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## **1.0 INTRODUCTION**

The *Subdivision and Development Guidelines* (the *Guidelines*) is a **Planning Scheme Policy** under the *Brisbane City Plan 2000* (the *Plan*). The intent of the Planning Scheme Policy is to provide guidance in the submission of development proposals to support the Codes contained in the *Plan*. Therefore **the user must read the *Guidelines* in conjunction with the *Plan* to ensure that the development proposal complies in its entirety with the relevant codes, provisions and planning scheme policies.**

The onus is on the proponent to demonstrate achievement of the desired outcomes set out in the *Plan*. The proponent can adopt the prescribed acceptable solutions or seek alternative solutions that meet the specified performance criteria.



## 2.0 BACKGROUND

The *Brisbane City Plan* (the *Plan*) has been prepared under the *Integrated Planning Act 1997*. The *Act* seeks to achieve ecological sustainability and sets out the requirements for integrated planning and integrated development assessment in Queensland.

The protection of ecological processes and natural systems is closely related to the concept of valuable features, in terms of the areas that are of ecological and landscape significance and of importance as economic resources. The *Plan* provisions firstly protect such features through their inclusion in green space areas, directing more intensive land uses and development to other areas. Secondly, the *Plan* establishes requirements for the level of assessment and performance standard (including those related to infrastructure) that will ensure these values will be protected in all areas.

The impetus of revising the 1997 version of *Subdivision and Development Guidelines* is driven by the recent **release of the *Plan*** and **new legislative requirements** that have been enacted since the last publication. As a result some processes and standards of the *1997 Guidelines* are now outdated and inconsistent with the performance criteria and acceptable solutions set out in the *Plan*. Further, the revision provides the opportunity to **address existing deficiencies** and restructure some chapters to **improve readability**.



### **3.0 STRUCTURE AND CONTENTS**

The *Subdivision and Development Guidelines* is divided into five parts (A-E), each part containing discrete chapters. The key elements of the 2000 revision are summarised below:

1. The structure and chapter headings are generally in accordance with the 1997 version. Some chapters have been substantially rewritten to address existing deficiencies and improve readability.
2. Linkages have been incorporated, whether directly or indirectly, with the relevant Codes and Planning Scheme Policies of the *Brisbane City Plan*.
3. References to Council departments and officers have been amended to reflect the current Council structure. For example Principal Officer Development Works is now Engineering Officer Development & Regulatory Services.
4. The *1997 Guidelines* incorporates a number of standard drawings as figures, which are sometimes inconsistent with the formal set of standard drawings (circa 1994/95). The 2000 revision addresses this by:
  - Removing standard drawings (with the exception of illustration figures) from the *Guidelines*. This will not only eliminate inconsistency, duplication and confusion, but also ensures that future updates can be easily implemented.
  - Inclusion of the standard drawing index in Part D of the *Guidelines*.
  - The issuing of standard drawings in a separate document which can be purchased through the Customer Service and Regional Business Centres.
5. Section C - Construction Process and Specification of the *1997 Guidelines* is completely superseded by the insertion of Part C - Water Quality Management Guidelines. This will assist the user in the interpretation of the Management of Urban Stormwater Quality Planning Scheme Policy and to supplement some of the acceptable solutions prescribed in the Stormwater Management Code. The reference specification list is now included in Part D of the *Guidelines*. The reference specifications themselves are issued in a separate document (in order to ensure that future updates can be easily implemented) and can be purchased through the Customer Service and Regional Business Centres.
6. All references to the *Town Plan* have been deleted as it is superseded by *City Plan*. For example Policy 19.22 Brisbane Waterways is now replaced by the Waterway Code.
7. Duplication with the *City Plan* Codes and Planning Scheme Policies has been eliminated to the maximum practicable extent. For example Table B5.1(2) in the *1997 Guidelines* is similar to Table 1 of the Transport and Traffic Facilities Planning Scheme Policy, and has therefore been removed from this revision.
8. Consistency in terminology has been achieved with the *Brisbane City Plan*. For example 'zoning' in *Town Plan* is replaced by 'areas' in *City Plan* eg Residential A zoning is now Low Residential Area.
9. Outdated practices have been replaced. For example hard engineering solutions such as concrete lined channels may no longer be acceptable. Instead self-sustaining natural channels are preferred to protect and enhance waterway health.



10. Additional provisions have been incorporated. Examples include minimising premature pipe cracking, professional and para-professional services, proprietary products, gully manholes, Building Over/Near Stormwater Facilities, natural channel design, water sensitive urban design, etc.
11. The maintenance/defects liability period has been altered from a minimum of 6 months to a minimum of 12 months for the following reasons. (Note: The 12 month maintenance period already applies to street landscaping.)
  - Ability to monitor performance of asset over a full seasonal cycle.
  - Ability to monitor performance of asset for design loads. For example, roads in a new subdivision are not always subject to the design traffic loads (eg refuse collection vehicles) during the first 6 months.
  - The minimum 12 month maintenance period is consistent with the industry trend. The majority of the surrounding local authorities are implementing the minimum 12 month maintenance period.
  - The minimum 12 month maintenance period would assist Council in evaluating the overall performance of contributed (donated) assets especially with the shift towards self certification. Further, maximising the use of ecologically sensitive solutions such as natural channels and wetlands often requires longer establishment and performance monitoring periods.

Commentaries of the comparative differences between the 1997 and 2000 *Guidelines* are summarised in Table A3.1.

TABLE A3.1 COMPARATIVE DIFFERENCES

<b>1997 Guidelines</b>	<b>2000 Guidelines/Scope of Amendment</b>
<i>Section A Council's Requirements</i>	<b>Part A About the Guidelines</b> The contents have been rewritten to state purpose, identify scope of amendments, and align the contents with the intents of the <i>City Plan</i> .
<i>Section B Design Requirements</i>	<b>Part B Design Requirements</b>
<i>Chapter 1.0 Environmental Considerations</i>	<i>Chapter 1.0 Environmental Factors</i> The chapter has been rewritten to make references to the key Codes and Planning Scheme Policies of the <i>City Plan</i> .



**1997 Guidelines**

**2000 Guidelines/Scope of Amendment**

*Chapter 2.0 Flood  
Affected Land*

*Chapter 2.0 Flood Affected Land*

The chapter has been substantially rewritten to provide further clarification on development constraints in flood prone land. However previous flood immunity standards have been generally maintained. Key changes include:

1. Assigning flood immunity levels to three different categories – conventional subdivision, redevelopment/ infill development, and existing residential lot.
2. Establishing the low flood hazard criteria that defines the limit on where the intensification of land use (redevelopment/ infill development) may be permissible.
3. Adopting the 20y ARI Brisbane River flood immunity level for car parking purposes in cognisance that this standard can be more readily achieved on a regional basis.
4. The terminology of flood free access is no longer used. Instead the road trafficability concept as defined in the AustRoads publication (terminologies include average annual time of closure, 50y ARI time of closure) has been adopted.

*Chapter 3.0 Waterways  
and Wetlands*

*Chapter 3.0 Waterways and Wetlands*

As the requirements are now set out in the Waterway and Wetland Codes, this chapter has become redundant. To avoid any potential misinterpretation, the contents merely make references to the Waterway Code and Wetland Code of the *City Plan*.

*Chapter 4.0 Earthworks*

*Chapter 4.0 Earthworks*

The chapter has been substantially rewritten. Key changes include:

1. Deletion of extensive coverage on erosion and sediment control measures, as this is now covered in Part C of the *Guidelines*.
2. Deletion of reference to fill material classification other than making reference to AS 3798 for design standards.
3. Deletion of reference to pit burning, as the requirements are now set out in the Air Quality Planning Scheme Policy.



**1997 Guidelines**

**2000 Guidelines/Scope of Amendment**

*Chapter 5.0 Roads*

*Chapter 5.0 Roads*

The content of the chapter remains generally intact. Key changes include:

1. Deletion of materials that are already addressed in the Transport and Traffic Facilities Planning Scheme Policy.
2. Amending terminologies to ensure consistency with the *City Plan*.
3. Removal of a large number of Figures that are issued separately in the *Standard Drawings* document.
4. Amending road hierarchy to reflect new terminologies.
5. Section 5.2.5. The maximum length of Local Access roads has been decreased from 200 m to 150 m.
6. Section 5.3.5. A 2/3 majority community approval is a prerequisite when considering the installation of traffic control devices that have an impact on an existing subdivision.
7. Section 5.5.3. Table B5.5.1 (previously Table B5.4 (2)) – Pavement design and construction, minimum granular thickness including asphalt wearing course, has been amended as follows:
  - Minimum CBR of subgrade not requiring improvement is now 3.
  - Minimum granular pavement depths for pavement types B, C, D, E have been increased in some cases.
  - The pavement must extend 75 mm past the concrete kerb and channel to ensure stability of the pavement edge.
8. Section 5.6.5. Before engineering plans are submitted, rural subdivisions must include a survey that extends 50 m along the road beyond the frontage of the subdivision and a minimum of 5 m onto the adjacent land for determining the initial and ultimate alignment of the kerb and channel.
9. Section 5.7.2. Types of traffic islands now also include splitter and pedestrian refuge islands. Functional layout approval will now be subject to evidence that the local Ward Councillor has been contacted and that the proposal has been accepted by a 2/3 majority of residents and community groups.
10. Section 5.8.1. Order of construction of traffic islands, signs and pavement marking has been listed.
11. Section 5.8.4. Temporary traffic guidance is required for each stage of construction where passing traffic is expected.



**1997 Guidelines**

*Chapter 6.0 Stormwater  
Drainage*

**2000 Guidelines/Scope of Amendment**

*Chapter 6.0 Stormwater Drainage*

The chapter has been substantially rewritten to address existing deficiencies, provide further clarifications, and remove references to outdated practices. Key changes include:

1. Section 6.1. Incorporation of Council requirements in respect of proprietary products, and professional and para-professional services.
2. Section 6.2.1 Natural Channel Design. The superseded content prescribed the use of an enclosed drainage system for catchments 0.4 to 120 hectares. This requirement is contradictory with the Stormwater Management Code, which aims to maximise the use of natural channel design.
3. Section 6.2.2 Water Sensitive Urban Design. The superseded content states that there is no specific requirement for an enclosed drainage system for catchments in excess of 120 hectares. The Stormwater Management Code aims to maximise the use of water sensitive urban design solutions, regardless of catchment sizes.
4. Section 6.4. Park and waterway requirements have been enhanced to incorporate guidelines that set out to achieve desirable outcomes in the design of stormwater outlets.
5. Section 6.5.1.
  - Alteration of minimum Council owned pipe size from 300 mm to 375 mm diameter, due to increased inlet capacities of the new style lintels.
  - Incorporation of close circuit television camera (CCTV) inspection as a requirement prior to acceptance On Maintenance of contributed (donated) stormwater pipes, in order to address premature pipe cracking due to construction loadings.
6. Section 6.5.3. Insertion of new materials which specify the acceptance criteria for gully manholes and gully to gully drainlines.
7. Section 6.6.4. Insertion of new materials to restrict the use of concrete inverts at road intersection.
8. Section 6.7.2. Modify kerb adaptor requirements to include alternative approved durable materials other than heavy duty UPVC.
9. Section 6.8.3. Incorporation of semi-quantitative criteria in the evaluation of Manning's roughness coefficients.
10. Section 6.12.1. Provision of detailed methodology for stormwater pumping design.
11. Section 6.14. Incorporation of detailed assessment process in respect of Building Over/Near Stormwater

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**1997 Guidelines**

**2000 Guidelines/Scope of Amendment**

Facilities.

12. Removal of a large number of Figures that are issued separately in the *Standard Drawings* document.

*Chapter 7.0  
Landscaping*

*Chapter 7.0 Landscaping*

The content of the chapter remains generally intact. Key changes include:

1. Section 7.4.3. Under maintenance aspects, notes added; species choice must match the planting space available; landscaping scheme must include sub-surface drainage from medians and traffic islands discharging to an enclosed pipe system.
2. Section 7.4.6. Details added about root barriers.
3. Section 7.4.8. Council's requirements are better defined for the inspection after the required 12 month maintenance period.

*Chapter 8.0 Verges/  
Footpaths/ Pathways*

*Chapter 8.0 Verges/ Footpaths/ Pathways*

The content of the chapter remains generally intact. Key changes include:

1. Section 8.2. Crossfall has been changed from 1V in 40H to 1V in 50H.
2. Section 8.5. Concrete footpath widths in pedestrian links have been increased from 1.5 m to 1.8 m.

*Chapter 9.0 Bikeways*

*Chapter 9.0 Bikeways*

The content of the chapter remains generally intact. Key changes include:

1. Section 9.5. The separation distance between footpaths and bikepaths has been amended from 0.7 m to 1.0 m.
2. Section 9.6. New section added to emphasise the need to provide bicycle parking.

*Chapter 10.0 Bridges  
and Culverts*

*Chapter 10.0 Waterway Structures*

The content of the chapter remains generally intact. Key changes include:

1. Change of chapter title to better reflect the contents.
2. Section 10.2. Detailed design drawings are now required to nominate jacking points and jacking loads for bearing replacement of all bridge bearings.
3. Section 10.2. All bridge deck joints (eg joints between precast elements, construction joints, etc) must be waterproofed using an approved membrane.



### **1997 Guidelines**

### **2000 Guidelines/Scope of Amendment**

#### *Chapter 11.0 Waste Management*

#### *Chapter 11.0 Refuse Collection*

The chapter has been substantially rewritten to improve readability. Key changes include:

1. Change of chapter title to better reflect the contents.
2. Use of consistent terminologies as defined in *the City Plan*.
3. Contents have been restructured to incorporate discrete subject matters.

#### *Chapter 12.0 Vehicular Access*

#### *Chapter 12.0 Vehicular Access*

The content of the chapter remains generally intact. Key changes include:

1. Section 12.4. Consideration to be given for retaining walls where the crossfall of the driveway is severe and embankments are steeper than 1V:4H instead of 1V:2H.
2. Driveway requirements – mesh type in concrete driveway is now specified.

#### *Chapter 13.0 Acoustic and Other Fences*

#### *Chapter 13.0 Fencing*

The chapter has been substantially rewritten to address existing deficiencies, provide further clarifications, and remove outdated references. Key changes include:

1. Incorporation of cost sharing issues and hydraulic constraints.
2. Reference to Noise Impact Assessment Planning Scheme Policy for noise attenuation evaluation methodologies.
3. Removal of a large number of Figures that are issued separately in the *Standard Drawings* document.

#### *Chapter 14.0 Services*

#### *Chapter 14.0 Public Utilities*

The chapter has been substantially rewritten to incorporate comprehensive requirements for street lighting and electricity services.

#### **Part C Water Quality Management Guidelines**

Water quality management covered in the *1997 Guidelines* is limited only to erosion and sediment control, which is not adequate to meet the current policy objectives. The key objectives of the new chapters are:

1. To document existing and best practice methods of managing water quality.
2. To get much greater consistency in approach across Council and the development industry.
3. To meet the objectives of the *City Plan, Integrated Planning Act 1997, Environmental Protection Act 1994*, and the *Environmental Protection (Water) Policy 1997*

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### **1997 Guidelines**

### **2000 Guidelines/Scope of Amendment**

with respect to the City's waterways.

4. To respond to scientific findings in the region eg the need to minimise stormwater pollution.
5. To provide Acceptable Solutions to Performance Criteria as defined in the *City Plan Codes*.
6. To provide technical guidelines to help deliver the 2010 vision eg a clean and green City.

#### *Section C Construction Process and Specifications*

#### **Part D Reference Specifications and Standard Drawings**

The *1997 Guidelines* incorporates a number of standard drawings (as figures) that are sometimes inconsistent with Council's set of standard drawings (circa 1994/95). Further the *1997 Guidelines* incorporates an incomplete set of specifications. In conjunction with the 2000 revision of the *Guidelines*, standard drawings and reference specifications were removed and revised. They are issued in separate documents (in order to ensure that future updates can be easily implemented) and can be purchased through the Customer Service and Regional Business Centres. Part D of the *Guidelines* now incorporates the drawing index and reference specification list.

#### *Section D Engineering Procedures*

#### **Part E Engineering Procedures**

Part E has been completely restructured and rewritten. Key changes include:

1. The *1997 Guidelines* documents Council's structure and development assessment processes. The *2000 Guidelines* deliberately excludes any aspects of the current Integrated Development Assessment processes, as these processes are often dynamic and subject to constant reviews.
2. Contents have been streamlined to three chapters as opposed to six chapters previously.
3. Comprehensive asset register proforma to enable Council to update asset valuation and capitalisation.
4. Increase of maintenance/defects liability period from 6 to 12 months.
5. As Constructed requirements now extends to the submission of digital terrain data in order to progressively update citywide re-contouring project.