**Bridgeman Downs neighbourhood plan**



*Brisbane City Plan 2014*

Amendment Package – Adoption



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Part A: Explanatory Notes

Purpose

The purpose of these explanatory notes is to provide context to the Bridgeman Downs neighbourhood plan amendment package detailed in Part B (the amendment package), including the key outcomes sought and the process undertaken to develop the neighbourhood plan. The explanatory notes are for information only and do not form part of the amendment package.

Introduction

The amendment package sets out the statutory amendments required to amend *Brisbane City Plan 2014* (the planning scheme) to incorporate the Bridgeman Downs neighbourhood plan and undertake consequential amendments to the Bracken Ridge and district and McDowall-Bridgeman Downs neighbourhood plans. The amendment package contains two parts: this explanatory statement (for information only) (Part A), and the proposed statutory changes to the planning scheme (Part B).

Background

Brisbane City Council (Council) has prepared the Bridgeman Downs neighbourhood plan to guide future development and coordinate land use and infrastructure over a 10-year period and beyond. This neighbourhood plan consequentially amends those parts of the Bracken Ridge and district neighbourhood plan and McDowall-Bridgeman Downs neighbourhood plan that reference parts of Bridgeman Downs. Once adopted, the neighbourhood plan will become part of the planning scheme.

Council has developed the amendment package to amend the planning scheme, including planning scheme policies. The amendment forms a major amendment to the planning scheme as defined in the *Planning Act 2016* (the Act) and has been prepared in accordance with the *Minister’s Guidelines and Rules* (the Guidelines).

Council commenced the neighbourhood planning process in September 2019 and released a draft strategy for consultation in October 2020. The draft strategy was available for community feedback from 19 October 2020 to 16 November 2020. Feedback from the community, including Community Planning Team meetings, online survey and strategy responses, technical investigations and engagement with internal and external stakeholders was used in the preparation of the draft neighbourhood plan.

Council endorsed the draft neighbourhood plan on 1 June 2021 and submitted the amendment to the Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning (the Minister) for State Interest Review. Prior to public consultation the neighbourhood plan was also amended to address conditions received from the Minister dated 21 October 2021.

The amendment package was released for public consultation from 14 February 2022 to 28 March 2022. Following a review and analysis of the submissions received, updates were made to the amendment package, and it was submitted to the Queensland Government on 9 September 2022 for consideration. The Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the Minister) advised on 15 November 2022 that, subject to a condition (as shown in Table 1 below), the amendment was approved for adoption in the planning scheme.

**Table 1: Minister’s condition**

|  |
| --- |
| **Overall outcome 3(b)**: Council version 6 September 2022 |
| *Multiple dwellings are not accommodated in the Low density residential zone, or Emerging community zone, including where in a precinct or a potential development area.* |
| **Overall outcome 3(b)**: Minister’s condition 15 November 2022 |
| *Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct or potential development area.* |

Community engagement

The neighbourhood planning process involved a series of community engagement stages. A summary of the community engagement process is detailed in the following table.

**Table 2: Key community engagement summary**

| Event type | Date and location | Number of attendees / responses |
| --- | --- | --- |
| Newsletter | 9 August 2019 | Bridgeman Downs residents and absentee owners |
| Online issues survey | 9 September 2019 to 21 October 2019 | 182 Responses |
| Interactive mapping | 9 September 2019 to 21 October 2019 | 165 Responses |
| Community Planning Team | Meeting 1 – 30 October 2019 | 27 Attendees |
| Meeting 2 – 27 November 2019 | 18 Attendees |
| Meeting 3 – 12 February 2020 | 16 Attendees |
| E-bursts (email updates) | Launch – September 2019  Update – February 2020  Draft strategy release – October 2020  Draft strategy reminder – October 2020 | Bridgeman Downs residents and absentee owners |
| Information kiosks | 24 October 2020  59 Albany Creek Road, Aspley – Aspley Hypermarket | 72 Attendees |
| 4 November 2020  30 Ridley Road, Bridgeman Downs – Anglican Church Hall | 56 Attendees |
| Virtual information kiosks appointments (held between 21 October 2020 and 6 November 2020) | 6 Attendees |
| Draft strategy | 19 October 2020 to 16 November 2020 | 215 Responses |
| Draft Plan – Public consultation | 14 February 2022 to 28 March 2022  16 March 2022 - 1910 Gympie Road, Bridgeman Downs – C3 Church function room (two sessions)  19 March 2022 - 59 Albany Creek Road, Aspley – Aspley Hypermarket | 76 properly made submissions  39 Attendees  108 Attendees |

The neighbourhood plan boundary

The neighbourhood plan area comprises the suburb of Bridgeman Downs. The amendment package boundary overlaps with the existing Bracken Ridge and district neighbourhood plan and McDowall-Bridgeman Downs neighbourhood plan and consequential amendments to those existing neighbourhood plans are detailed in the amendment package.

The neighbourhood plan boundary and precincts are outlined in **Figure 1**.

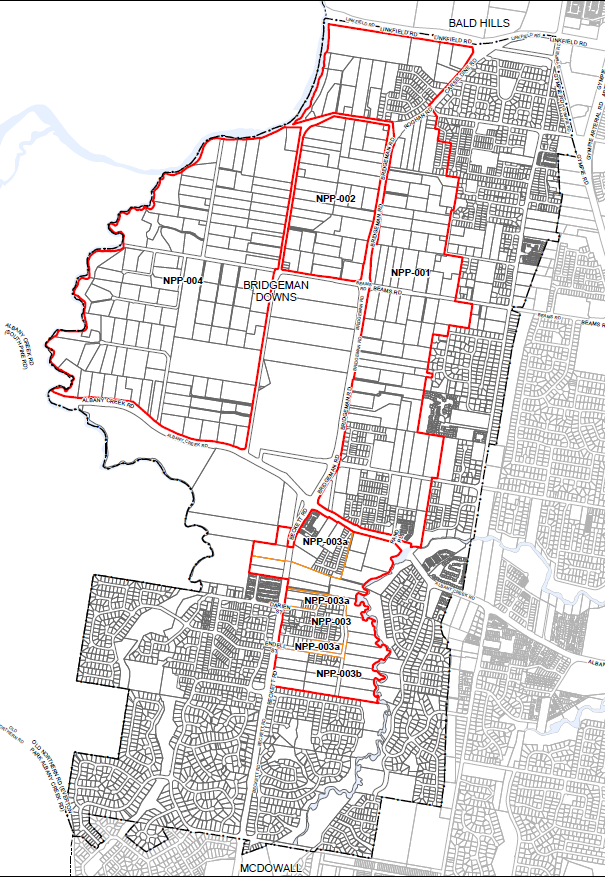


Figure 1: Bridgeman Downs neighbourhood plan boundary and precincts.

Precincts

Neighbourhood plans include precincts and may also include sub-precincts. Precincts have been identified to address or provide for particular land uses, character, infrastructure or other site characteristics (e.g. environmental values), and have a specific set of provisions to achieve those outcomes. Located within a precinct, sub-precincts are smaller portions of the overall precinct, and have more detailed provisions to achieve the intended land use outcomes.

The draft plan proposes four precincts within the draft neighbourhood plan area. One of these precincts has sub-precincts. The proposed precincts are outlined in **Figure 1** and also detailed in Part B of amendment package. These precincts provide specific guidance on the types of uses and development outcomes supported in these locations and include:

* NPP-001: Bridgeman Downs residential precinct;
* NPP-002: Roghan Road south precinct;
* NPP-003: Beckett Road precinct;
  + NPP-003a: Residential living sub-precinct;
  + NPP-003b: Environmental living sub-precinct; and
* NPP-004: Albany Creek precinct.

Key planning outcomes

The amendment package seeks to:

* confirm future development potential for residential and local centres that support the Suburban living area function as outlined in the Strategic framework of the planning scheme;
* provide for acreage and suburban lots that protect ecological values and contribute to the neighbourhood character of well separated houses in a bushland setting;
* ensure that multiple dwellings are not accommodated in the Low density residential zone;
* provide for buildings that create a distinctive subtropical character by ensuring that building design, spacing and orientation is responsive to the city’s climate;
* provide services and facilities to meet the needs of the existing and future community, such as parks, stormwater, sewer and other utilities;
* protect and enhance environmental and biodiversity values along Albany Creek, Cabbage Tree Creek, South Pine River and tributaries and east-west ecological corridors;
* ensure that development protects existing hydrology, creek geomorphology and provides stormwater quantity and quality management to protect and enhance waterway health;
* mitigate potential impacts arising from industrial (adjoining local government area), crematorium and high voltage power lines; and
* ensure that development provides for road, pedestrian and cycle networks that achieve integrated safe and legible connections.

Amendment summary

The proposed amendments can be viewed in Part B of this amendment package. For a summary of these amendments refer to the table below.

Table 3: Amendment summary

| Part | Planning scheme reference | Proposed amendment | Part B amendment reference |
| --- | --- | --- | --- |
| Part 1 (About the planning scheme) | Table 1.2.2 **–**Neighbourhood plans precincts and sub‑precincts | Amend the row for the Bracken Ridge and district neighbourhood plan and replace with the following precincts:   * NPP-001: Carseldine residential * NPP-002: Taigum residential * NPP-003: West Aspley residential * NPP-004: Relocatable home parks * NPP-005: Bracken Ridge east * NPP-006: Bald Hills village centre * NPP-007: Zillmere industrial * NPP-008: Gawain Road centre * NPP-009: Bald Hills * NPP010: North Bald Hills * NPP011: Bracken Ridge Road * NPP012: North Bracken Ridge * NPP-013: Zillmere centre. | Part 1.1 (1) |
| Part 1 (About the planning scheme) | Table 1.2.2 **–**Neighbourhood plans precincts and sub‑precincts | Add a new row for the Bridgeman Downs neighbourhood plan, with the following precincts:   * NPP-001: Bridgeman Downs residential * NPP-002: Roghan Road south * NPP-003: Beckett Road * NPP-003a: Residential living * NPP-003b: Environmental living * NPP-004: Albany Creek. | Part 1.1 (2) |
| Part 1 (About the planning scheme) | Table 1.2.2 **–**Neighbourhood plans precincts and sub‑precincts | Amend the row for the McDowall-Bridgeman Downs neighbourhood plan to read:   * McDowall neighbourhood plan: Nil. | Part 1.1 (3) |
| Part 5 (Tables of assessment) | Table 5.9.1 **–**Neighbourhood plan categories of development and assessment changes | Add a new row for the Bridgeman Downs neighbourhood plan and indicate changes to material change of use and reconfiguring a lot. | Part 2.1 (4) |
| Table 5.9.1 **–**Neighbourhood plan categories of development and assessment changes | Amend the McDowall-Bridgeman Downs neighbourhood plan to McDowall neighbourhood plan and retain the categories of development and assessment changes. | Part 2.1 (5) |
| Table 5.9.9.A **–**Bracken Ridge and district neighbourhood plan: material change of use | Amend precinct numbers from “If in the Relocatable home parks precinct (NPP-005)…” to “If in the Relocatable home parks precinct (NPP-004)…” | Part 2.1 (6) |
| Table 5.9.83.A **–**Bridgeman Downs neighbourhood plan: material change of use | Include a new table of assessment for Bridgeman Downs neighbourhood plan: material change of use to include Emergency services, Residential care facility and Retirement facility as Impact assessment with assessment benchmarks. | Part 2.1 (7) |
| Table 5.9.83.B **–**Bridgeman Downs neighbourhood plan: reconfiguring a lot | Include a new table of assessment for Bridgeman Downs neighbourhood plan: reconfiguring a lot to include Low density residential zone as Impact assessment if not complying with minimum and average lot sizes with assessment benchmarks. | Part 2.1 (8) |
| Table 5.9.83.C **–**Bridgeman Downs neighbourhood plan: building work | Include a new table of assessment for Bridgeman Downs neighbourhood plan: building work – “No change” with assessment benchmarks. | Part 2.1 (9) |
| Table 5.9.83.D **–**Bridgeman Downs neighbourhood plan: operational work | Include a new table of assessment for Bridgeman Downs neighbourhood plan: operational work – “No change” with assessment benchmarks. | Part 2.1 (10) |
| Table 5.9.40.A **–**McDowall-Bridgeman Downs neighbourhood plan: material change of use | Amend McDowall-Bridgeman Downs neighbourhood plan to McDowall neighbourhood plan and retain the categories of development and assessment changes. Update reference to neighbourhood plan code to reflect changed name. | Part 2.1 (11) |
| Table 5.9.40.B **–**McDowall-Bridgeman Downs neighbourhood plan: reconfiguring a lot | Amend McDowall-Bridgeman Downs neighbourhood plan to McDowall neighbourhood plan and retain the categories of development and assessment changes. Update reference to neighbourhood plan code to reflect changed name. | Part 2.1 (12) |
| Table 5.9.40.C **–**McDowall-Bridgeman Downs neighbourhood plan: building work | Amend McDowall-Bridgeman Downs neighbourhood plan to McDowall neighbourhood plan and retain the categories of development and assessment changes. Update reference to neighbourhood plan code to reflect changed name. | Part 2.1 (13) |
| Table 5.9.40.D **–**McDowall-Bridgeman Downs neighbourhood plan: operational work | Amend McDowall-Bridgeman Downs neighbourhood plan to McDowall neighbourhood plan and retain the categories of development and assessment changes. Update reference to neighbourhood plan code to reflect changed name. | Part 2.1 (14) |
| Part 7 (Neighbourhood plans) | Section 7.1 Preliminary | Amend table 7.1.1, Insert 7.2.2.5 Bridgeman Downs neighbourhood plan. Insert Map reference NPM‑002.5 | Part 3.1 (15) |
| Section 7.1 Preliminary | Amend table 7.1.1, replace the 7.2.13.1 McDowall-Bridgeman Downs neighbourhood plan to 7.2.13.1 McDowall neighbourhood plan. | Part 3.1 (16) |
| Section 7.2 Neighbourhood plan codes | Amend 7.2.2.3 Bracken Ridge and district neighbourhood plan code to address consequential amendments. | Part 3.2 (17) |
| Section 7.2 Neighbourhood plan codes | Insert 7.2.2.5 Bridgeman Downs neighbourhood plan code. | Part 3.2 (18) |
| Section 7.2 Neighbourhood plan codes | Amend 7.2.13.1 McDowall-Bridgeman Downs neighbourhood plan code to McDowall neighbourhood plan code and address consequential amendments. | Part 3.2 (19) |
| Part 8 (Overlays) | Table 8.2.19.3.C **–**Significant landscape trees in specific locations | Amend the Significant landscape tree overlay code to include additional significant landscape trees in the suburb of Bridgeman Downs. | Part 4.1 (20) |
| Table 8.2.19.3.C **–**Significant landscape trees in specific locations | Amend the Significant landscape tree overlay code to include additional significant landscape trees in the suburb of Bridgeman Downs. | Part 4.1 (21) |
| Schedule 2 (Mapping) | SC2.2 Zone Maps **–**ZM-001 | Amend map tiles 5 and 12 to include changes in the Bridgeman Downs neighbourhood plan area. | Part 5.1 (22) |
| SC2.2 Zone maps,  Table SC2.2.1 **–**Zone maps | Amend table SC2.2.1 to include new gazettal date for ZM-001 (Map Tiles 5 and 12). | Part 5.2 (23) |
| SC2.3 Neighbourhood plan maps, NPM‑002. | Amend NPM-002.3 Bracken Ridge and district neighbourhood plan map. | Part 5.3 (24) |
| SC2.5 Neighbourhood plan maps, NPM‑002.5 | Amend NPM-002.5 Bridgeman Downs neighbourhood plan map. | Part 5.3 (25) |
| SC2.13.1 Neighbourhood plan maps, NPM‑013.1 | Amend NPM-013.1 McDowall-Bridgeman Downs neighbourhood plan map to McDowall Neighbourhood plan map. | Part 5.3 (26) |
| SC2.3 Neighbourhood plan maps,  Table SC2.3.1 **–**Neighbourhood plan maps | Amend table SC2.3.1 Neighbourhood plan maps to include new gazettal date for NPM-002.3. Bracken Ridge and district neighbourhood plan. | Part 5.4 (27) |
| SC2.3 Neighbourhood plan maps,  Table SC2.3.1 **–**Neighbourhood plan maps | Amend table SC2.3.1 Neighbourhood plan maps to include new gazettal date for NPM-002.5. Bridgeman Downs neighbourhood plan. | Part 5.4 (28) |
| SC2.3 Neighbourhood plan maps,  Table SC2.3.1**–**Neighbourhood plan maps | Amend table SC2.3.1 Neighbourhood plan maps to update name to NPM-013.1 McDowall neighbourhood plan and include new gazettal date. | Part 5.4 (29) |
| SC2.4 Overlay maps | Amend OM-004.1 Dwelling house character overlay map (Map tiles 5 and 12). | Part 5.5 (30) |
| Amend OM-008.1 Heritage overlay map (Map tiles 5 and 12). | Part 5.5 (31) |
| Amend OM-018.2 Road hierarchy overlay map (Map tiles 5 and 12). | Part 5.5 (32) |
| Amend OM-019.1 Significant landscape tree overlay map (Map tiles 5 and 12). | Part 5.5 (33) |
| Amend OM-019.2 Streetscape hierarchy overlay map (Map tiles 5 and 12). | Part 5.5 (34) |
| Amend OM-023.2 Waterway corridors overlay map (Map tiles 5 and 12). | Part 5.5 (35) |
| SC2.4 Overlay maps,  Table SC2.4.1 | Amend table SC2.4.1 to include new gazettal date for OM-004.1 Dwelling house character overlay map (Map tiles 5 and 12). | Part 5.6 (36) |
| Amend table SC2.4.1 to include new gazettal date for OM-008.1 Heritage overlay map (Map tiles 5 and 12). | Part 5.6 (37) |
| Amend table SC2.4.1 to include new gazettal date for OM-018.2 Road hierarchy overlay map (Map tile 5 and 12). | Part 5.6 (38) |
| Amend table SC2.4.1 to include new gazettal date for OM-019.1 Significant landscape tree overlay map (Map tiles 5 and 12). | Part 5.6 (39) |
| Amend table SC2.4.1 to include new gazettal date for OM-019.2 Streetscape hierarchy overlay map (Map tiles 5 and 12). | Part 5.6 (40) |
| Amend table SC2.4.1 to include new gazettal date for OM-023.2 Waterway corridors overlay map (Map tiles 5 and 12). | Part 5.6 (41) |
| Schedule 6 (Planning scheme policies) | SC6.29 Structure planning planning scheme policy, 1 Introduction | Amend table in 1.1 Relationship planning scheme to include Bridgeman Downs neighbourhood plan. | Part 6.1 (42) |
| SC6.29 Structure planning planning scheme policy, 1 Introduction | Amend table 3.2.1 **–** Minor road connections within Neighbourhood plan areas and other locations to include reference to Bridgeman Downs neighbourhood plan. | Part 6.1 (43) |
| SC6.29 Structure planning planning scheme policy, 1 Introduction | Amend table 3.2.1 **–** Minor road connections within Neighbourhood plan areas and other locations to delete McDowall-Bridgeman Downs neighbourhood plan. | Part 6.1 (44) |
| Appendix 2 (Table of amendments) | Table AP2.1 **–** Table of amendments | Insert date of adoption and effective date, planning scheme version number, amendment type and summary of amendments as a result of the neighbourhood plan. | Part 7.1 (45) |

Conclusion

The neighbourhood planning process for Bridgeman Downs commenced in September 2019. The draft plan has considered a range of technical studies, feedback received from the community and stakeholders and proposes a range of changes to the planning scheme including a new Bridgeman Downs neighbourhood plan code, changes to zones, overlays and planning scheme policies.

Part B: Major amendment v28.00/2023

It is hereby certified that this is a true and correct copy of Brisbane City Plan 2014 Major Amendment v28.00/2023 made, in accordance with the Planning Act 2016, by Brisbane City Council.

**John Cowie**

General Manager

City Planning and Economic Development

Brisbane City Council

Part 1 Amendment of Part 1 (About the planning scheme)

1.1 Amendment of section 1.2 (Planning scheme components)

1. Section 1.2 Planning scheme components, Table 1.2.2—Neighbourhood plans precincts and sub-precincts–

‘

|  |  |
| --- | --- |
| Bracken Ridge and district neighbourhood plan | NPP-001: Carseldine residential  NPP-002: Bridgeman Downs residential  NPP-003: Taigum residential  NPP-004: West Aspley residential  NPP-005: Relocatable home parks  NPP-006: Bracken Ridge east  NPP-007: Bald Hills village centre  NPP-008: Zillmere industrial  NPP-009: Gawain Road centre  NPP-010: Bald Hills/Bridgeman Downs  NPP011: Bridgeman Downs  NPP-012: North Bald Hills  NPP-013: Bracken Ridge Road  NPP-014: North Bracken Ridge  NPP-015: Zillmere centre |

’–

omit, insert:

‘

|  |  |
| --- | --- |
| Bracken Ridge and district neighbourhood plan | NPP-001: Carseldine residential  NPP-002: Taigum residential  NPP-003: West Aspley residential  NPP-004: Relocatable home parks  NPP-005: Bracken Ridge east  NPP-006: Bald Hills village centre  NPP-007: Zillmere industrial  NPP-008: Gawain Road centre  NPP-009: Bald Hills  NPP-010: North Bald Hills  NPP-011: Bracken Ridge Road  NPP-012: North Bracken Ridge  NPP-013: Zillmere centre |

’.

1. Section 1.2 Planning scheme components, Table 1.2.2—Neighbourhood plans precincts and sub-precincts–

insert:

‘

|  |  |
| --- | --- |
| Bridgeman Downs neighbourhood plan | NPP-001: Bridgeman Downs residential  NPP-002: Roghan Road south  NPP-003: Beckett Road  NPP-003a: Residential living  NPP-003b: Environmental living  NPP-004: Albany Creek |

’.

1. Section 1.2 Planning scheme components, Table 1.2.2—Neighbourhood plans precincts and sub-precincts–

‘

|  |  |
| --- | --- |
| McDowall—Bridgeman Downs neighbourhood plan | Nil |

Omit, insert:

‘

|  |  |
| --- | --- |
| McDowall neighbourhood plan | Nil |

’.

Part 2 Amendment of Part 5 (Tables of assessment)

2.1 Amendment of section 5.9 (Categories of development and assessment—Neighbourhood plans)

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.1—Neighbourhood plan categories of development and assessment changes–

insert:

‘

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Bridgeman Downs neighbourhood plan | Change | Change | No change | No change |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.1—Neighbourhood plan categories of development and assessment changes–

‘

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| McDowall—Bridgeman Downs neighbourhood plan | No change | No change | No change | No change |

’.

omit, insert:

‘

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| McDowall neighbourhood plan | No change | No change | No change | No change |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.9.A Bracken Ridge and district neighbourhood plan: material change of use–

omit, insert:

‘

**Table 5.9.9.A—Bracken Ridge and district neighbourhood plan: material change of use**

|  |  |  |  |
| --- | --- | --- | --- |
| Use | | Categories of development and assessment | Assessment benchmarks |
| **If in the neighbourhood plan area** | | | |
| MCU, if assessable development where not listed in this table | | **No change** | Bracken Ridge and district neighbourhood plan code |
| **If in the Relocatable home parks precinct (NPP~~-~~004), where in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone** | | | |
| MCU, if assessable development | **Assessable development—Impact assessment** | | |
| If reducing the number of:   1. relocatable dwellings, for a relocatable home park; or 2. sites for caravans, self-contained cabins, tents or similar structures for the public for short-term holiday purposes, for a tourist park. | | The planning scheme including:  Bracken Ridge and district neighbourhood plan code  Applicable development code  Low-medium density residential zone code  Prescribed secondary code. |

’

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.83.A Bridgeman Downs neighbourhood plan: material change of use–

insert:

‘

Table 5.9.83.A—Bridgeman Downs neighbourhood plan: material change of use

|  |  |  |  |
| --- | --- | --- | --- |
| Use | Categories of development and assessment | | Assessment benchmarks |
| If in the neighbourhood plan area | | | |
| MCU, if assessable development where not listed in this table | No change | | Bridgeman Downs neighbourhood plan code |
| Emergency services | **Assessable development—Impact assessment** | | |
| - | The planning scheme including:  Bridgeman Downs neighbourhood plan code  Community facilities code  Applicable zone code. | |
| Residential care facility | **Assessable development—Impact assessment** | | |
|  | | The planning scheme including:  Bridgeman Downs neighbourhood plan code  Retirement and residential care facility code  Applicable zone code  Prescribed secondary code. |
| Retirement facility | **Assessable development—Impact assessment** | | |
|  | | The planning scheme including:  Bridgeman Downs neighbourhood plan code  Retirement and residential care facility code  Applicable zone code  Prescribed secondary code. |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.83.B Bridgeman Downs neighbourhood plan: reconfiguring a lot–

insert:

‘

Table 5.9.83.B—Bridgeman Downs neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Zone | Categories of development and assessment | Assessment benchmarks |
| ROL, if assessable development where not listed in this table | No change | Bridgeman Downs neighbourhood plan code |
| If in the Bridgeman Downs residential precinct (NPP-001), or in the Beckett Road precinct (NPP-003) where in the Residential living sub-precinct (NPP-003a) | | |
| Low density residential zone | Assessable development—Impact assessment | |
| If a reconfigured lot does not comply with the lot criteria in Table 7.2.2.5.3.B of the Bridgeman Downs neighbourhood plan code | The planning scheme including:  Bridgeman Downs neighbourhood plan code  Subdivision code  Low density residential zone code  Prescribed secondary code. |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.83.C Bridgeman Downs neighbourhood plan: building work–

insert:

‘

Table 5.9.83.C—Bridgeman Downs neighbourhood plan: building work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work if assessable development | No change | Bridgeman Downs neighbourhood plan code |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.83.D Bridgeman Downs neighbourhood plan: operational work–

insert:

‘

Table 5.9.83.D—Bridgeman Downs neighbourhood plan: operational work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | Bridgeman Downs neighbourhood plan code |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.40.A McDowall-Bridgeman Downs neighbourhood plan: material change of use–

omit, insert:

‘

Table 5.9.40.A—McDowall neighbourhood plan: material change of use

|  |  |  |
| --- | --- | --- |
| Use | Categories of development and assessment | Assessment benchmarks |
| MCU, if assessable development | No change | McDowall neighbourhood plan code |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.40.B McDowall-Bridgeman Downs neighbourhood plan: reconfiguring a lot–

omit, insert:

‘

Table 5.9.40.B—McDowall neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| ROL, if assessable development | No change | McDowall neighbourhood plan code |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.40.C McDowall-Bridgeman Downs neighbourhood plan: building work–

omit, insert:

‘

Table 5.9.40.C—McDowall neighbourhood plan: building work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development | No change | McDowall neighbourhood plan code |

’.

1. Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.40.D McDowall-Bridgeman Downs neighbourhood plan: operational work–

omit, insert:

‘

Table 5.9.40.D—McDowall neighbourhood plan: operational work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | McDowall neighbourhood plan code |

’.

Part 3 Amendment of Part 7 (Neighbourhood plans)

3.1 Amendment of section 7.1 (Preliminary)

1. Section 7.1 Neighbourhood plans, 7.1.1–Neighbourhood plan codes–

*insert:*

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Neighbourhood plan code reference | | Neighbourhood plan code | Neighbourhood plan map |
| 7.2.2 | 7.2.2.5 | Bridgeman Downs neighbourhood plan | NPM-002.5 |

’.

1. Section 7.1 Neighbourhood plans, 7.1.1–Neighbourhood plan codes–

*omit, insert:*

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Neighbourhood plan code reference | | Neighbourhood plan code | Neighbourhood plan map |
| 7.2.13 | 7.2.13.1 | McDowall neighbourhood plan | NPM-013.1 |

’.

3.2 Amendment of section 7.2 (Neighbourhood plan codes)

1. Section 7.2 Neighbourhood plans, 7.2.2.3. Bracken Ridge and district neighbourhood plan code–

*omit, insert:*

‘

7.2.2.3 Bracken Ridge and district neighbourhood plan code

**7.2.2.3.1 Application**

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Bracken Ridge and district neighbourhood plan area if:
   1. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/228/1/6919/0)); or
   2. impact assessable development.
2. Land in the Bracken Ridge and district neighbourhood plan area is identified on the NPM-002.3 Bracken Ridge and district neighbourhood plan map and includes the following precincts:
   1. Carseldine residential precinct (Bracken Ridge and district neighbourhood plan/NPP-001);
   2. Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002);
   3. West Aspley residential precinct (Bracken Ridge and district neighbourhood plan/NPP-003);
   4. Relocatable home parks precinct (Bracken Ridge and district neighbourhood plan/NPP-004);
   5. Bracken Ridge east precinct (Bracken Ridge and district neighbourhood plan/NPP-005);
   6. Bald Hills village centre precinct (Bracken Ridge and district neighbourhood plan/NPP-006);
   7. Zillmere industrial precinct (Bracken Ridge and district neighbourhood plan/NPP-007);
   8. Gawain Road centre precinct (Bracken Ridge and district neighbourhood plan/NPP-008);
   9. Bald Hills precinct (Bracken Ridge and district neighbourhood plan/NPP-009);
   10. North Bald Hills precinct (Bracken Ridge and district neighbourhood plan/NPP-010);
   11. Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP-011);
   12. North Bracken Ridge precinct (Bracken Ridge and district neighbourhood plan/NPP-012);
   13. Zillmere centre precinct (Bracken Ridge and district neighbourhood plan/NPP-013).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note–Part of the neighbourhood plan area is covered by the Fitzgibbon priority development area which Economic Development Queensland is responsible for planning under the *Economic Development Act 2012*.

1. When using this code, reference should be made to [section 1.5](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/278/1/160/0), [section 5.3.2](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/3772/0) and [section 5.3.3](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/4315/0).

Note –This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to [Table 5.9.9.A](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/328/1/18587/0), [Table 5.9.9.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/328/1/18593/0), [Table 5.9.9.C](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/328/1/18596/0), and [Table 5.9.9.D](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/328/1/18599/0).

* + - * 1. **Purpose**

1. The purpose of the Bracken Ridge and district neighbourhood plan code is to provide finer grained planning at a local level for the Bracken Ridge and district neighbourhood plan area.
2. The purpose of the Bracken Ridge district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
   1. Development creates functional and integrated communities
   2. Land subject to development constraints or character or environmental values indicated in a figure in this neighbourhood plan code or shown on an overlay map is protected from inappropriate development to maintain its character, natural and ecological significance.
   3. Development protects and enhances biodiversity, native habitat and fauna movement.
   4. Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.
   5. Development in a potential development area addresses the location of the land, availability of services, environmental constraints, amenity, and existing patterns of development, to ensure an integrated development outcome.
   6. Residential development provides for a mix of housing types, styles and densities.

Note—Densities and yields are to be calculated excluding parts of the site that are not within a potential development area. These include areas with development constraints or character or environmental values identified in overlay maps. Yields and maximum gross floor area for multiple dwellings and dual occupancy are to be calculated across the potential development area including all access ways and roads respectively.

* 1. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct or potential development area.
  2. Pedestrian and cyclist paths provide safe and legible connections between residential areas and key destinations including centres, community facilities, major parks and conservation reserves, and public transport nodes.
  3. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and economic need for the development.

1. Carseldine residential precinct (Bracken Ridge and district neighbourhood plan/NPP‑001) overall outcome is:
   1. Development in the Emerging community zone between Gympie Road and Dorville Road is for residential uses in accordance with [Figure b](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/2328/0).
2. Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002) overall outcomes are:
   1. Development in the Emerging community zone is in accordance with Figure c.
   2. Future development of the retirement facility land on Handford Road and Roghan Road includes a public road that allows for integration with the surrounding community including access to community services, shopping and other facilities.
   3. A neighbourhood centre is intended at the junction of Handford Road and Roghan Road to serve the retail, commercial, entertainment, community uses and other needs of the local community.
   4. Business and centre activities do not expand outside of this identified neighbourhood centre.
   5. Retirement facilities are located along significant public transport routes near the Taigum centre.
   6. Multiple dwellings are accommodated within the precinct, where not in the Low density residential zone, and may be up to 5 storeys where located on sites greater than 1.5ha and building siting, landscaping, vehicle movements and the relationship to adjacent sites can be effectively managed. Refer to [Figure c](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/37667/0).
3. West Aspley residential precinct (Bracken Ridge and district neighbourhood plan/NPP‑003) overall outcome is:
   1. The precinct has well-integrated low density residential development that protects and enhances the environmental and recreation values of Cabbage Tree Creek. Refer to Figure d.
4. Relocatable home parks precinct (Bracken Ridge and district neighbourhood plan/NPP‑004) overall outcomes are:
   1. Relocatable home parks that provide affordable housing and short-term tourist accommodation remain in this precinct.
   2. Redevelopment for other than relocatable home parks uses includes affordable housing for low-income households.
5. Bracken Ridge east precinct (Bracken Ridge and district neighbourhood plan/NPP-005) overall outcome is:
   1. Development protects habitat and biodiversity values including wetland and waterway corridors that support safe fauna movement from the Deagon wetlands to Cabbage Tree Creek.
6. Bald Hills village centre precinct (Bracken Ridge and district neighbourhood plan/NPP‑006) overall outcomes are:
   1. Bald Hills village functions as a neighbourhood centre catering for the convenience, service, bar and hotel and food and drink outlet needs of the community.
   2. The centre includes a safe, pedestrian-friendly street shopping environment and places for people to meet and interact.
   3. Development is contained within the existing village centre boundary, minimises impacts on surrounding residential amenity and maintains and enhances the existing character streetscape.
7. Zillmere industrial precinct (Bracken Ridge and district neighbourhood plan/NPP-007) overall outcomes are:
   1. This precinct provides a source of local employment through industry activities.
   2. Industrial development and associated activities are managed to mitigate impacts on residents in the surrounding area.
   3. The Queensland Government is encouraged to complete the pedestrian and cycle access link between Carseldine and Zillmere railway stations in future development of the State-controlled land in Pineapple Street.
8. Gawain Road centre precinct (Bracken Ridge and district neighbourhood plan/NPP‑008) overall outcomes are:
   1. This precinct functions as a neighbourhood centre catering for the needs of the local community.
   2. Development of the centre is contained within the existing centre.
   3. Development minimises impacts on surrounding residential amenity, and maintains and enhances the existing low density residential streetscape.
   4. Development provides a safe, pedestrian-friendly street shopping environment that is well connected to Harold Dean Park and provides spaces that support social interaction and community uses.
   5. The precinct includes a mix of centre activities and community facilities along with multiple dwellings that can provide for a variety of housing options.
9. Bald Hills precinct (Bracken Ridge and district neighbourhood plan/NPP-009) overall outcomes are:
   1. Areas of unserviced land in Bald Hills as indicated in [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/2326/0) do not accommodate urban development until such time as the Pine Rivers North and Pine Rivers South key resource areas (KRA 59 and KRA 60 respectively) are amended or deleted from the SPP.

Note—Refer to the [Extractive resources overlay code](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/138/1/4334/0) for details of separation areas and buffers that apply to provide a suitable distance between incompatible uses to ameliorate impacts.

* 1. No development than otherwise permitted in the Rural zone will be supported until flooding impacts, local infrastructure provision and biodiversity issues have been sufficiently resolved through a comprehensive structure plan that addresses the following elements:
     1. provision of a road network that is interconnected with the established road hierarchy and minimises the number of vehicular entry points to Linkfield Connection Road and Gympie Road;
     2. provision of pedestrian and bicycle pathway connections to local destinations including the Bald Hills railway station to the north and recreation and sporting facilities to the east;
     3. connection to the Cabbage Tree Creek sewerage catchment system using gravity feed without relying on pressurised sewer pipelines;
     4. an interface between land to be developed and land to be conserved as open space that is delineated by a public road allowing for surveillance opportunities and enhanced public safety;
     5. development outcomes that are compatible with established uses and do not result in increased hazard risk;
     6. provision of a corridor park along the South Pine River catchment that contributes to community life and identity with the provision of conveniently located active open space and recreation opportunities, including pedestrian paths and bikeways and that actively manages waterway corridors, wetlands and vegetation areas.

Note—A structure plan prepared in accordance with the [Structure planning planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/272/1/13370/0) can assist in demonstrating achievement of this overall outcome.

1. North Bald Hills precinct (Bracken Ridge and district neighbourhood plan/NPP-010) overall outcome is:
   1. No development than is otherwise permitted in the Rural zone is accommodated due to a lack of infrastructure.
2. Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP‑011) overall outcomes are:
   1. This precinct is to be redeveloped for low density residential uses in accordance with Figure g.
   2. A sport and recreation area is located at the eastern end of the precinct to cater for a range of sporting activities, in accordance with Figure g.
   3. Development provides a landscaped buffer to the Gateway Motorway and Tinchi Tamba Wetlands and adequately mitigates noise impacts generated by the Gateway Motorway.
   4. Council-owned land at 401 Bracken Ridge Road being part of Lot 194 on RP208282 is potentially developable in conjunction with adjoining lots.
3. North Bracken Ridge precinct (Bracken Ridge and district neighbourhood plan/NPP‑012) overall outcomes are:
   1. The area immediately to the east of Bald Hills Creek sited between Forestlea Street and the Tinchi Tamba Wetlands serves as a buffer between residential development and the Tinchi Tamba Wetlands, in accordance with Figure h.
   2. Only uses that align with the Rural zone criteria for this area are accommodated. No further reconfiguration or development of other urban uses occurs in this part of the precinct due to constraints including flooding, environmental values, waterway corridors and proximity to the Gateway Motorway.
   3. Development in the emerging community development area located between Rainwood Street and the Gateway Motorway is in accordance with Figure h and includes a landscape buffer to the Gateway Motorway and mitigates noise impacts generated by the Gateway Motorway.
4. Zillmere centre precinct (Bracken Ridge and district neighbourhood plan/NPP-013) overall outcomes are:
   1. Development provides ground-level active frontages with visual connections between interior and outdoor spaces such as shop entrances and display windows and incorporates attractive landscaping, lighting and pedestrian shelter such as awnings.
   2. Existing traditional building facades along street frontages are maintained.
   3. Development west of Handford Road incorporates ‘timber and tin’ materials and is designed to complement the established traditional character of the area.
   4. Development is designed to complement the use of the centre for special events, and building design, orientation and landscaping of corner sites on the intersection of Zillmere Road and Handford Road contribute to the visual significance of this intersection.
   5. Combined pedestrian and vehicular shared spaces, as shown in Figure i, are located off the public street network and include car parking areas, driveways and pedestrian-friendly environments that effectively integrate with centre development.
   6. Clearly legible pedestrian links such as laneways or arcades are well integrated within the centre in order to connect combined pedestrian and vehicular spaces to Zillmere Road and Handford Road, in accordance with Figure i.

**7.2.2.3.3**

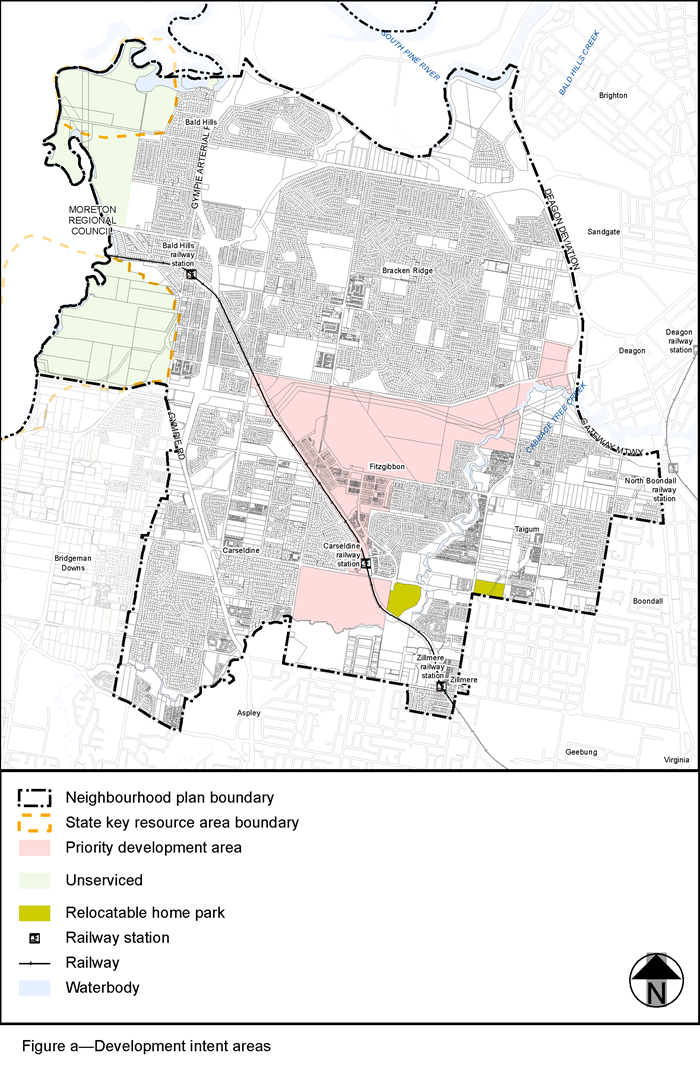
**Performance outcomes and acceptable outcomes**

**Table 7.2.2.3.3.A— Performance outcomes and acceptable outcomes**

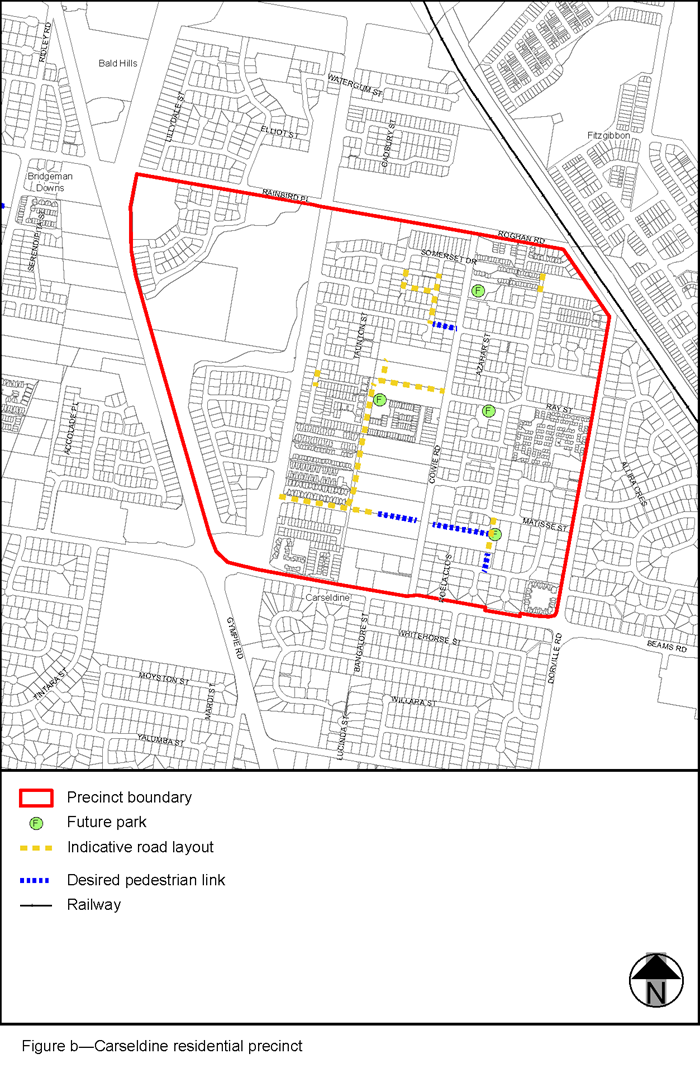
|  |  |  |
| --- | --- | --- |
| Performance outcomes | | Acceptable outcomes |
| **General** | | |
| **PO1**  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:   1. consistent with the anticipated density and assumed infrastructure demand; 2. aligned to community expectations about the number of storeys to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed so as not to cause a significant and undue adverse amenity impact to adjoining development; 5. sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site.   Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.  Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. | | **AO1**  Development complies with the number of storeys and building height in [Table 7.2.2.3.3.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/2315/0).  Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| **If in the Bald Hills village centre precinct (Bracken Ridge and district neighbourhood plan/NPP-006)** | | |
| **PO2**  Development in a centre ensures built form is consistent with the commercial built form of a traditional suburban street, remains compact and walkable, and ensures integration with the surrounding residential areas and links to public transport. | | **AO2.1**  Development is in accordance with Figure e. |
| **AO2.2**  Development provides a building form which includes:   1. a sufficient pedestrian pavement width consistent with existing development to allow on-street activity; 2. awning structures provided over pedestrian footpaths; 3. buildings sited on the front property alignment facing the road. |
| **If in the Carseldine residential precinct (Bracken Ridge and district neighbourhood plan/NPP-001), Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002), West Aspley residential precinct (Bracken Ridge and district neighbourhood plan/NPP-003), Bracken Ridge east precinct (Bracken Ridge and district neighbourhood plan/NPP-005), Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP-011) or the North Bracken Ridge precinct (Bracken Ridge and district neighbourhood plan/NPP-012)** | | |
| **PO3**  Development for residential uses integrates and connects with surrounding communities and where containing habitat and biodiversity values facilitates safe fauna movements through the area. | **AO3**  Development within each precinct is consistent with the following:   1. Carseldine residential precinct (Bracken Ridge and district neighbourhood plan/NPP-001) – [Figure b](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/2328/0); 2. Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002) – Figure c;   Note—Locations identified for multiple dwellings in Figure c} applies only to land in the Emerging community zone. Multiple dwellings are not accommodated in the Low density residential zone.   1. West Aspley residential precinct (Bracken Ridge and district neighbourhood plan/NPP-003) – Figure d; 2. Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP-011) – Figure g; 3. North Bracken Ridge precinct (Bracken Ridge and district neighbourhood plan/NPP-012) – Figure h. | |
| **PO4**  Development must utilise established district sewerage infrastructure. | | **AO4**  Development is designed and constructed to access the existing Cabbage Tree Creek sewerage system via gravity feed. |
| **If in the Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002) where:**  **in the Emerging community zone;**  **for a multiple dwelling;**  **on a site 15,000m2 or greater in area** | | |
| **PO5**  Development size and bulk:   1. results in a low–medium to medium density building form that integrates with the established built form and minimises impacts, including overshadowing and overlooking on adjoining low and low–medium density developments; 2. maintains a low to low–medium density streetscape. | | **AO5.1**  Development has a maximum gross floor area of 80% of the site area. |
| **AO5.2**  Development provides a landscape buffer that is planted with advanced species along boundaries to an adjoining site that has been developed at a lower building height. |
| **If in the Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP-011), where in the Sport and recreation zone and for indoor sport and recreation** | | |
| **PO6**  Development must provide adequate visual screening to adjoining residential areas and to the Gateway Motorway. | | **AO6.1**  Development provides a landscape buffer of 3m along the common boundary with residential uses. |
| **AO6.2**  Development provides a landscape buffer of 6m along the site boundary to the Gateway Motorway. |
| **If in the Relocatable home parks precinct (Bracken Ridge and district neighbourhood plan/NPP-004), where involving the removal of a relocatable home and on a site indicated in**[**Figure a**](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/56/1/2326/0)**, Figure c and Figure f** | | |
| **PO7**  Development must address and mitigate the social and health impacts created by the removal of the relocatable home.  Note—A social health impact assessment report prepared in accordance with the [Social health impact assessment planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/270/1/10768/0) can assist in demonstrating achievement of this outcome. | | **AO7**  No acceptable outcome is prescribed. |

**Table 7.2.2.3.3.B—Maximum building height**

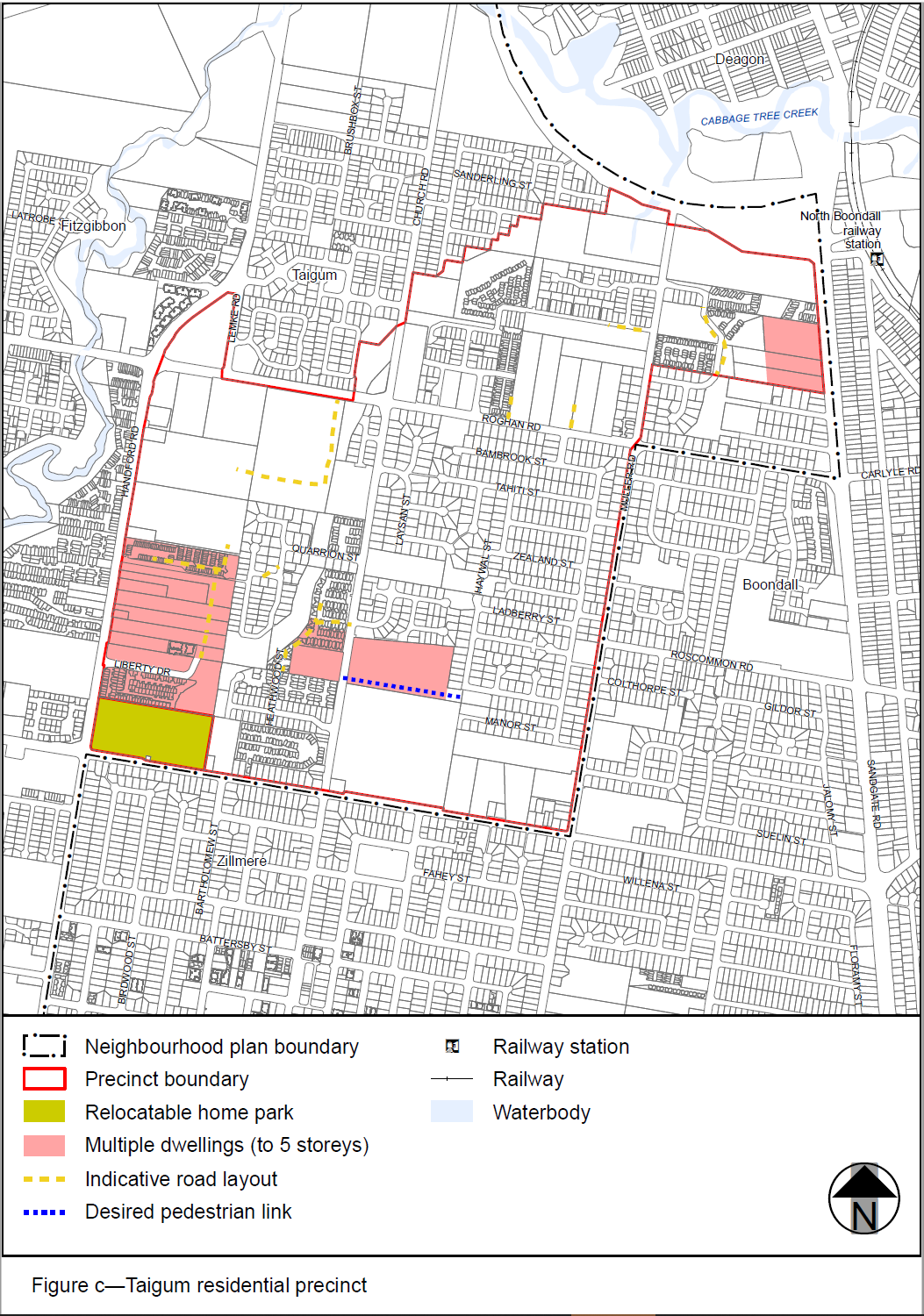
|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Development | | Building height (number of storeys) | | | | Building height (m) | Underside eaves height (m) | |
| **If in the Bald Hills village centre precinct (Bracken Ridge and district neighbourhood plan/NPP-006)** | | | | | | | | |
| Any development in this precinct. | | 3 | | | | Not specified | Not specified | |
| **If in the Taigum residential precinct (Bracken Ridge and district neighbourhood plan/NPP-002)** | | | | | | | | |
| Development for a multiple dwelling in the Emerging community zone, where on a site 15,000m2 or greater in area and identified as Multiple dwellings (to 5 storeys) in **Figure c.** | 2 storeys where adjoining 1 storey residential uses and within 10m of side or rear boundaries | | | | | Not specified | Not specified | |
| 3 storeys where adjoining 2 storey residential uses and within 10m of side or rear boundaries | | | | | Not specified | Not specified | |
| 5 at the centre of the site | | | | | 16 at the centre of the site | Not specified | |
| 2 at the street frontage | | | | | Not specified | Not specified | |
| **If in the Gawain Road centre precinct (Bracken Ridge and district neighbourhood plan/NPP-008)** | | | | | | | | |
| Development of a multiple dwelling in the Neighbourhood centre zone | 3 storeys where a minimum of 2 storeys are for residential uses | | | | Not specified | | 9.5 | |
| **If in the Bracken Ridge Road precinct (Bracken Ridge and district neighbourhood plan/NPP-011)** | | | | | | | | |
| Development of a site in the Sport and recreation area shown in **Figure g**, where for indoor sport and recreation and within 6m of adjoining residential premises | | | Not specified | 9.5 | | | | Not specified |
| Development of a site in the Sport and recreation area shown in **Figure g**, where for indoor sport and recreation not within 6m of adjoining residential premises | | | Not specified | 15 | | | | Not specified |



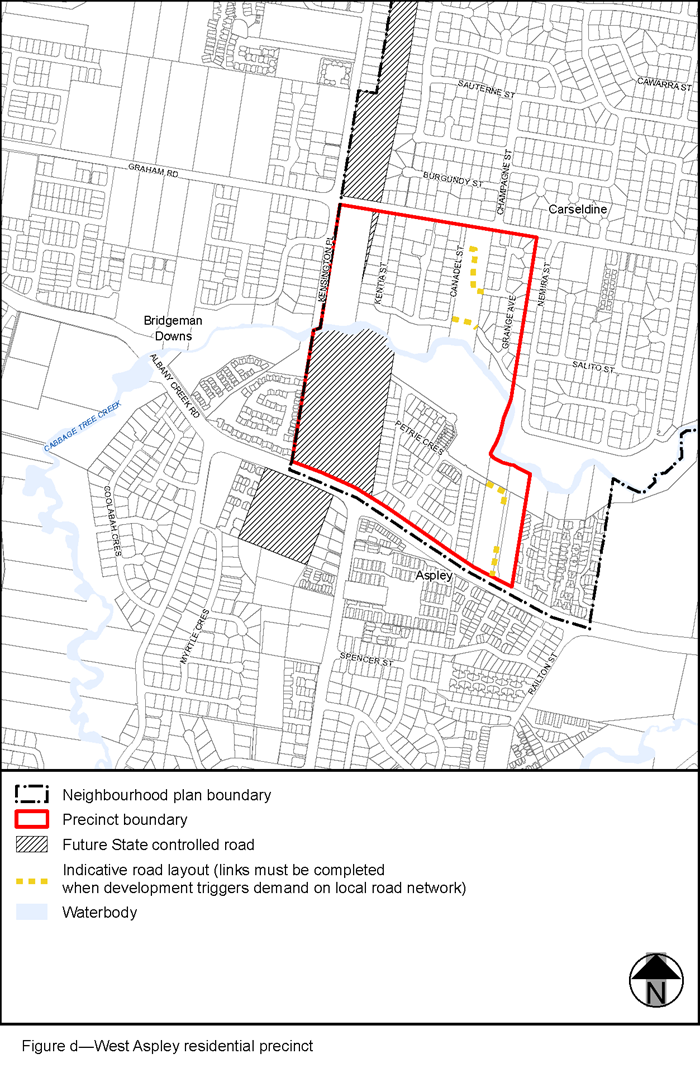
View the high resolution of [Figure a—Development intent areas](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



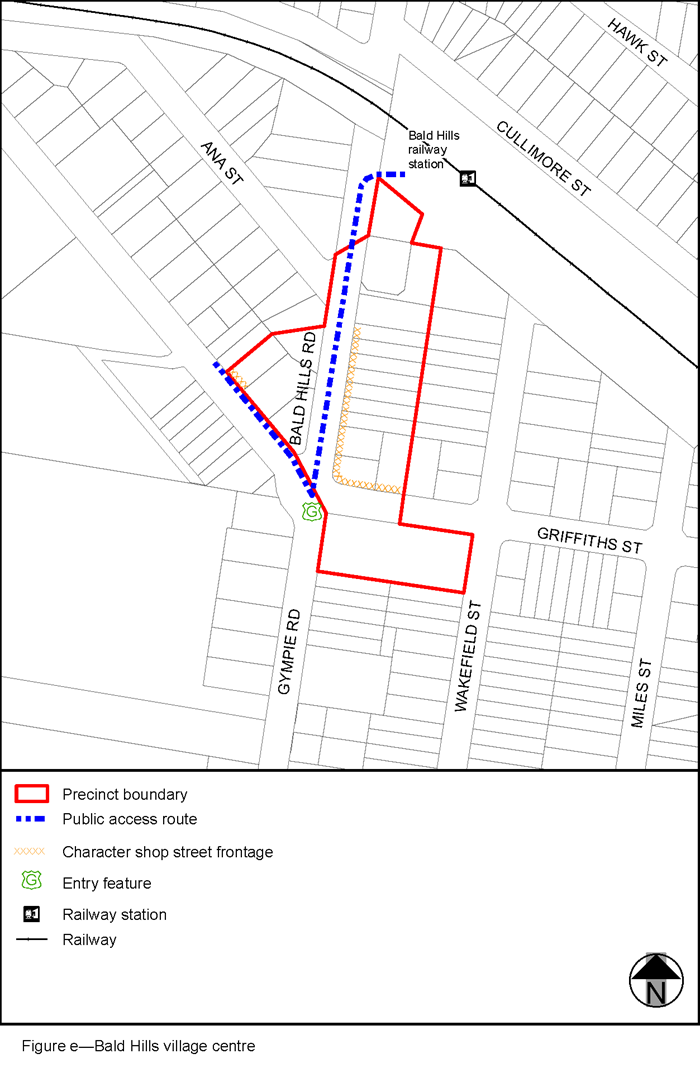
View the high resolution of [Figure b—Carseldine residential precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



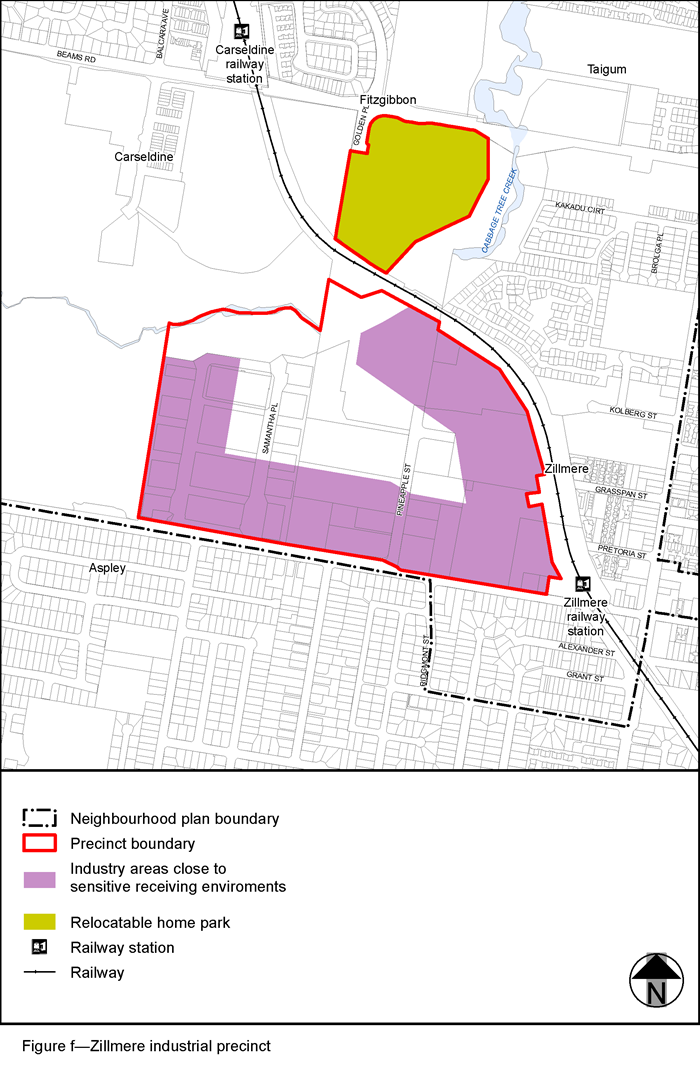
View the high resolution of [Figure c—Taigum residential precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



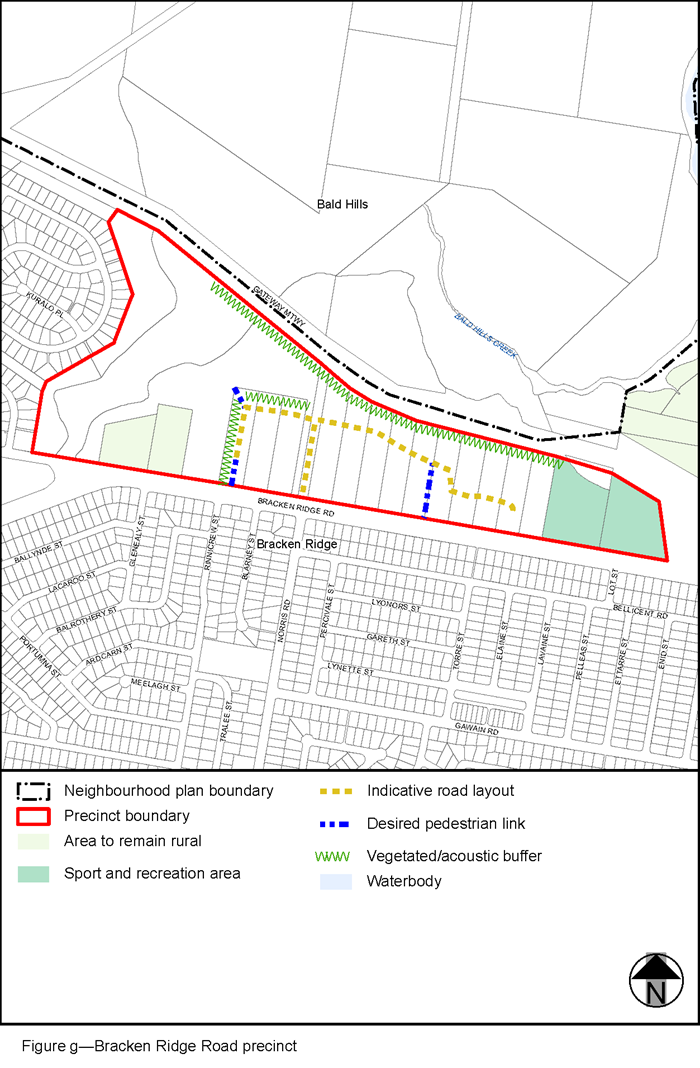
View the high resolution of [Figure d—West Aspley residential precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



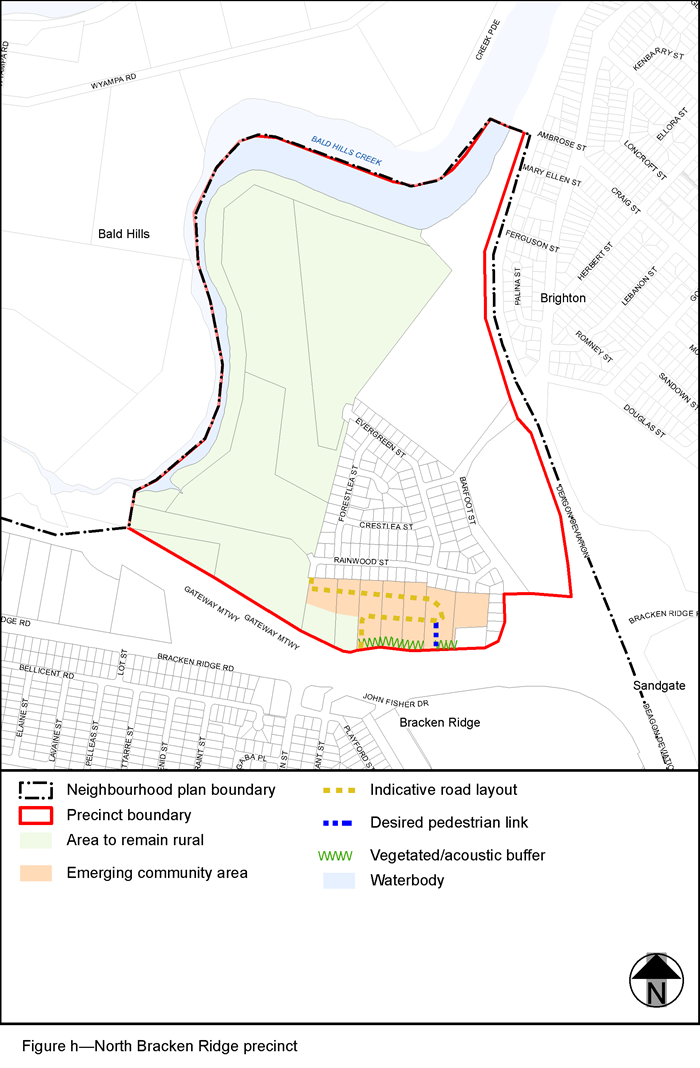
View the high resolution of [Figure e—Bald Hills village centre](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



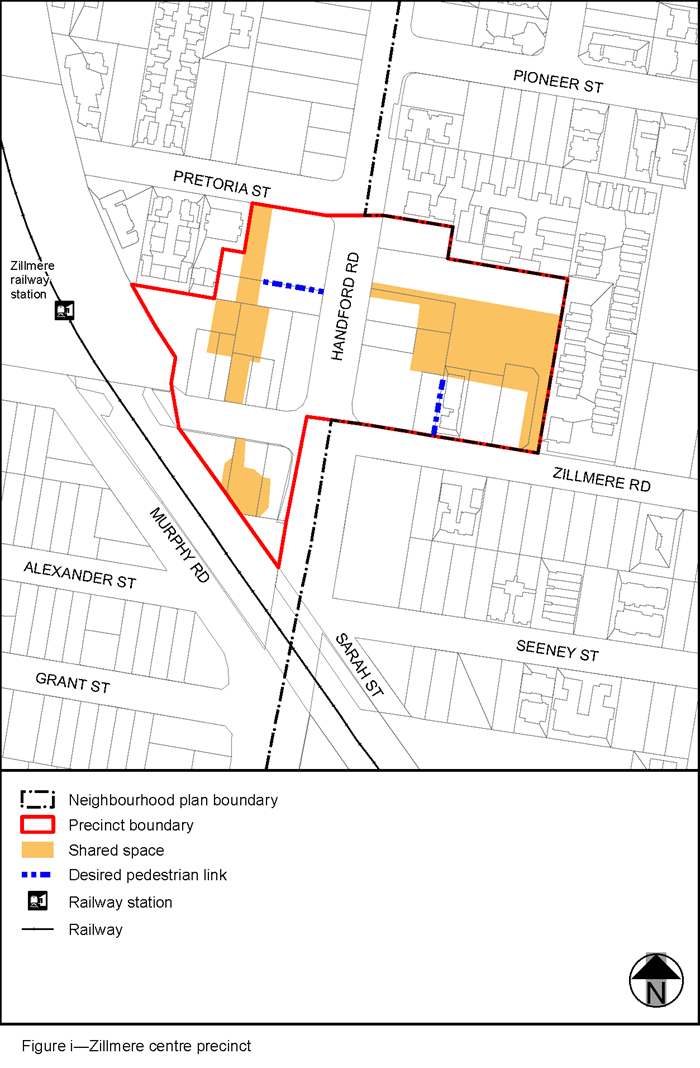
View the high resolution of [Figure f—Zillmere industrial precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure g—Bracken Ridge Road precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure h—North Bracken Ridge precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure i—Zillmere centre precinct](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)

Note—Locations identified for multiple dwellings in [Figure d](https://cityplan.brisbane.qld.gov.au/eplan/#Rules/0/56/1/37667/0) applies only to land in the Emerging community zone. Multiple dwellings are not accommodated in the Low density residential zone.

1. Section 7.2 Neighbourhood plans, 7.2.2.5. Bridgeman Downs neighbourhood plan code–

*insert:*

‘

7.2.2.5 Bridgeman Downs neighbourhood plan code

**7.2.2.5.1 Application**

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Bridgeman Downs neighbourhood plan area if:
   1. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/228/1/6919/0)); or
   2. impact assessable development.
2. Land in the Bridgeman Downs neighbourhood plan area is identified on the NPM-002.5 Bridgeman Downs neighbourhood plan map and includes the following precincts:
   1. Bridgeman Downs residential precinct (Bridgeman Downs neighbourhood plan/NPP-001);
   2. Roghan Road south precinct (Bridgeman Downs neighbourhood plan/NPP-002);
   3. Beckett Road precinct (Bridgeman Downs neighbourhood plan/NPP-003):
      1. Residential living sub-precinct (Bridgeman Downs neighbourhood plan/NPP-003a);
      2. Environmental living sub-precinct (Bridgeman Downs neighbourhood plan/NPP-003b);
   4. Albany Creek precinct (Bridgeman Downs neighbourhood plan/NPP-004).
3. When using this code, reference should be made to [section 1.5](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/278/1/160/0), [section 5.3.2](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/3772/0) and [section 5.3.3](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/4315/0).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to [Table 5.9.83.A](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/524/1/40341/0), [Table 5.9.83.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/524/1/40352/0), [Table 5.9.83.C](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/524/1/40357/0) and [Table 5.9.83.D](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/524/1/40360/0).

**7.2.2.5.2 Purpose**

1. The purpose of the Bridgeman Downs neighbourhood plan code is to provide finer grained planning at a local level for the Bridgeman Downs neighbourhood plan area.
2. The purpose of the Bridgeman Downs neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
   1. Development is characterised by low density housing on acreage and suburban lots that contribute to the neighbourhood character of well separated houses in a bushland setting.
   2. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct or a potential development area.
   3. Non-residential uses (except for a community use) are not accommodated in the Emerging community zone or Environmental management zone, including where in a precinct or a potential development area.
   4. Development is of a height, bulk, scale, form and density which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct and site.
   5. Development reinforces a distinctive subtropical character by ensuring that building design, spacing and orientation are responsive to the city’s climate.
   6. Development in a potential development area identified in [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0) achieves an integrated development outcome by responding to the availability of infrastructure and services, environmental constraints, industrial hazards, amenity and existing patterns of development.
   7. Land subject to ecological or waterway values as specified in an overlay map or [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0), or containing significant vegetation, is protected from inappropriate development in order to maintain its natural and ecological significance.
   8. Development protects and enhances ecological features and corridors, including biodiversity, native habitat and safe fauna movement along all tributaries of Albany Creek, Cabbage Tree Creek and South Pine River, and the east-west ecological corridors between Cabbage Tree Creek and Albany Creek, in the area south of Albany Creek Road as identified in Figure a.
   9. Development minimises impacts to existing hydrology, creek geomorphology and provides stormwater quantity and quality management to protect and enhance waterway health.
   10. Development is carried out in an orderly sequence, consistent with the availability of infrastructure and services. Development that brings forward a requirement for new infrastructure only occurs if that infrastructure is provided as part of a development.
   11. Open space, parks and community facilities meet the needs of the community and are located in safe and accessible locations that are well connected.
   12. Development provides for road, pedestrian and cycle networks that achieve integrated safe and legible connections, between residential areas and key destinations including centres, community facilities, parks and open space and public transport.
   13. Development in the Bridgeman Downs residential precinct (NPP-001), Roghan Road south precinct (NPP-002), Albany Creek precinct (NPP-004) or Cemetery zone precinct of the Community facility zone ensures that sensitive uses are not impacted by industrial activities (including air, odour and noise impacts), including impacts from the adjoining local government area or crematorium uses.
   14. Development in the Bridgeman Downs residential precinct (NPP-001) or Albany Creek precinct (NPP-004) mitigates the visual impact of the existing high voltage powerlines through building orientation and use of vegetated buffers or screening.
4. Bridgeman Downs residential precinct (Bridgeman Downs neighbourhood plan/NPP‑001) overall outcomes are:
   1. Development provides low density residential uses on suburban lots which facilitates well separated houses and vegetated backyards and protects and enhances ecological, waterway and landscape values.
   2. Development is limited to potential development areas identified in [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0) and provides for low density residential uses on a minimum lot size of 500m2 and 700m2 for a rear lot and not exceeding 18 dwellings per hectare.

Note—Development for residential uses with lots smaller than the lot size stated for the Bridgeman Downs residential precinct (Bridgeman Downs neighbourhood plan/NPP-001) is not supported.

* 1. A single, consolidated and centrally located new neighbourhood centre is provided in the area north of Graham Road and south of Roghan Road to serve the local retail, commercial and community needs of existing and future residents, subject to demonstrating an economic and community need.
  2. Development provides for the continued function of the north-south ecological corridor across Roghan Road.

1. Roghan Road south precinct (Bridgeman Downs neighbourhood plan/NPP-002) overall outcomes are:
   1. Development in the low density residential uses - dwelling house potential development area provides for large suburban lots which protect and enhance ecological, waterway and landscape values.
   2. Development is limited to potential development areas identified in [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0) and provides for low density residential uses on a minimum lot size of 700m2 and average lot size of 1,000m2 and not exceeding 12 dwellings per hectare.

Note—Development for residential uses with lots smaller than the lot size stated for the Roghan Road south precinct (Bridgeman Downs neighbourhood plan/NPP-002) is not supported.

1. Beckett Road precinct (Bridgeman Downs neighbourhood plan/NPP-003) overall outcomes are:
   1. Development provides for the continued function of the east-west ecological corridor between Cabbage Tree Creek and Albany Creek, in the area south of Albany Creek Road as identified in Figure a.
   2. Residential living sub-precinct (Bridgeman Downs neighbourhood plan/NPP‑003a) overall outcomes are:
      1. Development provides low density residential uses on suburban lots which facilitates well separated houses and vegetated backyards, protects and enhances ecological, waterway and landscape values;
      2. Development  is limited to potential development areas identified in [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0) and provides for low density residential uses on a minimum lot size of 400m2 and 600m2 for a rear lot and not exceeding 20 dwellings per hectare.

Note—Development for residential uses with lots smaller than the lot size stated for the Residential living sub-precinct (Bridgeman Downs neighbourhood plan/NPP-003a) is not supported.

* 1. Environmental living sub-precinct (Bridgeman Downs neighbourhood plan/NPP‑003b) overall outcome is:
     1. Development maintains dwelling houses on large acreage lots at a very low density to minimise impacts on and disturbance of ecological features, waterway corridors and preserve landscape values;

1. Albany Creek precinct (Bridgeman Downs neighbourhood plan/NPP-004) overall outcomes are:
   1. Development maintains dwelling houses on large acreage lots to preserve character and landscape amenity and minimise impact on and disturbance of ecological features and waterway corridors. Land in this precinct is not intended to be developed for urban purposes (other than those uses permitted in the Rural zone).
   2. Development provides for the continued function of the north-south ecological corridor located at the southern end of Albany Creek Road.

Note–A minimum lot size of 10ha applies to reconfiguration of a lot for lands in the Rural zone as specified in [Table 9.4.10.3.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/192/1/4253/0) of the [Subdivision code](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/192/1/4057/0).

**7.2.2.5.3 Performance outcomes and acceptable outcomes**

**Table 7.2.2.5.3.A – Performance outcomes and acceptable outcomes**

| Performance outcomes | Acceptable outcomes |
| --- | --- |
| **PO1**  Development is of a height, bulk, scale, form and density that achieves the intended suburban living outcome, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and subtropical built form character and is:   1. consistent with the anticipated density and assumed infrastructure demand; 2. consistent with the intended form and character of the area and aligned to community expectations about the building height and lot size; 3. designed to avoid an adverse amenity impact to adjoining development; 4. sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site; 5. designed to ensure sufficient space between buildings for trees and landscaping, including the retention of significant vegetation.   Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public parks or land for community facilities network in particular.  Note—Development that exceeds the intended density of dwellings per hectare stated in this neighbourhood plan is not supported.  Note—Significant vegetation is identified and classified within the [Vegetation planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/276/1/14505/0). | **AO1.1**  Development does not exceed a maximum building height of two storeys and 9.5 metres.  Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| **AO1.2**  Development complies with the lot size (minimum and average) and maximum density set out in [Table 7.2.2.5.3.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40305/0).  Note—Development must comply with all parameters in [Table 7.2.2.5.3.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40305/0). |
| **AO1.3**  Development incorporates the following subtropical design principles:   1. suitable lot orientation; 2. building form that maximises amenity, street activity and pedestrian connectivity; 3. deep planting within setbacks along common boundaries and frontages. |
| **PO2**  Development siting and layout:   1. locates buildings and structures outside areas of ecological or waterway value; 2. minimises disturbance to and enhances ecological features, waterway values and visual amenity; 3. either:    1. retains significant vegetation; or    2. compensatory planting is established to restore habitat and provide a subtropical landscape setting.   Note—This can be demonstrated by undertaking an ecological assessment and tree survey plan. Guidance is provided within the [Biodiversity areas planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/247/1/5342/0), [Planting species planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/267/1/7688/0) and [Vegetation planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/276/1/14505/0).  Note—Significant vegetation is identified and classified within the [Vegetation planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/276/1/14505/0). | **AO2.1**  Development ensures that the development footprint is not located in areas with waterway and ecological features shown on [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0). |
| **AO2.2**  Lot layout is designed to retain and incorporate significant vegetation in accordance with [Figure c](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40791/0). |
| **AO2.3**  Landscaping uses locally occurring native species.  Note—For suitable plant species, refer to the [Planting species planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/267/1/7688/0). |
| **AO2.4**  Development is designed and sited in accordance with  [Figure c](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40791/0) to avoid waterway fragmentation and ensures that:   1. no additional boundaries cross waterway corridors; 2. the waterway corridors are retained within a single lot. |
| **PO3**  Development provides a transport network that:   1. facilitates a clear, legible and logical road hierarchy; 2. ensures the safety, efficiency and function of the road hierarchy; 3. supports the provision of emergency service access; 4. caters for and integrates pedestrian and cyclists facilities; 5. includes road reserves of sufficient width to maximise space for on-street car parking, pedestrian paths, on-street cycling, and street tree planting; 6. protects ecological features and waterway corridors; 7. minimises impact from natural hazards. | **AO3.1**  Development provides a safe and integrated local road network as indicated in [Figure b](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40789/0), and:   1. includes future road connections to the surrounding road network in particular to existing local and major roads; 2. is capable of carrying emergency service vehicles; 3. limits the number of individual vehicle access points to Bridgeman Road, Beams Road and Beckett Road; 4. only includes cul-de-sac or no through road designs when no other alternative is available.   Note—While the road layout may include no through roads such as a cul-de-sac in limited circumstances, the pedestrian and bicycle network may not.  Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout. |
| **AO3.2**  Development provides roads that prioritise pedestrians and cyclists within a low-speed traffic environment and that accommodate:   1. pedestrian footpaths; 2. on-street cycling; 3. on-street car parking; 4. generous street tree planting. |
| **AO3.3**  Development ensures that roads are not located in areas with waterway and ecological features as shown on [Figure a](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40787/0). |
| **AO3.4**  Development provides a local road network that contributes to bushfire hazard mitigation. |
| **PO4**  Development provides stormwater management infrastructure that is:   1. integrated with Council owned urban infrastructure; or 2. located on common property for community title development; or 3. located in a public park only where the utility, amenity or function of the public park is not reduced. | **AO4**  Development includes stormwater management infrastructure that is:   1. provided in common property for the community title development; or 2. located in new road, drainage reserves or other Council owned land in accordance with the standards in the [Infrastructure design planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/473/1/21224/0) and Brisbane Standard Drawings; or 3. located in public parkland only where:    1. the park comprises an area of at least 1 hectare;    2. it does not occupy more than 5% of the total land surface;    3. it does not reduce the range or quality of recreational opportunities available in the park according to the intended function and desired standards of service for the park type;    4. it incorporates landscaping consistent with the character of a public park;    5. it is sited to be easily accessible for maintenance purposes;    6. design elements support the surrounding local aesthetic, public amenity and safety so that the quality of passive recreation is not reduced. |
| **PO5**  Development is sited and designed to promote activation and support increased safety through surveillance of existing and future parks and community facilities.  Note—The [Local Government Infrastructure Plan](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/5/1/21191/0) or Long term infrastructure plans identify public parks and land for community facilities. | **AO5**  Development, where adjoining an existing or future park or community facility, is oriented to overlook the park or community facility with large windows, balconies or courtyards designed to provide casual surveillance opportunities. |
| **PO6**  Development protects and maintains the waterway health and stability of existing waterways and the water quality of stormwater discharges to Albany Creek and other receiving waterways. | **AO6.1**  Development retains and rehabilitates existing dams and waterbodies where within waterway corridors and undertakes remedial works as required to ensure their stability to flood flows.  Note—Designs are to be in accordance with the standards in the [Infrastructure design planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/473/1/21224/0). |
| **AO6.2**  Development reinstates or rehabilitates natural riparian and aquatic vegetation to improve waterway health. |
| **Development for material change of use or reconfiguring a lot for:**   1. **sites greater than 2,500m2; or** 2. **six or more lots/dwellings.** | |
| **PO7**  Development occurs in an efficient and orderly manner and provides for an integrated, safe and functional community which addresses site context and setting by responding to:   1. ecological and waterway features:    1. protecting and enhancing significant vegetation and ecological features;    2. protecting soil stability;    3. preserving waterway topography;    4. ensuring appropriate stormwater and water quality management regimes (refer to [Figure d](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40793/0)); 2. natural hazards:    1. identifying and mitigating existing and potential future bushfire and flood hazards; 3. density and scale:    1. ensuring maximum densities are not exceeded;    2. ensuring minimum and average lot sizes are not exceeded; 4. infrastructure and services:    1. providing or extending appropriate infrastructure or services.   Note—A structure plan prepared in accordance with the [Structure planning planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/272/1/13370/0) can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.  Note—The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development.  Note—Significant vegetation is identified and classified within the [Vegetation planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/276/1/14505/0).  Note—Minimum and average lot sizes, and maximum density are specified in [Table 7.2.2.5.3.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/523/1/40305/0). | **AO7**  Development is consistent with a structure plan, prepared in accordance with the [Structure planning planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/272/1/13370/0). |
| **Development for Centre activities** | |
| **PO8**  Development provides a single, consolidated and centrally located neighbourhood centre located north of Graham Road and south of Roghan Road within the Bridgeman Downs residential precinct (NPP-001) that:   1. is of a scale which is consistent with surrounding detached housing and reflects the low density scale of this precinct; 2. offers small-scale, low impact local convenience services; 3. does not compromise the commercial, retail or community service role and function of nearby centre activities; 4. manages the impact on the amenity and character of adjacent residential use; 5. demonstrates a community and economic need; 6. does not compromise the safe function and operation of the local road network.   Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the [Transport, access, parking and servicing planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/274/1/14207/0) and the  [Infrastructure design planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/473/1/21224/0) (Traffic impact assessment and definitions section). | **AO8.1**  Development provides a single, consolidated and centrally located neighbourhood centre north of Graham Road and south of Roghan Road that does not exceed a gross floor area of 1,500m2.  Note—Council will request the submission of an economic analysis for any application that proposes a gross floor area in excess of this amount. |
| **AO8.2**  Development:   1. only provides for the local convenience needs of the local resident population; 2. demonstrates both a community and economic need.   Note—Council will request the submission of an economic analysis to demonstrate economic need. |
| **AO8.3**  Development:   1. is located north of Graham Road and south of Roghan Road within the Bridgeman Downs residential precinct (NPP-001); 2. has frontage to a major road; 3. provides vehicle access from a suburban road, a district road or neighbourhood road. |
| **AO8.4**  Development is located more than 400m from existing or approved centre activities. |
| **If in the Bridgeman Downs residential precinct (Bridgeman Downs neighbourhood plan/NPP-001), Roghan Road south precinct (Bridgeman Downs neighbourhood plan/NPP-002), Albany Creek precinct (Bridgeman Downs neighbourhood plan/NPP-004)** **or Cemetery zone precinct of the Community Facility zone** | |
| **PO9**  Development is located, designed and constructed to:   1. protect the amenity of sensitive uses from odour or noise disturbance and impacts from air quality; 2. avoid prejudicing the continuation of lawfully established industrial activities or crematorium uses; 3. achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D.   Note–An air quality impact report prepared in accordance with the [Air quality planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/246/1/5066/0) can assist in demonstrating achievement of this performance outcome.  Note—A noise impact assessment report prepared in accordance with the [Noise impact assessment planning scheme policy](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/264/1/7555/0) can assist in demonstrating achievement of this performance outcome.  Note—The tables referenced in the performance outcome are contained within the Industrial amenity overlay code. | **AO9.1**  Development does not locate a sensitive use within 500m of an existing or approved industrial activity.  Note—This distance is to be measured between the property boundary of the industrial activity to the property boundary of the sensitive use. |
| **AO9.2**  Development does not locate a sensitive use within 50m of a crematorium stack.  Note—This distance is to be measured between the property boundary of the industrial activity to the property boundary of the sensitive use. |

**Table 7.2.2.5.3.B—Lot criteria**

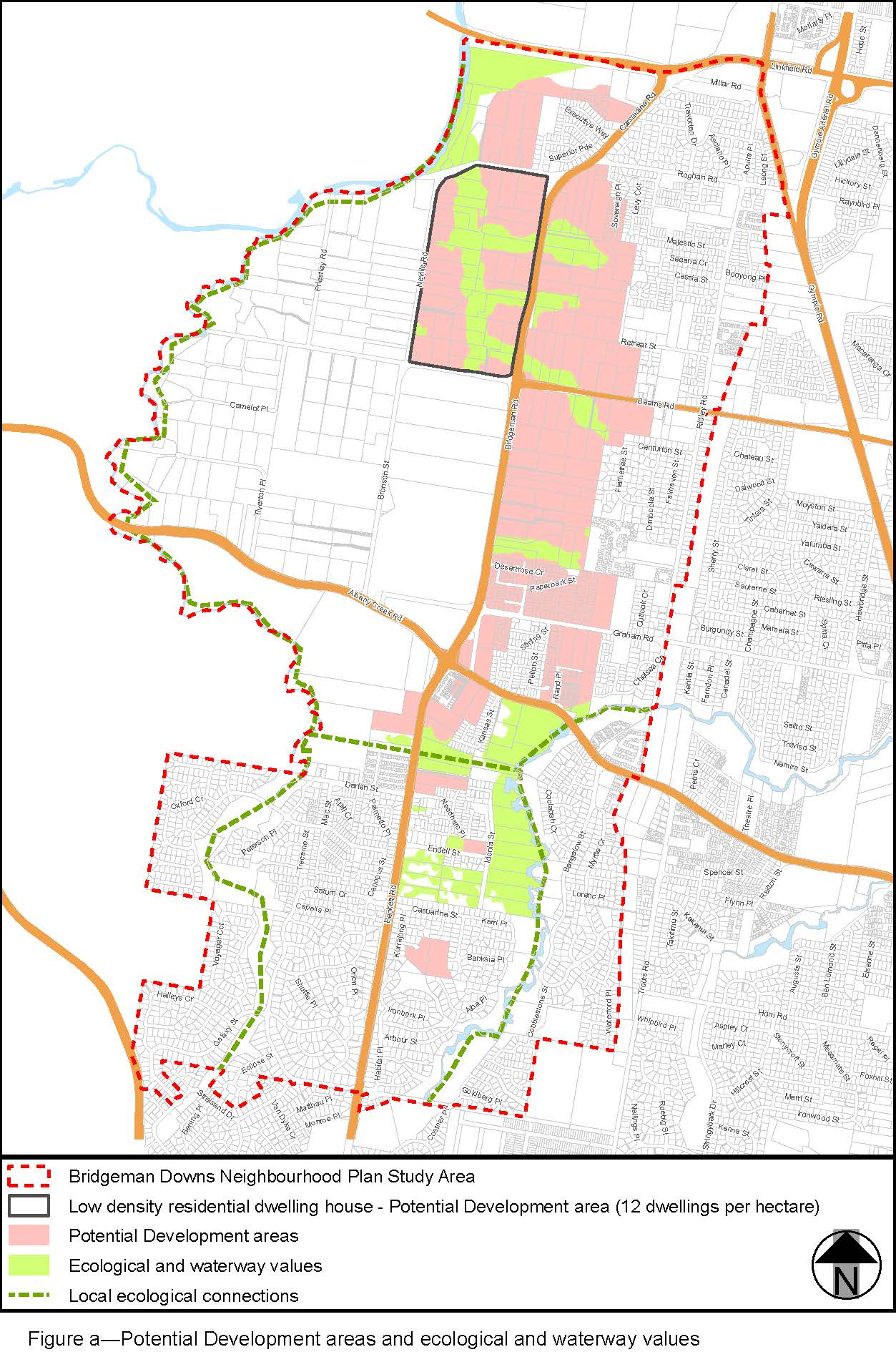
|  |  |  |  |
| --- | --- | --- | --- |
|  | Maximum density | Minimum lot size | Average lot size |
| Bridgeman Downs residential precinct (Bridgeman Downs neighbourhood plan/NPP-001) | 18 dwellings per hectare | 500m2 and 700m2 for a rear lot | N/A |
| Roghan Road south precinct (Bridgeman Downs neighbourhood plan/NPP-002) | 12 dwellings per hectare | 700m2 | 1000m2 |
| Residential living sub-precinct (Bridgeman Downs neighbourhood plan/NPP-003a) | 20 dwellings per hectare | 400m2 and 600m2 for a rear lot | N/A |

Note—Minimum lot size is calculated:

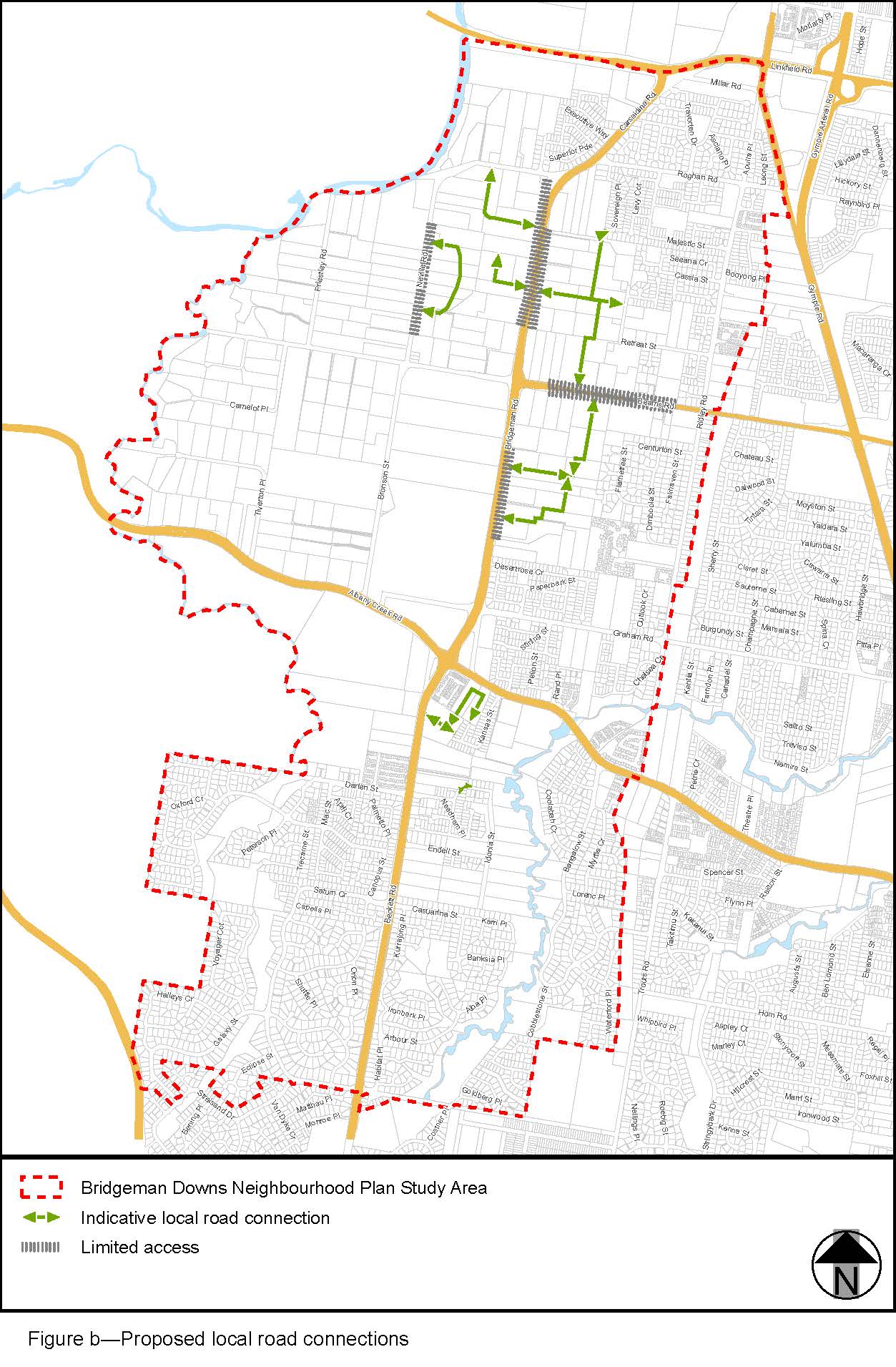
* including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot.
* excluding the access way to a rear lot or the area of any easement that also serves as an access way.

Note—Residential development densities and yields are to be calculated including all access ways and roads but excluding parts of the site that are not within a potential development area. Additional exclusions include, but are not limited to, constraints identified in overlay maps and precinct figures.

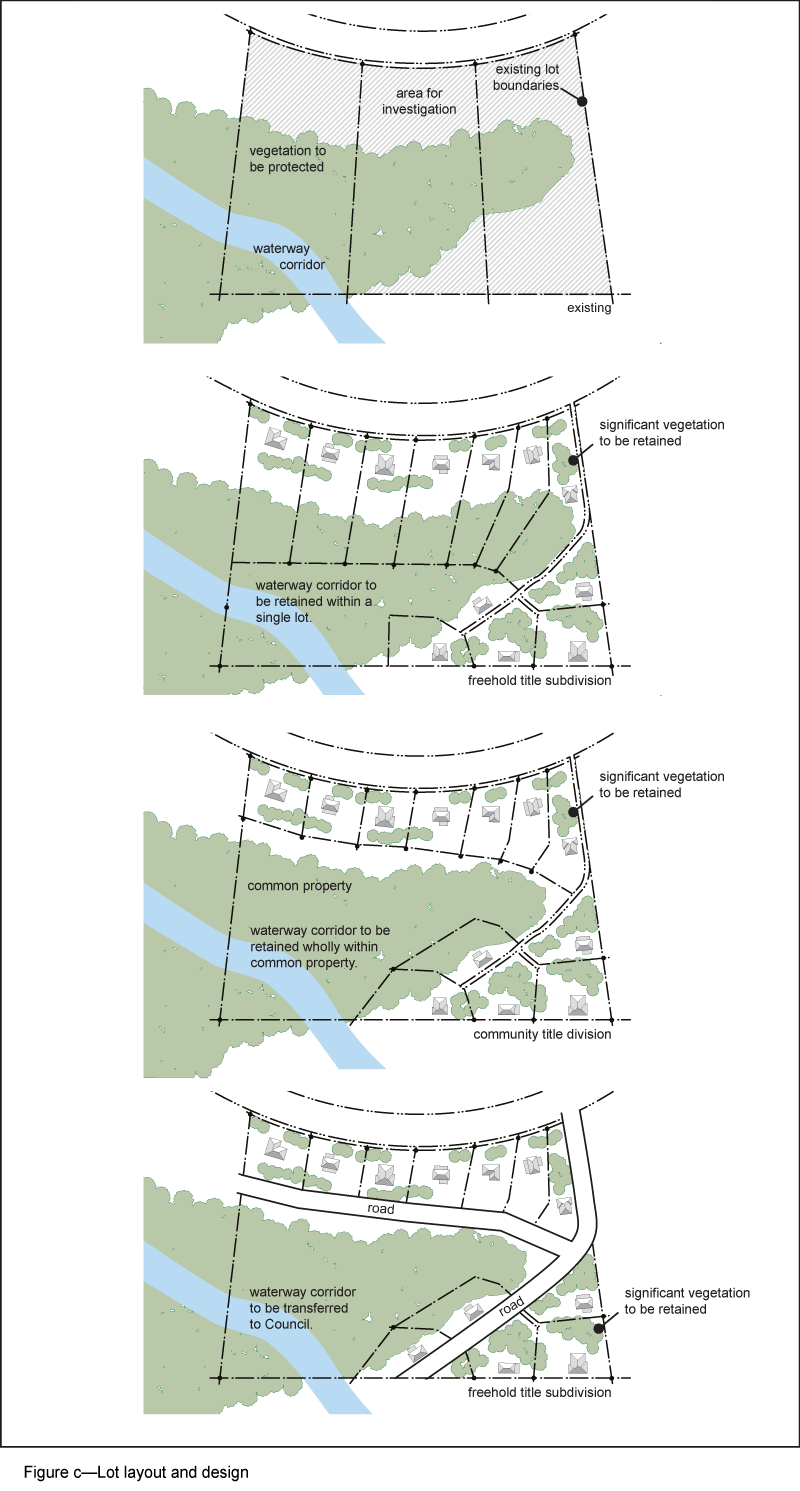
Note—Development with lots smaller than the lot size stated in this neighbourhood plan is not supported.



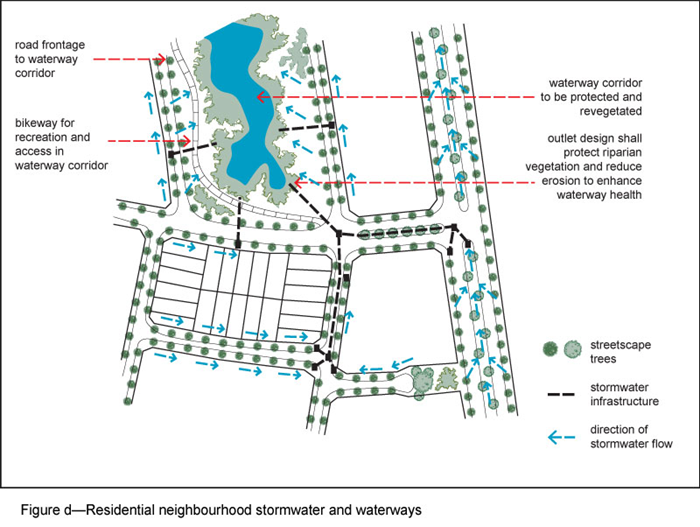
View the high resolution of [Figure a—Potential development areas and ecological and waterway values](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure b—Proposed local road connections](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure c—Lot layout and design](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)



View the high resolution of [Figure d—Residential neighbourhood stormwater and waterways](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)

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1. Section 7.2 Neighbourhood plans, 7.2.13.1. McDowall-Bridgeman Downs neighbourhood plan code–

*omit, insert:*

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7.2.13.1 McDowall neighbourhood plan code

**7.2.13.1.1 Application**

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the McDowall neighbourhood plan area if:
   1. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/228/1/6919/0)); or
   2. impact assessable development.
2. Land in the McDowall neighbourhood plan area is identified on the NPM-013.1 McDowall neighbourhood plan map.
3. When using this code, reference should be made to [section 1.5](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/278/1/160/0), [section 5.3.2](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/3772/0) and [section 5.3.3](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/222/1/4315/0).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to [Table 5.9.40.A](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/363/1/19764/0), [Table 5.9.40.B](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/363/1/19767/0), [Table 5.9.40.C](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/363/1/19770/0) and [Table 5.9.40.D](https://cityplan.brisbane.qld.gov.au/eplan/crossrefhref#Rules/0/363/1/19773/0).

**7.2.13.1.2 Purpose**

1. The purpose of the McDowall neighbourhood plan code is to provide finer grained planning at a local level for the McDowall neighbourhood plan area.
2. The purpose of the McDowall neighbourhood plan code will be achieved through overall outcomes.
3. The overall outcomes for the neighbourhood plan area are:
   1. Development creates functional and integrated communities.
   2. Land subject to development constraints, character or environmental values specified in Figure a or shown on an overlay map is protected from inappropriate development in order to maintain its character, natural and ecological significance.
   3. Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.
   4. Residential development provides for a mix of housing types, styles and densities.

Note—Development in a potential development area specified in Figure a addresses the location of the land, availability of services, environmental constraints, amenity, and existing patterns of development to ensure an integrated development outcome.

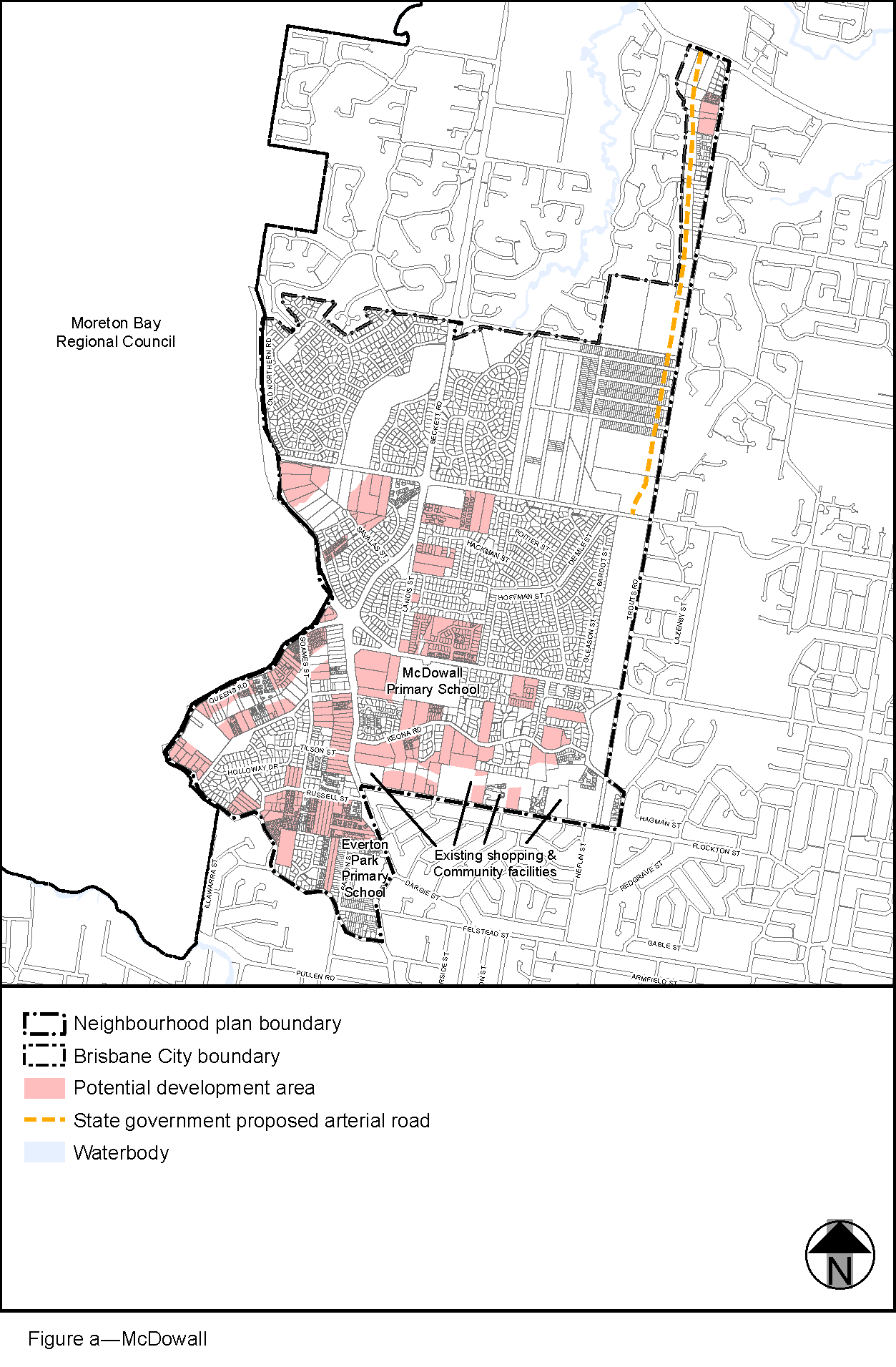
Note—Densities and yields for residential development are to be calculated excluding parts of the site that are not within a potential development area. These include areas with development constraints or character or environmental values identified in overlay maps. Yields and maximum gross floor area for multiple dwellings and dual occupancy are to be calculated across the potential development area including all access ways and roads respectively.

* 1. Multiple dwellings are not accommodated in the Low density residential zone, including where in a potential development area.
  2. Land in the Emerging community zone in a potential development area:
     1. includes a mix of larger lot sizes, retains existing vegetation and minimises development in vegetated or other scenically important areas;
     2. has a built form no greater than 2 storeys in height;
     3. locates higher density development in the cleared parts of this area and comprises clusters of development surrounded by a high proportion of landscaping and open space.
  3. Neighbourhood centres identified in the neighbourhood plan serve the retail, commercial, community and service needs of the local community. Centre activities do not expand outside the sites already included in a zone in the centre zones category.

**7.2.13.1.3 Performance outcomes and acceptable outcomes**

**Table 7.2.13.1.3—Performance outcomes and acceptable outcomes**

|  |  |
| --- | --- |
| **Performance outcomes** | **Acceptable outcomes** |
| No performance outcomes are prescribed. | No acceptable outcomes are prescribed. |



View the high resolution of [Figure a—McDowall](https://cityplan.brisbane.qld.gov.au/eplan/edit.html)

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Part 4 Amendment of Part 8 (Overlays)

4.1 Amendment to section 8.2.19 (Significant landscape tree overlay code)

1. Section 8.2.19 Significant landscape tree overlay code, Table 8.2.19.3.C—Significant landscape trees in specific locations sub category –

Insert rows in ‘Bridgeman Downs’ section before 181 Graham Road:‘

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | | | | | | | | |
|  | | |  | | | | | |  | | |
| *Eucalyptus grandis* flooded gum | | | 459 Albany Creek Rd (front eastern boundary) | | | | | | L2 RP868571 | | |
|  | | | | |  | | | | |  | |
| *Eucalyptus sp.* gum tree | | | | | 509 Albany Creek Rd (rear north eastern corner) | | | | | L2 RP93242 | |
|  | | | | |  | | | | |  | |
| *Ficus macrophylla* Moreton Bay fig | | | | | 515 Albany Creek Rd (front east side) | | | | | L3 RP93242 | |
|  | | |  | | | | | |  | | |
| *Eucalyptus grandis* flooded gum | | | 543 Albany Creek Rd (front boundary, centre) | | | | | | L5 RP93242 | | |
|  | | |  | | | | | |  | | |
| 2 x*Eucalyptus tereticornis* forest red gum | | | 831 Beams Rd (back garden) | | | | | | L4 RP201956 | | |
|  | | |  | | | | | |  | | |
| *Corymbia citriodora* lemon scented gum | | | 837 Beams Rd (rear north eastern corner) | | | | | | L1 RP201956 | | |
|  | | |  | | | | | |  | | |
| *2 x Eucalyptus* spp. gum trees | | | 879 Beams Rd (front entrance) | | | | | | L3 SP227361 | | |
|  |  | | | | | |  | | | | |
| *Corymbia citriodora* lemon scented gum | 888 Beams Rd (front garden) | | | | | | L2 RP219782 | | | | |
|  |  | | | | | |  | | | | |
| *Eucalyptus major* grey gum | 1016 Beams Rd (west side of block) | | | | | | L6 RP853250 | | | | |
|  |  | | | | | | | |  | | |
| *Eucalyptus tereticornis* forest red gum | 452 Beckett Rd (front right of site) | | | | | | | | L11 SP227442 | | |
|  |  | | | | | | | |  | | |
| 2 x *Eucalyptus tereticornis* forest red gum | 7 Booyong Pl (rear of lot) | | | | | | | | L4 SP205030 | | |
|  | | |  | | | | | | |  | |
| *Eucalyptus tereticornis* forest red gum | | | 117 Bridgeman Rd (front right) | | | | | | | L63 RP847648 | |
|  | | |  | | | | | | |  | |
| Group of*Eucalyptus tereticornis* forest red gum | | | 123 Bridgeman Rd (front of site) | | | | | | | L1 RP29305 | |
|  | | | |  | | | | | | |  |
| *Ficus macrophylla* Moreton Bay fig | | | | 169 Bridgeman Rd (front garden) | | | | | | | L1 RP219782 |
|  | | | |  | | | | | | |  |
| *Corymbia henryi* large leaved spotted gum  3 x *Eucalyptus tereticornis* forest red gum | | | | 240 Bridgeman Rd (centre and southern boundary) | | | | | | | L3 RP228201 |
|  | | |  | | | | | |  | | |
| *Eucalyptus tereticornis* forest red gum | | | 14 Bronson St (southern boundary, centre) | | | | | | L5 RP806325 | | |
|  | | |  | | | | | |  | | |
| 4 x *Eucalyptus tereticornis* forest red gum | | | 110 Camelot Pl (back boundary and front corner) | | | | | | L9 RP896841 | | |
|  |  | | | | | | |  | | | |
| Group of *Eucalyptus spp.* gum trees | 125 Camelot Pl (rear of block) | | | | | | | L3 RP896842 | | | |
|  |  | | | | | | |  | | | |
| 4 x*Eucalyptus tereticornis* forest red gum | 170 Camelot Pl (front left) | | | | | | | L6 RP896842 | | | |
|  | | |  | | |  | | | | | |
| 3 x *Eucalyptus and Corymbia sp.* gum trees | | | 22 Centurion St (Flametree St frontage) | | | L46 RP151158 | | | | | |
|  | | |  | | |  | | | | | |
| 2 x *Eucalyptus microcory*s tallowwood | | | 12 Cotswold Pl (south side of garden) | | | L1 RP896825 | | | | | |
|  | | |  | | | | |  | | | |
| *Corymbia intermedia* pink bloodwood | | | 1 Flametree St (southern boundary) | | | | | L13 RP817243 | | | |
|  | | |  | | | | |  | | | |
| *Eucalyptus sp.* gum tree | | | 7 Flametree St (northern boundary) | | | | | L0 GTP934 | | | |
|  | |  | | | | | |  | | | |
| *3 x Araucaria cunninghamii* hoop pine | | 176 Graham Rd (front right) | | | | | | L40 SP281153 | | | |
|  | |  | | | | | | |  | | |

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1. Section 8.2.19 Significant landscape tree overlay code, Table 8.2.19.3.C—Significant landscape trees in specific locations sub category –

Insert rows in ‘Bridgeman Downs’ section after 181 Graham Road:

‘

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | |  | | | |  | | |
| *Corymbia henryi* large leaved spotted gum | | | 188 Graham Rd (centre middle) | | | | L1 RP71365 | | |
|  | | |  | | | |  | | |
| *Araucaria cunninghamii* hoop pine | | | 15 Hoop Pine Pl (front garden) | | | | L36 RP817255 | | |
|  |  | | | | | | |  | |
| *Eucalyptus grandis* flooded gum | 8 Neville Rd (Beams Rd frontage) | | | | | | | L5 RP75707 | |
|  |  | | | | | | |  | |
| Group of*Eucalyptus tereticornis* forest red gum | 28 Retreat St (mature Eucalypts front garden) | | | | | | | L3 RP46081 | |
|  | |  | | | |  | | | |
| *Eucalyptus tereticornis* forest red gum | | 31 Retreat St (left side garden) | | | | L3 SP214868 | | | |
|  | |  | | | |  | | | |
| *Delonix regia* poinciana | | 50 Retreat St (front garden) | | | | L2 RP178844 | | | |
|  | | | |  | | |  | | |
| 2 x*Araucaria cunninghamii* hoop pine | | | | 30 Ridley Rd (north and west sides) | | | L1 RP172120 | | |
|  | | | |  | | |  | | |
| *Ficus virens* white fig | | | | 2036 Roghan Rd (front garden) | | | L3 SP227362 | | |
|  |  | | | | | |  | | |
| 2 x *Eucalyptus sp.* gum | 2108 Roghan Rd (front of site) | | | | | | L1 RP54766 | | |
|  |  | | | | | |  | | |
| Group of *Eucalyptus tereticornis* forest red gum | 40 Tiverton Pl (front of site) | | | | | | L14 RP858993 | | |
|  | | | | |  | | | |  |
| Group of*Araucaria spp.*bunya and hoop pines | | | | | 60 Tiverton Pl (front right corner of garden) | | | | L12 RP858993 |
|  | | | | |  | | | |  |
| *Group of Eucalyptus microcorys* tallowwood and *Eucalyptus tereticornis* forest red gum | | | | | 91 and 95 Tiverton Pl (southern boundary and northern portion) | | | | L101/102 SP242194 |

’.

Part 5 Amendment of Schedule 2 (Mapping)

5.1 Amendment to SC2.2 (Zone maps)

1. Schedule 2 Mapping, SC2.2 Zone maps, ZM-001 (Tiles 5 and 12)–

omit, insert:

SC2.2 Zone Maps, ZM-001 (Tiles 5 and 12)–refer to supplement 1a and 1b.

5.2 Amendment to SC2.2 - Table SC2.2.1 (Zone maps)

1. Schedule 2 Mapping, SC2.2 Zone maps, Table SC2.2.1—Zone Maps–

insert after Gazettal date, <<date>>:

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Not applicable | ZM-001 | Zoning map  Map tiles 5 and 12 | 1 September 2023 |

’–

5.3 Amendment to SC2.3 (Neighbourhood plan maps)

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, NPM-002.3 Bracken Ridge and district neighbourhood plan map–

omit, insert:

NPM-002.3 Bracken Ridge and district neighbourhood plan map - refer to Supplement 1c.

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, NPM-002.5 Bridgeman Downs neighbourhood plan map–

omit, insert:

NPM-002.5 Bridgeman Downs neighbourhood plan map - refer to Supplement 1d.

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, NPM-013.1 McDowall-bridgeman Downs neighbourhood plan map–

omit, insert:

NPM-013.1 McDowall neighbourhood plan map - refer to Supplement 1e.

* 1. Amendment to SC2.3 - Table SC2.3.1 (Neighbourhood plan maps)

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, Table SC2.3.1—Neighbourhood plan maps–

insert after Gazettal date, <<date>>:

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Not applicable | NPM-002.3 | Bracken Ridge and district neighbourhood plan map | 1 September 2023 |

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, Table SC2.3.1—Neighbourhood plan maps–

insert after Gazettal date, <<date>>:

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Not applicable | NPM-002.5 | Bridgeman Downs neighbourhood plan map | 1 September 2023 |

’

1. Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, Table SC2.3.1—Neighbourhood plan maps–

insert after Gazettal date, <<date>>:

‘

|  |  |  |  |
| --- | --- | --- | --- |
| Not applicable | NPM-013.1 | McDowall neighbourhood plan map | 1 September 2023 |

* 1. Amendment of Schedule 2.4 (Overlay maps)

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-004.1 Dwelling house character building overlay map (Tiles 5 and 12)–

omit, insert:

OM-004.1 Dwelling house character overlay map (Tiles 5 and 12)–refer to Supplement 1f and g.

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-008.1 Heritage overlay map (Tiles 5 and 12) –

omit, insert:

OM-008.1 Heritage overlay map (Tiles 5 and 12)–refer to Supplement 1h and i.

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-018.2 Road hierarchy overlay map (Tiles 5 and 12)–

omit, insert:

OM-018.2 Road hierarchy overlay map (Tiles 5 and 12)–refer to Supplement 1j and k.

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-019.1 Significant landscape tree overlay map (Tiles 5 and 12)–

omit, insert:

OM-019.1 Significant landscape tree overlay map (Tiles 5 and 12)–refer to Supplement 1l and m.

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-019.2 Streetscape hierarchy overlay map (Tiles 5 and 12)–

omit, insert:

OM-019.2 Streetscape hierarchy overlay map (Tiles 5 and 12)–refer to Supplement 1n and o.

1. Schedule 2 Mapping, SC2.4 Overlay maps, OM-023.2 Waterway corridors overlay map (Tiles 5 and 12)–

omit, insert:

OM-023.2 Waterway corridors overlay map (Tiles 5 and 12)–refer to Supplement 1p and q.

5.6 Amendment of SC2.4 - Table SC2.4.1 (Overlay maps)

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-005.1 Extractive resources overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-004.1 | Dwelling house character overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-009.1 Industrial amenity overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-008.1 | Heritage overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-019.1 Significant landscape tree overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-018.2 | Road hierarchy overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-019.2 Streetscape hierarchy overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-019.1 | Significant landscape tree overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-020.1 Traditional building character overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-019.2 | Streetscape hierarchy overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

1. Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps–

insert before OM-023.3 Wetlands overlay map, 30 June 2014:

‘

|  |  |  |
| --- | --- | --- |
| OM-023.2 | Waterway corridors overlay map  Map tiles 5 and 12 | 1 September 2023 |

’.

Part 6 Amendment of Schedule 6 (Planning scheme policies)

6.1 Amendment to Schedule 6.29 Structure planning planning scheme policy

1. Schedule 6 Planning scheme policies, SC6.29 Structure planning planning scheme policy, 1 Introduction, 1.1 Relationship to planning scheme–

insert after Banyo-Northgate neighbourhood plan code Table 7.2.2.1.3.A, AO13 note, All:

‘

|  |  |  |
| --- | --- | --- |
| Bridgeman Downs neighbourhood plan code | | |
| Table 7.2.2.5.3.A | PO7 note and AO7 | All |

’.

1. Schedule 6 Planning scheme policies, SC6.29 Structure planning planning scheme policy, 3 Preparing a planning scheme, 3.2 Step 1 – Site and context assessment–Table 3.2.1

insert after Bracken Ridge and district neighbourhood plan code Table 3.2.1:

‘

|  |  |
| --- | --- |
| Neighbourhood plan area | Minor road connection description |
| Bridgeman Downs neighbourhood plan code | Local road connection between Kansas Avenue and Beckett Road  Local road connection between Purser Street and Idonia Street  Local road connection between Beams Road and Bridgeman Road  Local road connection between Retreat Street and Beckett Road  Local road connection between Roghan Road and Bridgeman Road  Neighbourhood road connection between Darien Street and Needham Place |

’.

1. Schedule 6 Planning scheme policies, SC6.29 Structure planning planning scheme policy, 3 Preparing a planning scheme, 3.2 Step 1 – Site and context assessment–Table 3.2.1

delete after Ferny Grove-Upper Kedron neighbourhood plan code Table 3.2.1:

‘

|  |  |
| --- | --- |
| Neighbourhood plan area | Minor road connection description |
| McDowall-Bridgeman Downs neighbourhood plan code | Neighbourhood road connection between Wendon Way and Canopus Street  Neighbourhood road connection between Darien Street and Idonia Street  Neighbourhood road connection between Albany Creek Road and Darien Street/Idonia Street |

’.

Part 7 Amendment of Appendix 2 (Table of amendments)

7.1 Amendment to Appendix 2 (Table of amendments)

1. Appendix 2 Table of Amendments, Table AP2.1—Table of amendments–

insert after v27.00/2023:

‘

|  |  |  |  |
| --- | --- | --- | --- |
| 13 June (adoption) and 1 September (effective) | V28.00/2023 | Major | Major amendment to planning scheme (Chapter 2, Part 4 of MGR).  Amendment to planning scheme policy (Chapter 3, Part 1 of MGR).  Refer to Amendment v28.00/2023 for further detail. |

’.

Supplement 1—A3 Map Tiles