

Brisbane City Council City Plan 2014

Amendment - Stones Corner Precinct Plan

1 Guide to this document

- (a) In this document, proposed amendments to Brisbane City Plan 2014 are detailed as follows:
 - (i) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (ii) text identified in underlining and green highlight (e.g. example) represents text to be inserted
- (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.

Part 5 Tables of assessment \ Neighbourhood Plans \ Eastern corridor neighbourhood plan

Table 5.9.22.A—Eastern corridor neighbourhood plan: material change of use

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner core sub-precinct (NPP-003a) of the Stones Corner precinct (NPP-003) where in the District centre zone

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Parking station excluding parking station where bicycle parking	Assessable development—Code assessment	
	If involving a new premises or an existing premises with an increase in gross floor area, where on a site indicated as a parking station site on Figure b in the Eastern corridor neighbourhood plan code	Eastern corridor neighbourhood plan code Centre or mixed use code Prescribed secondary code

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Service station	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area.	The planning scheme including: Eastern corridor neighbourhood plan code Service station code Applicable zone code Prescribed secondary code

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Eastern corridor

7.2.5.2.1 Application

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—A 'street building' means those levels of a building below which a tower commences. The design and activation of these levels assist in creating human scale streets.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Editor's note—The New World City Design Guide - Buildings that Breathe sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

7.2.5.2.2 Purpose

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

3. The outcomes for the neighbourhood plan area are:
 - a. 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.
 - b. The centres of Buranda, Buranda Station, Stones Corner, Coorparoo, Bennetts Road and Annerley:
 - i. maintain a unique role and identity to ensure they do not compete with the function of each other;
 - ii. provide an intensity of development, urban form and mix of uses appropriate for the role and identity of each centre;
 - c. Langlands Park precinct allows for non-residential development but is not considered a centre.
 - d. Intensive development is contained within the precincts, to maintain the low scale of surrounding areas:
 - i. core sub-precincts have the greatest development intensity and focus for retail uses (active frontage – primary are the commercial and community heart of each intensively developed core sub-precinct and the focus area for retailing and other pedestrian-oriented activities);
 - ii. corridor sub-precincts provide for a lesser intensity of development that complements the primacy of the cores;
 - iii. residential sub-precincts accommodate the population that supports each transit-oriented community.
 - e. Development both functionally and visually integrates the busway and railway stations with surrounding areas. Appropriate location of uses and building design enhances busway and railway station legibility and activates entry points and the immediate environs. Development

- does not adversely affect the structural integrity or ongoing operation and maintenance of major transport infrastructure.
- f. Streets are designed as subtropical, shady pedestrian places. Where provided, parking, servicing and vehicle entrances are designed and located in a way that creates an enjoyable^{attractive} and safe pedestrian environment. Development maintains a human scale to the street and promotes activation of the street through appropriate location of uses and building design.
 - g. Development encourages walking, cycling and public transport as attractive options for daily travel to reach employment, shopping, recreation, education and entertainment destinations from residences. Development improves pedestrian and cycle connections to these key destinations and provides facilities that support walking and cycling. A range of arcades facilitate pedestrian and cyclist movement within and between precincts creating strong connections within and along the corridor.
 - h. The history and character of the area is protected. The design of new development respects and complements the established architectural character of the area.
 - i. A choice of different housing types, sizes and costs are provided to suit a range of lifestyle and household types. Adaptable housing and affordable housing is encouraged and actively supported to cater to the needs of existing and future residents.
 - j. Open space is a key asset in the Eastern corridor, supporting a healthy lifestyle and community interaction. Development contributes to the creation of new public spaces and improves existing public spaces, ensuring casual surveillance, providing new pedestrian connections and where possible, integration with and direct access to open space. A system of green space areas, urban plazas and streets provide numerous and varied opportunities for social interaction.
 - k. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

6. ~~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.~~
 - b. ~~A continuous and fine-grain built form with active frontages defines the precinct's key public streets.~~
 - c. ~~Logan Road and Old Cleveland Road continue as the active frontage — primary retail focus of the precinct.~~
 - d. ~~Buildings at landmark intersections and significant corner sites create tangible markers defining the points of arrival and transition between precincts and improve the legibility of the area.~~
 - e. ~~Arcades are provided to improve pedestrian permeability to the active frontage — primary and the busway station.~~
 - f. ~~The precinct contains a number of non-residential character buildings located on small sites with little or no on-site parking and servicing to facilitate adaptive building re-use and support economic revitalisation, one site at the intersection of Cornwall Street and Montague Street is considered suitable for a fully concealed commercial car park. The location is well away from the busway station to encourage active travel modes for everyday trips.~~
 - g. ~~Development in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a):~~
 - i. ~~ensures that building design and active ground storey uses along Logan and Old Cleveland roads contribute to the creation of a vibrant active frontage — primary with active uses at ground level;~~

- ii. ~~along the active frontage— primary maintains and reinforces the traditional fine-grain urban form and low-scale commercial building facades to the street.~~
- h. ~~Development in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b):~~
 - i. ~~locates retail and food and drink outlet uses around the busway station and plaza;~~
 - ii. ~~for mixed use development with non-residential uses on lower levels fronts onto Logan Road, Old Cleveland Road and Montague Street.~~
- i. ~~Development in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c):~~
 - i. ~~for high density development which is primarily residential with some opportunity for small-scale office uses at the ground storey occurs along Cleveland Street, Gladys Street, Beata Street, Edith Street and Laura Street;~~
 - ii. ~~uses building design and layout to create a defining edge to Hanlon Park and Norman Creek;~~
 - iii. ~~ensures that a residential interface activates and promotes casual surveillance of the park.~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

- 6. Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) overall outcomes are:
 - a. The precinct is a vibrant urban village with distinctive high streets, convenient local jobs and services, and a wide range of housing options that enhance its connection to public transport and Hanlon Park / Bur'uda.
 - b. Development strengthens the identity of Logan Road and Old Cleveland Road as high streets with a wide range of centre activities, including retail, commercial, education and community uses. Ground floor tenancies are fine-grained and have active frontages that contribute to the operation of a dynamic activity centre that operates 18 hours a day, 7 days a week.
 - c. Development on significant corner sites as shown in Figure b define the points of arrival and transition between sub-precincts and improves the legibility of the area.
 - d. Alleys and arcades are reinforced to improve pedestrian connectivity to Logan Road and Old Cleveland Road, Hanlon Park / Bur'uda and the busway station as shown in Figure b.
 - e. The precinct includes a diverse range of built forms, including tower on podium, tower in plaza and recessed podiums. Where podiums are delivered they must present to streets and public spaces as highly engaging and activated street buildings, with a maximum height of 12 metres and 3 storeys.
 - f. Tower separations, setbacks and site cover provide access to sunlight and airflow for all new and existing multiple dwellings.
 - g. Development is designed to take advantage of Brisbane's subtropical climate by providing shaded outdoor spaces, subtropical landscaping and generous private outdoor space.
 - h. Development for a shop (supermarket) is to only be established within the District centre zone, and is designed to complement the fine-grained character of the centre and be positioned behind smaller, more active uses.
 - i. Development reinforces the historic architectural character of Stones Corner that distinguishes it from other parts of Brisbane, through innovative and creative building design, and materials such as the use of patterned red and brown brick, and urban design.
 - j. Development makes a positive contribution to the public realm with lighting, artwork and subtropical landscaping that reinforces local identity and sense of place.
 - k. Development provides car parking that responds to the high level of public and active transport accessibility and reduces reliance on private vehicles.
 - l. Development in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a):
 - i. locates retail and food and drink outlet uses around the busway station and plaza;
 - ii. for mixed use development with non-residential uses on lower levels fronts onto Logan Road, Old Cleveland Road and Montague Street.

- i. ensures that building design and ground storey uses contribute to the creation of a vibrant village with active uses at ground level and a high level of visual interest as shown in Figure f;
 - ii. maintains and reinforces the traditional fine-grain urban form and low-scale commercial building facades to the street along the active frontage – primary as shown in Figure b, Figure f, Figure g and Figure h;
 - iii. locates vibrant and extended hour uses including retail and food and drink outlets around the busway station and plaza as shown in Figure b to create an attractive and inviting urban space;
 - iv. provides arcades, alleys and streetscape improvements through the precinct to link the busway with the surrounding street network as shown in Figure b.
- m. Development in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b):
 - i. provides a southern gateway into the precinct with mixed use development incorporating non-residential uses on lower storeys fronting Logan Road and Cornwall Street;
 - ii. provides a building height transition to adjoining properties in residential zones.
- n. Development in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c):
 - i. provides for high density development with some opportunity for small-scale complementary non-residential uses at the ground storey on Cleveland Street as shown in Figure i;
 - ii. ensures building design and layout creates a permeable edge to Hanlon Park / Bur'uda and Norman Creek that brings subtropical landscape into the sub-precinct through deep planting, green infrastructure and rooftop gardens;
 - iii. ensures that an interface of residential street buildings activates and promotes casual surveillance of the street and Hanlon Park / Bur'uda as shown in Figure b;
 - iv. addresses the street with activation, fine grain interfaces and visual interest as shown in Figure m.

Table 7.2.5.2.3.A—Performance outcomes and acceptable outcomes

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO4 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> a. consistent with the anticipated density and assumed infrastructure demand; b. aligned with community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; 	<p>AO4 Development complies with the number of storeys and building height in Table 7.2.5.2.3.B. <u>Note—Specific storeys and building heights apply in the Stones Corner precinct (Eastern corridor neighbourhood/NPP-003) – refer to precinct provisions.</u> Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>
--	---

<p>d. designed so as to not cause a significant and undue adverse amenity impact to adjoining development;</p> <p>e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.</p> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO5 Development provides design, bulk and setbacks to ensure the building:</p> <ul style="list-style-type: none"> a. creates a consistent and cohesive streetscape; b. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings; c. does not prejudice the development of adjoining sites; d. does not dominate the street or other pedestrian spaces; e. results in sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces. 	<p>AO5.1 Development complies with front, side and rear setbacks specified in Table 7.2.5.2.3.C. Note—Front-Specific setbacks differ apply in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) depending on location. Refer refer to AO31.2 precinct provisions.</p>
	<p>AO5.2 Development is designed to give the appearance of narrow individual facades not exceeding 30m in width. Note—Building facades for levels 1-8 podiums are articulated where greater than 30m in length to provide interesting, human scale medium-rise streetscapes. Tower elements at levels 9 and above are limited in width as their physical bulk and impacts are more difficult to mitigate through design measures. Note—Overall building length in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004) and Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006) is limited in accordance with AO34AO42.2 and AO45AO53.2.</p>
	<p>AO5.3 Development is designed so that the maximum horizontal dimension of any tower is 30m. Note—A tower is considered to be that part of the building at level 9 and above. Note—Maximum horizontal dimensions differ in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) in accordance with AO30.4.</p>
	<p>AO5.4 Development is designed so that there is a minimum setback separation of 10m between towers, either within a site or between towers on separate sites.</p>
	<p>AO5.5 Development has a maximum site cover of 60% if in a residential sub-precinct. Note—Specific site cover requirements apply in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) – refer to precinct provisions.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO6 Development provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences.</p>	<p>AO6.1 Development where adjoining a zone in the Residential zones category not located in a precinct:</p> <ul style="list-style-type: none"> a. has a building height of no more than 2 storeys within 10m from the common property boundary; b. has a building height of no more than 4 storeys within 10m to 20m from that same boundary; c. is set back a minimum of 3m from the common side and rear boundaries.
	<p>AO6.2 Development where across a minor road from a zone in the Residential zones category not located in a precinct:</p> <ul style="list-style-type: none"> a. has a building height of no more than 4 storeys within 10m from the property boundary to that street; b. has a heavily landscaped front setback.

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO7PO6 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>AO7AO6.1 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 RP158152; b. Lot 1 RP121119; c. Lot 2 RP131792.
	<p>AO7AO6.2 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>AO7AO6.3 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-</p>

<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>004a) and Bennetts Road corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-006a) are encouraged but not required.</p> <p>AO7AO6.4 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.
---	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO8PO7 Development on a landmark site indicated in Figure a, Figure b, Figure c and Figure d provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage places or local landmarks; e. where a land dedication is required: <ul style="list-style-type: none"> i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a developable envelope that acknowledges and respects the presence of the large feature tree canopy; iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience. 	<p>AO8AO7 No acceptable outcome is prescribed.</p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO9PO8</p>	<p>AO9AO8.1</p>
----------------------	------------------------

<p>Development on a significant corner site indicated in Figure b and Figure c provides a prominent visual reference and contribution to the public realm by:</p> <ul style="list-style-type: none"> a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. where a land dedication is required: <ul style="list-style-type: none"> i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a developable envelope that acknowledges and respects the presence of the large feature tree canopy. 	<p>Development provides a 5m x 5m inverted corner land dedication in the significant corner site locations indicated in Figure b and Figure c. Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.</p>
	<p>AO9AO8.2</p> <p>Development on a significant corner site is designed such that the building, excluding awnings but including the basement, is kept outside of the corner land dedication area.</p>
	<p>AO9AO8.3</p> <p>Development includes deep-planted feature trees, seating and public art in the corner land dedication area in accordance with specifications in the road corridor design and public art sections of the Infrastructure design planning scheme policy.</p>
	<p>AO9AO8.4</p> <p>Development includes significant landscaping and street furniture to enhance the public pedestrian experience.</p>
	<p>AO9AO8.5</p> <p>Development includes ground storey uses that facilitate a high degree of pedestrian activity such as shops and food and drink outlets on both frontages. Note—AO9AO8.1 to AO9AO8.3 do not apply to development on significant corner sites that are a heritage place or character non-residential building built to the front property boundary.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO10PO9</p> <p>Development provides buildings that exhibit:</p> <ul style="list-style-type: none"> a. a fine-grain building rhythm and; b. architectural interest with variations in horizontal and vertical profile and; c. a human scale to the street; d. a built form that supports outdoor lifestyles and engagement with the public realm. 	<p>AO10AO9.1</p> <p>Development is designed so that lower storeys ground storey and podium levels incorporate:</p> <ul style="list-style-type: none"> a. variations in built form including horizontal and vertical articulation; b. design elements and features that provide visual distinction from the tower; c. awnings and sun-protection devices; d. balconies orientated to the street; e. operable elements within the facade; f. elements of a finer scale than the main structural framing; g. display windows, showcases or public art.
	<p>AO9.2</p>

	<p><u>Development in a core sub-precinct provides active uses at ground storey and podium levels, with operable windows and doors that allow for activity, visual connection and casual surveillance of streets, arcades and plazas.</u></p>
--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO11PO10 Development provides protection from rain and sun for footpaths and pathways on key pedestrian routes that is:</p> <ul style="list-style-type: none"> a. continuous and compatible with existing awnings; b. designed to incorporate adequate space for street trees and other landscaping; c. visually safe and amenable. <p><u>Note—Key pedestrian routes are boulevards, streets and arcades.</u></p>	<p>AO11AO10.1 Development in a core sub-precinct and corridor sub-precinct provides awnings:</p> <ul style="list-style-type: none"> a. over the footpath of streets; b. where buildings face arcades. <p>AO11AO10.2 Development in a residential sub-precinct includes awnings at entries to residential buildings.</p> <p><u>Note—Key pedestrian routes are generally boulevards, streets and arcades.</u></p>
--	---

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO12PO11 Development is designed to promote a strong interaction with, and legibility from, public spaces including streets, parks and the passenger areas of busway and railway stations.</p>	<p>AO12AO11.1 Development has clearly identifiable entries from the adjoining streets or public spaces.</p> <p>AO12AO11.2 Development includes individual entries for each ground storey dwelling facing a public street, arcade or park.</p> <p>AO12AO11.3 Development incorporates expansive decks, balconies and verandahs which:</p> <ul style="list-style-type: none"> a. have a minimum dimension of 3m; b. are directly accessible from living spaces; c. are orientated to directly overlook public spaces.
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO13PO12 Development fronting an active frontage – primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct, by providing:</p>	<p>AO13AO12.1 Development on a site indicated as an active frontage – primary in Figure a, Figure b, Figure c, Figure d or Figure e:</p> <ul style="list-style-type: none"> a. is designed for and fully occupied by retail or other highly active uses at ground level;
---	--

<p>a. intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes;</p> <p>b. highly articulated facades that feature a very high proportion of openings and windows;</p> <p>c. strong integration between the footpath and the adjoining street level or public space to seamlessly integrate indoor and outdoor spaces;</p> <p>d. building design <u>and subtropical landscaping</u> that <u>createscreate</u> a human scale to the street;</p> <p>e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring.</p>	<p>b. provides awnings for the full street frontage;</p> <p>c. provides lighting to publicly accessible areas;</p> <p>d. provides a continuous built form to the street;</p> <p>e. provides at least 1 pedestrian entrance or exit for every 10m of building frontage;</p> <p>f. provides a minimum of <u>5060%</u> transparent external wall materials up to a height of 2.5m above the footpath level;</p> <p>g. <u>hasensures windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street:</u></p> <p>h. <u>provides</u> a minimum ground storey floor-to-ceiling height of 4m;</p> <p>i. <u>provides subtropical landscaping including ground plane landscaping, green facades or green walls.</u></p> <p>Note—In the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), preservation of heritage places and non-residential building character is a paramount outcome. As such, achievement of built form outcomes such as <u>50%</u> facade transparency or 4m floor-to-ceiling heights may not be possible or desirable when involving existing building fabric.</p> <p><u>AO13AO12.2</u> Development on an active frontage – primary does not include:</p> <p>a. vehicular crossovers or driveways;</p> <p>b. at-grade or otherwise visible car parking;</p> <p>c. service vehicle access across the footpath.</p> <p>Note—Vehicular access is to be provided from an alternative street frontage or by a shared access arrangement. Access from the active frontage – primary must only be provided where it is demonstrated that the function of an arterial road would be compromised or that shared access is not feasible. This access point is to be designed and sited to preserve pedestrian amenity and reinforce the desired active frontage – primary character.</p> <p><u>AO13AO12.3</u> Development on an active frontage – primary provides a footpath with a minimum width of 5m. Note—Footpath is to be entirely within public ownership. Land dedication may be required to provide the minimum footpath width. Note—In the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), a consistent streetscape character and continuity of building setbacks is paramount. As such, achievement of a 5m footpath width may not be possible or desirable in many parts of the active frontage – primary.</p>
--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p><u>PO14PO13</u></p>	<p><u>AO14AO13</u></p>
-------------------------------	-------------------------------

<p>Development with fronting an active frontage — assists in creating secondary contributes to a safe, interesting and attractive street or public space, by providing:</p> <ul style="list-style-type: none"> a. activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual interaction such as offices, community uses and services; b. articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street; c. ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping; d. a minimal number of vehicular entry points to ensure pedestrian safety and continuity of movement. 	<p>Development on a site indicated as an active frontage — secondary in Figure a, Figure b, Figure c, Figure d and/or Figure e:</p> <ul style="list-style-type: none"> a. is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level; b. provides a continuous built form to the street and does not include on-site parking at the frontage; c. provides at least 1 pedestrian entrance or exit for every 20m of building frontage; d. provides a minimum of 30% transparent external wall materials up to a height of 2.5m above footpath level; e. has ensured windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street; f. provides a minimum ground storey floor-to-ceiling height of 4m; g. provides subtropical landscaping including ground plane landscaping, green facades or green walls.
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO15PO14</p> <p>Development with a casual surveillance interface contributes to the safety, quality and character of adjacent or nearby public space, by providing:</p> <ul style="list-style-type: none"> a. living and working spaces that are directly accessible to and can overlook the adjacent or nearby public spaces; b. balconies and outdoor living areas that enable casual surveillance; c. low and visually permeable fencing and landscaping. 	<p>AO15AO14</p> <p>Development on a site indicated as an interface with casual surveillance in Figure a, Figure b, Figure c, Figure d and/or Figure e is designed so that:</p> <ul style="list-style-type: none"> a. ground storey residential uses or centre activities are located directly adjoining and accessible to these streets, arcades or spaces; b. balconies, living areas, entries and windows overlook these streets, arcades or spaces; c. fences adjoining public space are a maximum 1.5m high with a minimum of 50% visual permeability. <p>Note—Public spaces include streets, arcades, parks and the passenger areas of busway and railway stations.</p>
---	---

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO16 PO15</p>	<p>AO16 AO15</p>
------------------------------------	------------------------------------

<p>Development supports <u>and encourages</u> the <u>patronageuse</u> of street crossings.</p>	<p>Development is designed to align <u>alleys, arcades,</u> entrances and foyers with existing or proposed pedestrian crossings.</p>
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p><u>PO17PO16</u> Development creates an integrated and continuous pedestrian and cyclist network that facilitates logical and direct access to activity centres, public transport facilities and public open spaces.</p>	<p><u>AO17AO16</u> Development provides an arcade as indicated in Figure a, Figure b, Figure c, Figure d <u>and/or</u> Figure e. Note—Arcades are shown in the general location in which they are needed and may be varied at the Council's discretion.</p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p><u>PO18PO17</u> Development ensures that an arcade identified in Figure a, Figure b, Figure c, Figure d <u>and/or</u> Figure e:</p> <ul style="list-style-type: none"> a. is designed to reflect the function, width and scale of the arcade; b. has a design, site layout and ground storey treatment that promotes activation and surveillance of the arcade; c. allows appropriate public access for the type of link. 	<p><u>AO18AO17.1</u> Development is designed so that an arcade is:</p> <ul style="list-style-type: none"> a. <u>is</u> provided at-grade with the street; b. is a minimum width of 4m; c. <u>designed for is fully or partially open to the sky;</u> d. <u>includes subtropical landscaping;</u> e. <u>includes visual interest, artwork, lighting and fronted by passive surveillance;</u> f. <u>is used to access residential foyers where provided;</u> g. <u>incorporates active pedestrian-oriented tenancies tenancies that contribute to day and night activation.</u> <p>Note—An arcade may be through a building.</p> <p><u>AO18AO17.2</u> Development does not:</p> <ul style="list-style-type: none"> a. locate bin collection and parking areas adjacent to an arcade; b. provide for service vehicle access through an arcade.
---	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p><u>PO19PO18</u> Development <u>ensures:</u> <u>vehicle entrances, servicing minimises impacts on streetscapes and where it can be demonstrated that car parking and cannot be located underground ensures that:</u></p>	<p><u>AO19.1AO18</u> Development:</p> <ul style="list-style-type: none"> a. locates car parking areas underground; <u>or</u> b. <u>where it is demonstrated that car parking cannot be located underground, car parking is located in areas behind the building, within the podium, or fully</u>
--	--

<p>a. <u>car parking located on ground level is fully concealed by active uses which have a depth appropriate to the pedestrian environment at active frontage as shown in Figure a, Figure b, Figure c, Figure d and Figure e;</u></p> <p>b. <u>car parking located within a podium is fully concealed by commercial or residential uses to minimise disruption and reduce visual impact on building street frontages, the street environment arcades and significant public other publicly accessible spaces;</u></p> <p>c. <u>where a setback to an adjoining property boundary is required, car parking is sleeved by:</u></p> <ul style="list-style-type: none"> i. <u>residential or commercial uses; or</u> ii. <u>architectural treatments and landscape buffers.</u> <p><u>Note—Flooding, overland flow or the presence of infrastructure such as Coorparoo Creek Park; pedestrian movement, comfort and safety is maximised tunnels are the only reasons that car parking should not be located in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict; a basement. driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths.</u></p>	<p><u>concealed behind active uses and not discernible from street frontages.</u></p> <p>Note—The <u>location of infrastructure such as tunnels, flooding or overland flow are the only reasons that acceptable outcomes for car parking should be located above ground level or for a multistorey or podium car park in the Centre or mixed use code do not be located in a basement apply within the neighbourhood plan area.</u></p> <p>AO19.2 <u>Development does not gain vehicular access from a primary street frontage where alternative access is available and where new service lanes can be created.</u></p> <p>AO19.3 <u>Development has only 1 vehicle access point to each site.</u></p> <p>AO19.4 <u>Development uses shared vehicle access points where possible, and new vehicle access points are not located within 30m of another.</u></p> <p>AO19.5 <u>Development is accessed from vehicle entrances that are not wider than 5.5m and not higher than 3.5m.</u></p>
--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO19 <u>Development ensures:</u></p> <p>a. <u>vehicle entrances and servicing are located to minimise disruption and reduce visual impact on building frontages, the street environment and significant public spaces such as Coorparoo Creek Park;</u></p> <p>b. <u>pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict;</u></p> <p>c. <u>driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths.</u></p>	<p>AO19.1 <u>Development does not gain vehicular access from a primary street frontage where alternative access is available and where new service lanes can be created.</u></p> <p>AO19.2 <u>Development has only 1 vehicular access point to each site.</u></p> <p>AO19.3 <u>Development uses shared vehicular access points where possible, and new vehicular access points are not located within 30m of another.</u></p> <p>AO19.4 <u>Development is accessed from vehicular entrances that are not wider than 5.5m and not higher than 3.5m.</u></p>
---	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO30 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and:</p> <ul style="list-style-type: none"> a. provides design excellence and delivers community benefit outcomes such as community uses, plazas and arcades; b. delivers podiums that respond to adjoining sites by providing a sensitive transition through architectural or landscape treatments and avoiding blank walls; c. delivers tower designs that: <ul style="list-style-type: none"> i. respond to the site shape and size by utilising smaller floorplates and supporting subtropical design outcomes; ii. comply with a minimum tower separation distance of 10 metres; iii. are significantly setback from the podium to: <ul style="list-style-type: none"> A. reinforce the visual distinction between tower and podium; B. reduce bulk and visibility of the tower from the street and adjoining properties; C. respond to the relevant active frontage as shown in Figure b. 	<p>AO30.1 Development complies with the building heights, setbacks and site cover specified in Table 7.2.5.2.3.D.</p> <p>AO30.2 Development ensures that podiums contribute to a consistent streetscape. When adjoining an existing development, podiums match the height of an adjoining podium at the boundary.</p>
---	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO31 Development for a multiple dwelling provides a diversity of housing sizes to support different household structures and needs across different stages of life.</p>	<p>AO31 Development for a multiple dwelling provides a combination of at least 3 types and a maximum of 60% of any one of the following dwelling sizes:</p> <ul style="list-style-type: none"> a. studio and 1 bedroom; b. 2 bedroom; c. 3+ bedroom.
---	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO32</p>	<p>AO32</p>
--------------------	--------------------

<p><u>Development provides on-site car parking spaces to accommodate the design peak parking demand without an overflow of car parking to an adjacent premises or adjacent streets. Design peak parking demand may consider:</u></p> <ul style="list-style-type: none"> a. <u>proximity to public transport facilities providing regular and frequent services to key destinations;</u> b. <u>proximity to local services and facilities;</u> c. <u>proximity to existing on street parking controls.</u> <p><u>Note—A green mobility plan prepared in accordance with the Transport, access, parking and servicing planning scheme policy is required to demonstrate compliance with this performance outcome.</u></p>	<p><u>Car parking for multiple dwellings is provided in accordance with City frame rates as shown in Table 13 of the Transport, access, parking and servicing planning scheme policy.</u></p> <p><u>Note—Car parking for uses other than multiple dwellings is provided in accordance with the Transport, access, parking and servicing planning scheme policy.</u></p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO33 <u>Development reflects the materials palette of the historic architectural character.</u></p>	<p>AO33 <u>Development uses building materials which:</u></p> <ul style="list-style-type: none"> a. <u>are self-finished;</u> b. <u>patina well with age;</u> c. <u>display a tactile finish, such as face brick, stone, off-form unpainted/coloured/stained concrete or metals such as zinc and copper;</u> d. <u>incorporate colours and styles from existing heritage and commercial character buildings in the precinct, such as patterned red and brown brick.</u>
---	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO34 <u>Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improve streetscape amenity through an appropriate mix of green infrastructure including:</u></p> <ul style="list-style-type: none"> a. <u>ground plane landscaping and deep planting;</u> b. <u>green walls, green facades or green roofs;</u> c. <u>other artificial growing environments.</u> <p><u>Note—A landscape concept plan is required to demonstrate compliance with this performance outcome.</u></p>	<p>AO34 <u>Development provides subtropical landscaping to achieve a green plot ratio in accordance with Table 7.2.5.2.3.E.</u></p> <p><u>Note—Guidance for green plot ratio is provided in the Landscape design planning scheme policy.</u></p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO35 Development ensures that the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.</p>	<p>AO35 No acceptable outcome is prescribed.</p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO30PO36 Development fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b:</p> <ol style="list-style-type: none"> ensures Logan Road and Old Cleveland Road continue as the retail focus of the precinct; protects and complements the traditional character of the active frontage – primary with narrow tenancies; ensures that individual tenancies are arranged and have an appropriate size and layout to maintain an active frontage – primary and encourage interactions between public and private spaces; ensures shop fronts have a distinct street presence positively contributing to the character of Stones Corner; contributes to a fine-grain urban form and maintains a low-scale awning with parapet facade to the street, similar to traditional buildings in the street; ensures towers are set back from the street frontage to allow for sunlight and airflow access to the street; is designed to create strong visual interest and is complementary to the level of detail and articulation of the existing streetscape; creates a pedestrian environment uninterrupted by vehicular crossovers on the active frontage (primary). 	<p>AO30AO36.1 Development retains Where fronting an active frontage – primary (a) as identified on Figure b, development ensures towers are setback from Logan Road in accordance with Table 7.2.5.2.3.D. Refer to Figure f and re-uses character non-residential buildings Figure g.</p> <p>AO30AO36.2 Development has a maximum building height of:</p> <ol style="list-style-type: none"> 2 storeys within 6m of Logan Road and Old Cleveland Road Where fronting an active frontage – primary (b) as indicated identified on Figure b, development ensures towers are setback from the street frontage in accordance with Table 7.2.5.2.3.D. Refer to Figure h; 2 storeys within 10m of 329–427 Logan Road as indicated in Figure g. <p>AO30AO36.3 Development fronting the an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b:</p> <ol style="list-style-type: none"> is clearly expressed as individual shop front tenancies of 7m5m to 10m7m in width consistent with traditional widths in the street; provides tenancies with a minimum depth of 12m; includes vertical and horizontal detailing and elements that delineates the facade into individual shop fronts;
---	---

	<ul style="list-style-type: none"> d. <u>includes material variety and a mix of solid and transparent areas to avoid a predominately glazed appearance;</u> e. incorporates a continuous awning and parapet as indicated in Figure f, <u>Figure g</u> and Figure <u>gh</u>; f. has building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building; g. is built to the front alignment of Logan Road and Old Cleveland Road. <p>AO30AO36.4 Development <u>has fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b, ensures ground floor tenancies with a maximum length of 20m in any direction above gross floor area over 500m² are sleeved by smaller, fine-grain tenancies on the podium in accordance with Figure f street frontage.</u></p>
--	---

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO37 <u>Development fronting an active frontage – primary or active frontage – secondary as identified on Figure b, provides artwork of high quality, commensurate with the status and scale of the proposed development and site, and is designed:</u></p> <ul style="list-style-type: none"> a. <u>as an integral part of the building design;</u> b. <u>to be conceptually relevant to the centre;</u> c. <u>to enhance the interest and vitality of the centre;</u> d. <u>to enhance the quality of life, cultural tourism and point of difference in the marketplace;</u> e. <u>to reflect and respond to the cultural values of the community;</u> f. <u>to promote local character in a planned and informed manner;</u> g. <u>to locate artwork in the public realm where it is fully accessible and observable at all times;</u> h. <u>to maintain pedestrian and vehicular movement and safety.</u> <p><u>Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.</u></p>	<p>AO37 <u>No acceptable outcome is prescribed.</u></p>
---	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO38 Development provides high-quality lighting that enlivens the precinct's and building's night-time presence.</p>	<p>AO38 Development incorporates lighting within private ownership that enlivens publicly accessible spaces such as facades, roof tops and arcades.</p>
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO32PO39 Development form: is stepped back from fronting Stoneham Street to maintain a low-scale appearance at street level; contributes to improving pedestrian comfort supports active uses and safety public realm outcomes.</p>	<p>AO32.1AO39 Development fronting Stoneham Street is built designed to create a vibrant streetscape through:</p> <ul style="list-style-type: none"> a. active uses and a ground storey only setback of 3m to the front boundary on Stoneham Street site frontage to provide shelter for pedestrians; b. 1.5m of unobstructed space for pedestrian movement; c. ground floor awnings to provide shade to ground floor spaces; d. operable openings and balconies in podium levels that allow for casual surveillance. <p>Refer to Figure j.</p>
	<p>AO32.2 Development is designed to recess entries to a depth of 2m for a width of at least 5m of the site frontage to provide shelter for pedestrians.</p>
	<p>AO32.3 Development has a maximum building height of 2 storeys within 6m of Stoneham Street.</p>
	<p>AO32.4 Development provides lighting in publicly accessible areas. Note—Refer to the Crime prevention through environmental design planning scheme policy.</p>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO31PO40 Development for offices in fronting Cleveland Street is for incorporates a mix of small-scale</p>	<p>AO31.1AO40 Development fronting Cleveland Street provides buildings occupied by commercial premises in</p>
--	--

<p>spaces that non-residential uses in the ground storey to activate the street while maintaining during the residential feel of the precinct day.</p>	<p>Cleveland Street is retail and community uses that are:</p> <ul style="list-style-type: none"> a. built to the front boundary; b. activate the ground storey with windows and doors that allow for an active, transparent, visual connection and surveillance of the street. <p>Refer to Figure i.</p> <p>AO31.2 Development above the ground storey is set back 4m to 6m from the front boundary in accordance with Figure i.</p>
--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO41 Development incorporates a residential street building with a facade treatment that is designed to:</p> <ul style="list-style-type: none"> a. address and activate the street and any adjacent publicly accessible space with a high level of permeability, subtropical landscaping, shade and shelter; b. contribute to an attractive streetscape; c. provide residents with private open space; d. create a smooth transition from indoors to outdoors; e. respond to the subtropical climate by opening up to the elements while providing shade and comfort. 	<p>AO41 Development includes a residential street building to adjoining streets and adjoining publicly accessible spaces that incorporates:</p> <ul style="list-style-type: none"> a. balconies, openings and operable elements to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space; b. private outdoor spaces in the frontage that allow building occupants to access open air; c. deep planting, vertical subtropical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building. <p>Refer to Figure m.</p>
--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO33 Development for a parking station is sized, designed and sited to:</p> <ul style="list-style-type: none"> a. avoid significant adverse impact to the road network; b. make a positive contribution to the accessibility and economic vitality of the precinct; 	<p>AO33 Development for a parking station is provided only on the site identified in Figure b, and is:</p> <ul style="list-style-type: none"> a. located below ground level; or b. completely sleeved by centre activities and/or multiple dwellings at all levels on all sides; c. screened from view from the public realm and any adjoining residential uses
---	---

<p>c. provide an activated and attractive interface to the streetscape, the public realm and adjacent development.</p>	<p>(including any hard stand and manoeuvring areas).</p> <p>Note—The centre activities and/or multiple dwellings are to be sleeved at a minimum depth of 10m along the street frontages with parking spaces within the parking station located behind the building fabric.</p>
---	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO34 PO42</p> <p>Development bulk and scale is limited to create a strong landscape setting provided through deep planting in wide front and side setbacks, low site cover and restrictions on building length.</p>	<p>AO34 AO42.1</p> <p>Development has a maximum site cover of 60%.</p>
	<p>AO34 AO42.2</p> <p>Development has a maximum overall building length of 30m.</p>
	<p>AO34 AO42.3</p> <p>Development has a 3m wide deep-planted landscape setback for at least 80% of the site frontage.</p>

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO35PO43</p> <p>Development conceals car parking structures and areas from view through their location and design and the use of extensive landscaped areas to create an attractive landscaped facade to the street.</p>	<p>AO35AO43</p> <p>Development screens car parking from view from the street by:</p> <ul style="list-style-type: none"> a. a dense landscape buffer; b. building design and architectural screening.
--	---

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO36PO44</p> <p>Development:</p> <ul style="list-style-type: none"> a. preserves the arterial road function of Old Cleveland Road; b. minimises opportunities for vehicular, cyclist and pedestrian conflict; c. reduces the total numbers of vehicle crossovers. 	<p>AO36AO44</p> <p>Development where vehicular access is only possible from Old Cleveland Road:</p> <ul style="list-style-type: none"> a. provides only 1 access point is provided; b. provides an on-site vehicle turn-a-round is provided; c. has a minimum frontage width of 20m; or d. provides vehicular access via an adjoining site fronting Old Cleveland Road; or e. provides shared access to all adjoining sites fronting Old Cleveland Road.
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO37PO45</p> <p>Development:</p> <ul style="list-style-type: none"> a. accommodates floodwaters and ponding through the design and siting of buildings, where on land affected by creek, river or overland flow; b. does not adversely affect flood behaviour over adjacent or nearby development. 	<p>AO37AO45.1</p> <p>Development has a minimum lot size of 2,000m².</p>
	<p>AO37AO45.2</p> <p>Development on the south side of Old Cleveland Road:</p> <ul style="list-style-type: none"> a. provides for overland flow paths linking Ellis Street to Old Cleveland Road; b. ensures flow paths are free of any permanent obstructions to floodwaters; c. provides landscaping capable of withstanding floodwaters and ponding.
	<p>AO37AO45.3</p> <p>Development on the south side of Old Cleveland Road with an existing surface level at or lower than 4.5m AHD provides the following:</p> <ul style="list-style-type: none"> a. a minimum of 60% of the site is permeable at ground level; b. a minimum 900mm clearance from ground level to the underside of slab; c. free-draining undercroft areas; d. ponding for floodwaters under any structures. <p>Note—Permeable ground levels can be achieved by providing elevated structures for vehicle parking, habitable and non-habitable areas.</p>

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO38PO46</p> <p>Development reinforces the role of the active frontage – primary and ensures that the intersection of Harries Road and Holdsworth Street is:</p> <ul style="list-style-type: none"> a. the focus for street life in the precinct; b. designed to seamlessly integrate indoor activities with outdoor street life; c. provided with spacious street corners suitable for outdoor dining and other street activities; d. sheltered by prominent and substantial trees sited on the 4 corners. 	<p>AO38AO46.1</p> <p>Development on the Holdsworth Street and Harries Road active frontage – primary has a minimum setback of 3m at the ground level.</p>
	<p>AO38AO46.2</p> <p>Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.</p>
	<p>AO38AO46.3</p> <p>Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m.</p> <p>Note—Commercial tenancies should be level with the footpath in the active frontage – primary. Changes between the footpath and ground-floor level are only acceptable where required to achieve flood immunity. The actual height difference should be limited to a maximum of 0.6m and the perceived difference mitigated through building design and materials.</p>
	<p>AO38AO46.4</p>

	<p>Development at the intersection of Harries Road and Holdsworth Street provides deep-planted feature trees on the 4 corners.</p> <p>Note—Significant corner site requirements set out in AO9.1 to AO9.5 also apply to sites at the intersection of Harries Road and Holdsworth Street.</p>
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO39PO47</p> <p>Development provides a land dedication to the Council as indicated in Figure c for park purposes in accordance with the Infrastructure design planning scheme policy and in accordance with a Council park master plan.</p>	<p>AO39AO47</p> <p>No acceptable outcome is prescribed.</p>
---	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO40PO48</p> <p>Development activates and encourages casual surveillance of Coorparoo Creek Park.</p>	<p>AO40AO48.1</p> <p>Development is built to the alignment of the park in the locations indicated as active frontages in Figure c</p>
	<p>AO40AO48.2</p> <p>Development is designed for and fully occupied by non-residential centre activities at ground storey in the locations indicated as active frontages in Figure c.</p> <p>Note—Active frontage requirements set out in AO13.1 also apply to these sites.</p>
	<p>AO40AO48.3</p> <p>Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.</p>
	<p>AO40AO48.4</p> <p>Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m in accordance with Figure k.</p> <p>Note—Changes between the footpath and ground storey are only acceptable where required to achieve flood immunity. The actual height difference should be limited to a maximum of 0.6m and the perceived difference mitigated through building design and materials.</p>
	<p>AO40AO48.5</p> <p>Development is designed to enable and encourage overlooking in the locations indicated as casual surveillance in Figure c.</p> <p>Note—Casual surveillance requirements set out in AO15 also apply to these sites.</p>
	<p>AO40AO48.6</p> <p>Development incorporates a pedestrian access thoroughfare, building entries and direct access to the park along the eastern boundary of the</p>

	<p>park. Note—The pedestrian thoroughfare is publicly accessible but privately owned and managed. It may be combined with vehicular access to development.</p>
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO41PO49 Development:</p> <ul style="list-style-type: none"> a. of Lot 2 RP69511 improves the accessibility and safety of the pedestrian connection between the Coorparoo Creek park and the Coorparoo Creek waterway corridor to the north; b. is located and designed to improve the visual connection between the established waterway corridor to the north and the open space to the south. 	<p>AO41AO49.1 Development dedicates the land indicated in Figure c to the Council to widen the existing connection to a minimum width of 6m.</p>
	<p>AO41AO49.2 Development ensures that fences bordering the connection have:</p> <ul style="list-style-type: none"> a. a maximum height of 1.2m; b. a minimum of 50% transparency.

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO42PO50 Development:</p> <ul style="list-style-type: none"> a. promotes activation and casual surveillance of the Bath Street park; b. is of a scale that is not overbearing and allows ample solar access for the Bath Street park; c. allows for unencumbered deep planting within the Bath Street park; d. allows arcades to the Bath Street park to be widened and fronted by uses that promote pedestrian activity and casual surveillance such as restaurants with outdoor dining. 	<p>AO42AO50.1 Development is designed so that living areas and balconies are orientated to overlook the Bath Street park.</p>
	<p>AO42AO50.2 Development has a maximum building height of 4 storeys within 10m of the Bath Street park.</p>
	<p>AO42AO50.3 Development is designed so that basements do not encroach within the Bath Street park area.</p>

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO43PO51 Development:</p> <ul style="list-style-type: none"> a. of the electrical substation site: <ul style="list-style-type: none"> i. minimises visual impact of substation infrastructure; ii. provides attractive street frontages; iii. improves the prominence and visual surveillance of the Bath 	<p>AO43AO51 No acceptable outcome is prescribed.</p>
--	---

<p>Street park and pathways leading to it;</p> <ul style="list-style-type: none"> iv. facilitates the efficient and economical long-term mixed use development of the site consistent with the desired core sub-precinct outcomes; <p>b. for electrical supply purposes provides:</p> <ul style="list-style-type: none"> i. new electrical infrastructure that is designed and sited to maximise the mixed use development potential of the site; ii. substation infrastructure that is enclosed within attractive built structures set back from the Holdsworth Street frontage; iii. widening of the path connecting Holdsworth Street to Bath Street Park coupled with an enlarged path entrance way at the Holdsworth Street entry; iv. landscaping on the street frontages and interface to Bath Street Park; <p>c. for mixed uses provides:</p> <ul style="list-style-type: none"> i. an active frontage on the Holdsworth Street frontage; ii. attractive elevations to the Bath Street park and pathways leading to it. 	
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO44PO52</p> <p>Development provides a significant component of non-residential centre activities with a commercial focus to maximise transit oriented development outcomes.</p>	<p>AO44AO52</p> <p>Development is constituted of a minimum 20% of the gross floor area for non-residential centre activities for each site.</p> <p>Note—centre activities in the form of commercial or office uses are consistent with the outcomes sought as these broaden the economic base of the centre and generate destination trips by transit. Restrictions on the amount and nature of any retail floor space component of non-residential centre activities still apply.</p>
--	---

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO45 PO53</p> <p>Development bulk and scale is limited to create a strong landscape setting and ensure compatibility with the scale and bulk of surrounding residential areas.</p>	<p>AO45 AO53.1</p> <p>Development has a maximum site cover of 60%.</p> <p>AO45 AO53.2</p> <p>Development has a maximum overall building length of 30m.</p>
--	--

	<p>AO45 AO53.3 Development has a 3m deep-planted landscape buffer for at least 80% of the site frontage.</p>
--	--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

<p>PO46PO54 Development promotes activation and casual surveillance of the Bowie Flats Park and Biran Street Park.</p>	<p>AO46AO54.1 Development is designed so that living areas and balconies are oriented to overlook the park.</p>
	<p>AO46AO54.2 Development which has fences that border pedestrian paths or park are:</p> <ul style="list-style-type: none"> a. a maximum height of 1.2m; b. a minimum of 50% transparency.
	<p>AO46AO54.3 Development is designed so that:</p> <ul style="list-style-type: none"> a. the combined height of fences and retaining walls bordering pedestrian paths or park does not exceed 1.8m; b. any fence component is a minimum of 50% transparent.

Table 7.2.5.2.3.B—Maximum building height

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

~~If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)	3 storeys	6 storeys	8 storeys	12 storeys	3 storeys
--	----------------------	----------------------	----------------------	-----------------------	----------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)	Not specified	6 storeys	6 storeys	8 storeys	Not specified
---	---------------	-----------	-----------	-----------	---------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Development of a site in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c)	6 storeys	6 storeys	8 storeys	8 storeys	6 storeys
--	-----------	-----------	-----------	-----------	-----------

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

~~Note—Separate setback and building height requirements apply to sites that adjoin or are located opposite sites outside a precinct in accordance with AO6.1 and AO6.2.~~

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Buildings on landmark sites are permitted up to an additional 2 storeys where P08P07 is met.

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Buildings on significant corner sites are permitted up to an additional storey where P09P08 is met.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Specific maximum storeys and building heights apply in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) - refer to precinct provisions.

Table 7.2.5.2.3.C—Minimum building setbacks

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) or the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b)
--

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Ground	Refer to P030 to P033	0m — building wall for non-habitable rooms, eaves, awnings where non-residential	Refer to Centre of mixed use code
Podium: levels 2 to 8		3m — building wall for non-habitable rooms, eaves, awnings where residential 5m — building wall for habitable rooms, balconies	
Tower: level 9 and above		5m	

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

~~If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c), or if in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004), where in the Langlands Park residential sub-precinct (Eastern corridor neighbourhood plan/NPP-004b), or if in the Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006), where in the Bennetts Road residential sub-precinct (Eastern corridor neighbourhood plan/NPP-006b)~~

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

~~Note—Separate setback and building height requirements apply to sites that adjoin or are located opposite sites outside a precinct in accordance with AO6.1 and AO6.2.~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

~~Note—Specific minimum setbacks apply in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) - refer to precinct provisions.~~

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.D—Built form requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Table 7.2.5.2.3.D—Built form requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Development</u>	<u>Maximum building height (number of storeys), minimum setbacks (metres) and maximum site cover (%)</u>				
<u>Site area</u>	<u>600m² or greater but less than 800m²</u>	<u>800m² or greater but less than 1,200m²</u>	<u>1,200m² or greater but less than 2,500m²</u>	<u>2,500m² or greater but less than 4000m²</u>	<u>4,000m² or greater</u>
<u>Site frontage</u>	<u>20m or greater</u>	<u>20m or greater</u>	<u>30m or greater</u>	<u>30m or greater</u>	<u>30m or greater</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Maximum building height

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner core sub-precinct (NPP-003a)</u>	<u>8 storeys</u>	<u>12 storeys</u>	<u>15 storeys</u>	<u>20 storeys</u>	<u>20 storeys</u>
---	------------------	-------------------	-------------------	-------------------	-------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner corridor sub-precinct (NPP-003b), where in the District centre zone</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>12 storeys</u>	<u>15 storeys</u>	<u>15 storeys</u>
--	------------------	------------------	-------------------	-------------------	-------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner corridor sub-precinct (NPP-003b),</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>8 storeys</u>	<u>8 storeys</u>
--	------------------	------------------	------------------	------------------	------------------

<u>where in the Mixed use zone</u>					
------------------------------------	--	--	--	--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner residential sub-precinct (NPP-003c)</u>	<u>8 storeys</u>	<u>12 storeys</u>	<u>15 storeys</u>	<u>20 storeys</u>	<u>20 storeys</u>
--	------------------	-------------------	-------------------	-------------------	-------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Podium built form (up to first 3 storeys and 12m including a parapet)</u>
--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum front setback</u>	<u>0m – non-residential 2m – residential balcony 3m – residential wall</u>	<u>0m – non-residential 2m – residential balcony 3m – residential wall</u>	<u>0m – non-residential 2m – residential balcony 3m – residential wall</u>	<u>0m – non-residential 2m – residential balcony 3m – residential wall</u>	<u>0m – non-residential 2m – residential balcony 3m – residential wall</u>
------------------------------	--	--	--	--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum side and rear setbacks where in the Stones Corner core sub-precinct (NPP-003a) or the Stones Corner corridor sub-precinct (NPP-003b)</u>	<u>0m – blank walls only</u>	<u>0m – blank walls only</u>	<u>0m – blank walls only</u>	<u>0m – blank walls only</u>	<u>0m – blank walls only</u>
---	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum side and rear setbacks where in the Stones</u>	<u>3m – side 6m – rear</u>	<u>3m – side 6m – rear</u>	<u>3m – side 6m – rear</u>	<u>4m – side 6m – rear</u>	<u>4m – side 6m – rear</u>
---	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------

<u>Corner residential sub-precinct (NPP/003c)</u>					
---	--	--	--	--	--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Maximum podium site cover</u>	<u>85%</u>	<u>85%</u>	<u>85%</u>	<u>85%</u>	<u>75%</u>
----------------------------------	------------	------------	------------	------------	------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Tower built form (above podium)</u>
--

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum front setback, where fronting an active frontage – primary (a)</u>	<u>7m – balcony 8m – wall</u>	<u>7m – balcony 8m – wall</u>	<u>7m – balcony 8m – wall</u>	<u>7m – balcony 8m – wall</u>	<u>7m – balcony 8m – wall</u>
---	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum front setback, where not fronting an active frontage – primary (a)</u>	<u>5m – balcony 6m – wall</u>	<u>5m – balcony 6m – wall</u>	<u>5m – balcony 6m – wall</u>	<u>5m – balcony 6m – wall</u>	<u>5m – balcony 6m – wall</u>
---	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum side setback</u>	<u>5m</u>	<u>5m</u>	<u>6m</u>	<u>7m</u>	<u>7m</u>
-----------------------------	-----------	-----------	-----------	-----------	-----------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Minimum rear setback</u>	<u>6m</u>	<u>6m</u>	<u>6m</u>	<u>10m</u>	<u>10m</u>
-----------------------------	-----------	-----------	-----------	------------	------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Maximum tower site cover</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>
---------------------------------	------------	------------	------------	------------	------------

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Development on sites less than the required area or frontage are to be in accordance with the relevant zone and use code.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Stoneham Street setbacks are also specified in AO39 and Figure i.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Cleveland Street setbacks are also specified in AO40 and Figure i.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.E—Green plot ratio requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Table 7.2.5.2.3.E—Green plot ratio requirements for development in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>Location</u>	<u>Site area</u>	<u>Minimum green plot ratio (% of site area)</u>	
		<u>Ground level and podium built form</u>	<u>Tower built form</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner core sub-precinct (NPP-003a)</u>	<u>Up to 2,500m²</u>	<u>25%</u>	<u>25%</u>
	<u>Greater than 2,500m²</u>	<u>30%</u>	<u>30%</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner corridor sub-precinct (NPP-003b)</u>	<u>Up to 2,500m²</u>	<u>25%</u>	<u>25%</u>
	<u>Greater than 2,500m²</u>	<u>30%</u>	<u>30%</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<u>If in the Stones Corner residential sub-precinct (NPP-003c)</u>	<u>Up to 1,200m²</u>	<u>25%</u>	<u>25%</u>
	<u>Greater than 1,200m²</u>	<u>30%</u>	<u>30%</u>

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Calculations for minimum green plot ratio requirements can include deep planting areas.

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Note—Requirements for green plot ratio for ground level/podium and tower built form apply cumulatively.

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure a—~~Buranda~~—Buranda precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

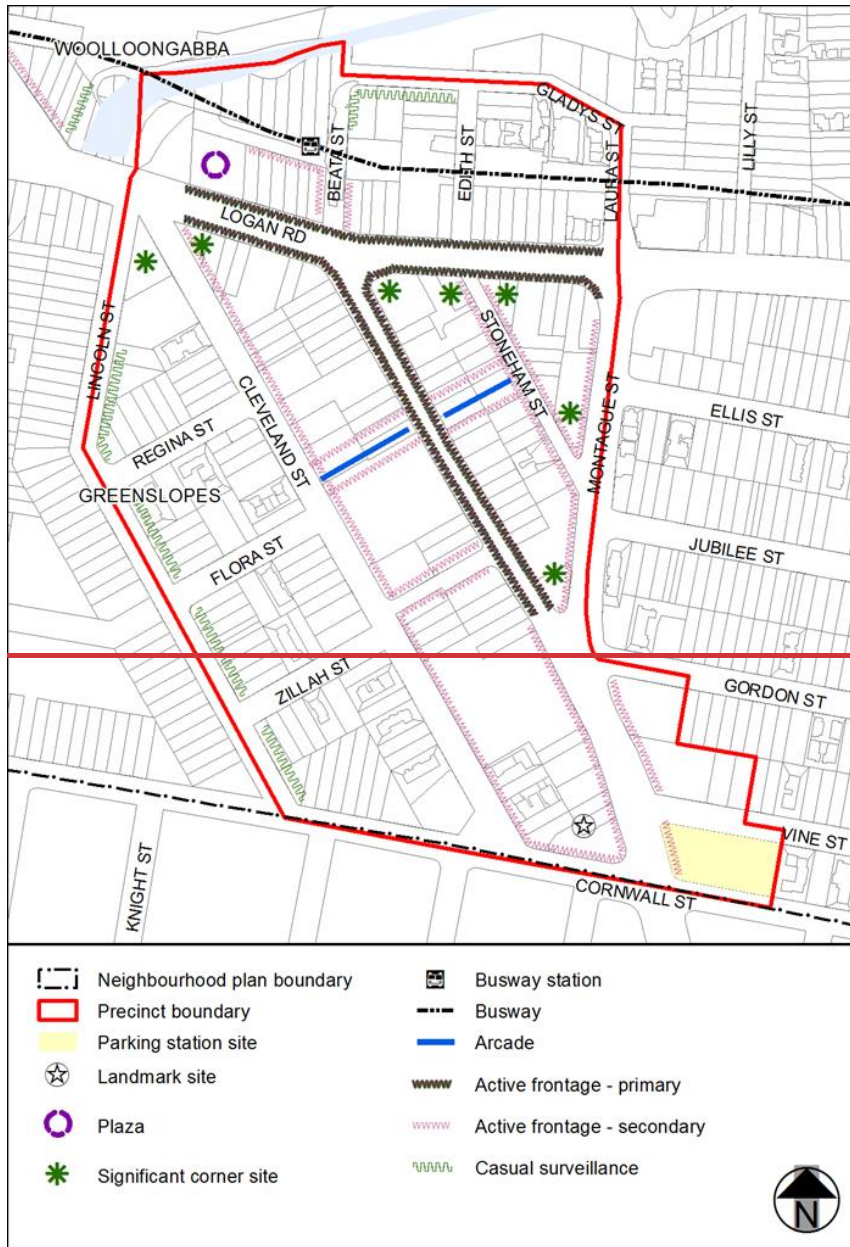


Figure b—Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

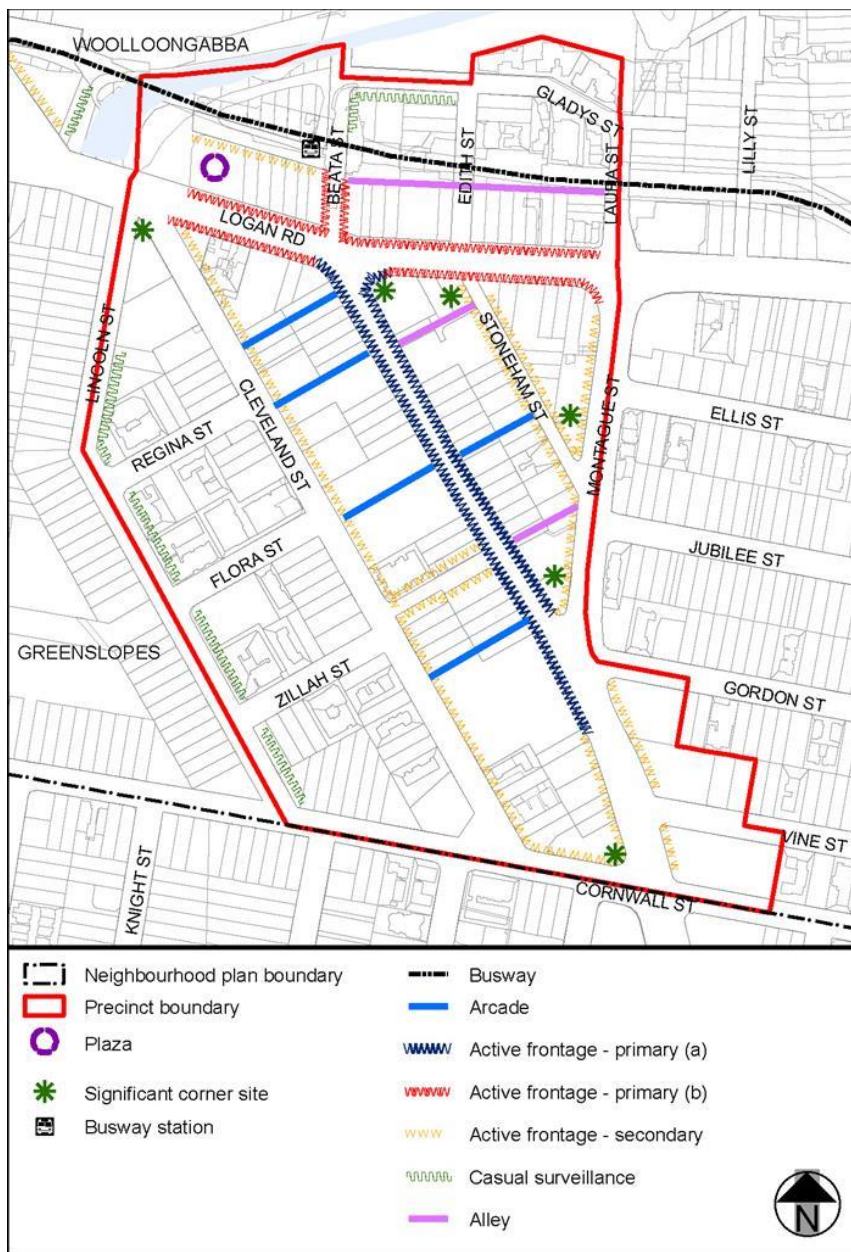


Figure b—Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure b—~~Stones~~—~~Stones~~ Corner precinct

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure c—~~Coorparoo~~—~~Coorparoo~~ precinct

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

~~Figure d—~~

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure d—~~Buranda~~—~~Buranda~~ Station precinct

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure e—~~Bennetts~~—~~Bennetts~~ Road precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

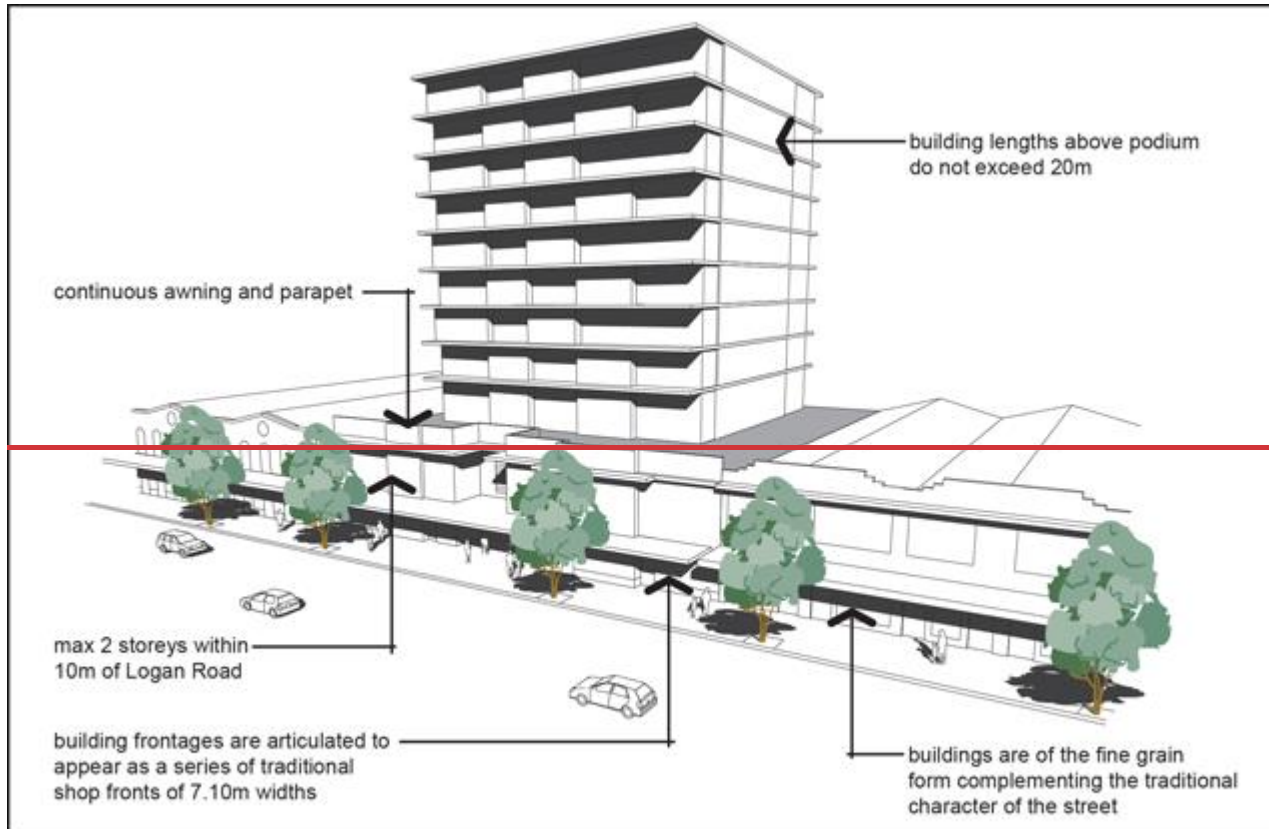


Figure f—Active frontage-primary, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

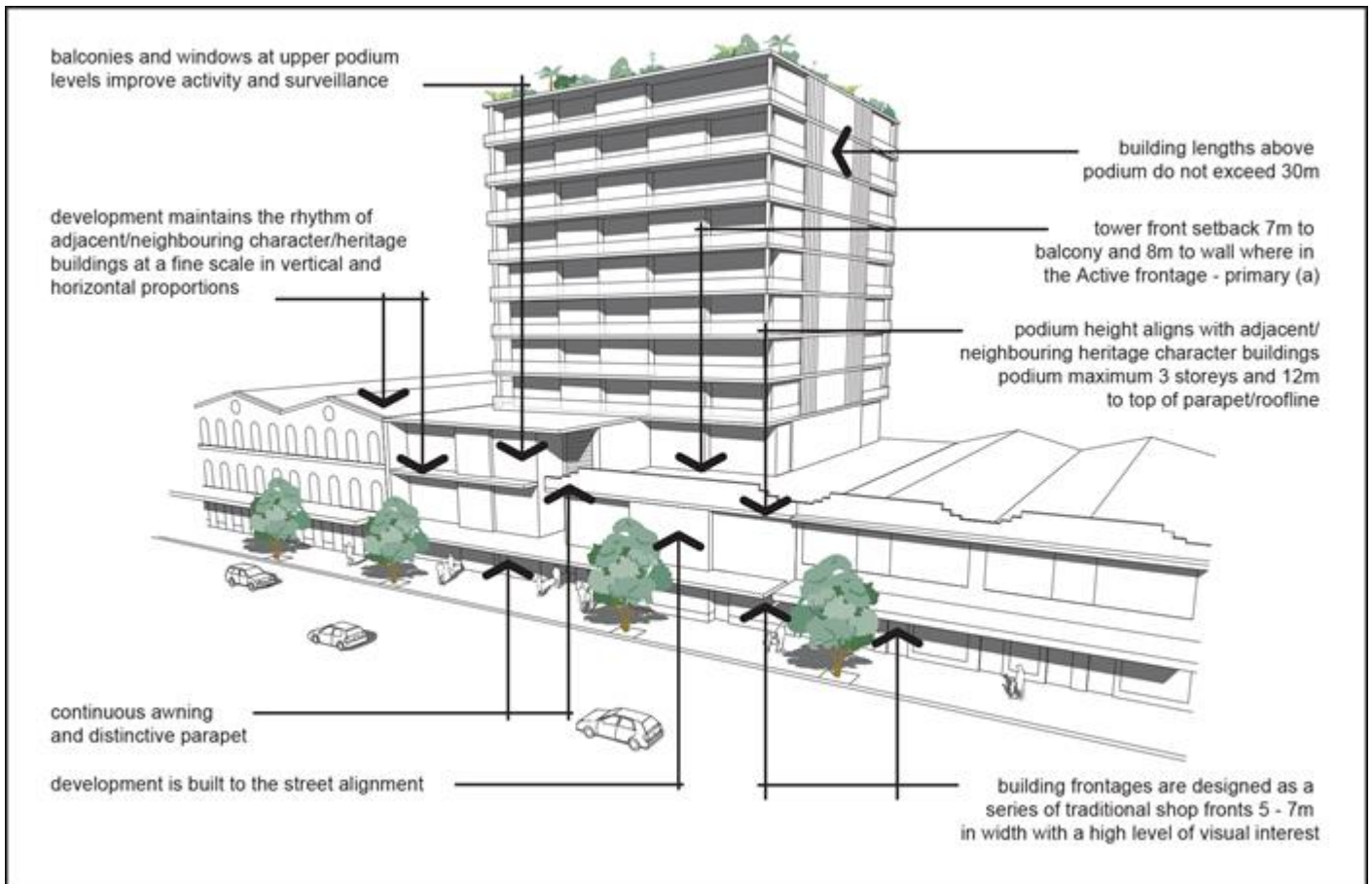


Figure f—Active frontage - primary (a), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of ~~Figure Figure f—Active—Active~~ frontage ~~primary - primary (a)~~, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

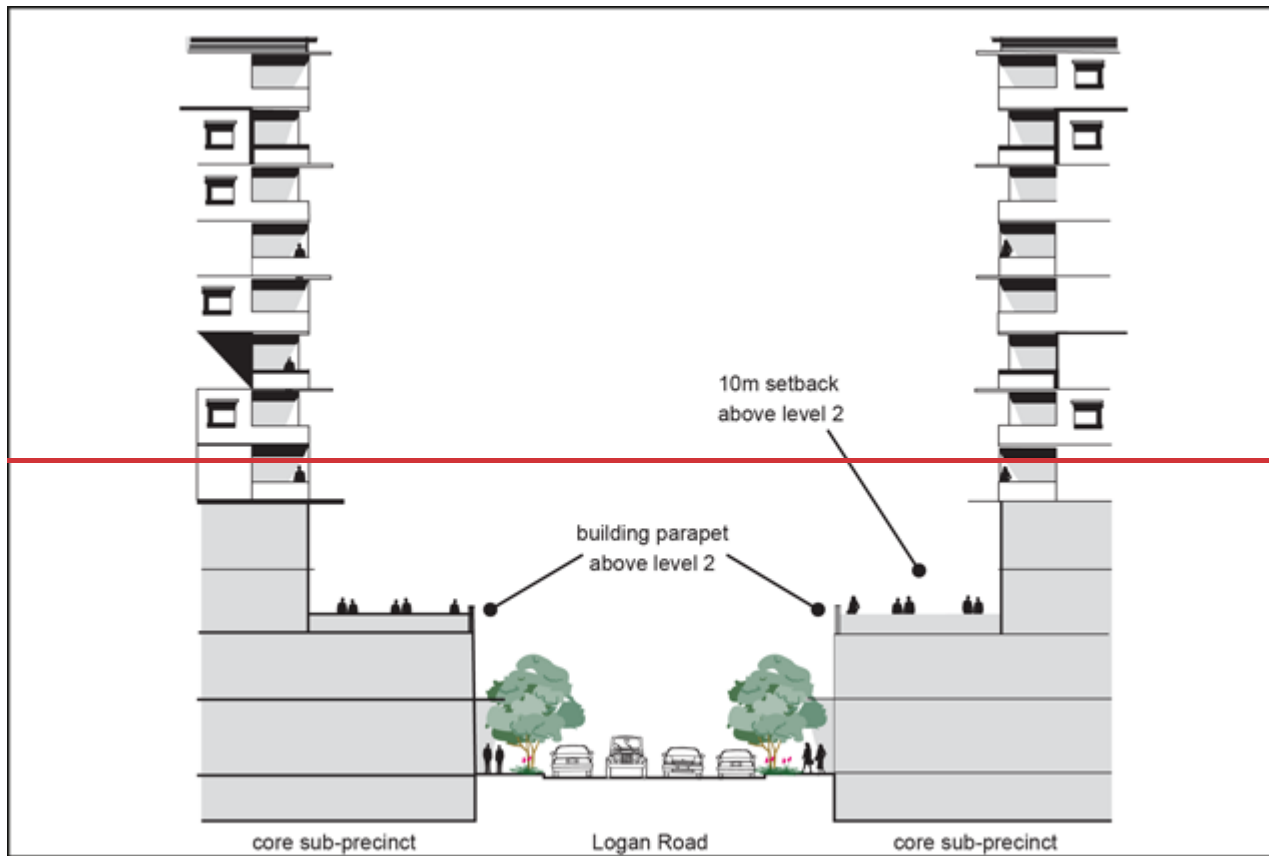


Figure g—329-427 Logan Road cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

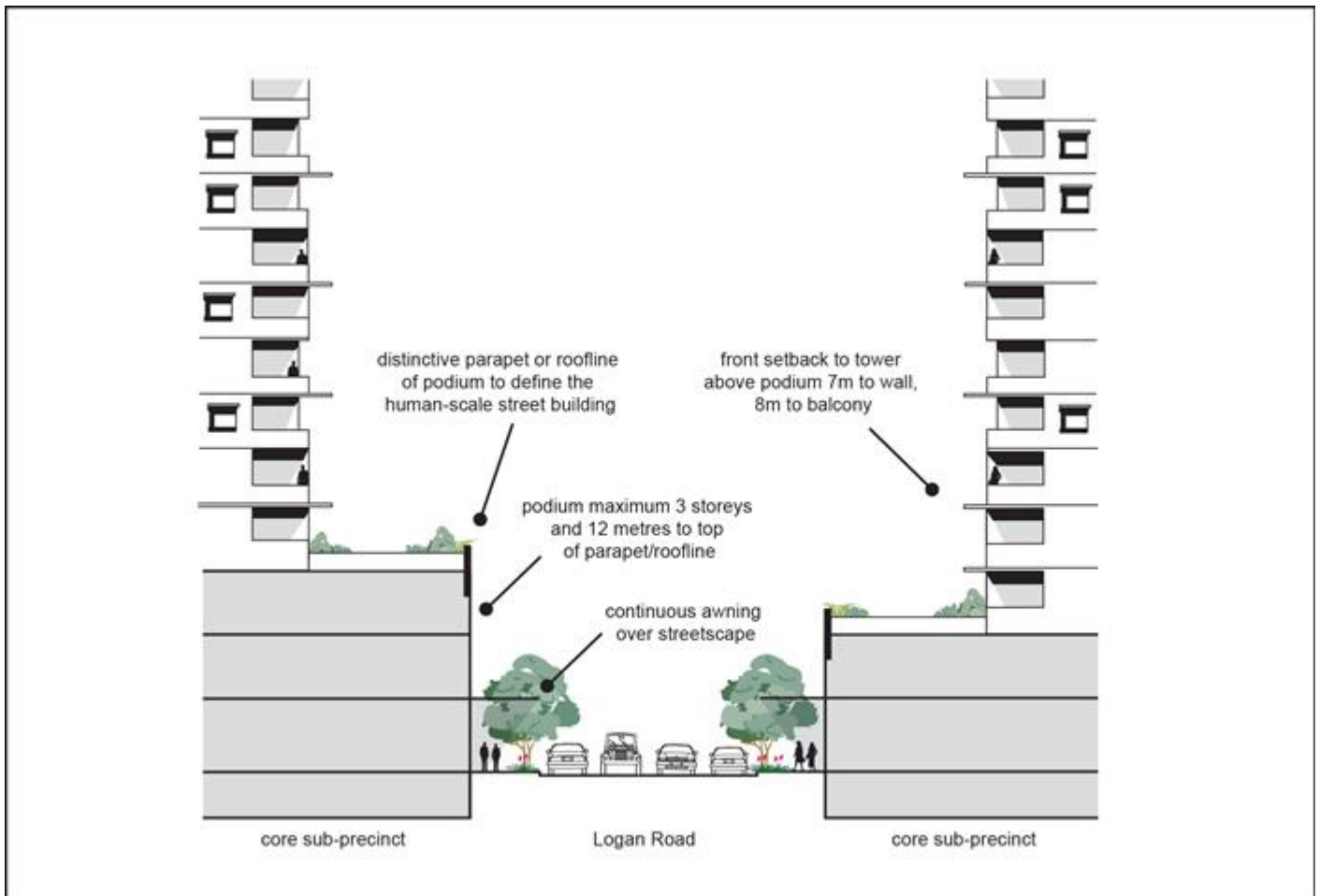


Figure g—Logan Road cross section, Active frontage - primary (a), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of [Figure Figure g—329-427 Logan—Logan Road cross section, active frontage - primary \(a\), Stones Corner precinct](#)

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

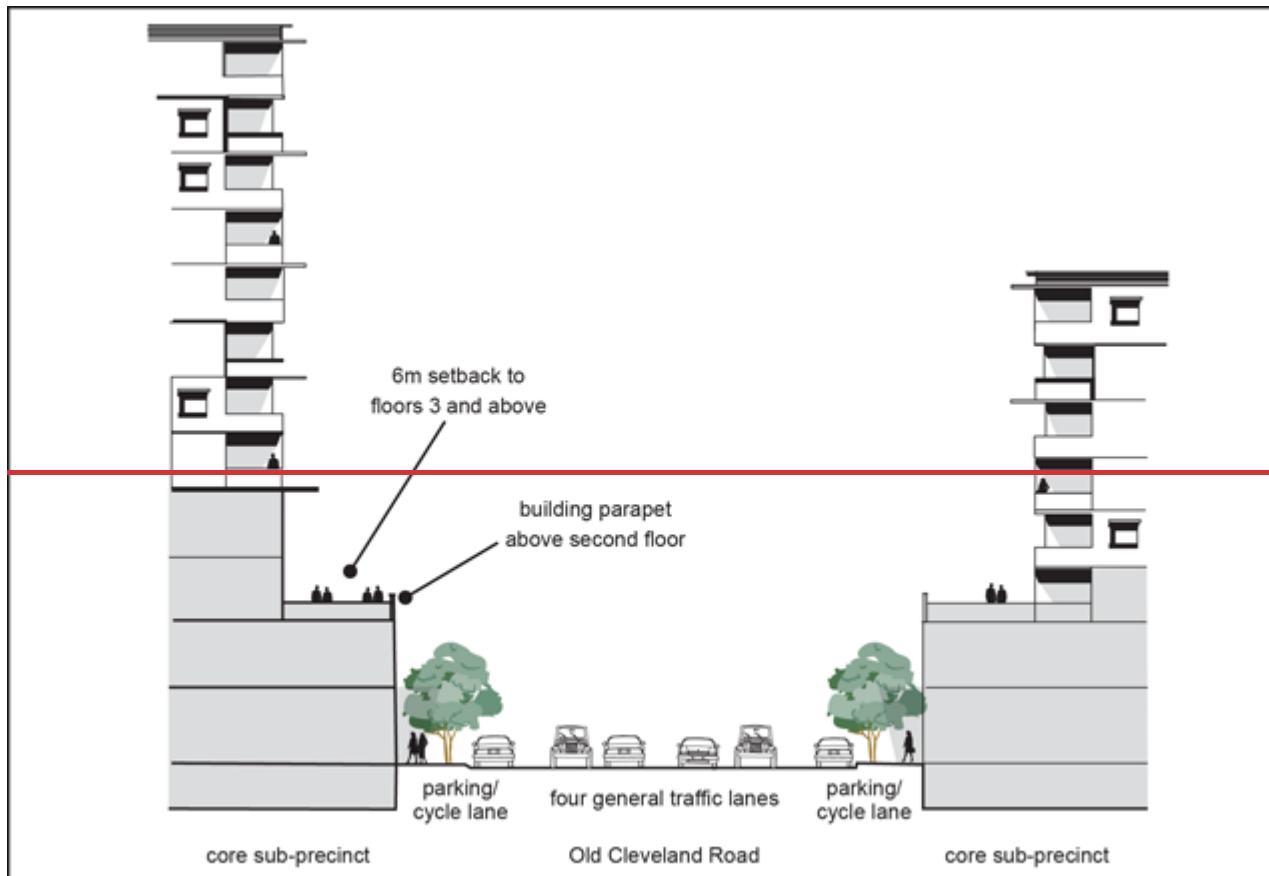


Figure h—Logan Road and Old Cleveland Roads cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

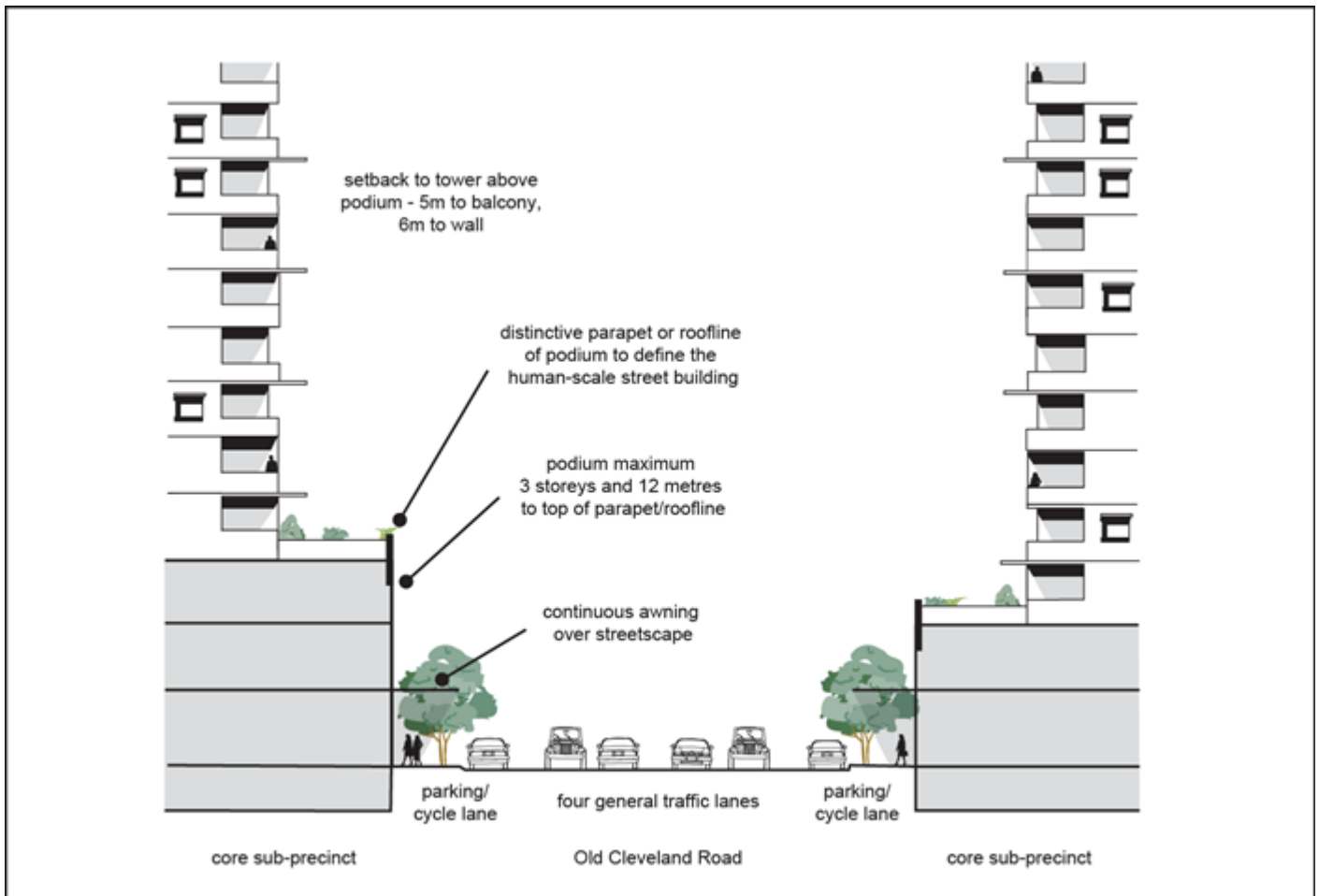


Figure h—Logan Road and Old Cleveland Road cross section, Active frontage - primary (b), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of [Figure Figure h—Logan—Logan Road and Old Cleveland RoadsRoad cross section, active frontage - primary \(b\)](#), Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

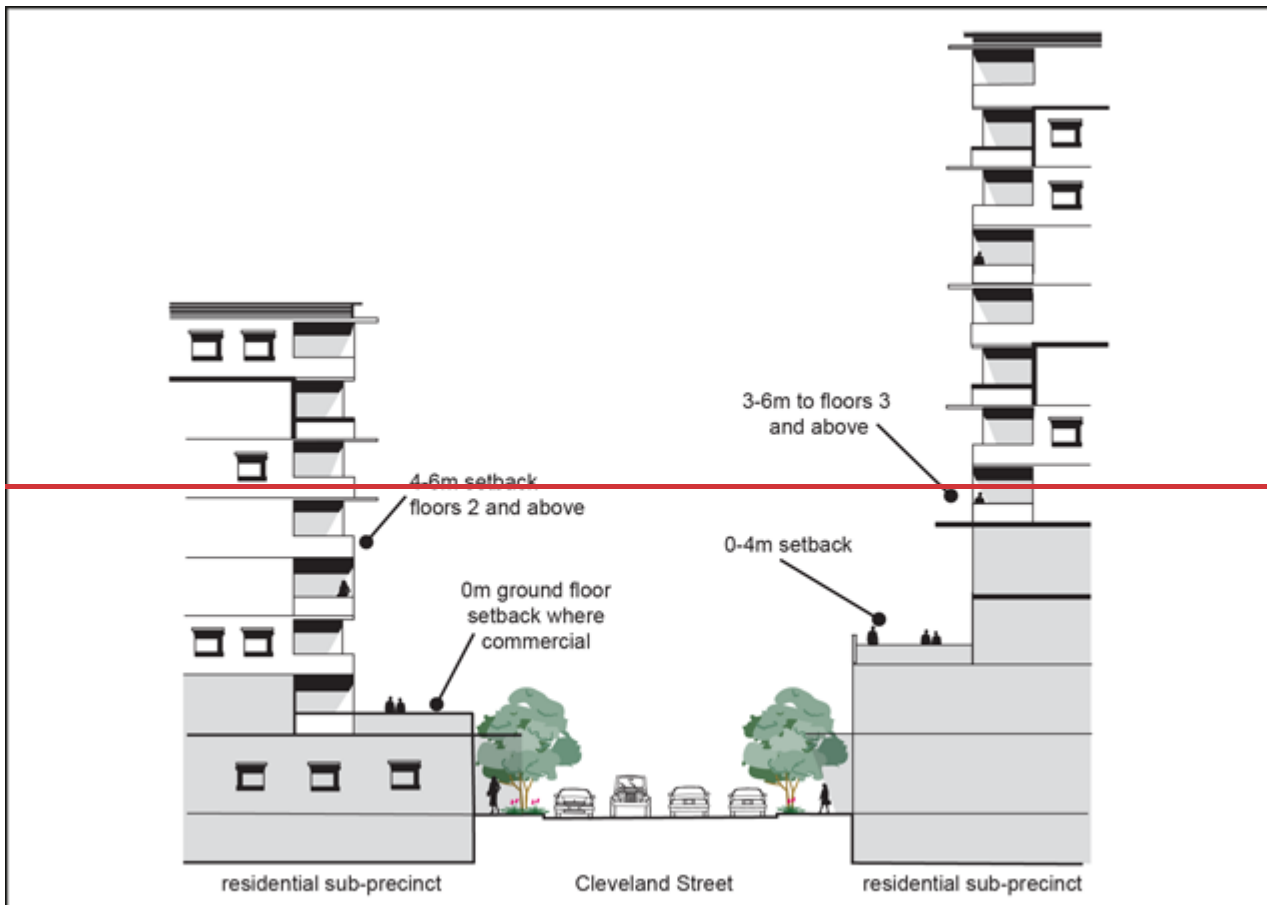


Figure i—Cleveland Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

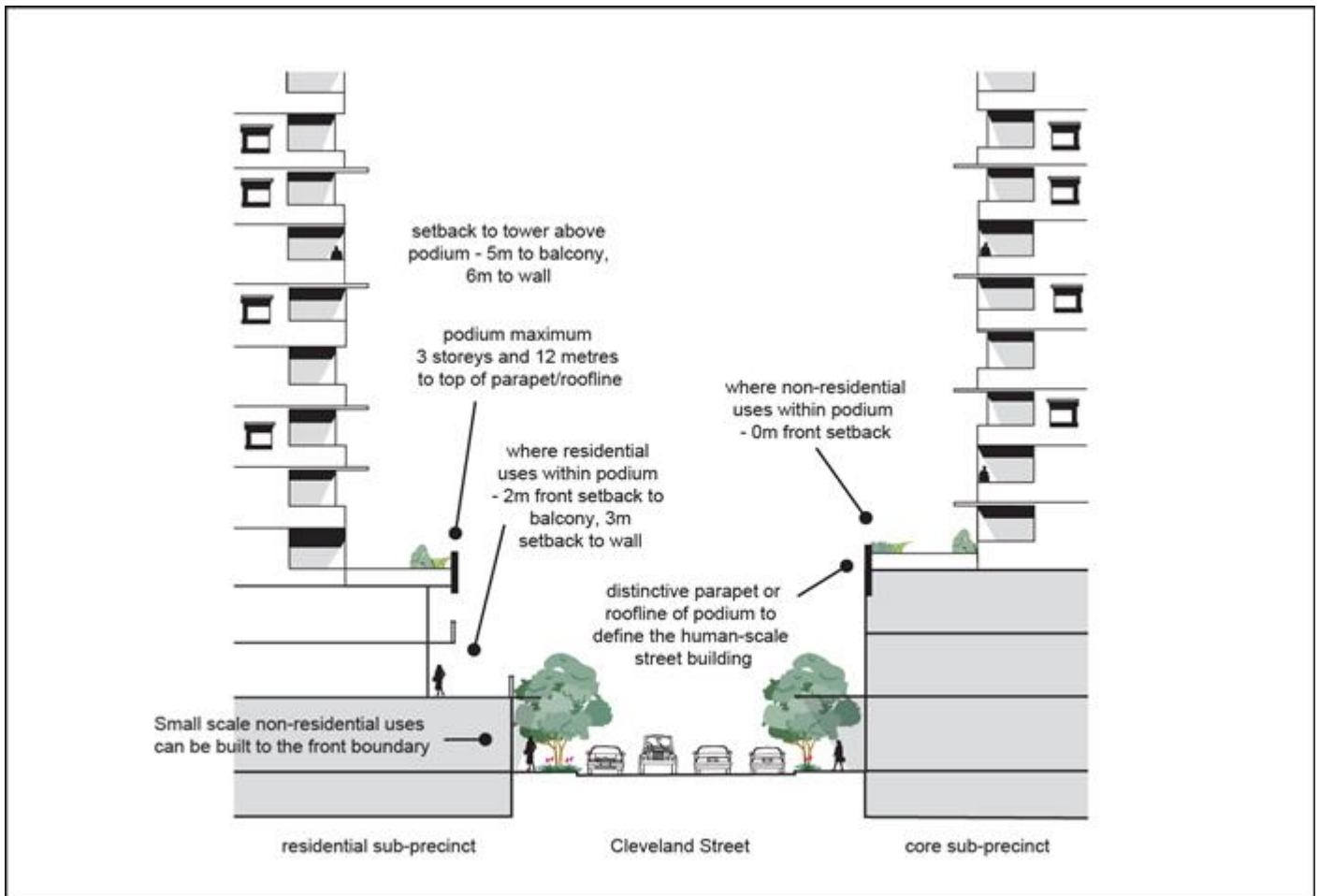


Figure i—Cleveland Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of ~~Figure Figure i~~ ~~Cleveland—Cleveland~~ Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

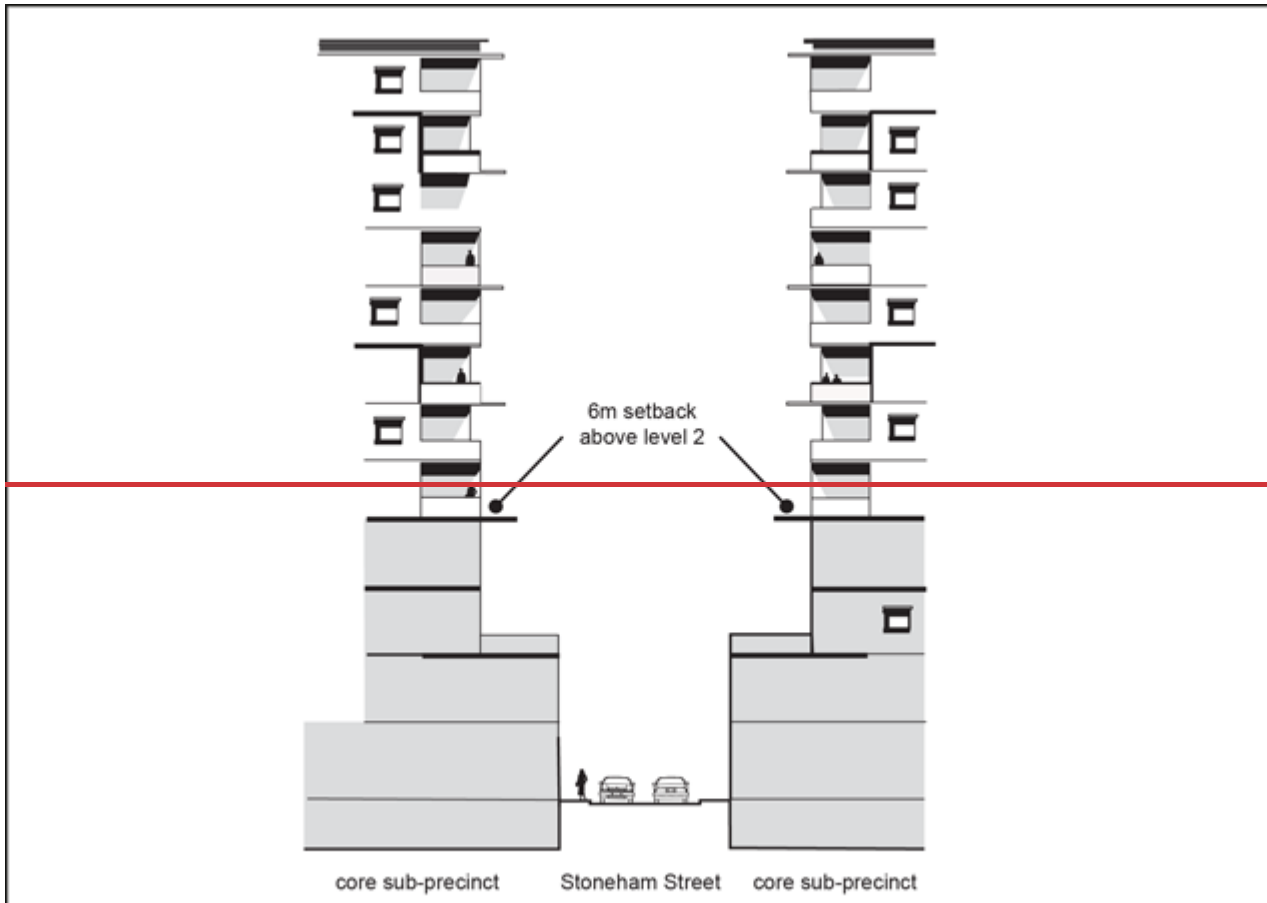


Figure j—Stoneham Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

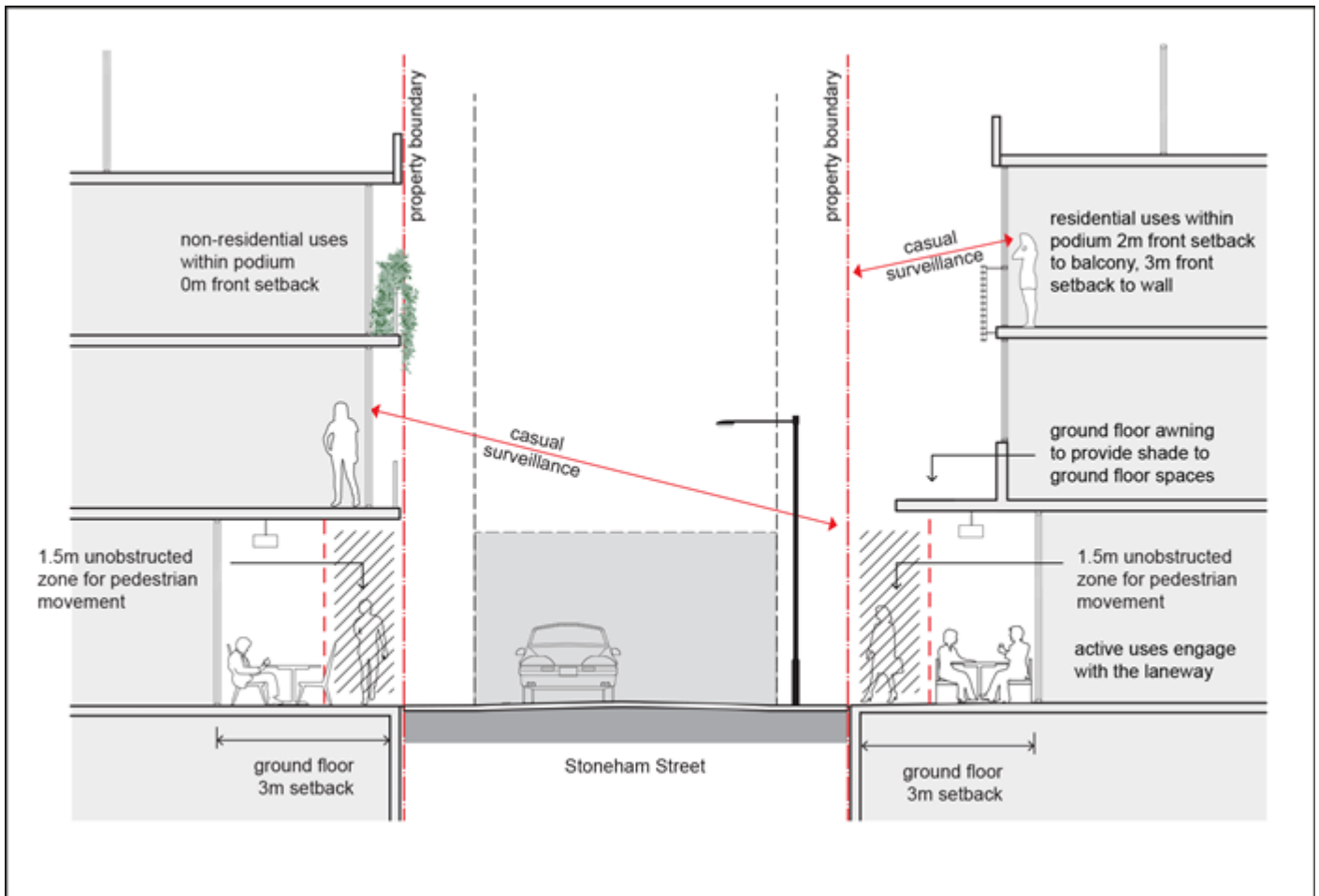


Figure j—Stoneham Street cross section, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of ~~Figure Figure~~ ~~j—Stoneham—Stoneham~~ Street cross section, Stones Corner precinct

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure k ~~Active—Active~~ frontage - primary, Coorparoo precinct

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

View the high resolution of Figure l ~~Old—Old~~ Cleveland cross section, Coorparoo precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

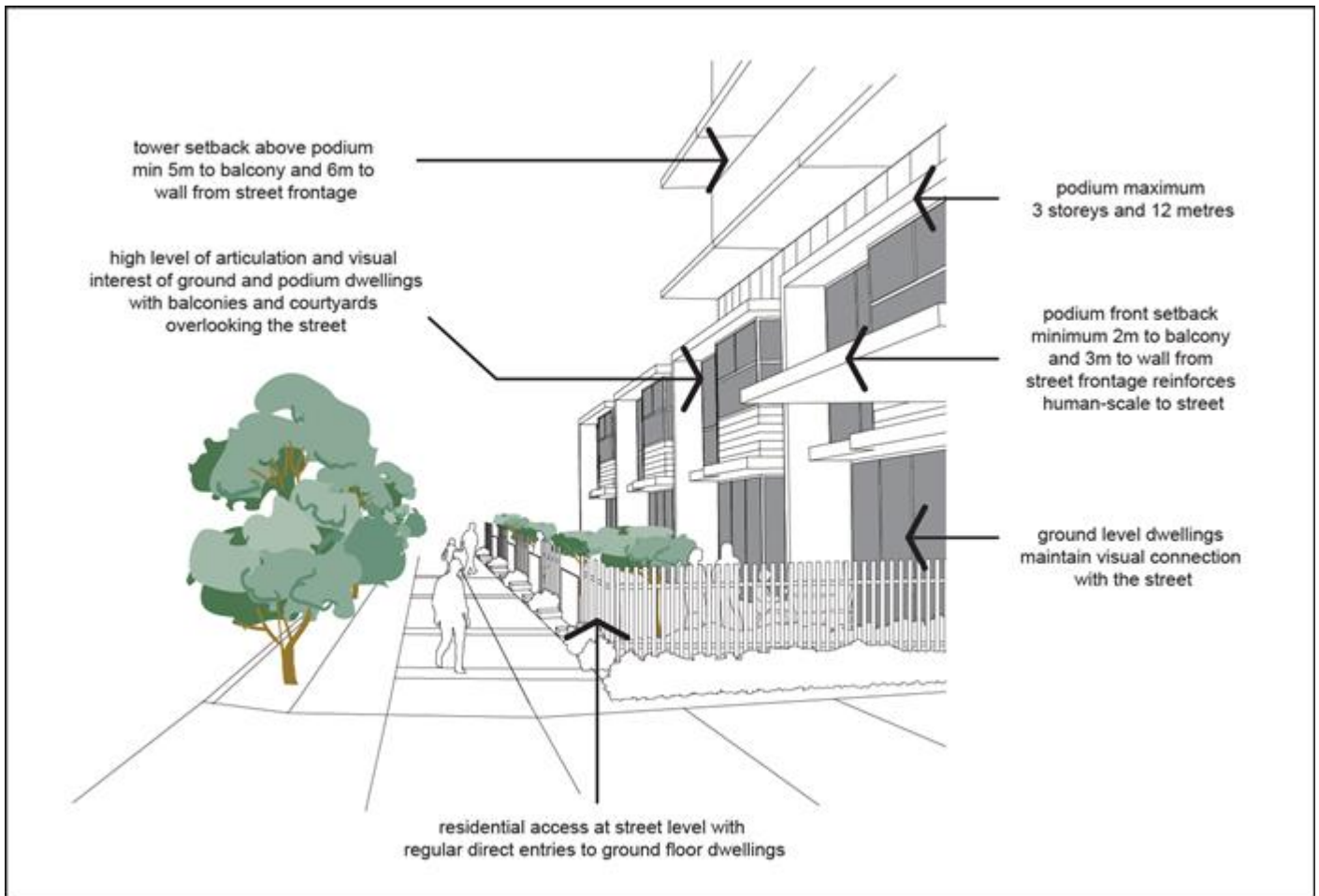


Figure m—Residential sub-precinct street building interface, Stones Corner precinct

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

[View the high resolution of Figure m—Residential street building interface, Stones Corner precinct](#)

Schedule 2 Mapping \ SC2.2 Zone maps**Table SC2.2.1— Zone maps**

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

Not applicable	ZM-001	Zoning map Map tile 28	xx xxx 20xx
--------------------------------	------------------------	---	--

Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps

Table SC2.3.1—Neighbourhood plan maps

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	30 June 2014 xx xxx 20xx
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022

Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	<u>OM-001.1</u>	<u>Active frontages in residential zones overlay map</u> <u>Map tile 28</u>	<u>xx xxx 20xx</u>
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	24 March 2017

		Map tile 18	
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	4 September 2015
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tile 6, 7, 13, 14, 21, 22 and 29	27 May 2022
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

C	OM-003.1	Coastal hazard overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.1	Coastal hazard overlay map Map tiles 1, 2, 5, 6, 7, 8, 13, 14, 15, 20, 21, 22, 23, 27, 28, 29, 30, 32, 33, 34, 35, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 56 and 57	9 September 2016
	OM-003.1	Coastal hazard overlay map Map tile 18	24 March 2017
	OM-003.1	Coastal hazard overlay map	27 May 2022

	(all map tiles)	
OM-003.2	Commercial character building overlay map (all tiles, other than where specified below)	30 June 2014
OM-003.2	Commercial character building overlay map Map tile 28	4 September 2015
OM-003.2	Commercial character building overlay map Map tile 20	9 September 2016
OM-003.2	Commercial character building overlay map Map tile 20	24 March 2017
OM-003.2	Commercial character building overlay map Map tile 6	1 December 2017
OM-003.2	Commercial character building overlay map Map tile 28	16 February 2018
OM-003.2	Commercial character building overlay map Map tiles 20 and 28	14 September 2018
OM-003.2	Commercial character building overlay map Map tile 13	23 November 2018
OM-003.2	Commercial character building overlay map Map tile 36	26 July 2019
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-003.2	Commercial character building overlay map Map tiles 20 and 28	27 May 2022
OM-003.2	Commercial character building overlay map Map tile 6	10 March 2023
<u>OM-003.2</u>	<u>Commercial character building overlay map Map tile 28</u>	<u>xx xxx 20xx</u>
OM-003.3	Critical infrastructure and movement network overlay map	30 June 2014
OM-003.3	Critical infrastructure and movement network overlay map Map tile 18	24 March 2017
OM-003.4	Community purposes network overlay map	29 June 2018
OM-003.4	Community purposes network overlay map Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	10 December 2021

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

S	OM-019.1	Significant landscape tree overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.1	Significant landscape tree overlay map Map tile 28	19 February 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 20 and 21	13 May 2016
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 19 and 27	31 May 2019
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018

	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	<u>OM-019.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tile 28</u>	<u>xx xxx 20xx</u>

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 1 Introduction

1.1.1 Relationship to planning scheme

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO9 AO8 .3	Section 3.7.4.8; Chapter 6
-------------------	----------------------------------	----------------------------

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO11 AO10 .1	Section 3.7
-------------------	------------------------------------	-------------

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	AO18 AO17 .1	Chapter 4
-------------------	------------------------------------	-----------

Reason for change: To consequentially amend the Eastern Corridor Neighbourhood Plan to introduce the Stones Corner suburban renewal precinct plan

Table 7.2.5.2.3.A	PO39 PO47	Chapter 10
-------------------	---------------------------------	------------

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To amend parts of City Plan to introduce the Stones Corner suburban renewal precinct plan

<p><u>xx xxx 20xx (adoption) and xx xxx 20xx (effective)</u></p>	<p><u>vXX.00/20xx</u></p>	<p><u>Tailored</u></p>	<p><u>Tailored amendment to planning scheme (Chapter 1, Part 1 of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5(g) of MGR). Refer to Amendment vXX.00/20xx for further detail.</u></p>
--	---------------------------	------------------------	--