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1.0 ENVIRONMENTAL FACTORS

1.1 PURPOSE

This chapter is intended to provide a broad outline of key provisions that are set out in the *Brisbane City Plan* in respect of environmental issues. Therefore **the user must read this chapter 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.**

1.2 BRISBANE CITY PLAN

The *Brisbane City 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 *Brisbane City 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 *Brisbane City 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.

In general, the proposed development must comply with the following related codes and provisions of the *Brisbane City Plan*:

- The Strategic Plan - Brisbane Green Space System and Values.
- Acid Sulfate Soil Code.
- Biodiversity Code.
- Heritage Place Code.
- Energy Efficiency Code.
- Landscaping Code.
- Stormwater Management Code.
- Waterway Code.
- Wetland Code.
- Acid Sulfate Soil Planning Scheme Policy.
- Air Quality Planning Scheme Policy.
- Energy Efficiency Planning Scheme Policy.
- Environmental Impact Assessment Planning Scheme Policy.
- Heritage Register Planning Scheme Policy.
- Management of Urban Stormwater Quality Planning Scheme Policy.
- Natural Assets Planning Scheme Policy.
- Noise Impact Assessment Planning Scheme Policy.



The range of issues that may need to be addressed in an Environmental Management Plan usually includes but is not limited to:

- Acid sulfate soil.
- Air quality.
- Biting insects.
- Buffer area management.
- Building/structure conservation or retention.
- Energy efficiency and management.
- Erosion and sediment control.
- Management of activities and events, including monitoring and corrective action.
- Management of the impacts of land uses on surrounding sites.
- Natural and cultural heritage preservation/management.
- Noise control.
- Rehabilitation/landscaping.
- Rehabilitation of sites.
- Resource and waste management.
- Stormwater management.
- Vegetation management.
- Visual amenity.
- Water quality/waterway health.
- Weed control.