

1 Introduction

The Local Plan component of the City Plan (the Plan) provides detailed guidance for development outcomes across particular localities of the City.

Local Plans exist for:

- older suburbs
- postwar suburbs
- outer suburbs
- specific localities.

The Local Plans recognise the differing characteristics and issues in each of these parts of the City and may be variously named. The Introduction to each Local Plan refers the user to this section. It is intended that further Local Plans will be developed in the future for other parts of the City. In this chapter, a reference to a local plan is also a reference to a neighbourhood plan, where one exists for that area (see Chapter 3, 'Definitions').

Refer to *Map A—Extent of the Local Plans* for an outline of the areas covered by Local Plans.

The Local Plan overrides any other part of the City Plan with which it may conflict. Where the Local Plan is in conflict with other sections of the City Plan, the Local Plan changes the level of assessment identified in Chapter 3, and the applicable/relevant Codes identified in Chapter 5 of the City Plan.

1.1 Using a Local Plan

The Local Plans put forward more locally focused desired land use and built form outcomes for the Local Plan areas than are contained in the Areas in Chapter 3. The Local Plans may include the following components:

- Development principles and Precinct intents for the Local Plan area
- a specific Local Plan Code that contains Performance Criteria and Acceptable Solutions that vary from or are in addition to those contained in applicable/relevant Codes. For example, Local Plan Acceptable Solutions may specify different heights, setbacks or carparking requirements, or provide additional Acceptable Solutions in relation to preferred built form outcomes
- specific variations to the level of assessment tables in Chapter 3, or new level of assessment tables which completely supersede those tables in Chapter 3.

Where levels of assessment are varied by a Local Plan, the level of assessment and associated Code requirements are stipulated in the Local Plan. Whether or not the level of assessment is varied by the Local Plan, **code** and **impact** assessable development within the Local Plan area will automatically be subject to the relevant parts of the Local Plan Code and any other Code referred to in

the Local Plan's level of assessment table. These Codes may also refer to Secondary Codes.

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.

For **code assessable** development the applicable Codes in the Local Plan Level of Assessment table/s may include a list of secondary Codes that are to be taken as forming part of the applicable Code, and may be used to assist in determining an application for development.

For **self assessment**, a proposal does not require an application if it complies with the Acceptable Solutions listed in the applicable Code/s.

For **code assessment**, a proposal requires an application and approval prior to commencing a development, and is assessed against the Purpose, Performance Criteria and Acceptable Solutions of the Local Plan Code, and other listed applicable Codes.

Where the level of assessment table in a Local Plan calls up a Code for use in code assessment rather than notifiable code assessment, the notification requirements of the Code should be disregarded in applying the Code.

For **impact assessment**, a proposal requires an application and approval prior to commencing a development, and is assessed against the Planning Scheme, particularly the relevant Development principles and Precinct intent of the Local Plan, and the Purpose, Performance Criteria and Acceptable Solutions of the Local Plan Code, and any other relevant Code/s.

1.2 Where the Local Plans have been derived from

Many of the Local Plans in the City Plan have been derived from previous planning documents, including:

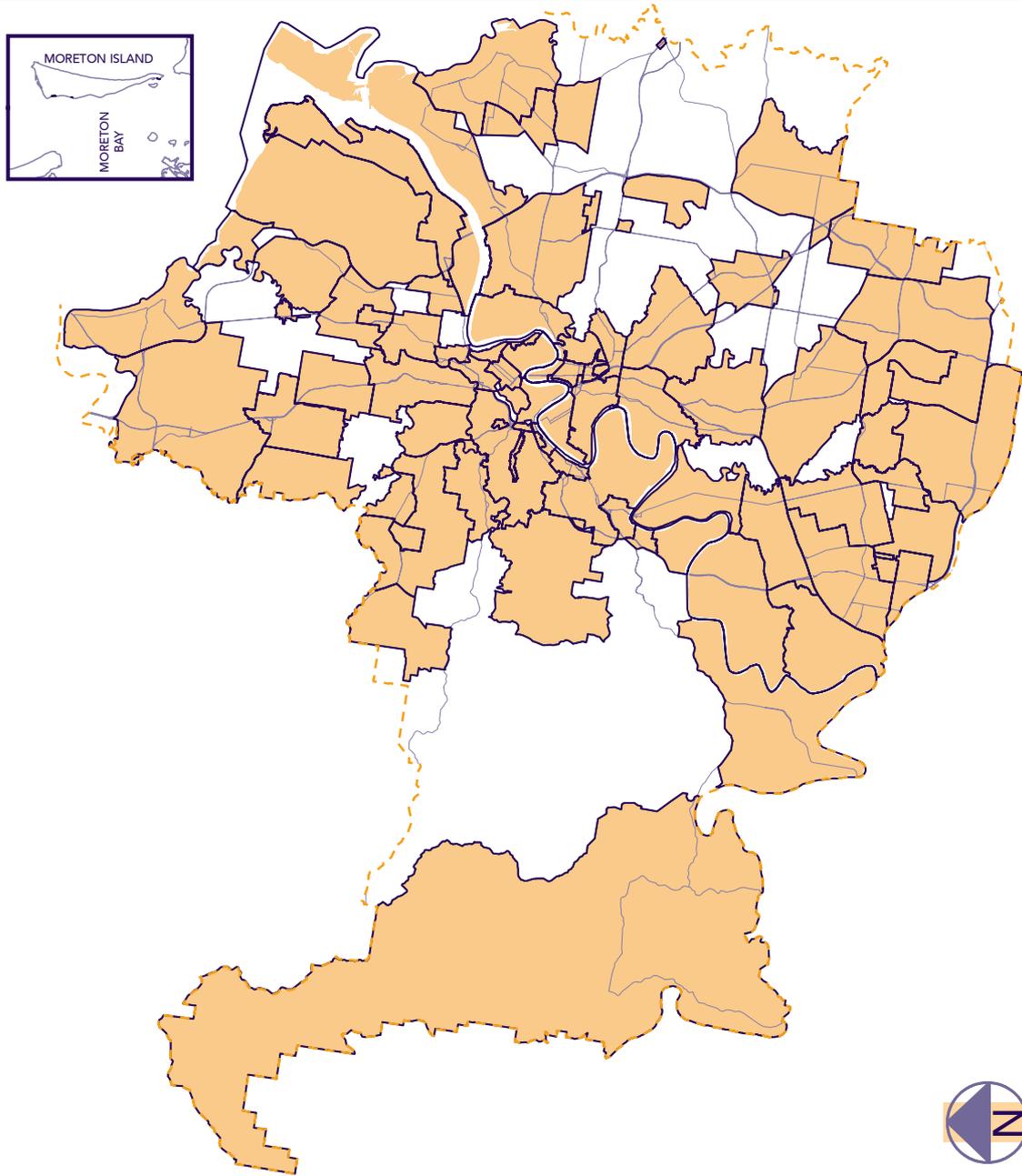
- Local Area Plans
- Development Control Plans
- Local Area Outline Plans.

Other Local Plans have been prepared specifically for inclusion in the City Plan.

1.2.1 Local Planning (Neighbourhood Enhancement Programs)

Council's local area planning program is an established process for delivering integrated planning for local communities in Brisbane. The process has effectively engaged communities and guided Council's service delivery and expenditure in an integrated way at the local level. The integrated local area planning model

Map A: Extent of Local Plans (including Neighbourhood Plans)



developed by Council has combined physical, social and corporate planning processes to ensure a holistic approach to service delivery and planning for local communities.

The objectives of Brisbane's local area planning program are designed to:

- manage development and change in local areas in the context of the broad policy framework of the Strategic Plan
- establish a shared vision and common understanding of key issues in the local community
- establish an integrated approach to local planning
- identify and prioritise local planning initiatives
- ensure that private and public sector development proposals are consistent with local aspirations.

Most Local Area Plans included two documents:

- the *Action Plan*, which included strategies and actions for implementation by the community, Council and government agencies to realise the vision of the District
- the *Town Plan Recommendations*, which included those recommendations specifically influencing land use and development outcomes.

The summary provided here is based on the *Town Plan Recommendations* document. It includes those issues relating to the regulation of development on privately owned land. The summaries focus on specific planning outcomes documented in the Local Plans.

The Local Plan identifies the particular characteristics of the District that are to be considered in assessing new development proposals, and identifies neighbourhoods where specific land use or built form outcomes are recommended.

Each Local Plan is supported by a map and statements of desirable actions, providing a more complete picture of Council's long term intentions for each plan area. The public works action statements on these maps do not form part of this Planning Scheme—they are provided for information purposes only.

1.2.2 Development Control Plans

Development Control Plans (DCPs) were a statutory component of the previous Town Plan.

The purpose of the DCPs was to provide a more detailed approach to development control and assessment in particular areas of the City where the Citywide zoning provisions were not able to effectively respond to local issues or to changing resident needs.

The DCPs resulted in the zoning of land being changed to a Special Development Zone. The DCP itself then described the regulations that applied within that Special Development Zone.

In most cases, the DCPs broke the area down into smaller precincts, each with their own intent, supplementary tables of development and development requirements.

In some cases, the DCPs were supported by Action Plans describing the physical actions or service delivery functions that should also occur to support the achievement of the DCP objectives.

Within this Plan the DCPs continue to have a statutory role as Local Plans. However, the land within the DCP boundaries has been allocated to the Area that is most closely aligned with its precinct intent and development requirements. Where the intent or requirements of the DCP vary from, or are in addition to, that of the Area in which the land has been placed, these variations or additions are maintained within the Local Plan.

1.2.3 Local Area Outline Plans

Local Area Outline Plans (LAOPs) were a statutory component of the previous Strategic Plan.

The LAOPs were prepared for potential development areas in order to achieve more functional and integrated communities. These plans were the result of concept planning, integrating all of the necessary components of the urban and natural environment into a physical pattern for each area.

The intent of the LAOPs was to provide a framework for the development of land in each area, ensuring the integration of urban development, open space, service infrastructure, transport networks, access and mobility, as well as providing for the protection of areas subject to environmental and scenic constraints.

The LAOPs provided a statutory framework for the development community to prepare proposals with a clear understanding of Council's intentions and assessment criteria for these areas. The LAOPs did not replace the existing zoning of properties, but put forward the most desirable potential land use for that area.

As in other Local Plans, the generic Area provisions apply. The Emerging Community Area provides Desired Environmental Outcomes and level of assessment advice for most land covered in former LAOPs.

Within the City Plan, the LAOPs are expressed as Local Plans for outer suburbs.