

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

The *Commonwealth Telecommunications Act 1997* exempts certain telecommunications facilities from State planning legislation. These facilities are described in the *Commonwealth Telecommunications Act 1997*, the *Telecommunications (Low-impact Facilities) Determination 1997*, and the *Telecommunications Code of Practice 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

proposal is within limits reasonably expected for the Area in which the land is classified

- the shared use of telecommunications infrastructure occurs to minimise disruptions and adverse impacts on amenity, communities and the environment
- noise generated by the proposal is within levels expected for the Area in which the land is classified
- the proposal does not result in unreasonable risk or hazard on site or to adjoining lands
- where the proposal is of a nature or a scale not reasonably expected in the Area in which the land is classified, that sufficient land is dedicated for public open space to offset or mitigate impacts. In particular, buffers should be provided along waterways, wetlands and areas of biodiversity importance
- where the land is included in the Sport and Recreation Area, Community Use Area or Special Purpose Centre (SP1 or SP2) the proposal is not reducing the amount of land available for community facilities or services (such as child care facilities, schools, recreation facilities, community centres)
- the disposal or storage of wastes and other materials will not result in visual blight, environmental degradation or nuisance
- negative community impacts are not generated, including impacts on:
 - community identity, cohesion and cultural practices
 - community health and wellbeing
 - access to community services and facilities required to support need
 - personal safety
 - housing choice, mix, cost and location
 - access to employment and education.

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 withstanding 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:

Real Property Description	PD Reference No.
Lots 5 and 6 on RP 826295 Parish of North Brisbane	PD 282
Lot 2 on RP 809878 Parish of North Brisbane	PD 283
Lot 3 on RP 809878 Parish of North Brisbane	PD 284
Lot 4 on RP 809 878 Parish of North Brisbane	PD 285

- land at 250 Paringa Road, Murarrie, the real property descriptions and Particular Development Zone references for which are given in the table below:

Real Property Description	PD Reference No.
Part Lot 472 on SL 8834 Parish of Tingalpa	PD 644

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

Flood extent	Described in
The January 2011 estimated Brisbane River flood extent	Temporary Local Planning Instrument — Brisbane Interim Flood Response Map Number LGA 1000–0025–1 Sheet 1 to Sheet 22 dated 19/4/2011
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	“TLPI Flood Maps” and FloodWise Property Report, copyright Brisbane City Council as at 16 May 2013
Flood level	Described in
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	The Brisbane Interim Flood Response database, and referenced in the FloodWise Property Report copyright Brisbane City Council as at 16 May 2013

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
<p>House in the:</p> <ul style="list-style-type: none"> Rural Area (on a lot equal to or greater than 1ha, or located within an approved Building Location Plan) Environmental Protection Area (on a lot equal to or greater than 4ha, or located within an approved Building Location Plan) Emerging Community Area, Low Density Residential Area Character Residential Area Low–medium Density Residential Area Medium Density Residential Area High Density Residential Area 	<p>Self Assessment where complying with the Acceptable Solutions in the House Code as varied by the additional Acceptable Solutions in Column 6</p>	<p>House Code</p>	<p>Ensure new houses, where raising a house and extensions to existing houses achieve acceptable flood immunity</p> <p>Ensure houses are not subject to unreasonable hazard due to flooding</p>	<p>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</p> <p>Building components and flood resilient design:</p> <ul style="list-style-type: none"> preserve structural performance during and after a flood event prevent further post flood deterioration minimise repair costs following a flood ensure ease of cleaning <p>New building work improves flood immunity and ensures safety for all persons</p> <p>Filling or excavation must not impact adversely on visual amenity or local drainage</p> <p><i>Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations</i></p>	<p>Where 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</p> <p>The minimum level for habitable and non-habitable areas (including utility areas, garage, laundry and storage room) are not less than those set out in <i>Table 2</i></p> <p>Where development involves raising an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirement is met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials⁽¹⁾ <p>Where development involves enclosing under or extending an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirements are met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels; and 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 <i>Table 2</i>. Any openings are a minimum of 75mm all new floor levels are elevated above ground level, such as on stumps or fill; and

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
and where not on a small lot and not in a Demolition Control Precinct					<ul style="list-style-type: none"> the new building work below the IRFL uses water resistant materials⁽¹⁾; 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 <p>(1) <i>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</i></p> <p>A retaining wall is set back at least half the height of the wall from any boundary of the site</p> <p>Retaining walls over 1.5m high are stepped 0.75m for every 1.5m in height, terraced and landscaped</p> <p>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</p> <p>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</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
<p>House where in the:</p> <ul style="list-style-type: none"> Rural Area (on a lot equal to or greater than 1ha, or located within an approved Building Location Plan) Environmental Protection Area (on a lot equal to or greater than 4ha, or located within an approved Building Location Plan) Emerging Community Area Low Density Residential Area Character Residential Area Low–medium Density Residential Area Medium Density Residential Area High Density Residential Area <p>and not on a small lot but in a Demolition Control Precinct</p>	<p>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</p>	<p>House Code Residential Design—Character Code</p>	<p>Ensure new houses, where raising a house and extensions to existing houses achieve acceptable flood immunity</p> <p>Ensure houses are not subject to unreasonable hazard due to flooding</p>	<p>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</p> <p>Building components and flood resilient design:</p> <ul style="list-style-type: none"> preserve structural performance during and after a flood event prevent further post flood deterioration minimise repair costs following a flood ensure ease of cleaning <p>New building work improves flood immunity and ensures safety for all persons</p> <p>Filling or excavation must not impact adversely on visual amenity, the stability of land or local drainage</p> <p><i>Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations</i></p>	<p>Where 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</p> <p>The minimum levels for habitable and non–habitable areas (including utility areas, garage, laundry and storage room) are not less than those set out in <i>Table 2</i></p> <p>Where development involves raising an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirement is met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials⁽¹⁾ <p>Where development involves enclosing under or extending an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirements are met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels; and 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 <i>Table 2</i>. Any openings are a minimum of 75mm all new floor levels are elevated above ground level, such as on stumps or fill; and the new building work below the IRFL uses water resistant materials⁽¹⁾; and

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
					<ul style="list-style-type: none"> 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 <p>(1) <i>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</i></p> <p>A retaining wall is set back at least half the height of the wall from any boundary of the site</p> <p>Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped</p> <p>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</p> <p>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</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
<p>House where in the:</p> <ul style="list-style-type: none"> Emerging Community Area Low Density Residential Area Character Residential Area Low–medium Density Residential Area Medium Density Residential Area High Density Residential Area <p>and on a small lot and not in a Demolition Control Precinct</p>	<p>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 Acceptable Solutions in Part 1 of the Residential Design—Small Lot Code</p> <p>Code Notifiable where complying with the Acceptable Solutions in Part 1 of the Residential Design—Small Lot Code as varied by the</p>	<p>House Code</p> <p>Residential Design—Small Lot Code</p>	<p>Ensure new houses, where raising a house and extensions to existing houses achieve acceptable flood immunity</p> <p>Ensure houses are not subject to unreasonable hazard due to flooding</p>	<p>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</p> <p>Building components and flood resilient design:</p> <ul style="list-style-type: none"> preserve structural performance during and after a flood event prevent further post flood deterioration minimise repair costs following a flood ensure ease of cleaning <p>New building work improves flood immunity and ensures safety for all persons</p> <p>Filling or excavation must not impact adversely on visual amenity, the stability of land or local drainage</p> <p><i>Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations</i></p>	<p>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 <i>Table 2</i></p> <p>Where development involves raising an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirement is met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials⁽¹⁾ <p>Where development involves enclosing under or extending an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirements are met:</p> <ul style="list-style-type: none"> 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 <i>Table 2</i>. 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⁾

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
	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				<ul style="list-style-type: none"> essential services are located above the IRFL and any electrical services, including photovoltaic panels, are easily disconnected the new building work below the IRFL uses corrosion free building components such as galvanised steel or aluminium <p>(1) <i>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</i></p> <p>A retaining wall is set back at least half the height of the wall from any boundary of the site; and</p> <p>Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped</p> <p>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</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
<p>House where in the:</p> <ul style="list-style-type: none"> Emerging Community Area Low Density Residential Area Character Residential Area Low–medium Density Residential Area Medium Density Residential Area High Density Residential Area <p>and on a small lot and in a Demolition Control Precinct</p>	<p>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 Acceptable Solutions in Part 1 of the Residential Design—Small Lot Code and where complying with the Residential Design—Character Code Code Notifiable where complying with the Acceptable Solutions in Part</p>	<p>House Code</p> <p>Residential Design—Small Lot Code</p> <p>Residential Design—Character Code</p>	<p>Ensure new houses, where raising a house and extensions to existing houses achieve acceptable flood immunity</p> <p>Ensure houses are not subject to unreasonable hazard due to flooding</p>	<p>Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding</p> <p>Building components and flood resilient design:</p> <ul style="list-style-type: none"> preserve structural performance during and after a flood event prevent further post flood deterioration minimise repair costs following a flood ensure ease of cleaning <p>New building work improves flood immunity and ensures safety for all persons</p> <p>Filling or excavation must not impact adversely on visual amenity, the stability of land or local drainage</p> <p><i>Note: Retaining wall construction and embankment gradients will also need to comply with the Building Regulations</i></p>	<p>The minimum level for habitable and non–habitable areas (including utility areas, garage, laundry and storage room) are not less than those set out in <i>Table 2</i></p> <p>Where development involves raising an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirement is met:</p> <ul style="list-style-type: none"> the new habitable floor levels are above the existing habitable floor levels and any building work below the IRFL utilises water resistant materials⁽¹⁾ <p>Where development involves enclosing under or extending an existing house and the modified building does not meet the requirements of <i>Table 2</i>, the following requirements are met:</p> <ul style="list-style-type: none"> 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 <i>Table 2</i>. 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⁾

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
	1 in the Residential Design—Small Lot Code as varied by the 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 Small Lot Code as varied by the deletion of Acceptable Solution A2 relating to building heights				<ul style="list-style-type: none"> essential services are located above the IRFL and any electrical services, including photovoltaic panels, are easily disconnected the new building work below the IRFL uses corrosion free building components such as galvanised steel or aluminium <p>(1) <i>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</i></p> <p>A retaining wall is set back at least half the height of the wall from any boundary of the site; and</p> <p>Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped</p> <p>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</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
Single Unit Dwelling in the Low Density, Character and Low–medium Density Residential Area	No change to Level of Assessment	Residential Design—Single Unit Dwelling Code	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	Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding	
Single Unit Dwelling in the Medium Density and High Density Residential Area and Centres Area	No change to Level of Assessment	Residential Design—Single Unit Dwelling Code	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	Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding	

General assessment processes

Chapter 3: Areas and Assessment Processes

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
Multi Unit Dwelling in the Low Density, Character and Low-medium Density Residential Area	No change to Level of Assessment	Residential Design— Low Density, Character and Low-medium Density Code	<p>Ensure all new multi-unit dwellings achieve acceptable flood immunity</p> <p>Ensure all new multi-unit dwellings are not subject to unreasonable hazard due to flooding</p>	Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding	
Multi Unit Dwelling in the Medium Density Area	No change to Level of Assessment	Residential Design— Medium Density Code	<p>Ensure all new multi-unit dwellings achieve acceptable flood immunity</p> <p>Ensure all new multi-unit dwellings are not subject to unreasonable hazard due to flooding</p>	Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
Multi Unit Dwelling in the High Density Area	No change to Level of Assessment	Residential Design— High Density Code	<p>Ensure all new multi-unit dwellings achieve acceptable flood immunity</p> <p>Ensure all new multi-unit dwellings are not subject to unreasonable hazard due to flooding</p>	Buildings may be higher than adjoining properties to the extent required to achieve flood immunity for the IRFL and creek/waterway flooding	
Mixed Use in the Centres Area	No change to Level of Assessment	Centre Design Code	<p>Ensure all new residential or mixed use development including residential development achieves acceptable flood immunity</p> <p>Ensure all new multi-unit dwellings are not subject to unreasonable hazard due to flooding</p>	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	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Type of Development	Level of Assessment	Applicable Codes	Additional Purpose	Additional Performance Criteria	Additional Acceptable Solutions
For infill development for lots smaller than 1000m ² in the Residential Area	No change to Level of Assessment	Subdivision Code	No change to the Subdivision Code	<p>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 <i>Table 4</i> and <i>Table 5</i> below</p> <p><i>Note: The Stormwater Management Code provides additional guidance on flooding issues</i></p>	<p>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</p> <p>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</p> <p><i>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</i></p>

Table 2—House Flood Immunity Levels

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

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

Column 1	Column 2
Residential development and the basements of commercial development included in any Local Plan or Neighbourhood Plan Area as described in Chapter 4 of the City Plan	<p>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 :</p> <ul style="list-style-type: none"> • Building height of houses, single unit dwellings or Multi-unit dwellings; and or • Flood immunity requirements for the IRFL and creek/waterway flooding <p>The applicable Local or Neighbourhood Plan shall be read as having the following additional intent:</p> <ol style="list-style-type: none"> 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 <p>The DFL whichever is the greater level of immunity</p>
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

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

Column 1	Column 2
	<p><i>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:</i></p> <ol style="list-style-type: none"> <i>1. Brisbane River — January 2011 event, as mapped in Table A</i> <i>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</i> <p>Creek/waterway flooding is all land affected by a 100 year average recurrence interval (ARI) flood, as mapped in <i>Table A</i></p> <p>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”</p>
Any development requiring compliance with Table A1.2 of the Subdivision and Development Guidelines	<p>The Minimum design floor or pavement levels for Category A are IRFL + 500mm</p> <p>The Minimum design floor or pavement levels for Category B are IRFL + 300mm</p> <p>Refer to <i>Table 5</i> for assignment of these categories</p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>1. Brisbane River — January 2011 event, as mapped in Table A</i> <i>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</i> <p>Creek/waterway flooding is all land affected by a 100 year average recurrence interval (ARI) flood event, as mapped in <i>Table A</i></p> <p>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”</p>

Column 1	Column 2
Development requiring compliance with table A 1.3 of the Subdivision and Development Guidelines	Refer to <i>Table 5</i>

Table 5—Building Categories

BCA Building Classification ⁽¹⁾	Development Type and Design Levels	Category ⁽⁶⁾ (Refer Table 4 for applicable immunity)
Class 1 – 4	Habitable room ⁽¹⁾	Category A
	Non-habitable room <ul style="list-style-type: none"> including garage, patio, private open space and courtyard 	Category B except for Class 1a building where the 50 year ARI + 0.3m applies to Brisbane River
	Non-habitable part of a Class 2 or Class 3 building <ul style="list-style-type: none"> excluding the essential services⁽²⁾ 	Category B Risk management approach to Brisbane River flooding is permitted (refer Subdivision and Development Guidelines — Section 4)
	Parking located in the building undercroft of a multi unit dwelling	Category C
	Carport ⁽⁴⁾ , unroofed carpark, Vehicular manoeuvring areas	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A ⁽⁷⁾
	Basement parking entry ⁽³⁾	Category C + 300m
	Class 5 Class 6 Class 8	Building floor level
Garage or carpark ⁽³⁾ located in the building undercroft		Category C
Carport ⁽⁴⁾ or unroofed carpark		Category D
Vehicular access and manoeuvring areas		Category D
Essential electrical services ⁽²⁾		Class 8 — Category C Class 5 & 6 — Category A ⁽⁷⁾ Risk management approach to Brisbane River flooding is permitted ⁽⁷⁾
Basement parking entry ⁽³⁾		Category C
Class 7a		Refer to the relevant building class specified in this table
Class 7b	Building floor level	Category C Risk Management approach to Brisbane River flooding is permitted
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category C

BCA Building Classification ⁽¹⁾	Development Type and Design Levels	Category ⁽⁶⁾ (Refer Table 4 for applicable immunity)
Class 9	Building floor level — including essential services ⁽²⁾	Category A
	Garage or carpark ⁽³⁾ located in the building undercroft	Category C
	Carport ⁽⁴⁾ or unroofed carpark	Category D
	Vehicular access and manoeuvring areas	Category D
Class 10a	Carparking facility	Refer to the relevant building class specified in this table
	Shed ⁽⁵⁾ or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood immunity standard does not apply

(1) Refer Section 2.3.3 of the Subdivision and Development Guidelines for definitions

(2) 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

(3) 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

(4) 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

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

(6) 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

(7) 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
- Latrobe 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 Auchentflower
- 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** type 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:

CN	Conservation Area
PK	Parkland Area
SR	Sport and Recreation Area
EP	Environmental Protection Area
RU	Rural Area
EC	Emerging Community Area
LR	Low Density Residential Area
CR	Character Residential Area
LMR	Low-medium Density Residential Area
MR	Medium Density Residential Area
HR	High Density Residential Area
LI	Light Industry Area
GI	General Industry Area
HI	Heavy Industry Area
EI	Extractive Industry Area
FI	Future Industry Area
MP1	Multi-purpose Centre (City Centre)
MP2	Multi-purpose Centre (Major Centre)
MP3	Multi-purpose Centre (Suburban Centre)
MP4	Multi-purpose Centre (Convenience Centre)
SP1	Special Purpose Centre (Major hospitals and medical facility)
SP2	Special Purpose Centre (Major educational and research facility)
SP3	Special Purpose Centre (Major defence and communications facility)
SP4	Special Purpose Centre (Major sporting stadium)
SP5	Special Purpose Centre (Entertainment centre)

SP6	Special Purpose Centre (Airport)
SP7	Special Purpose Centre (Port)
SP8	Special Purpose Centre (Major residential institution)
SP9	Special Purpose Centre (Correctional centre)
SP10	Special Purpose Centre (The Brisbane Market)
SP11	Special Purpose Centre (Vehicle sales and service)
SP12	Special Purpose Centre (Mixed industry and business)
SP13	Special Purpose Centre (Office park)
SP14	Special Purpose Centre (Cottage industry and retail)
SP15	Special Purpose Centre (Marina)
SP16	Special Purpose Centre (South Bank)
CU1	Community Use Area (Cemetery)
CU2	Community Use Area (Community facilities)
CU3	Community Use Area (Crematorium)
CU4	Community Use Area (Education purposes)
CU5	Community Use Area (Emergency services)
CU6	Community Use Area (Health care purposes)
CU7	Community Use Area (Railway activities)
CU8	Community Use Area (Utility installation).

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