

# Subdivision and Development Guidelines



*Dedicated to a better Brisbane*

Prepared by:  
**City Policy and Strategy Division**  
**Brisbane City Council**

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**Brisbane City Council  
Subdivision and Development Guidelines**

## **PREFACE**

The *Subdivision and Development Guidelines* (the *Guidelines*) is a Planning Scheme Policy under the *Brisbane City Plan* (the *Plan*). The intent of the Planning Scheme Policy is to provide guidance in the submission of development proposals to support the Codes contained in the *Plan*.

The onus is on the proponent to demonstrate achievement of the desired outcomes set out in the *Plan*. The proponent can adopt the prescribed acceptable solutions or seek alternative solutions that meet the specified performance criteria.

The *Guidelines* provides a consistent framework in which both the industry and Council can operate without inhibiting innovative development proposals within Brisbane City. Every effort and care has been taken by Brisbane City Council to verify that the contents of the *Guidelines* are consistent with the *Plan* and reflect Council's current requirements. In cases of inconsistencies, the requirements of the *Plan* and the decisions of the Council Delegate in relation to specific matters will override the *Guidelines*.

The use of the *Guidelines* requires professional interpretation and judgement. Appropriate design procedures and assessment must be applied, to suit particular circumstances under consideration. The proponent must not assume that the development approval will be automatically granted even if the development proposal complies with the *Guidelines*. Where a particular situation so warrants, the *Guidelines* may be departed from at the discretion of the Council Delegate.

The *Guidelines* will be revised and updated on a continuing basis as new information and techniques become available. Therefore feedback from users is essential to the continued relevance of the document. Users are welcomed to provide feedback via electronic mail to [specs@brisbane.qld.gov.au](mailto:specs@brisbane.qld.gov.au) or by written correspondence to:

Strategic Asset Manager (SOCA)  
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