USING CITY PLAN

Dedicated to a better Brisbane

Brisbane City Plan 2014 (City Plan) has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support economic growth, while protecting our city's enviable way of life.

This fact sheet will help you understand how City Plan can assist you to plan your development.

How does City Plan work?

Council uses City Plan as a set of rules to assess whether your development is approved to proceed.

There are four types of development.

1. **Material change of use** – for example changing the use of a property such as a house to multi-unit dwellings.

2. **Reconfiguring a lot** – for example making larger or smaller lots by subdividing or amalgamating.

3. **Building work** – for example building, repairing, altering or moving a structure.

4. **Operational work** – for example filling and excavating.

What tools are available to help with my development application?

Brisbane City Plan 2014 includes two online interactive planning tools, the ePlan (electronic version of *Brisbane City Plan 2014*) and interactive mapping to make it easy for you to see what requirements may affect your development.

All of these tools can be found by visiting Council's website and searching for *Brisbane City Plan 2014*.

Interactive mapping tool

Council's interactive mapping tool allows you to view your property on a map to see the zone, zone precinct, overlays and neighbourhood plans that apply to your site. It can also generate a property report that will help you to identify the rules that apply to your development and the criteria Council will use to assess your application.

Find a property or generate a property report by using Council's interactive mapping tool

Listed below are instructions on how to use the interactive mapping tool.

How to find a property

1. Click on the 'Search' icon circled in red in the figure to the right.

2. In the pop-up window fill in the full address with street number. If you don't have those details, select the 'Lot Plan' tab or the 'Location' tab to search on a street or suburb only.

3. Click the 'Search' icon on the pop-up window.

4. The property or area will be displayed on the map with a highlighted border.

5. Click on 'Map Contents' to turn on zoning, overlays and other layers.
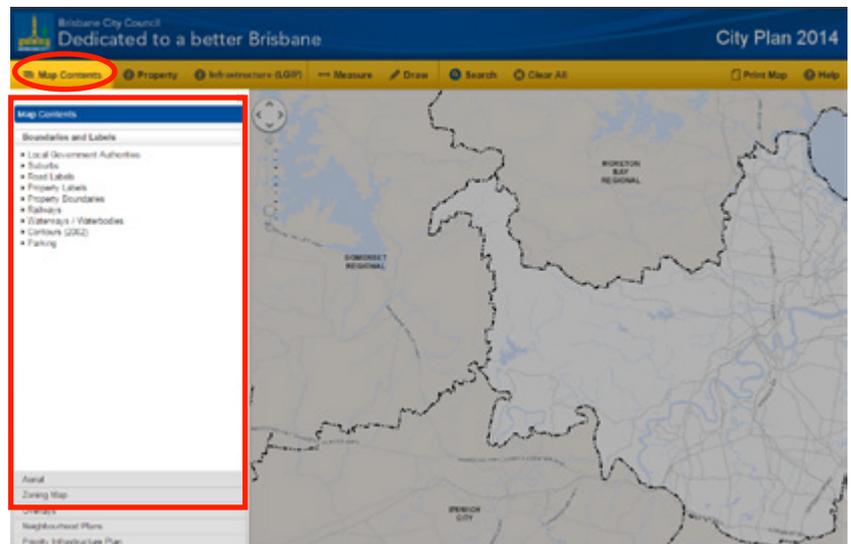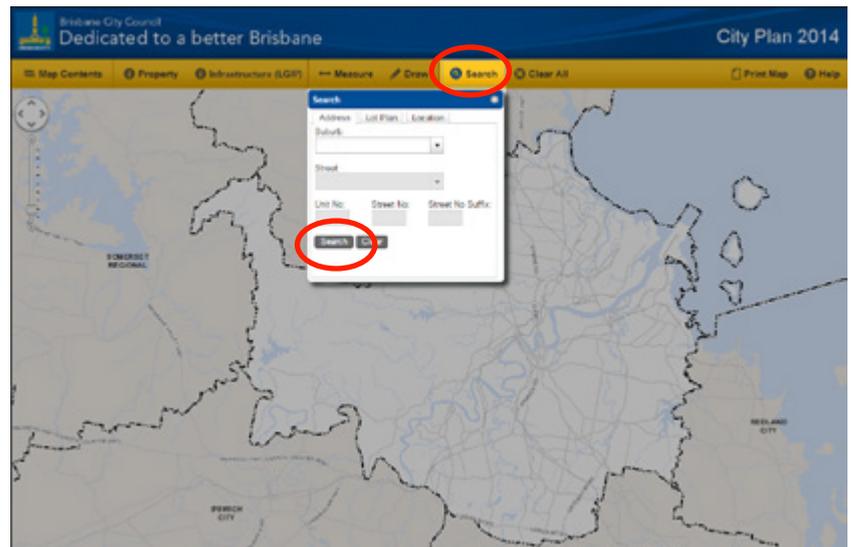
How to generate a property report

1. Find a property (see above).

2. Click the 'Property' icon in the toolbar identified in the figure to the right.

3. Click within the relevant property.

4. The summary details will be displayed. Click the 'Here' icon to display the full property report in a new printable window.
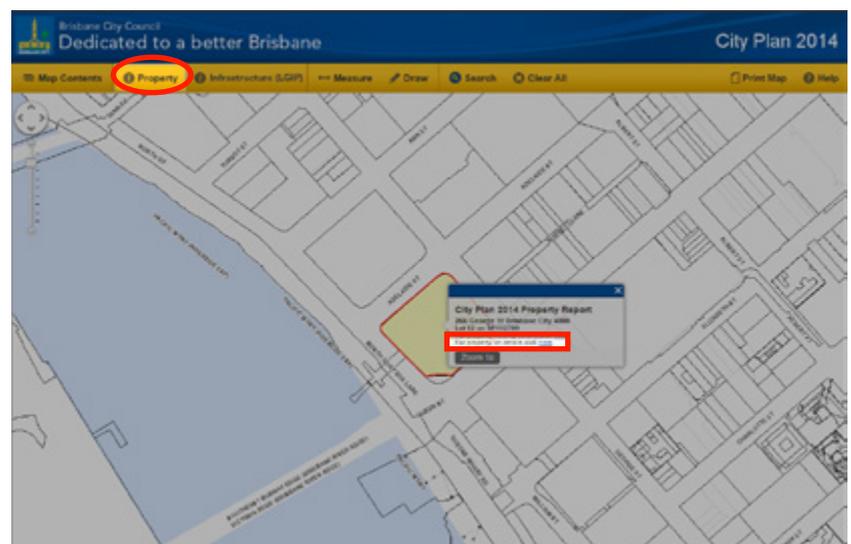
ePlan

Once you have your property report from interactive mapping, you can read more about development requirements in Council's ePlan. It includes the City Plan divided into sections so you can quickly and easily find the planning information that relates to your development.

How do I know if I need to submit a development application?

Depending on the type of development you are proposing, and the location and characteristics of the site, you may need to submit a development application to Council.

A PD Online property enquiry can help you determine if the proposal requires Council approval. You can also phone Council on (07) 3403 8888 during business hours and ask to speak to a town planner.

While Council aims to assist you through the process, you may wish to engage a consultant, town planner, surveyor or other appropriately qualified professional for help with your building or development project.

More information

You can lodge your application by emailing dalodgement@brisbane.qld.gov.au
You may wish to engage a consultant town planner, surveyor or other appropriately qualified professional to prepare the application for you.

You can also attend one of the Talk to a Planner sessions that Council holds throughout the year to speak to a Council officer in person. For more information about City Plan, visit www.brisbane.qld.gov.au and search for Brisbane City Plan 2014 or phone Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing CP2014@brisbane.qld.gov.au

Disclaimer:
The content of this information sheet is a summary and has been prepared to assist the reader to understand City Plan. Please refer to the full City Plan document, entitled Brisbane City Plan 2014, on Council's website for further detail.

Accepted development	The proposed development does not need assessment against *Brisbane City Plan 2014*.
Accepted development subject to requirements	For certain common development types you may not need to lodge a development assessment application (i.e. it may be 'accepted development subject to requirements'). To check whether or not your application is accepted development subject to requirements or requires a development assessment application, Council recommends you engage with an appropriately qualified professional.
Code assessable	You need to apply to Council and we will assess your application against the relevant codes in *Brisbane City Plan 2014*. This application will not require public notification.
Impact assessable	You will need to apply to Council to assess your application against the relevant codes in *Brisbane City Plan 2014*. Depending on the type of development, the assessment can range across all provisions of the City Plan. This application will need public notification (signage on site, notice in paper and letters to neighbours).