Chapter 1: About the City Plan

1 Introduction .......................................3

2 Structure of the Plan .............................3

3 Background to the Plan ..........................4

4 The role of the Plan in relation to the
   Integrated Planning Act 1997 ....................5
   4.1 Ecological Sustainability ................... 5
   4.2 How the City Plan advances the
       purpose of the Act ............................ 5
   4.3 How the City Plan coordinates and
       integrates the core matters............... 6

5 Components of the Plan that do not
   form part of the Scheme .......................6
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.

<table>
<thead>
<tr>
<th>Chapter 1—About the City Plan</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure of the Plan</td>
<td>Explains the components of the Plan and their purpose</td>
</tr>
<tr>
<td>The role of the Plan in relation to the Integrated Planning Act 1997 (the Act)</td>
<td>How the Plan relates to the Act</td>
</tr>
<tr>
<td>Components of the Plan that do not form part of the Scheme</td>
<td>Lists components of the Plan that are included to assist interpretation and do not form part of the Scheme</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 2—The Strategic Plan</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Brisbane the Livable City</td>
<td>The vision for the City and how it is to be achieved</td>
</tr>
<tr>
<td>The Desired Environmental Outcomes and strategies for the City</td>
<td>Ties together Council’s corporate and planning desired outcomes and strategies</td>
</tr>
<tr>
<td>Elements of the City</td>
<td>Expresses the Desired Environmental Outcomes and strategies in a spatial context</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 3—Areas and Assessment Processes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General assessment processes</td>
<td>Identifies measures that will affect the regulation of development</td>
</tr>
<tr>
<td>Desired Environmental Outcomes and level of assessment tables for each Area (Area allocated as indicated on the Scheme Maps)</td>
<td>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</td>
</tr>
<tr>
<td>• Greenspace Areas</td>
<td></td>
</tr>
<tr>
<td>• Emerging Community Area</td>
<td></td>
</tr>
<tr>
<td>• Residential Areas</td>
<td></td>
</tr>
<tr>
<td>• Industrial Areas</td>
<td></td>
</tr>
<tr>
<td>• Centres</td>
<td></td>
</tr>
<tr>
<td>• Community Use Areas</td>
<td></td>
</tr>
<tr>
<td>• Road Area</td>
<td></td>
</tr>
<tr>
<td>Definitions</td>
<td>Terms with specific meanings for the Plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 4—Local Plans</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plans for:</td>
<td>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</td>
</tr>
<tr>
<td>• older suburbs</td>
<td></td>
</tr>
<tr>
<td>• postwar suburbs</td>
<td></td>
</tr>
<tr>
<td>• outer suburbs</td>
<td></td>
</tr>
<tr>
<td>• specific localities</td>
<td></td>
</tr>
</tbody>
</table>
Chapter 1: About the City Plan

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 italic)
- 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.

Amended 1 July 2009