

Brisbane City Plan 2014

Minor and administrative amendment package J

1 Guide to this document

- (a) In this document, proposed amendments to *Brisbane City Plan 2014* (v.20) are detailed as follows:
 - (i) in the Schedule of text amendments:
 - (A) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (B) text identified in underlining and green highlight (e.g. example) represents text to be inserted
 - (ii) in the Schedule of mapping amendments, insertions or omissions are as detailed in the tables.
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

Schedule of text amendments

Part 1 About the planning scheme

1.2 Planning scheme components

Reason for change: A redundant or outdated term in the instrument

1. The planning scheme comprises the following components:
 - j. land in the planning scheme area which is affected by the following other plans;
 - i. Bowen Hills UDA Development Scheme;
 - ii. Fitzgibbon UDA Development Scheme;
 - iii. Northshore Hamilton UDA Development Scheme;
 - iv. [Woolloongabba UDA Development Scheme](#);
 - v. Queen's Wharf Brisbane PDA Development Scheme;
 - vi. Herston Quarter PDA Development Scheme;
 - vii. Oxley PDA Development Scheme ;
 - viii. Yeronga PDA Development Scheme;
 - ix. Albert Street Cross River Rail PDA Interim Land Use Plan;
 - x. [Boggo Road Cross River Rail PDA Interim Land Use Plan](#);
 - xi. [Roma Street Cross River Rail PDA Interim Land Use Plan](#);
 - xii. [Woolloongabba Cross River Rail PDA Interim Land Use Plan](#);
 - xiii. South Bank Corporation Area Approved Development Plan;

Table 1.2.5—Schedules and appendices

Reason for change: Cross-references in the instrument

Schedule 1 Definitions

Schedule 2 Mapping

Schedule 3 Local government infrastructure plan mapping and tables

Schedule 4 Notations required under the Planning Act 2016

Schedule 5 [Designation of premises](#) [Land designated](#) for [development](#) [community infrastructure](#)

Schedule 6 Planning scheme policies

1.7.5 Designated lawful change to ground level

Reason for change: A redundant or outdated term in the instrument

2. For the purpose of the definition of prescribed level in Schedule 1, the 2002 [BIMAP](#) contours are the contour information determined by the Council.

Part 3 Strategic framework / 3.7 Theme 5: Brisbane's CityShape

3.7.3 Element 5.2 – Brisbane's Major Industry Areas

Table 3.7.3.1—Specific outcomes and land use strategies

Reason for change: Cross-references in the instrument

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| <p>SO9 Development supports the viability and efficient functioning of the Northern industrial area.</p> | <p>L9 The Northern industrial area:</p> <ul style="list-style-type: none"> a. is located on Brisbane’s north-eastern railway line and adjacent to the Gateway Motorway; b. is primarily focused on manufacturing, transport and wholesale trade but is increasingly focused on low-impact <u>impact</u> industry and business services given its central location in Brisbane’s northern suburbs, proximity to the Australia TradeCoast and accessibility by public transport; c. is served by Geebung as its primary service centre. |
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**Part 5 Tables of assessment / 5.5 Categories of development and assessment –
Material change of use / Residential zones / Tourist accommodation zone TOA**

Reason for change: Cross-references in the instrument

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| Non-resident worker workforce accommodation | Assessable development—Code assessment | |
| | If within an existing premises | Tourist accommodation zone code Note—Refer to the Moreton Island settlements Neighbourhood Plan Code. |

**Part 5 Tables of assessment / 5.5 Categories of development and assessment –
Material change of use / Principal centre zone TOA**

Reason for change: The format or presentation of the instrument

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| Multiple dwelling | Assessable development—Code assessment | |
| | If <ul style="list-style-type: none"> a. no greater than the number of storeys and building height (except where specified in the relevant neighbourhood plan; or b. within the City Centre neighbourhood plan area) specified in the relevant neighbourhood plan | Centre or mixed use code Principal centre zone code Prescribed secondary code |

**Part 5 Tables of assessment / 5.5 Categories of development and assessment –
Material change of use / Industry zones / Industry zone TOA****General industry C zone precinct****Reason for change:** The format or presentation of the instrument

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| Medium impact industry | Accepted development, subject to compliance with identified requirements | |
| | a. If involving an existing premises with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Industry code | Not applicable |
| | Assessable development—Code assessment | |
| | a. If involving an existing premises with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Industry code | Industry code—purpose, overall outcomes and section A outcomes only |
| | If involving a new premises or an existing premises with an increase in gross floor area | Industry code Industry zone code Prescribed secondary code |

**Part 5 Tables of assessment / 5.5 Categories of development and assessment –
Material change of use / Other zones / Emerging community zone TOA**

Reason for change: The format or presentation of the instrument

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| Cropping | Accepted development, subject to compliance with identified requirements | |
| | If complying with all acceptable outcomes in section A of the Rural activities code | Not applicable |
| | Assessable development—Code assessment | |
| | If not complying with all acceptable outcomes in section A of the Rural activities code | Rural activities code—purpose, overall outcomes and section A outcomes only |

**Part 5 Tables of assessment / 5.5 Categories of development and assessment –
Material change of use / Other zones / Rural zone TOA**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Agricultural supplies store | Assessable development development—Code assessment | |
| | If located on a district road or suburban road | Rural activities code Rural zone code Prescribed secondary code |

Part 5 Tables of assessment / Neighbourhood Plans / Banyo—Northgate neighbourhood plan

Table 5.9.7.A—Banyo—Northgate neighbourhood plan: material change of use

If at 688 Nudgee Road, Northgate (Lot 1 RP48166, Lots 13 to 15 RP48166, Lots 2 to 5 RP48166, Lot 7 SP12459), or at 19 Fraser Road, Northgate (Lot 1 SP121621) where in the Community facilities (Education purpose) zone

Reason for change: Cross-references in the instrument

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| Health care service | Assessable development—Code assessment | |
| | - | Banyo—Northgate neighbourhood plan code Community facilities code Prescribed secondary code |

Part 5 Tables of assessment / Neighbourhood Plans / Fortitude Valley neighbourhood plan

Table 5.9.28.A—Fortitude Valley neighbourhood plan: material change of use

Reason for change: A factual matter incorrectly stated in the instrument

Note—A licensed part of the premises is that part of any premises licensed for the sale or consumption of liquor under the *Liquor Act* ~~2002~~[1992](#). Other uses such as shop can occupy other parts of the premises and can exceed 100m².

Part 5 Tables of assessment / Neighbourhood Plans / Rochedale urban community neighbourhood plan

Table 5.9.59.A—Rochedale urban community neighbourhood plan: material change of use

If in the Potential development area precinct (NPP-005)

Reason for change: Cross-references in the instrument

| Multiple dwelling | Assessable development—Code assessment | |
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| | <p>If on a site in the Low-medium density residential sub-precinct (NPP-005c) not in the Low density residential zone, where:</p> <ul style="list-style-type: none"> c. the site area is greater than 600m² with a minimum frontage of 15m; d. a minimum of 40% of the site area is provided as open space with a minimum dimension of 3m, with half the open space dedicated deep planting with a minimum dimension of 6m; e. no greater than 2 storeys and 9.5m in height | <p>Rochedale urban community neighbourhood plan code Multiple dwelling code Prescribed secondary code</p> |
| | <p>If on a site in the Mixed use sub-precinct (NPP-005d) not in the Low density residential zone, where:</p> <ul style="list-style-type: none"> a. the site area is greater than: <ul style="list-style-type: none"> i. 800m², for residential uses, with a minimum frontage of 20m; or ii. 1,600m², for mixed residential and non-residential uses; b. floor to ceiling height at the ground storey is greater than 4.2m; c. non-residential uses are combined with residential uses; d. the ground storey is wholly occupied by non-residential uses; e. non-residential uses are no greater than 30% of the total gross floor area on the site; f. complying with the number of storeys and building height specified in Table 7.2.18.4.3.B of the Rochedale urban community neighbourhood plan code; g. for development in the mixed use element around the Neighbourhood centre and near the intersection of Gardner Road and Miles Platting Road, complies with the Rochedale urban community neighbourhood plan | <p>Rochedale urban community neighbourhood plan code Multiple dwelling code Centre or mixed use code Prescribed secondary code</p> |

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| | <p>AO18AO17.1, AO22.1, AO23.1, AO24.2 and AO25AO24; or</p> <p>h. for development in the mixed use element at Underwood Road and the intersection of Miles Platting Road and Rochedale Road complies with the Rochedale urban community neighbourhood plan AO18AO17.1, AO22.1, AO23.1, AO24.2 and AO26AO25</p> | |
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Table 5.9.59.B—Rochedale urban community neighbourhood plan: reconfiguring a lot

Reason for change: Cross-references in the instrument

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| <p>Any zone</p> | <p>Assessable development—Impact assessment</p> | |
| | <p>If on a site in the Town centre precinct (NPP-001), where:</p> <ul style="list-style-type: none"> a. any resulting lot is less than 5ha if not associated with an existing or approved building; b. not complying with AO3 of the Rochedale urban community neighbourhood plan code | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |
| | <p>If located either wholly or partly within the Potential development area precinct (NPP-005), where:</p> <ul style="list-style-type: none"> a. not: <ul style="list-style-type: none"> i. creating a single lot for that part of the site in the Potential development area precinct (NPP-005); or ii. opening a public road; or iii. dedicating land to Council for a public purpose; b. not complying with AO3 of the Rochedale urban | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |

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| | <p>community neighbourhood plan code</p> | |
| | <p>If on a site in the Very-low density residential sub-precinct (NPP-005a), where:</p> <ul style="list-style-type: none"> a. any resulting lot is less than 2,000m²; b. not complying with AO3 of the Rochedale urban community neighbourhood plan code | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |
| | <p>If on a site in the Low density residential sub-precinct (NPP-005b), where:</p> <ul style="list-style-type: none"> a. any resulting lot is less than: <ul style="list-style-type: none"> i. 800m² where for dual occupancy if not associated with an existing or approved building; or ii. 400m² if not associated with an existing or approved building; b. not complying with AO8AO7.1 of the Rochedale urban community neighbourhood plan code; c. not complying with AO3 of the Rochedale urban community neighbourhood plan code | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |
| | <p>If on a site in the Low-medium density residential sub-precinct (NPP-005c), where:</p> <ul style="list-style-type: none"> a. not complying with AO8AO7.1 of the Rochedale urban | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |

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| | <p>community neighbourhood plan code;</p> <p>b. not complying with AO3 of the Rochedale urban community neighbourhood plan code</p> | |
| | <p>If on a site in the Mixed use sub-precinct (NPP-005d), where:</p> <p>a. any resulting lot is less than:</p> <ul style="list-style-type: none"> i. 1,600m² where for mixed residential and non-residential uses if not associated with an existing or approved building; or ii. 800m² with a minimum frontage of 20m where for residential uses if not associated with an existing or approved building; <p>b. not complying with AO8AO7.1 of the Rochedale urban community neighbourhood plan code;</p> <p>c. not complying with AO3 of the Rochedale urban community neighbourhood plan code</p> | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Applicable zone code Prescribed secondary code</p> |
| | <p>If a community title or a volumetric subdivision of a building that is not an existing or approved building</p> <p>Note—Any Community Title Subdivision or volumetric subdivision of an existing or approved dwelling house, would result in a material change of use and would no longer comprise a dwelling house. Refer to section 5.5 in Part 5 for the categories of development and assessment for the proposed new use.</p> | <p>The planning scheme including: Rochedale urban community neighbourhood plan code Subdivision code Prescribed secondary code</p> |

Part 5 Tables of assessment / Neighbourhood Plans / Yeerongpilly Transit Oriented Development neighbourhood plan

Table 5.9.77.A—Yeerongpilly Transit Oriented Development neighbourhood plan: material change of use

If in the High density residential sub-precinct (NPP-002a) of the Residential mixed use precinct (NPP-002)

Reason for change: Cross-references in the instrument

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| Education Educational establishment | Assessable development—Code assessment | |
| | If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code Community facilities code High density residential zone code Prescribed secondary codes |

If in the Medium density residential sub-precinct (NPP-002b) of the Residential mixed use precinct (NPP-002)

Reason for change: Cross-references in the instrument

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| Education Educational establishment | Assessable development—Code assessment | |
| | If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code Community facilities code Medium density residential zone code Prescribed secondary codes |

If in the Low-medium density residential sub-precinct (NPP-002c) of the Residential mixed use precinct (NPP-002)

Reason for change: Cross-references in the instrument

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| Education Educational establishment | Assessable development—Code assessment | |
| | If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code Community facilities code Low–medium density residential zone code Prescribed secondary codes |

Part 5 Tables of assessment / 5.10 Categories of development and assessment - Overlays / Table 5.10.5—Bushfire overlay

Reason for change: Cross-references in the instrument

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| <p>MCU for a new dwelling house if outside an approved development footprint plan, where in the Potential impact sub-category, and if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan</p> <p>Editor's note—Part 1, Table 1.7.1, identifies the designated bushfire prone area for AS 3959-2009 Construction of buildings in bushfire-prone areas.</p> | Accepted development, subject to compliance with identified requirements | |
| | If complying with all acceptable outcomes in AO21/AO20.2 of the Bushfire overlay code | Not applicable |
| | Assessable development—Code assessment | |
| | If not complying with all acceptable outcomes in AO21/AO20.2 of the Bushfire overlay code | Bushfire overlay code—purpose, overall outcomes and outcomes in PO21/AO21/PO20/AO20.2 |

Reason for change: Cross-references in the instrument

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| <p>MCU for a new dwelling house if outside an approved development footprint plan, where in the Potential impact sub-category, and if assessable development in the zone or neighbourhood plan</p> <p>Editor's note—Part 1, Table 1.7.1, identifies the designated bushfire prone area for AS 3959-2009 Construction of buildings in bushfire-prone areas.</p> | Assessable development—Code assessment | |
| | - Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Bushfire overlay code—purpose, overall outcomes and outcomes in PO21/AO21/PO20/AO20.2 |

Reason for change: Cross-references in the instrument

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| <p>Building work for a dwelling house if outside an approved development footprint plan, where in the Potential impact sub-category</p> <p>Editor's note—Part 1, Table 1.7.1 identifies the designated bushfire prone area for AS 3959-2009 Construction of buildings in bushfire-prone areas.</p> | Accepted development, subject to compliance with identified requirements | |
| | If complying with all acceptable outcomes in section AO21/AO20.2 of the Bushfire overlay code Note—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of development is not changed to accepted development. | Not applicable |

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| | Assessable development—Code assessment | |
| | <p>If not complying with all acceptable outcomes in AO21/AO20.2 of the Bushfire overlay code</p> <p>Note—If the development is code or impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment</p> | <p>Bushfire overlay code—purpose, overall outcomes and outcomes PO21/AO21/PO20/AO20.2</p> |

**Part 5 Tables of assessment / 5.10 Categories of development and assessment -
Overlays / Table 5.10.14—Landslide overlay**

Reason for change: Cross-references in the instrument

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| <p>MCU, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:</p> <ul style="list-style-type: none"> a. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or b. filling, whether or not associated with building work, which exceeds 1m in height; or c. filling or excavation exceeding 50m³ (other than the placement of topsoil), <p>if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan</p> | <p>Accepted development, subject to compliance with identified requirements</p> | |
| | <p>If complying with all acceptable outcomes in:</p> <ul style="list-style-type: none"> a. section A of the Landslide overlay code where for filling or excavation; b. section B if the Landslide overlay code for development other than filling and/or excavation; c. the Filling and excavation code if the development involves filling or excavation | <p>Not applicable</p> |
| | <p>Assessable development—Code assessment</p> | |
| | <p>If not complying with all acceptable outcomes in:</p> <ul style="list-style-type: none"> a. section A of the Landslide overlay code where for filling or excavation; b. section B of the Landslide overlay code for development other than filling and/or excavation; <p>the Filling and excavation code if the development</p> | <p>Landslide overlay code—purpose, overall outcomes and outcomes in section A where for filling or excavation Landslide overlay code—purpose, overall outcomes and outcomes in section B for development other than filling and/or excavation Filling and excavation code, if the</p> |

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| | involves filling or excavation | development involves filling or excavation |
| <p>MCU, if not for temporary filling or excavation undertaken for the construction of an approved development, where resulting in:</p> <ul style="list-style-type: none"> a. any single excavation, whether or not associated with building work, exceeding 1m deep and 3m long; or b. filling, whether or not associated with building work, which exceeds 1m in height; or c. filling or excavation exceeding 50m³ (other than the placement of topsoil), <p>if assessable development in the zone or neighbourhood plan</p> | Assessable development—Code assessment | |
| | <p>- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p> | <p>Landslide overlay code—purpose, overall outcomes and outcomes in section A where for filling or excavation Landslide overlay code—purpose, overall outcomes and outcomes in section B for development other than filling and/or excavation Filling and excavation code, if the development involves filling or excavation</p> |

**Part 5 Tables of assessment / 5.10 Categories of development and assessment -
Overlays / Table 5.10.23—Transport noise corridor overlay**

Reason for change: The format or presentation of the instrument

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| MCU for a dual occupancy, multiple dwelling, residential care facility, retirement facility or rooming accommodation where accommodating 6 or more people, involving a new premises or an existing premises with an increase in gross floor area if assessable development in the zone or neighbourhood plan | Assessable development—Code assessment | |
| | - Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment. | Transport noise corridor overlay code |

Part 6 Zones / 6.2 Zone codes / 6.2.6 Other zones category / 6.2.6.1 Community facilities zone code

Reason for change: Cross-references in the instrument

7. Community purposes zone precinct overall outcomes are:
 - a. Development provides premises for the provision of artistic, cultural, social or community services, which may also include ancillary administration and catering facilities.
 - b. Development for a complementary use such as a food and drink outlet, function facility, health care **purpose service**, office or shop, where they support and enhance the primary use, may also be accommodated.
 - c. Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services (care co-located uses), may be accommodated.
 - d. Development for a small-scale non-residential use such as health care service, office, shop or veterinary service, where serving local residents' day-to-day needs, and not undermining the viability of nearby centres, may also be accommodated in a predominantly residential area.

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Banyo—Northgate

7.2.2.1.1 Purpose

Reason for change: Cross-references in the instrument

2. The purpose of the Banyo—Northgate neighbourhood plan code will be achieved through overall outcomes, including overall outcomes for each precinct of the neighbourhood plan [area](#).

Table 7.2.2.1.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO6 Development creates an attractive building interface with the streetscape along Holland Street and Ridge Street that is transit supportive to:</p> <ol style="list-style-type: none"> a. facilitate safe, logical and direct pedestrian access to the railway station entry point; b. activate public space entry to the railway station; c. create a vibrant and attractive street environment; d. enable casual surveillance of Holland Street and Ridge Street public spaces and the immediate railway station entry environment; e. provide a high level of personal and community safety and physical and visual integration with the railway station; f. provide a human scale, front facade that is engaging at street level. | <p>AO6 Development along Holland Street and Ridge Street is treated as an active frontage-primary as indicated in Figure a, and provides:</p> <ol style="list-style-type: none"> a. a continuous built form to the street at the nominated setback; b. a ground storey fully occupied by highly active non-residential uses including food and drink outlet or shop; c. a first and second storey featuring windows or balconies promoting interaction with and surveillance of the street; d. awnings for the primary pedestrian entry on the active building frontage; e. lighting of publicly accessible areas including the underside of awnings; f. at least 1 pedestrian entry and exit for every 10m of building frontage; g. a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; h. a minimum ground storey height of 4.2m. |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

PO13

Development provides a comprehensive response to integrating large sites, that:

- a. provides a mix of low impact industry, research and technology industry, and service industry uses;
- b. provides small scale uses that serve workers in the mixed industry and business area such as food and drink outlets, shops and community facilities;
- c. may include some residential uses in the interface area shown on Figure b, where a residential use:
 - i. is adjacent to and addresses St Vincents Road, Cranwich Street or Blinzinger Road;
 - ii. is located, designed and constructed to 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;
 - iii. is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts;
- d. demonstrates that the scale and design of new buildings will respect and respond to the neighbouring Suburban Living Area;
- e. ensures building heights step down to neighbouring low density and low-medium density residential areas;
- f. provides a high quality public realm and internal access circulation with a strong pedestrian focus through subtropical landscaping, streetscape improvements and passive surveillance;
- g. provides a railway station forecourt public plaza as a public space to support a central public space and improved visual and pedestrian

AO13

Development is consistent with a structure plan, prepared in accordance with the Structure planning planning scheme policy, that demonstrates the following:

- a. at least 60% of the gross floor area for the sub-precinct as a whole is used for low impact industry, or research and technology industry or service industry;
- b. a railway station forecourt public plaza is located near Bindha station as shown in Figure b;
- c. an integrated, publicly accessible, road network connecting St Vincents Road, Harold Street and Blinzinger Road to Bindha railway station as indicated in Figure b;
- d. an arcade connecting Park Street to Bindha Station as shown in Figure b;
- e. building heights in the interface area in Figure b do not exceed three storeys;
- f. vehicular access to primary freight access roads is provided via the internal road network;
- g. residential development is provided only if:
 - i. located in the interface area indicated in Figure b;
 - ii. located adjacent to, and addressing, St Vincents Road, Cranwich Street or Blinzinger Road;
 - iii. the use does not extend more than 26m perpendicular to the road frontage;
 - iv. no more than 50% of the length of the road frontage comprises residential uses;
 - v. the use is not located within the minimum separation distance specified to a use in Table 8.2.13.3.G.

Note—Refer [to](#) SC6.29 Structure planning planning scheme policy for further guidance.

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| <p>connectivity between the precinct and Bindha railway station;</p> <p>h. provides high quality pedestrian and cyclist access that connects with the Bindha railway station and promotes reduction in private transport demands;</p> <p>i. provides vehicular access and circulation to the site that integrates with the local road network.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy 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 can assist in demonstrating achievement of this performance outcome.</p> | |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO16 Development in <u>the</u> Mixed use zone provides a building design that incorporates passive surveillance of Nudgee Recreation Reserve.</p> | <p>AO16 Development where facing the Nudgee Recreation Reserve is oriented to overlook the reserve with windows and balconies located on upper levels designed to provide casual surveillance opportunities.</p> |
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Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Capalaba West

Table 7.2.3.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: Cross-references in the instrument

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| <p>PO4 Development ensures:</p> <ul style="list-style-type: none"> a. buildings are set back to prevent impacts on residential amenity in areas adjoining the neighbourhood plan area; b. sufficient area for on-site activities that support a site’s function including car parking, landscaping and waste disposal. | <p>AO4 Development ensures that buildings are set back at least:</p> <ul style="list-style-type: none"> a. 20m from the rear boundary; b. 3m from the front boundary along the southern side of Old Cleveland Road and 4m from the front boundary along the northern side of Old Cleveland Road, as shown in Figure a; c. 3m from the side boundaries, where the site is used as a home-based business, or 6m from the side boundaries for any other non-residential use. |
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Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Chermshire centre**7.2.3.6.2 Purpose**

Reason for change: Cross-references in the instrument

4. Chermshire centre activity precinct (Chermshire centre neighbourhood plan/NPP-001) overall outcomes are:

- g. Development in the Gympie Road sub-precinct (Chermshire centre neighbourhood plan/NPP-001b):
 - i. reinforces Chermshire as a Major Centre with more-intense development where amalgamation of sites and the minimum site area identified in Table 7.2.3.6.3.B can be achieved;
 - ii. provides centre activities with a strong focus on office and shop uses fronting Gympie Road;
 - iii. locates a residential use on an upper level where designed to mitigate and avoid adverse noise and air-quality impacts;
 - iv. creates gateway statements for Chermshire centre through landmark **building** sites to identify the regional significance of the centre;
 - v. provides arcades and pedestrian paths where identified, to improve access to the Core sub-precinct (Chermshire centre neighbourhood plan/NPP-001a), the Mixed use sub-precinct (Chermshire centre neighbourhood plan/NPP-001c) and the Wheller Gardens sub-precinct (Chermshire centre neighbourhood plan/NPP-002b);
 - vi. fronting Gympie Road limits direct access points by providing parking and delivery access from side streets. Where this is not possible, access is obtained through adjoining properties via access easements.
- h. Development in the Mixed use sub-precinct (Chermshire centre neighbourhood plan/NPP-001c):
 - i. is primarily residential with active frontage uses located on lower levels;
 - ii. for commercial and business activities that are allied with the hospital are consistent with the outcomes sought for this sub-precinct including health care services, research and technology **industry** uses and short-term accommodation;
 - iii. provides active frontage uses to promote pedestrian activity in Kidston Terrace, Norman Drive, Wallace Street, Thomas Street and Hall Street which are key streets for pedestrian movement between the hospital, Gympie Road and Chermshire Shopping Centre;
 - iv. west of Gympie Road provides arcades to improve north–south connectivity for pedestrians and cyclists accessing Hamilton Road and John Patterson Park. To the east of Gympie Road, an arcade will improve accessibility between Thomas Street and Gympie Road;
 - v. provides a building height transition adjacent to the heritage-listed part of the Wheller Gardens sub-precinct to match the scale of the heritage area.

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / City Centre

Table 7.2.3.7.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO19 Development supports pedestrian access to publicly accessible spaces and the increases the activation and passive surveillance of these spaces.</p> | <p>AO19 Development on a site adjoining a publicly accessible space provides direct pedestrian access to that space and bounds the space with publicly accessible and active uses.</p> |
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Reason for change: Cross-references in the instrument

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| <p>PO64 Development provides public access through the site for pedestrians and cyclists in the following locations:</p> <ul style="list-style-type: none"> a. between Boundary Street and the Riverwalk; b. between the top of the cliffs to the lower riverside areas of the precinct (connecting Fortitude Valley, New Farm and surrounding suburbs to the riverside areas and the City Centre). <p>Development maintains and, where possible, enhances the function and role of cycle access through the site.</p> | <p>AO64.1 Development provides disability compliant public lifts and/or stairs between the riverside areas of the site to the top of the cliffs in the following locations:</p> <ul style="list-style-type: none"> a. at or near building location 1 shown on Figure i (the lift may be integrated with the new buildings); b. at or near the south-eastern end of the riverside park area (adjacent to Wilson Outlook Reserve). |
| | <p>AO64.2 Development of public access structures (such as lifts and stairs) are integrated within the precinct.</p> |
| | <p>AO64.3 Development of cycle paths ensures the width of all paths complies with the Transport, Accessaccess, Parkingparking and Serviceservicing planning scheme policy.</p> |
| | <p>AO64.4 Development of shared pedestrian and cyclist paths include the following appropriate treatments:</p> <ul style="list-style-type: none"> a. contrasting pavement surfaces; b. adequate signage; c. bollards; d. lighting; |

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| | e. street furniture; f. landscaping. |
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Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / City west

7.2.3.9.2 Purpose

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

4. The Victoria Barracks renewal precinct (City west neighbourhood plan/NPP-001) overall outcomes are:

- d. Development sensitively integrates with heritage buildings and landscapes through a ~~predominately~~ predominantly low-rise building height and sensitive building form that maintains the prominence of existing heritage buildings, spaces and site elements. Limited mid-rise development is permissible in discrete locations in the precinct.

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Eastern corridor**7.2.5.2.2 Purpose****Reason for change:** The format or presentation of the instrument

1. ~~4.~~ The purpose of the Eastern corridor neighbourhood plan code is to provide finer grained planning at a local level for the Eastern corridor neighbourhood plan area.

Reason for change: The format or presentation of the instrument

2. ~~5.~~ The purpose of the Eastern corridor neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.

Reason for change: The format or presentation of the instrument

1. ~~6.~~ The outcomes for the neighbourhood plan area are:
 3. Each centre showcases the principles of high-quality urban design and forms a focus for transit-oriented communities, catering to residents' and workers' daily needs within a distance that can be easily walked or cycled to and from high-quality public transport.

Reason for change: The format or presentation of the instrument

1. ~~7.~~ Buranda precinct (Eastern corridor neighbourhood plan/NPP-001) overall outcomes are:
 4. This precinct is revitalised, capitalising upon its proximity to the Princess Alexandra Hospital and the Eastern Busway.

Reason for change: The format or presentation of the instrument

1. ~~8.~~ Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) overall outcomes are:
 5. Development within this precinct capitalises upon its strategic location immediately adjacent to and enhancing 2 key public transport stations.

Reason for change: The format or presentation of the instrument

6. ~~9.~~ Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) overall outcomes are:
 - a. The precinct is revitalised as an urban village while retaining its unique character and history.

Reason for change: The format or presentation of the instrument

7. ~~10.~~ Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004) overall outcomes are:
 - a. This precinct is a hub for sport and recreation and related activities.

Reason for change: The format or presentation of the instrument

8. ~~11~~. Coorparoo precinct (Eastern corridor neighbourhood plan/NPP-005) overall outcomes are:
- a. Coorparoo Centre is an intense mixed use centre with a focus on office space concentrated around the busway station.

Reason for change: The format or presentation of the instrument

9. ~~12~~. Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006) overall outcomes are:
- a. This precinct accommodates additional residential development, with a small amount of convenience retail and businesses providing a neighbourhood hub.

Reason for change: The format or presentation of the instrument

10. ~~13~~. Annerley precinct (Eastern corridor neighbourhood plan/NPP-007) overall outcomes are:
- b. The precinct transitions from the greater scale and intensity of development to the north in the Buranda precinct (Eastern corridor neighbourhood plan/NPP-002) and generally accommodates low–medium scale residential development and medium-scale centre and mixed use development where fronting Ipswich Road.

Table 7.2.5.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: The format or presentation of the instrument

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| <p>PO7 Development:</p> <ul style="list-style-type: none"> a. ensures that the Buranda precinct (Eastern corridor neighbourhood plan/NPP-001), Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002), Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a) and Coorparoo corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-005b) contain land uses that both attract and generate trips by public transport; b. provides a mix of uses that supports the intent for the sub-precinct and the function of the neighbourhood plan area as a network of transit oriented communities, each with its unique role and function; c. limits individual shop tenancy sizes to restrict retailing that encourages car-based trips. <p>Note—Car-based retailing and in particular, large or full-line supermarkets, bulky goods retailing, hardware and discount department stores are undesirable.</p> | <p>AO7.1 Development for individual shop tenancies are a maximum of 1,500m² in size except where on:</p> <ul style="list-style-type: none"> a. Lot 4 RP 158152RP158152.; b. Lot 1 RP121119; c. Lot 2 RP131792. |
| | <p>AO7.2 Development of 1 individual shop tenancy with a gross floor area greater than 1,500m² is permitted within the Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a) on the site indicated in Figure c to accommodate a market. Note—A permanent indoor market is particular to the Coorparoo Junction site and adds to the creation of a unique precinct character and retail experience.</p> |
| | <p>AO7.3 Development does not result in the combined gross floor area of shops in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) exceeding 10,000m². Note—Ground storey non-residential uses in the Langlands Park corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-004a) and Bennetts Road corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-006a) are encouraged but not required.</p> |
| | <p>AO7.4 Development provides:</p> <ul style="list-style-type: none"> a. a mix of both non-residential and residential uses; b. non-residential uses at the ground storey activate the street or other adjacent public spaces and arcades. |

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Everton park**Table 7.2.5.4.3.A—Performance outcomes and acceptable outcomes**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO2 Development:</p> <ul style="list-style-type: none"> a. complements and enhances the traditional shopping strip character of the Everton Park centre; b. ensures amenity of residential areaareas is protected; c. minimises the number of vehicular access points by using shared access, driveways and car parking; d. provides for pedestrian movement through the Everton Park centre; e. incorporates streetscape improvements, such as seating nodes and street trees for shade. | <p>AO2 Development is in accordance with Figure a.</p> |
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Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Indooroopilly centre**Table 7.2.9.1.3.A—Performance outcomes and acceptable outcomes**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO20 Development of a building for non-residential use:</p> <ul style="list-style-type: none"> a. maintains the residential appearance of traditional character houses; b. comprises low-intensity land uses that are consistent with the low density residential nature of the locality and do not result in adverse amenity impacts; c. is contained within small-scale tenancies that do not require significant extension of the existing buildings; d. is respectful of the residential character, building bulk and small scale of traditional character buildings; e. maintains a fine-grain, permeable ground-floor frontage. | <p>AO20.1 Development of a non-residential use in a traditional character house maintains a residential appearance by:</p> <ul style="list-style-type: none"> a. retaining traditional character elements, such as open front verandas<u>verandahs</u> and projecting gables; b. providing signage that is discreet in appearance and not illuminated; c. limiting front fences to 1.2m in height; d. providing front fencing of a traditional semi-transparent type; e. retaining garden beds and planting within the front setback area. |
| | <p>AO20.2 Development accommodates for non-residential uses within the existing ground storey area of traditional character buildings.</p> |
| | <p>AO20.3 Development retains or refurbishes original shopfronts using materials sensitive to the period of the building.</p> |

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Kelvin Grove urban village

7.2.11.3.1 Application

Reason for change: Cross-references in the instrument

Note—Development for research **erand** technology industry is assessed against all relevant acceptable outcomes applicable to either low impact industry or research and technology industry in the Industry code.

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Lower Oxley Creek south

Table 7.2.12.3.3—Performance outcomes and acceptable outcomes

Reason for change: Cross-references in the instrument

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| <p>PO16 Lot layout, siting and size, building footprints and filling and excavation:</p> <ul style="list-style-type: none"> a. are consistent with the landscape character intent of the precinct; b. maximise the preservation of koala habitat values; c. facilitate safe koala movement; d. minimise edge effects; e. provide a koala habitat transition between urban and non-urban areas; f. are designed and sited to avoid or appropriately mitigate natural hazards in accordance with acceptable standards. | <p>AO16.1 The lot size is not less than 1,500m².</p> |
| | <p>AO16.2 Each lot contains a development footprint plan that is:</p> <ul style="list-style-type: none"> a. a maximum of 600m²; b. set back from any public road by a minimum distance of 6m, except driveway; c. regular in shape with a minimum dimension of 15m; d. located outside a waterway corridor, as shown on the Waterway corridors overlay map; e. situated no less than 100m from the Moonie oil pipelines; f. situated no less than 100m from AGL gas pipeline. |
| | <p>AO16.3 A development footprint plan for each proposed lot, is nominated for:</p> <ul style="list-style-type: none"> a. the potential dwelling including secondary dwellings; b. all ancillary buildings and structures, such as pools, tennis courts or other impervious recreation services and outbuildings such as garages; c. parking areas and accesses/driveways; d. excavation, filling and retaining walls; e. where applicable, a home-based business, satellite dish and outdoor lighting. |
| | <p>AO16.4</p> |

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| | <p>Development does not result in clearing koala habitat or clearing koala habitat is limited to the nominated development footprint plan.</p> |
| | <p>AO16.5 Areas outside the nominated development footprint plan are rehabilitated in accordance with a restoration plan. The restoration plan includes recognised koala habitat trees. Note—Refer to the Biodiversity areas planning scheme policy for a list of recognised koala habitat trees. Note—A restoration plan is a plan to assist in the recovery of an ecosystem that has been degraded, damaged or destroyed. It is prepared and implemented consistent with the format and principles contained in the Biodiversity areas planning scheme policy.</p> |
| | <p>AO16.6 Filling and excavation does not occur outside the nominated development footprint.</p> |
| | <p>AO16.7 Filling and excavation does not occur within the drip line (root zone) of non-juvenile koala habitat trees.</p> |

Reason for change: Cross-references in the instrument

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| <p>PO20 The lot layout, siting and size, development footprint plans and filling and excavation:</p> <ul style="list-style-type: none"> a. is consistent with the landscape character intent of the zoning; b. protects significant vegetation; c. facilitates safe koala movement; d. minimises edge effects. | <p>AO20.1 Each lot contains a development footprint plan that is:</p> <ul style="list-style-type: none"> a. a minimum of 2,750m²; b. set back from any public road a minimum distance of 10m except for a driveway; c. a regular shape with a minimum dimension of 35m; d. located outside a waterway corridor as shown on the Waterway corridors overlay map (excluding properties fronting Esky Road, Vied Road and Landel Road and located within a waterway corridor); e. situated no less than 100m from the Moonie oil pipeline; f. situated no less than 100m from the AGL gas pipeline. |
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| | <p>AO20.2 A development footprint plan for each proposed lot, is nominated for:</p> <ul style="list-style-type: none"> a. the potential dwelling, including secondary dwellings; b. all ancillary buildings and structures, such as pools, tennis courts or other impervious recreation services and outbuildings such as garages; c. parking areas and accesses/driveways; d. excavation, filling and retaining walls; e. where required, sufficient area for an on-site waste water management system for effluent disposal; f. where applicable, a home business, satellite dish and outdoor lighting. |
| | <p>AO20.3 The lot layout and siting of the development footprint plan maximises the connectivity between areas of significant vegetation within and external to the site.</p> |
| | <p>AO20.4 Development does not result in the clearing of significant vegetation.</p> |
| | <p>AO20.5 Areas outside the nominated development footprint plan are rehabilitated in accordance with a restoration plan. The restoration plan includes recognised koala habitat trees. Note—A restoration plan is a plan to assist in the recovery of an ecosystem that has been degraded, damaged or destroyed. It is prepared and implemented consistent with the format and principles contained in the Biodiversity areas planning scheme policy.</p> |
| | <p>AO20.6 Filling and excavation does not occur within the drip line (root zone) of significant vegetation.</p> |

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Newstead north

Table 7.2.14.5.3.A—Performance outcomes and acceptable outcomes

Reason for change: Cross-references in the instrument

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| <p>PO4 Development for a dwelling unit has sufficient outdoor private open space.</p> | <p>AO4 Development for a dwelling unit provides private open space:</p> <ul style="list-style-type: none"> a. at ground floor storey, at least 30m² with a minimum dimension of 5m that is screened from other activities on the site; b. above ground floor storey level, comprising a balcony or roof area open to the sky, with a minimum area of 8m² and a minimum dimension of 2m that is directly accessible from a living room. |
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Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Nundah district

7.2.14.4.2 Purpose

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

3. The overall outcomes for the Nundah district neighbourhood plan area are:

- f. Kalinga, Shaw and Oxenham ~~parks~~Parks are recreational areas for the community. These are complemented by local parklands such as Boyd, Nundah Memorial, ARC Hill and Ross Parks, which are accessible, safe and attractive places to meet and play.

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / South Brisbane riverside

Table 7.2.19.4.3.B—Maximum building height

If in the Musgrave precinct (South Brisbane riverside neighbourhood plan/NPP-002)

Reason for change: The format or presentation of the instrument

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| Development of a site 2,500m ² or greater ² | 12 |
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**Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / West End—
Woolloongabba district**

Table 7.2.23.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO2 Development minimises visual impacts to view corridor <u>corridors</u> of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p> | <p>AO2.1 Development minimises impacts on views, as shown in Figure c.</p> |
| | <p>AO2.2 Development enhances opportunities for views and vistas from the view point.</p> |

Part 7 Neighbourhood plans / 7.2 Neighbourhood plan codes / Western gateway

7.2.23.3.2 Purpose

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

4. Sumner precinct (Western gateway neighbourhood plans/NPP-001) overall outcomes are:
 - a. Industrial development remains the dominant form of development in this precinct.
 - b. A green space link (desirable parkland, environment and waterway corridor) is established to ~~correct~~connect the catchments of Jindalee Creek and Bullockhead Creek.

Part 8 Overlays / 8.2 Overlay codes / 8.2.4 Biodiversity areas overlay code

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Reason for change: Cross-references in the instrument

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| <p>PO7 Development is located and designed to protect and enhance koala habitat by:</p> <ul style="list-style-type: none"> a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category; c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling and/or excavation from areas to be conserved. <p>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.</p> | <p>AO7.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy.</p> <p>AO7.2 Development ensures that the development footprint, design and layout:</p> <ul style="list-style-type: none"> a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. <p>AO7.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.</p> |
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Part 8 Overlays / 8.2 Overlay codes / 8.2.13 Industrial amenity overlay code

Table 8.2.13.3.F—Hazard and risk criteria

Risk of property damage and accident propagation

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Heat radiation | Neighbouring potentially hazardous installations or at land zoned to accommodation <u>accommodate</u> such installations | Incident heat flux radiation is not to exceed a risk of 50 in a million per year for the 23kW/m ² heat flux level |
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Part 8 Overlays / 8.2 Overlay codes / 8.2.15 Potential and actual acid sulfate soils overlay code

8.2.15.1 Application

Reason for change: Cross-references in the instrument

1. This code applies to assessing development in the Potential and actual acid sulfate [soils](#) overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.

Part 8 Overlays / 8.2 Overlay codes / 8.2.17 Regional infrastructure corridors and substations overlay code

Table 8.2.17.4—Sub-surface transport infrastructure constraints

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>Loading above and adjacent to driven tunnel</p> <ul style="list-style-type: none"> a. up to 50kPa (working load) acting at a level of 1m above the crown of the Council-controlled transport tunnel applied in uniform and patterned arrangements (including symmetrical and asymmetrical) which give the most unfavourable loading condition on the Council-controlled transport tunnel; b. a build up of surface level with a minimum of 1m of fill equivalent to 20kPa. <p>Note—The additional loadings (a) and (b) above are to be applied both together and separately.</p> | <p>Continuous excavations</p> <ul style="list-style-type: none"> a. up to 7m below natural surface (except up to 14m below natural surface between Baildon Street, Kangaroo Point and St Pauls Terrace, Fortitude Valley for the Clem Jones tunnel); b. with a minimum of 7m residual ground cover above the crown of the Council-controlled transport tunnel crown; c. with a minimum 7m pillar width between the side wall of the Council-controlled transport tunnel and any adjacent building basement excavation. <p>Note—The load relaxations in (a), (b) and (c) are to be applied in arrangements which give the most unfavourable unloadingloading condition on the Council-controlled transport tunnel.</p> |
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Part 8 Overlays / 8.2 Overlay codes / 8.2.19 Significant landscape tree overlay code

Table 8.2.19.3.A—Performance outcomes and acceptable outcomes

Reason for change: Cross-references in the instrument

Section C—If for assessable development for reconfiguring a lot

Note—If in the Landscape features sub-category, a plan for the site is to identify the location of any significant landscape tree that meets the criteria of a significant landscape tree of the species and dimensions listed in Table 8.2.19.3.B.

Note—If in the Individual or group significant landscape tree [site](#) sub-category, the Significant landscape tree – adjoining site sub-category or the Significant landscape tree – vegetation protection order sub-category, a site survey is to identify the location of trees listed in Table 8.2.19.3.C on the site or on the land adjoining the site.

Part 8 Overlays / 8.2 Overlay codes / 8.2.20 Streetscape hierarchy overlay code

8.2.20.1 Application

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

2. The Streetscape hierarchy overlay map identifies **in** the following sub-categories:
 - a. Subtropical boulevard – in centre verge width 6m sub-category;
 - b. Subtropical boulevard – in centre verge width 5m sub-category;
 - c. Subtropical boulevard – in centre verge width 3.75/4.25m sub-category;
 - d. Subtropical boulevard – out of centre verge width 6m sub-category;
 - e. Subtropical boulevard – out of centre verge width 5m sub-category;
 - f. Subtropical boulevard – out of centre verge width 3.75/4.25m sub-category;
 - g. Centre street major sub-category;
 - h. Centre street minor sub-category;
 - i. Neighbourhood street major sub-category;
 - j. Neighbourhood street minor sub-category;
 - k. Industrial street sub-category;
 - l. Pathway link sub-category;
 - m. Corner land dedication sub-category;
 - n. Locality street sub-category;
 - o. Laneway sub-category;
 - p. Wildlife movement solution sub-category.

Part 8 Overlays / 8.2 Overlay codes / 8.2.22 Traditional building character (design) overlay code

Table 8.2.22.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

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| <p>PO1 Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.</p> | <p>AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.</p> |
| | <p>AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.</p> |

Reason for change: A redundant or outdated term in the instrument

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| <p>PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.</p> | <p>AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.</p> |
| | <p>AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear access lot.</p> |

Part 8 Overlays / 8.2 Overlay codes / 8.2.25 Water resource catchments overlay code

Table 8.2.25.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

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| <p>PO4 Development provides a wastewater treatment system which is certified under the <i>Plumbing and Drainage Act</i> 20022018.</p> | <p>AO4 Development provides a wastewater treatment system which includes:</p> <ul style="list-style-type: none"> a. a disinfection process to achieve the required microbiological quality and processes including chlorination, UV radiation, oxidation or membrane processes as per the Queensland Plumbing and Wastewater Code 2006; b. an emergency storage capacity of 1,000L and adequate buffering for shock loading and down time. |
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Part 8 Overlays / 8.2 Overlay codes / 8.2.26 Waterway corridors overlay code

Table 8.2.26.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO2 Development protects and enhances the function of waterway corridors, including:</p> <ul style="list-style-type: none"> a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor. | <p>AO2.1 Development includes waterway corridors that:</p> <ul style="list-style-type: none"> a. are a minimum of: <ul style="list-style-type: none"> i. 60m wide; or ii. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development. |
| | <p>AO2.2 Development rehabilitates the waterway corridor in accordance <u>with</u> an approved rehabilitation plan.</p> |

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO3 Development is set back to:</p> <ul style="list-style-type: none"> a. encourage natural filtration and infiltration to maintain water quality and flow conditions; b. contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; c. positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; d. positively <u>contributescontribute</u> to an open, natural setting for the waterway corridor. | <p>AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.</p> |
| | <p>AO3.2 Development within the Local waterway corridor sub-category:</p> <ul style="list-style-type: none"> a. is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or b. where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centre-line, the extension does not extend closer to the centre-line than the existing development footprint. |

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| | <p>Refer to Figure b.</p> <hr/> <p>AO3.3 Development within the Citywide waterway corridor sub-category is:</p> <ul style="list-style-type: none"> a. not located within the Citywide waterway corridor sub-category; or b. where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint. <p>Refer to Figure b.</p> <hr/> <p>AO3.4 Development in the Brisbane River corridor sub-category – section 1:</p> <ul style="list-style-type: none"> a. is set back a minimum of 30m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. <p>Refer to Figure a.</p> <hr/> <p>AO3.5 Development within the Brisbane River corridor sub-category – sections 2, 3, 4 or 5:</p> <ul style="list-style-type: none"> a. is set back a minimum of 20m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. <p>Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.</p> |
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Reason for change: A factual matter incorrectly stated in the instrument

Section C—If accepted [development](#) subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category

Part 9 Development codes / 9.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017**Table 9.2.4.1—Reconfiguring a lot (subdividing 1 lot into 2 lots) and associated operational works requiring code assessment****Reason for change:** A redundant or outdated term in the instrument

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| 15 | <p>If the premises are in an area with a sewerage service—each created lot is connected to the sewerage service.</p> <p>Editor's note—Sewered area is defined in the <i>Plumbing and Drainage Act 2002</i> 2018 and and means a service area for a sewerage service under the <i>Water Supply (Safety and Reliability) Act 2008</i>.</p> |
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Reason for change: A redundant or outdated term in the instrument

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| 16 | <p>If the premises are not in an area with a sewerage service—each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.</p> <p>Editor's note—Sewered area is defined in the <i>Plumbing and Drainage Act 2002</i> 2018 and and means a service area for a sewerage service under the <i>Water Supply (Safety and Reliability) Act 2008</i>.</p> |
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Part 9 Development codes / 9.3 Use codes / 9.3.3 Centre or mixed use code**Table 9.3.3.3.A—Performance outcomes and acceptable outcomes**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering:</p> <ul style="list-style-type: none"> a. existing buildings to be retained; b. existing significant vegetation; c. significant infrastructure constraints; d. adjoining existing and proposed building height; e. adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; f. building height transitions where required. | <p>AO21 Development is contained within the building envelope for the site by applying:</p> <ul style="list-style-type: none"> a. the maximum building height; b. building height transitiontransition requirements, where required; c. front, rear and side setback requirements; d. building separation requirements; e. car parking setback requirements; f. active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. <p>Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.</p> |
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Part 9 Development codes / 9.3 Use codes / 9.3.7 Dwelling house code**9.3.7.2 Purpose**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

2. The purpose of the code will be achieved through the following overall outcomes:
- a. Development ensures that a dwelling house, including a habitable building on the site, is occupied by the same single household.
 - b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
 - c. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
 - d. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
 - e. Development ensures that the siting of a dwelling house and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
 - f. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is ~~predominately~~predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone.
 - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

Table 9.3.7.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO2 Development has a building height that:</p> <ol style="list-style-type: none"> a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; | <p>AO2 Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and:</p> |
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| <p>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity;</p> <p>c. contains a 3 storey component only where necessary to enable a predominately/predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a);</p> <p>d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p> <p>Note—In interpreting PO2(b), the term ‘prevailing in the immediate vicinity’ means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p> | <p>a. 2 storeys; or</p> <p>b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.</p> <p>Editor’s note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.</p> |
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Reason for change: Cross-references in the instrument

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| <p>PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.</p> | <p>AO5 Development and associated site works, including filling and/or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p> |
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Reason for change: Cross-references in the instrument

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| <p>PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and/or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.</p> | <p>AO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and/or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p> |
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Part 9 Development codes / 9.3 Use codes / 9.3.8 Dwelling house (small lot) code

Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Reason for change: The format or presentation of the instrument

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| <p>PO4 Development has a building height that:</p> <ul style="list-style-type: none"> a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. <p>Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p> | <p>AO4 Development:</p> <ul style="list-style-type: none"> a. in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: <ul style="list-style-type: none"> i. 3 storeys; or ii. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). <p>Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.</p> |
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Reason for change: Cross-references in the instrument

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| <p>PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.</p> | <p>AO9.1 Development ensures that a built to boundary wall is:</p> <ul style="list-style-type: none"> a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; d. low maintenance and constructed of pre-finished materials. <p>Refer to Figure c and Figure d. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under A02.4AO6.</p> |
| | <p>AO9.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than:</p> <ul style="list-style-type: none"> a. matching the extent of an existing built to boundary wall on adjoining premises; or b. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m. <p>Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p> |

Reason for change: Cross-references in the instrument

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| <p>PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works</p> | <p>AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works</p> |
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| <p>such as retaining walls, filling and/or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.</p> | <p>such as retaining walls, filling and/or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p> |
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Part 9 Development codes / 9.3 Use codes / 9.3.9 Extractive industry code**Table 9.3.9.3.G—Recommended blasting vibration levels for human comfort****Reason for change:** A redundant or outdated term in the instrument

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| Residences, schools , educational institutions establishments and places of worship | Operation blasting lasting for more than 12 months or 20 blasts or more | 5 mm/s for 95% blasts per year 10 mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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Reason for change: A redundant or outdated term in the instrument

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| Residences, schools , educational institutions establishments and places of worship | Operation blasting lasting for less than 12 months or less than 20 blasts | 10 mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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**Table 9.3.9.3.H—Recommended levels for continuous and impulsive vibration
acceleration (m/s²) 1–80 Hz for human comfort****Reason for change:** A redundant or outdated term in the instrument

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| Offices, schools , educational institutions establishments and places of worship | Day or night | 0.02 m/s ² | 0.014 m/s ² | 0.04 m/s ² | 0.028 m/s ² |
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Reason for change: A redundant or outdated term in the instrument

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| Offices, schools , educational institutions establishments and places of worship | Day or night | 0.64 m/s ² | 0.46 m/s ² | 1.28 m/s ² | 0.92 m/s ² |
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Table 9.3.9.3.I—Recommended vibration dose values for intermittent vibration (m/s^{1.75}) for human comfort

Reason for change: A redundant or outdated term in the instrument

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| Offices, schools, educational institutions establishments and places of worship | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} |
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Part 9 Development codes / 9.3 Use codes / 9.3.10 Home-based business code

Table 9.3.10.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

If outside a sewerage area

Note—Sewerage area is defined in the *Plumbing and Drainage Act 2002* and *2018* means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

Part 9 Development codes / 9.3 Use codes / 9.3.13 Intensive food production code

9.3.13.1 Application

Reason for change: A redundant or outdated term in the instrument

Editor's note—The keeping of livestock/poultry must be in accordance with all local and Queensland Government laws including, but not limited to, Council's Animals Local Law 2003 (Consolidated Version 2009) (the stocking rates prescribed in the local law apply to all components of the rooftop farm), and the [ApiariesBiosecurity Act 19822014](#), *Fisheries Act 1994* and *Environmental Protection Regulation 2008*.

Table 9.3.13.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

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| <p>PO2 Development ensures that bees do not pose a health or safety risk to residents or other users of the centre.</p> | <p>AO2.1 Development ensures that beehive numbers are no greater than 4 beehives per 1,000m² site area.</p> |
| | <p>AO2.2 Development ensures that beehives are located a minimum of 10m from any lot boundary. Editor's note—Beekeepers must register with the Queensland Government in accordance with the ApiariesBiosecurity Act 19822014.</p> |

Part 9 Development codes / 9.3 Use codes / 9.3.14 Multiple dwelling code

9.3.14.2 Purpose

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

2. The purpose of the code will be achieved through the following overall outcomes:

- t. Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant ~~corners~~corner sites, particularly where a landmark site.

Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated. | <p>AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ul style="list-style-type: none"> a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive when viewed. |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO7 Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> a. consider future development; | <p>AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> |
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| <ul style="list-style-type: none"> b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildingbuildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas. | <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Refer to Figure d.</p> |
| | <p>A07.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <ul style="list-style-type: none"> a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. <p>Refer to Figure e.</p> |
| | <p>A07.3 Development ensures built to boundary walls:</p> <ul style="list-style-type: none"> a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium |

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| | <p>density residential zone or High density residential zone; or</p> <p>b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or</p> <p>c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.</p> |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO9 Development balances the height and footprint of the building, providing modulation and variation in the facades facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. <p>Refer to Figure i.</p> | <p>AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. <small>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</small></p> |
| | <p>AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. <small>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</small></p> |
| | <p>AO9.3 Development incorporates the following design elements:</p> <ul style="list-style-type: none"> a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; |

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| | <p>d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows.</p> <p>Refer to Figure l, Figure m and Figure n.</p> <hr/> <p>AO9.4 Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the buildingsbuilding's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. <p>Refer to Figure j, Figure k and Figure l.</p> |
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Reason for change: Inconsistent numbering of provisions in the instrument

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| <p>PO12 Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape. | <p>AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p> <hr/> <p>AO12.3.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <ul style="list-style-type: none"> a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS |
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| | <p>1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>d. mailboxes.</p> <p>Refer to Figure s.</p> |
| | <p>AO12.4.3</p> <p>Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <p>a. any steps are set back a minimum of 1m and are perpendicular to the front boundary;</p> <p>b. retaining walls step to the street level and provide a transition from private outdoor space and the street;</p> <p>c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>d. street numbering is provided to support visitor and emergency access.</p> <p>Refer to Figure t.</p> |

Reason for change: Cross-references in the instrument

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| <p>PO13</p> <p>If:</p> <p>a. identified in a neighbourhood plan as a building height transition; or</p> <p>b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite;</p> | <p>AO13.1</p> <p>Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p> |
| | <p>AO13.2</p> <p>Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the</p> |

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| <p>premises in the Low–medium density residential zone, Low density residential zone or Character residential zone.</p> <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <ul style="list-style-type: none"> a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites. | <p>highHigh density or mediumMedium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.1.</p> <p>Refer to Figure f.</p> |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impacts impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p> | <p>AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p> |
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Reason for change: The format or presentation of the instrument

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| <p>PO16 Development provides screening and partial enclosure of balconies to:</p> <ul style="list-style-type: none"> a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive; c. reduce the appearance of excessive bulk; d. provide opportunities for passive surveillance of the street or public spaces. <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p> | <p>AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <ul style="list-style-type: none"> a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. <p>Refer to Figure w.</p> |
| | <p>AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <ul style="list-style-type: none"> a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1.0m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p> |
| | <p>AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ul style="list-style-type: none"> a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. <p>Refer to Figure w.</p> |

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO28 Development provides landscaping that must:</p> <ol style="list-style-type: none"> a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building builtbulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. <p>Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> | <p>AO28.1 Development provides landscaping within the site along the frontage of the site that consists of:</p> <ol style="list-style-type: none"> a. a minimum of 1 area of deep planting with a dimension of 4m x 4m; b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> |
| | <p>AO28.2 Development provides landscaping along side boundaries as follows:</p> <ol style="list-style-type: none"> a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary. |

Reason for change: The format or presentation of the instrument

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| <p>PO31 Development must provide attractive and functional private open space for residents that:</p> | <p>AO31.1 Development provides private open space which comprises:</p> <ol style="list-style-type: none"> a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; |
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| <ul style="list-style-type: none"> a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. | <ul style="list-style-type: none"> b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p> |
| <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p> | <p>AO31.2 Development provides for private open space areas that are:</p> <ul style="list-style-type: none"> a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate. |
| | <p>AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p> |
| | <p>AO31.4 Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p> |
| | <p>AO31.5</p> |

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| | <p>Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p> |
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Reason for change: The format or presentation of the instrument

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| <p>PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: <ul style="list-style-type: none"> i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p> | <p>AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is <u>located</u>:</p> <ul style="list-style-type: none"> a. <u>located</u>: i. <u>a.</u> below ground; or ii. <u>b.</u> at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; iii. <u>c.</u> set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; iv. <u>d.</u> landscaped and screened from view of the street, other public areas and adjoining properties; v. <u>e.</u> not in conflict with required vehicle queuing distances. <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p> <p>AO34.2 Development, where not in a zone in the centre zones category or the Mixed use</p> |
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| | <p>zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p> |
| | <p>AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p> |
| | <p>AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ul style="list-style-type: none"> a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area. |
| | <p>AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q.</p> <p>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general</p> |

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| | amenity impacts assessment and is generally not acceptable for development on major roads. |
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Reason for change: The format or presentation of the instrument

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| <p>PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</p> <ul style="list-style-type: none"> a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: <ul style="list-style-type: none"> i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; c. landscaped to: <ul style="list-style-type: none"> i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p> | <p>AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is:</p> <ul style="list-style-type: none"> a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site. <hr/> <p>AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <ul style="list-style-type: none"> a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: <ul style="list-style-type: none"> i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment. <hr/> <p>AO35.3 Development, where not in a zone in the centre zones category or the Mixed use</p> |
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| | <p>zone, and where car parking is above ground and uncovered, provides:</p> <ul style="list-style-type: none"> a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy. <p><i>Note—Trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.</i></p> |
| | <p>AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <ul style="list-style-type: none"> a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments. |
| | <p>AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. <i>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</i></p> |

Table 9.3.14.3.C—Boundary setbacks for a multiple dwelling

Reason for change: Inconsistent numbering of provisions in the instrument

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| 1 storey and up to 4.5m | 4 | 6 | 3 | 4 | 4.5 | 6 | 0.0m built to boundary where permitted (refer to PO12, PO13 and PO14PO7) 1.5m in all other circumstances |
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Table 9.3.14.3.G Air quality planning criteria

Reason for change: The format or presentation of the instrument

Table 9.3.14.3.G ~~Air~~ Air quality planning criteria

Table 9.3.14.3.H Odour criteria

Reason for change: The format or presentation of the instrument

Table 9.3.14.3.H ~~Odour~~ Odour criteria

Table 9.3.14.3.I Building transitions

Reason for change: The format or presentation of the instrument

Table 9.3.14.3.I ~~Building~~ Building transitions

Reason for change: It is of a minor nature that does not include zoning changes

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| If in the High density residential zone or the Medium density residential zone and sharing a common boundary with a premises in the Low- | No more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site. | No more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site. | NA | No structures, except boundary fences. Full length of <u>the boundary</u> deep planted <u>planting</u> with a minimum width <u>dimension</u> of 4m <u>measured from the common boundary</u> . | NA |
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| medium density residential zone, Low density residential zone or Character residential zone. | | | | | |
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Reason for change: It is of a minor nature that does not include zoning changes

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| <p>If in the High density residential zone or the Medium density residential zone and located fronting a minor road that is opposite a premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.</p> | <p>NA</p> | <p>NA</p> | <p>No more than 2 storeys greater than the maximum acceptable outcome for building height on the opposite side of a minor road.</p> | <p>NA</p> | <p>No structures, except boundary fences. Full width of the frontage deep planting with a minimum depth dimension of 4m measured from the front boundary.</p> |
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Part 9 Development codes / 9.3 Use codes / 9.3.16 Park code

Table 9.3.16.3—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO3 Development is of an appropriate size and scale for its park type as described in the Local government infrastructure plan and zone precinct to ensure that parks are predominantly open in landscape character and are readily maintainable by the Council.</p> | <p>AO3.1 Development on land in the Local zone precinct excluding urban commons involves only building or structures complying with the following size thresholds:</p> <ul style="list-style-type: none"> a. gazebos and shelters with a maximum individual building footprint for of 50m²; b. a maximum combined building footprint of 500m² for all new and existing buildings and structures or 10% of the park area, whichever is less. |
| | <p>AO3.2 Development on land in the District zone precinct excluding urban commons involves only buildings or structures complying with the following size and proximity thresholds:</p> <ul style="list-style-type: none"> a. gazebos and shelters with a maximum individual building footprint of 60m²; b. club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 500m² and no more than 2 storeys; c. outdoor performance stages with a maximum individual building footprint of 150m² and no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling; d. sport and recreation facilities such as practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential |

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| | <p>zones category or to an existing residential dwelling;</p> <ul style="list-style-type: none"> e. ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 120m²; f. public toilets with a maximum individual building footprint of 150m²; g. a maximum combined building footprint of 1,000m² for all new and existing buildings and structures or 10% of the park area, whichever is less. |
| | <p>AO3.3 Development on land in the Metropolitan zone precinct excluding urban commons involves only buildings or structures complying with the following size and proximity thresholds:</p> <ul style="list-style-type: none"> a. gazebos and shelters with a maximum individual building footprint of 150m²; b. club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 700m² and no more than 2 storeys; c. outdoor performance stages with a maximum combined building footprint of 250m² and no closer than 100m to land in a zone in the residential zones category or to an existing residential dwelling; d. sport and recreation facilities, such as informal sports fields, practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling; e. ancillary buildings, such as storage or maintenance sheds with a maximum individual building footprint of 120m²; |

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| | <ul style="list-style-type: none"> f. public toilets with a maximum individual building footprint of 300m²; g. a maximum combined building footprint of 2,500m² for all new and existing buildings and structures or 10% of the park area, whichever is less. |
| | <p>AO3.4 Development in an urban common park type complies with the following:</p> <ul style="list-style-type: none"> a. a minimum of 50% of the space is open to the sky, that is, there is no roof; b. buildings and structures are only provided to support community events, gathering or performances. |

Part 9 Development codes / 9.3 Use codes / 9.3.24 Special purpose code

Table 9.3.24.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO16 Development designs and locates car parking areas to ensure that employee, patron and visitor parking use does not detract from the amenity of nearby residential areas and the streetscape. Note—On-site parking areas are provided for staff, patrons and visitors in compliance with the Transport, access, parking and servicing planning scheme policy</p> | <p>AO16.1 Development of all car parking, servicing activities and deliveries occur on site.</p> |
| | <p>AO16.2 Development which is opposite a sensitive zone, may provide parking that is at-grade in the front setback, other than the landscaped buffer.</p> |
| | <p>AO16.3 Development of a large area of car parking is broken up by buildings or landscaping, to reduce visual prominence.</p> |
| | <p>AO16.4 Development provides a minimum 2m wide landscaped buffer along the common side and rear boundaries, between vehicle accesses and parking, and movement areas, and a sensitive use.</p> |
| | <p>AO16.5 Development ensures car parking areas used at night are acoustically screened from habitable rooms (including patios, balconies, decks and verandas/verandahs) of adjoining residential dwellings.</p> |
| | <p>AO16.6 Development for a multistorey above-ground parking structure ensures that:</p> <ul style="list-style-type: none"> a. the facade avoids sloping ramps, strong horizontal banding of spandrel beams, or features with an excessive vertical emphasis; b. openings in parking structure facades are screened to hide the parking operation. <p>Note—For example, multistorey parking structures may be installed at special purpose uses such as park-and-ride facilities at public transport stops, or to accommodate high-volume employee parking at bus depots.</p> |

Table 9.3.24.3.B—Noise (planning) criteria

Reason for change: The format or presentation of the instrument

| Criteria location | Intrusive noise criteria | Acoustic amenity criteria | | |
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| | <p>Day, evening and night LAeq,adj_{T,T} are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals: day – 11hr evening – 4hr night – 9hr</p> | <p>Day, evening and night LAeq,adj_{T,T} are not greater than the values in this column for the relevant criteria location, where T equals: day – 11hr evening – 4hr night – 9hr</p> | | |
| | | Day | Evening | Night |

Table 9.3.24.3.E—Air quality (planning) criteria

Reason for change: A factual matter incorrectly stated in the instrument

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| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| | Annual 1 hour | Health and wellbeing | 29 | 0.009 |

Part 9 Development codes / 9.3 Use codes / 9.3.25 Specialised centre code

Table 9.3.25.3.A—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO10 Development of outdoor lighting does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p> | <p>AO10.1 Development ensures that the technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS 4284282-1997 Control of the obtrusive effects of outdoor lighting. Note—The effects of outdoor lighting should be mitigated where windows of habitable rooms of nearby dwellings will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> |
| | <p>AO10.2 Development of floodlighting is restricted to the types that give no upward component of light where mounted horizontally, such as a full cut off luminaire.</p> |

Reason for change: Cross-references in the instrument

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| <p>PO37 Development for reconfiguring a lot ensures the dimensions of a lot are of a size and shape which cater for large format retailingretail activities, where any requirements in relation to plot ratio, gross floor area, site cover, setbacks, car parking and other standards required by the planning scheme or a building regulation can continue to be met.</p> | <p>AO37 No acceptable outcome is prescribed.</p> |
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If in the Specialised centre zone – Marina zone precinct

Reason for change: A redundant or outdated term in the instrument

Note—Prescribed tidal work in the Specialised centre zone – Marina zone precinct is assessed in accordance with the following:

- the Prescribed tidal work code in the planning scheme;
- the IDAS code for assessable development applications for that is prescribed tidal work works in Schedule 4A3 of the Coastal Protection and Management Regulation 2003 2017;
- AS3962-2001 Guideline for design of marinas and AS4997-2005 Guidelines for the design of maritime structures.

Table 9.3.25.3.H—Hazard and risk criteria

Reason for change: Cross-references in the instrument

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| Hospital, education educational establishment, childcare centre, retirement facility, community care centre, health care service, residential care facility | 0.5 |
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Part 9 Development codes / 9.3 Use codes / 9.3.26 Telecommunications facility code

Table 9.3.26.3—Performance outcomes and acceptable outcomes

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO1 Development will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2014 and <u>RadioRadiation</u> Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3khz to 300Ghz.</p> | <p>AO1 Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with:</p> <ul style="list-style-type: none"> a. Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2014; b. <u>RadioRadiation</u> Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – <u>3khz to 300Ghz</u>. |
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Part 9 Development codes / 9.4 Other development codes / 9.4.3 Filling and excavation code**Table 9.4.3.3.C— Recommended blasting vibration levels for human comfort****Reason for change:** A redundant or outdated term in the instrument

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| Residences, schools, educational institutions establishments and places of worship | Operation blasting longer than 12 months or more than 20 blasts | 5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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Reason for change: A redundant or outdated term in the instrument

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| Residences, schools, educational institutions establishments and places of worship | Operations lasting for less than 12 months or less than 20 blasts | 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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Table 9.4.3.3.D— Recommended levels for continuous and impulsive vibration acceleration (m/s²) 1–80Hz for human comfort**Reason for change:** A redundant or outdated term in the instrument

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| Offices, schools, educational institutions establishments and places of worship | Day or night | 0.02 m/s ² | 0.014 m/s ² | 0.04 m/s ² | 0.028 m/s ² |
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Reason for change: A redundant or outdated term in the instrument

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| Offices, schools, educational institutions establishments and places of worship | Day or night | 0.64 m/s ² | 0.46 m/s ² | 1.28 m/s ² | 0.92 m/s ² |
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Table 9.4.3.3.E— Recommended vibration dose values for intermittent vibration (m/s^{1.75}) for human comfort

Reason for change: A redundant or outdated term in the instrument

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| Offices, schools, educational institutions establishments and places of worship | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} |
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Part 9 Development codes / 9.4 Other development codes / 9.4.4 Infrastructure design code**Table 9.4.4.3.C—Recommended blasting vibration levels for human comfort****Reason for change:** A redundant or outdated term in the instrument

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|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Residences, schools , educational institutions establishments and places of worship | Operation blasting longer than 12 months or more than 20 blasts | 5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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Reason for change: A redundant or outdated term in the instrument

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| Residences, schools , educational institutions establishments and places of worship | Operation blasting longer than 12 months or more than 20 blasts | 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply |
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Table 9.4.4.3.D—Recommended levels for continuous and impulsive vibration acceleration (m/s²) 1–80Hz for human comfort**Reason for change:** A redundant or outdated term in the instrument

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|--------------------------------------------------------------------------------------------------------|--------------|--------------------------|---------------------------|--------------------------|---------------------------|
| Offices, schools , educational institutions establishments and places of worship | Day or night | 0.02 m/s ² | 0.014 m/s ² | 0.04 m/s ² | 0.028 m/s ² |
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Reason for change: A redundant or outdated term in the instrument

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| Offices, schools , educational institutions establishments and places of worship | Day or night | 0.64 m/s ² | 0.46 m/s ² | 1.28 m/s ² | 0.92 m/s ² |
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Table 9.4.4.3.E—Recommended vibration dose values for intermittent vibration (m/s^{1.75}) for human comfort

Reason for change: A redundant or outdated term in the instrument

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| Offices, schools, educational institutions establishments and places of worship | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} | 0.4 m/s ^{1.75} | 0.8 m/s ^{1.75} |
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Part 9 Development codes / 9.4 Other development codes / 9.4.8 Prescribed tidal work code

9.4.8.1 Application

Reason for change: A redundant or outdated term in the instrument

Note—This code must be read in conjunction with the ‘Code for assessable development that is prescribed tidal works’ contained in Schedule 4A3 of the Coastal Protection and Management Regulation 20032017. This code complements the code contained in Schedule 4A3 of the Coastal Protection and Management Regulation 20032017 by specifying relevant provisions for application within Brisbane City Council’s local government tidal area.

Table 9.4.8.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

Section A—Prescribed tidal work to which specific performance outcomes 1.1, 2.1, 2.2, 3.1, 4.1 of the code contained in Schedule 4A3 of the Coastal Protection and Management Regulation 20032017 apply

Reason for change: A redundant or outdated term in the instrument

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| <p>PO1 Development for prescribed tidal work for a landing for individual use is consistent in size with a nearby landing.</p> | <p>AO1 Development for prescribed tidal work for a landing for individual use is not located within 1.5m of a side boundary or an extended side boundary into the Brisbane River. <small>Note—The extended side boundary has the same meaning as defined by the Coastal Protection and Management Regulation 20032017.</small></p> |
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Reason for change: A redundant or outdated term in the instrument

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| <p>PO2 Development for prescribed tidal work for a pontoon or jetty for an individual use is designed to be compatible with the character and amenity of the work’s immediate surrounds.</p> | <p>AO2.1 Development for prescribed tidal work for a pontoon or jetty for individual use has:</p> <ul style="list-style-type: none"> a. a floatation unit and independent deck, not including the walkway, up to 25m² in area and a maximum dimension of 10m; |
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| | <p>b. an access walkway with a minimum width of 1.2m and a maximum width of 1.8m.</p> |
| | <p>AO2.2 Development for prescribed tidal work for a ramp for individual use has a width up to 3.5m as measured at the foreshore. Note—The foreshore has the same meaning as defined by the Coastal Protection and Management Regulation 20032017.</p> |

Reason for change: A redundant or outdated term in the instrument

Section B—Prescribed tidal work to which specific performance outcome 12.1 of the code contained in Schedule 4A3 of the Coastal Protection and Management Regulation 20032017 applies

Reason for change: A redundant or outdated term in the instrument

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| <p>PO3 Development for prescribed tidal work is designed, constructed and maintained to ensure it is tethered to its existing location during a 100 year annual recurrence interval Brisbane River flood event.</p> | <p>AO3 Development for prescribed tidal work is designed and constructed to incorporate:</p> <ul style="list-style-type: none"> a. a tethering system between: <ul style="list-style-type: none"> i. the structure and an onshore anchor block or abutment; or ii. the base of a pile associated with the structure; b. a tethering system which is designed to withstand the flow velocities associated with a 100 year annual recurrence interval Brisbane River flood event and includes allowance for a debris loading of not less than 10kN per metre of structure. <p>Note—kN means kilonewton as defined by the Coastal Protection and Management Regulation 20032017.</p> |
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Part 9 Development codes / 9.4 Other development codes / 9.4.10 Subdivision code

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

Reason for change: Is of a minor nature that does not include zoning changes; and a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that:</p> <ul style="list-style-type: none"> a. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; b. are safe, suitably shaded and embellished, attractive and efficient; c. link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; d. provide routes that are on areas of least slope and avoid potential hazards such as flooding; e. run predominately <u>predominantly</u> along public spaces including streets or parks that are fronted by dwellings; f. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; g. are widened at potential vehicle conflict points. <p>Note—While the road layout may include no through roads such as cul-de-sacs 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.</p> | <p>AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that:</p> <ul style="list-style-type: none"> a. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or b. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. <p>Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.</p> <p>AO10.2 <u>Development provides pathway links outside the road corridor that:</u></p> <ul style="list-style-type: none"> a. <u>comply with the Infrastructure design planning scheme policy;</u> b. <u>incorporate key elements of crime prevention through environmental design, including:</u> <ul style="list-style-type: none"> i. <u>having a maximum length of 40m;</u> ii. <u>providing a direct line of sight between ends of the link;</u> iii. <u>connecting between the road network and the park where development is located between them.</u> |
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| | <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy. Note—A minimum of 50% of any park frontage should be to a minor road.</p> |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.</p> | <p>AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that:</p> <ul style="list-style-type: none"> a. consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; c. does not further fragment viable rural land. <p>Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.</p> |
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Table 9.4.10.3.B Part 4—All other zones

Reason for change: A redundant or outdated term in the instrument

Notes applying to Table 9.4.10.3.B Part 4—

(4) Subdivision of land within the [South East Queensland](#) Regional Landscape and Rural Production Area must comply with [Regulatory Provisions Schedule 10](#) of the [South East Queensland Regional Plan 2009–2031 Planning Regulation 2017](#). A minimum lot size of 100ha applies unless the subdivision meets an exemption as described in the [South East Queensland Regional Plan 2009–2031 Planning Regulation 2017](#).

Part 9 Development codes / 9.4 Other development codes / 9.4.12 Wastewater code

Table 9.4.12.3—Performance outcomes and acceptable outcomes

Reason for change: A redundant or outdated term in the instrument

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| <p>PO1 Development ensures that the intensity and scale of the change of use of premises does not:</p> <ul style="list-style-type: none"> a. increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality; b. increase any health risks during a system failure; c. deteriorate the water quality of existing or proposed water supplies; d. limit the sustainable disposal of domestic effluent. | <p>AO1 Development ensures that the proposed disposal system complies with the requirements of:</p> <ul style="list-style-type: none"> a. section 33 of the Environmental Protection (Water and Wetland Biodiversity) Policy (Water) 20092019; b. AS/NZS 1547:2012 On-site domestic wastewater management; c. <i>Plumbing and Drainage Act 2002</i>2018; d. the Queensland plumbing and wastewater code. <p>Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.</p> |
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Reason for change: A redundant or outdated term in the instrument

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| <p>PO2 Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient disposal of domestic effluent in a manner that:</p> <ul style="list-style-type: none"> a. minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; b. limits any health risks during a system failure by ensuring that the water quality of existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent. | <p>AO2.1 Development is on a lot with a minimum size of 2,000m² or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater.</p> |
| | <p>AO2.2 Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the:</p> <ul style="list-style-type: none"> a. secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; b. <i>Environmental Protection (Water and Wetland Biodiversity) Policy (Water) 2009</i>2019; c. AS/NZS 1547:2012 On-site domestic wastewater management, d. <i>Plumbing and Drainage Act 2002</i>2018; e. Queensland plumbing and wastewater code. |

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| | <p>AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land:</p> <ul style="list-style-type: none"> a. with a slope of less than 15%, or where the land is terraced to receive the full disposal area; b. no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake; c. above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; d. no closer than 25m to a cut or embankment. |
| | <p>AO2.4 Development ensures that the proposed sub-surface on-site effluent disposal system is not located:</p> <ul style="list-style-type: none"> a. on soils with permeabilities less than 1.06m/day or greater than 3.5m/day; b. within 0.6m of a permanent watertable; c. within 1m of bedrock; d. on land composed mainly of sand, gravel, fractured rock or heavy clay. |
| | <p>AO2.5 Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.</p> |
| | <p>AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.</p> |

Part 10 Other plans

Table 10.1.1—Development schemes for priority development areas

Reason for change: Reflects a current development approval, a master plan for a declared master planned area, or an approved development under the *South Bank Corporation Act 1989*, or an approval under other legislation

| | |
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| Albert Street Cross River Rail priority development area | Albert Street Cross River Rail PDA Interim Land Use Plan |
| Boggo Road Cross River Rail priority development area | Boggo Road Cross River Rail PDA Interim Land Use Plan |
| Roma Street Cross River Rail priority development area | Roma Street Cross River Rail PDA Interim Land Use Plan |
| Woolloongabba urbanCross River Rail priority development area | Woolloongabba UDA Development SchemeCross River Rail PDA Interim Land Use Plan |

Table 10.3.3—Long term infrastructure plans (corridor plan) for the road network

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Raiwena Riawena Road | Coopers Plains, Rocklea, Salisbury | Arterial |
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Schedule 1 Definitions / SC1.1 Use definitions

Table SC1.1.1.B—Use definitions

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>Marine industry Editor's note— The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i></p> | <p>Marine industry means the use of waterfront premises for—</p> <ul style="list-style-type: none"> a. manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or b. providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). <p>Examples of marine industry— boat building, boat storage, dry dock</p> | <p>Boat building, boat storage, dry dock</p> | <p>Marina</p> |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>Rural workers' accommodation Editor's note—The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i></p> | <p>Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <ul style="list-style-type: none"> a. the premises, and the premises where the rural use is carried out, are owned by the same person; and b. the employees are not non-resident workers. | <p>Farm workers accommodation</p> | <p>Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident worker accommodation, multiple dwellings</p> |
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Reason for change: Cross-references in the instrument

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| <p>Service industry Editor's note— The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i></p> | <p>Service industry means the use of premises for an industrial activity that—</p> <ul style="list-style-type: none"> a. does not result in off-site air, noise or odour emissions; and b. is suitable for location with other non-industrial uses. <p>Examples of service industries— audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</p> | <p>Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</p> | <p>Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry</p> |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| <p>Special industry Editor's note— The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i></p> | <p>Special industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a special industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, | <p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers. Note—Additional examples may be shown in SC1.1.3 industry thresholds.</p> | <p>Low impact industry, medium impact industry, high impact industry, service industry</p> |
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| | <p>including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p> <p>For the purposes of the planning scheme a special industry is an industry activity that—</p> <p>a. has one or more of the following attributes—</p> <ul style="list-style-type: none"> i. potential for significant potential for extreme impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise; ii. potential for extreme off-site impacts in the event of fire, explosion or toxic release; iii. on-site controls are required for emissions and dangerous goods risks; iv. the use generally involves night-time | | |
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| | <p>and outdoor activities;</p> <p>v. the use may involve the storage and handling of large volumes of dangerous goods;</p> <p>vi. requires significant separation from non-industrial uses; and</p> <p>b. complies with any thresholds for the activity stated in SC1.1.3 industry thresholds.</p> | | |
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Schedule 1 Definitions / SC1.2 Administrative terms / SC1.2.2 Administrative terms**Table SC1.2.2.B—Administrative terms and definitions**

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Setback | <p>Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p> <p>Editor's note—Section 1.7.6 provides that for the purpose of determining compliance with an assessment benchmarks for setback, development is deemed to comply with the assessment benchmarks if the development exceeds the assessment benchmarks only by reason of the inclusion of an outermost projection which is part of a building or structure that is:</p> <ul style="list-style-type: none"> • an eave of a roof; or • a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall. |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Site cover | <p>Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ol style="list-style-type: none"> a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or b. a basement that is completely below ground level and used for a car parking; or c. the eaves of a building; or d. a sun shade. |
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Schedule 1 Definitions / SC1.2 Administrative terms / SC1.2.3 Brisbane City Council administrative definitions

Table SC1.2.3.B—Brisbane City Council administrative definitions

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Acoustically screened | The source of noise is completely screened from view of habitable rooms (including balconies, patios, decks and verandas verandahs) of an adjoining sensitive use by solid, gap free material and construction e.g. acoustic fence, building, or enclosure. |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Average recurrence interval | The average, or expected, value of the periods between exceedences exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedences exceedances are generally random. Note—For example, a 100 year ARI indicates an average of 100 years between exceedence exceedance of a given storm magnitude. |
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Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

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| Defined flood event (DFE) | The flood event adopted by Brisbane City Council for the management of development in a particular locality. The DFE varies for different classes of development and flood source. Note—Most commonly, the Defined flood event is the 1% Annual Exceedence Exceedance Probability (AEP) flood for creek/waterway, 2% AEP for overland flow flooding sources, or the Residential Flood Level (RFL) for Brisbane River flooding. The DFE for a particular locality is determined in accordance with the Flood overlay code. |
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Reason for change: A redundant or outdated term in the instrument

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| <p>Prescribed level</p> | <p>The level of the surface of the land:</p> <ul style="list-style-type: none"> a. existing at the time the original estate was subdivided and roads created through the estate as determined by a registered surveyor under the <i>Surveyors Act 2003</i> using best available evidence which is based on: <ul style="list-style-type: none"> i. the ‘as constructed’ drawings for the subdivision of the original estate lodged with the Council; or ii. if paragraph (a)(i) does not apply, the 2002 contours of the Council’s 2002 BIMAP mapping system; or b. that is the result of operational work carried out as a consequence of a material change of use or reconfiguring a lot, if: <ul style="list-style-type: none"> i. the material change of use or reconfiguring a lot was assessable development under the Council’s planning scheme in effect between 1 January 2002 and the commencement of this planning scheme; and ii. the operational work accords with the following: <ul style="list-style-type: none"> A. the development approval for the material change of use or reconfiguring a lot; B. the development approval which approved the operational work. <p>Editor’s note—Section 1.7.5 provides that for the purpose of the definition of ground level in Schedule 1, the level of the natural ground is deemed to have been lawfully changed if the level of the natural ground level is the prescribed level.</p> |
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Reason for change: It is of a minor nature that does not include zoning changes

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| <p>Residential flood level (RFL)</p> | <p>The Residential residential flood level (RFL) for Brisbane River flooding equates to the flood level applicable to the extent of January 2011 floods as depicted by mapping on the Queensland Reconstruction Authority website or the Council's defined Brisbane River 1% annual exceedance probability (AEP) flood level (DFL) for the Brisbane River, whichever is higher.</p> |
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Reason for change: Cross-references in the instrument

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| Significant landscape tree | <p>A tree on a site identified in the Landscape features sub-category, the Individual or group significant landscape tree site sub-category, the Significant landscape tree - adjoining site sub-category, or the Significant landscape tree on the Significant landscape tree overlay map and <u>of the tree species and dimensions</u> listed in Table 8.2.19.3.B <u>of the Significant landscape tree overlay code</u>; or</p> <p><u>A tree on a site identified in the Individual or group Significant landscape tree site sub-category or Significant landscape tree - adjoining site sub-category on the Significant landscape tree overlay map and listed in</u> Table 8.2.19.3.C of the Significant landscape tree overlay code; or</p> <p>A tree identified in <u>the</u> Significant landscape tree - vegetation protection order sub-category on the Significant landscape tree overlay map <u>and listed in Table 8.2.19.3.C of the Significant landscape tree overlay code.</u></p> |
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Schedule 2 Mapping / SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: Reflects details of this package of minor amendments to the planning scheme

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| Not applicable | ZM-001 | Zoning map Map tiles 2, 13, 20, 21, 22, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 41, 43, 44 and 47 | 30 October 2020 |
| Not applicable | ZM-001 | Zoning map Map tile 28 | 28 May 2021 |

Schedule 2 Mapping / SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: Reflects details of this package of minor amendments to the planning scheme

| | | | |
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| C | OM-003.2 | Commercial character building overlay map Map tile 13 | 28 February 2020 |
| | OM-003.2 | Commercial character building overlay map Map tiles 2, 12, 13, 19, 20, 21, 28, 29, 30 and 35 | 28 May 2021 |
| | OM-003.3 | Critical infrastructure and movement network overlay map | 30 June 2014 |

Reason for change: Reflects details of this package of minor amendments to the planning scheme

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| D | OM-004.1 | Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47 | 30 October 2020 |
| | OM-004.1 | Dwelling house character overlay map Map tile 28 | 28 May 2021 |

Reason for change: Updates a factual matter incorrectly stated and reflects details of this package of minor amendments to the planning scheme

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| F | OM-006.1 | Flood overlay map—Brisbane River (all tiles, other than where specified below) | 30 June 2014 |
| | OM-006.1 | Flood overlay map—Brisbane River Map tile 18 | 24 March 2017 |
| | OM-006.1 | Flood overlay map—Brisbane River Map tiles 13, 14, 20, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43 and 47 | 28 May 2021 |
| | OM-006.2 | Flood overlay map—Creek/waterway (all tiles, other than where specified below) | 30 June 2014 |
| | OM-006.2 | Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 11, 19, 20, 21, 26, 27, 28, 29, 34, 36, 42, 43, 44, 46, and 48 | 18 September 2015 |
| | OM-006.2 | Flood overlay map—Creek/waterway Map tiles 6, 12, 13, 22, 30, 35, 37 and 47 | 9 September 2016 |
| | OM-006.2 | Flood overlay map—Creek/Waterway Map tile 18 | 24 March 2017 |
| | OM-006.2 | Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 6, 11, 12, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 42, 43, 44, 46, 47, and 48 | 28 May 2021 |
| | OM-006.3 | Flood overlay map—Overland flow | 30 June 2014 |
| | OM-006.3 | Flood overlay map—Overland flow Map tile 18 | 24 March 2017 |

Reason for change: Updates a factual matter incorrectly stated and reflects details of this package of minor amendments to the planning scheme

| | | | |
|---|--------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------|
| H | OM-008.1 | Heritage overlay map (all tiles, other than where specified below) | 9 September 2016 |
| | OM-008.1 | Heritage overlay map Map tiles 18 and 28 | 24 March 2017 |
| | OM-008.1 | Heritage overlay map Map tile 35 | 3 July 2017 |
| | OM-008.1 | Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42 | 1 December 2017 |
| | OM-008.1 | Heritage overlay map File Map tile 28 | 16 February 2018 |
| | OM-008.1 | Heritage overlay map Files Map tiles 20 and 28 | 14 September 2018 |
| | OM-008.1 | Heritage overlay map Map tiles 13, 21, 28 | 23 November 2018 |
| | OM-008.1 | Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36 | 26 July 2019 |
| | OM-008.1 | Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53 | 29 November 2019 |
| | OM-008.1 | Heritage overlay map Map tiles 13, 21 and 28 | 28 February 2020 |
| | OM-008.1 | Heritage overlay map Map tiles 13, 20, 21, 22, 28, 29, 32, 34 , 35, 44 | 30 October 2020 |
| | OM-008.1 | Heritage overlay map Map tile 28 | 28 May 2021 |

Reason for change: Reflects details of this package of minor amendments to the planning scheme

| | | | |
|---|--------------------------|-------------------------------------------------------------------------------|-----------------------------|
| P | OM-016.2 | Pre-1911 building overlay map Map tiles 13, 21 and 28 | 28 February 2020 |
| | OM-016.2 | Pre-1911 building overlay map Map tiles 20, 28, 29 and 35 | 28 May 2021 |

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | | | |
|---|----------|--------------------------------------------------------------------------------------------------------|--------------|
| S | OM-019.2 | Streetscape hierarchy overlap overlay map Map tiles 28, 29, 35 and 36 | 26 July 2019 |
|---|----------|--------------------------------------------------------------------------------------------------------|--------------|

Reason for change: Reflects details of this package of minor amendments to the planning scheme

| | | | |
|---|-----------------|---------------------------------------------------------------------------------------------|--------------------|
| T | OM-020.1 | Traditional building character overlay map Map tiles 20 and 29 | 30 October 2020 |
| | <u>OM-020.1</u> | <u>Traditional building character overlay map</u> <u>Map tile 28</u> | <u>28 May 2021</u> |
| | OM-020.2 | Transport air quality corridor overlay map (all tiles, other than where specified below) | 30 June 2014 |

Schedule 3 Local government infrastructure plan mapping and tables / SC3.1 Planning assumption tables

Reason for change: The format or presentation of the instrument

Table SC3.1.1—Existing and projected population

(use this link to access the Table SC3.1.1 Excel spreadsheet)

Table SC3.1.2—Existing and projected employees

(use this link to access the Table SC3.1.2 Excel spreadsheet)

Table SC3.1.3—Planned density and demand generation rate for a trunk infrastructure network

(use this link to access the Table SC3.1.3 Excel spreadsheet)

Table SC3.1.4—Existing and projected residential dwellings

(use this link to access the Table SC3.1.4 Excel spreadsheet)

Table SC3.1.5—Existing and projected non-residential floor space

(use this link to access the Table SC3.1.5 Excel spreadsheet)

~~Table SC3.1.5—Existing and projected non-residential floor space~~

~~(use this link to access the Table SC3.1.5 Excel spreadsheet)~~

Schedule 4 Notations required under the Planning Act 2016

Table SC4.1.1—Notation of decisions under section 89 of the Act

Reason for change: A redundant or outdated term in the instrument

Editor's note—Development applications listed on this page can be viewed online at Brisbane City Council's webpage, using [the](#) Brisbane [Planning and Development Online](#) - "Application [EnquirerSearch](#)".

Schedule 5 Land designated for community infrastructure

Table SC5.1—Land designated for community infrastructure

Reason for change: Reflects a current development approval, a master plan for a declared master planned area, or an approved development under the *South Bank Corporation Act 1989*, or an approval under other legislation

| | | | | |
|----------------------|-----------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|
| D173 | 7 June 2019 | Lot 3 on SP220860 | 69 Pineapple Street, Zillmere | Zillmere Sporting and Educational Facilities |
| D194 | 25 September 2020 | Lot 489 on SP150580 Lots 110, 111, 112 & 113 on RP9138 | 189 Heal Street and 180, 182, 184 and 186 Annie Street, New Farm | New Farm State School |

Schedule 6 Planning scheme policies / SC6.2 Air quality planning scheme policy

2.1 Variation to modelling methods

Reason for change: Cross-references in the instrument

3. A modelling proposition is required for the following:

- f. transforming NO_x to NO₂ using a methodology that differs from section 5.2 ([section 5.2](#));

Schedule 6 Planning scheme policies / SC6.4 Bushfire planning scheme policy

8 Principles for siting buildings in high and medium bushfire hazard areas

Reason for change: Cross-references in the instrument

Note—Clearing of some types of vegetation is controlled in Brisbane. Reference should be made to other codes in the planning scheme and to relevant local laws for requirements. The [bushfireBushfire overlay](#) code provides requirements for separation from vegetation likely to pose a bushfire hazard, specifically vegetation scoring higher than 4 on Table 8.2.5.3.C in the Bushfire overlay code.

Schedule 6 Planning scheme policies / SC6.11 Flood planning scheme policy

1.3 Terminology

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

annual ~~exceedence~~ exceedance probability (AEP): the likelihood of a flood of a given discharge being exceeded within a period of 1 year, generally expressed as a percentage.

Schedule 6 Planning scheme policies / SC6.13 Heritage planning scheme policy

Contents

Reason for change: Cross-references in the instrument

- 5 Guidelines for preparing a heritage impact assessment report – for development on a site in the Area adjoining heritage ~~place~~ sub-category

2 Criteria for inclusion in the Heritage overlay

Reason for change: A redundant or outdated term in the instrument

4. A site adjoining a local heritage place or State heritage place is also included on the Heritage overlay in the Area adjoining ~~local heritage sub-category or in the Area adjoining the State~~ heritage sub-category, to enable the Heritage overlay code to apply to development on these adjoining sites.

5 Guidelines for preparing a heritage impact assessment report — for development on a site in the Area adjoining a heritage place sub-category

Reason for change: Cross-references in the instrument

- 5 Guidelines for preparing a heritage impact assessment report — for development on a site in the Area adjoining ~~a~~ heritage ~~place~~ sub-category

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

The heritage impact assessment report is to include a heritage impact statement which provides:

- c. a statement identifying views of the local heritage place or State heritage place ~~or~~ and ~~assess~~ assesses which are significant and which are impacted;

Schedule 6 Planning scheme policies / SC6.16 Infrastructure design planning scheme policy / Chapter 3 Road corridor design

Table 3.4.2.A—Design standards for freight network

Reason for change: A redundant or outdated term in the instrument

Note—(1) Under the provisions of the Transport Operations (Road Use Management—Dangerous Goods) Regulation ~~2008~~2018 dangerous good routes may exclude tunnels.

3.7.3.10 Kerb ramps

Reason for change: Cross-references in the instrument

8. Kerb ramps, including the installation of TGSIs if required, are constructed as per BSD ~~5218~~, BSD-5231, BSD-5233, and BSD-5234.

Table 3.7.4.2.4.A—Street trees

Subtropical boulevard – upright feature trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | |
|---------------------------------------------------|------------------|
| Eleocarpus <u>Elaeocarpus</u> eumundii | Eumundi quandong |
|---------------------------------------------------|------------------|

3.7.5.12 Large-crown trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

1. Large-crown width, spreading canopy trees ~~(centrally planted)~~ are suitable for verges and medians (centrally planted) exceeding 7m in width.
2. The minimum unpaved area should be 6m² (this area can be ~~grated~~mulched or companion planted) and the available root zone should not be less than 10m³.

Table 3.7.5.12.A—General species table for large-crown trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | |
|-----------------------------------------------------------------|------------|
| <i>Ficus macrocarpamicrocarpa</i> var. <i>hillii</i> | Hill's fig |
|-----------------------------------------------------------------|------------|

3.7.5.13 Medium crown trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

- The minimum unpaved area should be 1.5m.92m² (this area can be grated, mulched or companion planted) and the available root zone should not be less than 5m³.

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

Note—(1) Leopard trees can only be planted as new and replacement plantings in specified streets within the City Centre and Fortitude Valley, as per Chapter 5 in this planning scheme policy.

Table 3.7.5.14.A—General species table for upright columnar elliptical trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | |
|---------------------------------------------------|------------------|
| Eleocarpus Elaeocarpus <i>eumundii</i> | Eumundi quandong |
|---------------------------------------------------|------------------|

3.7.5.16 Upright feature trees

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

- Feature trees (~~centrally planted~~) are suitable for planting inside roundabouts (~~centrally planted~~).

Table 3.7.6.5.A—Furniture elements

Seat

Reason for change: A factual matter incorrectly stated in the instrument

Seat

As ~~Standard seat as~~ per BSD-7201

Reason for change: A redundant or outdated term in the instrument

Materials and finishes

A seat has:

- a. a galvanised and powder-coated mild steel frame;
- b. hardwood timber slats sourced from plantation or sustainably harvested sources;
- c. timber finished in ~~'Bunningswith~~ Jarrah stain ~~or approved alternative and smooth, water based furniture oil.~~

Reason for change: A redundant or outdated term in the instrument

Fixing

Surface mounted – fixed with 10mm diameter x 150mm long expansion bolts and ~~acorn dome~~ nuts

Public transport seat

Reason for change: The format or presentation of the instrument

Design

The ~~Public Transport Seat~~ public transport seat:

- a. is an alternative to the seat for public transport stops where compliance with AS1428.2:1992, clause 27.2 is required;
- b. includes a flexible leg detail that allows for a moderate height adjustment to cater for uneven surfaces (125mm max);
- c. foot location is laterally adjustable to suit different paving modules or subsurface conditions.

Reason for change: A redundant or outdated term in the instrument


| | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials and finishes | <p><u>A public transport seat has:</u></p> <ul style="list-style-type: none"> a. a galvanised and powder-coated mild steel frame; b. hardwood timber slats sourced from plantation or sustainably harvested sources; c. timber finished <u>in 'Bunningswith Jarrah' stain or approved alternative and smooth, water based furniture oil.</u> |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Reason for change: A redundant or outdated term in the instrument

| | |
|---------------|----------------------------------------------------------------------------------------------------|
| Fixing | Surface mounted – fixed with 10mm diameter x 150mm long expansion bolts and <u>acorn dome</u> nuts |
|---------------|----------------------------------------------------------------------------------------------------|

Bench

Reason for change: The format or presentation of the instrument

| | |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fixing | Surface mounted  fixed with 10mm diameter x 150mm long expansion bolts and acorn nuts |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Urban stool

Reason for change: A redundant or outdated term in the instrument

| | |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials and finishes | <p>An urban stool uses <u>Urban stools are</u> precast concrete, and its with a <u>Class 1 concrete</u> finish is <u>Kolormasts 'Raven' honed or approved alternative.</u></p> |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Tree grate**Reason for change:** A redundant or outdated term in the instrument

| | |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials and finishes | <p>Tree grates are:</p> <ol style="list-style-type: none"> laser cut and have powder-coated galvanised steel; tree grates are available in two sizes: 1.615m.6m x 1.615m.6m and 1.615m.6m x 1.21m.2m. Preference is given to the 1.615m.6m x 1.615m.6m tree grate where space permits. |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Rubbish bin – 240L dual bin**Reason for change:** The format or presentation of the instrument

| | |
|----------------------------------------------------------------------------------------------------|----------------------------------------|
| Rubbish bin – Bin enclosure - streetscape - 240L dual bin As per BSD-7302 | Rubbish bin – 240L dual bin |
|----------------------------------------------------------------------------------------------------|----------------------------------------|

Reason for change: A redundant or outdated term in the instrument

| | |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design | <p>The bin enclosure - streetscape - 240L dual bin is:</p> <ol style="list-style-type: none"> designed to provide large capacity rubbish disposal and recycling facilities in a single unit; provided with 2 butt-bin attachments to create an all-purpose public waste disposal facility; is required in locations that cater for larger pedestrian traffic volumes, and is to be located parallel with the kerb, facing away from vehicular traffic; installed in new developments within the City Centre centres; is located within 25m of intersections on all street frontages. |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Reason for change: A redundant or outdated term in the instrument

| | |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials and finishes | The 240L dual bin enclosure has a powder-coated aluminium body, panels and an 'Iridium' anodised aluminium butt bin lid, frame and metal bin liner apron. |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

Reason for change: A redundant or outdated term in the instrument

| | |
|---------------|---------------------------------------------------------------------------------------------------|
| Fixing | Surface mounted – fixed with 4mm x 10mm diameter x 150mm long expansion bolts and acorn dome nuts |
|---------------|---------------------------------------------------------------------------------------------------|

Reason for change: It is of a minor nature that does not include zoning changes

| | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bin enclosure - streetscape - 340L As per BSD-7307 | |
| Design | The bin enclosure - streetscape - 340L is: <ul style="list-style-type: none"> a. designed to provide large capacity rubbish disposal and recycling facilities; b. provided with butt-bin attachments to create an all-purpose public waste disposal facility; c. to be located parallel with the kerb, facing away from vehicular traffic; d. installed in new developments within centres; e. is located within 25m of intersections on all street frontages. |
| Materials and finishes | The bin enclosure has powder-coated aluminium panels and an 'Iridium' anodised aluminium lid, frame and apron. |
| Fixing | Surface mounted – fixed with 4mm x 10mm diameter x 150mm long expansion bolts and dome nuts |
| Drinking fountain As per BSD-7331 | |

Schedule 6 Planning scheme policies / SC6.16 Infrastructure design planning scheme policy / Chapter 7 Stormwater drainage

Table 7.3.3.1.A—Coefficient of discharge C10 for development

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | |
|-----------------------------------------------------------------------------------------------------|-----------------------|
| Open space areas (e.g. parks with predominately <u>predominantly</u> vegetated surfaces) | QUDM, Table 4.05.3(b) |
|-----------------------------------------------------------------------------------------------------|-----------------------|

Schedule 6 Planning scheme policies / SC6.16 Infrastructure design planning scheme policy / Chapter 9 Public utilities

9.5.2.1 Minimum specifications

Reason for change: Cross-references in the instrument

If the Commonwealth ~~Telecommunication~~ Telecommunications Act 1997, Federal National Broadband Network regulations or the chosen carrier has additional requirements or different specifications, these minimum specifications must still be met.

Schedule 6 Planning scheme policies / SC6.16 Infrastructure design planning scheme policy / Chapter 10 Parks

10.2.3 Earthworks

Reason for change: A redundant or outdated term in the instrument

Note—Batters and earth-retaining structures must conform to the requirements set out in Schedule 51 of the ~~Standard~~ Building Regulation ~~1993~~2006.

Table 10.3.3.3.A—Pathway / pavement area requirements

Reason for change: Cross-references in the instrument

| | | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Natural area parks</p> | <p>Low-use pedestrian tracks and trails (Class 3 walking tracks as defined in AS 2156.1-2001 Walking tracks - Classification and signage)</p> | <p>Require:</p> <ul style="list-style-type: none"> a. where required, an earth or decomposed granite pathway with timber or natural rock edge restraint in compliance with BSD-5216; b. tracks and trails with gradients steeper than 1V:20H to incorporate water bars (at spacings based on the track gradient and surface material) and include other drainage treatments as appropriate, to reduce the susceptibility of the surface to erosion; c. a preferred maximum grade of 1V:6H and crossfall of 1V:18H (only to be exceeded for short sections); d. steps on steeper sections where required. |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Moderate- to high-use pedestrian paths and tracks (Class 1 and 2 walking tracks as defined in AS 2156.1-2001 Walking tracks - Classification and signage)</p> | <p>Require:</p> <ul style="list-style-type: none">a. any pavement listed above except natural-earth walking track;b. a hardwood timber boardwalk for access to natural features and to cross wetlands, in compliance with section 10.3.3.8.7. |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Schedule 6 Planning scheme policies / SC6.16 Infrastructure design planning scheme policy / Chapter 12 Public riverside facilities

Table 12.3.A—Materials for use in public riverside facilities

Reason for change: A redundant or outdated term in the instrument

| | | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Tactile paving</p> | <p>Concrete tactile paver bySupplier: Chelmstone, Urbanstone or approved equivalent Size: 300mm x 300mm Colour: Ghost Gum CCS 'Voodoo'</p> | <p>Concrete tactile paver bySupplier: Chelmstone, Urbanstone or approved equivalent Size: 300mm x 300mm Colour: Black CCS 'Voodoo'</p> |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|

12.6.3.1 General

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

- Further reference should be made to the Queensland Acid Sulfate Soils Investigation Team (QASSIT 1997) guidelines for sampling and management of acid sulfate soils and potential ~~asset~~acid sulfate soils.

Schedule 6 Planning scheme policies / SC6.23 Park management plan planning scheme policy

3.4.3 Facilities or structures and embellishments

Reason for change: A redundant or outdated term in the instrument

Development is located, designed and constructed to deliver the desired standards of service for public park infrastructure as described in the [Priority Local government](#) infrastructure plan.

The following embellishments may also be provided in Precinct 1, Precinct 2, Precinct 3 and Precinct 4 in addition to those embellishments identified within Table 4.5.6.1.4 in the [Priority Local government](#) infrastructure plan as appropriate for a sport park within the district zone precinct:

- a. playground/play space;
- b. picnic facilities;
- c. kick-around space;
- d. barbecues;
- e. seating;
- f. paths (pedestrian/cycle);
- g. dog off leash area;
- h. skate facility.

Schedule 6 Planning scheme policies / SC6.24 Planting species planning scheme policy

Table 1A—Tall trees over 10m in height at maturity

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | | | | | | | | | | | |
|---------------------------------|------------|--|---|--|--|--|--|---|---|--|--|
| <i>Brachychiton acerifolius</i> | flame tree | | x | | | | | x | x | | |
|---------------------------------|------------|--|---|--|--|--|--|---|---|--|--|

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | | | | | | | | | | | |
|--------------------------------------------|--------------------|---|--|--|--|--|--|--|--|--|---|
| <i>Ficus macrocarpa</i> var. <i>hillii</i> | Hill's weeping fig | x | | | | | | | | | x |
|--------------------------------------------|--------------------|---|--|--|--|--|--|--|--|--|---|

Table 1C—Medium shrubs 2m to 5m in height at maturity

Reason for change: The format or presentation of the instrument

| | | | | | | | | | | | |
|------------------------------------------------------------|-------------|--|---|--|---|--|---|--|--|---|--|
| <i>Callistemon species</i> (now <i>Melaleuca species</i>) | bottlebrush | | x | | x | | x | | | x | |
|------------------------------------------------------------|-------------|--|---|--|---|--|---|--|--|---|--|

Reason for change: A redundant or outdated term in the instrument

| | | | | | | | | | | | | |
|-------------------------------------------|--|---|---|---|--|--|---|---|---|---|---|---|
| <i>Syzygium australe</i> 'Bush Christmas' | | x | x | x | | | x | x | x | x | x | x |
|-------------------------------------------|--|---|---|---|--|--|---|---|---|---|---|---|

Schedule 6 Planning scheme policies / SC6.29 Structure planning planning scheme policy

1.1 Relationship to planning scheme

Reason for change: Cross-references in the instrument

| | | |
|--------------------------|---------------|-----|
| Centre or mixed use code | | |
| Table 9.3.3.3.A | PO13PO15 note | All |
| Table 9.3.3.3.A | AO13AO15 | All |

Reason for change: Cross-references in the instrument

| | | |
|---------------------|---------------|-----|
| Dual occupancy code | | |
| Table 9.3.6.3.A | PO18PO19 note | All |
| Table 9.3.6.3.A | AO18AO19 | All |

3.4 Step 3 – Analysis of site characteristics and constraints and allocation of land uses

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

4. If a site is in the Emerging community zone, the structure plan is to demonstrate that the allocation of land uses ensures the following:

- b. Residential communities are well serviced and enjoy the high level of comfort, quiet, privacy and safety reasonably expected within the ~~predominately~~ predominantly low density permanent residential environment anticipated in the Suburban living area. Development is to ensure a range of commensurate complementary commercial and employment opportunities and community uses and facilities are accessible to households. These may include centres, schools, parks, personal services, health care facilities, youth clubs and emergency services.

Schedule 6 Planning scheme policies / SC6.31 Transport, access, parking and servicing planning scheme policy

Table 8—Driveway selection for cars only

Reason for change: The format or presentation of the instrument

| Turnover rate of car parking area (1) ⁽¹⁾ | Type of road accessed | Type of driveway Number of spaces in car parking area | | | |
|-----------------------------------------------------------------|-----------------------|----------------------------------------------------------|--------|---------|----------------------------------------|
| | | 1–25 | 26–250 | 251–500 | over 500 (2) ⁽²⁾ |
| Low/med | Minor | B1 (3) ⁽³⁾ | B2 | C1 | C3 |

Schedule 6 Planning scheme policies / SC6.33 Vegetation planning scheme policy

2 Identifying and documenting significant vegetation

Reason for change: Cross-references in the instrument

6. vegetation listed in the Significant landscape tree [overlay](#) code or shown on the Significant landscape tree overlay map.

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Reason for change: A spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument

| | |
|-----|------------------------------------------------------------|
| AEP | annual exceedence <u>exceedance</u> probability |
|-----|------------------------------------------------------------|

Reason for change: Cross-references in the instrument

| | |
|---------------|-------------------------------------------------------------------------------------------------|
| LGIP | Local government infrastructure plan |
| <u>MAALPI</u> | <u>Statutory guideline 01/16 Making and amending local planning instruments</u> |
| MERV | minimum efficiency reporting value |

Reason for change: Cross-references in the instrument

| | |
|------------|------------------------------------------------------------------------------------|
| MCU | Material change of use as defined in the Act |
| <u>MGR</u> | <u>Minister's Guidelines and Rules Under the Planning Act 2016</u> |
| MHF | major hazard facilities |

Appendix 2 Table of amendments

Reason for change: Reflects details of this package of minor amendments to the planning scheme

| | | | |
|--------------------------------------------------------------------|-----------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 September 2020 (adoption) and 30 October 2020 (effective) | v20.00/2020 | Major | Major amendment to planning scheme (2.3A.4 of MAALPI). Major amendment to planning scheme policy (3.2.3 of MAALPI). Refer to Amendment v20.00/2020 for further detail. |
| 18 May 2021 (adoption) and 28 May 2021 (effective) | v21.00/2021 | Minor and administrative | Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of MGR). Minor amendment to planning scheme (Schedule 1, Section 2c), e), k) and l) of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of MGR). Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of MGR). Refer to Amendment v21.00/2021 for further detail. |

Schedule of mapping amendments

Zoning map

Table 1: Remove Low-medium density residential (2 or 3 storey mix zone precinct) and apply Community facilities (Education purposes zone precinct)

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|-------------------------|--------------------------|----------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | ZM-001 (Map tile 28) | Lot 489 on SP150580 | 189 Heal Street and part of Hawthorne Street | New Farm | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(a) of the <i>Minister's Guidelines and Rules</i> (MGR) made under the <i>Planning Act 2016</i> , as it is undertaken in accordance with a Ministerial direction or request (made under Chapter 2, Part 3, Division 3 of the Act) relating to rezoning of government owned land and any consequential amendment to planning scheme provisions for government owned land (reference D174 in Schedule 5 Land designated for community infrastructure) |

Table 2: Remove Character residential (Infill housing zone precinct) and apply Community Facilities (Education purposes zone precinct)

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|-------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | ZM-001 (Map tile 28) | Lot 110 on RP9138 Lot 111 on RP9138 Lot 112 on RP9138 Lot 113 on RP9138 | 180 Annie Street 182 Annie Street 184 Annie Street 186 Annie Street | New Farm | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(a) of MGR as it is undertaken in accordance with a Ministerial direction or request (made under Chapter 2, Part 3, Division 3 of the Act) relating to rezoning of government owned land and any consequential amendment to planning scheme provisions for government owned land (reference D174 in Schedule 5 Land designated for community infrastructure) |

Overlay maps**Flood overlay map****Table 3: Brisbane River flood planning area**

| Item no. | Map tile numbers | Description of change | Reason |
|----------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. | OM-006.1 Map tiles 13, 14, 20, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43 and 47 | Amend the Brisbane River flood planning areas in the Flood overlay map, based on: <ul style="list-style-type: none"> the <i>Brisbane River Flood Study (2017)</i> 1% AEP flood levels; and five creek flood studies recently undertaken by Council, for: <ul style="list-style-type: none"> Moggill Creek (2016); Perrin Creek (2016); Cubberla Creek (2017); Wolston Creek (2019); and Cabbage Tree Creek (2019). | Adjustments to the Brisbane River flood planning areas in the Flood overlay map. Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, 2(k) of MGR as it ensures the planning scheme contains the most up-to-date information about the risks to life and/or property by providing for the inclusion of amended natural hazard mapping in the scheme. |

Table 4: Creek/waterway flood planning areas

| Item no. | Map tile numbers | Description of change | Reason |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. | OM-006.2 (Map tiles 1, 2, 5, 6, 11, 12, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 42, 43, 44, 46, 47, and 48) | Amend the creek/waterway flood planning areas in the Flood overlay map, based on: <ul style="list-style-type: none"> • the <i>Brisbane River Flood Study</i> (2017) 1% AEP flood levels; and • five creek flood studies recently undertaken by Council, for: <ul style="list-style-type: none"> ○ Moggill Creek (2016); ○ Perrin Creek (2016); ○ Cubberla Creek (2017); ○ Wolston Creek (2019); and ○ Cabbage Tree Creek (2019). | Adjustments to the creek / waterway flood planning areas in the Flood overlay map. Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, 2(k) of the MGR as it ensures the planning scheme contains the most up-to-date information about the risks to life and/or property by providing for the inclusion of amended natural hazard mapping in the scheme. |

Commercial character building overlay map

Table 5: Remove the Commercial character building overlay from the following properties

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|-----------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | OM-003.2 (Map tile 21) | Lot 1 on SP283884 Lot 132 on SP281127 Lot 1 on RP78860 | (part of) 111 Allen Street 592 Kingsford Smith Drive 592A Kingsford Smith Drive | Hamilton | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 6. | OM-003.2 (Map tile 28) | Lot 15 on RP20738 | 78 Arthur Terrace | Red Hill | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 7. | OM-003.2 (Map tile 30) | Lot 1 on SP174637 | 682 New Cleveland Road | Gumdale | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 8. | OM-003.2 (Map tile 28) | Lot 0 on SP258331 Lots 101 to 605 on SP258331 | 21 Nile Street | Woolloongabba | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 9. | OM-003.2 (Map tiles 12 and 13) | Lot 22 on SP160752 Lot 21 on SP160752 | 71 and 75 Rilatt Street | Wavell Heights | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | OM-003.2 (Map tile 19) | Lot 0 on SP187755 Lot 1 on SP187755 Lot 2 on SP187755 Lot 3 on SP187755 Lot 4 on SP187755 Lot 5 on SP187755 Lot 6 on SP187755 | 121 Scanlan Road | Mitchelton | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 11. | OM-003.2 (Map tile 28) | (part of) Lot 500 on SP259412 | 15 Stanley Place | South Brisbane | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 12. | OM-003.2 (Map tile 35) | Lot 8 on RP826016 | 54 Wilkie Street | Yeerongpilly | Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 13. | OM-003.2 (Map tile 29) | Lot 4 on SP171360 Lot 3 on SP171360 | 40 and 42 Barton Road | Hawthorne | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001619084) |
| 14. | OM-003.2 (Map tile 28) | Lot 75 on RP11960 Lot 5 on SP215743 | 218 and 224 Logan Road | Woolloongabba | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001643758) and Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. | OM-003.2 (Map tile 28) | Lot 1 on SP169755 Lot 3 on SP169755 | 29 Hayward Street and 91 Charlotte Street | Paddington | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001615261, A001643645) |
| 16. | OM-003.2 (Map tile 28) | Lot 0 on SP281871 Lots 101 to 812 on SP281871 | 77 Jane Street | West End | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004065797, A003982156) |
| 17. | OM-003.2 (Map tile 20) | Lot 0 on SP259391 Lots 1 to 10 on SP259391 Lot 206 on SP253373 | 6 and 8A Norman Street and 645A Lutwyche Road | Lutwyche | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001975828, A001844703) |
| 18. | OM-003.2 (Map tile 29) | Lot 174 on SP136999 Lot 175 on SP136999 | 6 and 8 Harris Street | Hawthorne | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001644654) and Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 19. | OM-003.2 (Map tile 21) | Lot 0 on SP164298 Lots 1 to 48 on SP164298 Lots 14 and 49 on SP183398 | 1 Oxford Street | Bulimba | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001620220) and Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |

Table 6: Reduce and refine the commercial character building overlay curtilage on the following properties

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20. | OM-003.2 (Map tile 2) | Lot 100 on SP301410 Lot 0 on SP301411 Lot 1 on SP301411 | 512 Beaconsfield Terrace and 3 Twenty-third Avenue | Brighton | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004260400) |
| 21. | OM-003.2 (Map tile 29) | Lot 2 on SP280457 Lot 1 on SP280457 | 30 Edgar Street and 1007 Stanley Street | East Brisbane | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004584271, A004021807) |
| 22. | OM-003.2 (Map tile 20) | Lot 0 on SP219595 Lot 1 on SP219595 Lot 2 on SP219595 Lot 3 on SP219595 Lot 4 on SP219595 Lot 5 on SP219595 Lot 6 on SP219595 Lot 1 on SP180059 | 27 and 33 Herston Road | Kelvin Grove | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001637179) |
| 23. | OM-003.2 (Map tile 28) | Lot 0 on SP225247 Lot 1 on SP225247 Lot 2 on SP225247 Lot 3 on SP225247 Lot 4 on SP225247 Lot 5 on SP225247 | 116 Juliette Street | Greenslopes | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001623809) |
| 24. | OM-003.2 (Map tile 28) | Lot 0 on SP278173 Lots 101 to 705 on SP278173 Lot 4 SP310283 Lot 2 SP 293007 | 283, 283A and 283B Logan Road | Stones Corner | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003979531, A004170914) |
| 25. | OM-003.2 (Map tile 20) | Lot 2 on SP174201 Lot 0 on SP174201 Lot 1 on SP252639 | 249 and 249A Lutwyche Road | Windsor | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001614924, A001644532, A001623093) |
| 26. | OM-003.2 (Map tile 20) | Lot 0 on SP147067 | 599 and 599A Lutwyche Road | Lutwyche | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of |

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|----------------------------------------------------------------------------------|--------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Lots 1 to 11 on SP147067 Lot 205 on SP252964 | | | MGR as it reflects a current development approval (A001608562, A001608563, A001664483) |
| 27. | OM-003.2 (Map tile 21) | Lot 0 on SP201095 Lots 1 to 27 on SP201095 | 115 Nudgee Road | Hamilton | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001637134) |
| 28. | OM-003.2 (Map tile 20) | Lot 0 on SP200935 Lot 2 on SP200935 Lot 4 on SP200935 Lot 38 on RP20716 | 55 and 57 Arthur Terrace | Red Hill | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A001638345, A001782632) and Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |

Dwelling house character overlay map

Table 7: Remove the following properties from the overlay

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. | OM-004.1 (Map tile 28) | Lot 489 on SP150580 Lot 110 on RP9138 Lot 111 on RP9138 Lot 112 on RP9138 Lot 113 on RP9138 | 189 Heal Street and part of Hawthorne Street 180 Annie Street 182 Annie Street 184 Annie Street 186 Annie Street | New Farm | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(a) of MGR as it is undertaken in accordance with a Ministerial direction or request (made under Chapter 2, Part 3, Division 3 of the Act) relating to rezoning of government owned land and any consequential amendment to planning scheme provisions for government owned land (reference D174 in Schedule 5 Land designated for community infrastructure) |

Heritage overlay map

Table 8: Amend the heritage place curtilages and Area adjoining heritage extents for the following properties

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|--------------------------------------------------|------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. | OM-008.1 (Map tile 28) | Lot 0 on SP280751 Lots 1 to 31 on SP280751 | 584 and 588 Boundary Street | Spring Hill | Reduce the curtilage of the local heritage place and adjust the extent of the Area adjoining heritage Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004121269, A004470993) |
| 31. | OM-008.1 (Map tile 28) | Lot 1 on RP122127 | 232 to 248 Adelaide Street 166 Creek Street 295 Ann Street | Brisbane City | Adjust the curtilage of the local heritage place to match and correctly reflect the curtilage of the State heritage and adjust the extent of the Area adjoining heritage Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(l) of MGR as it is of a minor nature that does not include zoning changes. |

Pre-1911 building overlay map

Table 9: Add the Pre-1911 building site overlay to the following property

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|--------------------------|------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 32. | OM-016.2 (Map tile 29) | Lot 7 on RP44448 | 6 Baringa Street | Morningside | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (Court decision BD635 of 2015 – A004025443) |

Table 10: Remove the Pre-1911 building site overlay from the following properties

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|--------------------------------------------------|-----------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 33. | OM-016.2 (Map tile 29) | Lot 9 on RP13290 Lot 7 on RP13289 | 6 and 8 Richmond Road | Morningside | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (Court decision BD635 of 2015 – A004025443) |
| 34. | OM-016.2 (Map tile 20) | Lot 0 on SP306541 Lots 101 to 608 on SP306541 | 6 Algar Street | Windsor | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004441476) |
| 35. | OM-016.2 (Map tile 28) | Lot 0 on SP259372 Lots 1 to 14 on SP259372 | 23 Allenby Street | Spring Hill | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003418702) |
| 36. | OM-016.2 (Map tile 28) | Lot 51 on RP10779 | 25 Bank Street | West End | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004266998) |
| 37. | OM-016.2 (Map tile 28) | Lot 0 on SP280751 Lots 1 to 31 on SP280751 | 588 Boundary Street | Spring Hill | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004121269, A004470993) |
| 38. | OM-016.2 (Map tile 20) | Lot 0 on SP266299 Lot 1 on SP266299 | 11 and 13 Bowen Bridge Road | Bowen Hills | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of |

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Lots 101 to 909 on SP266299 Lot 13 on RP9940 | | | MGR as it reflects a current development approval (A004003690) and Constitutes an administrative amendment to the planning scheme pursuant to Schedule 1, section 1(a)(iii) of MGR as it corrects or changes a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the planning scheme. |
| 39. | OM-016.2 (Map tile 28) | Lot 34 on RP12070 | 25 Carl Street | Woolloongabba | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004083251) |
| 40. | OM-016.2 (Map tile 28) | Lot 0 on SP282940 Lots 101 to 1504 on SP282940 Lot 00000 on SP299532 Lot 1 on SP299532 Lot 2 on SP299532 Lot 3 on SP299532 | 18 Duke Street and 444 Vulture Street | Kangaroo Point | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004001352, A004079461) |
| 41. | OM-016.2 (Map tile 20) | Lot 0 on SP277312 Lot 00000 on SP277312 Lots 1 to 504 on SP277312 | 25 Felix Street | Lutwyche | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003941099) |
| 42. | OM-016.2 (Map tile 28) | Lot 0 on SP283945 Lot 00000 on SP283945 Lots 101 to 812 on SP283945 | 48, 50, 52 and 54 Lincoln Street | Stones Corner | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004118151, A004123703, A004122957) |
| 43. | OM-016.2 (Map tile 35) | Lot 0 on SP291698 Lots 1 to 16 on SP291698 | 25 Mayhew Street | Sherwood | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A004150627) |
| 44. | OM-016.2 (Map tile 28) | Lot 0 on SP274597 Lots 101 to 905 on SP274597 | 37-39 Regent Street | Woolloongabba | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of |

| Item no. | Map number | Lot and plan description | Address | Suburb | Reason |
|----------|------------|--------------------------|---------|--------|----------------------------------------------------------------------------|
| | | | | | MGR as it reflects a current development approval (A003974098, A004098367) |

Table 11: Reduce and refine the Pre-1911 building site overlay on the following properties

| Item no. | Map tile number | Lot plan description | Address | Suburb | Reason |
|----------|---------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 45. | OM-016.2 (Map tile 20) | Lot 61 on SP250684 Lot 0 on SP268566 Lots 1 to 605 on SP268566 Lot 62 on SP250685 | 13A Isedale Street | Woolloowin | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003724857) |
| 46. | OM-016.2 (Map tile 28) | Lot 0 on SP273913 Lots 1 to 707 on SP273913 Lot 2 on SP273912 | 32 and 36 Russell Street, and 22 Browning Street | South Brisbane | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003601068) |
| 47. | OM-016.2 (Map tile 28) | Lot 0 on SP273123 Lots 100 to 1204 on SP273123 Lot 30 on SP313840 | 28 and 30 Wolseley Street | Woolloongabba | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(e) of MGR as it reflects a current development approval (A003937375, A004584876) |

Traditional building character overlay map**Table 12: Remove the Traditional building character overlay from the following properties**

| Item no. | Map tile number | Lot plan description | Address | Suburb | Reason |
|----------|---------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 48. | OM-020.1 (Map tile 28) | Lot 110 on RP9138 Lot 111 on RP9138 Lot 112 on RP9138 Lot 113 on RP9138 | 180 Annie Street 182 Annie Street 184 Annie Street 186 Annie Street | New Farm | Constitutes a minor amendment to the planning scheme pursuant to Schedule 1, section 2(a) of MGR as it is undertaken in accordance with a Ministerial direction or request (made under Chapter 2, Part 3, Division 3 of the Act) relating to rezoning of government owned land and any |

| Item no. | Map tile number | Lot plan description | Address | Suburb | Reason |
|----------|-----------------|----------------------|---------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | consequential amendment to planning scheme provisions for government owned land (reference D174 in Schedule 5 Land designated for community infrastructure) |