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1 Introduction

This chapter identifies general assessment processes that will affect the regulation of development.

An explanation of the general assessment processes is followed by the Desired Environmental Outcomes (DEOs) and level of assessment for each of the seven broad Areas into which the City is divided: Green Space Areas, Emerging Community Area, Residential Areas, Industrial Areas, Centres, Community Use Area and Road Area.

Section 2 of this chapter details how to determine whether an application must be made to carry out development. In summary, irrespective of whether a proposal is a material change of use, the following elements of the proposed activity do not require an application to be made under the Plan:

- minor building work in most circumstances and all other exempt development as listed in Section 2.3 of this chapter
- building work requiring only code assessment against the Building Regulation. Note: Assessment of building work against the planning scheme results in preliminary approval for building work
- self-assessable development
- carrying out plumbing and drainage work (apart from requirements associated with development in the Moreton Island Local Plan)
- carrying out operational work (excluding filling or excavation) e.g. placing an advertising device on premises.

2 General assessment processes

The Act requires the identification of self-assessable and assessable development as a measure to facilitate the DEOs to be achieved by the Plan. In conjunction with the Act, this section identifies measures that will affect the regulation of development within the City of Brisbane.

2.1 Land covered by the Plan

The Plan applies to the whole of Brisbane City Council’s area (see also Section 7.3.1 for specific examples of exclusions).

The City is divided into Areas under the Plan. Roads and creeks are taken to have the same Area classification as adjoining land. Where land on opposite sides of a road or creek has different Area classifications, the middle of the road or creek is taken to be the boundary between the two Areas.

On land that does not have an Area classification any material change of use, other than park, is subject to impact assessment.

Brisbane City Council is the assessment manager for areas declared as Balance Port Land under the Transport Infrastructure Act 1994 (Qld) that are outside of, and adjoining, the City of Brisbane boundary, other than the Balance Port Land Exceptions.

2.2 How the Act and the Plan deal with development

Development is defined by the Act as any of the following:

- carrying out building work
- carrying out plumbing or drainage work (apart from requirements associated with development in the Moreton Island Local Plan)
- carrying out operational work
- reconfiguring a lot
- making material change of use for premises.

Development regulated by this Plan includes all of these components, except:

- building work requiring only code assessment against the Building Regulation
- carrying out plumbing or drainage work
- carrying out operational work relating to placing an advertising device on premises.

Under the Act all development is exempt unless it is assessable or self-assessable. Schedule 8 of the Act identifies development that, for the purposes of the Act, is:

- exempt
- self-assessable
- assessable (subject to code assessment or impact assessment).

In addition to the Act, the Plan also identifies development that is:

- exempt
- self-assessable
- assessable (subject to code assessment or impact assessment).

Therefore, to determine whether an application must be made to carry out development, both Schedule 8 of the Act and the Plan must be considered.

2.3 Exempt development

Where development is identified as exempt it:

- requires no application
- need not comply with the Codes or other requirements of the Plan.

Development that is exempt development for the purposes of this Plan is identified below.
Exempt development identified in Schedule 8 of the Act

Schedule 8, Part 3 of the Act identifies exempt development that may not be made assessable or self assessable by the Plan.

Exempt development by virtue of designation of land for community infrastructure

Land designated for community infrastructure such as schools and hospitals under Chapter 2, Part 6 of the Act is exempt development to the extent that the development would otherwise be self assessable development or assessable development under the Plan. Details of designations for community infrastructure are identified on the Planning Scheme Maps and in Appendix 3 of the Plan.

Exempt development by virtue of Commonwealth Telecommunications Act 1997


Exempt development identified by the Plan

Despite anything to the contrary in the Plan, the following is exempt development:

- any development required to be carried out by a lawful order or instruction issued under any Act
- demolishing or removing a building where:
  - not on a site listed on the Heritage Register
  - not on a site in the Demolition Control Precinct
  - on a site in a Demolition Control Precinct where the entire building was constructed after 1946
  - not a Commercial Character Building
  - not a Registered Boarding House where located in the Emerging Community Area, the Residential Areas or a Multi-purpose Centre or Special Purpose Centre
- not on a site or in a circumstance where demolition is assessable under a Local Plan
- minor demolition work, with the exception of a site listed on the Heritage Register (minor demolition work is defined at the end of this chapter)
- in a Multi-purpose Centre, demolition only where part of a committed program to exercise an existing development permit. A committed program can be demonstrated through a statutory declaration from the landowner that within 3 months of demolition, building work will commence on the site to effect a development permit
- building work for the restoration to its original condition of any building that has been accidentally damaged or destroyed
- minor building work, except where:
  - on land listed in the Heritage Register; or
  - on land within the Petrie Terrace and Spring Hill Local Plan; or
  - in the Brisbane River Corridor; or
  - related to a house on a small lot.

Minor building work is defined at the end of this chapter

- temporary buildings associated with a material change of use, building works or operational works, for no more than 2 years
- development of any display dwelling/s or estate sales office/s on a lot in the Emerging Community Area, Multi-purpose Centre or any Residential Area, for no more than 2 years
- development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of:
  - development of any description at or below the surface of the ground
  - the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station
  - the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations
  - the installation or erection of a new electrical transmission line on land on which such a line has already been erected and which is identified as a future line on Plan No: A4–H–303666—Powerlink Electricity Network and Plan No: 7775–A4/A—Energex 110kV Feeder Network
  - the augmentation of a Powerlink substation identified on Plan No: A4–H–303666—Powerlink Electricity Network and of any Energex substation existing as at the date this clause took effect
  - the placing of pipes above the surface of the ground for the supply of water, the installation in a water distribution system of booster stations and meter or switchgear houses
- any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance

• development otherwise for a utility installation, except where it involves:
  - erection of new buildings
  - power generation plant where burning 100kg or more of fuel an hour
  - reconstruction or alteration of existing buildings that would materially affect their design or external appearance
  - waste handling, treatment and disposal facility

• erecting no more than one satellite dish on a premises, where the satellite dish has no dimension greater than:
  - 1.2m in a Residential Area
  - 1.8m in any other Area

• subdivision involving road widenings and truncations required as a condition of development approval

• Filling or excavation where:
  - to a depth of one vertical metre or less from ground level on land to which the Acid Sulfate Soil Code, Wetland Code and/or Waterway Code do not apply, and where the site is not listed on the Contaminated Land Register or Environmental Management Register
  OR
  - top dressing to a depth of less than 100 vertical millimetres from ground level on land to which the Wetland Code and/or Waterway Code applies.

• and development involving the construction, maintenance or operation of roads and busways, and things associated with roads and busways by or on behalf of or under contract with Brisbane City Council or the Queensland Government.

Things associated with roads and busways includes but is not limited to:
- Activities undertaken for road construction
- Traffic signs and controls
- Depots
- Road access works
- Road construction site buildings
- Drainage works
- Ventilation facilities, including exhaust fans and outlets
- Rest area facilities and landscaping

- Parking areas
- Public transport infrastructure
- Control buildings
- Toll plazas.

2.4 Self assessable development

Self assessable development is identified by Schedule 8 of the Act and the level of assessment table for each Area. If the land is within a Local Plan the Local Plan may modify the level of assessment, and the level of assessment prescribed in the Local Plan prevails.

Where development is identified as self assessable it:
• requires no application
• must comply with applicable Codes, including Code provisions in Local Plans. Local Plan Codes do not automatically apply to self assessable development. They only apply if the Local Plan specifically states that the Code is applicable to self assessable development.

Development may also be subject to the requirements of relevant local laws. Refer to Appendix 4 for a table of local laws.

2.5 Assessable development

Assessable development is identified by Schedule 8 of the Act and the level of assessment tables for each Area. If the land is within a Local Plan, the Local Plan may modify the level of assessment, and the level of assessment prescribed in the Local Plan prevails.

Where development is identified as assessable it can be subject to code assessment or impact assessment.

In approving assessable development, conditions of approval may be placed on the proposal to:
• ensure compliance with a Code requirement or provision
• mitigate impacts

2.5.1 Code Assessment

Development subject to Code Assessment:
• requires an application and development permit before development can start
• is assessed against applicable Codes in Chapter 5 and any applicable Local Plan Code in Chapter 4. Whether or not the level of assessment is varied by a Local Plan, code assessable development within a Local Plan area will automatically be subject to the applicable parts of the Local Plan Code.
• where stated in the Code against which the proposal is assessed, Council will be seeking views of the
surrounding community in the form of additional advice or comment from third parties to promote community awareness of the proposal, and to assist in the decision stage of the development application. This is indicated in the level of assessment tables by the term Code Assessment—Notifiable.

Development may also be subject to the requirements of relevant local laws. Refer to Appendix 4 for a table of local laws.

2.5.2 Impact assessment

Development subject to Impact Assessment:

- requires an application and development permit before development can start
- is assessed against the whole planning scheme, including relevant Codes in Chapter 5, and any relevant Local Plan Code in Chapter 4. Whether or not the level of assessment is varied by a Local Plan, impact assessable development within a Local Plan area will automatically be subject to the relevant parts of the Local Plan Code.
- cannot be approved if it compromises the achievement of the DEOs for the Area in which the site is located
- will need to comply with the provisions of relevant local laws. Refer to Appendix 4 for a table of local laws
- must be publicly notified.

In undertaking the assessment of impact assessable development one or more supporting reports may need to be prepared.

A guide to the range of reports that may be required, when these reports may be requested and details of how to prepare these reports are contained in the Planning Scheme Policies in Appendix 2. In preparing these reports community consultation may be required as outlined in the Consultation Planning Scheme Policy in Appendix 2.

The Plan identifies processes for the preparation of Centre concept plans, neighbourhood structure plans, industrial structure plans and environmental management plans. These plans may be prepared by Council as a Local Plan or by an applicant as an application for preliminary approval.

Where any preliminary approval is issued, this may also change the level of assessment to the extent stated in the approval.

Generally appropriate impact assessable development

The level of assessment tables for each Area identify the generally appropriate impact assessable development for which adverse impacts are usually able to be mitigated. Only where those impacts are effectively mitigated will the proposal be approved. A Code may be identified against which such a proposal would be assessed to determine its appropriateness. In these cases the proposal is assessed against the whole planning scheme, including the relevant Code e.g. Residential Design—High Density Code for multi-unit dwellings in the High Density Area.

For particular types of development, the Impact Assessable Uses Planning Scheme Policy also provides guidance on the circumstances in which such uses may be generally appropriate.

Where there is no specific Code against which to assess the proposal, the assessment process for generally inappropriate impact assessable development outlined below will apply.

Generally inappropriate impact assessable development

Other impact assessable development under this heading is not specifically envisaged in the Area. The appropriateness of a proposal in any particular circumstance will be dependent on its location, design and impacts.

In assessing generally inappropriate impact assessable development, or generally appropriate impact assessable development for which there is no specific Code, the proposal will need to demonstrate that:

- the character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the proposal accords with the reasonable expectations and DEOs for the Area in which the land is classified
- the proposal has a positive impact on the landscape, scenic quality and streetscape of the locality
- the proposal does not detract from the appearance, environment or amenity of the locality. These effects may relate to issues such as hours of operation, display of goods or release of any contaminant
- the proposal does not generate greater traffic movement or hazard than is reasonably expected in the surrounding locality by reason of:
  - on-site and on-street parking
  - number or type of vehicle movements
  - manner of access to the site
- the capacity of the road system in the locality is suitable for the proposed activity
- the site has a reasonable level of accessibility by all modes of transport, including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the proposed activity
- an adequate level of utilities and telecommunications infrastructure is available and that any utility upgrading carried out as a consequence of the
Chapter 3: Areas and Assessment Processes

2.6 Components of the Plan and their relationship to assessment processes

Chapter 2 The Strategic Plan

The Strategic Plan can be used in the impact assessment process.

Strategic Plan DEOs apply across the whole City. They are considered when assessing large scale proposals or when cumulative impacts need to be considered. In assessing impact assessable development against the Scheme, consideration will be given to whether the proposal will compromise the achievement of the DEOs.

The strategies give broad directions for how the Scheme is implemented to achieve the DEOs. Significant development proposals may be assessed for consistency with the strategies where the Area based DEOs and relevant Codes do not provide sufficient guidance or do not deal with cumulative impacts.

Chapter 3 Areas and Assessment processes

The Area classification of each parcel of land is shown on the Scheme Maps.

Each Area includes:

- DEOs that describe the desired end state for the Area
- level of assessment tables that determine the level of assessment applicable to a proposed development in the Area (self assessment, code assessment or impact assessment).

Land rezoned under the superseded Act where not reflected in the Plan

Where approval was granted to rezone land under the provisions of the superseded Act, and the approval is yet to be reflected in the Plan, the land will be treated as though it were in the equivalent Area for the purpose of assessing development.

Land subdivided in accordance with Section 20.2.1.6B of the superseded Transitional Planning Scheme where not reflected in the Plan

Where land was approved for subdivision in accordance with section 20.2.1.6B of the superseded Transitional Planning Scheme, and this approval is yet to be reflected in the Plan, the land will be treated as though it were in the Low Density Residential Area for the purpose of assessing development.

Land dedicated for parkland purposes where not reflected in the Plan

Where a parkland contribution was dedicated to Council as a condition of development approval, and the dedication is yet to be reflected in the Plan, the land will be treated as though it were in the Parkland Area for the purpose of assessing development.

Area based Desired Environmental Outcomes

These DEOs describe the desired end state for all land in the relevant Area. Impact assessable development in the Area must not compromise the achievement of the DEOs for the Area.

Level of assessment tables

The first column of the level of assessment tables lists the types of development that are assessable against the planning scheme and in each case the second column lists the Applicable/Relevant Codes.

In some cases the level of assessment table requires only material change of use, operational work, building work or reconfiguration of a lot to be assessed against the planning
scheme. If the level of assessment table does not specifically refer to one of these components, any material change of use and/or building work (associated with a use or structure specified in the level of assessment table) will need to be assessed against the planning scheme (other than minor building work and any other exempt development).

Assessment of building work against the planning scheme results in preliminary approval for building work. A subsequent development permit for building work will be issued only when the building has been assessed against the Building Act.

Where a material change of use, reconfiguration of a lot or building work is identified as assessable development, the application will also be assessed for building, operational, plumbing and drainage works as regulated by the Plan such as carparking, landscaping and stormwater drainage, to the extent necessary to mitigate any potentially negative impacts.

Some Local Plans will change the level of assessment. Where this occurs it is stated in the Local Plan and the level of assessment tables of this chapter.

**Code assessable development where land was in a Particular Development Zone under the superseded Transitional Planning Scheme**

Under the Transitional Planning Scheme, a number of sites were included in one or other of the Particular Development zones. Those sites are now included within one or the other of the Areas in Chapter 3 and are subject to the provisions relating to the relevant Area including provisions as to the level of assessment required for types of development.

It is considered inappropriate however for that to result in the need for impact assessment where an application for reconfiguration of a lot, material change of use and/or building work is made for development for the purpose/s, or purpose/s with qualifications, which were applicable to the relevant Particular Development zone in which the land was included under the Transitional Planning Scheme and was Permitted Development in that zone.

Accordingly, to the extent that proposed development by way of reconfiguration of a lot, material change of use and/or building work is assessable (in accordance with this planning scheme), and not withholding the contents of the level of assessment tables for the respective Areas, code assessment only is required for development applications where:

- the relevant land was, on the day immediately prior to this planning scheme first commencing, included within a Particular Development zone under the Transitional Planning Scheme, and
- the proposed development is for purpose/s, or purpose/s with qualifications, which were applicable to the Particular Development zone for that land, and
- the development would have been Permitted Development in that zone.

The applicable Code for those applications is the **Particular Development Code** contained in Chapter 5. That Code (including secondary Codes) is the applicable Code for such applications to the exclusion of any other Code in Chapter 5 which would otherwise have been applicable.

Development otherwise than by way of material change of use and/or building work is not the subject of the **Particular Development Code**. For example, the **Filling and Excavation Code** (which is secondary Code for the purposes of the **Particular Development Code**) remains an applicable Code for development by way of operational work for filling or excavation.

The level of assessment for any other development is otherwise determined by reference to the Area in which the land is included.

Entitlements under the previous paragraphs to code assessment only for development on land previously included in the Particular Development zone do not apply in relation to:

- land at 5, 25, 45, 55 and 61 Petrie Terrace, Brisbane, the real property descriptions and Particular Development zone references for which are given in the table below:

<table>
<thead>
<tr>
<th>Real Property Description</th>
<th>PD Reference No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 5 and 6 on RP 826295 Parish of North Brisbane</td>
<td>PD 282</td>
</tr>
<tr>
<td>Lot 2 on RP 809878 Parish of North Brisbane</td>
<td>PD 283</td>
</tr>
<tr>
<td>Lot 3 on RP 809878 Parish of North Brisbane</td>
<td>PD 284</td>
</tr>
<tr>
<td>Lot 4 on RP 809 878 Parish of North Brisbane</td>
<td>PD 285</td>
</tr>
</tbody>
</table>
- land at 250 Paringa Road, Murarrie, the real property descriptions and Particular Development Zone references for which are given in the table below:

<table>
<thead>
<tr>
<th>Real Property Description</th>
<th>PD Reference No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part Lot 472 on SL 8834 Parish of Tingalpa</td>
<td>PD 644</td>
</tr>
</tbody>
</table>
Brisbane Interim Flood Response

1 Following the January 2011 floods in Brisbane, Council adopted temporary local planning instruments for the purpose of adopting an interim residential flood level to be applied to certain lands in Brisbane.

As Temporary Local Planning Instrument 01/12 (TLPI 01/12) will cease to have effect on 15 May 2013, it is considered appropriate that the provisions of this section (to come into effect on and from 16 May 2013) apply to the same land with similar effect to that in TLPI 01/12.

Accordingly, to the extent that proposed development by way of reconfiguration of a lot, material change of use, and/or building work is assessable development in the level of assessment tables in other parts of this planning scheme, then, those development applications to which this section applies, will be assessed in accordance with the provisions set out in Schedule A.

2 The land to which this section applies is those lots, or any part thereof, affected by the Interim Residential Flood Level and/or by Creek/Waterway Flooding as those terms are defined in paragraph 3.

Note: the Brisbane Interim Flood Response does not relate to land affected solely by overland flow and/or tidal flooding (storm tide).

3 Terms

For this section:

a. The Interim Residential Flood Level (IRFL) is the surface of floodwater in one or both of the following flood events, whichever is the higher at any point:

i. Brisbane River — January 2011 extent, as described in Table A.

ii. The Defined Flood Level (DFL) based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the Brisbane City Gauge, as described in Table A.

b. Creek/Waterway Flooding is all land affected by a 100 year Average Recurrence Interval (ARI) flood event, as described in Table A.

Table A

<table>
<thead>
<tr>
<th>Flood extent</th>
<th>Described in</th>
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<tbody>
<tr>
<td>Creek/waterway flood inundation extent for a 100 year ARI creek/waterway flood event; and Defined Flood Level based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the Brisbane City Gauge</td>
<td>“TLPI Flood Maps” and FloodWise Property Report, copyright Brisbane City Council as at 16 May 2013</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Flood level</th>
<th>Described in</th>
</tr>
</thead>
<tbody>
<tr>
<td>The estimated January 2011 Brisbane River flood levels; and Defined Flood Level based on a Brisbane River Defined Flood Event of 3.7m AHD at the Brisbane City Gauge; and Creek/waterway 100 year ARI flood level</td>
<td>The Brisbane Interim Flood Response database, and referenced in the FloodWise Property Report copyright Brisbane City Council as at 16 May 2013</td>
</tr>
</tbody>
</table>

Maps referred to in Table A can be found in Volume 2, Appendix 6 of Brisbane City Plan 2000
Schedule A

Development specified in *Table 1*, Column 1 of the Brisbane Interim Flood Response on lots, any part of which are affected by the IRFL and/or creek/waterway flooding as described in *Table A*, have the level of assessment specified in *Table 1*, Column 2 and must comply with the applicable Brisbane City Plan 2000 (City Plan) codes specified in Column 3 and the Additional Purpose, Additional Performance Criteria and Additional Acceptable Solutions specified in *Table 1*, Columns 4, 5 and 6.

In the event of any inconsistency between the purpose, performance criteria and acceptable solutions of the applicable City Plan codes specified in *Table 1*, Column 3 of this TLPI and the Additional Purpose, Additional Performance Criteria and Additional Acceptable Solutions specified in Columns 4, 5 and 6 of *Table 1* of the Brisbane Interim Flood Response, the Additional Purpose, the Additional Performance Criteria and the Additional Acceptable Solutions shall prevail.

Development specified in *Table 3*, Column 1 of the Brisbane Interim Flood Response on lots, any part of which are affected by the IRFL and/or creek/waterway flooding as described in *Table A*, must comply with the requirements specified in *Table 3*, Column 2.

Development specified in *Table 4*, Column 1 of the Brisbane Interim Flood Response on lots, any part of which are affected by the IRFL and/or creek/waterway flooding as described in *Table A*, must comply with the requirements specified in *Table 4*, Column 2.

For the purpose of this provision, minor demolition work as defined in chapter 3, section 10 ‘Definitions’ is exempt development and includes demolition or relocation of a building where the work is:

- raising a house, except where on a small lot, where the resultant height does not exceed 9.5m above ground level (does not include any building work to enclose under the house).
### Table 1—Assessment table for specific development where affected by creek/waterway and/or Brisbane River Flooding

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
<th>Column 5</th>
<th>Column 6</th>
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<tbody>
<tr>
<td><strong>Type of Development</strong></td>
<td><strong>Level of Assessment</strong></td>
<td><strong>Applicable Codes</strong></td>
<td><strong>Additional Purpose</strong></td>
<td><strong>Additional Performance Criteria</strong></td>
<td><strong>Additional Acceptable Solutions</strong></td>
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<td>House in the:</td>
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<td>• Environmental Protection Area (on a lot equal to or greater than 4ha, or located within an approved Building Location Plan)</td>
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<td>• Emerging Community Area,</td>
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<td>• the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials(1)</td>
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<td>• any enclosure below the IRFL must have openings that are at least 1% of the enclosed area for automatic exit of flood water for the flood events up to and including those set out in Table 2. Any openings are a minimum of 75mm</td>
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<td>• Medium Density Residential Area</td>
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<td>• all new floor levels are elevated above ground level, such as on stumps or fill; and</td>
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<td>• High Density Residential Area</td>
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<td>Ensure houses are not subject to unreasonable hazard due to flooding</td>
<td>Building components and flood resilient design:</td>
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<td>• prevent further post flood deterioration</td>
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<td>• minimise repair costs following a flood</td>
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<td>New building work improves flood immunity and ensures safety for all persons</td>
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<td>Filling or excavation must not impact adversely on visual amenity or local drainage</td>
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<td>Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations</td>
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**General assessment processes**

Chapter 3: Areas and Assessment Processes
General assessment processes
Chapter 3: Areas and Assessment Processes

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- the new building work below the IRFL uses water resistant materials; and
- essential services are located above the IRFL and any electrical services, including photovoltaic panels, are easily disconnected; and
- the new building work below the IRFL uses corrosion free building components such as galvanised steel or aluminium

Editor’s Note: For a list of water resistant materials please refer to Table 1—Higher water resistance—Growth Management Queensland Factsheet January 2011—Repairing your House After a Flood

A retaining wall is set back at least half the height of the wall from any boundary of the site

Retaining walls over 1.5m high are stepped 0.75m for every 1.5m in height, terraced and landscaped

No filling, excavation or retaining works shall be carried out that cause stormwater to be concentrated or redirected from pre-development conditions, unless the stormwater is directed to a lawful point of discharge such as kerb and channel

Where in the Brisbane River Corridor an existing house is raised, extended or a new house is erected, the building height above ground level, must not be greater than 9.5m
General assessment processes
Chapter 3: Areas and Assessment Processes

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<td>Self Assessment where complying with the Acceptable Solutions in the House Code as varied by the additional Acceptable Solutions in Column 6 and where complying with the Residential Design—Character Code</td>
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<td>• preserve structural performance during and after a flood event</td>
<td>• the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials (1)</td>
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<tr>
<td>• Low–medium Density Residential Area</td>
<td></td>
<td></td>
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<td>• ensure ease of cleaning</td>
<td>• any enclosure below the IRFL must have openings that are at least 1% of the enclosed area for automatic exit of flood water for the flood events up to and including those set out in Table 2. Any openings are a minimum of 75mm</td>
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<td>• Medium Density Residential Area</td>
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<td>New building work improves flood immunity and ensures safety for all persons</td>
<td>• all new floor levels are elevated above ground level, such as on stumps or fill; and</td>
</tr>
<tr>
<td>• High Density Residential Area</td>
<td></td>
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<td></td>
<td>Filling or excavation must not impact adversely on visual amenity, the stability of land or local drainage</td>
<td>• the new building work below the IRFL uses water resistant materials (1); and</td>
</tr>
<tr>
<td>and not on a small lot but in a Demolition Control Precinct</td>
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### General assessment processes

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Where in the Brisbane River Corridor an existing house is raised, extended or a new house is erected, the building height above ground level, must not be greater than 9.5m
### Chapter 3: Areas and Assessment Processes

**General assessment processes**

Chapter 3: Areas and Assessment Processes

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House Code Residential Design—Small Lot Code

Ensure new houses, where raising a house and extensions to existing houses achieve acceptable flood immunity Ensure houses are not subject to unreasonable hazard due to flooding

Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding Building components and flood resilient design:

- preserve structural performance during and after a flood event
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- minimise repair costs following a flood
- ensure ease of cleaning

New building work improves flood immunity and ensures safety for all persons Filling or excavation must not impact adversely on visual amenity, the stability of land or local drainage

*Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations*

The minimum level for habitable and non–habitable areas (including utility areas, garage, laundry and storage rooms) are not less than those set out in *Table 2*

Where development involves raising an existing house and the modified building does not meet the requirements of *Table 2*, the following requirement is met:

- the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials

Where development involves enclosing under or extending an existing house and the modified building does not meet the requirements of *Table 2*, the following requirements are met:

- the new habitable floor levels are above the existing habitable floor levels
- any enclosure below the IRFL must have openings that are at least 1% of the enclosed area for automatic exit of flood water for the flood events up to and including those set out in *Table 2*. Any openings are a minimum of 75mm
- all new floor levels are elevated above ground level, such as on stumps or fill
- the new building work below the IRFL uses water resistant materials

(1)
## General assessment processes

Chapter 3: Areas and Assessment Processes

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| deletion of Acceptable Solution A2 relating to building heights Impact Assessment (Generally Inappropriate) where not complying with the Acceptable Solutions in Part 1 of the Residential Design—Small Lot Code as varied by the deletion of Acceptable solution A2 relating to building heights | | | | | • essential services are located above the IRFL and any electrical services, including photovoltaic panels, are easily disconnected  
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(1) Editor’s Note: For a list of water resistant materials please refer to Table 1—Higher water resistance—Growth Management Queensland Factsheet January 2011—Repairing your House After a Flood

A retaining wall is set back at least half the height of the wall from any boundary of the site; and Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped No filling, excavation or retaining works shall be carried out that cause stormwater to be concentrated or redirected from pre-development conditions, unless the stormwater is directed to a lawful point of discharge

Effective 16 May 2013
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<td>Single Unit Dwelling in the Low Density, Character and Low–medium Density Residential Area</td>
<td>No change to Level of Assessment</td>
<td>Residential Design—Single Unit Dwelling Code</td>
<td>Ensure all new single unit dwellings achieve acceptable flood immunity Ensure all new single unit dwellings are not subject to unreasonable hazard due to flooding</td>
<td>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</td>
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<td>Single Unit Dwelling in the Medium Density and High Density Residential Area and Centres Area</td>
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### General assessment processes

**Chapter 3: Areas and Assessment Processes**

#### Multi Unit Dwelling in the Low Density, Character and Low–medium Density Residential Area

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<td>Residential Design—Low Density, Character and Low–medium Density Code</td>
<td>Ensure all new multi–unit dwellings achieve acceptable flood immunity</td>
<td>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</td>
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<td>No change to Level of Assessment</td>
<td>Residential Design—Medium Density Code</td>
<td>Ensure all new multi–unit dwellings achieve acceptable flood immunity</td>
<td>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</td>
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<td>Residential Design—High Density Code</td>
<td>Ensure all new multi–unit dwellings achieve acceptable flood immunity Ensure all new multi–unit dwellings are not subject to unreasonable hazard due to flooding</td>
<td>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</td>
<td></td>
</tr>
<tr>
<td>Mixed Use in the Centres Area</td>
<td>No change to Level of Assessment</td>
<td>Centre Design Code</td>
<td>Ensure all new residential or mixed use development including residential development achieves acceptable flood immunity Ensure all new multi–unit dwellings are not subject to unreasonable hazard due to flooding</td>
<td>All new residential development or the residential component of a Mixed Use may be higher than adjoining development to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</td>
<td></td>
</tr>
</tbody>
</table>
### General assessment processes

#### Chapter 3: Areas and Assessment Processes

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
<th>Column 5</th>
<th>Column 6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Development</strong></td>
<td><strong>Level of Assessment</strong></td>
<td><strong>Applicable Codes</strong></td>
<td><strong>Additional Purpose</strong></td>
<td><strong>Additional Performance Criteria</strong></td>
<td><strong>Additional Acceptable Solutions</strong></td>
</tr>
<tr>
<td>For infill development for lots smaller than 1000m² in the Residential Area</td>
<td>No change to Level of Assessment</td>
<td>Subdivision Code</td>
<td>No change to the Subdivision Code</td>
<td>All lots must be provided with protection of property from flooding, in accordance with an acceptable level of risk as outlined in the Subdivision and Development Guidelines as varied by Table 4 and Table 5 below. Note: The Stormwater Management Code provides additional guidance on flooding issues</td>
<td>All lots below 1000m² in size are located above the minimum design levels for flood immunity in accordance with Council’s Subdivision and Development Guidelines and this instrument. For infill development for lots smaller than 1000m² affected by Brisbane River flooding only (the IRFL), filling may not be required where a house could otherwise reasonably be constructed to comply with the Subdivision and Development Guidelines and the flood immunity requirements within this instrument. Editor’s note: It is expected that flood immunity will be achieved by a combination of limited filling, buildings on stumps or other building techniques. Over reliance on filling can lead to adverse impacts on the amenity of adjoining lands and local drainage.</td>
</tr>
</tbody>
</table>

Effective 16 May 2013
Table 2—House Flood Immunity Levels

<table>
<thead>
<tr>
<th>Type of Flooding</th>
<th>Minimum Ground Level for House Pad after filling (where permitted)</th>
<th>Habitable Floor Level</th>
<th>Non-habitable Areas (i.e. utility areas, garage, laundry and storage room)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brisbane River</td>
<td>IRFL + 300mm</td>
<td>IRFL + 500mm</td>
<td>50 year ARI + 300mm</td>
</tr>
<tr>
<td>Creek or Waterway</td>
<td>100 year ARI + 300mm</td>
<td>100 year ARI + 500mm</td>
<td>100 year ARI + 300mm</td>
</tr>
</tbody>
</table>

Table 3—Local Plan or Neighborhood Plan and Brisbane River Corridor Planning Scheme Policy

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
</table>
| Residential development and the basements of commercial development included in any Local Plan or Neighborhood Plan Area as described in Chapter 4 of the City Plan | Where residential development, commercial development (including filling and reconfiguration for the same purpose) or mixed use development including a residential component is regulated in respect of:
• Building height of houses, single unit dwellings or Multi–unit dwellings; and or
• Flood immunity requirements for the IRFL and creek/waterway flooding
The applicable Local or Neighbourhood Plan shall be read as having the following additional intent:
1. Buildings may be higher than 8.5m to the extent required to achieve acceptable flood immunity. These buildings must be designed to minimize the height of the side and rear walls in relation to adjoining properties and the overall height of the building.
2. Ensure all new residential development achieves acceptable flood immunity, by complying with Tables 4 and 5; or The DFL whichever is the greater level of immunity. |
| Structures in Precinct 1 and 2 — Residential Parkland of the Brisbane River | Building height may vary to the extent required to achieve flood immunity.                                                                                                                                 |

Table 4—Subdivision and Development Guidelines

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
</table>
| Any development requiring compliance with Table A1.1 of the Subdivision and Development Guidelines | The minimum lot level for residential subdivision is IRFL + 300mm

Filling of lots affected by Brisbane River flooding (the IRFL) for flood immunity may produce undesirable outcomes with respect to the streetscape and boundaries to existing lots. Filling may not be required for infill subdivision affected by Brisbane River flooding only (the IRFL) where a house otherwise could be reasonably constructed to comply with this requirement. |
### General assessment processes

**Notes:** The Interim Residential Flood Level (IRFL) is the surface of floodwater in one or both of the following flood events, whichever is the higher at any point:

1. *Brisbane River — January 2011 event,* as mapped in Table A
2. *The Defined Flood Level (DFL) based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the Brisbane City Gauge,* as mapped in Table A

Creek/waterway flooding is all land affected by a 100 year average recurrence interval (ARI) flood, as mapped in Table A

The January 2011 Brisbane River flood event is described in the Queensland Reconstruction Authority “Interactive Reconstruction Map” 2010–2011 Interim Flood Lines. The creek/waterway flood inundation extent and level for a 100 year ARI creek/waterway flood event and the Defined Flood Level based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the City Gauge is described in the database and mapping described as “TLPI Flood Maps” and “FloodWise Property Report, Brisbane City Council”

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
</table>
| Any development requiring compliance with Table A1.2 of the Subdivision and Development Guidelines | The Minimum design floor or pavement levels for Category A are IRFL + 500mm. The Minimum design floor or pavement levels for Category B are IRFL + 300mm. Refer to Table 5 for assignment of these categories. **Notes:** The Interim Residential Flood Level (IRFL) is the surface of floodwater in one or both of the following flood events, whichever is the higher at any point:

1. *Brisbane River — January 2011 event,* as mapped in Table A
2. *The Defined Flood Level (DFL) based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the Brisbane City Gauge,* as mapped in Table A

Creek/waterway flooding is all land affected by a 100 year average recurrence interval (ARI) flood event, as mapped in Table A

The January 2011 Brisbane River flood event is described in the Queensland Reconstruction Authority “Interactive Reconstruction Map” 2010–2011 Interim Flood Lines. The creek/waterway flood inundation extent and level for a 100 year ARI water/creek flood event and the Defined Flood Level based on a Brisbane River Flood Event using a flood height profile of 3.7m AHD at the City Gauge is described in the database and mapping described as “TLPI Flood Maps” and “FloodWise Property Report, Brisbane City Council” |
### General assessment processes

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development requiring compliance with table A 1.3 of the Subdivision and Development Guidelines</td>
<td>Refer to <em>Table 5</em></td>
</tr>
</tbody>
</table>

**Table 5—Building Categories**

<table>
<thead>
<tr>
<th>BCA Building Classification(1)</th>
<th>Development Type and Design Levels</th>
<th>Category(6)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class 1 – 4</strong></td>
<td><strong>Habitable room(1)</strong></td>
<td>Category A</td>
</tr>
<tr>
<td></td>
<td>Non–habitable room</td>
<td>Category B</td>
</tr>
<tr>
<td></td>
<td>• including garage, patio, private open space and courtyard</td>
<td>except for Class 1a building where the 50 year ARI + 0.3m applies to Brisbane River</td>
</tr>
<tr>
<td></td>
<td>Non–habitable part of a Class 2 or Class 3 building</td>
<td>Category B</td>
</tr>
<tr>
<td></td>
<td>• excluding the essential services(2)</td>
<td>Risk management approach to Brisbane River flooding is permitted (refer Subdivision and Development Guidelines — Section 4)</td>
</tr>
<tr>
<td></td>
<td>Parking located in the building undercroft of a multi unit dwelling</td>
<td>Category C</td>
</tr>
<tr>
<td></td>
<td>Carport(4), unroofed carpark, Vehicular manoeuvring areas</td>
<td>Category D</td>
</tr>
<tr>
<td></td>
<td>Essential electrical services(2) of a Class 2 or Class 3 building only</td>
<td>Category A(7)</td>
</tr>
<tr>
<td></td>
<td>Basement parking entry(3)</td>
<td>Category C + 300m</td>
</tr>
<tr>
<td><strong>Class 5</strong></td>
<td>Building floor level</td>
<td>Category C</td>
</tr>
<tr>
<td><strong>Class 6</strong></td>
<td>Garage or carpark(3) located in the building undercroft</td>
<td>Category C</td>
</tr>
<tr>
<td><strong>Class 8</strong></td>
<td>Carport(4) or unroofed carpark</td>
<td>Category D</td>
</tr>
<tr>
<td></td>
<td>Vehicular access and manoeuvring areas</td>
<td>Category D</td>
</tr>
<tr>
<td></td>
<td>Essential electrical services(2)</td>
<td>Class 8 — Category C</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Class 5 &amp; 6 — Category A(7)</td>
</tr>
<tr>
<td></td>
<td>Basement parking entry(3)</td>
<td>Category C</td>
</tr>
<tr>
<td><strong>Class 7a</strong></td>
<td>Refer to the relevant building class specified in this table</td>
<td></td>
</tr>
<tr>
<td><strong>Class 7b</strong></td>
<td>Building floor level</td>
<td>Category C</td>
</tr>
<tr>
<td></td>
<td>Vehicular access and manoeuvring areas</td>
<td>Category D</td>
</tr>
<tr>
<td></td>
<td>Essential electrical services(2)</td>
<td>Category C</td>
</tr>
</tbody>
</table>

---

Brisbane City Plan 2000—Volume 1
Effective 16 May 2013
<table>
<thead>
<tr>
<th>BCA Building Classification&lt;sup&gt;(1)&lt;/sup&gt;</th>
<th>Development Type and Design Levels</th>
<th>Category&lt;sup&gt;(6)&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 9</td>
<td>Building floor level — including essential services&lt;sup&gt;(2)&lt;/sup&gt;</td>
<td>Category A</td>
</tr>
<tr>
<td></td>
<td>Garage or carpark&lt;sup&gt;(3)&lt;/sup&gt; located in the building undercroft</td>
<td>Category C</td>
</tr>
<tr>
<td></td>
<td>Carport&lt;sup&gt;(4)&lt;/sup&gt; or unroofed carpark</td>
<td>Category D</td>
</tr>
<tr>
<td></td>
<td>Vehicular access and manoeuvring areas</td>
<td>Category D</td>
</tr>
<tr>
<td>Class 10a</td>
<td>Carparking facility</td>
<td>Refer to the relevant building class specified in this table</td>
</tr>
<tr>
<td></td>
<td>Shed&lt;sup&gt;(5)&lt;/sup&gt; or the like</td>
<td>Category D</td>
</tr>
<tr>
<td>Class 10b</td>
<td>Swimming pool</td>
<td>Category E</td>
</tr>
<tr>
<td></td>
<td>Associated mechanical and electrical pool equipment</td>
<td>Category C</td>
</tr>
<tr>
<td></td>
<td>Other structures</td>
<td>Flood immunity standard does not apply</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Refer Section 2.3.3 of the Subdivision and Development Guidelines for definitions

<sup>(2)</sup> Essential services include any room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift controls etc

<sup>(3)</sup> Basement carparks must be suitably waterproofed and all air vents, air conditioning ducts, pedestrian access and entry/exit ramps at the carpark entrance have flood immunity in accordance with this table

<sup>(4)</sup> A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building

<sup>(5)</sup> A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end

<sup>(6)</sup> Where a building includes a combination of uses that includes a component of classes 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood immunity requirement

<sup>(7)</sup> Where essential services are proposed in a basement below the specified flood immunity level in Table 5 as part of a risk management approach to Brisbane River Flooding or Creek/waterway flooding, the flood immunity of all air vents, air conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform to Category A for Residential development, and the relevant basement entry level of all other uses. This will require a fully watertight basement design to prevent floodwaters entering the basement to ensure flood immunity

The provisions of this section are effective on and from 16 May 2013
Definitions

The definitions are contained at the end of this chapter. Definitions are included in the Plan:

- for the purpose of reading the level of assessment tables in the Areas in this chapter and in the Local Plans in Chapter 4
- for the purpose of reading the Codes in Chapter 5
- to provide an explanation of the meaning of terms used in the Plan
- to provide common terms for advertising impact assessable and notifiable code assessable development.

Chapter 4 Local Plans

The Local Plans do not replace the Area allocations described in Chapter 3, but put forward more locally focused desired land use and built form outcomes for the Local Plan areas. Local Plans override any parts of the Plan with which they may conflict.

Local Plans may provide additional measures for particular parts of the City where detailed local planning has been undertaken.

A Local Plan may change the level of assessment identified in the level of assessment tables in this chapter.

For the following Local Plans the level of assessment is determined from tables in the Local Plans and not from this chapter:
- City Centre
- Milton
- Petrie Terrace and Spring Hill

For the following Local Plans the level of assessment is determined by checking the level of assessment tables in this chapter, and then checking the level of assessment tables in the Local Plan to determine whether the Local Plan changes the level of assessment:
- Acacia Ridge/Archerfield
- Albion
- Aspley District
- Australia TradeCoast
- Banyo/Nudgee
- Bowen Hills
- Bracken Ridge and District
- Bulimba District
- Calamvale District
- Capalaba West
- Centenary Suburbs
- Chermside Centre
- Darra Oxley District
- Doolandella
- Eastern Corridor
- Everton Park
- Ferny Grove/Upper Kedron
- Fig Tree Pocket
- Forest Lake
- Fortitude Valley
- Holland Park–Tarragindi District
- Indooroopilly Centre
- Ithaca District
- Kangaroo Point Peninsula
- Kangaroo Point South
- Kelvin Grove Urban Village
- Lutrobe and Given Terraces
- Lower Oxley Creek South
- Lutwyche Road Corridor
- Milton Station
- Mitchelton Centre
- Moggill Bellbowrie District
- Moorooka District
- Moreton Island Settlements
- Mt Coot-tha
- Mt Gravatt Corridor
- New Farm and Teneriffe Hill
- Newstead and Teneriffe Waterfront
- Nundah District
- Pinkenba/Eagle Farm
- Racecourse Precinct
- Richlands Wacol Corridor
- River Gateway
- Rochedale Urban Community
- Sandgate Road Industrial Area
- Sherwood/Graceville District
- South Brisbane Riverside
- Toombul Nundah
- Toowong Auchenflower
- Toowong–Indooroopilly District
- Wakerley
- West End–Woolloongabba District
- Woolloongabba Centre
- Wynnum West
- Wynnum/Manly

Some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5.
Chapter 5 Codes and Related Provisions

Codes are listed alphabetically in Chapter 5. The Codes are the baseline regulations against which proposals are assessed.

All detailed development requirements are expressed in this consistent ‘Code’ format, regardless of whether the proposal is self, code or impact assessable.

They contain Performance Criteria and Acceptable Solutions. In some cases, usually where no quantifiable Acceptable Solution can be provided, Codes outline the nature of the investigations or process necessary to determine whether Performance Criteria are met.

Some Codes also contain notes with information about other relevant legislation or Council’s local laws that apply to the development. Codes contained in the Plan are highlighted in bold when referred to in the text.

Each Code states, in the section called ‘Application’, what development it applies to (‘relevant development’ for that Code). This information is also provided in a summary table in the introduction to Chapter 5.

In some Codes, a glossary is provided to:

• modify the general meaning of a definition in this chapter, but only for that Code

• explain the meaning of terms that are used in that Code.

For self assessable development the Code is the Acceptable Solutions. The ‘primary’ Code applying to the development is indicated in the level of assessment tables. No other Codes from Chapter 5 will apply to self assessable development. Local Plan Codes from Chapter 4 also do not apply, unless the Local Plan specifically states that the Code is applicable to self assessable development.

For code assessment the Code is the Purpose, Performance Criteria and Acceptable Solutions. The Acceptable Solutions represent the preferred way of complying with the Performance Criteria. There may be other ways to comply that meet the Code’s Purpose. It is up to the applicant to demonstrate how alternative solutions achieve this. A proposal that fails to comply (except in insignificant details) and cannot be conditioned to mitigate impacts will be refused.

The ‘primary’ Code applying to the development is indicated in the level of assessment tables. That ‘primary’ Code may refer to other ‘secondary’ Codes and provisions that are to be interpreted as part of the ‘primary’ Code.

These Codes will also be considered for impact assessment where relevant.

Appendices 1 and 5 Priority Infrastructure Plan

The Priority Infrastructure Plan identifies the extent and application of trunk infrastructure required to service growth throughout the City in the priority infrastructure area. The Priority Infrastructure Plan applies to a development application made to the Council after the commencement of the Priority Infrastructure Plan.

Appendix 2 Planning Scheme Policies

Planning Scheme Policies generally contain technical information to support Codes. They are either referred to in a Code or other provision, or are intended to be used in impact assessment processes.

The following two Planning Scheme Policies are not directly referred to in a Code:

The Airports Planning Scheme Policy outlines the requirements applicable to proposals that may impact on aviation operations.

The Independent Design Advisory Panel Planning Scheme Policy describes the role, composition and terms of reference of a panel that will advise on the aesthetic and functional merit of major proposals.

Planning Scheme Policies are referred to in two ways:

• Appendix 2 includes a list of Council documents or parts of documents that have been adopted as Planning Scheme Policies, but are not included in the Plan. These documents may also have application to regulations under other legislation or contain other information not specifically related to the regulation of development under this Plan

• Appendix 2 includes the full text of the Planning Scheme Policies that operate entirely within the Plan.

Planning Scheme Policies are highlighted in bold when referred to in the text.

Appendix 3 Designations

Chapter 2, Part 6 of the Act provides for the designation of land for community infrastructure. The effect of designation is to identify land to be used for particular community infrastructure and to make development for that infrastructure exempt from the requirements of the Plan. A designation may be made by a Queensland State Government Minister or by Council and can include existing or proposed development. Development that can be designated as community infrastructure is listed in Schedule 5 of the Act.

Appendix 3 of the Plan includes details of Designations affecting the City.
Appendix 4  Technical and Supporting Information

Appendix 4 contains the following information:

- a list of the Performance Indicators to be used in assessing the achievement of the Plan’s DEOs. These Performance Indicators are not used in development assessment
- a list of all the documents referred to throughout the Plan and where to obtain them. References contained in the Plan are highlighted in italics when referred to in the text
- a table of local laws that are relevant to development
- Neighbourhood Enhancement Programs, which identify a range of Council projects that support particular Local Plans in Chapter 4.

Scheme Maps

The Scheme Maps indicate the Area classification of each parcel of land within Brisbane. The Area is indicated by colour and an abbreviation as follows:

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CN</td>
<td>Conservation Area</td>
</tr>
<tr>
<td>PK</td>
<td>Parkland Area</td>
</tr>
<tr>
<td>SR</td>
<td>Sport and Recreation Area</td>
</tr>
<tr>
<td>EP</td>
<td>Environmental Protection Area</td>
</tr>
<tr>
<td>RU</td>
<td>Rural Area</td>
</tr>
<tr>
<td>EC</td>
<td>Emerging Community Area</td>
</tr>
<tr>
<td>LR</td>
<td>Low Density Residential Area</td>
</tr>
<tr>
<td>CR</td>
<td>Character Residential Area</td>
</tr>
<tr>
<td>LMR</td>
<td>Low–medium Density Residential Area</td>
</tr>
<tr>
<td>MR</td>
<td>Medium Density Residential Area</td>
</tr>
<tr>
<td>HR</td>
<td>High Density Residential Area</td>
</tr>
<tr>
<td>LI</td>
<td>Light Industry Area</td>
</tr>
<tr>
<td>GI</td>
<td>General Industry Area</td>
</tr>
<tr>
<td>HI</td>
<td>Heavy Industry Area</td>
</tr>
<tr>
<td>EI</td>
<td>Extractive Industry Area</td>
</tr>
<tr>
<td>FI</td>
<td>Future Industry Area</td>
</tr>
<tr>
<td>MP1</td>
<td>Multi–purpose Centre (City Centre)</td>
</tr>
<tr>
<td>MP2</td>
<td>Multi–purpose Centre (Major Centre)</td>
</tr>
<tr>
<td>MP3</td>
<td>Multi–purpose Centre (Suburban Centre)</td>
</tr>
<tr>
<td>MP4</td>
<td>Multi–purpose Centre (Convenience Centre)</td>
</tr>
<tr>
<td>SP1</td>
<td>Special Purpose Centre (Major hospitals and medical facility)</td>
</tr>
<tr>
<td>SP2</td>
<td>Special Purpose Centre (Major educational and research facility)</td>
</tr>
<tr>
<td>SP3</td>
<td>Special Purpose Centre (Major defence and communications facility)</td>
</tr>
<tr>
<td>SP4</td>
<td>Special Purpose Centre (Major sporting stadium)</td>
</tr>
<tr>
<td>SP5</td>
<td>Special Purpose Centre (Entertainment centre)</td>
</tr>
<tr>
<td>SP6</td>
<td>Special Purpose Centre (Airport)</td>
</tr>
<tr>
<td>SP7</td>
<td>Special Purpose Centre (Port)</td>
</tr>
<tr>
<td>SP8</td>
<td>Special Purpose Centre (Major residential institution)</td>
</tr>
<tr>
<td>SP9</td>
<td>Special Purpose Centre (Correctional centre)</td>
</tr>
<tr>
<td>SP10</td>
<td>Special Purpose Centre (The Brisbane Market)</td>
</tr>
<tr>
<td>SP11</td>
<td>Special Purpose Centre (Vehicle sales and service)</td>
</tr>
<tr>
<td>SP12</td>
<td>Special Purpose Centre (Mixed industry and business)</td>
</tr>
<tr>
<td>SP13</td>
<td>Special Purpose Centre (Office park)</td>
</tr>
<tr>
<td>SP14</td>
<td>Special Purpose Centre (Cottage industry and retail)</td>
</tr>
<tr>
<td>SP15</td>
<td>Special Purpose Centre (Marina)</td>
</tr>
<tr>
<td>SP16</td>
<td>Special Purpose Centre (South Bank)</td>
</tr>
<tr>
<td>CU1</td>
<td>Community Use Area (Cemetery)</td>
</tr>
<tr>
<td>CU2</td>
<td>Community Use Area (Community facilities)</td>
</tr>
<tr>
<td>CU3</td>
<td>Community Use Area (Crematorium)</td>
</tr>
<tr>
<td>CU4</td>
<td>Community Use Area (Education purposes)</td>
</tr>
<tr>
<td>CU5</td>
<td>Community Use Area (Emergency services)</td>
</tr>
<tr>
<td>CU6</td>
<td>Community Use Area (Health care purposes)</td>
</tr>
<tr>
<td>CU7</td>
<td>Community Use Area (Railway activities)</td>
</tr>
<tr>
<td>CU8</td>
<td>Community Use Area (Utility installation)</td>
</tr>
</tbody>
</table>

The Road Area is indicated as white on the Scheme Maps, as are all waterways.
3 Greenspace Areas

The Plan has five different Greenspace Areas:
- Conservation Area
- Parkland Area
- Sport and Recreation Area
- Environmental Protection Area
- Rural Area.

The general location of the Greenspace Areas throughout the City is indicated on Map A—Greenspace Areas. Reference should be made to the Scheme Maps to determine the exact Area classification of a parcel of land.

3.1 Conservation Area

3.1.1 Intent

The Conservation Area protects habitats and native flora/fauna communities to maintain and enhance the City’s biodiversity, landscape values and visual quality, and to provide opportunities for sustainable nature based recreation. Typically these habitats are located in the City’s bushland, wetlands and waterways and on the Moreton Bay islands.

3.1.2 Desired Environmental Outcomes

1. Bushland, wetlands, waterways and foreshores are preserved and managed primarily for their biodiversity and landscape importance, with development managed to protect and enhance these areas.
2. Adverse impacts on natural systems both on-site and on adjoining sensitive receiving environments are minimised, through the location, design and management of development in accordance with an environmental management plan.
3. Natural area management and maintenance contribute positively towards the protection of wildlife, bushwalking, nature appreciation and educational, research and cultural pursuits consistent with nature conservation, including appropriate forms of ecotourism.

3.1.3 Level of assessment

Please note that:
- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plan the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Aspley District
  - Lake Manchester
  - Mt Coo–tha
  - Racecourse Precinct
- some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
## Chapter 3: Areas and Assessment Processes

### Greenspace Areas

**Brisbane City Plan 2000—Volume 1**

Amended 1 July 2007

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Park</strong> where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally appropriate</td>
<td></td>
</tr>
<tr>
<td>1. Operational work for <strong>Filling or Excavation</strong></td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>2. Building work (including demolition), operational work or reconfiguration of a lot where:</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>• on the site of, or on land adjoining a <strong>Heritage Place</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>or</td>
<td></td>
</tr>
<tr>
<td>• within or on land adjoining a <strong>Heritage Precinct</strong>&lt;sup&gt;(2)&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>3. <strong>Landing</strong></td>
<td>Landing Code</td>
</tr>
<tr>
<td>4. <strong>Outdoor Lighting</strong></td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>5. <strong>Park</strong> where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>6. <strong>Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Generally inappropriate</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Demolition or removal of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong></td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>2. <strong>Reconfiguring a lot</strong></td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>3. Any other material change of use</td>
<td></td>
</tr>
</tbody>
</table>

---

<sup>(1)</sup> If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes
Map A: Greenspace Areas

Conservation Area
Parkland Area
Sport And Recreation Area
Environmental Protection Area
Rural Area
3.2 Parkland Area

3.2.1 Intent

The Parkland Area is for informal open air recreation and outdoor cultural and educational activities, and may provide opportunities for informal sports or other events on a casual basis. Activities requiring permanent facilities, such as youth clubs, may also be accommodated in this Area, but only where they are located on large tracts of land and the activity occupies only a small part of the surrounding parkland. Land is generally publicly owned.

3.2.2 Desired Environmental Outcomes

1. Parkland Areas make an important contribution to the livability of the City and provide visual relief from the built environment and a retreat from developed areas.
2. Parkland Areas serve the recreational needs of the City’s residents, workers and visitors on local, district and Citywide scales.
3. Parkland Areas provide a wide range of informal and limited formal recreational, cultural and educational activities. Parkland qualities valued by residents are maintained and undesirable impacts on surrounding land uses minimised by appropriate location, design and management of developments supporting these activities.
4. Adverse impacts on biodiversity values are minimised where Parkland Areas include natural habitats, such as bushlands, wetlands or waterways, or act as buffers between natural and developed areas.
5. Privately owned lands are not publicly accessible but provide visual relief from the built environment and act as a buffer between natural and developed areas.

3.2.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - City Centre
  - Fortitude Valley
  - Milton
  - Petrie Terrace and Spring Hill
- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Aspley District
  - Bowen Hills
  - Bracken Ridge and District
  - Chermside Centre
  - Eastern Corridor
  - Forest Lake
  - Holland Park–Tarragindi District
  - Indooroopilly Centre
  - Kangaroo Point Peninsula
  - Milton Station
  - Moreton Island Settlements
  - Mt Coot-tha
  - New Farm and Teneriffe Hill
  - Newstead and Teneriffe Waterfront
  - Pinkenba/Eagle Farm
  - Racecourse Precinct
  - Sherwood/Graceville District
- South Brisbane Riverside
- Toombul Nundah
- Toowong Auchenflower
- Mt Gravatt Corridor
- West End–Woolloongabba District
- Woolloongabba Centre

- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>2. Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Operational work for Filling or Excavation</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>2. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>3. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>4. Landing</td>
<td>Landing Code</td>
</tr>
<tr>
<td>5. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally appropriate</td>
<td></td>
</tr>
<tr>
<td>1. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct(1)</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>2. Park where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>3. Utility Installation</td>
<td></td>
</tr>
<tr>
<td>4. Volumetric subdivision where not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>5. Youth Club</td>
<td></td>
</tr>
</tbody>
</table>

| Generally inappropriate | |
|-------------------------||
| 1. Demolition or removal of a Heritage Place or within a Heritage Precinct | Heritage Place Code |
| 2. Any other material change of use | |

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes
3.3 Sport and Recreation Area

3.3.1 Intent

The Sport and Recreation Area provides for more formal sport and recreation and may include club buildings and associated off-street parking facilities.

Activities requiring permanent facilities such as youth clubs are accommodated in this Area, but only where they are located in large tracts of land and the activity occupies only a small part of the surrounding parkland.

The Area includes public land that is generally accessible to the public. Accessibility may be limited in certain parts either by physical means such as fences or other means such as club membership where there is an overall community benefit.

Privately owned Sport and Recreation Area land forms an important part of the network of community facilities and uses. Land included in the Sport and Recreation Area should be maintained or reused for other sport, recreation, cultural or community facilities or services, should the current activity cease.

3.3.2 Desired Environmental Outcomes

1. Sport and Recreation Areas accommodate a wide range of organised sporting, recreational, community and cultural activities at local, district and Citywide levels whether they are on publicly or privately owned land/facilities.

2. Adverse impact on adjacent sensitive uses and on surrounding areas by development and activities are minimised.

3. Adverse impacts on biodiversity values are minimised where Sport and Recreation Areas include natural habitats such as bushlands, waterways and wetlands or act as buffers between natural and developed areas.

3.3.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Bowen Hills
  - Centenary Suburbs
  - Chermside Centre
  - Eastern Corridor
  - Forest Lake
  - Indooroopilly Centre
  - Racecourse Precinct
  - Sherwood/Graceville District
  - South Brisbane Riverside
  - Toombul Nundah
  - Toowong Auchenflower
  - Mt Gravatt Corridor
  - West End–Woolloongabba District
  - Woolloongabba Centre

- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
**Self Assessment**

1. **Outdoor Lighting** where complying with the Acceptable Solutions in the Light Nuisance Code

2. **Park** where complying with the Acceptable Solutions in the Park Code

3. **Outdoor Sport and Recreation** where complying with Acceptable Solutions A1.1 to A2.2 in the Outdoor Sport and Recreation Code

**Applicable Codes**

- Light Nuisance Code
- Park Code
- Outdoor Sport and Recreation Code

---

**Code Assessment**

1. **Community Facilities** (excluding a church)

2. Demolition or removal in the **Demolition Control Precinct**

3. Operational work for **Filling or Excavation**

4. Building work (including demolition) on the site of a **Heritage Place** or within a **Heritage Precinct** where not impact assessable

5. Building work, operational work or reconfiguring a lot on land adjoining a **Heritage Place** or a **Heritage Precinct**

6. **Landing**

7. **Outdoor Sport and Recreation**

8. **Reconfiguring a lot**, other than volumetric subdivision not associated with an existing or approved building

9. **Satellite Dish** (where not exempt development)

**Applicable Codes**

- Community Use Code
- Demolition Code
- Filling and Excavation Code
- Heritage Place Code (this Code contains full details of when building work is code assessable)
- Heritage Place Code
- Landing Code
- Outdoor Sport and Recreation Code
- Subdivision Code
- Satellite Dish Code

---

**Impact Assessment**

**Generally appropriate**

1. **Club**

2. **Community Facilities** (where a church)

3. Building work, operational work or reconfiguring a lot on the site of a **Heritage Place** or within a **Heritage Precinct**

4. **Indoor Sport and Recreation**

5. **Park** where not complying with the Acceptable Solutions in the Park Code

6. **Utility Installation**

7. **Volumetric subdivision** where not associated with an existing or approved building

**Relevant Codes**

- Community Use Code
- Heritage Place Code (this Code contains full details of when development is impact assessable)
- Park Code
- Subdivision Code

**Generally inappropriate**

1. Demolition or removal of a **Heritage Place** or within a **Heritage Precinct**

2. **Any other material change of use**

**Heritage Place Code**

---

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes
3.4 Environmental Protection Area

3.4.1 Intent

Land in the Environmental Protection Area is privately owned and accommodates primarily very low density residential and rural uses.

Places of public worship, retirement villages and other intensive land uses are considered inappropriate in the Environmental Protection Area. Their size, bulk and visual impact detracts from the open landscape and semi–natural values of the Green Space System.

The Area features natural and semi–natural broad hectare land that has important biodiversity, natural landscape, native vegetation, waterways and water supply catchment values, elements and functions.

Land in the outer parts of the City is held in large lots of at least 10ha with larger sizes where sites are very steep or have other significant constraints and limitations. Where land is identified in the SEQ Regional Plan 2005–2026 as being in the Regional Landscape and Rural Production Area, a minimum lot size for subdivision of 100ha applies.

Some lots are partially in a Residential Area and partially in an Environmental Protection Area. In such cases, all residential buildings must be contained to the part of the lot in the Residential Area.

3.4.2 Desired Environmental Outcomes

1. Environmental Protection Areas are protected from intrusion of any urban, suburban, centre or industrial land uses, such as places of public worship and retirement villages, except quarries identified in the Strategic Plan and only where they minimise impacts on the environment and local residents.

2. Low impact, small scale rural living opportunities and rural activities are compatible with the Area’s values.

3. Environmental Protection Area values, particularly biodiversity and landscape values, elements and functions are protected and enhanced through appropriate design, construction and operation of developments both in these Areas and on adjacent land. Urban land uses, particularly places of public worship and retirement villages are not compatible with these values.

4. Visual impacts of clearing, building design and construction, materials, intensity of use, access ways and other aspects of development are minimised.

5. Water quality in waterway corridors, foreshores and catchment areas, particularly the Leslie Harrison Dam catchment, is not adversely affected by development and activities.

6. Exposure to risks of bushfires and land instability is minimised.

7. Environmental Protection Areas act as a buffer to other lands with biodiversity values in the Green Space System and development takes this into consideration.

3.4.3 Level of assessment—Environmental Protection Area and Rural Area

Please note that:

• this table should be read in conjunction with Section 2 General Assessment Processes

• this Level of Assessment table applies to both the Environmental Protection Area and the Rural Area

• if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table

• for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Acacia Ridge/Archerfield
  - Aspley District
  - Bracken Ridge and District
  - Centenary Suburbs
  - Darra Oxley District
  - Doolandella
  - Forest Lake
  - Lake Manchester
  - Moggill Bellbowrie District
  - Moreton Island Settlements
  - Mt Coot–tha
  - Richlands Wacol Corridor
  - Rochedale Urban Community

• some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5

• a preliminary approval may change the level of assessment identified in this table
• the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified

• The level of assessment indicated in this level of assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan.

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Farm where complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>3. In the Rural Area — House where complying with the Acceptable Solutions in the House Code and:</td>
<td>House Code</td>
</tr>
<tr>
<td>• on a lot equal to or greater than 1ha, or</td>
<td></td>
</tr>
<tr>
<td>• located within an approved Building Location Plan</td>
<td></td>
</tr>
<tr>
<td>4. In the Environmental Protection Area — House where complying with the Acceptable Solutions in the House Code and:</td>
<td>House Code</td>
</tr>
<tr>
<td>• on a lot equal to or greater than 4ha, or</td>
<td></td>
</tr>
<tr>
<td>• located within an approved Building Location Plan</td>
<td></td>
</tr>
<tr>
<td>5. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>6. Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Farm where not complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>2. Operational work for Filling or Excavation</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>3. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>4. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>5. Reconfiguring a lot where all resulting lots are 10ha or greater</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notifiable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Demolition or removal in the Demolition Control Precinct</td>
</tr>
<tr>
<td>2. In the Rural Area — House where:</td>
</tr>
<tr>
<td>• not complying with the Acceptable Solutions in the House Code, or</td>
</tr>
<tr>
<td>• on a lot less than 1ha and not located within an approved Building Location Plan</td>
</tr>
<tr>
<td>3. In the Environmental Protection Area — House where:</td>
</tr>
<tr>
<td>• not complying with the Acceptable Solutions in the House Code, or</td>
</tr>
<tr>
<td>• on a lot less than 4ha and located not within an approved Building Location Plan</td>
</tr>
<tr>
<td>4. Landing</td>
</tr>
</tbody>
</table>
### Impact Assessment

<table>
<thead>
<tr>
<th>Generally appropriate</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. In the Rural Area— <strong>Cattery</strong></td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>2. Building work, operational work or reconfiguring a lot on the site of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong> (^{(1)})</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>4. In the Rural Area— <strong>Kennels</strong></td>
<td></td>
</tr>
<tr>
<td>5. In the Rural Area— <strong>Outdoor Sport and Recreation</strong></td>
<td>Outdoor Sport and Recreation Code</td>
</tr>
<tr>
<td>6. <strong>Park</strong> where not complying with the Acceptable Solutions in the Park Code</td>
<td>Outdoor Sport and Recreation Code</td>
</tr>
<tr>
<td>7. In the Rural Area— <strong>Riding School</strong></td>
<td>Park Code</td>
</tr>
<tr>
<td>8. In the Rural Area— <strong>Stable</strong></td>
<td>Park Code</td>
</tr>
<tr>
<td>9. <strong>Utility Installation</strong></td>
<td>Park Code</td>
</tr>
<tr>
<td>10. <strong>Volumetric subdivision</strong> where not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>11. In the Rural Area— <strong>Youth Club</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Generally inappropriate</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Demolition or removal of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong></td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>2. <strong>Reconfiguring a lot</strong> where any resulting lot is less than 10ha</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>3. <strong>Any other material change of use</strong></td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

\(^{(1)}\) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.
3.5 Rural Area

3.5.1 Intent

The Rural Area is privately owned land and accommodates residential and rural uses that are respected and preserved provided the DEOs are met.

Some broad hectare, low intensity uses may also be accommodated in this Area where they have low environmental impacts, such as riding schools and camping grounds.

The agricultural capability of good quality agricultural land is protected in accordance with State Planning Policy 1/92—Development and the Conservation of Agricultural Land (and supporting Planning Guideline: The Identification of Good Quality Agricultural Land 1997), by avoiding fragmentation, alienation and inappropriate use of this land.

Land is held in larger lots of at least 10ha with larger sizes where sites are excessively steep, ie slopes over 1 in 3, or have other significant constraints and limitations. Where land is identified in the SEQ Regional Plan 2005-2026 as being in the Regional Landscape and Rural Production Area, a minimum lot size for subdivision of 100ha applies.

3.5.2 Desired Environmental Outcomes

1. Farming and other rural activities operate without undue interference from unplanned urban or suburban development.

2. Semi-natural and natural habitats, biodiversity, waterways and natural and rural landscape values are protected and enhanced through appropriate design, construction and operation of developments both in these Areas and on adjacent land.

3. Visual impacts of clearing, building design and construction, material, intensity of use, access ways and other aspects of development are minimised.

4. Water quality in waterway corridors, foreshores and catchment areas, particularly the Leslie Harrison Dam catchment, is not adversely affected by development and activities.

5. Exposure to risks of bushfires and land instability is minimised.

6. Rural Areas act as a buffer to other lands with biodiversity values in the Green Space System and development takes this into consideration.

3.5.3 Level of assessment

See 3.4.3—Level of assessment—Environmental Protection Area and Rural Area.
Chapter 3: Areas and Assessment Processes

Emerging Community Area

4.1 Intent

The Emerging Community Area is generally suitable for urban purposes at some future time. These Areas have not been fully investigated and many contain pockets of land unsuitable for development because of scenic or environmental constraints. All land in this Area requires the preparation of a neighbourhood structure plan before development can occur.

Small sites that do not adjoin developed areas remain undeveloped.

Interim uses that are incompatible with residential uses are not encouraged.

The general location of the Emerging Community Area throughout the City is indicated on Map B—Emerging Community Area. Reference should be made to the Scheme Maps to determine the exact Area classification of a parcel of land.

The planning scheme will be reviewed at regular intervals to reclassify developed Emerging Community Areas to the most appropriate Area.

4.2 Desired Environmental Outcomes

1. A range of housing types and opportunities are provided to meet different needs, lifestyle choices and housing market diversity.

2. Land is developed in an orderly sequence, and in accordance with a neighbourhood structure plan and/or Local Plan.

3. Land is developed in a sustainable manner to reflect the general form of the City by integrating development sites, community infrastructure, greenspaces and important natural features.

4. Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as fauna and flora habitats, fauna movement corridors, wetlands and waterway corridors, are protected and enhanced and incorporated into the overall development of the Area.

5. Development is well planned and integrated with surrounding land uses, and is supported by local centres and basic community facilities.

6. Development does not impinge on existing or intended use of adjacent areas. Buffer areas are provided. Any interim uses do not prejudice future development.

7. Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicle accessibility between neighbourhoods, Centres and other locations, providing a range of services and facilities.

8. Urban design promotes a sense of place and identity and community safety.

9. Adequate telecommunications infrastructure, power, water and sewerage utilities are available to serve future resident, business and community needs.

4.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes

- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table

- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Aspley District
  - Banyo/Nudgee
  - Bracken Ridge and District
  - Calamvale District
  - Centenary Suburbs
  - Doolandella
  - Ferny Grove/Upper Kedron
  - Fig Tree Pocket
  - Nundah District
  - Racecourse Precinct
  - Richlands Wacol Corridor
  - Rochedale Urban Community
  - Wakerley
  - Wynnum West

- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable
Map B: Emerging Community Area

Emerging Community Area
Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

### Self Assessment

<table>
<thead>
<tr>
<th>No.</th>
<th>Activity</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Commercial Character Building Activities</strong> (except Restaurant) where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code</td>
<td>Commercial Character Building Code</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Farm</strong> where complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>4.</td>
<td><strong>House</strong> where complying with the Acceptable Solutions in the House Code (whether or not involving extensions or renovations exempt from assessment against the Residential Design—Small Lot Code)</td>
<td>House Code</td>
</tr>
<tr>
<td>5.</td>
<td><strong>House</strong> where on a lot less than 450m² or with an average width of less than 15m or on a rear lot less than 600m² (excluding access way); and where complying with the Acceptable Solutions in Part 1 of the Residential Design—Small Lot Code (Unless the level of assessment has been changed by an adopted or approved Structure Plan)</td>
<td>House Code and the Residential Design—Small Lot Code</td>
</tr>
<tr>
<td>6.</td>
<td><strong>Outdoor Lighting</strong> where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>7.</td>
<td><strong>Park</strong> where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

### Code Assessment

<table>
<thead>
<tr>
<th>No.</th>
<th>Activity</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Farm</strong> where not complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Operational work for Filling or Excavation</strong></td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>3.</td>
<td><strong>Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable</strong></td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>4.</td>
<td><strong>Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct</strong></td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>5.</td>
<td><strong>Reconfiguring a lot</strong> where all resulting lots are 10ha or greater</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>6.</td>
<td><strong>Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
</tbody>
</table>

### Notifiable

<table>
<thead>
<tr>
<th>No.</th>
<th>Activity</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Commercial Character Building Activities</strong> where in a Commercial Character Building and:</td>
<td>Commercial Character Building Code</td>
</tr>
<tr>
<td></td>
<td>• for a Restaurant, or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• not complying with the Acceptable Solutions in the Commercial Character Building Code</td>
<td></td>
</tr>
<tr>
<td>Code Assessment</td>
<td>Applicable Codes</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
<td>------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>2. Demolition or removal of a <strong>Commercial Character Building</strong> or a <strong>Multi–unit Dwelling</strong> (where a registered boarding house)</td>
<td>Demolition Code</td>
<td></td>
</tr>
<tr>
<td>3. <strong>House</strong> where not complying with the Acceptable Solutions in the House Code</td>
<td>House Code</td>
<td></td>
</tr>
<tr>
<td>4. <strong>Landing</strong></td>
<td>Landing Code</td>
<td></td>
</tr>
</tbody>
</table>

**Impact Assessment**

<table>
<thead>
<tr>
<th>Relevant Codes</th>
</tr>
</thead>
</table>

**Generally appropriate**

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building work, operational work or reconfiguring a lot on the site of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong>(1)</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>3. <strong>Park</strong> where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>4. <strong>Stable</strong> where located in a Stables Location as indicated on the scheme maps</td>
<td>Stable Code</td>
</tr>
</tbody>
</table>

Where in accordance with a structure plan that has been adopted in accordance with the Structure Planning Code (unless the level of assessment has been changed by the adopted or approved Structure Plan):

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. <strong>Caravan Park</strong></td>
<td>Caravan Park and Relocatable Home Park Code</td>
</tr>
<tr>
<td>6. <strong>Child Care Facility</strong></td>
<td>Child Care Facility Code</td>
</tr>
<tr>
<td>7. <strong>Club</strong></td>
<td></td>
</tr>
<tr>
<td>8. <strong>Community Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>9. <strong>Education Purposes</strong></td>
<td></td>
</tr>
<tr>
<td>10. <strong>Emergency Services</strong></td>
<td></td>
</tr>
<tr>
<td>11. <strong>Health Care Purposes</strong></td>
<td></td>
</tr>
<tr>
<td>12. <strong>Hotel</strong></td>
<td></td>
</tr>
<tr>
<td>13. <strong>Indoor Sport and Recreation</strong></td>
<td></td>
</tr>
<tr>
<td>14. <strong>Medical Centre</strong></td>
<td></td>
</tr>
<tr>
<td>15. <strong>Multi–unit Dwelling</strong></td>
<td>Residential Codes</td>
</tr>
<tr>
<td>16. <strong>Outdoor Sport and Recreation</strong></td>
<td>Outdoor Sport and Recreation Code</td>
</tr>
<tr>
<td>17. <strong>Reconfiguring a lot</strong> to create additional lots where any of those lots are smaller than 10ha</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>18. <strong>Restaurant</strong></td>
<td></td>
</tr>
<tr>
<td>19. <strong>Service Station</strong></td>
<td></td>
</tr>
<tr>
<td>20. <strong>Shop or Office</strong> where 250m² or less in gross floor area and complying with the applicable Acceptable Solutions of the Centre Design Code</td>
<td>Centre Design Code</td>
</tr>
<tr>
<td>21. <strong>Short Term Accommodation</strong> where fronting an arterial route</td>
<td>Short Term Accommodation Code</td>
</tr>
<tr>
<td>22. <strong>Single Unit Dwelling</strong> and <strong>reconfiguring a lot</strong> to create the required freehold lot</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
<tr>
<td>23. <strong>Utility Installation</strong></td>
<td></td>
</tr>
</tbody>
</table>
5 Residential Areas

Residential Areas are the main component of Residential Neighbourhoods in the Strategic Plan.

The Plan has 5 different Residential Areas:

- Low Density Residential Area
- Character Residential Area
- Low–medium Density Residential Area
- Medium Density Residential Area
- High Density Residential Area

The general location of the Residential Areas throughout the City is indicated on Map C—Residential Areas. Reference should be made to the Scheme Maps to determine the exact Area Classification of a parcel of land.

The different Residential Areas reflect different living environments envisaged in different parts of the City. Accordingly the scale and intensity of built form will vary between Areas and Council will regulate development through minimum lot sizes for houses, make no provision for the subdivision of existing or approved buildings involving a house, minimum site area and intensity for multi–unit and single unit dwellings and controls on demolition or removal of pre–1946 housing.

An important characteristic of the City’s older suburbs is the traditional architecture. Demolition Control Precincts are locations in the older suburbs where pre–1946 housing is still dominant. Specific provisions apply in the Demolition Control Precincts to preserve and complement much of this architectural character, by requiring:

- an application for demolition of a building
- compliance with the Residential Design—Character Code for new residential development.

Planning Scheme Maps show Demolition Control Precincts.

Residential Areas will be comprised mainly of dwellings. However, Residential Areas will also accommodate activities servicing local neighbourhood needs, such as shops, child care centres and other community facilities. Incompatible activities such as industry and service stations will be excluded from Residential Areas.

5.1 General provisions

5.1.1 Desired Environmental Outcomes

The following DEOs apply to all Residential Areas. Refer also to DEOs for each specific Area.

1. A range of housing types, sizes, tenures and affordability is provided throughout the City to enable residents to remain in their neighbourhood for their entire life if they wish.

2. Houses are located on new vacant lots that comply with the minimum size requirements provided in the Plan and the subdivision does not occur of existing or approved buildings including houses, so as to maintain the character and amenity of residential neighbourhoods and the expectation of residents.
Chapter 3: Areas and Assessment Processes

Map C: Residential Areas

- Low Density Residential
- Character Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
3. Housing is predominantly low density, with higher densities in or near Multi-purpose Centres and near public transport.

4. Neighbourhoods have a sense of place based on their location, residential nature, heritage, topography, natural environment, built form and proximity to a local Centre.

5. Dwellings have reasonable access to daylight, sunlight and breezes and have privacy.

6. Houses on small lots are of a size and scale that ensures amenity impacts on other dwellings and their private open space is minimised.

7. Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicle accessibility between neighbourhoods and Centres.

8. Shops and offices in residential areas are located on a district access or suburban route, are not located in close proximity of an existing centre, are small in scale and only serve local community needs.

9. Non-residential development services local resident needs and does not result in excessive glare, odour, light, traffic, or intrusive noise, or in on-street parking congestion, risk to residential uses, or operation during hours that interfere with residential amenity.

10. Residential development is buffered from incompatible non-residential uses and is not located where it could jeopardise their operation.

11. Home businesses utilising technology that requires access to superior telecommunications bandwidth are matched to locations with appropriate bandwidths.

12. Adequate telecommunications infrastructure, power, water and sewerage utilities are available to serve resident needs.

5.2 Low Density Residential Area

5.2.1 Intent

The predominant form of development is detached houses, 1 or 2 storeys in height. Other residential development such as aged persons homes will also be located in the Low Density Residential Areas. Multi-unit dwellings will only be allowed on sites over 3,000m², at a scale and density commensurate with the Low Density Residential Area. This will be achieved by strict adherence to a maximum gross floor area of 30% of the site area. Minimum lot size in established areas will be 400m², except in the Demolition Control Precinct where the minimum lot size will be 450m². No provision is made for the subdivision of existing or approved houses.

Single unit dwellings are not appropriate in the Low Density Residential Area, as the very small lot sizes are considered to be inconsistent and incompatible with the intended subdivision for the Area.

Building envelopes for houses on small lots are defined so that amenity impacts to nearby dwellings and their private open spaces are minimised, in terms of maintaining access to sunlight, daylight and privacy. The building envelopes also seek to increase safety from fire hazard, maximise private landscaped space for new houses and avoid overbearing development that would occur if the bulk and setbacks of houses were out of scale or character with houses on adjoining lots.

Groups of buildings in the Low Density Residential Area are included in Demolition Control Precincts. In these locations pre-1946 housing will be retained and new development will reflect pre-1946 architectural character.

5.2.2 Desired Environmental Outcomes

1. Low density living environments predominantly comprise separate houses of no more than 2 storeys.

2. Neighbourhoods have a distinctive sub-tropical character where low rise buildings are set in green landscaped areas. Natural features such as creeks, gullies, waterways and vegetation are retained.

3. In Demolition Control Precincts pre-1946 buildings are largely retained and new buildings reflect many of the Precinct’s architectural themes.

5.2.3 Level of assessment—Low Density Residential Area, Character Residential Area and Low-medium Density Residential Area

Please note that:

• this table should be read in conjunction with Section 2 General Assessment Processes
• this Level of Assessment table applies to the Low Density Residential Area, the Character Residential Area and the Low-medium Density Residential Area
• if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
• for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - Milton
  - Petrie Terrace and Spring Hill
  - Sherwood/Graceville District
  - Toombul Nundah
  - Toowong Auchenflower
• for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
- Acacia Ridge/Archerfield
- Bowen Hills
- Bracken Ridge and District
- Bulimba District
- Calamvale District
- Centenary Suburbs
- Chermside Centre
- Darra Oxley District
- Doolandella
- Fig Tree Pocket
- Forest Lake
- Fortitude Valley
- Indooroopilly Centre
- Ithaca District
- Kangaroo Point South
- Latrobe and Given Terraces
- Lower Oxley Creek South
- Mitchelton Centre
- Moorooka District
- Moggill Bellbowrie District
- Moreton Island Settlements
- Mt Coot-tha
- Mt Gravatt Corridor

- New Farm and Teneriffe Hill
- Racecourse Precinct
- River Gateway
- Rochedale Urban Community
- South Brisbane Riverside
- Toombul Nundah
- Toowong-Indooroopilly District
- Wakerley
- West End–Woolloongabba District
- Woolloongabba Centre
- Wynnum West
- Wynnum/Manly

- some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. House where complying with the Acceptable Solutions in the House Code (whether or not involving extensions or renovations exempt from assessment against the Residential Design—Character Code and/or Residential Design—Small Lot Code)</td>
<td>House Code</td>
</tr>
<tr>
<td>• Where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and</td>
<td></td>
</tr>
<tr>
<td>• Where complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code</td>
<td></td>
</tr>
<tr>
<td>5. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>6. Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Operational work for Filling or Excavation</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>2. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>3. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>Code Assessment</td>
<td>Applicable Codes</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>4. <strong>House</strong> in the Demolition Control Precinct where on a lot equal to or greater than 450m² and with an average width equal to or greater than 15m, or on a rear lot equal to or greater than 600m² (excluding access way)</td>
<td>Residential Design—Character Code and House Code</td>
</tr>
<tr>
<td>5. <strong>House</strong>: • Where located in the Demolition Control Precinct, and • Where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and • Where complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code</td>
<td>House Code, Residential Design—Character Code and Residential Design—Small Lot Code</td>
</tr>
<tr>
<td>6. <strong>Reconfiguring a lot</strong> where: • all resulting lots are 450m² or greater with an average width of 15m or greater, and all resulting rear lots are 600m² or greater (excluding access way), or • entailing only the subdivision of existing or approved buildings, except houses</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>7. <strong>Single Unit Dwelling</strong> (where not involving building work) and involving reconfiguring a lot to create the required freehold lot: • in the Character Residential Area—where complying with the Character Residential provisions of the Residential Design—Single Unit Dwelling Code • in the Low–medium Density Residential Area—where complying with the Low–medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
<tr>
<td>8. <strong>Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notifiable</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Commercial Character Building Activities</strong> where in a Commercial Character Building and: • for a Restaurant, or • not complying with the Acceptable Solutions in the Commercial Character Building Code</td>
<td>Commercial Character Building Code</td>
</tr>
<tr>
<td>2. Demolition or removal in the Demolition Control Precinct, or of a Commercial Character Building, or of a Multi–unit Dwelling (where a registered boarding house)</td>
<td>Demolition Code</td>
</tr>
<tr>
<td>3. <strong>House</strong> where not complying with the Acceptable Solutions in the House Code</td>
<td>House Code (and Residential Design—Character Code, if in the Demolition Control Precinct)</td>
</tr>
<tr>
<td>4. <strong>Landing</strong></td>
<td>Landing Code</td>
</tr>
<tr>
<td>5. <strong>Reconfiguring a lot</strong> (other than subdivision of existing or approved buildings) where: • in the Low Density Residential Area – where not in a Demolition Control Precinct – any resulting lot is 400m² or greater but less than 450m², or with an average width of 10m or greater but less than 15m, or • in the Low Density Residential Area – where in a Demolition Control Precinct – any resulting lot is 450m² or greater with an average width of 10m or greater but less than 15m, or</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>
Code Assessment

- in the Character Residential Area or the Low-medium Density Residential Area – any resulting lot is 400m² or greater but less than 450m², or with an average width of 10m or greater but less than 15m

Impact Assessment

<table>
<thead>
<tr>
<th>Generally appropriate</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Child Care Facility</td>
<td>Child Care Facility Code</td>
</tr>
<tr>
<td>2. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct(1)</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>- in the Low Density Residential Area—where complying with the Residential Design—Low Density, Character and Low–medium Density Code and on a site over 3,000m²</td>
<td></td>
</tr>
<tr>
<td>- in the Character Residential Area—where complying with the Residential Design—Low Density, Character and Low–medium Density Code and any pre–1946 buildings are retained</td>
<td></td>
</tr>
<tr>
<td>- in the Low–medium Density Residential Area—where complying with the Residential Design—Low Density, Character and Low–medium Density Code</td>
<td></td>
</tr>
<tr>
<td>5. Park where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>6. Shop or Office where 250m² or less in gross floor area and complying with the applicable Acceptable Solutions of the Centre Design Code</td>
<td>Centre Design Code</td>
</tr>
<tr>
<td>7. In a Low–medium Density Residential Area—Short Term Accommodation where fronting an arterial route</td>
<td>Short Term Accommodation Code</td>
</tr>
<tr>
<td>8. Single Unit Dwelling (where involving building work) and involving reconfiguring a lot to create the required freehold lot:</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
<tr>
<td>- in the Character Residential Area—where complying with the Character Residential provisions of the Residential Design—Single Unit Dwelling Code and any pre–1946 buildings are retained</td>
<td></td>
</tr>
<tr>
<td>- in the Low–medium Density Residential Area—where complying with the Low–medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>9. Building work to an existing Single Unit Dwelling:</td>
<td>Residential Design—Single Unit Dwelling Code</td>
</tr>
<tr>
<td>- in the Character Residential Area—where complying with the Character Residential provisions of the Residential Design—Single Unit Dwelling Code and any pre–1946 buildings are retained</td>
<td></td>
</tr>
<tr>
<td>- in the Low–medium Density Residential Area—where complying with the Low–medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>Impact Assessment</td>
<td>Relevant Codes</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>10. <strong>Stable</strong> where located in a Stables Location as indicated on the scheme maps</td>
<td>Stable Code</td>
</tr>
<tr>
<td>11. <strong>Utility Installation</strong></td>
<td></td>
</tr>
<tr>
<td>12. <strong>Volumetric subdivision</strong> where not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

**Generally inappropriate**

1. **Demolition or removal of a Heritage Place or within a Heritage Precinct**
2. **House**:
   - where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and
   - where not complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code
3. **House**:
   - where located in the Demolition Control Precinct; and
   - where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and
   - where not complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code
4. **Reconfiguring a lot** where:
   - in the Low Density Residential Area—where not in the Demolition Control Precinct and any resulting lot is less than 400m² or with an average width of less than 10m, or any resulting rear lot is less than 600m² (excluding access way), or
   - in the Low Density Residential Area—where in the Demolition Control Precinct and any resulting lot is less than 450m² or with an average width of less than 10m, or any resulting rear lot is less than 600m² (excluding access way), or
   - in the Character Residential Area or the Low–medium Density Area—any resulting lot is less than 400m² or with an average width of less than 10m, or any resulting rear lot is less than 600m² (excluding access way), or
   - the subdivision is of an existing or approved house
5. **Single Unit Dwelling** (whether or not involving building work) other than as detailed above
6. **Any other material change of use**

(1) If an application for development of a Heritage Place or within a Heritage Precinct or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes
5.3 Character Residential Area

5.3.1 Intent

The Character Residential Area will primarily accommodate pre-1946 houses. New houses, single unit dwellings or multi–unit dwellings will incorporate the pre–1946 dwelling in the development wherever possible and will reflect pre–1946 architectural themes. Additional development will be at low intensity and at a compatible scale to existing dwellings, at a rate of 1 dwelling per 300m² of site area and a strict adherence to a maximum gross floor area of 50%. Minimum new lot size will be 400m² except where associated with a single unit dwelling. No provision is made for the subdivision of existing or approved houses.

Single unit dwellings are intended to facilitate appropriate density and provide increased housing choice within neighbourhoods, whilst minimising impacts to residential amenity. Single unit dwellings also encourage the retention of character houses by allowing their retention on a very small freehold lot and their integration in development sites.

All Character Residential Areas are included in the Demolition Control Precincts.

Building envelopes for houses on small lots are defined so that amenity impacts to nearby dwellings and their private open spaces are minimised, in terms of maintaining access to sunlight, daylight and privacy. The building envelopes also seek to increase safety from fire hazard, maximise private landscaped space for new houses and avoid overbearing development that would occur if the bulk and setbacks of houses were out of scale or character with houses on adjoining lots.

5.3.2 Desired Environmental Outcomes

1. Low density living environments predominantly comprise separate houses of no more than 2 storeys and strongly reflect the City’s pre–1946 housing character.

2. High quality, intact traditional housing is protected. Limited new houses, single unit dwellings and multi–unit dwellings are accommodated that complement traditional housing forms.

3. Neighbourhoods have a distinctive subtropical character where low rise buildings are set in green landscaped areas. Natural features such as creeks, gullies, waterways and vegetation are retained.

5.3.3 Level of assessment

See 5.2.3—Level of assessment—Low Density Residential Area, Character Residential Area and Low–medium Density Residential Area.

5.4 Low–medium Density Residential Area

5.4.1 Intent

The Low–medium Density Residential Area will contain a mix of houses up to 2 storeys and 2 and 3 storey multi–unit dwellings and single unit dwellings. Land in this Area is located in those parts of the City that are close to public transport networks or centres.

During the life of this plan, a relatively small proportion of land in this area will be redeveloped for multi–unit residential. New development must therefore be designed to co–exist comfortably with neighbouring houses. This will be reflected in the intensity and scale of development and a strict adherence to a maximum gross floor area of 50%, or 60% if in close proximity of public transport or on arterial roads.

Single unit dwellings are intended to encourage appropriate density and provide increased housing choice within neighbourhoods, whilst minimising impacts to residential amenity. Single unit dwellings also encourage the retention of character houses by allowing their retention on a very small freehold lot and their integration in development sites.

Parts of the Low–medium Density Residential Area are included in the Demolition Control Precincts. At these locations pre–1946 ‘timber and tin’ housing will be retained and new development will reflect pre–1946 architectural character. Where feasible, development in Demolition Control Precincts will incorporate pre–1946 dwellings at the front of the new development.

Building envelopes for houses on small lots are defined so that amenity impacts to nearby dwellings and their private open spaces are minimised, in terms of maintaining access to sunlight, daylight and privacy. The building envelopes also seek to increase safety from fire hazard, maximise private landscaped space for new houses and avoid overbearing development that would occur if the bulk and setbacks of houses were out of scale or character with houses on adjoining lots.

5.4.2 Desired Environmental Outcomes

1. Low–medium density living environments comprise houses, among multi–unit and single unit development at a house–compatible scale, predominantly of no more than 2 storeys. Higher densities and 3 storey buildings occur near Multi–purpose Centres, near public transport and along arterial roads.

2. The Area has a mix of housing types and forms at different levels of affordability with adequate safety, privacy, quiet and comfort. New residential developments are well designed and sensitive to the City’s climate.
3. Natural features such as creeks, gullies, waterways and vegetation are retained where they add to the character and amenity of the Area.

4. In Demolition Control Precincts pre–1946 ‘timber and tin’ buildings are largely retained and new buildings reflect many of the Precinct’s architectural themes.

5.4.3 Level of assessment
See 5.2.3—Level of assessment—Low Density Residential Area, Character Residential Area and Low–medium Density Residential Area.

5.5 Medium Density Residential Area

5.5.1 Intent
Medium Density Residential Areas are located in near City locations with good access to public transport and centres. Medium Density Residential Areas will accommodate single unit dwellings and multi–unit development up to 5 storeys.

On steeply sloping sites development will ‘step down’ the slope. Development will have a maximum gross floor area of 80% of the site area.

5.5.2 Desired Environmental Outcomes
1. Medium density living environments predominantly comprise medium rise, medium density buildings of no more than 5 storeys.

2. The Area has a mix of dwelling types and sizes at different levels of affordability with adequate safety, privacy, quiet and comfort. New residential developments are well designed and sensitive to the City’s climate and take advantage of attractive views and aspects and address the street.

3. Quality private and public open space, recreation areas and landscaping soften the dominance of buildings and provide breathing spaces and activity areas.

5.5.3 Level of assessment—Medium Density Residential Area and High Density Residential Area

Please note that:
- this table should be read in conjunction with Section 2 General Assessment Processes
- this level of assessment table applies to the Medium Density Residential Area and the High Density Residential Area
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table

• for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - Petrie Terrace and Spring Hill

• for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Albion
  - Banyo/Nudgee
  - Bowen Hills
  - Centenary Suburbs
  - Darra Oxley District
  - Eastern Corridor
  - Everton Park
  - Indooroopilly Centre
  - Kangaroo Point Peninsula
  - Kangaroo Point South
  - Kelvin Grove Urban Village
  - Lutwyche Road Corridor
  - Milton Station
  - Mitchelton Centre
  - Mt Gravatt Corridor
  - New Farm and Teneriffe Hill
  - Newstead and Teneriffe Waterfront
  - Racecourse Precinct
  - River Gateway
  - Sherwood/Graceville District
  - South Brisbane Riverside
  - Toombul Nundah
  - Toowong Auchenflower
  - West End–Woolloongabba District
  - Woolloongabba Centre
  - Wynnum/Manly

• some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5

• a preliminary approval may change the level of assessment identified in this table

• the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
### Self Assessment

<table>
<thead>
<tr>
<th>1. <strong>Commercial Character Building Activities</strong> (except Restaurant) where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code</th>
<th>Commercial Character Building Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. <strong>House</strong> where complying with the Acceptable Solutions of the House Code (whether or not involving extensions or renovations exempt from assessment against the Residential Design—Small Lot Code)</td>
<td>House Code</td>
</tr>
</tbody>
</table>
| 4. **House**:  
  - where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and  
| 5. **Outdoor Lighting** where complying with the Acceptable Solutions in the Light Nuisance Code | Light Nuisance Code |
| 6. **Park** where complying with the Acceptable Solutions in the Park Code | Park Code |

### Code Assessment

| 1. Operational work for **Filling or Excavation** | Filling and Excavation Code |
| 2. Building work (including demolition) on the site of a **Heritage Place** or within a **Heritage Precinct** where not impact assessable(1) | Heritage Place Code (this Code contains full details of when building work is code assessable) |
| 3. Building work, operational work or reconfiguring a lot on land adjoining a **Heritage Place** or a **Heritage Precinct**(1) | Heritage Place Code |
| 4. **Reconfiguring a lot** where:  
  - all resulting lots are 450m² or greater with an average width of 15m or greater and all resulting rear lots are 600m² or greater (excluding access way), or  
  - entailing only the subdivision of existing or approved buildings, except houses | Subdivision Code |
| 5. **Satellite Dish** (where not exempt development) | Satellite Dish Code |
| 6. **Single Unit Dwelling** (where not involving building work) and involving reconfiguring a lot to create the required freehold lot:  
  - in the Medium Density Residential Area—where complying with the Medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code  

### Notifiable

| 1. **Commercial Character Building Activities** where in a Commercial Character Building and:  
  - for a Restaurant, or  
  - not complying with the Acceptable Solutions in the Commercial Character Building Code | Commercial Character Building Code |
## Code Assessment and Applicable Codes

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Demolition or removal of a <strong>Commercial Character Building</strong> or of a <strong>Multi–unit Dwelling</strong> (where a registered boarding house)</td>
<td>Demolition Code</td>
</tr>
<tr>
<td>3. <strong>House</strong> where not complying with the Acceptable Solutions in the House Code</td>
<td>House Code</td>
</tr>
<tr>
<td>4. <strong>Landing</strong></td>
<td>Landing Code</td>
</tr>
<tr>
<td>5. <strong>Reconfiguring a lot</strong> (other than the subdivision of existing or approved buildings) where any resulting lot is 400m² or greater but less than 450m², or with an average width of 10m or greater but less than 15m</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

## Impact Assessment and Relevant Codes

**Generally appropriate**

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Child Care Facility</strong></td>
<td>Child Care Facility Code</td>
</tr>
<tr>
<td>2. Building work, operational work or reconfiguring a lot on the site of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong>(1)</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>5. In the High Density Residential Area—<strong>Multi–unit Dwelling</strong> where complying with the Residential Design—High Density Code</td>
<td>Residential Design—High Density Code</td>
</tr>
<tr>
<td>6. <strong>Park</strong> where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>7. <strong>Shop</strong> or <strong>Office</strong> where 250m² or less in gross floor area and complying with the applicable Acceptable Solutions of the Centre Design Code</td>
<td>Centre Design Code</td>
</tr>
<tr>
<td>8. <strong>Short Term Accommodation</strong> where fronting an arterial route</td>
<td>Short Term Accommodation Code</td>
</tr>
<tr>
<td>9. <strong>Single Unit Dwelling</strong> (where involving building work) and involving <strong>reconfiguring a lot</strong> to create the required freehold lot:</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
<tr>
<td>• in the Medium Density Residential Area—where complying with the Medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>• in the High Density Residential Area—where complying with the High Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>10. Building work to an existing <strong>Single Unit Dwelling</strong>:</td>
<td>Residential Design—Single Unit Dwelling Code</td>
</tr>
<tr>
<td>• in the Medium Density Residential Area—where complying with the Medium Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>• in the High Density Residential Area—where complying with the High Density Residential provisions of the Residential Design—Single Unit Dwelling Code</td>
<td></td>
</tr>
<tr>
<td>11. <strong>Utility Installation</strong></td>
<td></td>
</tr>
<tr>
<td>12. <strong>Volumetric Subdivision</strong> where not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>
Chapter 3: Areas and Assessment Processes

6 Industrial Areas

The Plan has five different Industrial Areas:
• Light Industry Area
• General Industry Area
• Heavy Industry Area
• Extractive Industry Area
• Future Industry Area.

The general location of the Industrial Areas throughout the City is indicated on Map D—Industrial Areas. Reference should be made to the Scheme Maps to determine the exact Area classification of a parcel of land.

The viability of industrial uses in these Areas is protected by excluding development that could limit the ongoing operation of existing industry or prejudice appropriate new industrial activities.

Some Industrial Areas are adjacent to residential uses or along prominent transport routes. Attractive low impact development is encouraged in these locations to limit potential conflicts.

Light and General Industrial Areas may accommodate businesses selling heavy machinery, motor vehicles, boats, timber or other building materials that are unsuitable for location in Multi–purpose Centres. In General Industry Areas these activities are to be located on arterial routes.

Industrial Areas include only those office activities that serve an administrative function directly related to a specific manufacturing or distribution activity on the same site or that directly and predominantly services the needs of industries in the locality.

5.6 High Density Residential Area

5.6.1 Intent

High Density Residential Areas are located close to the City with very good access to public transport and facilities. High Density Residential Areas are in locations with outstanding views to the Central City or Brisbane River.

Development will be to a maximum plot ratio of 1.5. Development will be no higher than 10 storeys and will address the street.

5.6.2 Desired Environmental Outcomes

1. The Area has a mix of dwelling types and sizes at different levels of affordability with adequate safety, privacy, quiet and comfort. New residential developments are well designed and sensitive to the City’s climate and take advantage of attractive views and aspects and address the street.

2. Extensive quality private and public open space, recreation areas and landscaping soften the dominance of buildings and provide breathing spaces and activity areas.

5.6.3 Level of assessment

See 5.5.3—Level of assessment—Medium Density Residential Area and High Density Residential Area.
6.1 General Provisions

6.1.1 Desired Environmental Outcomes

The following DEOs apply to all Industrial Areas. Refer also to DEOs for each specific Area.

1. A range of industries are accommodated throughout the City, providing a diverse Industry base and promoting access to employment and economic growth.

2. Supporting activities are of an appropriate size and location to directly serve the employees and businesses of an Industry locality.

3. Existing industrial and extractive industries operate with certainty, subject to them maintaining a high standard of environmental performance.

4. Industrial development is sequenced and planned to minimise infrastructure costs.

5. Compatible industries are clustered to achieve synergies and economies that maximise the use of superior bandwidth telecommunications infrastructure, minimise transport requirements and energy consumption, and optimise opportunities for waste reuse, recycling, sharing and minimisation.

6. Industry presents attractively to major roads and other land uses.

7. Heavy traffic and other adverse impacts generated by industrial uses do not intrude into adjacent Residential and Community Use Areas.

8. Conflict between Industrial and other Areas is minimised by buffering and the location of main roads.

9. Location and operation of industry minimises impacts on the natural environment and its biodiversity values.

10. Industry along the Brisbane River conserves wetlands and foreshores, and promotes public access to the River where possible.

11. Industrial development design promotes personal security and safety.

12. The level of risk from technological hazards is appropriate for an Industrial Area and is compatible with uses in surrounding areas.

13. Levels of emissions of contaminants including noise, air pollutants, water pollutants and electromagnetic radiation are compatible with surrounding land uses and local environmental constraints.

6.2 Light Industry Area

6.2.1 Intent

The Light Industry Area features a range of light industries and warehousing that have low environmental impact.

6.2.2 Desired Environmental Outcomes

1. Industries have a clean, attractive, high amenity image.

2. New development achieves a high standard of appearance through good site layout, building design and landscaping.

3. Uses present no significant risk from technological hazards to people, property or the environment.

4. Emissions of contaminants are such that uses do not result in significant environmental impacts at surrounding uses or areas.

6.2.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes

- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table

- for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - Milton

- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Acacia Ridge/Archerfield
  - Albion
  - Banyo/Nudgee
  - Bowen Hills
  - Bulimba District
  - Centenary Suburbs
  - Forest Lake
  - Ithaca District
  - Kelvin Grove Urban Village
  - Newstead and Teneriffe Waterfront
  - Nundah District
  - Pinkenba/Eagle Farm
  - Richlands Wacol Corridor
  - River Gateway
  - Sandgate Road Industrial Area
  - West End–Woolloongabba District
- Woolloongabba Centre
- Wynnum/Manly
- some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- Industrial Areas—Schedule 1 identifies material changes of use for industry that are code assessable
- Industrial Areas—Schedule 2 identifies material changes of use for industry that are impact assessable
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Industry where:</td>
<td></td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
<tr>
<td>• complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code</td>
<td>Industrial Amenity and Performance Code</td>
</tr>
<tr>
<td>• not identified in Schedule 1 or Schedule 2</td>
<td></td>
</tr>
<tr>
<td>3. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>4. Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>5. Warehouse where:</td>
<td></td>
</tr>
<tr>
<td>• complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code</td>
<td>Industrial Amenity and Performance Code</td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
<tr>
<td>• not involving the storage of dangerous goods above the volumes identified in Schedule 2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Emergency Services</td>
<td></td>
</tr>
<tr>
<td>2. Operational work for Filling or Excavation</td>
<td></td>
</tr>
<tr>
<td>3. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>4. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or within a Heritage Precinct(1)</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>5. Industry where:</td>
<td></td>
</tr>
<tr>
<td>• involving building work</td>
<td></td>
</tr>
<tr>
<td>• the new building is less than 8.5m high</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>• the new building is less than 2,500m² gross floor area</td>
<td></td>
</tr>
<tr>
<td>• not identified in Schedule 1 or Schedule 2</td>
<td></td>
</tr>
<tr>
<td>6. Industry where:</td>
<td></td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
<tr>
<td>• not complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code</td>
<td>Industrial Amenity and Performance Code</td>
</tr>
<tr>
<td>• not identified in Schedule 1 or Schedule 2</td>
<td></td>
</tr>
<tr>
<td>7. Landing</td>
<td></td>
</tr>
</tbody>
</table>

Woolloongabba Centre
Wynnum/Manly

(1) the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
### Code Assessment

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. <strong>Reconfiguring a lot</strong>, other than volumetric subdivision not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>9. <strong>Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
<tr>
<td>10. <strong>Service Station</strong></td>
<td>Industrial Amenity and Performance Code, Industrial Design Code and Service Station Code</td>
</tr>
<tr>
<td>11. <strong>Telecommunication Tower</strong></td>
<td>Telecommunication Tower Code</td>
</tr>
<tr>
<td>12. <strong>Utility Installation</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>13. <strong>Warehouse</strong> where:</td>
<td>Industrial Amenity and Performance Code</td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
<tr>
<td>• not complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code</td>
<td></td>
</tr>
<tr>
<td>• not involving the storage of dangerous goods above the volumes identified in Schedule 2</td>
<td></td>
</tr>
<tr>
<td>14. <strong>Warehouse</strong> where:</td>
<td></td>
</tr>
<tr>
<td>• involving building work</td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>• the new building is less than 8.5m high</td>
<td></td>
</tr>
<tr>
<td>• the new building is less than 2,500m² gross floor area</td>
<td></td>
</tr>
<tr>
<td>• not involving the storage of dangerous goods above the volumes identified in Schedule 2</td>
<td></td>
</tr>
</tbody>
</table>

### Notifiable

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Commercial Character Building Activities</strong> where in a Commercial Character Building and not complying with the Acceptable Solutions in the Commercial Character Building Code</td>
<td>Commercial Character Building Code</td>
</tr>
<tr>
<td>2. Demolition or removal of a <strong>Commercial Character Building</strong></td>
<td>Demolition Code</td>
</tr>
</tbody>
</table>

### Impact Assessment

<table>
<thead>
<tr>
<th>Generally appropriate</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Car Wash</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>2. <strong>Carpark</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>3. <strong>Community Facilities</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>4. <strong>Display and Sales Activities</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>5. Building work, operational work or reconfiguring a lot on the site of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong></td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>6. <strong>Indoor Sport and Recreation</strong></td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>7. <strong>Industry</strong> where:</td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>• involving building work</td>
<td></td>
</tr>
<tr>
<td>• the new building is equal to or greater than 8.5m high or gross floor area is equal to or greater than 2,500m²</td>
<td></td>
</tr>
<tr>
<td>• not identified in Schedule 1 or Schedule 2</td>
<td></td>
</tr>
<tr>
<td>Impact Assessment</td>
<td>Relevant Codes</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>8. <strong>Park</strong> where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>9. <strong>Shop</strong> or <strong>Office</strong> where 250m² or less in gross floor area and complying</td>
<td>Centre Design Code</td>
</tr>
<tr>
<td>2 with the applicable Acceptable Solutions of the Centre Design Code</td>
<td></td>
</tr>
<tr>
<td>10. <strong>Stable</strong> where located in a Stables Location as indicated on the scheme</td>
<td>Stable Code</td>
</tr>
<tr>
<td>11. <strong>Volumetric subdivision</strong> where not associated with an existing or approved</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>building</td>
<td></td>
</tr>
<tr>
<td>• involving building work</td>
<td></td>
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<tr>
<td>• the new building is equal to or greater than 8.5m high or gross floor area is</td>
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<tr>
<td>equal to or greater than 2,500m²</td>
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<tr>
<td>• not involving the storage of dangerous goods above the volumes identified in</td>
<td></td>
</tr>
<tr>
<td>Schedule 2</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Generally inappropriate</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Demolition or removal of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong></td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>2. <strong>Industry</strong> where identified in Schedule 1 or Schedule 2</td>
<td></td>
</tr>
<tr>
<td>3. <strong>Any other material change of use</strong></td>
<td></td>
</tr>
</tbody>
</table>

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

**Industrial Areas—Schedule 1 and 2**

Schedules 1 and 2 are to be read in conjunction with the level of assessment tables for the Industrial Areas.

**Schedule 1**

Metal surface coating: commercial spray painting (including spray painting motor vehicles) and powder coating in works having an annual throughput of metal products of less than 10,000 tonnes.

Metal foundry: commercially producing metal castings — using ferrous metals, moulds and non-ferrous metals in works producing less than 20 tonnes a year.

Metal recovery: commercially operating a scrap metal yard or dismantling automotive or mechanical equipment, including debonding brake or clutch components.

Saw milling or woodchipping: sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing more than 500 tonnes but less than 5,000 tonnes a year.

Seafood processing: commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works producing more than 100 tonnes per year.

Smoking, drying or curing works: smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works (other than a retail butcher shop or chicken outlet) producing 200 tonnes or more a year.

Pet, stock, aquaculture food manufacture: commercially manufacturing or processing pet, stock or aquaculture food using a facility which produces less than 200 tonnes a year.

Landscape Supply Depot: a premises used for the bulk storage and sale of landscaping materials including, ornamentation, furniture or structures for gardens, or plants and propagative material suitable for use in gardening or landscaping.
Schedule 2

Animal and plant products processing, food processing and beverage production activities

Meat processing: slaughtering animals for commercially producing meat or meat products for human consumption, or processing or packaging of meat or meat products for human consumption in works other than a retail butcher shop, producing 1,000 tonnes or more a year.

Pet, stock, aquaculture food manufacture: commercially manufacturing or processing pet, stock or aquaculture food using a facility which produces 200 tonnes or more a year.

Rendering operations: commercially processing, extracting or storing substances, including skins, hides, bones, fat, tallow, derivatives of fat or tallow or proteinaceous matter, from animal wastes or by-products in works producing more than 10 tonnes a year.

Tanning: commercially operating a tannery or works for curing animal skins or hides, or commercially finishing leather.

Beverage production: commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing 200,000L or more a year.

Milk processing: separating, evaporating or processing milk (other than on a farm) or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing 200 tonnes or more per year.

Soil conditioner manufacturing: commercially manufacturing soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including eg. animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year.

Edible oil processing: commercial vegetable oil or oilseed processing in works producing 1,000 tonnes or more per year.

Flour milling: commercial processing of grain crops by crushing, grinding, milling, separating or sizing in works producing 1,000 tonnes or more per year.

Sugar milling or refining: crushing sugar cane or manufacturing sugar or sugar cane products from sugar cane (other than on a farm).

Bottling or canning: bottling or canning food in works producing 200 tonnes or more per year.

Wood and Paper Product Processing Activities

Chemical treatment of timber: commercially treating timber for preservation using chemicals e.g. copper, chromium, arsenic, borax and creosote.

Pulp or paper manufacture: manufacturing pulp, paper or cardboard in works producing more than 100 tonnes or more a year.

Saw milling or woodchipping: sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing 5,000 tonnes or more a year.

Chemical, Coal and Petroleum Products Activities

Alcohol distillation: commercially distilling alcohol in works producing more than 2,500L per year.

Chemical manufacturing, processing or mixing: manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products (other than mixing non-combustible or non-flammable chemicals or chemical products by dilution with water), in a plant or works producing more than 200 tonnes or more per year.

Coke production: producing, quenching, cutting, crushing or grading coke.

Fuel burning: any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) 100 kg or more of fuel an hour.

Gas production, refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas.

Paint manufacture: manufacturing paint in works producing 10,000L or more a year.

Petroleum refining or processing: refining or processing of crude oil, shale oil or gas in works producing 500,000L or more a year.

Metal and fabricated metal products activities

Metal foundry: commercially producing metal castings—using ferrous metals, moulds or non-ferrous metals in works producing 20 tonnes or more a year.

Metal works: commercially smelting or processing ores or ore concentrates to produce metal in works producing 10 tonnes or more a year.

Mineral processing: commercially processing, classifying, mixing or concentration of mineral ores to produce mineral concentrates in works producing 1,000 tonnes or more a year.

Abrasive blasting: commercially cleaning equipment or structures using a stream of abrasives.

Metal surface coating: enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of 10,000 tonnes or more.
Non-metallic mineral product manufacturing

Asbestos products manufacture: manufacturing an asbestos product.

Asphalt and bitumen manufacture: manufacturing asphalt and bitumen.

Cement manufacture: manufacturing cement.

Clay or ceramic products manufacture: manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods and refractories, in works producing 200 tonnes or more a year.

Concrete batching: commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials in works producing 100 tonnes or more a year.

Glass or glass fibre manufacturing or recycling: manufacturing or recycling glass or glass fibre in works producing 200 tonnes or more a year.

Mineral or wool or ceramic fibre manufacturing: manufacturing mineral wool or ceramic fibre.

Waste recycling, reprocessing and disposal

Drum reconditioning: operating a facility for receiving and commercially reconditioning metal or plastic drums.

Sewage treatment: operating a standard sewage treatment works having a peak design capacity to treat sewage of 21 or more equivalent persons.

Chemical or oil recycling: operating a facility for receiving and commercially recycling or reprocessing used chemicals, oils or solvents to produce saleable products.

Incineration facility: operating a facility for incinerating pet or animal remains, general waste (excluding pit burning), biomedical or quarantine waste or regulated waste.

Operating a facility for disposing of only general waste or limited regulated waste if the facility receives waste at the rate of 50 tonnes or more a year.

Waste transfer station: operating a waste transfer station which receives waste at the rate of 20,000 tonnes or more per year.

Regulated waste recycling, reprocessing, storage and treatment or disposal: operating a facility for recycling, reprocessing, storing, treating or disposing of regulated waste or receiving and storing more than 500 tyres in whole or equivalent parts.

Compost manufacture: commercially storing, processing, drying or composting organic material or wastes, e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers in works producing 1,000 tonnes or more a year.

Commercially manufacturing substrate for mushroom growing.

Miscellaneous industrial activities

Tobacco processing: processing tobacco (other than drying tobacco on a tobacco farm) or manufacturing products from tobacco or a tobacco derivative.

Textile operations: commercial carpet manufacturing, wool scouring or carbonising, cotton ginning or milling, or textile bleaching, dyeing or finishing.

Battery manufacture or recycling: manufacturing of recycled batteries of any kind, including operating a facility for receiving and recycling or reprocessing any kind of battery.

Crushing, milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating including, for example, material extracted from the earth, uncured rubber and chemicals, in works producing 5,000 tonnes or more per year.

Commercial tyre manufacturing, retreading or waste tyre reprocessing. This definition does not include putting grooves in used tyres at a tyre service centre or service station.

Plastic or rubber manufacturing: commercially manufacturing plastic or rubber, or plastic or rubber products in works producing 5 tonnes or more a year.

Plaster manufacturing: manufacturing or processing plaster in works producing 200 tonnes or more per year.

Heliport: operating a facility for landing helicopters (other than a facility forming part of an aerodrome used for general aviation or for sole use in emergency circumstances).

Storage of dangerous goods

- the storage, handling, use or production of dangerous goods as defined in the Australian code for the transport of dangerous goods by road and rail and combustible liquids as defined in AS1940 The storage and handling of flammable and combustible liquids, where:
  - the quantity of dangerous goods and/or combustible liquids stored on the site at any one time is in excess of the quantity set out in Table 1—Dangerous goods and combustible liquids, below. These thresholds apply equally to those substances with a subsidiary risk, or
  - the aggregate quantity of Class 3 flammable liquids, combustible liquids and Class 2.1 LPG stored or intended to be stored below ground exceeds 385,000 litres for use at a service station, or
  - the quantity of Class 2.1 LPG exceeds 16 cubic metres above ground.
### Table 1 Dangerous goods and combustible liquids

<table>
<thead>
<tr>
<th>Name</th>
<th>Class</th>
<th>Quantity (Tonnes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Explosives</td>
<td>Class 1</td>
<td>0.025</td>
</tr>
<tr>
<td>Flammable Gases (see considerations for LPG)</td>
<td>Class 2.1</td>
<td>2</td>
</tr>
<tr>
<td>Non–flammable/Non–toxic Gases</td>
<td>Class 2.2</td>
<td>100</td>
</tr>
<tr>
<td>Oxidising Gases</td>
<td>Class 2.2 (Sub–risk 5)</td>
<td>100</td>
</tr>
<tr>
<td>Poisonous Gases</td>
<td>Class 2.3</td>
<td>0.1</td>
</tr>
<tr>
<td>Flammable Liquids (aboveground)</td>
<td>Class 3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>100</td>
</tr>
<tr>
<td>Combustible Liquids (aboveground)</td>
<td>CI/CII</td>
<td>500</td>
</tr>
<tr>
<td>Flammable Solids</td>
<td>Class 4.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>5</td>
</tr>
<tr>
<td>Substances Liable to Spontaneous Combustion</td>
<td>Class 4.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>0.125</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>2.5</td>
</tr>
<tr>
<td>Substances Which in Contact with Water Emit Flammable Gases</td>
<td>Class 4.3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>5</td>
</tr>
<tr>
<td>Oxidising Agents</td>
<td>Class 5.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>1.25</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>25</td>
</tr>
<tr>
<td>Organic Peroxides</td>
<td>Class 5.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>0.125</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>2.5</td>
</tr>
<tr>
<td>Poisonous (Toxic) Substances</td>
<td>Class 6.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>5</td>
</tr>
<tr>
<td>Infectious Substances</td>
<td>Class 6.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Radioactive Material</td>
<td>Class 7</td>
<td>see definition of “Radioactive Industry”</td>
</tr>
<tr>
<td>Corrosive Substances</td>
<td>Class 8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PGI</td>
<td>1.25</td>
</tr>
<tr>
<td></td>
<td>PGII</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>PGIII</td>
<td>25</td>
</tr>
</tbody>
</table>
6.3 General Industry Area

6.3.1 Intent

The General Industry Area features a wide range of industries and complementary activities that meet high standards of amenity and environmental standards.

6.3.2 Desired Environmental Outcomes

1. Development achieves high standards of amenity where close to Residential, Community Use and Greenspace Areas, with high impact industries well separated from residential and community uses.

6.3.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plan the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment in the relevant Local Plan to determine whether the Local Plan changes the level of assessment
  - Albion
  - Darra Oxley District
  - Eastern Corridor
  - Nundah District
- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- Industrial Areas—Schedule 1 identifies material changes of use for industry that are code assessable
- Industrial Areas—Schedule 2 identifies material changes of use for industry that are impact assessable
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

---

<table>
<thead>
<tr>
<th>Name</th>
<th>Class</th>
<th>Quantity (Tonnes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miscellaneous Named substances</td>
<td>Class 9</td>
<td>10</td>
</tr>
<tr>
<td>Acetaldehyde Ammonia (UN 1841) PGIII</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Ammonium Nitrate Fertilizers (UN 2071)</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Blue/Brown Asbestos (UN 2212) PG II &amp; White Asbestos (UN 2590) PG III</td>
<td></td>
<td>0.01</td>
</tr>
<tr>
<td>Polychlorinated Biphenyls (UN 2315) PG II</td>
<td></td>
<td>0.01</td>
</tr>
<tr>
<td>Polyhalogenated Biphenyls or Polyhalogenated Terphenyls, liquid (UN 3152), PG II solid (UN 3152) PG II</td>
<td></td>
<td>0.01</td>
</tr>
<tr>
<td>Polymeric Beads, Expandable, (UN 2211) PGIII</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Zinc Dithionite (Zinc Hydrosulphite)(UN 1931) PGIII</td>
<td></td>
<td>0.1</td>
</tr>
<tr>
<td>Goods Too Dangerous to be Transported</td>
<td>as listed in Volume 2 Appendix 5 ADG Code</td>
<td>0.2</td>
</tr>
</tbody>
</table>
### Self Assessment

| 1. **Commercial Character Building Activities** where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code | Commercial Character Building Code |
| 2. **Industry** where: | Industrial Amenity and Performance Code |
| • not involving building work | |
| • complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code | |
| • not identified in Schedule 1 or Schedule 2 | |
| 3. **Outdoor Lighting** where complying with the Acceptable Solutions in the Light Nuisance Code | Light Nuisance Code |
| 4. **Park** where complying with the Acceptable Solutions in the Park Code | Park Code |
| 5. **Warehouse** where: | Industrial Amenity and Performance Code |
| • complying with the Acceptable Solutions in the Industrial Amenity and Performance Code | |
| • not involving building work | |
| • not involving the storage of dangerous goods above the volumes identified in Schedule 2 | |

### Code Assessment

| 1. **Emergency Services** | Industrial Amenity and Performance Code and Industrial Design Code |
| 2. Operational work for **Filling or Excavation** | Filling and Excavation Code |
| 3. Building work (including demolition) on the site of a **Heritage Place** or within a **Heritage Precinct** where not impact assessable(1) | Heritage Place Code (this Code contains full details of when building work is code assessable) |
| 4. Building work, operational work or reconfiguring a lot on land adjoining a **Heritage Place** or a **Heritage Precinct**(1) | Heritage Place Code |
| 5. **Industry** where: | Industrial Amenity and Performance Code and Industrial Design Code |
| • involving building work | |
| • not identified in Schedule 2 | |
| 6. **Industry** where: | Industrial Amenity and Performance Code |
| • not involving building work | |
| • not complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code | |
| • not identified in Schedule 2 | |
| 7 **Industry** where not involving building work and identified in Schedule 1 | Industrial Amenity and Performance Code |
| 8. **Landing** | Landing Code |
| 9. **Reconfiguring a lot**, other than volumetric subdivision not associated with an existing or approved building | Subdivision Code |
| 10. **Satellite Dish** (where not exempt development) | Satellite Dish Code |
| 11. **Service Station** | Industrial Design Code, Industrial Amenity and Performance Code and Service Station Code |
| 12. **Telecommunication Tower** | Telecommunication Tower Code |
### Code Assessment

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
</table>
| 14. **Warehouse** where:  
  - not involving building work  
  - not complying with the Acceptable Solutions in the Industrial Amenity and Performance Code  
  - not involving the storage of dangerous goods above the volumes identified in Schedule 2 | Industrial Amenity and Performance Code |
| 15. **Warehouse** where:  
  - involving building work  
  - not involving the storage of dangerous goods above the volumes identified in Schedule 2 | Industrial Amenity and Performance Code and Industrial Design Code |

### Notifiable

1. **Commercial Character Building Activities** where in a Commercial Character Building and not complying with the Acceptable Solutions in the Commercial Character Building Code | Commercial Character Building Code |
2. Demolition or removal of a **Commercial Character Building** | Demolition Code |

### Impact Assessment

#### Generally appropriate

1. **Car Wash** | Industrial Amenity and Performance Code and Industrial Design Code |
2. **Carpark** | Industrial Amenity and Performance Code and Industrial Design Code |
3. **Community Facilities** | Industrial Amenity and Performance Code and Industrial Design Code |
4. **Container Depot** | Industrial Amenity and Performance Code and Industrial Design Code |
5. **Display and Sales Activities** | Industrial Amenity and Performance Code and Industrial Design Code |
6. Building work, operational work or reconfiguring a lot on the site of a **Heritage Place** or within a **Heritage Precinct** | Heritage Place Code (this Code contains full details of when development is impact assessable) |
7. **Indoor Sport and Recreation** | |
8. **Industry** (whether or not involving building work) where identified in Schedule 2 | Industrial Amenity and Performance Code and Industrial Design Code |
9. **Park** where not complying with the Acceptable Solutions in the Park Code | Park Code |
10. **Volumetric subdivision** where not associated with an existing or approved building | Subdivision Code |
11. **Warehouse** where involving the storage of dangerous goods above the volumes identified in Schedule 2 | Industrial Amenity and Performance Code and Industrial Design Code |

#### Generally inappropriate

1. Demolition or removal of a **Heritage Place** or within a **Heritage Precinct** | Heritage Place Code |
If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

### 6.4 Heavy Industry Area

#### 6.4.1 Intent

The Heavy Industry Area features a range of heavy industries that have higher environmental impact in locations well separated from residential and community uses.

Subdivision of land should only occur in conjunction with an approval for an activity appropriate to this Area.

#### 6.4.2 Desired Environmental Outcomes

1. Heavy Industry Areas accommodate higher impact industrial activities only.
2. The necessary infrastructure is available to facilitate the efficient operation of major industry.
3. Land is planned and developed to ensure its continued suitability for industrial activities with higher levels of risk from technological hazards or emissions of contaminants.

#### 6.4.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or Applicable/Relevant Codes identified in this table
- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

### Impact Assessment

<table>
<thead>
<tr>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. In Specified Balance Port Land—any material change of use involving building work</td>
</tr>
<tr>
<td>3. Any other material change of use</td>
</tr>
</tbody>
</table>

### Self Assessment

<table>
<thead>
<tr>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
</tr>
</tbody>
</table>

### Code Assessment

<table>
<thead>
<tr>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Emergency Services</td>
</tr>
<tr>
<td>2. Operational work for Filling or Excavation</td>
</tr>
<tr>
<td>3. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable</td>
</tr>
<tr>
<td>4. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct</td>
</tr>
<tr>
<td>5. Landing</td>
</tr>
<tr>
<td>6. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building</td>
</tr>
<tr>
<td>7. Satellite Dish (where not exempt development)</td>
</tr>
</tbody>
</table>

### Impact Assessment

<table>
<thead>
<tr>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. In Specified Balance Port Land—any material change of use involving building work</td>
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</tr>
</tbody>
</table>

### Self Assessment

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<thead>
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<th>Applicable Codes</th>
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### Code Assessment

<table>
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<tr>
<td>6. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building</td>
</tr>
<tr>
<td>7. Satellite Dish (where not exempt development)</td>
</tr>
<tr>
<td>Code Assessment</td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>8. Telecommunication Tower</td>
</tr>
</tbody>
</table>

### Impact Assessment

#### Generally appropriate

1. Concrete Batching Plant
   - Industrial Amenity and Performance Code and Industrial Design Code
2. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct (1)
   - Heritage Place Code (this Code contains full details of when development is impact assessable)
3. Industry
   - Industrial Amenity and Performance Code and Industrial Design Code
4. Park
   - Park Code
5. Radioactive Industry
6. Volumetric subdivision where not associated with an existing or approved building
   - Subdivision Code
7. Warehouse
   - Industrial Amenity and Performance Code and Industrial Design Code

#### Generally inappropriate

1. Demolition or removal of a Heritage Place or within a Heritage Precinct
   - Heritage Place Code
2. Any other material change of use

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes

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### 6.5 Extractive Industry Area

#### 6.5.1 Intent

The Extractive Industry Area provides for extraction of rock, gravel, sand and clay in locations well removed from incompatible uses and activities.

#### 6.5.2 Desired Environmental Outcomes

1. Activities directly related to extractive industry operations, e.g. landings and concrete batching plants, are accommodated.
2. Haulage to and from these Areas is on appropriate roads. Adverse impacts on residential or other uses are minimised.
3. Sites are progressively rehabilitated as part of their operation and accommodate activities appropriate to the location when extraction has finished.
4. Opportunities for future extractive industries are protected by the exclusion of land uses that are not associated with extractive industries.

#### 6.5.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
- a preliminary approval may change the level of assessment identified in this table
- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
# Chapter 3: Areas and Assessment Processes

## 6.6 Future Industry Area

### 6.6.1 Intent

The Future Industry Area is generally suitable for future industrial purposes. Land in this Area is generally unserviced and requires considerable investment in transport and other utilities before development can occur. Many lands contain pockets of land unsuitable for development because of scenic or environmental constraints. Development in this Area must be preceded by an industrial structure plan.

### 6.6.2 Desired Environmental Outcomes

1. Land is developed in accordance with an industrial structure plan where applicable and all services are available.

2. Development does not adversely impact on:
   - areas of significant historical, architectural, topographical, landscape, scenic, bushland, biodiversity, social or cultural interest
   - fauna habitats and fauna movement corridors
   - wetlands and waterway corridors
   - land with scenic or environmental constraints.

3. Activities including interim uses are compatible with the existing and intended use of nearby areas.

### 6.6.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes

---

### Self Assessment

| Nil |

### Code Assessment

1. **Landing**
2. **Reconfiguring a lot**, other than volumetric subdivision not associated with an existing or approved building

### Impact Assessment

**Generally appropriate**

1. **Extractive Industry**
2. Operational work for **Filling or Excavation**
3. Building work (including demolition), operational work or reconfiguration of a lot where:
   - on the site of or on land adjoining a **Heritage Place**\(^{(1)}\) or
   - within a or on land adjoining a **Heritage Precinct**\(^{(1)}\)
4. **Outdoor Lighting**
5. **Satellite Dish** (where not exempt development)
6. **Volumetric subdivision** where not associated with an existing or approved development

**Generally inappropriate**

1. Demolition or removal of a **Heritage Place** or within a **Heritage Precinct**
2. Any other material change of use

---

\(^{(1)}\) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.
• if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
• for the following Local Plan the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment table in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Acacia Ridge/Archerfield
  - Australia TradeCoast
  - Banyo/Nudgee
  - Centenary Suburbs
• some Local Plans contain Codes. These Codes provide additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
• a preliminary approval may change the level of assessment identified in this table
• the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

### Self Assessment

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Farm where complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>2.</td>
<td>Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>3.</td>
<td>Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
</tbody>
</table>

### Code Assessment

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Emergency Services</td>
<td>Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
<tr>
<td>2.</td>
<td>Farm where not complying with the Acceptable Solutions in the Farm Code</td>
<td>Farm Code</td>
</tr>
<tr>
<td>3.</td>
<td>Operational work for Filling or Excavation</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>4.</td>
<td>Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>5.</td>
<td>Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>7.</td>
<td>Reconfiguring a lot, other than subdivision creating additional lots smaller than 10ha</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>8.</td>
<td>Satellite Dish (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
</tbody>
</table>

### Impact Assessment

<table>
<thead>
<tr>
<th>Description</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally appropriate</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct(1)</td>
<td>Structure Planning Code, Industrial Amenity and Performance Code and Industrial Design Code</td>
</tr>
</tbody>
</table>
### Impact Assessment

| 3. | Park where not complying with the Acceptable Solutions in the Park Code | Park Code |
| 4. | Reconfiguring a lot to create additional lots where any of those lots are smaller than 10ha and in accordance with a structure plan that has been adopted in accordance with the Structure Planning Code | Structure Planning Code and Subdivision Code |
| 5. | Volumetric subdivision where not associated with an existing or approved building | Subdivision Code |
| 6. | Warehouse where in accordance with a structure plan that has been adopted in accordance with the Structure Planning Code | Structure Planning Code, Industrial Amenity and Performance Code and Industrial Design Code |

### Generally inappropriate

| 1. | Demolition or removal of a Heritage Place or within a Heritage Precinct | Heritage Place Code |
| 2. | Reconfiguring of a lot to create additional lots where any of those lots are smaller than 10ha where no structure plan has been approved | Subdivision Code and Structure Planning Code |
| 3. | Any other material change of use | Structure Planning Code, Industrial Amenity and Performance Code and Industrial Design Code |

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

## 7 Centres

### 7.1 General provisions

Centres provide for a wide range of activities to be clustered together, including shops, offices, community, cultural, higher density residential and some lower order industrial uses compatible with Centres.

The Plan distinguishes 2 types of Centres, namely Multi-purpose Centres and Special Purpose Centres. The general location of these Centres throughout the City is indicated on Map E—Centres. Reference should be made to the Scheme Maps to determine the exact area classification of a parcel of land.

Centres have the capacity to be well serviced by public, bike and pedestrian modes of transport.

Higher density residential development will be encouraged in Centres both as mixed use development and residential buildings, which integrate and enhance the fabric of the Centre and promote the use of public transport.

Developments that include residential uses will allow greater gross floor area and building height. These are identified in the Centre Design Code.

Residential accommodation in Centres will not be expected to enjoy the peace and quiet or privacy of suburban or semi-rural living.

### 7.1.1 Desired Environmental Outcomes

1. Centres are the major points of economic and community service delivery, employment, meeting places, higher density living, public transport interchange and specialised information technology, biotechnology, knowledge-based and creative industries requiring the use of superior bandwidth telecommunications infrastructure.

2. Each Centre has a positive identity and atmosphere that attracts people to use and locate in the Centre.

3. Centres are well integrated through new development or expansion proposals that effectively and attractively connect by way of built form and pedestrian movement to public transport interchanges and to other elements of the Centre beyond the shopping mall’s carpark or any other existing barrier. This integration is achieved through sound urban design and through the coordination of public and private investment and eBrisbane communications infrastructure.
4. Centres are integrated rather than mere collections of unrelated buildings or spaces where individual developments are quarantined from the rest of the Centre or from major road frontages to the Centre.

5. Sensitive design and operation of development avoids or mitigates any potential adverse impacts on adjoining land uses.

6. Investment in transport infrastructure in Centres favours public transport, bike and pedestrian modes to the point where effective modal choice is available.

7. Centre design limits access points to and from arterial roads to protect road capacity.

8. Shop, office, hotel and residential development are energy efficient.

9. Capital expenditure and service delivery programs of each level of government are coordinated to support and expand the range of in-Centre services.

7.2 Multi-purpose Centres

7.2.1 Intent

Four types of Multi-purpose Centres are identified in the Plan:

- **the City Centre** (MP1) is the political, administrative, economic and social heart of Brisbane

- **Major Centres** (MP2) are located at Fortitude Valley, Newstead, Toowong, Indooroopilly, Upper Mt Gravatt, Carindale, Toombul–Nundah, Chermside and Mitchelton Centre

- **Suburban Centres** (MP3) provide a variety of services. They may be characterised by small tenancies within a limited area, or lower density larger tenancies over a broader area. They generally contain more than 6,000m² of gross floor area

- **Convenience Centres** (MP4) are smaller centres providing local services within walking distance of residents. They generally contain less than 6,000m² of gross floor area.

7.2.2 Desired Environmental Outcomes

1. All new shop, office and cultural developments, including low density retailing such as retail warehousing, are clustered in Multi-purpose Centres unless an overwhelming community need dictates otherwise.

2. The City Centre continues to provide the highest order and intensity of shop, office, entertainment, cultural, tourist and residential accommodation in the City.

3. Major Centres provide significant locations for shop, office, entertainment, cultural, tourist and residential accommodation outside the City Centre.

4. High densities of residential development are located in Major Centres to capitalise on public transport infrastructure investment.

5. Suburban Centres provide for a variety of Centre activities. Building bulk and form is more substantial than that of the surrounding residential neighbourhood, while building height is generally consistent with that of surrounding suburban development.

6. Convenience Centres cluster Centre activities within walking distance of residents, with a building height, bulk and scale consistent with that of surrounding residential development.

7.2.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes

- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table

- for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - City Centre
  - Petrie Terrace and Spring Hill
• for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Acacia Ridge/Archerfield
  - Albion
  - Banyo/Nudgee
  - Bowen Hills
  - Capalaba West
  - Centenary Suburbs
  - Chermside Centre
  - Darra Oxley District
  - Eastern Corridor
  - Everton Park
  - Forest Lake
  - Fortitude Valley
  - Holland Park–Tarragindi District
  - Indooroopilly Centre
  - Kangaroo Point Peninsula
  - Kangaroo Point South
  - Kelvin Grove Urban Village
  - Latrobe and Given Terraces
  - Lower Oxley Creek South
  - Lutwyche Road Corridor
  - Milton Station
  - Mitchelton Centre
  - Moggill Bellowrie District
  - Mt Gravatt Corridor
  - New Farm and Teneriffe Hill
  - Newstead and Teneriffe Waterfront
  - Racecourse Precinct
  - Richlands Wacol Corridor
  - River Gateway
  - Sherwood/Graceville District
  - South Brisbane Riverside
  - Toombul Nundah
  - Toowong Auchenflower
  - West End–Woolloongabba District
  - Woolloongabba Centre
  - Wynnum/Manly

• some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5

• a preliminary approval may change the level of assessment identified in this table

• the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
</table>
| 1. **Centre Activities** (except **Restaurant** and any premises that require a licence for the sale and consumption of liquor on–site, including **Hotel** and **Nightclub**, in MP4) where:  
  • complying with the Acceptable Solutions in the Centre Amenity and Performance Code  
  • not involving building work | Centre Amenity and Performance Code |
| 3. **Outdoor Lighting** where complying with the Acceptable Solutions in the Light Nuisance Code | Light Nuisance Code |
| 4. **Park** where complying with the Acceptable Solutions in the Park Code | Park Code |

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
</table>
| 1. **Centre Activities** (except **Restaurant** and any premises that require a licence for the sale and consumption of liquor on–site, including **Hotel** and **Nightclub**, in MP4) where:  
  • not complying with the Acceptable Solutions in the Centre Amenity and Performance Code  
  • not involving building work | Centre Amenity and Performance Code |
<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2. Centre Activities</strong> (except Restaurant and any premises that require a licence for the sale and consumption of liquor on-site, including Hotel and Nightclub, in MP4) where involving building work and where:</td>
<td>Centre Amenity and Performance Code and Centre Design Code</td>
</tr>
<tr>
<td>• in MP1—complying with the Acceptable Solutions for building height, gross floor area and carparking(1)</td>
<td></td>
</tr>
<tr>
<td>• in MP2, 3 or 4—complying with the Acceptable Solution for gross floor area(2)</td>
<td></td>
</tr>
<tr>
<td><strong>3. Demolition</strong> where to create a temporary park prior to exercising an existing development permit</td>
<td>Centre Design Code</td>
</tr>
<tr>
<td><em>Note: details of the temporary park are to be submitted with the application for demolition.</em></td>
<td></td>
</tr>
<tr>
<td><strong>4. Operational work for Filling or Excavation</strong></td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td><strong>5. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(3)</strong></td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td><strong>6. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(3)</strong></td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td><strong>8. Landing</strong></td>
<td>Landing Code</td>
</tr>
<tr>
<td><strong>9. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building</strong></td>
<td>Subdivision Code</td>
</tr>
<tr>
<td><strong>10. Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
<tr>
<td><strong>11. Single Unit Dwelling</strong> and involving reconfiguring a lot to create the required freehold lot OR Building work to an existing Single Unit Dwelling</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
<tr>
<td><strong>12. Telecommunication Tower</strong></td>
<td>Telecommunication Tower Code</td>
</tr>
</tbody>
</table>

**Notifiable**

| 1. Demolition or removal in the Demolition Control Precinct, or of a Registered Boarding House | Demolition Code |
| 2. Restaurant and any premises that require a licence for the sale and consumption of liquor on-site, including Hotel and Nightclub, where in MP4 and not involving building work | Centre Amenity and Performance Code |
| 3. Restaurant and any premises that require a licence for the sale and consumption of liquor on-site, including Hotel and Nightclub, where in MP4 and involving building work and complying with the Acceptable Solution for gross floor area(3) | Centre Amenity and Performance Code and Centre Design Code |

**Impact Assessment**

<table>
<thead>
<tr>
<th>Generally appropriate</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct(3)</td>
<td>Heritage Place Code (this Code contains full details of when development is impact assessable)</td>
</tr>
<tr>
<td>2. Park where not complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>3. Volumetric subdivision where not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>
7.3 Special Purpose Centres

7.3.1 Intent

Special Purpose Centres provide for particular major activities. These Special Purpose Centres are shown individually on the Scheme Maps and include:

- SP1 - Major hospital and medical facility
- SP2 - Major educational and research facility
- SP3 - Major defence and communications facility
- SP4 - Major sporting stadium
- SP5 - Entertainment centre
- SP6 - Airport
- SP7 - Port
- SP8 - Major residential institution
- SP9 - Correctional centre
- SP10 - The Brisbane Market
- SP11 - Vehicle sales and service
- SP12 - Mixed industry and business
- SP13 - Office park
- SP14 - Cottage industry and retail
- SP15 - Marina
- SP16 - South Bank.

Impact Assessment

Generally inappropriate

1. **Centre Activities** where involving building work and where:
   - in MP1—not complying with the Acceptable Solutions for building height, gross floor area or carparking
   - in MP2, 3 or 4—not complying with the Acceptable Solution for gross floor area

2. **Demolition** where not part of a committed program to exercise an existing development permit or create a temporary park

   Note: a committed program can be demonstrated through a statutory declaration from the landowner that within 3 months of demolition, building work will commence on the site to effect an existing development permit

3. Demolition or removal of a **Heritage Place** or within a **Heritage Precinct**

4. **Any other material change of use**

(1) Acceptable Solutions for height, gross floor area and carparking in MP1 are contained in the City Centre Neighbourhood Plan

(2) Acceptable Solutions for gross floor area in MP2, 3 or 4 are contained in Table 1 of the Centre Design Code. Some Local Plans provide exceptions that override this Code

(3) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes

Relevant Codes

- Centre Amenity and Performance Code
- Centre Design Code
- Heritage Place Code
Sporting and recreation uses are important in developing and maintaining community networks, services and community well being. Special Purpose Centres for major sporting stadiums and entertainment centres provide important recreation facilities and are to be retained for their intended purpose.

The land on which a number of these centres operate is regulated by State or Commonwealth legislation, not the City Plan e.g. the South Bank Corporation Act 1989 regulates South Bank, and land use and planning controls for Brisbane Airport are regulated under the Airports Act 1996 (Cwlth).

### 7.3.2 Desired Environmental Outcomes

1. Special purpose development is clustered in Special Purpose Centres with development in each Centre contributing to the primary focus specified for that Centre on the Scheme Maps.

2. Special Purpose Centres are supported and promoted by ancillary uses, support services, community facilities and infrastructure of an appropriate size to directly serve the employees and activities of the Centre.

3. Public transport, bike and pedestrian access to the Centre is maximised, and where abutting a Multi–purpose Centre, well integrated by way of these forms of access, vehicular access and through common urban design themes.

### 7.3.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plans the level of assessment is determined from the tables in the relevant Local Plan and not from this level of assessment table:
  - Milton
- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Acacia Ridge/Archerfield
  - Albion
  - Bowen Hills
  - Chermside Centre
  - Darra Oxley District
  - Fig Tree Pocket
  - Indooroopilly Centre
  - Ithaca District
  - Kangaroo Point Peninsula
  - Sherwood/Graceville District
  - South Brisbane Riverside
  - Toowong Auchenflower
  - West End–Woolloongabba District
- some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5
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### Self Assessment Applicable Codes

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>3. Park where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>4. Other than in the Special Purpose Centre SP 15 Marina Balance Port Land—The purpose specified on the Scheme Map (defined in the definitions), Multi–unit Dwelling, or Short Term Accommodation, where:</td>
<td>Centre Amenity and Performance Code</td>
</tr>
</tbody>
</table>
### Self Assessment

- complying with the Acceptable Solutions in the Centre Amenity and Performance Code
- not involving building work

5. In SP16—Development in accordance with the *South Bank Corporation Act 1989* and the most recently approved Development Plan (ADP)

6. In the Special Purpose Centre SP15 Marina Port Land—The purpose specified on the Scheme Map (defined in the definitions) where:
- complying with the Acceptable Solutions in the Centre Amenity and Performance Code
- not involving building work

### Code Assessment

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. In SP1 or SP2—Child Care Facility</td>
<td>Child Care Facility Code</td>
</tr>
<tr>
<td>2. In SP1 or SP2—Community Facilities</td>
<td>Community Use Code</td>
</tr>
<tr>
<td>3. Operational work for Filling or Excavation</td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>4. Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>5. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>7. In SP2—Outdoor Sport and Recreation</td>
<td>Outdoor Sport and Recreation Code</td>
</tr>
<tr>
<td>8. Other than in the Special Purpose Centre SP 15 Marina Balance Port Land—The purpose specified on the Scheme Map (defined in the definitions), Multi–unit Dwelling, or Short Term Accommodation, where not complying with the Acceptable Solutions in the Centre Amenity and Performance Code and not involving building work</td>
<td>Centre Amenity and Performance Code and Centre Design Code</td>
</tr>
<tr>
<td>9. Other than in the Special Purpose Centre SP 15 Marina Balance Port Land—The purpose specified on the Scheme Map (defined in the definitions), Multi–unit Dwelling, or Short Term Accommodation, where involving building work</td>
<td>Centre Amenity and Performance Code</td>
</tr>
<tr>
<td>10. Reconfiguring a lot, other than volumetric subdivision not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
<tr>
<td>12. Other than in the Special Purpose Centre SP 15 Marina Balance Port Land—Single Unit Dwelling and involving reconfiguring a lot to create the required freehold lot OR Building work to an existing Single Unit Dwelling</td>
<td>Residential Design—Single Unit Dwelling Code and Subdivision Code</td>
</tr>
</tbody>
</table>
### Code Assessment

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<tr>
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<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. In the <strong>Special Purpose Centre SP 15 Marina Balance Port Land</strong>—The purpose specified on the Scheme Map (defined in the definitions) where:</td>
<td>Centre Amenity and Performance Code and Centre Design Code</td>
</tr>
<tr>
<td>• not complying with the Acceptable Solutions in the Centre Amenity and Performance Code whether or not involving building work</td>
<td></td>
</tr>
<tr>
<td>• complying with the Acceptable Solutions in the Centre Amenity and Performance Code and involving building work</td>
<td></td>
</tr>
</tbody>
</table>

### Notifiable

| 1. **Commercial Character Building Activities** where in a Commercial Character Building and:                                                                                                                       | Commercial Character Building Code                                                                       |
| ---                                                                                                                                   |                                                                                                            |
| • for a Restaurant, or                                                                                                                  |                                                                                                            |
| • not complying with the Acceptable Solutions in the Commercial Character Building Code                                                 |                                                                                                            |
| 2. Demolition or removal in the **Demolition Control Precinct**, or of a **Commercial Character Building** or of a **Multi–unit Dwelling** (where a registered boarding house) | Demolition Code                                                                                           |

### Impact Assessment Relevant Codes

| Generally appropriate                                                                                                                                                                                                 | Relevant Codes                                                                                           |
| ---                                                                                                                                                                                                                   |                                                                                                            |
| 1. **Child Care Facility** where not Code assessable                                                                                                        | Child Care Facility Code                                                                                   |
| 2. In SP6 or SP7—**Container Depot**                                                                                                                                                                                   |                                                                                                            |
| 3. Building work, operational work or reconfiguring a lot on the site of a **Heritage Place** or within a **Heritage Precinct**(1)                                                                                   | Heritage Place Code (this Code contains full details of when development is impact assessable)           |
| 4. In SP2, SP5 and SP12—**Indoor Sport and Recreation**                                                                                                      |                                                                                                            |
| 5. **Park** where not complying with the Acceptable Solutions in the Park Code                                                                         | Park Code                                                                                                  |
| 6. **Shop** or **Office** where 250m² or less in gross floor area and complying with the applicable Acceptable Solutions of the Centre Design Code                        | Centre Design Code                                                                                        |
| 7. **Utility Installation**                                                                                                                                                                                             |                                                                                                            |

| Generally inappropriate                                                                                                                                                                                                 | Relevant Codes                                                                                           |
| ---                                                                                                                                                                                                                   |                                                                                                            |
| 8. **Volumetric subdivision** where not associated with an existing or approved building                                                                                                                              | Subdivision Code                                                                                         |

### Impact Assessment Relevant Codes

| Generally inappropriate                                                                                                                                                                                                  | Relevant Codes                                                                                           |
| ---                                                                                                                                                                                                                   |                                                                                                            |
| 1. Demolition or removal of a **Heritage Place** or within a **Heritage Precinct**                                                                          | Heritage Place Code                                                                                      |
| 2. Any other material change of use                                                                                                                                                                                   |                                                                                                            |

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

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Amended 1 September 2010
8 Community Use Area

8.1 Intent

Land in the Community Use Area may be either privately or publicly owned and accommodates a range of community uses. These uses are shown individually on the Scheme Maps and include:

- CU1 - Cemetery
- CU2 - Community facilities
- CU3 - Crematorium
- CU4 - Education purposes
- CU5 - Emergency services
- CU6 - Health care purposes
- CU7 - Railway activities
- CU8 - Utility installation.

The general location of the Community Use Areas throughout the City is indicated on Map F—Community Use Areas. Reference should be made to the Scheme Maps to determine the exact Area classification of a parcel of land.

Community uses are important in developing and maintaining community networks, services and community health and wellbeing. When a Community Use Area is no longer being used for its intended purpose, its replacement should be another community use, particularly in an area where there is a demonstrated need for these services.

8.2 Desired Environmental Outcomes

1. The City is well provided with community based buildings and activities meeting the diversity of community needs.
2. Facilities are in highly accessible locations, commensurate with employment and visitation rates.
3. The built form is consistent in scale, height and bulk with that of surrounding areas.
4. Community benefits are provided without impacting adversely on neighbours.
5. Incompatible uses do not compromise the ongoing operation of existing community facilities.
6. Community uses preserve or enhance heritage buildings, semi–natural to natural habitats and/or landscape values of land.

8.3 Level of assessment

Please note that:

- this table should be read in conjunction with Section 2 General Assessment Processes
- if the site is in a Local Plan area, the Local Plan may change the level of assessment and/or the Applicable/Relevant Codes identified in this table
- for the following Local Plans the level of assessment is determined by checking this level of assessment table, and then checking the level of assessment tables in the relevant Local Plan to determine whether the Local Plan changes the level of assessment:
  - Banyo/Nudgee
  - Bowen Hills
  - Chermside Centre
  - Darra Oxley District
  - Fig Tree Pocket
  - Holland Park–Tarragindi District
  - Indooroopilly Centre
  - Moggill Bellbowrie District
  - Mt Coottha
  - Newstead and Teneriffe Waterfront
  - Nundah District
  - Racecourse Precinct
  - Richlands Wacol Corridor
  - River Gateway
  - Sherwood/Graceville District
  - South Brisbane Riverside
  - Toombul Nundah
  - Toowong Auchenflower
  - Toowong–Indooroopilly District
  - Mt Gravatt Corridor
  - West End–Woolloongabba District
Map F: Community Use Areas

MORETON ISLAND

Community Use Areas
some Local Plans contain Codes. These Codes provide additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5

- a preliminary approval may change the level of assessment identified in this table

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Commercial Character Building Activities</strong> (except Restaurant) where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code</td>
<td>Commercial Character Building Code</td>
</tr>
<tr>
<td>2. <strong>Outdoor Lighting</strong> where complying with the Acceptable Solutions in the Light Nuisance Code</td>
<td>Light Nuisance Code</td>
</tr>
<tr>
<td>3. <strong>Park</strong> where complying with the Acceptable Solutions in the Park Code</td>
<td>Park Code</td>
</tr>
<tr>
<td>4. The purpose specified on the Scheme Map (defined in the definitions), or Community Facilities in CU4 and CU6, and where:</td>
<td>Community Use Code</td>
</tr>
<tr>
<td>• complying with the Acceptable Solutions in the Community Use Code</td>
<td></td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. In CU2, CU4 or CU6—<strong>Child Care Facility</strong></td>
<td>Child Care Facility Code</td>
</tr>
<tr>
<td>2. In CU4 or CU6—<strong>Community Facilities</strong></td>
<td>Community Use Code</td>
</tr>
<tr>
<td>3. Operational work for <strong>Filling or Excavation</strong></td>
<td>Filling and Excavation Code</td>
</tr>
<tr>
<td>4. Building work (including demolition) on the site of a <strong>Heritage Place</strong> or within a <strong>Heritage Precinct</strong> where not impact assessable(1)</td>
<td>Heritage Place Code (this Code contains full details of when building work is code assessable)</td>
</tr>
<tr>
<td>5. Building work, operational work or reconfiguring a lot on land adjoining a <strong>Heritage Place</strong> or a <strong>Heritage Precinct</strong>(1)</td>
<td>Heritage Place Code</td>
</tr>
<tr>
<td>6. <strong>Landing</strong></td>
<td>Landing Code</td>
</tr>
<tr>
<td>7. In CU6—<strong>Multi–unit Dwelling</strong> (where Aged care accommodation, Residential development for people with special needs or Retirement village)</td>
<td>Community Use Code</td>
</tr>
<tr>
<td>8. In CU4—<strong>Outdoor Sport and Recreation</strong></td>
<td>Outdoor Sport and Recreation Code</td>
</tr>
<tr>
<td>9. The purpose specified on the Scheme Map (defined in the definitions) where:</td>
<td>Community Use Code</td>
</tr>
<tr>
<td>• not complying with the Acceptable Solutions in the Community Use Code</td>
<td></td>
</tr>
<tr>
<td>• not involving building work</td>
<td></td>
</tr>
<tr>
<td>10. The purpose specified on the Scheme Map (defined in the definitions) where involving building work</td>
<td>Community Use Code</td>
</tr>
<tr>
<td>11. <strong>Satellite Dish</strong> (where not exempt development)</td>
<td>Satellite Dish Code</td>
</tr>
<tr>
<td>12. <strong>Reconfiguring a lot</strong>, other than volumetric subdivision not associated with an existing or approved building</td>
<td>Subdivision Code</td>
</tr>
</tbody>
</table>

- the trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.
Chapter 3: Areas and Assessment Processes

Brisbane City Plan 2000—Volume 1
Amended 1 July 2003

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.
9 Road Area

9.1 Intent

The Road Area is essential to the movement of people and goods by various modes of transport, both private and public. Roads perform the different hierarchical functions outlined in the Movement System in Chapter 2. The Road Area comprises all dedicated roads shown on the Scheme Maps.

9.2 Desired Environmental Outcomes

1. Roads fulfil a range of transit functions including the vehicular transport of goods and people, walking, cycling and public transport.
2. Public utilities are located within roadways so as not to interfere unduly with the function, appearance or amenity of any part of the road.
3. Development and activities on footpaths, verges and road shoulders enhance the livability and amenity of the locality without impeding traffic flows or creating a hazard for pedestrians, cyclists or vehicles.
4. Roadways are attractive, tree lined corridors that complement the role and appearance of abutting development.

9.3 Level of assessment

The level of assessment for any development in a roadway is the same as for the land immediately adjoining. For the purposes of determining the level of assessment, the middle of the road is taken to be the boundary between the Areas where land on opposite sides of a road has different Area classifications. The level of assessment may be changed by a relevant Local Plan or by a preliminary approval.

Development in the road reserve will also need to comply with the provisions of relevant local laws.

10 Definitions

10.1 Introduction

Definitions are included in the Plan for the following reasons:

• for the purpose of reading the Level of Assessment tables, they explain the type or extent of development that is self assessable or code assessable in the level of assessment tables in the Areas (Chapter 3) and Local Plans (Chapter 4)
• for the purpose of reading the Codes, they clarify forms of development subject to Codes in Chapter 5
• to explain the type or extent of development that is described on the Scheme Maps as types of Special Purpose Centres or Community Use Areas
• to provide an explanation of the meaning of terms used in the Plan
• for use in public notices and development applications to assist community understanding of development proposals, and for consistency in gathering statistical data on approvals and applications.

10.2 List of definitions

Acid sulfate soils: the common name given to soils containing iron sulfides (usually pyrite, FeS₂) that if oxidised, produce sulfuric acid


Active frontages: a building front that ensures interactivity and encourages cross-movement between the public and private domains at ground level and above ground levels, by the way the buildings are designed or orientated. An active frontage is one that avoids blank walls and facades and instead:

• includes windows, openings, entry statements, balconies and awnings
• uses a variety of materials, textures and colours
• creates opportunities for surveillance and interface between different user groups
• provides for a variety of activities to occur along the building front

Adverse flooding: flooding that adversely affects the value, safety or use of land, whether public or privately owned. Adverse flooding may result from a change in:

• peak discharge
• run-off volume
• impervious area
• rate of run-off, i.e. the travel time of stormwater run-off through the catchment

Aged care accommodation: (part of the definition of multi-unit dwelling) a use of premises for hostel accommodation for aged people with nursing care and medical facilities, and community activities intended to meet the needs of residents

Amusement arcade: a use of premises by the public for playing of automatic/electronic amusement machines for a fee, e.g. an amusement centre, leisure centre or family entertainment centre, but does not include gaming machines e.g. poker machines

The definition does not include:

• premises with fewer than 3 electronic amusement machines
• premises with fewer than 6 machines where the premises is a broader recreational complex, e.g. a cinema
• a centre or complex where a greater number of machines are scattered separately and independently

**Applicable infrastructure planning instrument**: a planning instrument in respect of infrastructure planning

**Applicable infrastructure charging instrument**: a planning instrument or Council resolution specifying a charge for the supply of trunk infrastructure

**Approved building/s**: buildings for which a development permit has been issued for a material change of use. It includes any land that may be associated with a building or part of a building

**Articulation**: the treatment of a building form or facade that creates or contributes to visual character and an active frontage. Articulation may include:
• vertical and horizontal detail and/or projects
• use and/or variations in colours, materials, patterns and textures
• use of architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form

**Average recurrence interval (ARI)**: the average or expected value of the period between exceedances of a given discharge (or event magnitude)

**Average width**: in regard to a lot, the distance between the midpoints of the side boundaries of the lot

**Awning over footpath**: a roof structure over a public footpath providing pedestrian shelter from sun and rain

Note: an awning is defined as an Ancillary Works and Encroachment in accordance with Section 47 of the Transport Infrastructure Act 1994, if located in a State controlled road reserve

**Balance Port Land**: as defined in the Transport Infrastructure Act 1994

**Balance Port Land Exceptions**: Lot 89 on SP108337, County of Stanley Parish of Noogoon (an approach channel lot below high water mark, located at Fisherman Islands), and the following lots below high water mark under management and control by the State of Queensland for boat harbour purposes: Lot 1 on B541–073, Parish of Tingalpa, Lot 1 on H81, County of Stanley, Parish of Nundah

**Biodiversity**: the natural diversity of wildlife, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity

**Brisbane River Corridor**: the Corridor along the Brisbane River indicated on the Planning Scheme Maps. The Corridor is generally measured:
• a minimum of 20m horizontally from high water mark, but greater in some park and redevelopment areas, on each side of the river within built-up areas
• up to 100m horizontally from high water mark on each side of the river outside built-up areas

**Building footprint**: the proportion of the site (expressed as a percentage) covered by buildings or structures measured to the outermost projection, excluding eaves and window hoods

**Building fronts**: that part of the building orientated towards the street or other publicly accessible areas. The building front is a consequence of the orientation and configuration of a building mass or group of buildings. This orientation affects whether a building ‘turns it back’ on or instead relates to the street

**Building work**: as defined in the Integrated Planning Act 1997, but excluding minor building work

**Busway**: Busways are transit corridors dedicated for the use of scheduled public bus services and are generally two lane, two way carriageways with shoulders segregated from other roadways. They may be constructed within a road reserve or by converting existing traffic lanes to a busway or on other land. Stations are provided at intervals along a busway where buses may stop for the alighting and boarding of passengers

**Camping ground**: a use of premises involving setting up and use of tents for temporary accommodation for holiday and recreational purposes

**Car wash**: a commercial use of premises for the cleaning of motor vehicles by an automatic or partly automatic process, including high pressure washing

**Caravan park**: a use of premises for residential accommodation in centrally managed caravans or relocatable homes, e.g. caravan park, relocatable home park, caravan village, holiday park or mobile village

**Caretaker’s flat**: an ancillary use of part of a premises for residential occupation by a person or a domestic group that includes the person who has the care of a business or industry activity on the premises. Any use of a caretaker’s flat forms part of that use for some non-residential purpose of these premises in connection with which it is used and does not constitute a mixed use development

**Carpark**: a use of premises (which may include the manual washing, cleaning and detailing of vehicles) for the parking of motor vehicles where not ancillary to another use
Cattery: a use of premises for the keeping, breeding or boarding of more than 10 cats over the age of 3 months for business or commercial purposes

Cemetery: a use of premises for the interment of the dead, e.g. graveyard, burial ground, funeral chapel, parlour, columbarium or pet cemetery

Centre activities: where in a Multi-purpose Centre or where specified in a Local Plan, use of premises for any of the following group of uses are termed Centre activities:

- amusement arcade
- child care facility
- cinema
- club
- community facilities
- convention centre
- display and sale activities
- display dwelling
- education purposes
- emergency services
- garden centre
- health care purposes
- hotel
- indoor sport and recreation
- industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m$^2$ gross floor area)
- medical centre
- multi–unit dwelling
- nightclub
- office
- radio or television station
- restaurant
- service station
- shop
- short term accommodation
- utility installation
- veterinary facility
- youth club

Centres concept plan: defined in the Centre Design Code (Chapter 5) and Centre Concept Plans Planning Scheme Policy (Appendix 2)

Child care facility: a use of premises for the minding or care, but not residence, of children generally under school age, e.g. daycare, occasional care, kindergarten or creche

Cinema: a use of premises for the public to view picture films and includes ancillary light refreshments

Clean fill: any of the following materials intended for filling that are free of contaminants

- naturally occurring clay, sand or soil, other than untreated acid sulfate soils
- bricks, crushed rock, concrete or masonry

Club: a use of premises by a club, lodge or friendly society as a place for its members to gather for social interaction and entertainment

Commercial character building: premises indicated on the Scheme Maps as ‘Commercial Character Buildings’, which include buildings that usually have the following characteristics:

- constructed pre–1946
- a non–residential gross floor area of less than 250m$^2$
- built to the alignment
- an awning over the footpath
- designed for commercial activities or for use as a corner/local store or a small shopping group

Commercial character building activities: where in a Commercial Character Building, the use of the premises for any of the following uses are termed commercial character building activities

Where the Commercial Character Building is in a Residential Area or Emerging Community Area:

- child care facility
- cinema
- club
- community facilities
- display dwelling
- education purposes
- emergency services
- garden centre
- health care purposes
- indoor sport and recreation
- medical centre
- office
- radio or television station
- restaurant
- shop
- utility installation
- veterinary facility
- youth club

Where the Commercial Character Building is in a Light Industry or General Industry Area:

- amusement arcade
- cinema
- club
- community facilities
Definitions

Chapter 3, Areas and Assessment Processes

• display and sales activities
• education purposes
• emergency services
• garden centre
• health care purposes
• hotel
• indoor sport and recreation
• industry (where not identified in Schedule 1 or Schedule 2 of the Industrial Area provisions and not exceeding 100m² gross floor area)
• medical centre
• office
• radio or television station
• restaurant
• shop
• utility installation
• veterinary facility
• youth club

Where the Commercial Character Building is in a Special Purpose Centre or Community Use Area:
• amusement arcade
• child care facility
• cinema
• club
• community facilities
• convention centre
• display and sale activities
• display dwelling
• education purposes
• emergency services
• garden centre
• health care purposes
• hotel
• indoor sport and recreation
• industry (where not identified in Schedule 1 or Schedule 2 of the Industrial Area provisions and not exceeding 100m² gross floor area)
• medical centre
• nightclub
• office
• radio or television station
• restaurant
• shop
• utility installation
• veterinary facility
• youth club

Community facilities: a use of premises for the provision of cultural, social or community services, e.g. community centre, community hall, youth club, library, church or public building

Concrete batching plant: a use of premises for the mixing of concrete for use elsewhere

Container depot: a use of premises for the storing, cleaning and repairing of empty containers used in the bulk transport of goods

Contaminant: as defined in the Environmental Protection Act 1994

Contaminated material: filling or excavation material for which the levels of contaminants as defined in the Environmental Protection Act 1994 exceed:

• the investigation thresholds published by the Environmental Protection Agency in the Guidelines for the Assessment and Management of Contaminated Land in Queensland 1999, or
• the allowable leaching contaminant levels published by Council in the Liquid Industrial Waste Policy and Management Plans 1995 and other relevant publications published by the Environmental Protection Agency

Convention centre: a use of premises for conference, public or community group gatherings, private functions, trade exhibitions/displays, and associated entertainment and catering, and occasional indoor sporting events

Crematorium: a use of premises for reducing human bodies to ashes after death together with funeral chapels, parlours, and/or columbaria that support the primary use

Demolition Control Precinct: premises indicated on the Scheme Maps as ‘Demolition Control Precincts’

Display and sale activities: a use of premises for displaying and offering for sale, auction or hire such as:

• building and construction materials but not including general hardware
• produce, animal fodder and farming goods and equipment
• garden supplies including plants, tools, garden furniture and equipment and other products for use in gardening and landscaping
• landscaping materials including sand, soil, screenings, gravel, logs, sleepers, boulders and other similar landscaping materials
• vehicles including cars, trucks, motor cycles, boats, caravans, trailers and relocatable homes

This definition includes the use of premises for servicing of vehicles and storage of goods referred to above. This definition does not include spray painting and panel beating.
**Display dwelling**: a temporary use of premises for:
- displaying a type of dwelling that can be built
- displaying a dwelling as a prize

**Ecological sustainability**: as defined in the Integrated Planning Act 1997

**Education purposes**: a use of premises for the systematic training and instruction designed to impart knowledge and develop skill, e.g. preschool, primary school, secondary school, college, university or technical and further education institution, and including any ancillary freestanding building on the premises for before/after school and vacation care of school children. This definition includes the ancillary use of premises for an existing church in combination with an educational facility

**Emergency services**: a use of premises for services responding to community needs in an emergency caused by fire, flood, storms, toxic fumes or similar events, e.g. fire station, ambulance station, first aid station, police station or State Emergency Service depot

**Environmental management plan**: a plan that details outcomes for management of a site or process to minimise impacts of use and development

**Environmentally relevant activity**: as defined in Schedule 1 of the Environmental Protection Regulation made under the Environmental Protection Act 1994

**Established area**: land that is not a newly developing area

**Estate sales office**: a temporary use of premises within a subdivision estate or development site, to assist in the display and sale of land and/or buildings within the estate

**Extractive industry**: a use of premises for the winning, dredging and removal of gravel, rock and soil, stone or similar materials, including treatment and storage of the extracted material whether on the land or on adjacent land

**Facade**: the front of a building and more particularly its principal front

**Farm**: a use of premises for commercial rural activities including:
- growing crops, trees, fruit, vegetables, flowers and turf
- cultivating seedlings, plants, flowers, trees and shrubs
- breeding, keeping and/or raising livestock or bees but specifically excluding:
  - aquaculture*
  - display or sale activities
  - a cattery
- a kennel
- a garden centre
- stables
- a riding school
- poultry farming of more than 20 birds
- goat farming of more than 5 goats
- pig farming of more than 5 pigs
- veterinary facilities
- cattle feed lottings* of any number of cattle
- soil conditioner manufacture*
- mushroom growing substrate manufacture*
  * as defined in the Environmental Protection Act 1994

**Filling or excavation**: means operational work for excavating or filling that materially affects premises or their use

**Flood regulation lines**: lines used by Council to indicate floodplain areas reserved for flood water storage and flow, where development may be restricted

**Garden centre**: a use of premises for the display and sale of garden supplies such as plants, tools, garden furniture and equipment, and other products for use in gardening and landscaping

**Gross floor area**: the total area of all floor levels in the building on the site to which the development relates, measured to the inside of the external walls, including:
- all internal walls, windows, columns and elevator shafts
- all internal and external stairs, landings, ramps, escalators or other means of access between levels but excluding the area of:
  - any lift plant, motor room or air conditioning or other mechanical/electrical plant and equipment room
  - any private balcony, where not used as a Restaurant, Shop, Club, Hotel or Nightclub, whether roofed or not. A balcony includes any outdoor space in or on the building that is a projection from a building, whether or not it is cantilevered or supported partially by posts, braces or columns
  - any roof deck, where not used as a Restaurant, Shop, Club, Hotel or Nightclub. A roof deck includes any outdoor space in or on the building that is situated wholly or immediately above an enclosed storey or a storey used for carparking
  - any lobby at ground storey level
- all rooms on the ground storey of a residential development associated with landscape and recreation where the total area of these rooms is no more than 5% of the site’s total landscape and recreation area

Amended 1 July 2005
• areas used or intended for storage associated with a residential use where on an enclosed level on which carparking is also provided for that residential use no part of which is more than 1m above ground level
• areas used or intended for the parking of motor vehicles, where the parking is incidental to, and necessarily associated with, the use of some premises

For the purpose of calculating allowable gross floor area, the area of a development site includes the area of any new road widening or corner truncation required as part of the development and as a condition of the development permit

**Ground level:** the level of the land at the time the original estate was subdivided, and the roads through the estate created, as determined by a licensed cadastral surveyor using best evidence

Best evidence should be based on the most appropriate of the following sources:
- ‘As constructed’ plans lodged with Council at the time of subdivision and held by Council’s plan custodian; or
- Surveyed spot levels from Council’s sewer maps (BCC Department of Works Detailed Plan); or
- Council’s 2002 BIMAP Contours. Where it is evident that the BIMAP contours do not represent the true levels by an amount greater than 0.5m, a site survey by a registered surveyor is acceptable. Evidence must be obtained demonstrating how the contours relate to ground level at the time the original estate was subdivided

**Ground storey:** where a building contains more than 1 storey, the ground storey is the one closest to ground level (where the distance between ground level and the ceiling, measured at the middle of the face of the front wall of the building, is greater than the distance between ground level and the floor). The term Ground Storey is not applicable when determining the overall height of a building in storeys

**Habitable room:** as defined in the Building Code of Australia 1996

**Health care purposes:** a use of premises for community based activities that involves health care services, e.g. maternal and child welfare centre, hospital, community health centre or respite care centre

**Heritage place:** a premises identified in the Heritage Register of the Heritage Register Planning Scheme Policy (Appendix 2). A Heritage place may also be contained within a Heritage precinct

**Heritage precinct:** a precinct identified in the Heritage Register of the Heritage Register Planning Scheme Policy (Appendix 2)

**Home business:** a use of premises for a commercial, government or non-profit activity that is carried out on a lot used primarily for residential purposes

**Hotel:** a use of premises for the sale of liquor for consumption on-site, which may also include sale of liquor for consumption off-site, short term accommodation and dining/entertainment activities

**House:** a use of premises principally for residential occupation by a domestic group or individual/s, that may include a secondary dwelling, whether or not the building is attached, but does not include a single unit dwelling

**Indoor sport and recreation:** a use of premises for playing of a game, recreation, instruction, athletics, sport or entertainment, where these activities take place primarily in a building, e.g. sports centre, gymnasium, snooker and pool centre, dance hall or theatre

**Industrial structure plan:** defined in the Subdivision Code (Chapter 5)

**Industry:** a use of premises that, in the course of any trade or business, involves:
- the manufacture, production, processing, repair, alteration, dry cleaning or laundering (not including laundromats), recycling, storage or transfer of any article, material or thing whether solid, liquid or gaseous
- scientific or technological research, investigation or testing
- the disposal of waste

This includes any ancillary office space for administration, staff amenities or storage of articles used in connection with, or resulting from that activity.

This includes all uses in Chapter 3, Industrial Areas—Schedule 1 and Schedule 2, whether or not they are ancillary to any other use

**Intrusive noise:** noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration:
- is clearly audible to, or can be felt by, an individual, and
- annoys the individual

**Kennels:** a use of premises for the keeping, breeding or boarding of more than 4 dogs over the age of 3 months for business or commercial purposes

**Landing:** a structure for mooring or launching boats and/or for passengers to embark and disembark, e.g. a marina, ramp, jetty, pontoon or riverside platform

**Legibility:** the quality that makes a place graspable or comprehensible, i.e. how easily people can understand the layout of a city, suburb, neighbourhood or development, and the opportunities it offers. A legible place is one in
which people can instinctively orientate themselves, move around and locate different parts of a place

**Light rail:** Light rail is a rail-based system of which a significant length operates along roads or in other public places. The light rail corridor may be formed by converting existing road lanes, busways or be located within a road reserve or on other land. Stations are provided at intervals along a light rail system where light rail vehicles may stop for the boarding and alighting of passengers.

**Local Plan:** a plan that may have been developed from a Local Area Plan, Development Control Plan or Local Area Outline Plan and provides more detailed guidance regarding planning intentions in older suburbs, postwar suburbs, outer suburbs and specific localities as detailed in Chapter 4. A reference to a ‘neighbourhood plan’ is a reference to a ‘local plan’, and vice versa where a neighbourhood plan exists for that area.

**Local stormwater management plan (LSMP):** a plan for specific localised stormwater management such as local flooding of a street or pollution in a lake.

**Major road:** a public road categorised as:
- a Motorway (which is always Access Limited)
- an Arterial, Suburban or District Access Route
- a road under the control of the Queensland Department of Main Roads (with the exception of a service road) as defined in the *Transport Infrastructure Act 1994*
- a road with a national, state or metropolitan route number

**Medical centre:** a use of premises for the delivery of medical or paramedical care or treatment of people not resident on the site.

**Minor Building Work:**

*Note: The Building Regulation should be consulted to identify if any building work listed below is exempt or self assessable.*

In a Residential Area (where not on a small lot):
- internal building works
- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios
- sunhoods over windows and doors
- raising a house where the resultant height does not exceed 8.5m above ground level (does not include any building work to enclose under the house)
- roof over an existing deck or balcony
- rainwater tanks where no greater than 3.5m in height and with a footprint of 10m² or less

In an Industrial Area:
- an alteration, addition or extension to an existing building where the floor area including balconies is less than 5% of the building or 25m², whichever is the lesser
- internal fitouts

- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios
- sunhoods over windows and doors
- carports or car shade structures up to 25m² in area
- amenity blocks or outbuildings up to 25m² in area

In any other Area:
- an alteration, addition or extension to an existing building where the floor area including balconies is less than 5% of the building or 25m², whichever is the lesser
- internal fitouts
- roofed structures over ground level outdoor landscape and recreation areas i.e. pergolas and patios
- sunhoods over windows and doors
- carports or car shade structures up to 25m² in area

The following are not Minor Building Work:
- awnings over footpaths in the City Centre (MP1);
- alterations to a structure on land listed on the Heritage Register or located within the Petrie Terrace and Spring Hill Local Plan; or
- alterations to building façades facing the Queen Street Mall, Brunswick Street Mall (The Valley Mall) or Chinatown Mall

**Minor Demolition Work:** demolition or relocation of a building where the work is:
- relocation of a building sidewalks within a lot, provided:
  - it does not involve the rotation of the building to face another frontage or boundary
  - the pre-1946 house where on an existing small lot complies with the side boundary setbacks specified in Table 1—Building Envelope Requirements of the Residential Design—Small Lot Code
- relocation of a building forwards or backwards on a lot, provided:
  - the proposed setback of the building is a minimum of 6m to any road frontage, or within 20% of the average setback of the buildings next door where those buildings have a setback less than 6m
  - it does not involve rotating the building to face another frontage or boundary
- raising a house, except where on a small lot, where the resultant height does not exceed 8.5m above ground level (does not include any building work to enclose under the house)
- demolition of internal walls and features
- demolition of stairs
- demolition of post-1946 additions, extensions or free-standing outbuildings

**Definitions**

Chapter 3: Areas and Assessment Processes
• demolition of pre–1946 free–standing outbuildings at the rear of the building
• demolition or removal of any post–1946 alterations to reveal original design, or reconstruction with original form and materials, including:
  - roof material
  - wall cladding
  - windows
  - stumps
  - lower floor enclosures
  - verandah enclosures
• any other demolition required as a consequence of carrying out work related to renovations and extensions approved in accordance with, or exempt from assessment against the Residential Design—Character Code and/or Residential Design—Small Lot Code

**Minor road:** any public road not classified as a major road. Minor roads are Neighbourhood, Local and Industrial Access Roads

**Mixed use:** a use of premises that integrates residential activities with commercial, retail or industry activities where a minimum of 30% of the total gross floor area is used for residential purposes

**Multi–unit dwelling:** a use of premises as the principal place of longer term residence by several discrete households, domestic groups or individuals irrespective of the building form. Multi–unit dwellings may be contained on one lot or each dwelling unit may be contained on its own lot subject to Community Title Schemes. Examples of other forms of multi–unit dwelling include boarding house, retirement village, nursing home, orphanage or children’s home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar). The term multi–unit dwelling does not include a house or single unit dwelling as defined elsewhere

**Newly developing area:** land which is contained within the Emerging Community Area or a Local Plan for outer suburbs (excluding Forest Lake Local Plan)

**Nightclub:** a use of premises for listening and/or dancing to live or recorded music by the general public, predominantly during the night hours

**Office:** a use of premises for a business or office purpose, e.g. professional office, real estate office, estate sales office, bank, building society or surgery, where the principal activity provides:
• business or professional advice
• services or goods that are not physically on the premises

• the office based administrative functions of an organisation but does not include a Home Business, which is defined separately

**Outdoor lighting:** any form of permanently installed exterior lighting and interior lighting systems which emit light that impacts on the outdoor environment

**Outdoor sport and recreation:** a use of premises for playing of a game, recreation, instruction, athletics, sport or entertainment, where these activities take place primarily outdoors, and includes only minor ancillary facilities such as clubhouses, equipment stores and change rooms, e.g. sporting field, race track, public swimming pool or a place where activities are based on the appreciation or enjoyment of the natural features of a locality, but does not include a sport or recreation based on motorised vehicles, e.g. cars, motor cycles or go–karts

**Overland flow path:**
• where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow
• where no piped drainage system or other form of defined watercourse exists, the path taken by surface run–off from higher parts of the catchment. This does not include a watercourse or gully with well–defined banks

**Park:** a use of premises by the public for free recreation and enjoyment, e.g. playing field, playground, or ornamental garden areas, which are used infrequently for events. Facilities for park users may include kiosks, shelters, play equipment, carparking areas or public conveniences

**Permeability:** an urban form that is accessible, for example by a number of alternative paths or ways through a place, but does not surround itself with, or include barriers to movement. The greater the number of routes, such as mid block pedestrian links, the better the permeability of the urban form

**Plot ratio:** the ratio of the gross floor area of the building/s on the site to the area of the site

**Prescribed airspace:** as defined in the *Airports Act 1996*

**Radioactive industry:** any operation (whether or not ancillary to another use) which involves any of the following:
• the use of a radioactive substance or material in a process
• the treatment or processing of a radioactive substance or material contaminated by a radioactive substance prior to disposal
• the disposal of a radioactive substance or material
• the storage of a radioactive substance or material
This does not include any operation or storage involving a radioactive substance or material where that substance or material forms part of an instrument or is used in association with equipment, for the testing, measurement or analysis of any product, machinery or equipment or is being used for medical purposes.

**Radio or television station**: a use of premises for the transmitting and/or receiving of radio signals or use as a broadcasting station, a television station, a repeater station or a translator station as referred to in the Commonwealth Broadcasting and Television Act 1942.

**Railway activities**: a use of premises for activities and associated facilities that support the effective functioning of the railway system.

**Residential development for people with special needs**: (part of the definition of multi-unit dwelling) a use of premises exclusively for residential occupation by the elderly, young or people with disabilities, with services provided to cater for particular needs, e.g. nursing home, children’s home, hospice or institution.

**Restaurant**: a use of premises for providing meals or light refreshments on a regular basis to members of the public for consumption on- or off-site, e.g. cafe, restaurant, theatre restaurant, bistro, milk bar, coffee shop, tea room, take away, drive through food outlet or fast food outlet.

**Retirement village**: (part of the definition of multi-unit dwelling) a use of premises for an integrated community including residential accommodation that meets the particular needs of persons who are retired and do not have children living permanently with them. A retirement village may include aged care accommodation or be residential development for people with special needs.

**Riding school**: a use of premises for horses to be kept and let out on hire to the public for riding or for riding instruction.

**Road**: as defined in the Integrated Planning Act 1997.

**Satellite dish**: a circular dish or other antenna used to send and/or receive communications via satellite or microwave.

**Sensitive receiving environment**: any part of land in a Residential Area or an Emerging Community Area, or a site used for education purposes, a hospital, aged care accommodation, a house, a multi-unit dwelling or a caravan park.

**Service station**: a use of premises primarily for refuelling light motor vehicles and including ancillary use of the premises for:

- retail sale to the travelling public of motor ing requirements such as fuels, lubricants, oils and greases, batteries, tyres, spare parts and auto accessories, convenience shopping items and fast food
- maintenance, service and repair of motor vehicles
- hire of a limited range of vehicles or trailers
- cleaning of motor vehicles for a fee or reward, including facilities provided to the public to clean their own vehicles

**Shop**: a use of premises for the display and retailing of goods, and personal services such as betting, hair and beauty care, laundromats and dry cleaning shop fronts e.g. supermarket, department store, showroom, retail warehouse, liquor store, place for the hire of domestic items, stall, market or salon.

**Short term accommodation**: a use of premises for short term accommodation (typically not exceeding 2 weeks) for tourists and travellers, e.g. holiday cabins, motel, hotel (where it entails mainly accommodation), serviced apartments, guesthouse or backpackers hostel and caravan park (that is also often appropriate for use as long term accommodation).

**Single unit dwelling**: a use of premises as a principal place of longer term residence by a household, domestic group or individual/s, whether or not in a building that is attached or detached, and the dwelling (including any land and building/structures that may be associated with the dwelling or part of the dwelling) is contained entirely on a lot that has:

- an average width of less than 10m and/or an area less than 400m² (but does not include small corner lots with a minimum lot size of 350m² as provided by Table 2 Lot Layout in the Subdivision Code), or
- an area less than 600m² (excluding access way) if a rear lot.

For the purposes of applying this definition and corresponding provisions in the Plan, the term freehold lot is a Standard Format Plan only. Excluded from this definition are lots subject to Community Titles Schemes, Building Format and/or Volumetric Format Plans.

The definition of single unit dwelling does not apply to:

- any existing dwellings approved as another use (e.g. an existing house on a lot below the sizes stated above). Extensions or alterations to these existing dwellings will be assessed according to the relevant provisions for that use (e.g. an extension to an existing house on a lot below the sizes stated above will be assessed as a small lot house), or
- houses or multi-unit dwellings on existing vacant lots of the size stated above.
Definitions

Small lot: a lot that has:

• an average width less than 15m and/or an area less than 450m²
• an area less than 600m² (excluding access way) if a rear lot

Special Purpose Centre SP15—Marina Balance Port Land:
The land identified as Special Purpose Centre Area classification—SP15 Marina which is located at Manly boat harbour and Cabbage Tree Creek boat harbour, which ceased to be subject to the Port of Brisbane Land Use Plan 2007 under Balance Port Land Notice (no 1) 2010 under the Transport Infrastructure Act 1994

Special Purposes Centres:

SP1—Major hospital and medical facility: a use of premises for medical or surgical care or treatment of patients whether or not residing on the premises, including a medical centre, and including ancillary activities servicing the needs of workers, patients and visitors, such as shopping and food outlets

SP2—Major educational and research facility: a use of premises for teaching and research e.g. university or research development and manufacturing such as a technology park

SP3—Major defence and communications facility: a use of premises for defence and communications activities

SP4—Major sporting stadium: a use of premises for major sporting events and occasional entertainment, including ancillary catering, light refreshments and sale of merchandise

SP5—Entertainment centre: a use of premises for the amusement and entertainment of the public, including ancillary catering, light refreshments and sale of merchandise

SP6—Airport: a use of premises for:

• the landing and/or departure of aircraft
• the housing, servicing, maintenance and repair of aircraft
• the assembly and dispersal of passengers/goods on or from aircraft
• any ancillary activities serving the needs of passengers and visitors to the airport, such as shopping, food outlets and tourism services

SP7—Port: a use of premises for:

• the arrival and/or departure of ships
• the housing, servicing, maintenance and repair of ships
• the assembly and dispersal of passengers/goods on or from ships
• any ancillary activities serving the needs of passengers and visitors to the port, such as shopping, food outlets and tourism services

SP8—Major residential institution: a use of premises for residential occupation by the elderly, young or people with disabilities with services provided to cater for particular needs, e.g. nursing home or children’s home

SP9—Correctional centre: a use of premises for the confinement of persons committed by a process of law, e.g. prison, detention centre, watch–house or half–way house

SP10—The Brisbane Market: a use of premises for the provision of facilities and services to facilitate the marketing and distribution of primarily fresh food and produce, including:

• the sale of fresh food and produce by both wholesale and retail
• businesses and facilities having a connection to or association with the marketing and distribution of fresh food and produce
• trash and treasure market

SP11—Vehicle sales and service: a use of premises for:

• display for sale, hire or lease of motor vehicles, motorcycles, boats, caravans, trailers and/or relocatable homes
• display for sale, hire or lease of access areas for these vehicles
• maintenance and repair of these vehicles

SP12—Mixed industry and business: a use of premises on a large parcel of land to accommodate firms seeking to combine their major office and industry functions in one central location. Any retail operations are limited to food outlets, finance and service retailing predominantly serving firms located in that mixed industry and business area

SP13—Office park: a use of premises for an office development that promotes integration with surrounding office, special purpose and residential activities

SP14—Cottage industry and retail: a use of premises for small scale, low key activities, often conducted from converted houses, part of which may also be the residence of those involved in the activity concerned. Examples of cottage industry/retail include:

• cottage shop—the sale and/or exhibition of clothing, footwear, fashion accessories, gifts or household items from the street level floor area of an existing building
• cottage art or craft shop—the production substantially by hand, consumption or selling of a craft or art, for personal or household use, from the street level floor area of an existing building

Amended 1 September 2010
• minor refreshment outlet—an existing building with a maximum capacity of 30 seats. This use includes the sale of foods for consumption elsewhere, but only where it is subordinate to the primary use
• personal services offices—an existing building used for the provision of medical or therapeutic services by only 1 practitioner

SP15—Marina: a use of premises for mooring, storage, repair and maintenance of boats and facilities servicing these activities

SP16—South Bank: a use of premises within the South Bank Corporation area in accordance with the most recently approved Development Plan (ADP)

Specified Balance Port Land: The land zoned General Industry which ceased to be strategic port land upon its gazettal in the Balance Port Land Notice (No 1) under section 283P of the Transport Infrastructure Act 1994 described as Lot 1185 on SP153112 located at Curtin Avenue, Eagle Farm (previously identified as E4 Open Space in the Port of Brisbane Land Use Plan 2007) and Lot 200 on SP234047 located at Colmslie (previously identified as Special Use Area—Colmslie in the Port of Brisbane Land Use Plan 2007), for so long as that land remains General Industry under this planning scheme

Stable: a use of premises for the housing of horses

Storey: a space within a building which is situated between 1 floor level and the floor level next above it and commencing at ground level, or if there is no floor level above, the ceiling or roof, above, but not a space that contains only:
• a lift shaft, stairway or meter room, or
• a bathroom, shower room, laundry, watercloset or other sanitary compartment, or
• a combination of the above

For the purposes of this definition a mezzanine is a storey

The term ‘Ground Storey’ as defined elsewhere in this section is not applicable when determining the overall height of a building in storeys

Stormwater management plan (SMP): a plan for the management of stormwater quantity and quality prepared for a creek or tributary

Streetscape: the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, amenities, open spaces and street furniture. The impact of these elements which may affect a streetscape include scale and configuration of the built form, the location and width of paths, the amount and type of vegetation and the presence and location of activity nodes

Structure: any building, wall, fence or anything fixed to or projecting from a building, wall, fence or other structure, e.g. aerial, antenna, freestanding screen and pole, flagpole, liquid or gas storage tank, mast, satellite dish, shipping container, transformer/tower (whether or not load bearing and in excess of 2m in height), fountain sculpture, or statue

Structure plan: a plan showing generally the form, and density of future development and that includes a neighbourhood structure plan for an Emerging Community Area and an industrial structure plan for a Future Industry Area

Telecommunication tower: a use of premises for:
• freestanding poles, towers and associated antennae
• telecommunication equipment cabinets in excess of 5m² base area and/or in excess of 2.5m in height
• the full range of telecommunications infrastructure in heritage or environmentally sensitive areas

Utility installation: a use of premises for:
• supply of water, hydraulic power, electricity or gas but excluding power generation plants burning 100kg or more of fuel an hour
• provision of sewerage or drainage services, other than a sewage treatment works
• animal pound
• transport services, including an airstrip, wharf, railway, tramway, air transport, water transport, harbour or river undertaking
• provision of postal or telecommunications services, excluding the use of premises as a Telecommunications Tower
• associated offices for the provision of public services

Veterinary facility: a use of premises for veterinary care, surgery and treatment of animals that involves the accommodation of animals on the site

Warehouse: a use of premises for the storage of goods, whether or not in a building, including self–storage facilities or storage yards

Waterway: any element of a river, creek, stream, gully or drainage channel, including the bed and banks. This term includes waterways indicated on the Planning Scheme Maps

Waterway Corridors: the corridors along a waterway indicated on the Planning Scheme Maps. These corridors are defined by:
• the Brisbane River Corridor
• a flood regulation line (FRL)
• a Local Plan, Environmental Corridor or Waterway Corridor

• a Waterway Corridor defined in a Stormwater Management Plan (SMP)

• a Waterway Corridor defined in a Waterway Management Plan (WMP)

• if more than one of these measurements is available for a particular waterway, the largest applies

• if there is no FRL, Local Plan, SMP or WMP, a 30m distance measured on each side from the centre line of a waterway

**Waterway Management Plan (WMP):** integrated plan addressing management of waterways in a catchment including stormwater drainage, water quality, ecological health, flooding and waterways usage

**Wetlands:** areas of permanent or intermittent inundation. Wetlands extend to the seaward boundary of the coastal vegetation line and include areas of marine water the depth of which at low tide does not exceed 6 metres. Wetlands may be natural or artificial, static or slow flowing and fresh, brackish or saline, and include:

- waterlogged soils
- ponds
- billabongs
- lakes
- forest swamps
- marsh swamps
- tidal flats
- salt marshes
- sea grass
- estuaries
- flood plains

Artificial wetlands are wetlands created by human skill and labour whether directly or indirectly e.g. stormwater quality improvement devices, farm dams, old sand extraction devices and detention basins

**Youth club:** (part of the definition of community facilities) a use of premises by the Queensland Police–Citizens Youth Welfare Association, the Scout Association of Australia or the Girl Guides Association, including the occasional use for other community activities.