

Brisbane City Plan 2014

Amendment - Upper Mt Gravatt centre suburban renewal precinct plan

1 Guide to this document

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

SCHEDULE OF TEXT AMENDMENTS

Part 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 Upper Mt Gravatt centre suburban renewal precinct plan

Mt Gravatt corridor neighbourhood plan	NPP-001: Upper Mt Gravatt centre NPP-001a: Upper Mt Gravatt centre core NPP-001b: Upper Mt Gravatt mixed use centre corridor frame NPP-001c: Upper Mt Gravatt high density residential centre mixed use frame NPP-001d: Upper Mt Gravatt medium centre high density residential NPP-001e: Upper Mt Gravatt aged care NPP-001f: Everett Street north centre medium density residential <u>NPP-001f: Upper Mt Gravatt centre aged care</u> <u>NPP-001g: Upper Mt Gravatt centre</u> <u>entertainment</u> NPP-002: Mt Gravatt central NPP-002a: Mt Gravatt central core NPP-002b: Mt Gravatt central mixed use frame NPP-002c: Mt Gravatt central medium density residential NPP-003: Logan Road NPP-003a: Logan Road mixed use frame NPP-003b: Logan Road medium to high density residential NPP-003c: Logan Road low to medium density residential NPP-004: Kessels Road NPP-004a: Kessels Road corridor NPP-004b: Kessels Road medium density residential
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Part 5 Tables of assessment \ Neighbourhood Plans \ Mt Gravatt corridor neighbourhood plan

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

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

If in the Upper Mt Gravatt centre entertainment sub-precinct (NPP-001g)

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

Hotel	Assessable development—Code assessment	
	If no greater than the number of storeys identified by the maximum building height specified in the neighbourhood plan identified in Table 7.2.13.10.3.B of the Mt Gravatt corridor neighbourhood plan	Mt Gravatt corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code

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

If in the Medium Kessels Road medium density residential sub-precinct (NPP-001d), (NPP-001f) or (NPP-004b), where in the Medium density residential zone

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

Office	Assessable development—Code assessment	
	If: a. 250m ² or less gross floor area; b. located at ground level; c. fronting Kessels Road or Mt Gravatt-Capalaba Road	Mt Gravatt corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code

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

Shop	Assessable development—Code assessment	
	If: a. 250m ² or less gross floor area; b. located at ground level; c. fronting Kessels Road or Mt Gravatt-Capalaba Road	Mt Gravatt corridor Neighbourhood Plan Code neighbourhood plan code Centre or mixed use code Prescribed secondary code

Reason for change:

If in the High density residential sub-precinct (NPP-001c) where in the High density residential zone

Reason for change:

Office	Assessable development—Code assessment	
	If: a. 250m² or less gross floor	Mt Gravatt corridor neighbourhood plan code

	area; b. located at ground level; c. fronting Mirimar Street, Mt Gravatt Capalaba Road or Khandalla Street	Centre or mixed use code Prescribed secondary code
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Reason for change:

Shop	Assessable development—Code assessment	
	If: a. 250m² or less gross floor area; b. located at ground level; c. fronting Mirimar Street, Mt Gravatt Capalaba Road or Khandalla Street	Mt Gravatt corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Mt Gravatt corridor**7.2.13.10.1 Application**

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

2. Land in the Mt Gravatt corridor neighbourhood plan area is identified on the NPM-013.10 Mt Gravatt corridor neighbourhood plan map and includes the following precincts:

- a. Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001):
 - i. Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a);
 - ii. Upper Mt Gravatt ~~mixed use frame~~centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b);
 - iii. Upper Mt Gravatt ~~high density residential~~centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c);
 - iv. Upper Mt Gravatt ~~medium~~centre high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d);
 - v. Upper Mt Gravatt ~~aged care~~centre medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e);
 - vi. ~~Everett Street north medium density residential~~Upper Mt Gravatt centre aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f);
 - vii. Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g).
- b. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002):
 - i. Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a);
 - ii. Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b);
 - iii. Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c).
- c. Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003):

- i. Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a);
 - ii. Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b);
 - iii. Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c).
- d. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004):
 - i. Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a);
 - ii. Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b).

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

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

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

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

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

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

7.2.13.10.2 Purpose

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

3. The overall outcomes for the neighbourhood plan area are:
 - a. The Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) is the main focus of the plan given its function develops as a Major Centre. The Major Centre is highly centre accessible by most modes of public transport services, existing active transport links and serves major arterial roads as a focal point for employment, administration, cultural, entertainment, education, retail and service activities on the south side of Brisbane.
 - b. The Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) are more primarily focused on local service and retail focused, while whilst the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) serves both local and city-wide retail catchments.
 - c. The Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) and Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) concentrate higher density mixed use development within core sub-precincts, which create the heart of each activity centre. Each
 - d. Each core is supported by a mixed use frame sub-precinct with a lesser intensity of development in height, scale and business uses, providing a transition to nearby

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

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

4. Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan NP/NPP-001) overall outcomes are:

- a. This precinct Development is characterised by the highest development intensity in the neighbourhood plan area, containing a mix of uses in keeping with its centre and

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

- Principal Major centre zone south-east along Logan Road in attracting businesses, residents and north along Kessels Road and Mt Gravatt-Capalaba Road, to allow additional office/commercial activity, shops, food and drink outlets and multiple dwellings. Higher intensity visitors;
- iii. focuses development provides opportunities for landmark sites, identified in Figure a, at the intersection of Logan Road and Mt Gravatt-Capalaba Road and Kessels Road, and along Logan Road, to define the core;
 - iv. supports and complements the existing and future Queensland Government road upgrades for major transport corridors and does not conflict with or hinder the establishment of centre activities consistent with a Major Centre;
 - v. ensures that ground storey tenancies provide vibrant uses with active frontages, such as shops, cafes, food and drink outlets, offices and extended-hour services, including health care service and indoor sport and recreation (gymnasium), to encourage pedestrian activity and vitality. Above ground, commercial activities and residential units are preferred. Building design presents a human scale to the street with a seamless transition between indoor and outdoor spaces sub-precinct;
 - vi. provides new road for Centre activities (activity group) within the podium to support a high level of economic and community activity within the Major centre;
 - vii. includes Accommodation activities (activity group) above the podium, delivering housing choice in the centre core and close to public transport services and active transport links;
 - viii. improves pedestrian and cycle linkages. Legible public connections through the centre core by enhancing access between Logan Road, Mt Gravatt-Capalaba Road, Link Street, MacGregor Street and the South East Busway busway station is established through by delivering arcades, alleys and active frontages identified in Figure a;
 - ix. creates a strong focus between the Garden City Shopping Centre site footpath and adjoining buildings on Link Street and MacGregor Street, promoting casual surveillance and ensuring safe pedestrian movement to the busway station;
 - x. provides building height transitions to the lot boundary of the busway corridor, identified in Figure b, to minimise overshadowing and visual bulk, and maintain the amenity of land located west of the Pacific Motorway in MacGregor.
- m. Development in the Upper Mt Gravatt mixed-use frame centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b):
- i. provides complements development of the centre core by providing a transition diverse range of centre and accommodation activities;
 - ii. provides for Centre activities (activity group) within the podium to support a high level of economic, entertainment and community services within the Major centre;
 - iii. includes Accommodation activities (activity group) above the podium providing housing choice close to the surrounding residential areas centre core, public transport and existing active transport connections;
 - iv. comprising includes arcades, active frontages and a mix plaza to improve pedestrian connections through key development sites, identified in Figure a, enhancing north to south connections from the centre core and the busway station through Tryon Street Park to residences in High density residential and Medium density residential zoned land;
 - v. provides building height transitions to the front boundary with Newnham Road to

- minimise overshadowing and visual bulk, and maintain the amenity of business/commercial uses is Low density residential zoned land located on the podium and lower tower levels with residential uses on higher levels to create a vibrant and activated space through most hours east of the day Newnham Road.
- n. Development in the Upper Mt Gravatt high density residential centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c):
- for high provides a transition in the intensity of development in height, scale and business uses from the Major centre to adjoining High density residential, Medium density residential development takes advantage of its close proximity to centre activities;
 - complements the function of major transport corridors and does not conflict with or hinder the establishment of high Low density residential zoned areas;
 - provides for a mix of Centre activities (activity group) in the ground storey and Accommodation activities (activity group) above, to provide employment and housing choice close to a Major centre, public transport and active transport links;
 - includes active frontages, arcades and a plaza to improve pedestrian connections through key development sites and landmark sites, identified in Figure a, enhancing east to west connections between Logan Road and Sanders Street.
- o. Development in the Upper Mt Gravatt medium centre high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d):
- locates delivers high density residential development that provides housing choice close to businesses, services and public transport, supported by improved pedestrian connections;
 - ensures no new vehicle access is provided along Mt Gravatt–Capalaba Road and Newnham Road and amalgamates sites where required to provide rear access.
- p. Development in the Upper Mt Gravatt centre medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e):
- delivers medium density residential development at the periphery of the centre to provide that provides housing choice and a building height transition to surrounding low density residential zoned areas;
 - for multiple dwellings in the Low density residential zone ensures no new vehicle access is not consistent with the outcomes sought;
 - complements the function of major transport corridors provided along Kessels Road, Mt Gravatt–Capalaba Road and does not conflict with or hinder the establishment of medium density residential development Newnham Road and amalgamates sites where required to provide rear access.
- q. Development in the Upper Mt Gravatt centre aged care residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e-001f):
- provides opportunities for residents to age in place by constructing high density residential units for aged care, people with special needs and/or retirement purposes;
 - for multiple dwellings is not consistent with the outcomes sought.
- r. Development in the Everett Street north medium density residential Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f-001g):
- ensures

provides for accommodation and entertainment activities that medium density residential uses provide contribute to a transition from high density residential vibrant day and night-time economy within the Major centre;

- ii. supports existing hotel and short-term accommodation uses;
- iii. improves pedestrian connectivity by providing a plaza and arcade on the key development to surrounding low density residential areas north of Mount Gravatt-Capalaba site, identified in Figure a, creating a direct and legible connection between Logan Road and east of Newnham Road;
- iv. ensures that building bulk and design complements the natural topography of the land and does not require significant filling or excavation. Development on steeply sloping land occurs on large sites created through lot amalgamation;
- v. complements the function of major transport corridors and does not conflict with or hinder the establishment of medium density residential development;
- vi. ensures that there is no vehicular access to Mount Gravatt-Capalaba Road and no net increase in driveway crossovers onto Newnham Road Sanders Street.

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

6. Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003) overall outcomes are:

- a. This precinct provides an active corridor by Development promotes ground storey activation along the eastern side of Logan Road concentrating development a mix of Active frontage uses (activity group) at the intersection of with Dawson Road.
- b. Development provides Accommodation activities (activity group) above the ground storey for housing choice close to services, amenities and public transport services close to Logan Road and Dawson Road framed by high density and medium density residential development to the east.
- c. This precinct capitalises upon its accessibility to 2 high-frequency Development improves pedestrian connections between residences and public transportation routes to create a highly accessible neighbourhood transport services.
- d. The precinct's proximity to Griffith University also presents opportunities for well-located Development ensures building design is of an appropriate bulk, affordable student accommodation.
- e. Uses considered consistent with the outcomes sought include centre activities scale and form, and provides podium and slender tower forms where in the mixed use frame sub-precinct District centre zone.
- f. Student accommodation is encouraged close to Griffith University, services and low density residential amenities, and medium density to high density residential where in the residential sub-precincts public transport services.
- g. Development in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a):
 - i. ensures that extends mixed use development extends north from the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) on along the eastern side of Logan Road, close to promote a mixed-use centre to service local residents, including the existing schools on the opposite side of Logan Road;
 - ii. provides a range of residential accommodation options above ground storey and commercial and retail activities create a vibrant and activated space through most hours of the day;
 - iii. locates higher density mixed use development east of the intersection of Logan

- Road and Dawson Road, creating a highly accessible and walkable hub at the junction of 2 high-frequency public transport routes/services. Active frontages are encouraged at ground level throughout this sub-precinct.
- h. Development in the Logan Road medium to high density residential sub-precinct (Mt Gravatt Corridor neighbourhood plan/NPP-003b):
- locates/supports a mix of high and medium density residential development on the eastern side of Logan Road, within walking distance of close to public transport, and supports services, whilst supporting the creation of a strong and active corridor. Restricting medium density residential development to the eastern side of Logan Road safeguards existing ongoing amenity and views to land to the west and green space of Logan Road;
 - locates high/provides a building height transition to Low density residential development/zoned land to the east of the Logan Road and Dawson Road intersection, creating a highly accessible and walkable residential precinct at the junction of 2 high-frequency public transport routes.
- i. Development in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c):
- provides a transition between the mixed use development to the south and low density residential areas to the north and east;
 - ensures that multiple dwellings are consistent with the outcomes sought.

Table 7.2.13.10.3.A—Performance outcomes and acceptable outcomes

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

PO4 Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through: - transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries; - sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences; - landscaped buffers and screens.	AO4.1 For development with a side boundary to a residential area not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts: - building height is no more than 2 storeys within 10m of the common property boundary; - building height is no more than 4 storeys within 10m to 20m of the common property boundary; - development is set back a minimum of 4m from the common property boundary; - the total straight length of any wall does not exceed 25m. AO4.2 Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt
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corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures:

- any building is set back a minimum of 10m from the rear boundary;
- deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.

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

PO5**Development:**

- creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space;
- provides arcades of a scale, width, design and tenure that reflect their function and location.

AO5

Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.

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

PO6PO4

Development provides for the widening of streets to enable safe and efficient regional, city and local transport networks.

AO6AO4**Development:**

- provides land for new Council roads, cycleways, road widening and upgrades;
- is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure g.

Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.

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

PO7

Development provides a range of open space and recreational opportunities to meet the needs of the community.

AO7

Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.

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

PO8PO5

Development ensures provides vehicle access and servicing does not compromise which are designed and located to:

- a. protect the function functioning of arterial roads and future Queensland government road upgrades as shown on Figure g;
- b. not visually dominate the site and streetscape;
- c. protect the safety of pedestrians.

AO8AO5.1

Development does not provide gain additional vehicular access and/or servicing from Kessels Road, Mt Gravatt-Capalaba Road or Logan Road the following roads where alternative vehicular access is or servicing lanes are available:

- a. Kessels Road;
- b. Mains Road;
- c. Mt Gravatt-Capalaba Road;
- d. Newnham Road;
- e. Logan Road.

AO8AO5.2

Development which adjoins adjoining a site with a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road that has no alternative access other than to these from the following roads, provides access, (including manoeuvring including maneuvering space) for the future development of that adjoining site, via the development site's main a shared internal access point lanes:

- a. Kessels Road;
- b. Mains Road;
- c. Mt Gravatt-Capalaba Road;
- d. Newnham Road;
- e. Logan Road.

Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property.

Note—For development adjoining a site with a frontage to Mains Road or Kessels Road within the Kessels Road precinct (NPP-004) refer to Figure f.

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

If in a core sub-precinct or mixed use frame sub-precinct

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

PO9

Development involving non-residential and mixed use development:

- a. includes a podium design that:
 - i. avoids the creation of a canyon of buildings along streets;
 - ii. obscures views of tall buildings, promoting a fine-grain, human-scaled development at street level;

AO9.1

Development ensures buildings incorporate a podium and tower form as specified in Figure e.

AO9.2

Development ensures podium heights are a minimum of 2 storeys.

AO9.3

Development involving a commercial podium

iii. sensitively responds to changes in topography and gradients; iv. adds variety and interest to the streetscape; b. provides variation in building form, height and materials, articulation of facades and space to allow for deep planting within the front setback; c. ensures design and siting of buildings above podium allows sufficient space between buildings to allow for breezes and views through the site.	adjoining a site where residential uses exist at ground or first storey levels ensures that the maximum height of the podium is 2 storeys at that side boundary. AO9.4 Development ensures that podiums are built to the side boundary for a minimum distance of 10m from the front property boundary, except where: - there is a requirement for the provision of an overland flow path; - the development adjoins a property not included within a centre, in which case all parts of the development are set back a minimum of 2m from the boundary with the adjoining land. AO9.5 Development ensures the podium is occupied by commercial uses. AO9.6 Development ensures the tower is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure e. Note—On large sites more than 1 tower will be required to achieve the acceptable outcome. AO9.7 Development involving more than 1 tower within a site ensures towers are separated by a distance of at least 12m.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO10 Development provides landmark sites: - at key intersections that act as gateways to the Mt Gravatt Central and Upper Mt Gravatt centres; - that mark the prominence of specific corner sites through their height, siting towards the corner, high quality design and materials, integrated public space and public artwork.	AO10 Development at key intersections, as shown in Figure a and Figure b, include landmark sites where: - building height and plot ratio comply with provisions for landmark sites in Table 7.2.13.10.3.B; - overall height is varied by stepping with heights increasing towards the corner; - buildings include unique roof forms; - landmark towers are located on the corner within 30m of the corner frontage; - podium street level incorporates a
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continuous active frontage with integrated building entries and public spaces at the corner and public artwork;

- f. podium and tower elements are located towards the corner;
- g. building materials are varied, high quality and durable, and positively contribute to the design quality of the centre.

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

PO11

Development contributes to the role of the street as the focus for commercial and community life, and promotes activation and casual surveillance of streets, laneways, arcades, plazas, busway stations and pedestrian/cycle ways, through active uses, building design and site layout.

AO11

Development provides active frontage streets specified in Figure a, Figure b and Figure c or adjoining publicly accessible spaces, such as parks, arcades, laneways, town centres, busway stations and pedestrian/cycleways.

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

If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where in the Garden City Shopping Centre

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

PO12

Development involving any redevelopment or expansion of Garden City Shopping Centre where involving more than 6,000m² of additional gross floor area achieves the following:

- a. expands the mix of land uses beyond retail to include office and residential;
- b. includes a site layout and built form that visually and physically integrates the site into the area, and improves legibility through the siting of entries/exits, arcades and landmark sites;
- c. includes highly articulated buildings with significant recesses and projections and a range of building materials (including glass), to visually reduce their bulk and scale and enhance the appearance of the area;

AO12

No acceptable outcome is prescribed.

- d. breaks down the edges of the existing 'big box' and creates active frontages with multiple building breaks for building articulation and separation, pedestrian and vehicular access along Logan Road, Kessels Road, Macgregor Street, Link Road, and provides arcades to add to the vibrancy of the area;
- e. maximises pedestrian accessibility to and from the site and pedestrian safety through the site, particularly to the busway stations and future bus interchanges, via the introduction of legible arcades with 24-hour access where supported by active frontages as shown in Figure a;
- f. provides vibrant and safe publicly accessible open spaces in the form of plazas and meeting places integrated with the development;
- g. site layout and design is in accordance with crime prevention through environmental design principles to achieve public safety;
- h. includes significant landscaped areas incorporating deep planting;
- i. screens car parking areas from adjoining streets;
- j. provides safe and efficient accesses for vehicles (including service vehicles) and internal circulation networks that do not detrimentally impact on the surrounding road network;
- k. provides sufficient car parking, servicing and loading/unloading areas;
- l. facilitates the permeability and connectivity for vehicles and pedestrians to the surrounding road network.

Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome.

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

If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan [NPP/NPP-002b](#))

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

PO13PO6 Development: a. protects and complements the character of the existing retail/commercial centre along Logan Road, between Mountain/Springwood Streets and Virgil Street. b. provides buildings that: i. contribute to a fine-grain urban form and maintain low-scale awnings with parapet facades to the street, similar to traditional buildings in the street; ii. create a strong visual interest, and are complementary to the level of detail and articulation of the existing streetscape.	AO13AO6 Development ensures buildings fronting Logan Road between Mountain/Springwood Streets and Virgil Street: a. are clearly expressed as individual shop fronts of 10m–15m in width, and of a grain consistent with traditional widths in the street; b. incorporate a continuous awning and parapet; c. have building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO14PO7 Development: a. provides for a mix of uses incorporating small-scale retail and residential activities; b. contributes to the activation and casual surveillance of the street.	AO14AO7.1 Development ensures the retail gross floor area does not exceed 750m².
	AO14AO7.2 Development ensures retail activities are at street level and provide an active frontage along Logan Road and Kempsie Road.
	AO14AO7.3 Development ensures car parking is at the rear or in a basement.

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

PO15PO8 Development ensures that large-format buildings accommodating showroom centres (bulky goods/retail warehouse uses) continue to be located in this sub-precinct.	AO15AO8 Reconfiguring a lot does not realign or create additional smaller lots unless there is a structure plan prepared in accordance with the Structure planning planning scheme policy.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO16PO9 Development includes large floor plates and lot sizes consistent with the role and function of this sub-precinct.	AO16AO9 Development has a minimum lot size of 2,500m².
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO17PO10

Development provides a landscaped buffer along the common boundary of all adjoining residential uses.

AO17AO10

Development provides a minimum 10m wide landscape buffer.

Refer to Figure f.

Note—The building footprint and basement footprint do not intrude into the landscape buffer.

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

PO18

Development provides an integrated network of access ways and car parking areas that have limited access to arterial roads and which benefit all sites within the sub-precinct.

AO18.1

Development does not provide additional vehicular access and servicing is not provided from Mains Road or Kessels Road where alternative access is available.

AO18.2

Development which adjoins a site with a frontage to Mains Road or Kessels Road that has no alternative access other than to these roads provides for access (including manoeuvring space) to the future development of that adjoining site via the development site's main access point.

Note—Easements are created over shared vehicular access ways to benefit all adjoining owners and Council where Council determines these are to serve more than an individual development and property.

Refer to Figure f.

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

If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a), or if where in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b)

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

PO19PO11

Development manages the flood risk and environmental values associated with Mimosa Creek and ensures that structures and people are safe with respect to the flood hazard by:

- maintaining the natural drainage system;
- ensuring no loss in the flood conveyance capacity of the Mimosa Creek for all storms;
- ensuring the building location and design is safe by mitigating the flood hazard;
- providing safe egress and emergency

AO19AO11.1

Development is not subject to high hazard flood conditions.

Note—Compliance with this acceptable outcome can be demonstrated by submitting a hydraulic and hydrology report identifying the site area with a level of risk and flood immunity suitable for development in accordance with the Infrastructure design planning scheme policy and acceptable flood impacts. In some cases, sites will need to be amalgamated to achieve a suitably sized area for development.

AO19AO11.2

Development fronting Bedser Street and Benaud Street provide emergency access in accordance with the flood immunity levels identified in the Infrastructure design planning scheme policy.

access to the site.	AO19AO11.3 Structural elements are outside the waterway corridor and set back a minimum of 5m from the top of the waterway embankment. Note—Structural elements include walls, piers and columns that may interfere with the free flow of water and be susceptible to damage from creek scour.
	AO19AO11.4 Cantilevered elements over high-hazard floodway areas must have a minimum clearance of 2m from ground level to the underside of the floor or the relevant flood immunity requirement (whichever is greater).

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

If in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)

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

PO20 Development ensures building bulk and size are consistent with the intent of the area and design complements the natural topography of the area.	AO20.1 Development has a minimum site area of 800m ² and has a minimum frontage of 20m.
	AO20.2 Development has a minimum site area of 1,200m ² where the site has a slope equal to or greater than 1 in 4.

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

PO21 Development must not occur on a site subject to potential landslide.	AO21 Development does not occur on land with a slope greater than 1 in 3. Note—A geotechnical report will be required for any development occurring on site with a gradient in excess of 1 in 4.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO22 Development provides vehicle access, servicing and car parking structures which are designed and located to: a. protect the functioning of arterial roads with minimal disruption; b. not visually dominate the site and streetscape; c. protect the safety of pedestrians.	AO22.1 Development does not provide vehicular access from Mount Gravatt-Capalaba Road.
	AO22.2 Development does not provide vehicular access from Newnham Road where alternative access is available.
	AO22.3 Development does not provide a net increase in driveway crossovers on Newnham Road.

AO22.4

Development provides car parking and servicing areas at the rear or underneath buildings.

AO22.5

Development ensures driveway crossovers maintain the integrity, quality and primacy of footpaths.

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

If
in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003), where in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)

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

PO23**PO12**

Vehicular access is provided from side streets to protect the arterial road function of Logan Road and to improve the safety of pedestrians.

AO23**AO12**

Vehicular access is provided from Wanda Road.

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

If in the Upper Mt Gravatt centre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) or Logan Road precinct (Mt Gravatt corridor neighbourhood precinct/NPP-003), where in the Mixed use zone, High density residential zone or the Centre zone category

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

PO13

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

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

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

AO13

Development provides subtropical landscaping to achieve a minimum green plot ratio of 25%.

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

• $GPR = \frac{\text{total of all green infrastructure area}}{\text{total site area}} \times 100$
Note—Deep planting is a separate assessment benchmark to GPR that is required to be provided in accordance with the provisions of the Centre or mixed use code.

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

PO14

Development on a landmark site identified in Figure a provides a prominent visual reference by:

- a. defining gateways and entrances to precincts occurring along either Logan Road, Kessels Road, Mt Gravatt–Capalaba Road, MacGregor Street or Link Street;
- b. creating visual cues and interest along either Logan Road, Kessels Road or Mt Gravatt–Capalaba Road through design excellence, public artwork and creative lighting;
- c. accommodating public realm with subtropical deep planting and layered landscaping visible from along either Logan Road, Kessels Road, Mt Gravatt–Capalaba Road, MacGregor Street or Link Street.

Note—Deep planting provided on a landmark site within public realm contributes to the minimum requirements identified in the Centre or mixed use code.

AO14

Development on a landmark site identified in Figure a:

- a. provides podiums and slender tower forms directly addressing either key intersections or site entrances occurring along either Logan Road, Kessels Road, Mt Gravatt–Capalaba Road, MacGregor Street or Link Street framing these locations with well-articulated façades, vertical expression and a distinct landmark form;
- b. provides public artwork and creative lighting to entrances and gateways to precincts along either Logan Road, Kessels Road or Mt Gravatt–Capalaba Road;
- c. provides a minimum of 10% of the landmark site for privately owned, publicly accessible open space sited at key intersections or site entrances along either Logan Road, Kessels Road or Mt Gravatt–Capalaba Road;
- d. provides high quality subtropical design elements including shading, deep planting and layered landscaping at the ground plane of key intersections or site entrances along either Logan Road, Kessels Road, Mt Gravatt–Capalaba Road, MacGregor Street or Link Street.

Note—In all other respects the requirements of the Centre or mixed use code apply to the design of landmark sites.

Note—Deep planting provided on a landmark site within publicly accessible open space contributes to the minimum requirements for deep planting identified in the Centre or mixed use code.

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

PO15

Development on a key development site identified in Figure a occurs in an efficient and orderly manner and provides for an integrated, safe and functional layout that addresses site and context by providing:

- a. high quality public realm and internal access circulation that prioritises pedestrian, supported through subtropical landscaping and deep

AO15

Development on a key development site identified in Figure a addresses site context and setting by:

- a. preparing a structure plan in accordance with the Structure planning planning scheme policy;
- b. providing an integrated, publicly accessible internal local road network;
- c. consolidating vehicular access to major

planting, streetscape improvements and passive surveillance; b. vehicular access and circulation to the site that integrates and consolidates vehicular access with the local road network; c. high quality privately provided, publicly accessible plazas providing a subtropical, shaded public open space available for local residents, worker and visitors use in the day and night throughout the week; d. high quality, shaded pedestrian and cyclist access through key development sites connecting from either Logan Road, Kessels Road, Mt Gravatt—Capalaba Road, MacGregor Street or Link Street to local neighbourhood streets. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans. Note—Deep planting provided on a plaza on a key development site contributes to the minimum requirements identified in the Centre or mixed use code.	arterial roads; d. providing arcades and alleys with shaded pedestrian connections as identified in Figure a; e. including high quality, privately provided plazas that are publicly accessible and incorporate subtropical, shaded open spaces available for use 24 hours a day, seven days a week, where identified in Figure a. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans. Note—Deep planting provided on plaza on a key development site contributes to the minimum requirements identified in the Centre or mixed use code.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

PO16 Development ensures that an arcade identified in Figure a: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access within the centre and to public transport facilities and open spaces; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety; f. provides access to natural day light, incorporating subtropical landscaping, and leverages Mt Gravatt's subtropical character; g. incorporates items of visual interest to enliven the public realm.	AO16 Development for an arcade identified in Figure a: a. maintains unrestricted pedestrian access at all times (24 hours, 7 days a week); b. is designed so that a minimum of 50% of its area is open to the sky, allowing direct exposure to natural sunlight, daylight and ventilation; c. includes subtropical landscaping; d. provides privately owned and delivered creative lighting and public artwork to contribute to the vibrancy and identity of the public realm; e. excludes bin storage or collection, parking areas and service driveways within or directly adjacent to an arcade. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

If in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b), Upper Mt Gravatt centre mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c), Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g) or Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)

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

PO17

Development ensures that the proportion of building:

- a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;
- b. incorporates a podium and tower form set back to reduce the appearance of building bulk from adjoining buildings and streetscape;
- c. minimises amenity impacts on other properties and public open space in terms of sunlight, daylight and breezes;
- d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings.

AO17

Development provides for slender tower and podium forms with:

- a. a maximum podium height of 3 storeys, if no podium or parapet line is established in the immediate streetscape;
- b. a maximum tower site cover of 50%;
- c. a maximum tower dimensions in any direction, as shown in Figure e that does not exceed the lesser of:
 - i. 75% of the site width;
 - ii. 30m in any direction.
- d. a minimum of 10m tower separation distances.

Note — Tower site cover is the combined average area covered by the building or structure above the podium, measured to its outermost projections after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- the eaves of a building; or
- a sun shade.

Note — Podium is defined as the ground storey, second storey and third storey of a building as per identified in AO30.1 of the Centre or mixed use code.

Note — Where the building has no podium achieves a maximum tower site cover of 50%.

Note — Tower separation distances are measured from the outermost project of each tower.

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

If in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a) and Upper Mt Gravatt centre corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)

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

PO18

Development provides a land use mix and configuration consistent with the Major centre designation that:

- a. supports street level activation at the ground storey;

AO18.1

Development on the ground storey of a building supports Active frontage uses (activity group) to encourage street level activation.

Note — Guidance on the built form parameters for the ground storey are provided within the Centre or mixed use code.

b. supports high levels of economic and community activity within the podium. <u>Note—Guidance on the built form parameters for the ground storey and podium are provided within the Centre or mixed use code.</u>	AO18.2 Development within the podium of the building supports Centre activities (activity group) to facilitate a high level of economic and community activity within the Major centre. <u>Note—Guidance on the built form parameters for the podium, defined as the ground storey, second storey and third storey, are provided within the Centre or mixed use code.</u>
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Table 7.2.13.10.3.B—Maximum building height and plot ratios

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

If in the Upper Mt Gravatt Precinctcentre precinct (Mt Gravatt corridor neighbourhood plan/NPP-001)

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

Development of a landmark building site (refer to Figure a)	15 storeys 350% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt Corecentre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a) where greater than 50m from the lot boundary of the busway corridor (shown in Figure b)	6 storeys 150% plot ratio 30 storeys	Where in the Principal centre zone: 6 storeys 150% plot ratio Where in any other zone: not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt centre core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where within 50m	10 storeys	Not specified
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from the boundary
if the busway
corridor (shown in
Figure b)

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

Development of a
site in the Upper Mt
Gravatt centre
corridor sub-
precinct (Mt Gravatt
corridor
neighbourhood
plan/NPP-001b)

10 storeys

15 storeys

20 storeys

6 storeys

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

Development of a
site in the Upper Mt
Gravatt centre
corridor sub-
precinct (Mt Gravatt
corridor
neighbourhood
plan/NPP-001b),
where fronting
Newnham Road

10 storeys

15 storeys

15 storeys

6 storeys

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

Development of a
site in the Upper Mt
Gravatt centre
mixed use frame
sub-precinct (Mt
Gravatt corridor
neighbourhood
plan/NPP-001b-
001c)

610 storeys
150% plot
ratio

810 storeys
200% plot
ratio

1015 storeys
250% plot ratio

Where in the
Principal
centre zone:
6 storeys
150% plot
ratio
Where in any
other zone:
not specified

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

Development of a
site in the Upper Mt
Gravatt high
density residential
sub-precinct (Mt
Gravatt corridor
neighbourhood

6 storeys
150% plot
ratio

8 storeys
200% plot
ratio

8 storeys
200% plot ratio

6 storeys
150% plot
ratio

plan/NPP-001c)				
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e-001f)	6 storeys 150% plot ratio	8 storeys 200% plot ratio	8 storeys 200% plot ratio	6 storeys 150% plot ratio
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt centre entertainment sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001g)	6 storeys	8 storeys	10 storeys	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	58 storeys 125% plot ratio	68 storeys 150% plot ratio	68 storeys 150% plot ratio	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Logan Road medium to high-density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)	3 storeys 90% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	3 storeys 90% plot ratio
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) where identified with a maximum building height of 6 to 8 storeys in Figure c	6 storeys 150% plot ratio	8 storeys 200% plot ratio	8 storeys 200% plot ratio	Where in the High-density residential zone: 6 storeys 150% plot ratio Where in any other zone: not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

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

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

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

If in the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NPP-001)

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

Development of a site in the Upper Mt	Front 3m	Front 0m	Front
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Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)	Side — 0m Rear — 6m	Side — 0m Rear — 6m	3m Side — 5m Rear — 10m 12m separation between towers where multiple towers exist on a site
Development of a site in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)			

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

Development of a site in the Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e)	As per the Multiple dwelling code	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal

precinct plan

Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)	Side — 4m Rear — 15m (for lots adjoining Mt Gravatt Capalaba Road) Rear — 10m (for all other lots) All other setbacks are as per the Multiple dwelling code	Not specified
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

If in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003)

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

Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	Front — 3m Side — 0m Rear — 6m	Front — 0m Side — 0m Rear — 6m	Front — 4m Side — 4m Rear — 10m 12m separation between towers where multiple towers exist on a site
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Development of a site in the Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code	
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Note—Setbacks will be derived from the results of the corridor investigations illustrated in [Figure g](#).

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

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

Table 7.2.13.10.3.D—Land use mix

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

~~If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)~~**Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan~~Any development in this precinct~~~~Up to 30% residential~~~~Up to 100% non-residential~~**Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan**~~If in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)~~****Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan~~Any development in this precinct~~~~Up to 80% residential~~~~Up to 50% non-residential~~**Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan**~~If in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)~~****Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan~~Any development in this precinct~~~~Up to 80% residential~~~~Up to 50% non-residential~~**Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan**~~If in the Aged Upper Mt Gravatt centre aged care sub-precincts -precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e-001f) and/or Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)~~****Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan**Note**⁽⁴⁾ ~~Development that achieves a similar mix for the overall sub-precinct will be considered as a performance outcome.~~**Reason for change:** To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

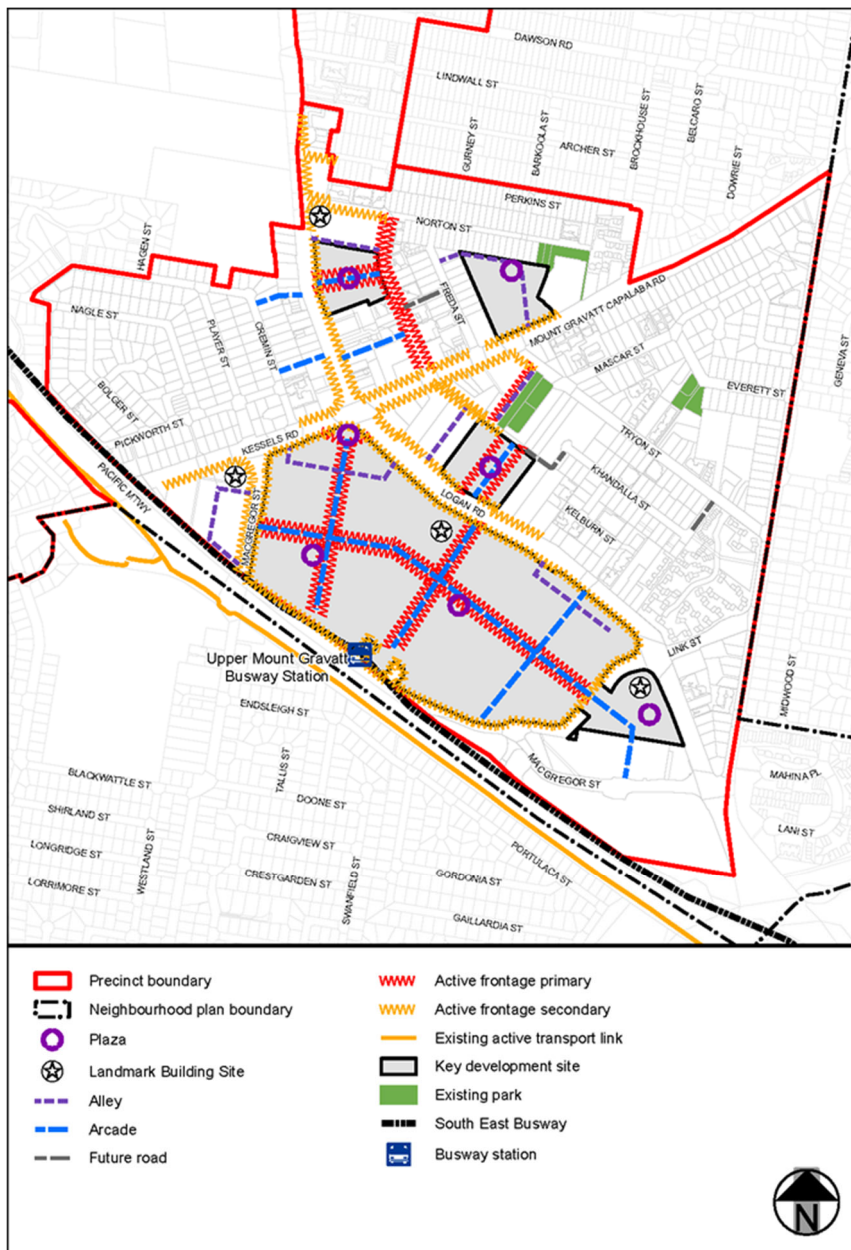


Figure a—Upper Mt Gravatt centre

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

View the high resolution of Figure a [Upper—Upper Mt Gravatt centre](#)

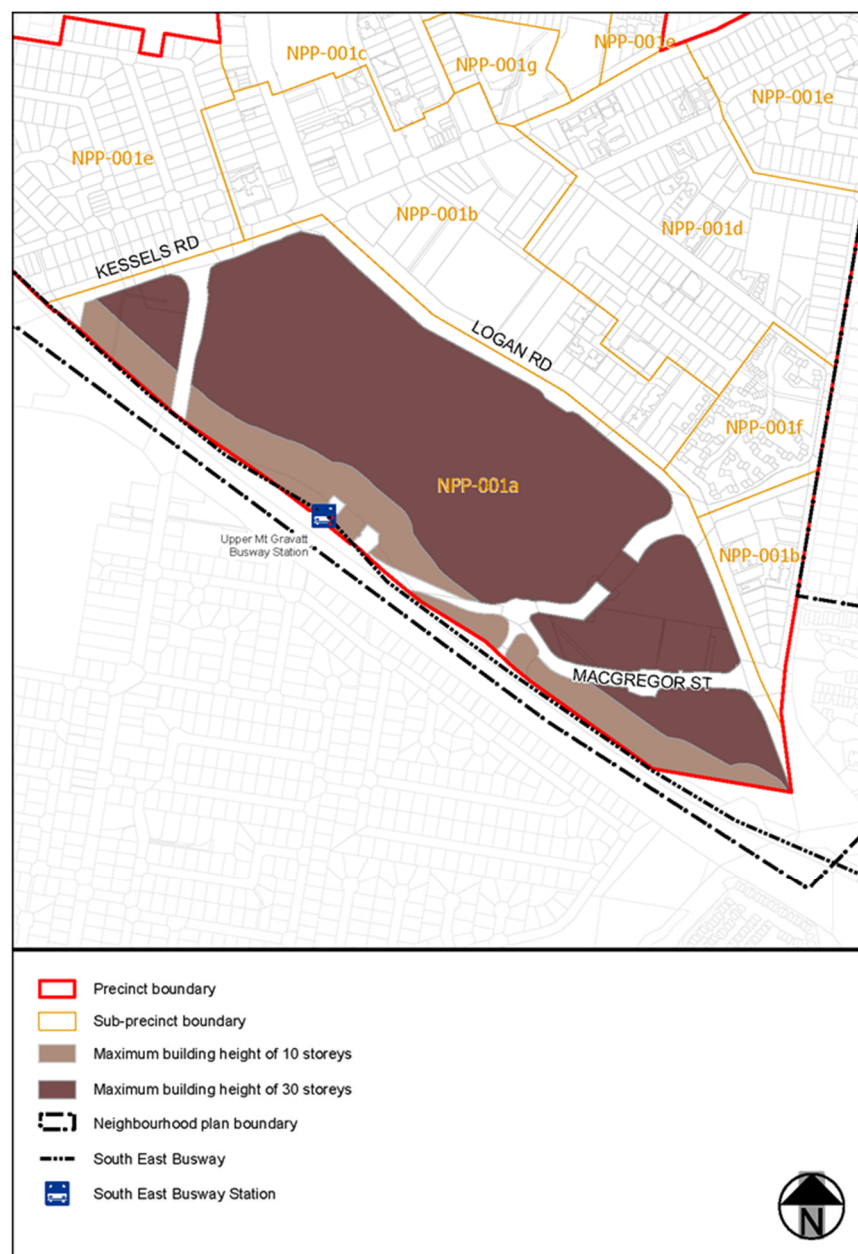
Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

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

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

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

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



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

Figure b—Upper Mt Gravatt centre core - building heights

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

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

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

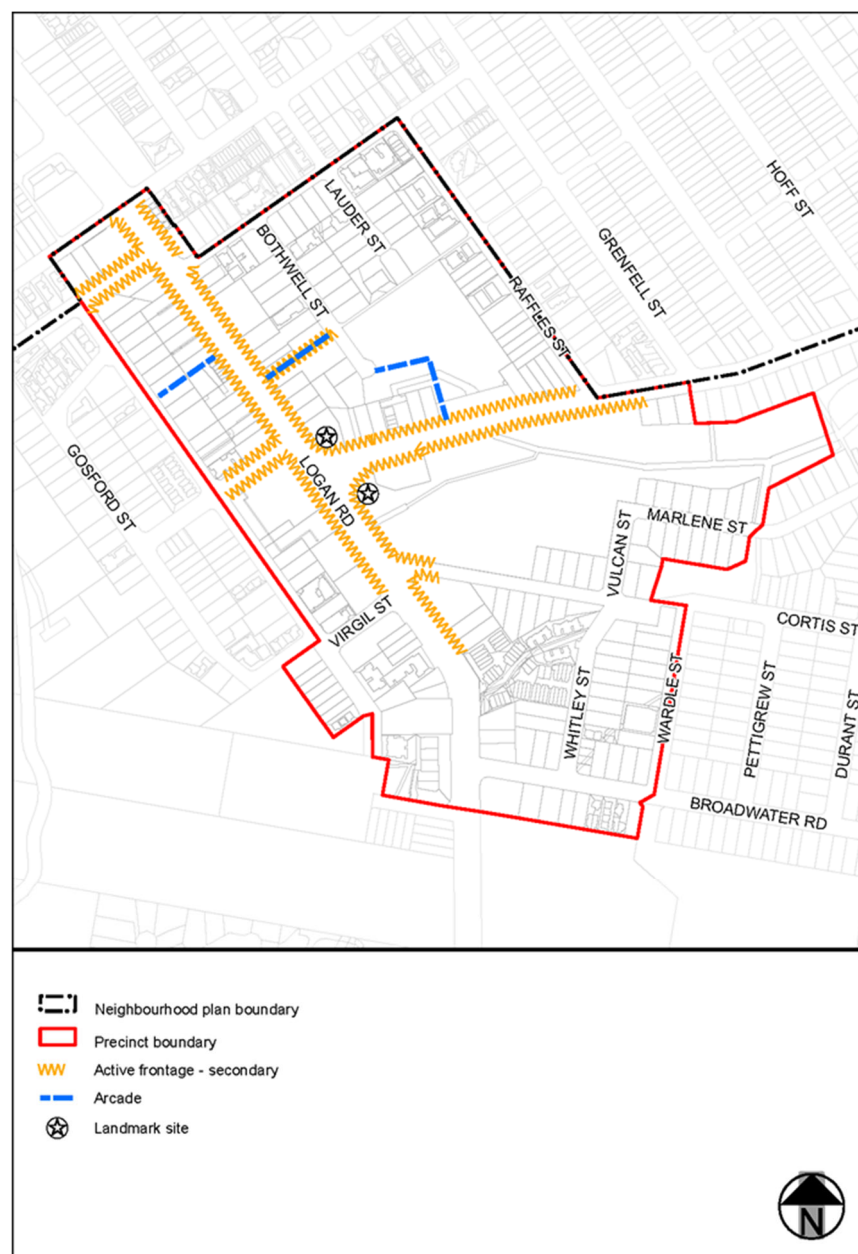


Figure c—Mt Gravatt central

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

View the high resolution of Figure [b—Mt Gravatt Central centre](#)

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

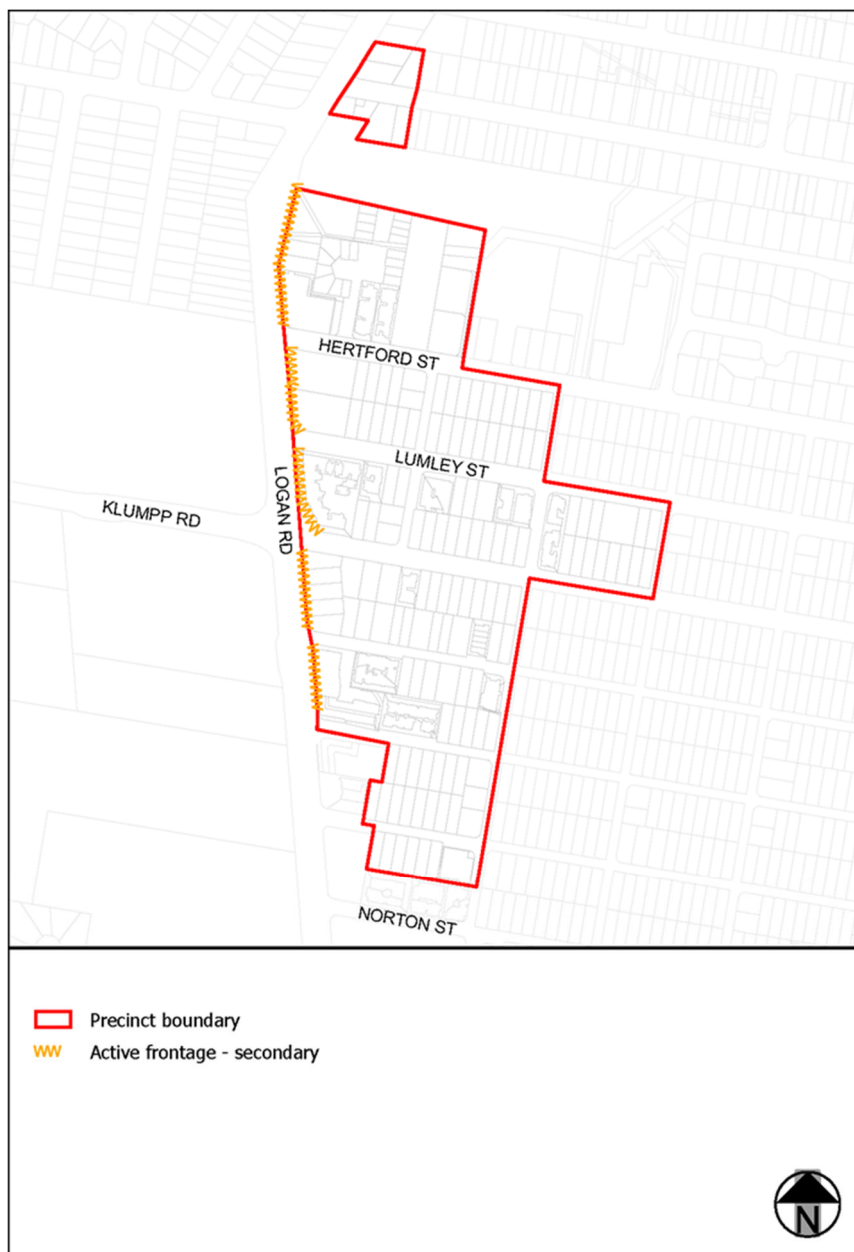


Figure d—Logan Road

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

View the high resolution of Figure ~~e—Logan~~ Logan Road

Reason for change: To make a consequential amendment of City Plan to support the Upper Mt Gravatt centre suburban renewal precinct plan



[View the high resolution of Figure d - Kessels Road](#)

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

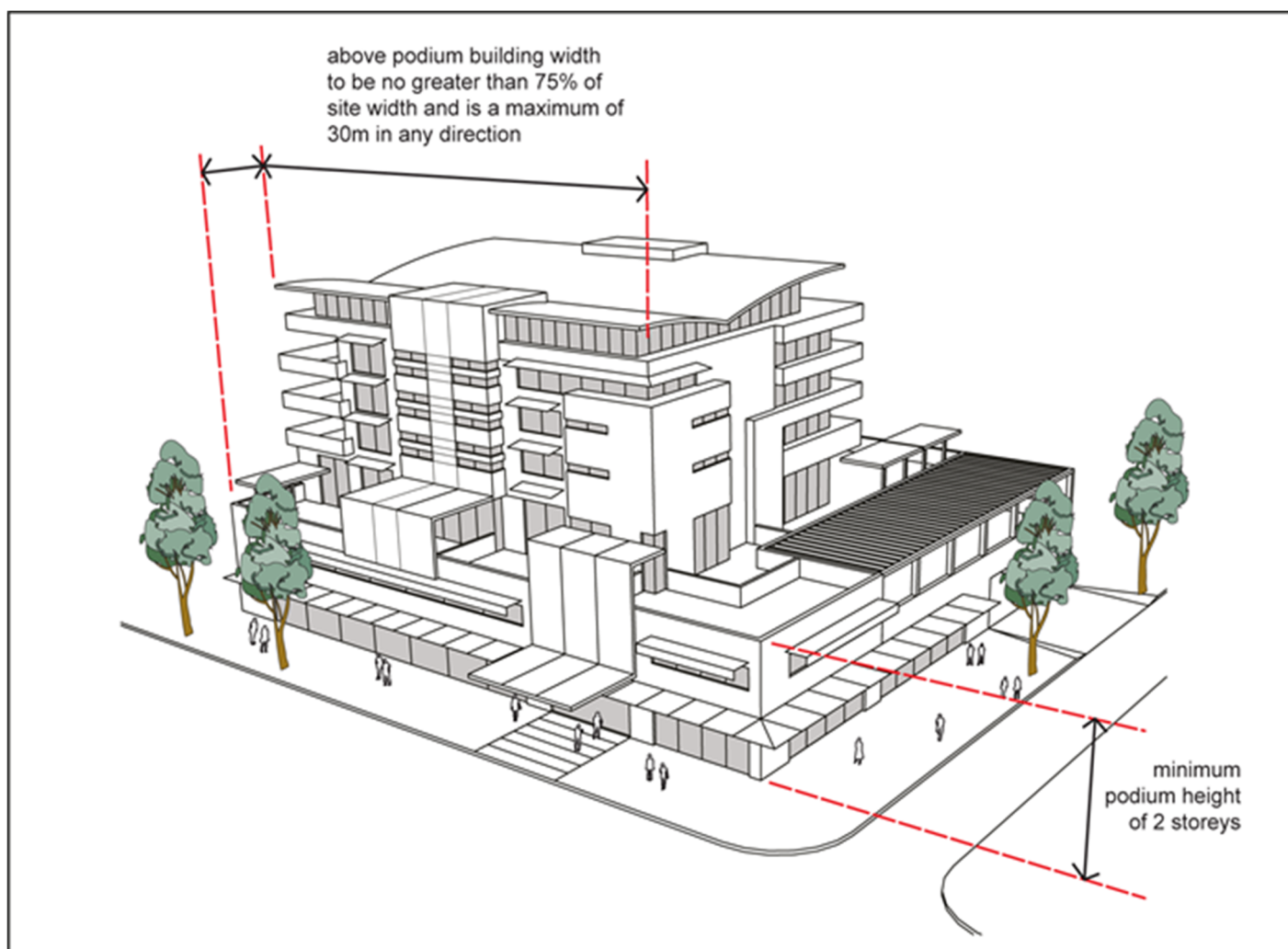


Figure e—Built form controls for podium and above podium elements

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

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

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

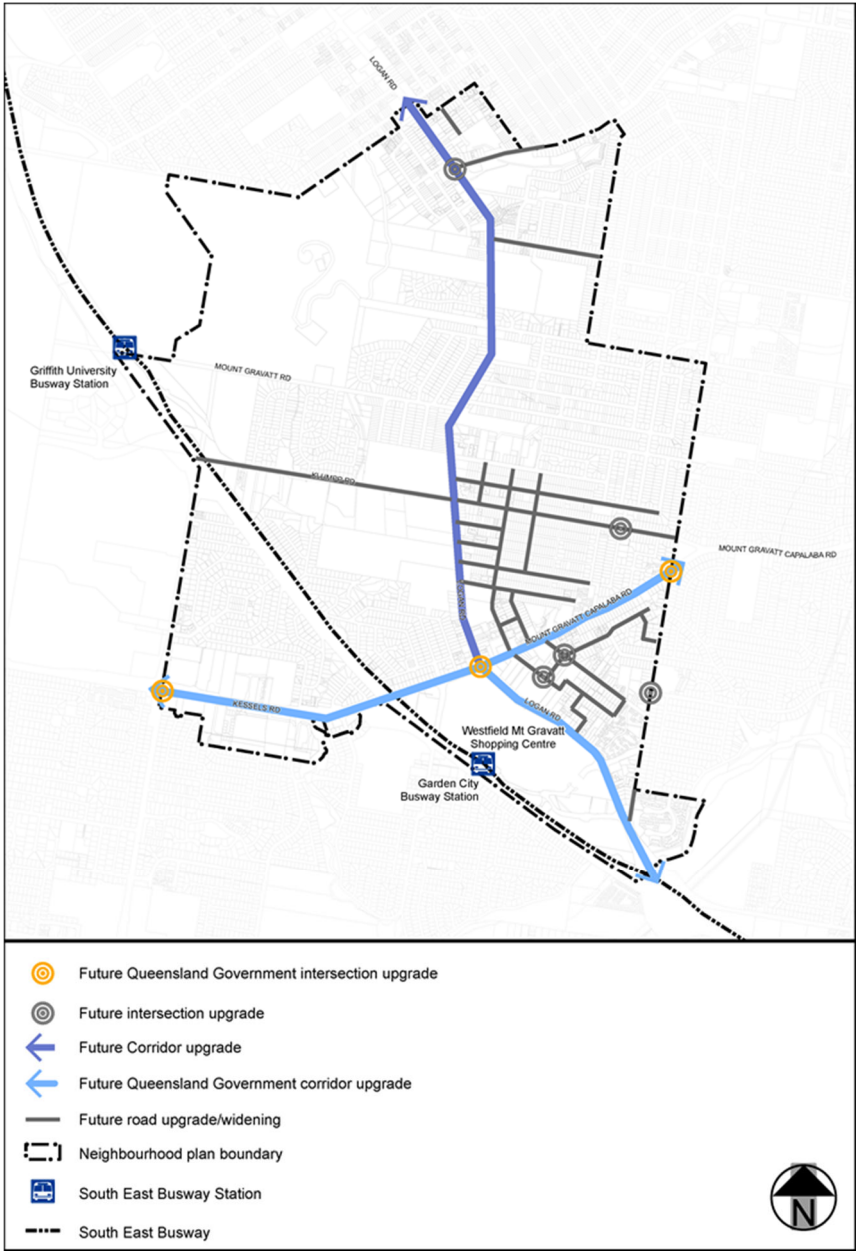


Figure g—Road improvement/widening and intersection upgrades

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

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

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 Upper Mt Gravatt centre suburban renewal precinct plan

Not applicable	ZM-001	Zoning map Map tiles 36 and 44	xx xx 20xx
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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 Upper Mt Gravatt centre suburban renewal precinct plan

M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot-tha neighbourhood plan map	30 June 2014
	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	9 September 2016xx xx 20xx

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 Upper Mt Gravatt 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
	OM-004.1	Dwelling house character overlay map Map tile 22	12 June 2026
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tiles 36 and 42</u>	<u>xx xx 20xx</u>

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

S	OM-019.1	Significant landscape tree overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.1	Significant landscape tree overlay map Map tile 28	19 February 2016
	OM-019.1	Significant landscape tree overlay map 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	2 December

		Map tile 44	2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28 and 29	5 December 2025
	OM-019.2	Streetscape hierarchy overlay map Map tile 22	12 June 2026
	<u>OM-019.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tiles 36 and 44</u>	<u>xx xx 20xx</u>

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

T	OM-020.1	Traditional building character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-020.1	Traditional building character overlay map Map tile 28	12 September 2014
	OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
	OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016
	OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
	OM-020.1	Traditional building character overlay map Map tiles 20, 28, 29 and 35	1 December 2017
	OM-020.1	Traditional building character overlay map Map tile 28	16 February 2018
	OM-020.1	Traditional building character overlay map	14 September 2018

		Map tiles 20, 28 and 35	
	OM-020.1	Traditional building character overlay map Map tiles 13, 20	23 November 2018
	OM-020.1	Traditional building character overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-020.1	Traditional building character overlay map Map tiles 21, 28, 29 and 36	29 November 2019
	OM-020.1	Traditional building character overlay map Map tiles 13 and 21	28 February 2020
	OM-020.1	Traditional building character overlay map Map tiles 20 and 29	30 October 2020
	OM-020.1	Traditional building character overlay map Map tile 28	28 May 2021
	OM-020.1	Traditional building character overlay map Map tile 29	3 September 2021
	OM-020.1	Traditional building character overlay map Map tile 21	27 May 2022
	OM-020.1	Traditional building character overlay map Map tile 6	10 March 2023
	OM-020.1	Traditional building character overlay map Map tiles 20 and 28	8 December 2023
	OM-020.1	Traditional building character overlay map Map tiles 20, 21 and 28	13 September 2024
	OM-020.1	Traditional building character overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
	OM-020.1	Traditional building character overlay map Map tiles 20, 29 and 30	19 September 2025
	OM-020.2	Transport air quality corridor overlay	30 June 2014

		map (all tiles, other than where specified below)	
	OM-020.2	Transport air quality corridor overlay map Map tile 43	18 November 2016
	OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017
	OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
	OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020
	OM-020.2	Transport air quality corridor overlay map Map tiles 35, 36, 43 and 44	27 June 2025
	<u>OM-020.2</u>	<u>Transport air quality corridor overlay map</u> <u>Map tiles 36 and 44</u>	<u>xx xx 20xx</u>
	OM-020.3	Transport noise corridor overlay map – Noise corridor – Brisbane: Queensland Development Code MP4.4	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022

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

1.1.1 Relationship to planning scheme

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

Table 7.2.13.10.3.A	AO6AO4	SectionChapter 3.7
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	AO7	Chapter 10
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	AO19AO11.1	Chapter 7
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	AO19AO11.2	Chapter 3; Chapter 7
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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 Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	PO12 noteAO8	All
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	AO15 AO15 note	All
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Reason for change: To amend parts of City Plan to introduce the Upper Mt Gravatt centre suburban renewal precinct plan

Table 7.2.13.10.3.A	PO15 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 Upper Mt Gravatt centre suburban renewal precinct plan

XX XX 20XX (adoption) and XX XX 20XX (effective)	vXX.00/20XX	Tailored and planning scheme policy amendment	Tailored amendment to planning scheme (Section 18(3) of the <i>Planning Act 2016</i>). Amendment to planning scheme policy (Chapter 3, Part 1 of <i>MGR</i>). Refer to Amendment vXX.00/20XX for further detail.
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