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1 Introduction

The City Plan (the Plan) is a comprehensive statement of Council's intentions for the future development of Brisbane.

The Plan provides guidance for builders, developers, solicitors and others to ensure development progresses in a way that will enable achievement of the vision for Brisbane set out in the introduction to the Plan.

2 Structure of the Plan

The Plan is divided into several chapters and appendices as shown below. For further information on how to use the Plan in assessment, refer to General Assessment Processes in Chapter 3.

Chapter 1—About the City Plan	
Structure of the Plan	Explains the components of the Plan and their purpose
The role of the Plan in relation to the <i>Integrated Planning Act 1997</i> (the Act)	How the Plan relates to the Act
Components of the Plan that do not form part of the Scheme	Lists components of the Plan that are included to assist interpretation and do not form part of the Scheme
Chapter 2—The Strategic Plan	
Brisbane the Livable City	The vision for the City and how it is to be achieved
The Desired Environmental Outcomes and strategies for the City	Ties together Council's corporate and planning desired outcomes and strategies
Elements of the City	Expresses the Desired Environmental Outcomes and strategies in a spatial context
Chapter 3—Areas and Assessment Processes	
General assessment processes	Identifies measures that will affect the regulation of development
Desired Environmental Outcomes and level of assessment tables for each Area (Area allocated as indicated on the Scheme Maps)	The desired end state for the Area that development is to assist in achieving and the level of assessment required for different types of development in the Area
<ul style="list-style-type: none"> • Greenspace Areas • Emerging Community Area • Residential Areas • Industrial Areas • Centres • Community Use Areas • Road Area 	
Definitions	Terms with specific meanings for the Plan
Chapter 4—Local Plans	
Local Plans for: <ul style="list-style-type: none"> • older suburbs • postwar suburbs • outer suburbs • specific localities 	Detailed guidance on the preferred development outcomes in a particular locality, suburb or neighbourhood. The Local Plan Code provisions and level of assessment override those in Chapter 3

Chapter 5—Codes and Related Provisions	
Codes and provisions	Technical provisions that apply to different Areas or types of development
Appendix 1—Infrastructure Contributions	
Priority Infrastructure Plan	Outlines the purpose, structure and application of the Priority Infrastructure Plan
Appendix 2—Planning Scheme Policies	
Planning Scheme Policies	Provides supporting information and guidance
Appendix 3—Designations	
Designations	Lists land designated for community infrastructure
Appendix 4—Technical and Supporting Information	
Performance Indicator	Lists the Plan Performance Indicators to be used in assessing the achievement of the Plan’s Desired Environmental Outcomes
References	Provides information about where to obtain documents referred to throughout the Plan
Local Laws	Provides a table of Local Laws relevant to development
Neighbourhood Enhancement Programs	Identifies Neighbourhood Enhancement Programs that support particular Local Plans in Chapter 4
Appendix 5—Priority Infrastructure Plan	
Priority Infrastructure Plan	Identifies the following: <ul style="list-style-type: none"> the planning assumptions as to the type, scale, location and timing of development in the planning scheme area the priority infrastructure area the plans for trunk infrastructure for the planning horizon for the relevant trunk infrastructure network the schedules and plans for long-term infrastructure

3 Background to the Plan

The Plan is a result of a substantial amount of work undertaken by Council over recent years. In one cohesive integrated package, the Plan:

- adopts a performance approach to development assessment
- promotes urban design as a fundamental part of City development
- provides a strong local focus in its implementation.

The Plan draws together the outcomes for the City from:

- State planning and strategies such as the *Integrated Regional Transport Plan for South East Queensland 1997* and *South East Queensland Regional Air Quality Strategy*

- regional planning processes over the last decade through the SEQ2001 Regional Framework for Growth Management project and the *Brisbane 2011 Plan (B2011 Plan)*
- local area planning undertaken by Council in a rolling program covering many areas of the City.

Development of the State, regional and local programs involved substantial consultation and are drawn together for the first time in the Plan. They are supported by Areas to provide continuity with previous planning documents.

The Plan is a statement of Council’s intentions for the future development of the City in the strategic timeframe set by the *B2011 Plan*.

These intentions will be achieved in two ways through:

- Council’s role in assessing development proposals

- other Council and State Government legislation and programs, including investment in infrastructure and services as set out in the Corporate Plan and action plans prepared under the Corporate Plan.

4 The role of the Plan in relation to the *Integrated Planning Act 1997*

4.1 Ecological Sustainability

The Plan has been prepared under the *Integrated Planning Act 1997* (the Act), which sets out the requirements for integrated planning and integrated development assessment in Queensland. The Plan has been prepared to advance the purpose of the Act, which is to seek to achieve ecological sustainability. The Act defines ecological sustainability as the balance that integrates:

- protection of ecological processes and natural systems at local, regional, State and wider levels
- economic development
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The Plan is an important tool available to Council to advance this purpose. However, it cannot achieve ecological sustainability on its own, given the extent of its jurisdiction under the Act. The Plan will operate in support of other strategies, programs and actions by Council that are coordinated under the umbrella of the Corporate Plan. Ecological sustainability is also dependent on the actions of other levels of government and the community.

In advancing the purpose of ecological sustainability, the Act requires that the Plan integrates and coordinates the following core matters, which are central to the jurisdiction of the Plan:

- land use and development
- infrastructure
- valuable features.

Fundamentally, the Plan fulfils these requirements of the Act by establishing a framework for managing the process by which development occurs and the effects of development on the environment.

The Plan provides strategic guidance for the City, in the form of Citywide Desired Environmental Outcomes and supporting strategies. Based on this guidance, it provides a framework for development assessment that establishes the type of assessment process required for different forms of development in different locations of the City and the standards of performance that should apply to them.

The balancing of the three components of ecological sustainability, and the integration and coordination of the core matters are primarily reflected in the Citywide Desired Environmental Outcomes and the supporting strategies identified in Chapter 2—The Strategic Plan. Each Citywide Desired Environmental Outcome and its set of supporting strategies is relevant to all the components of ecological sustainability and the core matters, rather than dealing with them separately.

All other provisions of the Plan flow from the Citywide Desired Environmental Outcomes and their supporting strategies.

An overview of how the Plan fulfils the requirements of the Act in this regard is provided below. A separate report, entitled *City Plan—Ecological Sustainability and Integration and Coordination of Core Matters*, contains a more detailed explanation.

4.2 How the City Plan advances the purpose of the Act

The protection of ecological processes and natural systems is closely related to the concept of valuable features, in terms of the areas that are of ecological and landscape significance and of importance as economic resources. The Plan provisions firstly protect such features through their inclusion in greenspace areas, directing more intensive land uses and development to other areas; secondly, it establishes requirements for the level of assessment and performance standards (including those related to infrastructure) that will ensure these values will be protected in all areas.

Economic development is dependent on the management of all three core matters: land use and development, infrastructure and valuable features. The Plan allocates strategic land to provide for new, and to protect existing business and industry land uses and development. Land so allocated reflects the ability to provide levels of infrastructure that will enable these activities to operate effectively while protecting the valuable features of the surrounding environment. They also reflect integrated land use and transport planning principles.

The Plan also provides for protection of economic resources from encroachment.

The maintenance of cultural, economic, physical and social wellbeing of people and communities is also clearly dependent on all three core matters. The Plan provides a framework for land use and development that will ensure protection of natural and man-made valuable features that contribute to the amenity, identity and cultural values of the City. Different types of land uses and development are directed to areas that will protect amenity and cultural values, and the allocation of land to

the various residential areas reflects the ability to provide communities with adequate infrastructure, including basic utilities and community facilities. In addition, the development standards established by the Plan will provide for public health and safety.

4.3 How the City Plan coordinates and integrates the core matters

The process of preparing the Plan described in Section 3 above has enabled Council to integrate and coordinate local, regional and State dimensions of the core matters.

The Plan is consistent with, and advances the principles of the *Regional Framework for Growth Management for South East Queensland (RFGM) 1998*, which in turn involved the coordination of the various State agencies' intentions.

Ongoing consultation with State Government agencies occurred throughout the preparation of the Plan to ensure that local level policy complements regional and State policies. The Plan explicitly recognises, and is consistent with the following State planning policies:

- *State Planning Policy 1/92—Development and the Conservation of Agricultural Land (SPP 1/92)*
- *State Planning Policy 2/92—Planning for Aerodromes and Other Aeronautical Facilities (SPP 2/92)*
- *State Planning Policy 1/97—Conservation of Koalas in the Koala Coast (SPP 1/97)*
- *State Planning Policy 2/02—Planning and Managing Development involving Acid Sulfate Soils*
- *State Planning Policy 1/03—Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

In essence, the Plan provides for:

- recognition and protection of valuable features, including renewable and non-renewable natural resources (both ecological and economic) as well as significant social/cultural resources
- land use and development in locations and in a form that will facilitate avoidance or lessening of adverse environmental effects. Impact assessment procedures are required for the types of development likely to have such effects. Also, appropriate standards will apply
- directing different forms of development to areas in which appropriate levels of infrastructure can be provided efficiently, and ensuring the impacts on, or demand for infrastructure by development are considered.

5 Components of the Plan that do not form part of the Scheme

The following components of the Plan are included to assist interpretation and do not form part of the Scheme:

- 'action' components of maps in Local Plans
- non-statutory notes (shown in *italics*)
- photographs used for illustrative purposes, which are not referenced or titled as a figure
- large scale maps of the broad Area classifications in Chapter 3
- table of contents and indexes in all Volumes of the Plan
- 'Setting' components of Local Plans.