

Brisbane City Plan 2014

Brisbane City Council

June 2026

1. Guide to this document

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

Part 1 About the planning scheme**Table 1.2.2—Neighbourhood plans precincts and sub-precincts**

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

Enoggera district neighbourhood plan	NPP-001: Alderley centre NPP-001a: Alderley centre core NPP-001b: Alderley centre eastern frame NPP-001c: Alderley centre southern frame
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Part 5 Tables of assessment \ 5.9 Categories of development and assessment—Neighbourhood plans**Table 5.9.1—Neighbourhood plan categories of development and assessment changes**

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

Enoggera district neighbourhood plan	Change	No change	No change	No change
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Part 5 Tables of assessment \ Neighbourhood Plans \ Enoggera district neighbourhood plan**Table 5.9.23.A—Enoggera district neighbourhood plan: material change of use**

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

MCU, if assessable development where not listed in this table	No change	Enoggera district neighbourhood plan code
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

If in the Alderley centre precinct (NPP-001), where in the District centre zone

If in the Alderley centre precinct (NPP-001), where in the District centre zone

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

Service station	Assessable development—Impact assessment
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	<u>If involving a new premises or an existing premises with an increase in gross floor area</u>	<u>The planning scheme including:</u> <u>Enoggera district neighbourhood plan code</u> <u>Service station code</u> <u>District centre zone code</u> <u>Prescribed secondary code</u>
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Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Enoggera district

7.2.5.3.1 Application

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

2. Land in the Enoggera district neighbourhood plan area is identified on the NPM-005.3 Enoggera district neighbourhood plan map and includes the following precinct:
 - a. Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001):
 - i. Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a):
 - ii. Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b):
 - iii. Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c).

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

Note—The active frontage requirements identified in the Centre or mixed use code do not apply within the centre zones category of the Alderley centre precinct (Enoggera district neighbourhood plan/ NPP-001), except in the locations identified in Figure a.

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

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

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

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical building design and landscaping, podium planting, the public realm, public art and creative lighting, guidance is provided in the Subtropical building design planning scheme policy.

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

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

7.2.5.3.2 Purpose

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

3. The overall outcomes for the neighbourhood plan area are:
- Development is underpinned by regionally significant transport infrastructure, focused along the Ferny Grove railway corridor.
 - Development achieves a balanced mix of housing densities and types, including public housing and retirement facilities, that serve the needs of the community. Identified character housing is retained.
 - Multiple dwellings are not accommodated in the Low density residential zone.
 - Significant environmental resources such as Kedron Brook and Enoggera Creek, with ecological, recreational and landscape values, are protected and enhanced.
 - The Wardell Street/Samford Road shopping centre functions as a neighbourhood centre and redevelopment remains within the existing boundaries and carefully considers any impact on the efficient and safe operation of the intersection of Wardell Street and Samford Road.
 - The Gaythorne and Dallas Parade shopping centres remain as neighbourhood centres.
 - Gallipoli Barracks is a significant landholding and employment and traffic generator within the neighbourhood plan area. The major access point to the facility from Samford Road should be retained to minimise traffic through residential areas. Protection and enhancement of green-space areas within the site is encouraged.
Note—The Gallipoli Barracks is an Australian Government facility and not subject to Council's planning controls.
 - Low impact industrial uses or activities at Pickering Street will be maintained to service local needs while appropriately managing their interface with surrounding residential areas.
 - If quarrying activities cease in the Settlement Road area, residential development principally for low density residential purposes is preferred. Small-scale non-residential development providing local services, such as one or more convenience shops or a childcare centre, may also be appropriate. Any proposal for redevelopment should include landscape schemes that address revegetation and use tree species associated with the bushland of the locality.

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

4. Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001) overall outcomes are:
- Alderley centre accommodates the highest intensity of development within the neighbourhood plan area to leverage its strategic location as a key growth node on the rail corridor. The centre is characterised by a continuous network of subtropical landscaping across street edges, public spaces and development, contributing to a highly connected and walkable mixed-use precinct.
 - Development facilitates renewal of the centre with additional housing and employment generating uses concentrated within walking distance of Alderley railway station. A range of centre activities are provided to contribute to the operation of a lively centre.
 - Development provides housing choice across a range of densities to meet diverse household and lifecycle needs, concentrating the highest residential densities within the walking catchment of Alderley railway station.
 - Development delivers design excellence and contributes to the outdoor lifestyle and subtropical character of the precinct by providing buildings and outdoor spaces that incorporate shading, deep planting and layered landscaping.
 - Development delivers a network of arcades, plazas, and alleys to improve pedestrian and cyclist connectivity to Alderley railway station and the centre, with building

- frontages addressing the public realm to maximise activation, foot traffic and opportunities for centre activities and employment-generating uses.
- f. Development delivers active frontages through ground-floor tenancies that support a mix of uses, providing transparency, articulation, and legible entry points, enhancing visual interest and pedestrian engagement.
- Note—Active frontages are identified in Figure a.*
- g. Development that has a frontage to Samford Road or South Pine Road provides consolidated vehicular access arrangements, to protect the function, safety and efficiency of these major road corridors, limit vehicular intrusion across active frontages, enhance pedestrian safety and comfort, and reinforce centre vitality and high-quality street environments.
 - h. Development for a service station is not consistent with the outcomes sought for the precinct.
 - i. Development in centre or high density residential zones provides a building height transition to lower intensity residential areas.
 - j. Development in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a):
 - i. ensures the sub-precinct develops as a transit-oriented centre, with enhanced pedestrian and cyclist connectivity to Alderley railway station;
 - ii. ensures that where podium parking is provided, podium levels contribute to the subtropical character of the precinct by incorporating raised planters, screening, artwork, and creative lighting delivering an attractive and engaging subtropical street frontage;
 - iii. where identified as key development site 1 in Figure a, development achieves local prominence through its landmark design, range of centre activities and contribution to the public realm. A publicly accessible plaza and an alley are delivered to improve pedestrian and cyclist connections between South Pine Road, Samford Road and Railway Street;
 - iv. where identified as key development site 2 in Figure a, development responds to the site's prominent gateway location and heritage place to contribute to a strong and distinctive sense of place. Development delivers a publicly accessible arcade that is strategically located and designed to maximise pedestrian connections between South Pine Road and Samford Road;
 - k. Development in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b):
 - i. capitalises on its strategic location close to the Alderley railway station by establishing high density residential and mixed-use transit oriented development;
 - ii. where located in the District centre zone provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
 - iii. where located in the High density zone provides multiple dwellings that achieve appropriate residential amenity through innovative and creative building and urban design;
 - iv. ensures high-quality, publicly accessible pedestrian connections are provided along Railway Terrace, Alderley Avenue, and South Pine Road, to the Alderley railway station.
 - l. Development in the Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c):

- i. manages the transition and interface between the higher density development in Alderley centre core sub-precinct and the established lower density areas;
- ii. provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
- iii. enhances pedestrian and cyclist connectivity, including a new alley between Lorne Street and Elgin Street.

Reason for change: To amend parts of City Plan to introduce the Alderley Centre Suburban Renewal Precinct Plan

Table 7.2.5.3.3.A—Performance outcomes and acceptable outcomes

Table 7.2.5.3.3.A—Performance outcomes and acceptable outcomes

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

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

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001)

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

PO1 Development is of a height, scale and form that achieves the intended outcomes of the precinct, improves the amenity of the area, contributes to a cohesive streetscape and built form character and is: a. <u>consistent with anticipated density and assumed infrastructure demand;</u> b. <u>consistent with the intended scale and character of the precinct or relevant sub-precinct;</u> c. <u>proportionate to and commensurate with the utility of the site area and frontage width;</u> d. <u>designed to avoid adverse amenity impacts on adjoining premises.</u> 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.	AO1 Development complies with the number of storeys and building height specified in Table 7.2.5.3.3.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.
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

PO2 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:	AO2.1 Development on a site identified as an active frontage – primary in Figure a: a. <u>is designed for and fully occupied by non-residential centre activities</u>
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- a. intensive activation of the ground storey with highly active non-residential uses which encourages the greatest degree of pedestrian activity and interaction;
- b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces;
- c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street;
- d. richly detailed, human-scaled and fine-grained building frontages;
- e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;
- f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm.

Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.

- generating a high level of pedestrian activity at the ground storey;
- b. may provide for an outdoor room for a food and drink outlet within 3m of the front boundary in accordance with Figure d;
- c. provides subtropical landscaping including ground plane landscaping, green facades or green walls;
- d. is designed to consolidate vehicular crossovers or driveways;
- e. provides safe at-grade pedestrian connections without any lips or steps.

Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—Refer to Figure c and Figure d. In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - primary.

AO2.2

Development on a site identified as an active frontage – secondary in Figure a:

- a. is designed for and substantially occupied by non-residential centre activities at the ground storey;
- b. provides subtropical landscaping including ground plane landscaping, green facades or green walls;
- c. provides vehicular and service access from a street not designated as active frontage if on a site with multiple street frontages;
- d. is designed to consolidate vehicular crossovers or driveways;
- e. provides safe at-grade pedestrian connections without any lips or steps.

Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - secondary.

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

PO3

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;

AO3.1

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:

- b. green walls, green facades and green roofs;
- c. other artificial growing environments.

- GPR = total of all green infrastructure area ÷ total site area x 100.

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

PO4

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

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

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

AO4

Development for multiple dwellings provides on-site car parking in accordance with Table 7.2.5.3.3.C.

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

PO5

Development for multiple dwellings provides secure and convenient bicycle parking that:

- a. provides visitor bicycle parking in a highly visible location close to the building's main entrance;
- b. is conveniently located to enable secure and convenient access between the bicycle storage area, end-of trip facilities and the main areas of the building;
- c. is easily and safely accessible from outside the site;
- d. does not impact adversely on visual amenity;
- e. does not impede the movement of pedestrians or other vehicles;
- f. is designed to comply with a recognised standard for the construction of bicycle facilities.

Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.

AO5

Development for multiple dwellings provides cyclist facilities in accordance with Table 7.2.5.3.3.C.

Note—Cyclist facilities for uses other than those identified in Table 7.2.3.3.C are provided in accordance with the Transport, access, parking and servicing planning scheme policy.

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

PO6

Development provides a pedestrian and cyclist connection, in the locations identified as alleys in Figure a, to form a safe, legible and integrated part of the movement network that:

Note—On key development site 1, the connection is to provide pedestrian and cyclist access and accommodate vehicular access for service vehicles as part of the movement network.

AO6

Development provides an alley, as identified on Figure a, which is a safe, legible and integrated part of the movement network that:

- a. provides improved cross-block connections to enhance pedestrian permeability, legibility and convenience within the wider movement network;
- b. accommodates safe, direct and clearly identifiable pedestrian access into and through the alley during the hours of operation of adjoining uses;
- c. is addressed by building frontages that incorporate doors, windows and other openings to promote visibility, casual surveillance and pedestrian safety;
- d. minimises blank walls through building articulation, openings, artwork, or other design treatments that contribute to pedestrian interest and amenity;
- e. incorporates active frontage uses at key nodes, intersections and building entries to reinforce activation, wayfinding and pedestrian use;
- f. provides adequate lighting, clear sightlines and passive surveillance to support safety and comfort during both day-time and night-time use;
- g. integrates, separates or manages servicing and access functions in a manner that prioritises pedestrian movement and safety, and minimises conflicts between servicing activities and pedestrians.

Note—For guidance on assessing the incorporation of crime prevention through environmental design principles refer to the Crime prevention through environmental design planning scheme policy.

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

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the District centre zone

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

PO7

Development delivers design excellence including:

AO7.1

Development ensures buildings incorporate a podium and slender tower form with:

a. <u>podiums that:</u> <u>promote a fine grain, human-scale development at street level in accordance with active frontages shown in Figure a;</u> <u>respond to changes in topography and gradients;</u> <u>add variety and interest to the streetscape;</u> <u>incorporate subtropical landscaping;</u> b. <u>tower designs that:</u> <u>respond to the site shape and size by utilising smaller floorplates and slender towers to support amenity and subtropical design outcomes;</u> <u>are significantly setback from the podium to:</u> <u>reinforce the visual distinction between tower and podium;</u> <u>reduce bulk and visibility of the tower from the street and adjoining properties;</u> <u>ensure design and siting of buildings above podium provides sufficient space between buildings to allow for breezes and views through the site.</u>	a. <u>a maximum podium height of:</u> <u>3 storeys where located in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a);</u> <u>2 storeys where located in Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b) or Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c);</u> b. <u>a maximum tower site cover of 50%;</u> c. <u>a maximum of 30m in any direction as shown in Figure c;</u> d. <u>a minimum separation of 10m between towers, either within a site or between towers on separate sites.</u> Note—Tower site cover is: <u>the combined average area of the 5 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height identified in AO7.1) as a portion of the original site area;</u> <u>calculated as the area bounded by the outside of the external wall, including balconies but excluding projections.</u> AO7.2 <u>Development above the podium has a minimum rear setback of 6m.</u> Note—The Centre or mixed use code provides for setbacks in all other instances. For development above the maximum podium height specified in AO7.1(a) of this neighbourhood plan code, boundary setbacks are to be provided in accordance with the tower setback requirements in Table 9.3.3.3.C—Boundary setback requirements in the Centre or mixed use code.
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

PO8 <u>Development minimises the visual impact of car parking and enhances the quality of the public realm by ensuring that:</u> <u>ground-level car parking is fully concealed behind active frontage uses to street frontages;</u> <u>podium car parking above ground level is visually screened and integrated into the building on street frontages.</u>	AO8 <u>Development that provides ground level and above ground level podium car parking:</u> <u>does not exceed the maximum podium height;</u> <u>for the full extent of podium levels facing street frontages, arcades, alleys, plazas and other publicly accessible spaces;</u>
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arcades, alleys, plazas and other publicly accessible places through: i. subtropical planting in combination with high-quality architectural façade design, screening elements and creative lighting; ii. active frontage uses where practicable.	i. incorporates active frontage uses at ground level; ii. sleeves all above ground level podium car parking with active frontage uses. Note—Maximum podium height is specified in AO7.1. Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

PO9 Development sites are of a suitable size to ensure coordinated and efficient development of the centre and provide a safe and comfortable pedestrian environment and an active, attractive streetscape.	AO9.1 Development has a minimum site area of 1,200m².
	AO9.2 Development has a minimum frontage width of 30m.

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

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP001a)
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

PO10 Development on key development site 1 in Figure a is structured and designed to: a. exhibit subtropical architectural excellence through design, treatment and articulation; b. provide a plaza in accordance with Figure a; c. improve pedestrian, cyclist and vehicle connectivity between South Pine Road, Samford Road, Railway Street and Alderley railway station, with clear way-finding to maximise use during the day and night; d. provide an alley that connects to and consolidates access from Samford Road and South Pine Road as shown on Figure a; e. consolidate vehicular access to South Pine Road, Samford Road and Railway Street; f. provide active frontages that incorporate subtropical design as	AO10 No acceptable outcome is prescribed.
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shown on Figure a, to contribute to the activation and vibrancy of the street.

Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning scheme policy.

Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.

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

PO11

Development on key development site 1 provides a plaza in accordance with Figure a, that:

- a. provides a functional area that encourages a high level of accessibility, activation and links with public transport interchanges;
- b. incorporates creative lighting, public art or items of visual interest to enliven the public realm;
- c. provides high quality subtropical design elements that incorporate, shading, deep planting and subtropical landscaping visible from South Pine Road.

AO11

Development incorporates a plaza in accordance with Figure a, that:

- a. provides a minimum area of 1,100m² publicly accessible privately owned open space;
- b. includes privately owned and delivered creative lighting and public art;
- c. features high quality subtropical design elements including shading, deep planting and layered landscaping including along the South Pine Road frontage.

Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—In all other respects, the requirements of the Centre mixed use code or Multiple dwelling code apply.

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

PO12

Development on key development site 2 in Figure a is structured and designed to:

- a. exhibit subtropical architectural excellence through design, treatment and articulation;
- b. improve pedestrian and cyclist connectivity between South Pine Road and Samford Road with clear way-finding to maximise use during the day and night;
- c. provide an arcade as shown on Figure a;
- d. consolidate landholdings to ensure integrated development outcomes;
- e. provide active frontages in accordance with the active frontage - primary requirements as indicated on Figure a, to contribute to the activation and

AO12

No acceptable outcome is prescribed.

vibrancy of street and arcade frontages;

- f. provide a mix of uses, high quality public realm, public art, creative lighting, shading, landscaping and deep planting;
- g. consolidate vehicular access to South Pine Road and Samford Road;
- h. protect and retain the heritage place at the corner of Samford and South Pine Road.

Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning planning scheme policy.

Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.

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

PO13

Development on key development site 2 provides a publicly accessible arcade in accordance with Figure a and Figure b linking South Pine Road to Samford Road, that:

- a. is located and aligned to optimise pedestrian connectivity, permeability and activation of the centre, supporting mid-block movement while avoiding adverse impacts on the function and activation of the Samford Road and South Pine Road intersection;
- b. has a strong street presence and clear, legible entries that promote activation and casual surveillance;
- c. preserves amenity and provides access to sunlight, natural daylight and ventilation;
- d. incorporates high-quality finishes, materials and subtropical landscaping;
- e. integrates creative lighting and public artwork to enliven the public realm.

Note—An arcade is a publicly accessible privately owned connection.

AO13.1

Development on key development site 2 provides and locates an arcade in accordance with Figure a, positioned at least 80m from the intersection of Samford Road and South Pine Road, measured along a continuous pedestrian clearway from the centre point of the intersection to the nearest arcade entry on either street frontage.

Note—Refer to Figure b, Figure c and Figure d. In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to the design of arcades.

AO13.2

Development of an arcade on key development site 2 is designed in accordance with Figure b and:

- 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. provides a clear line of sight;
- d. incorporates outdoor rooms or recessed tenancies fronting the arcade;
- e. incorporates subtropical landscaping;
- f. provides privately owned and delivered creative lighting and artwork to

	contribute to the vibrancy and identity of the public realm; g. excludes bin storage or collection areas within or directly adjacent to the arcade. <u>Note—Refer to the Subtropical building design planning scheme policy and Landscape design planning scheme policy for further information on arcade design and subtropical landscaping.</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.B—Maximum building height

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

<u>Development</u>	<u>Maximum building height (number of storeys)</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a)</u>	<u>15 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b)</u>	<u>12 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c)</u>	<u>10 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Note—For the purposes of determining the category of assessment, the maximum building height is identified in Table 7.2.5.3.3.B only. Other building height controls, including maximum podium height, do not alter category of assessment.</u>	
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.C—Car parking and cyclist facility standards

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

Car parking standards

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

Multiple dwellings

Note—Where car share spaces are provided, they will not be included in the minimum car parking calculation for the use.

Minimum 1.0 spaces per 1 bedroom dwelling

Minimum 1.2 spaces per 2 bedroom dwelling

Minimum 1.6 spaces per 3 bedroom dwelling

Minimum 2.0 spaces per 4 or above bedroom dwelling

Minimum 0.25 spaces per dwelling for visitor parking

Note—Parking may be provided in tandem where 2 spaces are provided for 1 dwelling.

Note—At least 50% visitor parking is provided in communal areas, and not in tandem with resident parking.

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

Cyclist facilities

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

Multiple dwellings

Minimum 2 lockable, covered, bicycle parking space per unit (in either the garage or separate on-site facility)

1 visitor bicycle parking space per 4 units or part thereof

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

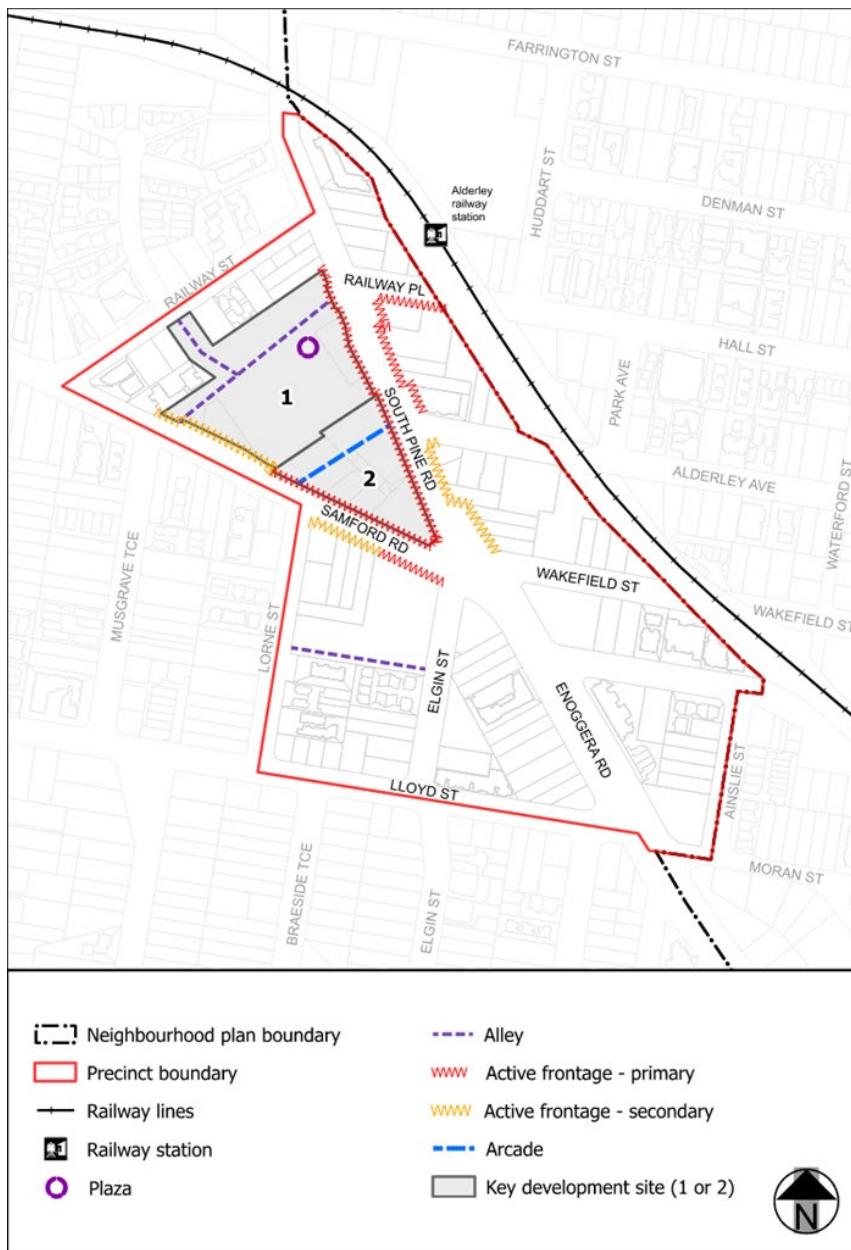


Figure a—Alderley centre

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

[View the high resolution of Figure a—Alderley Centre](#)

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

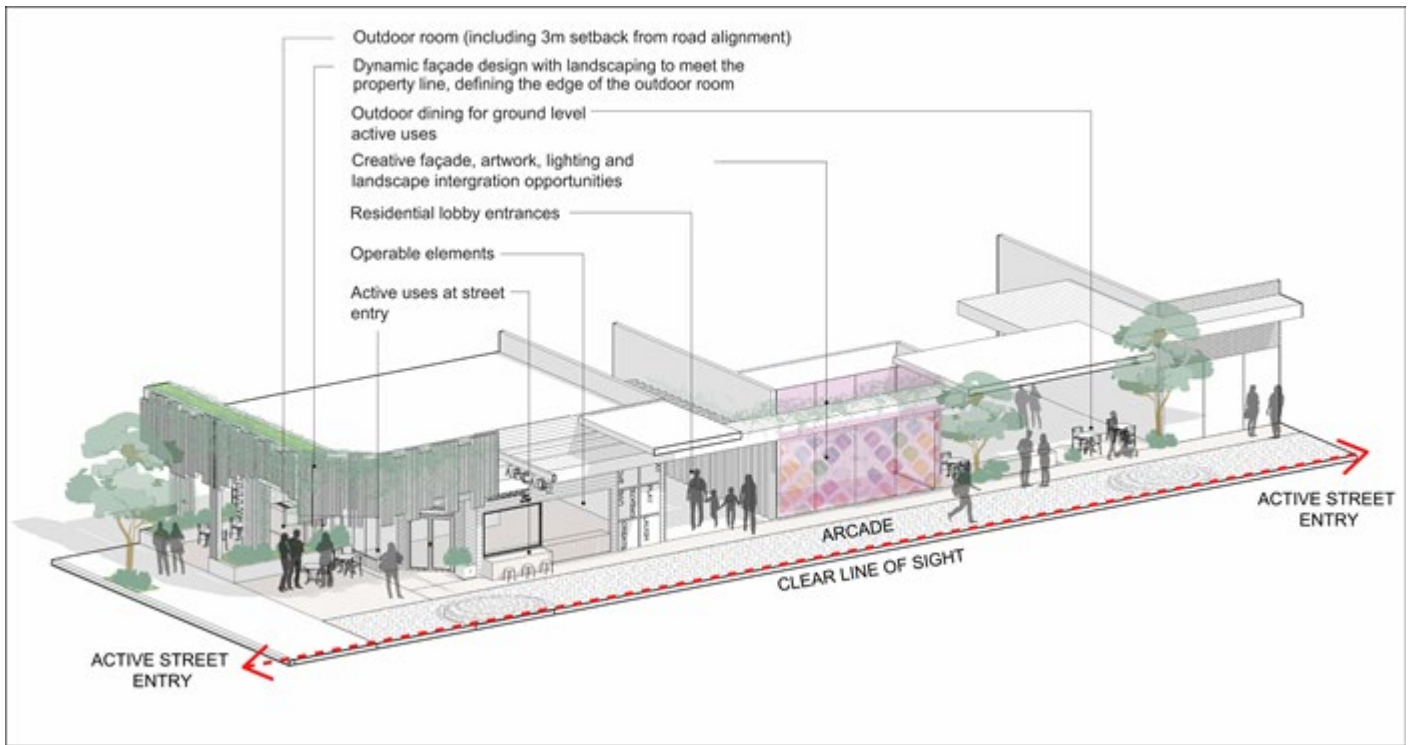


Figure b—Indicative precinct open arcade design elements

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

[View the high resolution of Figure b—Indicative precinct open arcade design elements](#)

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

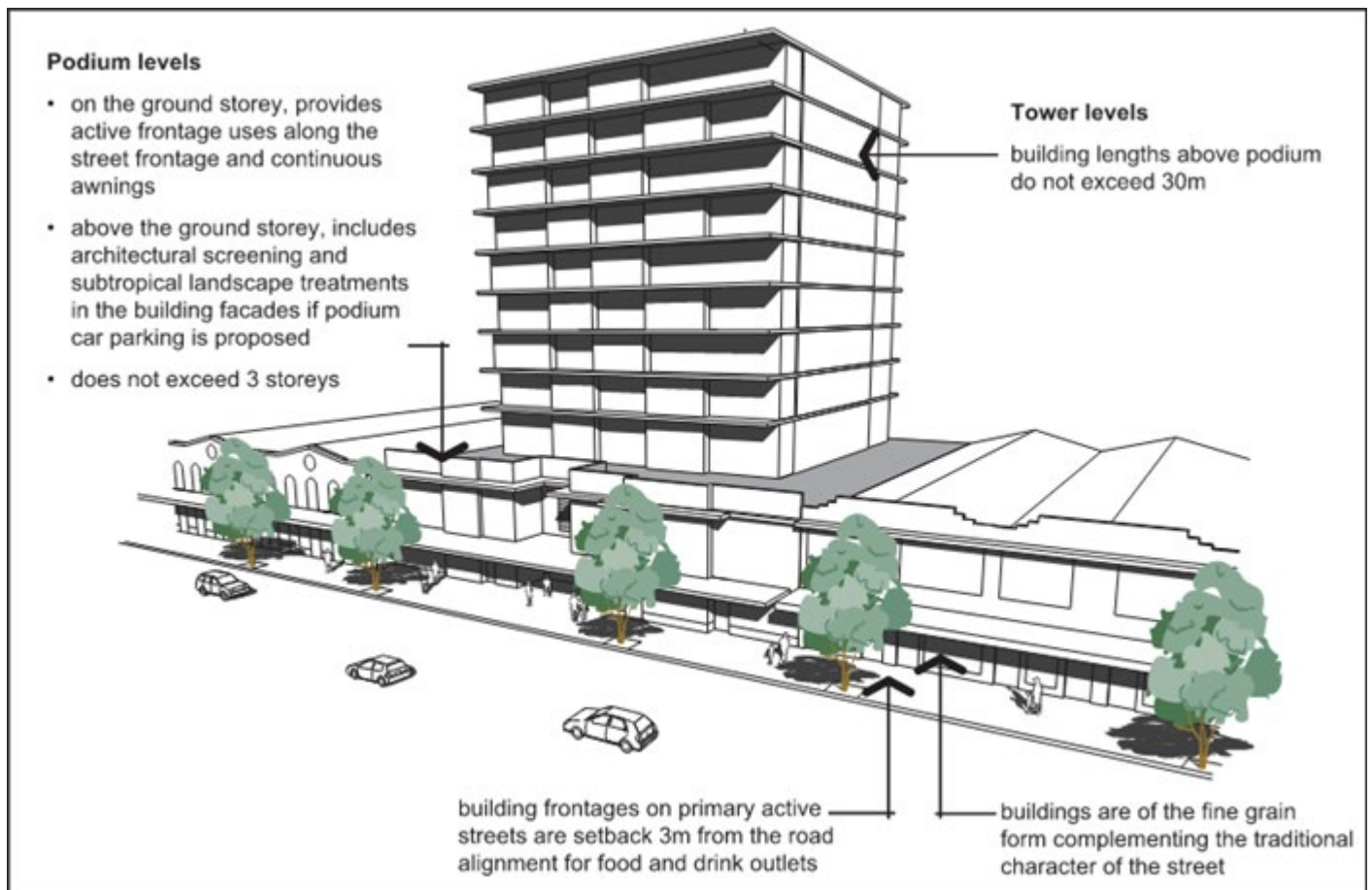


Figure c—Indicative active frontage—primary – street activation and built form integration

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

View in high resolution of Figure c—Indicative active frontage—primary – street activation and built form integration

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

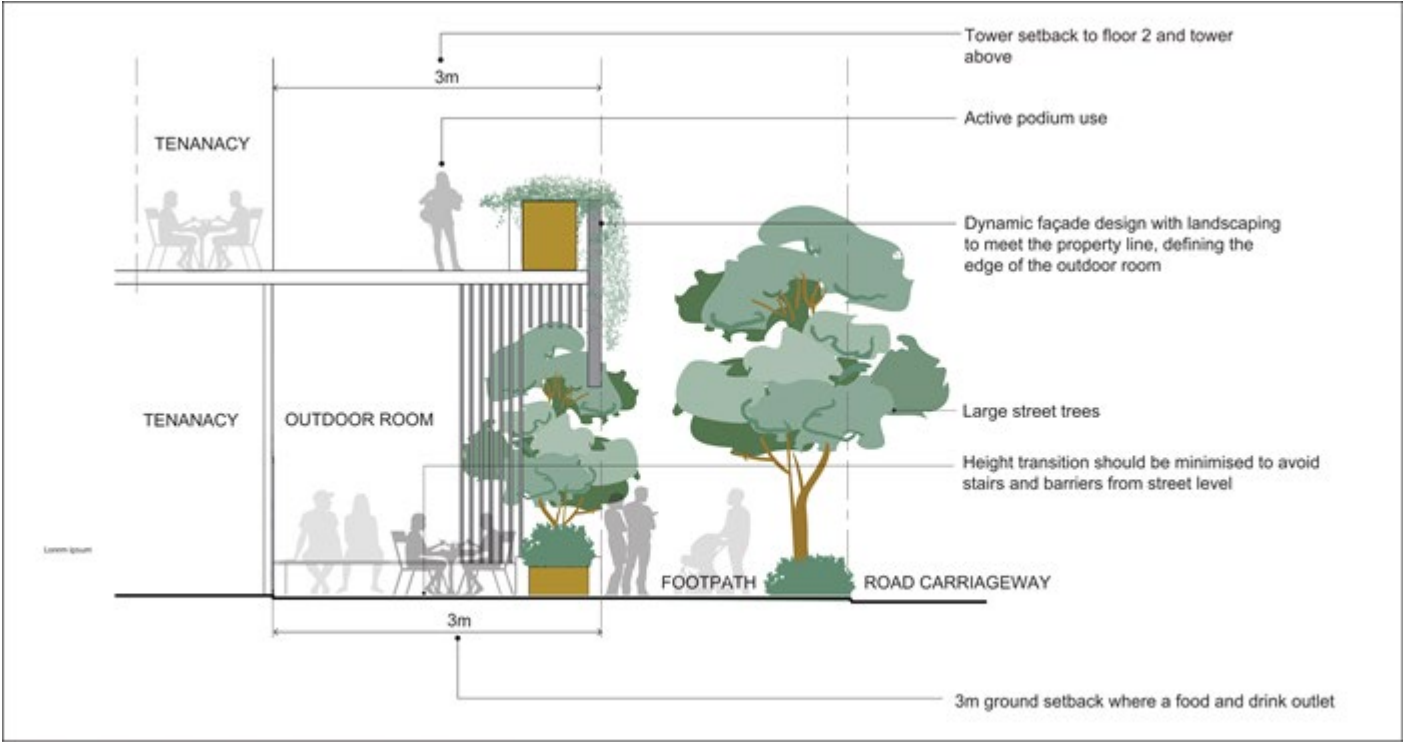


Figure d—Indicative active street frontage tenancy interface

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

[View in high resolution of Figure d—Indicative active street frontage tenancy interface](#)

Schedule 2 Mapping \ SC2.1 Strategic framework maps

Table SC2.1.1— Strategic framework maps

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

Not applicable	SFM-001	Sub-regional context strategic framework map	29 November 2019
	SFM-002	Brisbane Cityshape 2031 land use strategic framework map	29 November 2019
	SFM-003	Brisbane selected transport corridors and growth nodes strategic framework map	XX XXXX 2026
	SFM-004	Brisbane greenspace system strategic framework map	29 November 2019
	SFM-005	Brisbane transport strategic framework map	29 November 2019

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

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

<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tile 20</u>	<u>xx</u> <u>xxxxx</u> <u>2026</u>
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Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps**Table SC2.3.1—Neighbourhood plan maps**

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

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	<u>xx xxxxx 2026</u>
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017

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

E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	<u>xx xxxxx 2026</u>
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022

Schedule 2 Mapping \ SC2.4 Overlay maps**Table SC2.4.1—Overlay maps**

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

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020

	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	OM-004.1	Dwelling house character overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 20</u>	<u>xx xxxx 2026</u>

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

P	OM-016.1	Potential and actual acid sulfate soils overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.1	Potential and actual acid sulfate soils overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map (all tiles, other than where specified below)	30 June 2014

	OM-016.2	Pre-1911 building overlay map Map tile 28	9 September 2016
	OM-016.2	Pre-1911 building overlay map Map tile 20	13 May 2016
	OM-016.2	Pre-1911 building overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map Map tiles 5, 6, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35 and 36	1 December 2017
	OM-016.2	Pre-1911 building overlay map Map tile 28	16 February 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	14 September 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21, 28	23 November 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	29 November 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-016.2	Pre-1911 building overlay map Map tiles 20, 28, 29 and 35	28 May 2021
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	3 September 2021
	OM-016.2	Pre-1911 building overlay map Map tile 28	27 May 2022
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 13, 20 and 28	10 March 2023
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 12, 20, 21 and 28	13 September 2024
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
	<u>OM-016.2</u>	<u>Pre-1911 building overlay map Map tile 20</u>	<u>xx xxxx 2026</u>

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

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

	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47, and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-19.2</u>	<u>Streetscape hierarchy overlay map Map tile 20</u>	<u>xx xxxx 2026</u>

Schedule 6 Planning scheme policies \ SC6.17 Landscape design planning scheme policy

1.1 Relationship to planning scheme

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

Enoggera district neighbourhood plan code

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

Table 7.2.5.3.3.A	PO10 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	PO12 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	AO13 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Part 9

Schedule 6 Planning scheme policies \ SC6.29 Structure planning planning scheme policy

1.1 Relationship to planning scheme

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

Enoggera district neighbourhood plan code

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

Table 7.2.5.3.3.A	PO10 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	PO12 note	All
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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

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

<u>xx xxxx 2026 (adoption) and xx xxxx 2026 (effective)</u>	<u>vxx.00/2026</u>	<u>Tailored and planning scheme policy amendment</u>	<u>Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment vxx.00/2026 for further detail.</u>
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Brisbane City Plan 2014

Brisbane City Council

June 2026

1. Guide to this document

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

Note: The following version shows the strikethroughs proposed as part of the changes to *Brisbane City Plan 2014*.

Part 1 About the planning scheme**Table 1.2.2—Neighbourhood plans precincts and sub-precincts**

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

Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre <u>NPP-001a: Alderley centre core</u> <u>NPP-001b: Alderley centre eastern frame</u> <u>NPP-001c: Alderley centre southern frame</u>
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Part 5 Tables of assessment \ 5.9 Categories of development and assessment—Neighbourhood plans**Table 5.9.1—Neighbourhood plan categories of development and assessment changes**

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

Enoggera district neighbourhood plan	No change <u>Change</u>	No change	No change	No change
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Part 5 Tables of assessment \ Neighbourhood Plans \ Enoggera district neighbourhood plan**Table 5.9.23.A—Enoggera district neighbourhood plan: material change of use**

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

MCU, if assessable development <u>where not listed in this table</u>	No change	Enoggera district neighbourhood plan code
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>If in the Alderley centre precinct (NPP-001), where in the District centre zone</u>
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If in the Alderley centre precinct (NPP-001), where in the District centre zone

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

<u>Service station</u>	<u>Assessable development—Impact assessment</u>
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	If involving a new premises or an existing premises with an increase in gross floor area	The planning scheme including: Enoggera district neighbourhood plan code Service station code District centre zone code Prescribed secondary code
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Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Enoggera district

7.2.5.3.1 Application

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

2. Land in the Enoggera district neighbourhood plan area is identified on the NPM-005.3 Enoggera district neighbourhood plan map and includes the following precinct:
 - a. Alderley ~~shopping~~ centre precinct (Enoggera district neighbourhood plan/NPP-001):
 - i. Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a);
 - ii. Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b);
 - iii. Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c).

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

Note—The active frontage requirements identified in the Centre or mixed use code do not apply within the centre zones category of the Alderley centre precinct (Enoggera district neighbourhood plan/ NPP-001), except in the locations identified in Figure a.

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

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

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

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical building design and landscaping, podium planting, the public realm, public art and creative lighting, guidance is provided in the Subtropical building design planning scheme policy.

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

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

7.2.5.3.2 Purpose

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

3. The overall outcomes for the neighbourhood plan area are:
- Development is underpinned by regionally significant transport infrastructure, focused along the Ferny Grove railway corridor.
 - A Development achieves a balanced mix of housing densities and types, including public housing and retirement facilities, that serve the needs of the community. Identified character housing is retained.
 - Multiple dwellings are not accommodated in the Low density residential zone.
 - Significant environmental resources such as Kedron Brook and Enoggera Creek, with ecological, recreational and landscape values, are protected and enhanced.
 - The Wardell Street/Samford Road shopping centre functions as a neighbourhood centre and redevelopment remains within the existing boundaries and carefully considers any impact on the efficient and safe operation of the intersection of Wardell Street and Samford Road.
 - The Gaythorne and Dallas Parade shopping centres remain as neighbourhood centres.
 - The Enoggera Military Camp Gallipoli Barracks is a significant landholding and employment and traffic generator within the neighbourhood plan area. A The major access point to the facility from Samford Road is encouraged should be retained to significantly reduce minimise traffic through residential areas. Protection and enhancement of green-space areas within the site is encouraged.
Note—The Enoggera Military Camp Gallipoli Barracks is a Federal Australian Government facility and not subject to Council's planning controls.
 - Local low Low impact industrial areas uses or activities at Pickering Street and Bellevue Avenue will be maintained to service local needs while appropriately managing their interface with surrounding residential areas.
 - If quarrying activities cease in the Settlement Road area, an integrated residential precinct development principally for low density residential purposes is preferred. Small-scale non-residential development providing local services, such as one or more convenience shops or a childcare centre, may also be appropriate. Any proposal for redevelopment should include landscape schemes that address revegetation and use tree species associated with the bushland of the locality.

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

4. Alderley shopping centre precinct (Enoggera district neighbourhood plan/NPP-001) overall outcome is outcomes are:
- Alderley shopping centre is accommodates the retail and commercial focus for the eastern part highest intensity of development within the neighbourhood plan area to leverage its strategic location as a key growth node on the rail corridor. The centre is characterised by a continuous network of subtropical landscaping across street edges, public spaces and development, contributing to a highly connected and walkable mixed-use precinct.
 - Development facilitates renewal of the centre with additional housing and employment generating uses concentrated within walking distance of Alderley shopping railway station. A range of centre activities are provided to contribute to the operation of a lively centre.
 - Development provides housing choice across a range of densities to meet diverse household and lifecycle needs, concentrating the highest residential densities within the walking catchment of Alderley railway station.

- d. Development delivers design excellence and contributes to the outdoor lifestyle and subtropical character of the precinct by providing buildings and outdoor spaces that incorporate shading, deep planting and layered landscaping.
- e. Development delivers a network of arcades, plazas, and alleys to improve pedestrian and cyclist connectivity to Alderley railway station and the centre, with building frontages addressing the public realm to maximise activation, foot traffic and opportunities for centre activities and employment-generating uses.
- f. Development delivers active frontages through ground-floor tenancies that support a mix of uses, providing transparency, articulation, and legible entry points, enhancing visual interest and pedestrian engagement.
Note—Active frontages are identified in Figure a.
- g. Development that has a frontage to Samford Road or South Pine Road provides consolidated vehicular access arrangements, to protect the function, safety and efficiency of these major road corridors, limit vehicular intrusion across active frontages, enhance pedestrian safety and comfort, and reinforce centre vitality and high-quality street environments.
- h. Development for a service station is not consistent with the outcomes sought for the precinct.
- i. Development in centre or high density residential zones provides a compact building height transition to lower intensity residential areas.
- j. Development in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a):
 - i. ensures the sub-precinct develops as a transit-oriented centre, with enhanced pedestrian and pedestrian-friendly cyclist connectivity to Alderley railway station;
 - ii. ensures that where podium parking is provided, podium levels contribute to the subtropical character of the precinct by incorporating raised planters, screening, artwork, and creative lighting delivering an attractive and engaging subtropical street frontage;
 - iii. where identified as key development site 1 in Figure a, development achieves local prominence through its landmark design, range of centre activities and contribution to the public realm. A publicly accessible plaza and an alley are delivered to improve pedestrian and cyclist connections between South Pine Road, Samford Road and Railway Street;
 - iv. where identified as key development site 2 in Figure a, development responds to the site's prominent gateway location and heritage place to contribute to a strong and distinctive sense of place. Development delivers a publicly accessible arcade that is well connected strategically located and designed to adjoining public transport routes maximise pedestrian connections between South Pine Road and Samford Road;
- k. Development in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b):
 - i. capitalises on its strategic location close to the Alderley railway station by establishing high density residential and mixed-use transit oriented development;
 - ii. where located in the District centre zone provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
 - iii. where located in the High density zone provides multiple dwellings that achieve appropriate residential amenity through innovative and creative building and urban design;

- iv. ensures high-quality, publicly accessible pedestrian connections are provided along Railway Terrace, Alderley Avenue, and South Pine Road, to the Alderley railway station.
- I. Development in the Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c):
 - i. manages the transition and interface between the higher density development in Alderley centre core sub-precinct and the established lower density areas;
 - ii. provides high-quality mixed use development with a focus on centre activities and multiple dwellings;
 - iii. enhances pedestrian and cyclist connectivity, including a new alley between Lorne Street and Elgin Street.

Reason for change: To amend parts of City Plan to introduce the Alderley Centre Suburban Renewal Precinct Plan

Table 7.2.5.3.3.A—Performance outcomes and acceptable outcomes

Table 7.2.5.3.3.A—Performance outcomes and acceptable outcomes

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

No performance outcomes are prescribed.	No acceptable outcomes are prescribed.
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001)

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

PO1 Development is of a height, scale and form that achieves the intended outcomes of the precinct, improves the amenity of the area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. consistent with the intended scale and character of the precinct or relevant sub-precinct; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid adverse amenity impacts on adjoining premises. 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.	AO1 Development complies with the number of storeys and building height specified in Table 7.2.5.3.3.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.
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

PO2

Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:

- a. intensive activation of the ground storey with highly active non-residential uses which encourages the greatest degree of pedestrian activity and interaction;
- b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces;
- c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street;
- d. richly detailed, human-scaled and fine-grained building frontages;
- e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;
- f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm.

Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.

AO2.1

Development on a site identified as an active frontage – primary in Figure a:

- a. is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at the ground storey;
- b. may provide for an outdoor room for a food and drink outlet within 3m of the front boundary in accordance with Figure d;
- c. provides subtropical landscaping including ground plane landscaping, green facades or green walls;
- d. is designed to consolidate vehicular crossovers or driveways;
- e. provides safe at-grade pedestrian connections without any lips or steps.

Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—Refer to Figure c and Figure d. In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - primary.

AO2.2

Development on a site identified as an active frontage – secondary in Figure a:

- a. is designed for and substantially occupied by non-residential centre activities at the ground storey;
- b. provides subtropical landscaping including ground plane landscaping, green facades or green walls;
- c. provides vehicular and service access from a street not designated as active frontage if on a site with multiple street frontages;
- d. is designed to consolidate vehicular crossovers or driveways;
- e. provides safe at-grade pedestrian connections without any lips or steps.

Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—In all other respects, the requirements of the Centre or mixed use code apply to the design of an active frontage - secondary.

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

PO3**AO3.1**

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:

- landscaping and deep planting at the ground plane;
- green walls, green facades and green roofs;
- other artificial growing environments.

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:

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

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

PO4

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

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

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

AO4

Development for multiple dwellings provides on-site car parking in accordance with Table 7.2.5.3.3.C.

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

PO5

Development for multiple dwellings provides secure and convenient bicycle parking that:

- provides visitor bicycle parking in a highly visible location close to the building's main entrance;
- is conveniently located to enable secure and convenient access between the bicycle storage area, end-of trip facilities and the main areas of the building;
- is easily and safely accessible from outside the site;
- does not impact adversely on visual amenity;
- does not impede the movement of pedestrians or other vehicles;

AO5

Development for multiple dwellings provides cyclist facilities in accordance with Table 7.2.5.3.3.C.

Note—Cyclist facilities for uses other than those identified in Table 7.2.3.3.C are provided in accordance with the Transport, access, parking and servicing planning scheme policy.

- f. is designed to comply with a recognised standard for the construction of bicycle facilities.

Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.

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

PO6

Development provides a pedestrian and cyclist connection, in the locations identified as alleys in Figure a, to form a safe, legible and integrated part of the movement network that:

Note—On key development site 1, the connection is to provide pedestrian and cyclist access and accommodate vehicular access for service vehicles as part of the movement network.

AO6

Development provides an alley, as identified on Figure a, which is a safe, legible and integrated part of the movement network that:

- a. provides improved cross-block connections to enhance pedestrian permeability, legibility and convenience within the wider movement network;
- b. accommodates safe, direct and clearly identifiable pedestrian access into and through the alley during the hours of operation of adjoining uses;
- c. is addressed by building frontages that incorporate doors, windows and other openings to promote visibility, casual surveillance and pedestrian safety;
- d. minimises blank walls through building articulation, openings, artwork, or other design treatments that contribute to pedestrian interest and amenity;
- e. incorporates active frontage uses at key nodes, intersections and building entries to reinforce activation, wayfinding and pedestrian use;
- f. provides adequate lighting, clear sightlines and passive surveillance to support safety and comfort during both day-time and night-time use;
- g. integrates, separates or manages servicing and access functions in a manner that prioritises pedestrian movement and safety, and minimises conflicts between servicing activities and pedestrians.

Note—For guidance on assessing the incorporation of crime prevention through environmental design principles refer to the Crime prevention through environmental design planning scheme policy.

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

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the District centre zone

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

PO7

Development delivers design excellence including:

- a. podiums that:
 - i. promote a fine grain, human-scale development at street level in accordance with active frontages shown in Figure a;
 - ii. respond to changes in topography and gradients;
 - iii. add variety and interest to the streetscape;
 - iv. incorporate subtropical landscaping;
- b. tower designs that:
 - i. respond to the site shape and size by utilising smaller floorplates and slender towers to support amenity and subtropical design outcomes;
 - ii. are significantly setback from the podium to:
 - A. reinforce the visual distinction between tower and podium;
 - B. reduce bulk and visibility of the tower from the street and adjoining properties;
 - C. ensure design and siting of buildings above podium provides sufficient space between buildings to allow for breezes and views through the site.

AO7.1

Development ensures buildings incorporate a podium and slender tower form with:

- a. a maximum podium height of:
 - i. 3 storeys where located in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a);
 - ii. 2 storeys where located in Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b) or Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c);
- b. a maximum tower site cover of 50%;
- c. a maximum of 30m in any direction as shown in Figure c;
- d. a minimum separation of 10m between towers, either within a site or between towers on separate sites.

Note—Tower site cover is:

- the combined average area of the 5 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height identified in AO7.1) as a portion of the original site area;
- calculated as the area bounded by the outside of the external wall, including balconies but excluding projections.

AO7.2

Development above the podium has a minimum rear setback of 6m.

Note—The Centre or mixed use code provides for setbacks in all other instances. For development above the maximum podium height specified in AO7.1(a) of this neighbourhood plan code, boundary setbacks are to be provided in accordance with the tower setback requirements in Table 9.3.3.3.C—Boundary setback requirements in the Centre or mixed use code.

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

PO8

AO8

Development minimises the visual impact of car parking and enhances the quality of the public realm by ensuring that:

- a. ground-level car parking is fully concealed behind active frontage uses to street frontages;
- b. podium car parking above ground level is visually screened and integrated into the building on street frontages, arcades, alleys, plazas and other publicly accessible places through:
 - i. subtropical planting in combination with high-quality architectural façade design, screening elements and creative lighting;
 - ii. active frontage uses where practicable.

Development that provides ground level and above ground level podium car parking:

- a. does not exceed the maximum podium height;
- b. for the full extent of podium levels facing street frontages, arcades, alleys, plazas and other publicly accessible spaces:
 - i. incorporates active frontage uses at ground level;
 - ii. sleeves all above ground level podium car parking with active frontage uses.

Note—Maximum podium height is specified in AO7.1.

Note—Refer to Subtropical building design planning scheme policy for further information on landscaping and design requirements.

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

PO9

Development sites are of a suitable size to ensure coordinated and efficient development of the centre and provide a safe and comfortable pedestrian environment and an active, attractive streetscape.

AO9.1

Development has a minimum site area of 1,200m².

AO9.2

Development has a minimum frontage width of 30m.

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

If in the Alderley centre precinct (Enoggera district neighbourhood plan/NPP-001), where in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP001a)

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

PO10

Development on key development site 1 in Figure a is structured and designed to:

- a. exhibit subtropical architectural excellence through design, treatment and articulation;
- b. provide a plaza in accordance with Figure a;
- c. improve pedestrian, cyclist and vehicle connectivity between South Pine Road, Samford Road, Railway Street and Alderley railway station, with clear

AO10

No acceptable outcome is prescribed.

- way-finding to maximise use during the day and night;
- d. provide an alley that connects to and consolidates access from Samford Road and South Pine Road as shown on Figure a;
 - e. consolidate vehicular access to South Pine Road, Samford Road and Railway Street;
 - f. provide active frontages that incorporate subtropical design as shown on Figure a, to contribute to the activation and vibrancy of the street.

Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning planning scheme policy.

Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.

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

PO11

Development on key development site 1 provides a plaza in accordance with Figure a, that:

- a. provides a functional area that encourages a high level of accessibility, activation and links with public transport interchanges;
- b. incorporates creative lighting, public art or items of visual interest to enliven the public realm;
- c. provides high quality subtropical design elements that incorporate, shading, deep planting and subtropical landscaping visible from South Pine Road.

AO11

Development incorporates a plaza in accordance with Figure a, that:

- a. provides a minimum area of 1,100m² publicly accessible privately owned open space;
- b. includes privately owned and delivered creative lighting and public art;
- c. features high quality subtropical design elements including shading, deep planting and layered landscaping including along the South Pine Road frontage.

Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—In all other respects, the requirements of the Centre mixed use code or Multiple dwelling code apply.

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

PO12

Development on key development site 2 in Figure a is structured and designed to:

- a. exhibit subtropical architectural excellence through design, treatment and articulation;
- b. improve pedestrian and cyclist connectivity between South Pine Road and Samford Road with clear way-

AO12

No acceptable outcome is prescribed.

- finding to maximise use during the day and night;
- c. provide an arcade as shown on Figure a;
 - d. consolidate landholdings to ensure integrated development outcomes;
 - e. provide active frontages in accordance with the active frontage - primary requirements as indicated on Figure a, to contribute to the activation and vibrancy of street and arcade frontages;
 - f. provide a mix of uses, high quality public realm, public art, creative lighting, shading, landscaping and deep planting;
 - g. consolidate vehicular access to South Pine Road and Samford Road;
 - h. protect and retain the heritage place at the corner of Samford and South Pine Road.

Note—Compliance with this performance outcome is achieved by meeting the criteria, and demonstrated through a structure plan prepared in accordance with the Structure planning planning scheme policy.

Note—Refer to the Subtropical building design planning scheme policy and the Landscaping design planning scheme policy for further information on an alley design and subtropical landscaping.

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

PO13

Development on key development site 2 provides a publicly accessible arcade in accordance with Figure a and Figure b linking South Pine Road to Samford Road, that:

- a. is located and aligned to optimise pedestrian connectivity, permeability and activation of the centre, supporting mid-block movement while avoiding adverse impacts on the function and activation of the Samford Road and South Pine Road intersection;
- b. has a strong street presence and clear, legible entries that promote activation and casual surveillance;
- c. preserves amenity and provides access to sunlight, natural daylight and ventilation;

AO13.1

Development on key development site 2 provides and locates an arcade in accordance with Figure a, positioned at least 80m from the intersection of Samford Road and South Pine Road, measured along a continuous pedestrian clearway from the centre point of the intersection to the nearest arcade entry on either street frontage.

Note—Refer to Figure b, Figure c and Figure d. In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to the design of arcades.

AO13.2

Development of an arcade on key development site 2 is designed in accordance with Figure b and:

- 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

- d. incorporates high-quality finishes, materials and subtropical landscaping;
- e. integrates creative lighting and public artwork to enliven the public realm.

Note—An arcade is a publicly accessible privately owned connection.

- direct exposure to natural sunlight, daylight, and ventilation;
- c. provides a clear line of sight;
- d. incorporates outdoor rooms or recessed tenancies fronting the arcade;
- e. incorporates subtropical landscaping;
- f. provides privately owned and delivered creative lighting and artwork to contribute to the vibrancy and identity of the public realm;
- g. excludes bin storage or collection areas within or directly adjacent to the arcade.

Note—Refer to the Subtropical building design planning scheme policy and Landscape design planning scheme policy for further information on arcade design and subtropical landscaping.

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

Table 7.2.5.3.3.B—Maximum building height

Table 7.2.5.3.3.B—Maximum building height

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

<u>Development</u>	<u>Maximum building height (number of storeys)</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre core sub-precinct (Enoggera district neighbourhood plan/NPP-001a)</u>	<u>15 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre eastern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001b)</u>	<u>12 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

<u>Development of a site in the Alderley centre southern frame sub-precinct (Enoggera district neighbourhood plan/NPP-001c)</u>	<u>10 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Note—For the purposes of determining the category of assessment, the maximum building height is identified in Table 7.2.5.3.3.B only. Other building height controls, including maximum podium height, do not alter category of assessment.

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

Table 7.2.5.3.3.C—Car parking and cyclist facility standards

Table 7.2.5.3.3.C—Car parking and cyclist facility standards

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

Car parking standards

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

<u>Multiple dwellings</u> <u>Note—Where car share spaces are provided, they will not be included in the minimum car parking calculation for the use.</u>	<u>Minimum 1.0 spaces per 1 bedroom dwelling</u> <u>Minimum 1.2 spaces per 2 bedroom dwelling</u> <u>Minimum 1.6 spaces per 3 bedroom dwelling</u> <u>Minimum 2.0 spaces per 4 or above bedroom dwelling</u> <u>Minimum 0.25 spaces per dwelling for visitor parking</u> <u>Note—Parking may be provided in tandem where 2 spaces are provided for 1 dwelling.</u> <u>Note—At least 50% visitor parking is provided in communal areas, and not in tandem with resident parking.</u>
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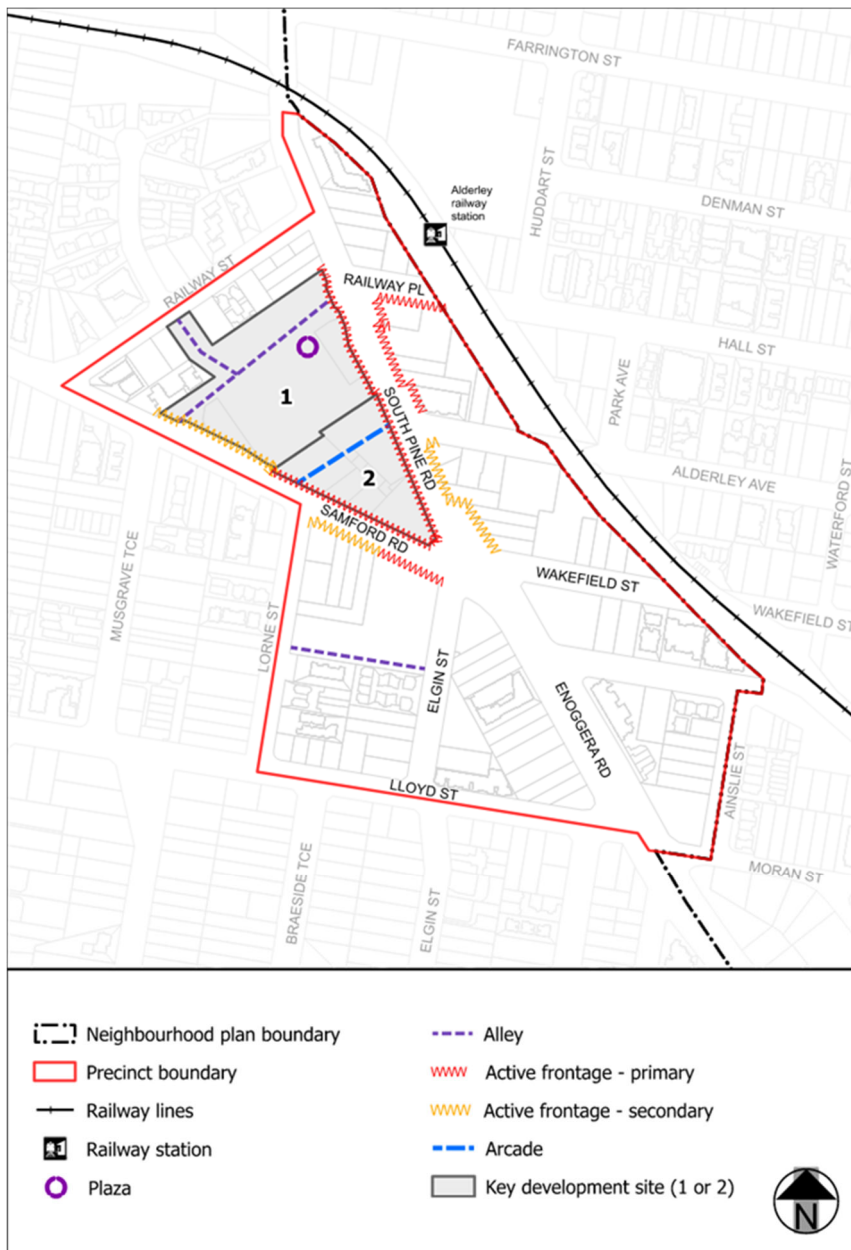
Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Cyclist facilities

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

<u>Multiple dwellings</u>	<u>Minimum 2 lockable, covered, bicycle parking space per unit (in either the garage or separate on-site facility)</u> <u>1 visitor bicycle parking space per 4 units or part thereof</u>
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan



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

[View the high resolution of Figure a—Alderley Centre](#)

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

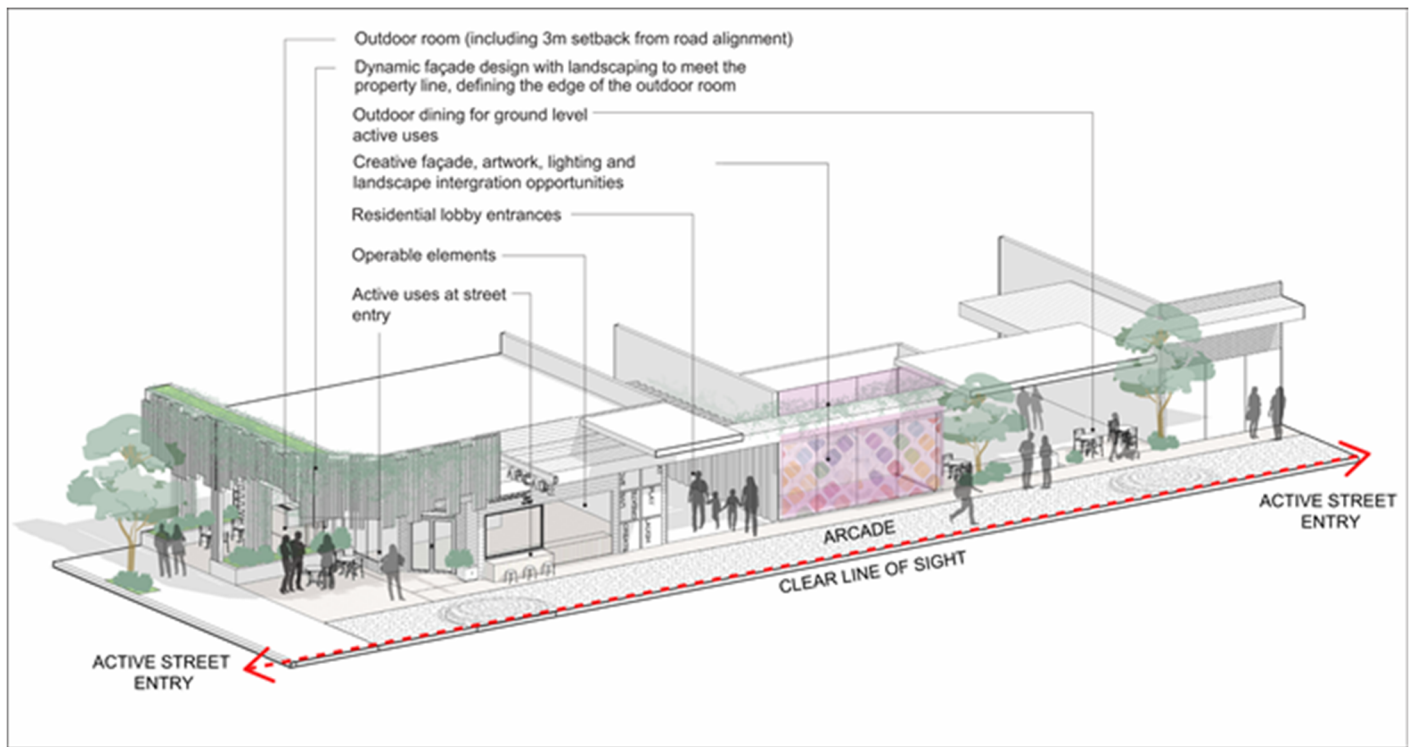


Figure b—Indicative precinct open arcade design elements

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

[View the high resolution of Figure b—Indicative precinct open arcade design elements](#)

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

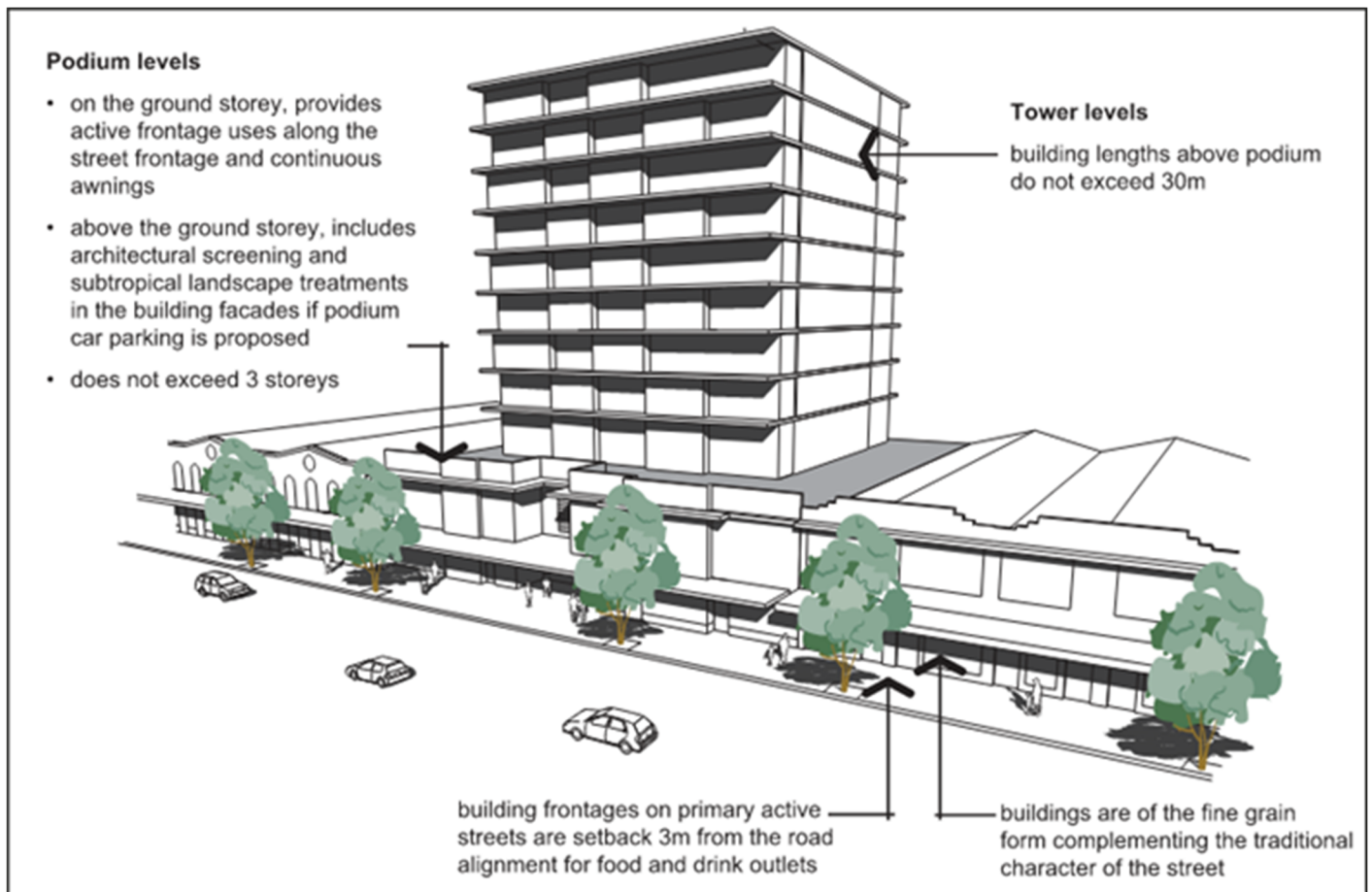


Figure c—Indicative active frontage—primary – street activation and built form integration

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

[View in high resolution of Figure c—Indicative active frontage—primary – street activation and built form integration](#)

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

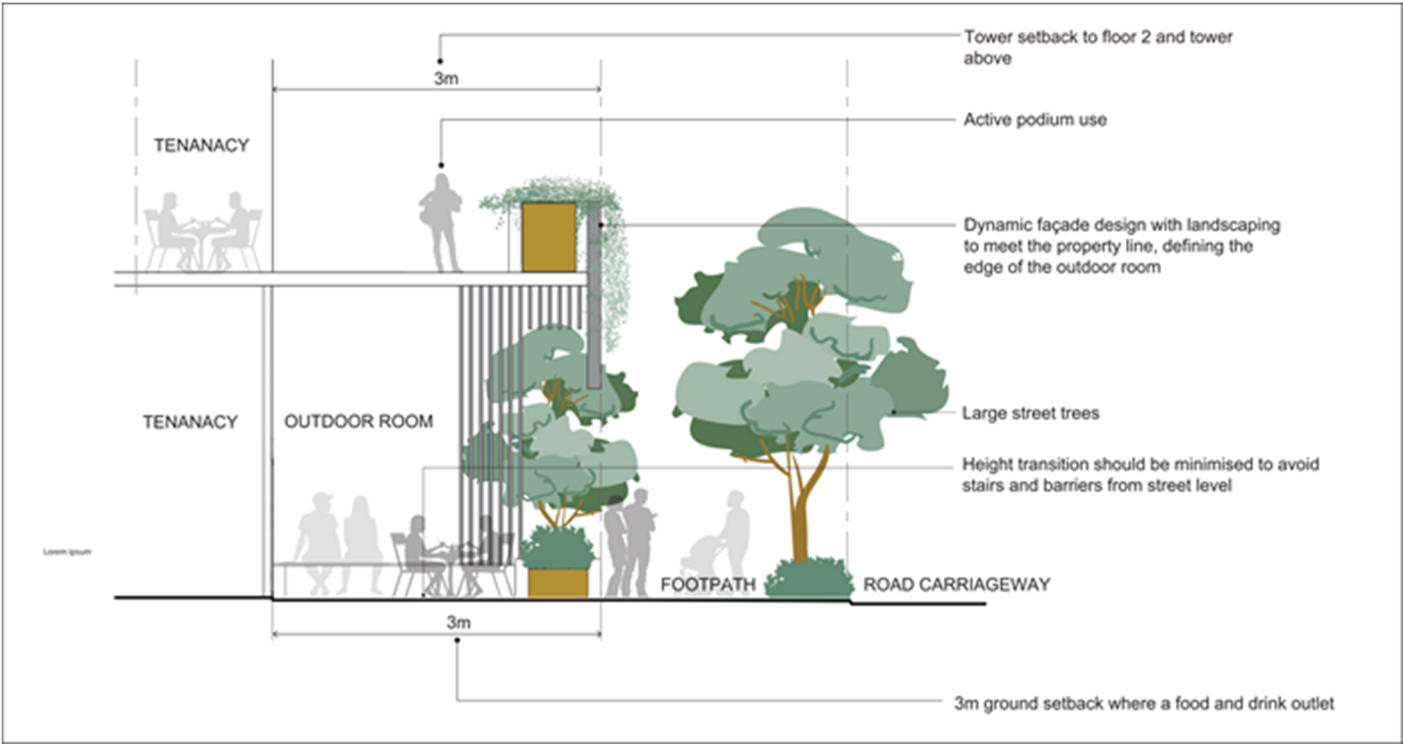


Figure d—Indicative active street frontage tenancy interface

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

[View in high resolution of Figure d—Indicative active street frontage tenancy interface](#)

Schedule 2 Mapping \ SC2.1 Strategic framework maps

Table SC2.1.1— Strategic framework maps

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

Not applicable	SFM-001	Sub-regional context strategic framework map	29 November 2019
	SFM-002	Brisbane Cityshape 2031 land use strategic framework map	29 November 2019
	SFM-003	Brisbane selected transport corridors and growth nodes strategic framework map	27 June 2025XX XXXX 2026
	SFM-004	Brisbane greenspace system strategic framework map	29 November 2019
	SFM-005	Brisbane transport strategic framework map	29 November 2019

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

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

<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tile 20</u>	<u>xx</u> <u>xxxxx</u> <u>2026</u>
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Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps**Table SC2.3.1—Neighbourhood plan maps**

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

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	<u>9 September</u> <u>2016xx xxxxx</u> <u>2026</u>
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017

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

E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	<u>30 June</u> <u>2014xx xxxx</u> <u>2026</u>
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022

Schedule 2 Mapping \ SC2.4 Overlay maps**Table SC2.4.1—Overlay maps**

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

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020

	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	OM-004.1	Dwelling house character overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-004.1</u>	<u>Dwelling house character overlay map Map tile 20</u>	<u>xx xxxx 2026</u>

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

P	OM-016.1	Potential and actual acid sulfate soils overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.1	Potential and actual acid sulfate soils overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map (all tiles, other than where specified below)	30 June 2014

	OM-016.2	Pre-1911 building overlay map Map tile 28	9 September 2016
	OM-016.2	Pre-1911 building overlay map Map tile 20	13 May 2016
	OM-016.2	Pre-1911 building overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map Map tiles 5, 6, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35 and 36	1 December 2017
	OM-016.2	Pre-1911 building overlay map Map tile 28	16 February 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	14 September 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21, 28	23 November 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	29 November 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-016.2	Pre-1911 building overlay map Map tiles 20, 28, 29 and 35	28 May 2021
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	3 September 2021
	OM-016.2	Pre-1911 building overlay map Map tile 28	27 May 2022
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 13, 20 and 28	10 March 2023
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 12, 20, 21 and 28	13 September 2024
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
	<u>OM-016.2</u>	<u>Pre-1911 building overlay map Map tile 20</u>	<u>xx xxxx 2026</u>

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

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

	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47, and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28 and 29	5 December 2025
	<u>OM-19.2</u>	<u>Streetscape hierarchy overlay map Map tile 20</u>	<u>xx xxxx 2026</u>

Schedule 6 Planning scheme policies \ SC6.17 Landscape design planning scheme policy

1.1 Relationship to planning scheme

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

Enoggera district neighbourhood plan code

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

Table 7.2.5.3.3.A	PO10 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	PO12 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	AO13 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Part 9

Schedule 6 Planning scheme policies \ SC6.29 Structure planning planning scheme policy

1.1 Relationship to planning scheme

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

Enoggera district neighbourhood plan code

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

Table 7.2.5.3.3.A	PO10 note	All
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Reason for change: To amend parts of City Plan to introduce the Alderley centre suburban renewal precinct plan

Table 7.2.5.3.3.A	PO12 note	All
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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

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

<u>xx xxxx 2026 (adoption) and xx xxxx 2026 (effective)</u>	<u>vxx.00/2026</u>	<u>Tailored and planning scheme policy amendment</u>	<u>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.00/2026 for further detail.</u>
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