendment	Amendment to Brisbane City Plan 2014: Local government infrastructure plan (LGIP) (Section 17 of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
13 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Major amendment	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Planning scheme policy amendment	Amendment to planning scheme policies (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
27 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored, planning scheme policy amendment and administrative	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of *MGR*). Refer to Amendment v33.00/2025 for further detail.
5 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Qualified state interest	Qualified state interest amendment to planning scheme (Chapter 2, Part 3 of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2k) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c), e), h) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
11 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Tailored	Tailored amendment to planning scheme (Chapter 1, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5(g) of *MGR*). Refer to Amendment v35.00/2025 for further detail.
25 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2n) of *MGR*). Refer to Amendment v35.00/2025 for further detail.
26 May 2026 (adoption) and 12 June 2026	v36.00/2026	Tailored and planning scheme policy	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*).

(effective)		amendment	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v36.00/2026 for further detail.
9 June 2026 (adoption) and 12 June 2026 (effective)	v36.00/2026	Planning scheme policy amendment	Amendment to planning scheme (Chapter 3, Part 1 of MGR*)*. Refer to Amendment v36.00/2026 for further detail.
XX XX 20XX (adoption) and XX XX 20XX (effective)	vXX.00/20XX	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.00/20XX for further detail.