

## Brisbane City Council planning scheme

### Citation and commencement

This planning scheme may be cited as the City Plan.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the City of Brisbane.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at Appendix 2.

PUBLIC NOTIFICATION

## Community statement

Brisbane is Queensland's capital city and the third largest metropolis in Australia. It is the core of the South East Queensland Region. In recent decades Brisbane has been Australia's fastest growing city for both employment and population growth. Brisbane has become one of the nation's most important centres for economic activity, infrastructure and service provision, culture, education, governance and population.

In 2031, Brisbane will have a high performing economy with strong business and cultural links to Asia. The city will be a leader in innovative business sectors such as aviation and aerospace, information and digital technologies, professional and scientific services, mining services, advanced manufacturing and creative industries. By linking its economy to the strong growth prospects of the Asia Pacific, Brisbane will continue to reinforce its long term economic prosperity.

The city will have world class infrastructure including air and sea ports to ensure the efficient operation of Brisbane's core industrial and economic areas. An extensive and efficient public transport network will also physically connect Brisbane's residential communities with key employment, economic activity and lifestyle locations.

In line with Brisbane's Living in Brisbane 2026 Vision Statement, the City's leadership in civic governance will:

- develop active and healthy communities
- drive a strong economy
- sustain a clean and green environment
- create a city of cultural vibrancy and
- provide an enduring legacy of liveability for future generations.

The city's lifestyle plays an ever increasing role in creating a place where people want to live and work. The city's cultural assets include its arts, performances, music, festivals, multicultural offerings, entertainment and dining precincts. The lifestyle of a city is also measured by the quality of its housing, public transport, public spaces and recreational choices. Brisbane's outstanding lifestyle attracts a highly skilled workforce and is a memorable destination for business visitors and tourists with the city being a natural host for signature global events and international business conventions.

The green forested areas of Brisbane will be protected, maintaining a habitat for our diverse wildlife. Leafy suburbs with big backyards will remain, but there will also be a balcony culture emerging from people embracing a growing variety of living options that take advantage of vibrant urban centres, employment centres and transport infrastructure. New buildings will be designed to reflect Brisbane's subtropical climate, and the City's heritage and character housing will be protected.

In 2031, Australia's New World City, Brisbane, will have thriving economic commercial and retail hubs, productive industrial areas with easy access to freight, sea and airports. Residents will have a choice of green leafy suburbs and vibrant urban corridors well serviced by transport to reside in. Brisbane will have grown up, but the essence of the city will remain the same.

Note—The Community statement is extrinsic material to the planning scheme. The Living in Brisbane 2026 Vision Statement (Brisbane City Council's Community Strategic Statement Plan), from which this Community Statement is derived, is being refreshed concurrently with the preparation of the new City Plan and as such this statement may be subject to consequential change.

Editor's note—The community statement is extrinsic material to the planning scheme.

## Strategic vision

Brisbane's CityShape 2031 is the Strategic Plan's growth response for Brisbane. CityShape 2031 is the land use planning framework supporting the Living in Brisbane 2026 goal of effective growth management. This Strategic Plan together with City Plan provides the tool to manage and plan carefully for population growth while maintaining the high quality of life for Brisbane residents.

The City Plan and its Strategic Plan will help deliver the Living in Brisbane 2026 vision outcomes of:

- Clean air
- Food in the city
- Safe communities
- Sustainable water use
- Healthy river and bay
- Towards zero waste
- Inclusive, caring communities
- Outstanding city profile
- Co-operative governance
- Cleaner, sustainable energy use
- Healthy economy
- Green and biodiverse city
- Better public health
- Learning and informed communities
- Effective road networks
- Well-designed and responsive built environment
- Active and healthy communities
- Connected and engaged communities
- Green and active transport.

Council's vision is that the planning for Brisbane will deliver:

- A youthful and enthusiastic city that is appreciated by residents and visitors for its friendliness and optimism.
- Active and healthy communities.
- A strong economy.
- A clean and green environment.
- Cultural vibrancy.
- An enduring legacy of liveability for future generations.

Editor's note—the strategic vision is extrinsic material to the planning scheme.

# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The City Plan (planning scheme) has been prepared in accordance with the Act as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.  
Editor's note—This is the time horizon of 2031, aligning with the SEQ Regional Plan.
- (3) The planning scheme seeks to advance state and regional strategies, including state planning policies and the SEQ Regional Plan through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes in the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of Brisbane City Council including all premises, roads, internal waterways and tidal areas and interrelates with the surrounding local government areas illustrated in Map 1 — Planning Scheme Area and Context.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, such as strategic port land under the Transport Infrastructure Act 1994.



Map 1— Planning Scheme Area and Context

## 1.2 Planning scheme components

The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) strategic framework;
- (d) priority infrastructure plan;
- (e) tables of assessment;
- (f) the zones and precincts in Table 1.2.1;
- (g) the neighbourhood plans and neighbourhood plan precincts and sub-precincts in Table 1.2.2;
- (h) the mapping overlays and overlay codes in Table 1.2.3;
- (i) the statewide codes and development codes in Table 1.2.4;
- (j) there are no structure plans for declared master planned areas;
- (k) there are no other plans;
- (l) the schedules and appendices in Table 1.2.5;
- (m) the planning scheme policies in Table 1.2.6.

**Table 1.2.1—Zones and precincts**

Zones	Precinct
<b>Residential zones category</b>	
Low density residential	Nil
Low-medium density residential	2 storey mix zone precinct 2 or 3 storey mix zone precinct Up to 3 storeys zone precinct
Medium density residential	
High density residential	Up to 8 storeys zone precinct Up to 15 storeys zone precinct
Character residential	Character zone precinct Infill housing zone precinct
Tourist accommodation	Nil
<b>Centre zones category</b>	
Principal centre	City Centre zone precinct Regional centre zone precinct
Major centre	Nil
District centre	District zone precinct Corridor zone precinct
Neighbourhood centre	Nil
<b>Recreation zones category</b>	
Sport and recreation	Local zone precinct District zone precinct Metropolitan zone precinct
Open space	Local zone precinct District zone precinct Metropolitan zone precinct
<b>Environmental zones category</b>	
Environmental management	Nil

Conservation	Local zone precinct District zone precinct Metropolitan zone precinct
<b>Industrial zones category</b>	
Low impact industry	Nil
Medium impact industry	Nil
High impact industry	Nil
Special industry	Nil
Industry investigation	Nil
<b>Other zones category</b>	
Community facilities	Cemetery zone precinct Community purposes zone precinct Education purposes zone precinct Emergency services zone precinct Health care purposes zone precinct Major health care zone precinct Major sports venue zone precinct
Emerging community	Nil
Extractive industry	Nil
Mixed use	Centre frame zone precinct Corridor zone precinct Inner city zone precinct
Rural	Nil
Rural residential	Nil
Special purpose	Airport zone precinct Defence zone precinct Detention facility zone precinct Port zone precinct Railways zone precinct Utility services zone precinct
Specialised centre	Brisbane Markets zone precinct Entertainment and conference centre zone precinct Large format retail zone precinct Major education and research facility zone precinct Marina zone precinct Mixed industry and business zone precinct
Township	Nil

**Table 1.2.2—Neighbourhood plans precincts and sub-precincts**

Neighbourhood plan	Precincts and sub-precincts
Acacia Ridge—Archerfield neighbourhood plan	NPP-001: Archerfield Airport NPP-002: Archerfield north (Granard Road) and Archerfield east (Desgrand Street) NPP-003: Jackson Road NPP-004: Elizabeth Street residential NPP-005: Hellowell Road residential NPP-006: Coopers Plains residential NPP-007: Beaudesert Road centre NPP-007a: Beaudesert Road centre south - Elizabeth Street NPP-007b: Beaudesert Road centre north - O'Connel Street NPP-008: Postle Street NPP-008a: Mixed light industry and centre activities NPP-008b: Neighbourhood centre NPP-008c: Residential uses NPP-009: Coopers Plains centre/office and industry NPP-0010: Queensland Government strategic sites (QGSS) NPP-0010a: Intermodal freight terminal NPP-0010b: Postle Street logistics NPP-0010c: Technical and trades training NPP-011: Gateway industry/business
Albion neighbourhood plan	NPP-001: Station NPP-002: Albion Village NPP-003: North NPP-004: Raceway NPP-005: Commercial NPP-006: Industrial NPP-007: Hunt Street NPP-008: Crosby Park
Algester—Parkinson—Stretton neighbourhood plan	Nil
Ashgrove—Grange district neighbourhood plan	NPP-001: Newmarket shopping area NPP-002: Ashgrove Village NPP-003: The Grange Terminus NPP-004: Wilston Village
Aspley district neighbourhood plan	NPP-001: Aspley centre NPP-002: Aspley centre residential NPP-003: Caravan park NPP-004: Western residential NPP-005: Reservoir NPP-006: Robinson Road centre

Australia TradeCoast neighbourhood plan	<p>NPP-001: Pinkenba  NPP-002: Airport  NPP-003: Old Airport  NPP-004: Fisherman Islands  NPP-005: Lytton  NPP-006: Hemmant  NPP-007: Murarrie</p>
Banyo—Nudgee neighbourhood plan	<p>NPP-001: Nudgee north  NPP-001a: Nudgee north a  NPP-002: Elliott Road north  NPP-002a: Elliott Road north a  NPP-002b: Elliott Road north b  NPP-002c: Elliott Road north c  NPP-003: Blinzinger Road  NPP-004: Banyo centre  NPP-004a: Banyo centre a  NPP-005: Banyo centre residential  NPP-006: Tufnell Road south  NPP-006a: Tufnell Road south a  NPP-007: St Vincents Road south</p>
Bowen Hills neighbourhood plan	<p>NPP-001: Residential village  NPP-002: Light industry  NPP-003: Mayne rail yards  NPP-004: Open space  NPP-005: Breakfast Creek wharf  NPP-006: Ross Street</p>
Bracken Ridge and district neighbourhood plan	<p>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  NPP-011: Bridgeman Downs  NPP-012: North Bald Hills  NPP-013: Bracken Ridge Road  NPP-014: North Bracken Ridge  NPP-015: Zillmere centre</p>
Bulimba neighbourhood plan	<p>NPP-001: Bulimba north  NPP-002: Oxford Street  NPP-002a: Oxford Street B1  NPP-002b: Oxford Street B2  NPP-002c: Oxford Street B3</p>



	NPP-003: Hawthorne centre NPP-004: Bulimba Barracks NPP-005: Godwin Street
Calamvale district neighbourhood plan	Nil
Capalaba West neighbourhood plan	Nil
Carina—Carindale neighbourhood plan	Nil
Carindale centre neighbourhood plan	NPP-001: Centre core NPP-002: Centre fringe NPP-003: Centre residential
Centenary suburbs neighbourhood plan	NPP-001: Mt Ommaney mixed use centre NPP-002: Mt Ommaney Hotel site NPP-003: Housing diversity NPP-004: Centenary sport and recreation NPP-004a: Centenary sport and recreation (private) NPP-004b: Centenary sport and recreation (public) NPP-004c: Centenary sport and recreation (private) NPP-005: Monier Road NPP-006: Seventeen Mile Rocks industrial NPP-007: Jennifer Street NPP-008: Horizon Drive bushland NPP-009: Old turf farm NPP-010: Sinnamon Farm heritage
Chermside centre neighbourhood plan	NPP-001: Chermside centre activity NPP-001a: Core NPP-001b: Gympie Road NPP-001c: Mixed use NPP-001d: Playfield Street NPP-002: Residential north NPP-002a: High density residential NPP-002b: Wheller Gardens NPP-003: Residential south NPP-004: Community use and sports NPP-005: Hospital
City Centre neighbourhood plan	NPP-001: Retail heart NPP-002: Customs House NPP-003: St John's Cathedral/northern gateway NPP-004: North Bank NPP-005: Town Reach NPP-006: Central station plaza NPP-007: Petrie Bight

	<p>NPP-008: Countess Street and Roma Street station vicinity</p> <p>NPP-008a: Countess Street a</p> <p>NPP-008b: Countess Street b</p> <p>NPP-008c: Parklands, Upper Albert Street</p> <p>NPP-009: Pancake Manor, Charlotte Street</p> <p>NPP-010: Elizabeth Street</p> <p>NPP-011: George Street</p> <p>NPP-012: City Hall</p> <p>NPP-013: General Post Office</p> <p>NPP-014: Ann Street, Masonic Temple</p> <p>NPP-015: Edward Street</p> <p>NPP-016: Edward Street warehouses</p> <p>NPP-017: Charlotte House</p> <p>NPP-018: Produce Markets</p>
Clayfield—Woolloowin neighbourhood plan	Nil
Darra—Oxley neighbourhood plan	<p>NPP-001: Darra centre</p> <p>NPP-001a: Darra suburban centre</p> <p>NPP-001b: Darra residential</p> <p>NPP-001c: Darra mixed light industry and business</p> <p>NPP-001d: Darra industrial</p> <p>NPP-002: Oxley centre</p> <p>NPP-002a: Oxley suburban centre</p> <p>NPP-002b: Oxley residential</p> <p>NPP-003: Brickworks</p> <p>NPP-004: Portal Street</p> <p>NPP-005: Ipswich Motorway</p> <p>NPP-005a: Ipswich Motorway mixed light industry and business</p> <p>NPP-005b: Douglas Street light industry</p> <p>NPP-005c: Douglas Street residential</p>
Doolandella neighbourhood plan	Nil
East Brisbane—Coorparoo district neighbourhood plan	Nil
Eastern corridor neighbourhood plan	<p>NPP-001: Buranda</p> <p>NPP-001a: Buranda core</p> <p>NPP-001b: Buranda corridor</p> <p>NPP-001c: Buranda residential</p> <p>NPP-002: Buranda Station</p> <p>NPP-002a: Buranda Station core</p> <p>NPP-002b: Buranda Station corridor</p> <p>NPP-003: Stones Corner</p> <p>NPP-003a: Stones Corner core</p> <p>NPP-003b: Stones Corner corridor</p> <p>NPP-003c: Stones Corner residential</p>

	<p>NPP-004: Langlands Park  NPP-004a: Langlands Park corridor  NPP-004b: Langlands Park residential  NPP-005: Coorparoo  NPP-005a: Coorparoo core  NPP-005b: Coorparoo corridor  NPP-005c: Coorparoo residential  NPP-006: Bennetts Road  NPP-006a: Bennetts Road corridor  NPP-006b: Bennetts Road residential</p>
Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre
Everton Park neighbourhood plan	<p>NPP-001: Everton Park centre  NPP-001a: Everton Park centre  NPP-002: Central residential  NPP-002a: Central residential a  NPP-002b: Central residential b  NPP-003: Fallon Park</p>
Ferny Grove—Upper Kedron neighbourhood plan	Nil
Fig Tree Pocket neighbourhood plan	Nil
Forest Lake neighbourhood plan	<p>NPP-001: Residential  NPP-002: District business centre  NPP-003: Blunder Creek environmental and open space  NPP-004: Parkland lots</p>
Fortitude Valley neighbourhood plan	<p>NPP-001: Gotha Street  NPP-002: Valley heart  NPP-002a: Special context area  NPP-003: Valley gateway  NPP-004: Light Street Hill  NPP-005: James Street  NPP-006: Water Street</p>
Holland Park—Tarragindi district neighbourhood plan	<p>NPP-001: Parkland  NPP-002: Greenslopes busway station  NPP-002a: Energex depot  NPP-002b: Stephens Mountain  NPP-002c: Nicholson Street  NPP-002d: Greenslopes Hospital  NPP-003: Greenslopes mall district centre  NPP-004: Greenslopes central neighbourhood centre  NPP-005: Holland Park central district centre  NPP-006: Kuring-gai Avenue neighbourhood centre</p>

	<p>NPP-007: Reservoir parkland  NPP-008: Hillside character</p>
Indooroopilly centre neighbourhood plan	<p>NPP-001: Multi-purpose centre  NPP-001a: High Street  NPP-001b: Moggill Road north  NPP-001c: Indooroopilly Shopping Centre mixed use  NPP-002: Witton Barracks  NPP-003: Special context area  NPP-003a: Jackson Street special context area  NPP-003b: Moggill Road west special context area</p>
Ithaca district neighbourhood plan	<p>NPP-001: Butterfield Street  NPP-001a: Butterfield Street a  NPP-001b: Butterfield Street b  NPP-002: Ballymore  NPP-003: Bishop Street  NPP-004: Guthrie Street  NPP-005: Brewery  NPP-006: Enoggera Terrace  NPP-007: Rosalie Village  NPP-008: Hillside character</p>
Kangaroo Point peninsula neighbourhood plan	<p>NPP-001: Residential  NPP-002: Community convenience centre  NPP-003: Park  NPP-004: Dockside  NPP-004a: Dockside A  NPP-004b: Dockside A1  NPP-004c: Dockside B1  NPP-004d: Dockside B2  NPP-004e: Dockside B3  NPP-004f: Dockside C1  NPP-004g: Dockside C2  NPP-004h: Dockside D1  NPP-004i: Dockside D2  NPP-004j: Dockside E1  NPP-004k: Dockside E2  NPP-004l: Dockside F  NPP-004m: Dockside G  NPP-004n: Dockside H  NPP-004o: Dockside I</p>
Kangaroo Point south neighbourhood plan	<p>NPP-001: Main Street  NPP-001a: Neighbourhood heart  NPP-002: Character residential  NPP-003: Raymond Park south  NPP-004: River Terrace</p>

	<p>NPP-005: Shaftston Avenue  NPP-006: Vulture Street  NPP-007: Wellington Road/Lytton road  NPP-007a: Manilla Street</p>
<p>Kelvin Grove urban village neighbourhood plan</p>	<p>NPP-001: Village centre  NPM-001a: Village centre 1  NPM-001b: Village centre 2  NPP-002: Mixed use  NPM-002a: Mixed use 1  NPM-002b: Mixed use 2  NPM-002c: Mixed use 3  NPM-002d: Mixed use 4  NPM-002e: Mixed use 5  NPM-002f: Mixed use 6  NPM-002g: Mixed use 7  NPM-002h: Mixed use 8  NPM-002i: Mixed use 9  NPP-003: Health and recreation  NPM-003a: Health and recreation 1  NPP-004: Residential  NPM-004a: Residential 1  NPM-004b: Residential 2  NPM-004c: Residential 3  NPM-004d: Residential 4  NPM-004e: Residential 5  NPM-004f: Residential 6  NPM-004g: Residential 7</p>
<p>Kuraby neighbourhood plan</p>	<p>Nil</p>
<p>Lake Manchester neighbourhood plan</p>	<p>NPP-001: Urban development land  NPP-002: Non-urban land  NPP-003: Natural environment land  NPP-004: Not committed land  NPP-005: Parkland rural  NPP-005a: Parkland rural a</p>
<p>Latrobe and Given Terraces neighbourhood plan</p>	<p>NPP-001: Centres  LLP-002: Residential  LLP-003: Mixed use  LLP-004: Park</p>
<p>Lower Oxley Creek South neighbourhood plan</p>	<p>NPP-001: Low density residential  NPP-001a: Urban environmental  NPP-002: Low-medium density residential  NPP-002a: Urban environmental  NPP-003: Neighbourhood centre  NPP-003a: Pallara neighbourhood centre  NPP-004: Paradise Road  NPP-005: Environmental protection</p>

	<p>NPP-005a: Landscape protection</p> <p>NPP-006: Open space and parks</p>
Lutwyche Road corridor neighbourhood plan	<p>NPP-001: Lutwyche centre</p> <p>NPP-001a: Lutwyche centre mixed use corridor</p> <p>NPP-001b: Lutwyche centre residential corridor</p> <p>NPP-002: Windsor east</p> <p>NPP-002a: Windsor east mixed use corridor</p> <p>NPP-002b: Windsor east residential corridor</p> <p>NPP-003: Stafford depot</p> <p>NPP-004: Albion and Woolloowin railway station</p> <p>NPP-005: Sisters of Mercy</p> <p>NPP-006: Industrial</p>
McDowall—Bridgeman Downs neighbourhood plan	Nil
Milton neighbourhood plan	<p>NPP-001: Residential</p> <p>NPP-002: Douglas Street</p> <p>NPP-003: Office</p> <p>NPP-003a: Office a</p> <p>NPP-003b: Office b</p> <p>NPP-003c: Office c</p> <p>NPP-003d: Office d</p>
Milton station neighbourhood plan	<p>NPP-001: Mixed use centre</p> <p>NPP-002: Mixed use residential</p> <p>NPP-003: Core residential</p> <p>NPP-004: Commercial</p> <p>NPP-004a: Cribb Street</p>
Mitchelton neighbourhood plan	Nil
Mitchelton centre neighbourhood plan	<p>NPP-001: Brookside</p> <p>NPP-001a: Brookside A</p> <p>NPP-001b: Brookside B</p> <p>NPP-001c: Brookside C</p> <p>NPP-001d: Brookside D</p> <p>NPP-001e: Brookside E</p> <p>NPP-002: Fringe residential</p> <p>NPP-003: McConaghy Street south</p> <p>NPP-004: University Road</p> <p>NPP-004a: University Road east</p> <p>NPP-004b: University Road west</p> <p>NPP-005: Blackwood Street</p> <p>NPP-005a: Blackwood Street west</p> <p>NPP-005b: Blackwood Street east</p> <p>NPP-006: Osborne Road south</p> <p>NPP-006a: Osborne Road south A</p> <p>NPP-006b: Osborne Road south B</p>

	<p>NPP-006c: Osborne Road south C</p> <p>NPP-007: Prospect Road</p> <p>NPP-008: Northmore Street</p>
Moggill—Bellbowrie district neighbourhood plan	<p>NPP-001: Environmental protection</p> <p>NPP-002: Established residential</p> <p>NPP-003: Low density residential</p> <p>NPP-003a: Church Road/Witty Road</p> <p>NPP-003b: Priors Pocket Road</p> <p>NPP-004: Multi-purpose centres</p> <p>NPP-005: University of Queensland Pinjarra Hills</p>
Moorooka—Stephens district neighbourhood plan	<p>NPP-001: Clifton Hill War Services Homes Estate</p> <p>NPP-002: Fairfield gardens</p> <p>NPP-003: Moorvale shopping centre</p>
Moreton Island settlements neighbourhood plan	<p>NPP-001: Bulwer</p> <p>NPP-002: Cowan Cowan</p> <p>NPP-003: Tangalooma</p> <p>NPP-004: Koorinal</p>
Mt Coot-tha neighbourhood plan	<p>NPP-001: Bushland living</p> <p>NPP-002: Natural area and recreation</p> <p>NPP-003: Metropolitan tourist and visitor destination</p> <p>NPP-004: Telecommunications facility</p> <p>NPP-005: Institutional uses</p>
Mt Gravatt corridor neighbourhood plan	<p>NPP-001: Upper Mt Gravatt</p> <p>NPP-001a: Upper Mt Gravatt core</p> <p>NPP-001b: Upper Mt Gravatt mixed use frame</p> <p>NPP-001c: Upper Mt Gravatt high density residential</p> <p>NPP-001d: Upper Mt Gravatt medium density residential</p> <p>NPP-001e: Upper Mt Gravatt aged care</p> <p>NPP-001f: Everett Street north medium density residential</p> <p>NPP-002: Mt Gravatt central</p> <p>NPP-002a: Mt Gravatt central core</p> <p>NPP-002b: Mt Gravatt central mixed use frame</p> <p>NPP-002c: Mt Gravatt central medium density residential</p> <p>NPP-003: Logan Road</p> <p>NPP-003a: Logan Road mixed use frame</p> <p>NPP-003b: Logan Road medium to high density residential</p> <p>NPP-003c: Logan Road low to medium density residential</p> <p>NPP-004: Kessels Road</p>

	<p>NPP-004a: Kessels Road corridor</p> <p>NPP-004b: Kessels Road medium density residential</p>
<p>New Farm and Teneriffe Hill neighbourhood plan</p>	<p>NPP-001: Low density living</p> <p>NPP-002: Low-medium density living</p> <p>NPP-003: Medium density living</p> <p>NPP-004: Mixed use centre</p> <p>NPP-004a: Brunswick Street</p> <p>NPP-004b: Brunswick Street and Merthyr Road</p> <p>NPP-004c: Merthyr Road and Moray Street</p> <p>NPP-004d: James Street and Arthur Street</p> <p>NPP-004e: Merthyr Road and James Street</p> <p>NPP-005: Parks</p> <p>NPP-005a: Howard Smith Wharves</p>
<p>Newstead and Teneriffe waterfront neighbourhood plan</p>	<p>NPP-001: Waterfront</p> <p>NPP-002: Commercial Road</p> <p>NPP-002a: Heritage</p> <p>NPP-002b: Riverside</p> <p>NPP-003: Riverpark</p> <p>NPP-004: Newstead Terrace</p> <p>NPP-005: Newstead north</p> <p>NPP-006: Major parks</p>
<p>Nudgee Beach neighbourhood plan</p>	<p>Nil</p>
<p>Nundah district neighbourhood plan</p>	<p>NPP-001: St John's Church</p> <p>NPP-002: Nellie Street</p> <p>NPP-003: Tuffnell Lodge</p> <p>NPP-004: Ex Tip Top Bakery</p> <p>NPP-005: Ryans Road industrial</p>
<p>Petrie Terrace and Spring Hill neighbourhood plan</p>	<p>NPP-001: Detached house</p> <p>NPP-002: Low-rise residential</p> <p>NPP-002a: Low-rise residential 1</p> <p>NPP-002b: Low-rise residential 2</p> <p>NPP-002c: Low-rise residential 3</p> <p>NPP-002d: Low-rise residential 4</p> <p>NPP-003: High-rise residential</p> <p>NPP-004: Low-rise commercial</p> <p>NPP-004a: Low-rise commercial 1</p> <p>NPP-004b: Low-rise commercial 2</p> <p>NPP-004c: Low-rise commercial 3</p> <p>NPP-004d: Low-rise commercial 4</p> <p>NPP-004e: Low-rise commercial 5</p> <p>NPP-005: High-rise commercial</p> <p>NPP-005a: High-rise commercial 1</p> <p>NPP-005b: High-rise commercial 2</p> <p>NPP-005c: High-rise commercial 3</p>



	<p>NPP-005d: High-rise commercial 4</p> <p>NPP-006: Police barracks</p> <p>NPP-006a: Police barracks a</p> <p>NPP-006b: Police barracks b</p> <p>NPP-006c: Police barracks c</p> <p>NPP-006d: Police barracks d</p>
<p>Pinkenba—Eagle Farm neighbourhood plan</p>	<p>NPP-001: Eagle Farm</p> <p>NPP-002: Pinkenba Village</p> <p>NPP-003: Pinkenba north</p> <p>NPP-004: Bulwer Island</p> <p>NPP-005: Gateway</p> <p>NPP-006: Myrtle town</p>
<p>Racecourse precinct neighbourhood plan</p>	<p>NPP-001: Racecourse Road precinct</p> <p>NPP-002: Racecourses</p> <p>NPP-002a: Eagle Farm racing</p> <p>NPP-002b: Eagle Farm mixed use</p> <p>NPP-002c: Eagle Farm community use</p> <p>NPP-002d: Doomben racing and community use</p> <p>NPP-002e: Doomben south</p> <p>NPP-003: Kingsford Smith Drive</p> <p>NPP-003a: Kingsford Smith Drive west</p> <p>NPP-003b: Kingsford Smith Drive east</p>
<p>Richlands-Wacol corridor neighbourhood plan</p>	<p>NPP-001: Wacol industrial</p> <p>NPP-001a: Sanananda Barracks industrial</p> <p>NPP-001b: Sanananda Barracks mixed industry and business</p> <p>NPP-002: Richlands central</p> <p>NPP-002a: Richlands rail hub</p> <p>NPP-002b: Richlands core</p> <p>NPP-002c: Richlands frame</p> <p>NPP-003: Richlands east</p> <p>NPP-003a: Queensland Police Service Academy</p>
<p>River Gateway neighbourhood plan</p>	<p>NPP-001: Morningside</p> <p>NPP-001a: Low-medium density residential</p> <p>NPP-001b: District centre</p> <p>NPP-002: Seven Hills Tafe</p> <p>NPP-003: Cannon Hill / Murrarie</p> <p>NPP-003a: Low-medium density residential</p> <p>NPP-003b: Wynnum Road corridor</p> <p>NPP-003c: Cannon Hill Shopping Centre</p> <p>NPP-003d: Park Hill south</p> <p>NPP-003e: Former CSIRO site</p> <p>NPP-003f: Cannon Hill Railway Station</p> <p>NPP-004: Minnippi</p> <p>NPP-005: Industry</p>

Rochedale urban community neighbourhood plan	<p>NPP-001: Town centre</p> <p>NPP-002: Neighbourhood and business service centre</p> <p>NPP-003: Business park and gateway civic</p> <p>NPP-003a: Business park</p> <p>NPP-003b: Gateway civic</p> <p>NPP-004: Future industry</p> <p>NPP-005: Potential development area</p> <p>NPP-005a: Very low density residential</p> <p>NPP-005b: Low density residential</p> <p>NPP-005c: Low-medium density residential</p> <p>NPP-005d: Mixed use</p> <p>NPP-005e: Proposed busway station</p> <p>NPP-005f: Community uses</p>
Sandgate district neighbourhood plan	<p>NPP-001: Sandgate town centre</p> <p>NPP-002: The Gas Works</p> <p>NPP-003: Deagon Stables</p>
Sandgate Road neighbourhood plan	Nil
Sherwood—Graceville district neighbourhood plan	<p>NPP-001: West side character</p> <p>NPP-002: Corinda centre</p> <p>NPP-003: Sherwood centre</p> <p>NPP-004: Honour Avenue centre</p> <p>NPP-005: Community hub</p> <p>NPP-006: St Aidan's School</p> <p>NPP-007: Light industry and employment</p> <p>NPP-008: Alan Fletcher Research Station/Montrose access</p> <p>NPP-009: Sport and recreation</p>
South Brisbane riverside neighbourhood plan	<p>NPP-001: South Brisbane reach</p> <p>NPP-002: Musgrave</p> <p>NPP-003: Boundary and Vulture</p> <p>NPP-003a: Village heart</p> <p>NPP-004: Kurilpa</p> <p>NPP-004a: Kurilpa south</p> <p>NPP-004b: Kurilpa north</p> <p>NPP-005: Riverside north</p> <p>NPP-006: Buchanan and Davies Park</p> <p>NPP-007: Riverside south</p>
Toombul—Nundah neighbourhood plan	<p>NPP-001: Nundah village</p> <p>NPP-001a: Nundah village</p> <p>MPP-001b: Nundah village</p> <p>NPP-001c: Nundah village medium density residential</p> <p>NPP-002: Toombul central</p> <p>NPP-002a: Toombul eastern</p> <p>NPP-003: Union Street</p>

	<p>NPP-003a: Union Street medium density residential</p> <p>NPP-003b: Union Street medium density residential</p> <p>NPP-004: Oxenham park</p> <p>NPP-004a: Oxenham park medium density residential</p> <p>NPP-004b: Oxenham park medium density residential</p> <p>NPP-005: Nundah north</p> <p>NPP-005a: Nundah north medium density residential</p> <p>NPP-006: Toombul west</p> <p>NPP-006a: Toombul west medium density residential</p> <p>NPP-006b: Toombul west medium density residential</p>
Toowong—Auchenflower neighbourhood plan	<p>NPP-001: Toowong centre</p> <p>NPP-001a: Toowong centre a</p> <p>NPP-001b: Toowong centre b</p> <p>NPP-001c: Toowong centre c</p> <p>NPP-002: Toowong residential</p> <p>NPP-003: Memorial Park</p> <p>NPP-004: Regatta riverside</p> <p>NPP-004a: Regatta riverside a</p> <p>NPP-005: Auchenflower heart</p> <p>NPP-005a: Auchenflower heart a</p> <p>NPP-005b: Auchenflower heart b</p> <p>NPP-005c: Auchenflower heart c</p> <p>NPP-006: Dunmore residential</p>
Toowong—Indooroopilly district neighbourhood plan	<p>NPP-001: Milton/Sylvan Road light industry</p> <p>NPP-002: Dean Street shops</p> <p>NPP-003: Government research</p> <p>NPP-004: Woodstock Avenue</p> <p>NPP-005: Taringa suburban centre</p>
Wakerley neighbourhood plan	<p>NPP-001: Residential development</p> <p>NPP-001a: Residential a</p> <p>NPP-001b: Residential b</p> <p>NPP-001c: Residential c</p> <p>NPP-002: Industrial development</p>
West End—Woolloongabba district neighbourhood plan	<p>NPP-001: West End estate</p> <p>NPP-002: Mater Hill</p> <p>NPP-002a: Mater Hill a</p> <p>NPP-002b: Mater Hill b</p>
Western gateway neighbourhood plan	<p>NPP-001: Sumner</p> <p>NPP-002: Darra</p> <p>NPP-003: Wacol institutional</p> <p>NPP-004: Wacol industrial</p>

	NPP-005: Inala NPP-006: Monier Road NPP-007: Carole Park / Ellen Grove
Willawong neighbourhood plan	NPP-001: Willawong rural NPP-002: Paradise wetland investigation NPP-003: Remediation NPP-004: Recycling industry
Woolloongabba centre neighbourhood plan	NPP-001: Woolloongabba core NPP-002: Woolloongabba hill NPP-003: Ipswich Road and Stanley Street corridor NPP-004: Logan Road corridor NPP-005: Deshon Street
Wynnum—Manly neighbourhood plan	NPP-001: Wynnum north NPP-001a: Wynnum north NPP-002: Light and service industry NPP-003: Wynnum central NPP-003a: Wynnum CBD northern frame NPP-003b: Parkside residential NPP-003c: Western residential NPP-003d: Wynnum central business district NPP-003e: Bay Terrace NPP-003f: Wynnum CBD southern frame NPP-003g: Waterloo Bay Hotel NPP-003h: Esplanade NPP-004: Manly harbour village NPP-005: Wynnum hospital NPP-006: Wynnum Road NPP-007: Lota wetlands
Wynnum West neighbourhood plan	Nil

**Table 1.2.3—Overlays and overlay codes**

<b>Mapping overlays</b>	<b>Overlay codes</b>
Editor's note—For all draft maps refer to new City Plan mapping	
Active frontages in residential zones overlay	Active frontages in residential zones overlay code
Airport environs overlay	Airport environs overlay code
Bicycle network overlay	Bicycle network overlay code
Biodiversity areas overlay	Biodiversity areas overlay code
Bushfire overlay	Bushfire overlay code
Coastal hazard overlay	Coastal hazard overlay code
Commercial character building overlay	Commercial character building (activities) overlay code

	Commercial character building (demolition) overlay code
Critical infrastructure and movement network overlay	Critical infrastructure and movement network overlay
Dwelling house character overlay	No applicable overlay code
Extractive resources overlay	Extractive resources overlay code
Flood overlay	Flood overlay code
Good quality agricultural land overlay	Good quality agricultural land overlay code
Heritage overlay	Heritage overlay code
Industrial amenity overlay	Industrial amenity overlay code
Landslide overlay	Landslide overlay code
Neighbourhood character overlay	Neighbourhood character (demolition) overlay code Neighbourhood character (design) overlay code
Potential and actual acid sulfate soils overlay	Potential and actual acid sulfate soils overlay code
Pre-1911 building overlay	Pre-1911 building overlay code
Regional infrastructure corridors and substations overlay	Regional infrastructure corridors and substations overlay code
Road hierarchy overlay	Road hierarchy overlay code
Significant landscape tree overlay	Significant landscape tree overlay code
Streetscape hierarchy overlay	Streetscape hierarchy overlay code
Transport air quality corridor overlay	Transport air quality corridor overlay code
Transport noise corridor overlay	Transport noise corridor overlay code
Water resource catchments overlay	Water resource catchments overlay code
Waterway corridors overlay	Waterway corridors overlay code
Wetlands overlay	Wetlands overlay code

**Table 1.2.4—Statewide codes and development codes**

<b>Statewide codes</b>
Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Community residence code
Forestry for wood production code
<b>Development codes</b>
Animal keeping code
Caretaker's accommodation code
Centre or mixed use code
Centre or mixed use design code
Child care centre code
Community facilities code
Dual occupancy code
Dwelling house code

<p>Dwelling house (small lot) code</p> <p>Extractive industry code</p> <p>Home based business code</p> <p>Hostel code</p> <p>Indoor sport and recreation code</p> <p>Industry code</p> <p>Intensive food production code</p> <p>Multiple dwelling code</p> <p>Multiple dwelling design code</p> <p>Outdoor sport and recreation code</p> <p>Park code</p> <p>Park planning and design code</p> <p>Residential care facility code</p> <p>Rural activities code</p> <p>Service station code</p> <p>Short-term accommodation code</p> <p>Small scale non-residential uses code</p> <p>Special purpose code</p> <p>Specialised centre code</p> <p>Telecommunications facility code</p> <p>Tourist park and relocatable home park code</p>
<p><b>Other development codes</b></p>
<p>Biodiversity offset code</p> <p>Demolition of hostels code</p> <p>Filling and excavation code</p> <p>Infrastructure design code</p> <p>Landscape work code</p> <p>Operational work code</p> <p>Outdoor lighting code</p> <p>Prescribed tidal work code</p> <p>Stormwater code</p> <p>Subdivision code</p> <p>Transport, access, parking and servicing code</p> <p>Wastewater code</p>

**Table 1.2.5—Schedules and appendices**

<p><b>Schedules</b></p>
<p>Schedule 1 Definitions</p> <p>Schedule 2 Mapping</p> <p>Schedule 3 Priority infrastructure plan mapping and support material</p> <p>Schedule 4 Notations required under the Sustainable Planning Act 2009</p> <p>Schedule 5 Land designated for community infrastructure</p> <p>Schedule 6 Planning scheme policies</p>
<p><b>Appendices</b></p>
<p>Appendix 1 Index and glossary of abbreviations and acronyms</p>

**Table 1.2.6—Planning scheme policies**

<b>Planning scheme policies</b>
Air quality planning scheme policy
Biodiversity areas planning scheme policy
Bushfire planning scheme policy
Coastal hazard planning scheme policy
Commercial character building planning scheme policy
Compensatory earthworks planning scheme policy
Consultation planning scheme policy
Crime prevention through environmental design planning scheme policy
Flood planning scheme policy
Graffiti prevention planning scheme policy
Heritage planning scheme policy
Independent design advisory panel planning scheme policy
Industrial hazard and risk assessment planning scheme policy
Infrastructure design planning scheme policy
Landscape design guidelines for water conservation planning scheme policy
Landslide planning scheme policy
Management of hazardous chemicals in flood affected areas planning scheme policy
Management plans planning scheme policy
Neighbourhood character planning scheme policy
Noise impact assessment planning scheme policy
Offsets planning scheme policy
Park management plan planning scheme policy
Planting species planning scheme policy
Potential and actual acid sulfate soils planning scheme policy
Refuse planning scheme policy
Social and health impact assessment planning scheme policy
Structure planning planning scheme policy
Transport, access, parking and servicing planning scheme policy
Transport air quality corridor planning scheme policy

## **1.3 Interpretation**

### **1.3.1 Definitions**

- (1) A term used in the planning scheme has the meaning assigned to that term by:
  - (a) the Act; or
  - (b) the Sustainable Planning Regulation 2009 (the Regulation); or
  - (c) the definitions in Schedule 1 of the planning scheme; or
  - (d) the Acts Interpretation Act 1954; or
  - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the Acts Interpretation Act 1954.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause sub-section(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, means the amended or replaced act.

- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource documents or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

### 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'Note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, under the Acts Interpretation Act 1954, are identified by the title 'Editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote—This is an example of a footnote.

### 1.3.3 Punctuation

- (1) A word followed by ';' is considered to be 'and'.
- (2) A word followed by ';' or ' or ' means any of the options can apply.

### 1.3.4 Zones for roads, waterways and reclaimed land

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

- (a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land; or
- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
- (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land; or
- (d) if the road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to within the Local Government (Operations) Regulation 2010.

## 1.4 Categories of development

- (1) The categories of development under the Act are:
  - (a) exempt development;  
Editor's note—A development permit is not required for exempt development.
  - (b) self-assessable development;  
Editor's note—A development permit is not required for self-assessable development.
  - (c) development requiring compliance assessment;



Editor's note—A compliance permit is required for development requiring compliance assessment.

(d) assessable development;

Editor's note—A development permit is required for assessable development.

(e) prohibited development.

Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.

- (2) The Act prescribes levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for development in the planning scheme area in Part 5.

## 1.5 Hierarchy of assessment criteria

Where there is inconsistency between provisions within the planning scheme, the following rules apply:

- (a) the strategic framework prevails to the extent of the inconsistency over all other components;
- (b) statewide codes prevail to the extent of the inconsistency over all other components other than the strategic framework;
- (c) overlays prevail to the extent of the inconsistency over all other components other than the strategic framework and statewide codes;
- (d) neighbourhood plan codes prevail to the extent of the inconsistency over zone codes, use codes and other development codes;
- (e) zone codes prevail to the extent of the inconsistency over use codes and other development codes;
- (f) provisions of Parts 10 and 11 may override any of the above.

## 1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the Building Act 1975.
- (2) The building assessment provisions are listed in section 30 of the Building Act 1975.  
Editor's note—The building assessment provisions are stated in section 30 of the Building Act 1975 and are a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the Building Act 1975).
- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the Building Act 1975.

Editor's note—The Building Act 1975 permits a planning scheme to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under section 32 of the Building Act 1975 such as building height and space for on-site parking, designated floor levels of habitable rooms in flood areas, designated areas subject to bushfire hazard, noise corridors and end-of-trip facilities;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the Building Act 1975;
- specify alternative planning scheme provisions under section 33 of the Building Act 1975 for alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) Table 1.6.1 identifies the building assessment provisions in the planning scheme made under section 32 and 33 of the Building Act 1975.

**Table 1.6.1—Building assessment provisions in the planning scheme**

<b>Building Act 1975 (BA) and Building Regulation 2006 (BR)</b>	<b>Description</b>	<b>Building assessment provision in planning scheme</b>
Section 32(a) BA and section 12 BR	Designation of bush fire prone area for the BCA or QDC	Bushfire overlay
Section 32(a) BA and section 13 BR	Designation of natural hazard management area (flood)	Flood overlay
Section 32(b) BA and section 13 BR (1)(a) and (1)(b)(i), (1)(b)(iv) and (1)(b)(v)	Declaration within the natural hazard management area (flood) of the defined flood event, a freeboard greater than 300mm, and floor levels of habitable rooms in a natural hazard management area (flood)	Flood overlay
Section 33 BA	Alternative provisions to QDC boundary clearance and site cover provisions for particular buildings	Dwelling house code Dwelling house (small lot) code

Note—For the purposes of the Queensland Development Code, MP3.5 Construction of buildings in flood hazard areas does not apply within the natural hazard management area (flood).

Editor's note—A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval under section 83(b) of the Building Act 1975.

Editor's note—In a development application, the applicant may request a preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the Building Act 1975.

## **1.7 Local government administrative matters**

All references to neighbourhood plans within this planning scheme are to be read as meaning local plans for the purposes of interpreting the Queensland Planning Provisions.