

Subdivision and Development Guidelines 2000



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PREFACE

The impetus of revising the 1997 version of *Subdivision and Development Guidelines* (the *Guidelines*) is driven by the recent **release of the *Brisbane City Plan 2000*** (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 As a result some processes and standards of the *1997 Guidelines* are now outdated and inconsistent with the performance criteria and acceptable solutions set out in the *Plan*.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**.

The *Subdivision and Development Guidelines* is a **Planning Scheme Policy** under the *Brisbane City Plan 2000*. 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 *Brisbane City 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.

DISCLAIMER

The *Guidelines* supplements the *Brisbane City Plan* (the *Plan*) and provides a consistent framework in which both the industry and Council can operate without inhibiting innovative development proposals within Brisbane City. Every effort and care has been taken by Brisbane City Council to verify that the contents of the *Guidelines* are consistent with the *Plan* and reflect Council's current requirements. In cases of inconsistencies, the requirements of the *Plan* and the decisions of the Council Delegate in relation to specific matters will override the *Guidelines*.

The use of the *Guidelines* requires professional interpretation and judgement. Appropriate design procedures and assessment must be applied, to suit particular circumstances under consideration. The proponent must not assume that the development approval will be automatically granted even if the development proposal complies with the *Guidelines*. Where a particular situation so warrants, the *Guidelines* may be departed from at the discretion of the Council Delegate.

The Developer (or its agents) is solely responsible for ensuring that all works are designed and executed in accordance with the *Guidelines*, relevant standards, and sound engineering and environmental practices. Brisbane City Council does not guarantee nor make any representations to the completeness of the information contained herein nor accept any responsibility for any loss or damage occurring as a result of the use of the *Guidelines*.



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To enable Council to continually improve on any aspects of the *Guidelines*, users are welcomed to provide feedback via one of the following methods.

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