PROPOSED AMENDMENT PACKAGE – TEXT

TABLE OF CONTENTS

Part of *Brisbane City Plan 2014*	Page number
Part 1 About the planning scheme	2
Part 7 Neighbourhood plans – 7.2.13.10.1 Mt Gravatt corridor neighbourhood plan code	24
Schedules	
SC2.1 Strategic Framework maps	49
SC2.2 Zone maps	50
SC2.3 Neighbourhood plan maps	52
SC2.4 Overlay maps	55
SC6.16 Infrastructure design planning scheme policy	65
SC6.29 Structure planning planning scheme policy	69
Appendices	
Appendix 2 Table of amendments	78

Guide to this document

(a) In the following 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

Part 1 About the planning scheme

1.1 Introduction

1. The City Plan (the planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
2. The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) pursuant to the Minister's rules under section 293 of the Act on 30 May 2017.
3. In seeking to achieve this purpose, the planning scheme sets out the Brisbane City Council's intention for the future development in the planning scheme area, over the next 20 years.
4. The planning scheme seeks to advance state and regional policies, through more detailed local responses, taking into account the local context.
5. While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
6. The planning scheme applies to the planning scheme area of the Brisbane City Council including all premises, roads, internal waterways and tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the Act. In accordance with section 16(3) of the Act, the regulated requirements apply instead of the planning scheme, to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency. The extent of the strategic port area that is not subject to the planning scheme is identified on the State Planning Policy Interactive Mapping System.

Map 1—Local government planning scheme area and context

View the high resolution of Map 1—Local government planning scheme area and context

1.2 Planning scheme components

1. The planning scheme comprises the following components:

a. about the planning scheme;
b. state planning provisions;
c. the strategic framework;
d. local government infrastructure plan;
e. tables of assessment;
f. the zones and precincts in Table 1.2.1;
g. the neighbourhood plans and neighbourhood plan precincts and sub-precincts in Table 1.2.2:
h. the mapping overlays and overlay codes in Table 1.2.3;
i. the relevant prescribed codes as specified in the schedules of the *Planning Regulation 2017* (the Regulation) and use and other development codes in Table 1.2.4;
j. land in the planning scheme area which is affected by the following other plans;
    i. Bowen Hills UDA Development Scheme;
    ii. Fitzgibbon UDA Development Scheme;
    iii. Northshore Hamilton UDA Development Scheme;
    iv. Queen's Wharf Brisbane PDA Development Scheme;
    v. Herston Quarter PDA Development Scheme;
    vi. Oxley PDA Development Scheme;
    vii. Yeronga PDA Development Scheme;
    viii. Albert Street Cross River Rail PDA Development Scheme;
    ix. Boggo Road Cross River Rail PDA Interim Land Use Plan;
    x. Roma Street Cross River Rail PDA Development Scheme;
    xi. Woolloongabba PDA Interim Land Use Plan;
    xii. South Bank Corporation Area Approved Development Plan;
    xiii. Queensland Children's Hospital SDA Development Scheme;
k. the schedules and appendices in Table 1.2.5;

2. the planning scheme policies that support the planning scheme in Table 1.2.6.

Table 1.2.1—Zones and precincts

Zones	**Precinct**
Residential zones category	
Low density residential	Nil
Low—medium density residential	2 storey mix zone precinct 2 or 3 storey mix zone precinct Up to 3 storeys zone precinct
Medium density residential	Nil
High density residential	Up to 8 storeys zone precinct Up to 15 storeys zone precinct
Character residential	Character zone precinct Infill housing zone precinct
Tourist accommodation	Nil
Centre zones category	
Principal centre	City Centre zone precinct Regional centre zone precinct
Major centre	Nil
District centre	District zone precinct Corridor zone precinct
Neighbourhood centre	Nil
Recreation zones category	
Sport and recreation	Local zone precinct District zone precinct Metropolitan zone precinct
Open space	Local zone precinct District zone precinct Metropolitan zone precinct
Environmental zones category	

Environmental management	Nil
Conservation	Local zone precinct District zone precinct Metropolitan zone precinct
Industry zones category	
Low impact industry	Nil
Industry	General industry A zone precinct General industry B zone precinct General industry C zone precinct
Special industry	Nil
Industry investigation	Nil
Other zones category	
Community facilities	Cemetery zone precinct Community purposes zone precinct Education purposes zone precinct Emergency services zone precinct Health care purposes zone precinct Major health care zone precinct Major sports venue zone precinct
Emerging community	Nil
Extractive industry	Nil
Mixed use	Centre frame zone precinct Corridor zone precinct Inner city zone precinct
Rural	Nil
Rural residential	Nil
Special purpose	Airport zone precinct Defence zone precinct Detention facility zone precinct Port zone precinct Transport infrastructure zone precinct Utility services zone precinct
Specialised centre	Brisbane Markets zone precinct Entertainment and conference centre zone precinct Large format retail zone precinct Major education and research facility zone precinct Marina zone precinct Mixed industry and business zone precinct
Township	Nil

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Neighbourhood plan	Precincts and sub-precincts
Acacia Ridge—Archerfield neighbourhood plan	NPP-001: Archerfield Airport NPP-002: Archerfield north (Granard Road) and Archerfield east (Desgrand Street) NPP-003: Jackson Road NPP-004: Elizabeth Street residential NPP-005: Hellawell Road residential NPP-006: Coopers Plains residential NPP-007: Beaudesert Road centre NPP-007a: Beaudesert Road centre south - Elizabeth Street NPP-007b: Beaudesert Road centre north - O'Connel Street NPP-008: Postle Street NPP-008a: Mixed light industry and centre activities NPP-008b: District centre

	NPP-008c: Residential uses NPP-009: Coopers Plains centre/office and industry NPP-010: Queensland Government strategic sites (QGSS) NPP-010a: Intermodal freight terminal NPP-010b: Postle Street logistics NPP-010c: Technical and trades training NPP-011: Gateway industry/business
Albion neighbourhood plan	NPP-001: Station NPP-002: Albion village NPP-003: Corunna Street NPP-004: North NPP-005: Raceway
Algester—Parkinson—Stretton neighbourhood plan	Nil
Ashgrove—Grange district neighbourhood plan	NPP-001: Newmarket shopping centre NPP-002: Ashgrove village NPP-003: The Grange Terminus NPP-004: Wilston village NPP-005: The Brickworks NPP-006: Council works depot
Aspley district neighbourhood plan	NPP-001: Aspley centre NPP-002: Aspley centre residential NPP-003: Caravan park NPP-004: Western residential NPP-005: Reservoir NPP-006: Robinson Road centre
Australia TradeCoast neighbourhood plan	NPP-001: Pinkenba NPP-002: Airport NPP-003: Old airport NPP-004: Fisherman Islands
Banyo—Northgate neighbourhood plan	NPP-001: Northgate Station NPP-002: Bindha Station NPP-002a: Bindha Station north NPP-002b: Bindha Station south NPP-003: Banyo Station NPP-004: Nudgee Station NPP-005: Nudgee north NPP-006: Blinzinger Road
Bowen Hills neighbourhood plan	NPP-001: Mayne rail yards
Bracken Ridge and district neighbourhood plan	NPP-001: Carseldine residential NPP-002: Taigum residential NPP-003: West Aspley residential NPP-004: Relocatable home parks NPP-005: Bracken Ridge east NPP-006: Bald Hills village centre NPP-007: Zillmere industrial NPP-008: Gawain Road centre NPP-009: Bald Hills NPP-010: North Bald Hills NPP-011: Bracken Ridge Road NPP-012: North Bracken Ridge NPP-013: Zillmere centre
Bridgeman Downs neighbourhood plan	NPP-001: Bridgeman Downs residential NPP-002: Roghan Road south NPP-003: Beckett Road NPP-003a: Residential living NPP-003b: Environmental living NPP-004: Albany Creek
Bulimba neighbourhood plan	NPP-001: Bulimba north NPP-002: Oxford Street

	NPP-002a: Oxford Street B1 NPP-002b: Oxford Street B2 NPP-002c: Oxford Street B3 NPP-003: Hawthorne centre NPP-004: Bulimba Barracks NPP-004a: Riverfront recreation NPP-004b: Community heart NPP-004c: Residential interface NPP-004d: Residential core NPP-004e: Royal Australian Navy NPP-005: Godwin Street
Calamvale district neighbourhood plan	Nil
Capalaba West neighbourhood plan	Nil
Carina—Carindale neighbourhood plan	Nil
Carindale centre neighbourhood plan	NPP-001: Centre core NPP-002: Centre fringe NPP-003: Centre residential
Centenary suburbs neighbourhood plan	NPP-001: Mt Ommaney mixed use centre NPP-002: Mt Ommaney Hotel site NPP-003: Centenary sport and recreation NPP-003a: Centenary sport and recreation (private) NPP-003b: Centenary sport and recreation (public) NPP-003c: Centenary sport and recreation (private) NPP-004: Monier Road NPP-005: Seventeen Mile Rocks industrial NPP-006: Jennifer Street NPP-007: Horizon Drive bushland NPP-008: Old turf farm NPP-009: Sinnamon Farm heritage
Chermside centre neighbourhood plan	NPP-001: Chermside centre activity NPP-001a: Core NPP-001b: Gympie Road NPP-001c: Mixed use NPP-001d: Playfield Street NPP-002: Residential north NPP-002a: High density residential NPP-002b: Wheller Gardens NPP-003: Residential south NPP-004: Community use and sports NPP-005: Hospital
City Centre neighbourhood plan	NPP-001: Retail NPP-002: Quay Street NPP-002a: Quay Street north NPP-002b: Quay Street south NPP-003: Queen's Wharf NPP-004: River NPP-005: Howard Smith Wharves
City west neighbourhood plan	NPP-001: Victoria Barracks renewal NPP-002: Caxton Street NPP-003: Normanby renewal
Clayfield—Wooloowin district neighbourhood plan	Nil
Coorparoo and districts neighbourhood plan	NPP-001: Logan Road NPP-001a: Logan Road 5-6 storey NPP-001b: Logan Road 3 storey NPP-002: Greenslopes Private Hospital NPP-003: Stephens Mountain NPP-003a: Stephens Mountain reserve NPP-003b: Stephens Mountain west NPP-004: Earl Street
Darra—Oxley neighbourhood plan	NPP-001: Darra centre

	NPP-001a: Darra suburban centre NPP-001b: Darra residential NPP-001c: Darra mixed light industry and business NPP-001d: Darra industrial NPP-002: Oxley centre NPP-002a: Oxley suburban centre NPP-002b: Oxley residential NPP-003: Brickworks NPP-004: Portal Street NPP-005: Ipswich Motorway NPP-005a: Ipswich Motorway mixed light industry and business NPP-005b: Douglas Street light industry NPP-005c: Douglas Street residential
Doolandella neighbourhood plan	Nil
Dutton Park—Fairfield neighbourhood plan	NPP-001: Mater Hill NPP-001a: Health NPP-001b: Stanley Street and Annerley Road NPP-001c: Annerley Road NPP-001d: Education NPP-002: Boggo Road Urban Village NPP-002a: Boggo Road Urban Village north NPP-002b: Boggo Road Urban Village south Indicative precinct — Subject to further detailed planning and community consultation
East Brisbane—Coorparoo district neighbourhood plan	Nil
Eastern corridor neighbourhood plan	NPP-001: Buranda NPP-001a: Buranda core NPP-001b: Buranda corridor NPP-001c: Buranda residential NPP-002: Buranda Station NPP-002a: Buranda Station core NPP-002b: Buranda Station corridor NPP-003: Stones Corner NPP-003a: Stones Corner core NPP-003b: Stones Corner corridor NPP-003c: Stones Corner residential NPP-004: Langlands Park NPP-004a: Langlands Park corridor NPP-004b: Langlands Park residential NPP-005: Coorparoo NPP-005a: Coorparoo core NPP-005b: Coorparoo corridor NPP-005c: Coorparoo residential NPP-006: Bennetts Road NPP-006a: Bennetts Road corridor NPP-006b: Bennetts Road residential NPP-007: Annerley NPP-007a: Annerley corridor NPP-007b: Annerley residential
Eight Mile Plains gateway neighbourhood plan	NPP-001: Brisbane Technology Park NPP-001a: Mixed industry and business core NPP-002: Busway station NPP-003: Gateway business NPP-004: Logan Road employment NPP-004a: Levington Road employment NPP-005: Potential development areas NPP-005a: Holmead Road
Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre
Everton park neighbourhood plan	NPP-001: Everton park centre NPP-001a: Everton park centre NPP-002: Central residential NPP-002a: Central residential a

	NPP-002b: Central residential b NPP-003: Fallon Park
Ferny Grove—Upper Kedron neighbourhood plan	NPP-001: Cedar Creek south NPP-001a: Centre NPP-001b: Diverse housing NPP-001c: Urban edge
Fig Tree Pocket neighbourhood plan	Nil
Forest Lake neighbourhood plan	NPP-001: Residential NPP-002: District business centre NPP-003: Blunder Creek environmental and open space NPP-004: Parkland lots
Fortitude Valley neighbourhood plan	NPP-001: Gotha Street NPP-002: Valley heart NPP-002a: Special context area NPP-003: Valley gateway NPP-004: Light Street hill NPP-005: James Street NPP-006: Water Street
Hemmant—Lytton neighbourhood plan	NPP-001: Hemmant and Tingalpa Road
Holland Park—Tarragindi district neighbourhood plan	NPP-001: Greenslopes Busway Station NPP-002: Kuring-gai Avenue neighbourhood centre NPP-003: Reservoir parkland NPP-004: Hillside character
Indooroopilly centre neighbourhood plan	NPP-001: Multi-purpose centre NPP-001a: High Street NPP-001b: Moggill Road north NPP-001c: Indooroopilly shopping centre mixed use NPP-002: Witton Barracks NPP-003: Special context area NPP-003a: Jackson Street special context area NPP-003b: Moggill Road west special context area
Ithaca district neighbourhood plan	NPP-001: Butterfield Street NPP-001a: Butterfield Street a NPP-001b: Butterfield Street b NPP-002: Ballymore NPP-003: Bishop Street NPP-004: Guthrie Street NPP-005: Brewery NPP-006: Enoggera Terrace NPP-007: Rosalie village NPP-008: Hillside character
Kangaroo Point peninsula neighbourhood plan	NPP-001: Main Street NPP-002: Thornton Street NPP-002a: Bright Street A NPP-002b: Bright Street B NPP-002c: St Vincent NPP-003: Dockside NPP-003a: Dockside core NPP-004: Shafston NPP-005: Mowbray Park
Kangaroo Point south neighbourhood plan	NPP-001: Main Street NPP-001a: Neighbourhood heart NPP-002: Character residential NPP-003: Raymond Park south NPP-004: River Terrace NPP-005: Shaftston Avenue NPP-006: Vulture Street NPP-007: Wellington and Lytton roads NPP-007a: Manilla Street
Kelvin Grove urban village neighbourhood plan	NPP-001: Village centre

	NPM-001a: Village centre 1 NPM-001b: Village centre 2 NPP-002: Mixed use NPM-002a: Mixed use 1 NPM-002b: Mixed use 2 NPM-002c: Mixed use 3 NPM-002d: Mixed use 4 NPM-002e: Mixed use 5 NPM-002f: Mixed use 6 NPM-002g: Mixed use 7 NPM-002h: Mixed use 8 NPM-002i: Mixed use 9 NPP-003: Health and recreation NPM-003a: Health and recreation 1 NPP-004: Residential NPM-004a: Residential 1 NPM-004b: Residential 2 NPM-004c: Residential 3 NPM-004d: Residential 4 NPM-004e: Residential 5 NPM-004f: Residential 6 NPM-004g: Residential 7
Kuraby neighbourhood plan	Nil
Lake Manchester neighbourhood plan	NPP-001: Urban development land NPP-002: Non-urban land NPP-003: Natural environment land NPP-004: Not committed land NPP-005: Parkland rural NPP-005a: Parkland rural a
Latrobe and Given Terraces neighbourhood plan	NPP-001: Centres NPP-002: Residential NPP-003: Mixed use
Lower Oxley Creek north neighbourhood plan	NPP-001: Willawong renewable energy NPP-002: Limited development
Lower Oxley Creek south neighbourhood plan	NPP-001: Paradise Road
Lutwyche Road corridor neighbourhood plan	NPP-001: Lutwyche centre NPP-001a: Lutwyche centre mixed use corridor NPP-001b: Lutwyche centre residential corridor NPP-002: Windsor east NPP-002a: Windsor east mixed use corridor NPP-002b: Windsor east residential corridor NPP-003: Stafford depot NPP-004: Sisters of Mercy NPP-005: Industrial
McDowall neighbourhood plan	Nil
Milton neighbourhood plan	NPP-001: Residential NPP-002: Douglas Street NPP-003: Office NPP-003a: Office a NPP-003b: Office b NPP-003c: Office c
Milton Station neighbourhood plan	NPP-001: Mixed use centre NPP-002: Mixed use residential NPP-003: Core residential NPP-004: Commercial NPP-004a: Cribb Street
Mitchelton centre neighbourhood plan	NPP-001: Brookside NPP-001a: Brookside A NPP-001b: Brookside B NPP-001c: Brookside C

	NPP-001d: Brookside D NPP-001e: Brookside E NPP-002: Fringe residential NPP-003: McConaghy Street south NPP-004: University Road NPP-004a: University Road east NPP-004b: University Road west NPP-005: Blackwood Street NPP-005a: Blackwood Street west NPP-005b: Blackwood Street east NPP-006: Osborne Road south NPP-006a: Osborne Road south A NPP-006b: Osborne Road south B NPP-006c: Osborne Road south C NPP-007: Prospect Road NPP-008: Northmore Street
Mitchelton neighbourhood plan	Nil
Moggill—Bellbowrie district neighbourhood plan	NPP-001: Environmental protection NPP-002: Established residential NPP-003: Low density residential NPP-003a: Church and Witty roads NPP-003b: Priors Pocket Road NPP-004: Multi-purpose centres NPP-005: University of Queensland Pinjarra Hills
Moreton Island settlements neighbourhood plan	NPP-001: Bulwer NPP-002: Cowan Cowan NPP-003: Tangalooma NPP-004: Kooringal
Mt Coot-tha neighbourhood plan	NPP-001: Bushland living NPP-002: Natural area and recreation NPP-003: Metropolitan tourist and visitor destination NPP-004: Telecommunications facility NPP-005: Institutional uses
Mt Gravatt corridor neighbourhood plan	NPP-001: Upper Mt Gravatt NPP-001a: Upper Mt Gravatt core NPP-001b: Upper Mt Gravatt mixed use frame NPP-001c: Upper Mt Gravatt high density residential NPP-001d: Upper Mt Gravatt medium density residential NPP-001e: Upper Mt Gravatt aged care NPP-001f: Everett Street north medium density residential NPP-002: Mt Gravatt central NPP-002a: Mt Gravatt central core NPP-002b: Mt Gravatt central mixed use frame NPP-002c: Mt Gravatt central ~~medium density~~ residential NPP-003: Logan Road NPP-003a: Logan Road mixed use frame NPP-003b: Logan Road medium to high density residential NPP-003c: Logan Road low to medium density residential NPP-004: Kessels Road NPP-004a: Kessels Road corridor NPP-004b: Kessels Road medium density residential NPP-005: Mt Gravatt East NPP-005a: Mt Gravatt East core NPP-005b: Mt Gravatt East mixed use frame NPP-005c: Mt Gravatt East residential
Nathan—Salisbury—Moorooka neighbourhood plan	NPP-001: Clifton Hill war service homes estate NPP-002: Moorvale shopping centre NPP-003: Magic Mile NPP-003a: Gow Street renewal NPP-003b: Employment core NPP-003c: Employment frame NPP-003d: Durack Street NPP-003e: Mixed use core

	NPP-003f: Mixed use frame NPP-004: Heritage renewal NPP-005: Residential renewal
New Farm and Teneriffe Hill neighbourhood plan	NPP-001: Low density living NPP-002: Low—medium density living NPP-003: Medium density living NPP-004: Mixed use centre NPP-004a: Brunswick Street NPP-004b: Brunswick Street and Merthyr Road NPP-004c: Merthyr Road and Moray Street NPP-004d: James and Arthur streets NPP-004e: Merthyr Road and James Street NPP-005: Parks
Newstead and Teneriffe waterfront neighbourhood plan	NPP-001: Waterfront NPP-002: Commercial Road NPP-002a: Heritage NPP-002b: Riverside NPP-003: Riverpark NPP-004: Major parks
Newstead north neighbourhood plan	NPP-001: Mixed use transition NPP-002: Breakfast Creek NPP-003: Montpelier mixed use NPP-004: Evelyn Street industrial
Nudgee Beach neighbourhood plan	Nil
Nundah district neighbourhood plan	NPP-001:Tufnell Lodge NPP-002: Ex Tip Top bakery
Pinkenba—Eagle Farm neighbourhood plan	NPP-001: Eagle Farm NPP-002: Pinkenba village NPP-003: Pinkenba north NPP-004: Bulwer Island NPP-005: Gateway NPP-006: Myrtletown
Racecourse precinct neighbourhood plan	NPP-001: Racecourse Road NPP-002: Racecourses NPP-002a: Eagle Farm racing NPP-002b: Eagle Farm mixed use NPP-002c: Eagle Farm community use NPP-002d: Doomben racing and community use NPP-002e: Doomben south NPP-003: Kingsford Smith Drive NPP-003a: Kingsford Smith Drive west NPP-003b: Kingsford Smith Drive east NPP-004: Hendra stables
Richlands—Wacol corridor neighbourhood plan	NPP-001: Wacol industrial NPP-001a: Sanananda Barracks industrial NPP-001b: Sanananda Barracks mixed industry and business NPP-002: Richlands central NPP-002a: Richlands rail hub NPP-002b: Richlands core NPP-002c: Richlands frame NPP-003: Richlands east NPP-003a: Queensland Police Service Academy
River gateway neighbourhood plan	NPP-001: Morningside NPP-001a: Low—medium density residential NPP-001b: District centre NPP-002: Seven Hills TAFE NPP-003: Cannon Hill/Murarrie NPP-003a: Low—medium density residential NPP-003b: Wynnum Road corridor NPP-003c: Cannon Hill shopping centre NPP-003d: Park Hill south

	NPP-003e: Former CSIRO site NPP-003f: Cannon Hill Station NPP-004: Minnippi NPP-005: Industry
Rochedale urban community neighbourhood plan	NPP-001: Town centre NPP-002: Neighbourhood centre and business service centre NPP-003: Business park and gateway civic NPP-003a: Business park NPP-003b: Gateway civic NPP-004: Future industry NPP-005: Potential development area NPP-005a: Very low density residential NPP-005b: Low density residential NPP-005c: Low—medium density residential NPP-005d: Mixed use NPP-005e: Proposed busway station NPP-005f: Community uses
Sandgate district neighbourhood plan	NPP-001: Sandgate centre NPP-001a: Brighton Road NPP-001b: Lagoon Street NPP-001c: Rainbow Street NPP-002: The Gas Works NPP-003: Deagon racing NPP-003a: Deagon racecourse NPP-003b: Deagon stables
Sandgate Road neighbourhood plan	Nil
Sherwood—Graceville district neighbourhood plan	NPP-001: West side character NPP-002: Corinda centre NPP-003: Sherwood centre NPP-004: Honour Avenue centre NPP-005: Community hub NPP-006: St Aidan's school NPP-007: Light industry and employment NPP-008: Alan Fletcher Research Station/Montrose Access NPP-009: Sport and recreation
South Brisbane riverside neighbourhood plan	NPP-001: South Brisbane reach NPP-002: Musgrave NPP-003: Boundary and Vulture NPP-003a: Village heart NPP-004: Kurilpa NPP-004a: Kurilpa south NPP-004b: Kurilpa north NPP-005: Riverside north NPP-006: Buchanan and Davies parks NPP-006a: Hockings Street NPP-007: Riverside south
Spring Hill neighbourhood plan	NPP-001: City Centre expansion NPP-002: Spring Hill mixed use NPP-002a: Spring Hill mixed use a NPP-002b: Spring Hill mixed use b NPP-003: Boundary Street heart NPP-004: Spring Hill east
Stephens district neighbourhood plan	Nil
Taringa neighbourhood plan	NPP-001: Taringa core NPP-002: Taringa gateway NPP-003: Harrys Road east
The Gap neighbourhood plan	NPP-001: The Village NPP-001a: The Village centre NPP-002: Potential development areas
Toombul—Nundah neighbourhood plan	NPP-001: Nundah village

	NPP-001a: Nundah village MPP-001b: Nundah village NPP-001c: Nundah village medium density residential NPP-002: Toombul central NPP-002a: Toombul east NPP-003: Union Street NPP-003a: Union Street medium density residential NPP-003b: Union Street medium density residential NPP-004: Oxenham Park NPP-004a: Oxenham Park medium density residential NPP-004b: Oxenham Park medium density residential NPP-005: Nundah north NPP-005a: Nundah north medium density residential NPP-006: Toombul west NPP-006a: Toombul west medium density residential NPP-006b: Toombul west medium density residential
Toowong—Auchenflower neighbourhood plan	NPP-001: Toowong centre NPP-001a: Toowong centre a NPP-001b: Toowong centre b NPP-001c: Toowong centre c NPP-002: Toowong residential NPP-003: Memorial Park NPP-004: Regatta riverside NPP-004a: Regatta riverside a NPP-005: Auchenflower heart NPP-005a: Auchenflower heart a NPP-005b: Auchenflower heart b NPP-005c: Auchenflower heart c NPP-006: Dunmore residential
Toowong—Indooroopilly district neighbourhood plan	NPP-001: Milton and Sylvan roads light industry NPP-002: Dean Street shops NPP-003: Government research NPP-004: Woodstock Avenue
Wakerley neighbourhood plan	NPP-001: Residential development NPP-001a: Residential a NPP-001b: Residential b NPP-001c: Residential c NPP-002: Industrial development
West End—Woolloongabba district neighbourhood plan	NPP-001: West End estate
Western gateway neighbourhood plan	NPP-001: Sumner NPP-002: Wacol institutional NPP-003: Wacol industrial NPP-004: Inala NPP-005: Carole Park/Ellen Grove
Willawong neighbourhood plan	NPP-001: Paradise wetland investigation
Woolloongabba centre neighbourhood plan	NPP-001: Woolloongabba core NPP-002: Woolloongabba hill NPP-003: Ipswich Road and Stanley Street corridor NPP-004: Logan Road corridor NPP-005: Deshon Street
Wynnum—Manly neighbourhood plan	NPP-001: Wynnum north NPP-001a: Wynnum north NPP-002: Light and service industry NPP-003: Wynnum central NPP-003a: Wynnum CBD northern frame NPP-003b: Parkside residential NPP-003c: Western residential NPP-003d: Wynnum central business district NPP-003e: Bay Terrace NPP-003f: Wynnum CBD southern frame

	NPP-003g: Waterloo Bay Hotel NPP-003h: Esplanade NPP-004: Manly harbour village NPP-005: Wynnum Hospital NPP-006: Wynnum Road NPP-007: Lota wetlands
Wynnum West neighbourhood plan	Nil
Yeerongpilly Transit Oriented Development neighbourhood plan	NPP-001: Mixed use core NPP-001a: District centre (District) NPP-001b Mixed use (Centre frame) NPP-002: Residential mixed use NPP-002a: High density residential NPP-002b: Medium density residential NPP-002c: Low-medium density residential NPP-003: Low-rise residential NPP-004: Open space NPP-005: Major sports venue

Table 1.2.3—Overlays and overlay codes

Mapping overlays Editor's note—For all maps refer to City Plan mapping	**Overlay codes**
Active frontages in residential zones overlay	Active frontages in residential zones overlay code
Airport environs overlay	Airport environs overlay code
Bicycle network overlay	Bicycle network overlay code
Biodiversity areas overlay	Biodiversity areas overlay code
Bushfire overlay	Bushfire overlay code
Coastal hazard overlay	Coastal hazard overlay code
Commercial character building overlay	Commercial character building (activities) overlay code Commercial character building (demolition) overlay code
Community purposes network overlay	Community purposes network overlay code
Critical infrastructure and movement network overlay	Critical infrastructure and movement network overlay code
Dwelling house character overlay	No applicable overlay code
Extractive resources overlay	Extractive resources overlay code
Flood overlay	Flood overlay code
Heritage overlay	Heritage overlay code
Industrial amenity overlay	Industrial amenity overlay code
Key civic space and iconic vista overlay	Key civic space and iconic vista overlay code
Landslide overlay	Landslide overlay code
Potential and actual acid sulfate soils overlay	Potential and actual acid sulfate soils overlay code
Pre-1911 building overlay	Pre-1911 building overlay code
Regional infrastructure corridors and substations overlay	Regional infrastructure corridors and substations overlay code
Road hierarchy overlay	Road hierarchy overlay code
Significant landscape tree overlay	Significant landscape tree overlay code
Streetscape hierarchy overlay	Streetscape hierarchy overlay code
Traditional building character overlay	Traditional building character (demolition) overlay code Traditional building character (design) overlay code
Transport air quality corridor overlay	Transport air quality corridor overlay code
Transport noise corridor overlay	Transport noise corridor overlay code

Water resource catchments overlay	Water resource catchments overlay code
Waterway corridors overlay	Waterway corridors overlay code
Wetlands overlay	Wetlands overlay code

Table 1.2.4—Relevant prescribed codes and development codes

Relevant prescribed codes
Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Community residence code Forestry for wood production code
Use codes
Animal keeping code Caretaker's accommodation code Centre or mixed use code Childcare centre code Community facilities code Dual occupancy code Dwelling house code Dwelling house (small lot) code Extractive industry code Home-based business code Indoor sport and recreation code Industry code Intensive food production code Multiple dwelling code Outdoor sport and recreation code Park code Park planning and design code Retirement and residential care facility code Rooming accommodation code Rural activities code Service station code Short-term accommodation code Small-scale non-residential uses code Special purpose code Specialised centre code Telecommunications facility code Tourist park and relocatable home park code
Other development codes
Demolition of rooming accommodation code Filling and excavation code Infrastructure design code Landscape work code Operational work code Outdoor lighting code Prescribed tidal work code Stormwater code Subdivision code Transport, access, parking and servicing code Wastewater code

Table 1.2.5—Schedules and appendices

Schedules
Schedule 1 Definitions Schedule 2 Mapping Schedule 3 Local government infrastructure plan mapping and tables Schedule 4 Notations required under the Planning Act 2016 Schedule 5 Land designated for community infrastructure Schedule 6 Planning scheme policies
Appendices

Appendix 1 Index and glossary of abbreviations and acronyms Appendix 2 Table of amendments

Table 1.2.6—Planning scheme policies that support the planning scheme

Planning scheme policies
Air quality planning scheme policy Biodiversity areas planning scheme policy Bushfire planning scheme policy Coastal hazard planning scheme policy Commercial character building planning scheme policy Compensatory earthworks planning scheme policy Concrete batching plants planning scheme policy Consultation planning scheme policy Crime prevention through environmental design planning scheme policy Flood planning scheme policy Graffiti prevention planning scheme policy Heritage planning scheme policy Independent design advisory panel planning scheme policy Industrial hazard and risk assessment planning scheme policy Infrastructure design planning scheme policy Landscape design planning scheme policy Landslide planning scheme policy Management of hazardous chemicals in flood affected areas planning scheme policy Management plans planning scheme policy Noise impact assessment planning scheme policy Offsets planning scheme policy Park management plan planning scheme policy Planting species planning scheme policy Potential and actual acid sulfate soils planning scheme policy Refuse planning scheme policy Social and health impact assessment planning scheme policy Storage and dispensing of petroleum products planning scheme policy Structure planning planning scheme policy Subtropical building design planning scheme policy Traditional building character planning scheme policy Transport, access, parking and servicing planning scheme policy Transport air quality corridor planning scheme policy Vegetation planning scheme policy

1.3 Interpretation

1.3.1 Definitions

1. A term used in the planning scheme has the meaning assigned to that term by one of the following:
    a. the *Planning Act 2016* (the Act);
    b. the *Planning Regulation 2017* (the Regulation);
    c. the definitions in Schedule 1 of the planning scheme;
    d. the *Acts Interpretation Act 1954*;
    e. the ordinary meaning where that term is not defined in any of the above.
2. In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
3. A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
4. A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
5. A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

1. Standard drawings contained in codes or schedules are part of the planning scheme.
2. Maps provide information to support the outcomes and are part of the planning scheme.

3. Notes are identified by the title 'Note' and are part of the planning scheme.
4. Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' and 'Footnote', and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote — This is an example of a footnote.

1.3.3 Punctuation

1. A word followed by ';' or ', and' is considered to be 'and'.
2. A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

a. if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
b. if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
c. if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;
d. if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *City of Brisbane Regulation 2012*.

1.4 Categories of development

1. The categories of development under the Act are:
   a. accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

   b. assessable development:
      i. code assessment;
      ii. impact assessment;

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

   c. prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

2. The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment required. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

Where there is inconsistency between provisions in the planning scheme, the following rules apply:

a. the strategic framework prevails over all other components, to the extent of the inconsistency for impact assessment;
b. relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components, to the extent of the inconsistency;
c. overlays prevail over all other components (other than the matters mentioned in (a) and (b), to the extent of the inconsistency;
d. neighbourhood plan codes prevail over zone codes, use codes and other development codes, to the extent of the inconsistency;
e. zone codes prevail over use codes and other development codes, to the extent of the inconsistency;
f. provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

1. Section 8(5) of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless allowed under the *Building Act 1975*.
2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

3. This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975*

(section 32).*These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors*;

- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

4. The building assessment provisions in the planning scheme are identified in:
   a. Table 1.6.1 for the assessment manager for a building development application;
   b. Table 1.6.2 for the Council acting as a referral agency for a building development application.

Table 1.6.1—Building assessment provisions in the planning scheme for an assessment manager

Item	***Building Act 1975* (BA) and *Building Regulation 2021* (BR)**	Description	Building assessment provisions in planning scheme	
1	Section 32(a) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC	section 1.7.1	
2	Section 32(a) BA and section 8(1)(a) BR	Designation of a flood hazard area	section 1.7.2 (1)	
3	Section 32(b) BA and sections 8(1)(b)(i) BR	Declaration within the flood hazard area of the defined flood level	section 1.7.2 (2)	
4	Section 32(b) BA and section 8(1)(b)(iv) BR	Declaration within the flood hazard area of a freeboard that is more than 300mm	section 1.7.2 (2)	
5	Section 32(b) BA and section 8(1)(b)(v) BR	Declaration within the flood hazard area of the finished flood floor level of class 1 buildings built in all or part of the flood hazard area	section 1.7.2 (2)	
6	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 4 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling House Code	PO2 and AO2
				PO3 and AO3
				PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO3 and AO3
				PO4 and AO4
				PO17 and AO17.1
			Centenary suburbs Neighbourhood Plan Code	PO1 and AO1
			City west Neighbourhood Plan Code	PO1 and AO1
			Forest Lake Neighbourhood Plan Code	PO1 and AO1
			Fortitude Valley Neighbourhood Plan Code	PO1 and AO1.2
			Ithaca district Neighbourhood Plan Code	PO1 and AO1
			Latrobe and Given Terraces Neighbourhood Plan Code	PO1 and AO1
			Moreton Island settlements Neighbourhood Plan Code	PO1 and AO1
			New Farm and Teneriffe	PO1 and AO1

			Hill Neighbourhood Plan Code	
			Nathan—Salisbury—Moorooka Neighbourhood Plan Code	PO1 and AO1
			Newstead and Teneriffe waterfront Neighbourhood Plan Code	PO1 and AO1
			Nudgee Beach Neighbourhood Plan Code	PO1 and AO1
			Spring Hill Neighbourhood Plan Code	PO1 and AO1
				PO7 and AO7.2
			River gateway Neighbourhood Plan Code	PO1 and AO1.1
			Sandgate Road Neighbourhood Plan Code	PO1 and AO1
			West End—Woolloongabba district neighbourhood plan code	PO1 and AO1
				PO6, AO6.1 and AO6.2
7	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 5 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house (small lot) code	PO9, AO9.1 and AO9.2
				PO14, AO14.1, AO14.2 and AO14.3
8	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for the matters provided for under performance criteria 8 under QDC parts MP1.1 and MP1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house code	PO4 and AO4
			Dwelling house (small lot) code	PO12 and AO12.1
			Spring Hill Neighbourhood Plan Code	PO4 and AO4.1
9	Sections 32(b) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC for a single detached Class 1a building, if in the Potential impact sub-category of the Bushfire overlay	Bushfire overlay code	PO21 and AO21.2
10	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 1 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Traditional building character (design) overlay code	PO1 and AO1.2
				PO2 and AO2.1
				PO11 and AO11.1
			Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO5 and AO5
				PO13 and AO13.4
				PO17 and AO17.1
			Forest Lake	PO4 and AO4.1

			Neighbourhood Plan Code	
			Sherwood—Graceville district neighbourhood plan	PO3 and AO3.3
11	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 2 under QDC parts MP1.1 and 1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO6 and AO6
				PO7 and AO7
				PO12 and AO12.1
				PO17 and AO17.1
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO3 and AO3
				PO6 and AO6
			Sherwood—Graceville district neighbourhood plan	PO3, AO3.4 and AO3.5
12	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 3 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house (small lot) code	PO8 and AO8

Table 1.6.2—Building assessment provisions in the planning scheme for the Council acting as referral agency

Item	Relevant legislation	Description	Building assessment provisions in planning scheme
1	Schedule 9, Part 3, Division 2, Table 1 of the Regulation	Whether a single detached class 1(a)(i) building, class 1(a)(ii) building made up of not more than 2 attached dwellings or a class 10 building or structure will impact on the amenity or the aesthetics of the locality	Traditional building character (design) overlay code where the building work is in the traditional building character overlay
			Dwelling house code or Dwelling house (small lot) code where the building work is in the following zones: a. Rural zone b. Rural residential zone c. Environmental Management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone h. Emerging community zone i. Township zone
			The neighbourhood plan code relevant to the building work
2	Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(b) of the Regulation	If under the *Building Act 1975*, section 33, an alternative provision applies for the building work and, under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement	The performance outcomes contained in Items 10, 11 and 12 of Table 1.6.1
3	Schedule 9, Part 3, Division 2,	If all of the following apply:	The performance outcomes contained in Items 6, 7

	Table 3, Item 1, Column 2(c) of the Regulation	a. under *Building Regulation 2021*, section 6, the planning scheme includes a provision about a matter provided for under performance criteria P4, P5, P7, P8 or P9 of the QDC, part 1.1 or 1.2; b. the provision applies for building work; c. under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement	and 8 of Table 1.6.1	
4	Schedule 9, Part 3, Division 2, Table 12, Item 1, Column 2(a) of the Regulation	The matters the local government considers relevant in determining whether the defined flood level stated in the building development application is appropriate, if all or part of the premises the subject of the development application are in a flood hazard area and the application states a defined flood level that is lower than a defined flood level declared by the local government under the *Building Regulation 2021*, section 8 for the part of the flood hazard area where the premises are	Flood overlay code where the building work is in the Flood overlay	Tables 8.2.11.3.B, 8.2.11.3.D, 8.2.11.3.G and 8.2.11.3.L
5	Schedule 10, Part 8, Division 1, Subdivision 3, Table 1, Item 4, Column 2(b) of the Regulation	Building work on a local heritage place	Heritage overlay code	Sections A and C

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 57(1) of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Designated bushfire prone area for AS 3959-2009—Construction of buildings in bushfire-prone areas'

For the purpose of section 32(a) of the *Building Act 1975* and section 7 of the *Building Regulation 2021*, the land identified in Table 1.7.1 is a 'designated bushfire prone area'.

Table 1.7.1—Designated bushfire prone area for AS 3959-2009

Designated bushfire prone area	Land identified in the following sub-categories on the Bushfire overlay map: • High hazard area sub-category • Medium hazard area sub-category • High hazard buffer sub-category • Medium hazard buffer sub-category • Potential impact sub-category • Very high potential bushfire intensity sub-category • High potential bushfire intensity area sub-category • Medium potential bushfire intensity sub-category • Potential impact buffer sub-category

1.7.2 Designated flood hazard area for Queensland Development Code MP3.5

1. For the purpose of section 32(a) of the *Building Act 1975*, section 8(1)(a) of the *Building Regulation 2021* and Queensland Development Code MP 3.5 Construction of buildings in flood hazard areas, the land identified in Table 1.7.2 is a 'designated flood hazard area'.

Table 1.7.2—Designated flood hazard area for Queensland Development Code MP3.5

Designated flood hazard area	Land identified in the following sub-categories on the Flood overlay map: • Creek/waterway flood planning area 1 sub-category • Creek/waterway flood planning area 2 sub-category • Creek/waterway flood planning area 3 sub-category • Creek/waterway flood planning area 4 sub-category • Brisbane River flood planning area 1 sub-category • Brisbane River flood planning area 2a sub-category • Brisbane River flood planning area 2b sub-category • Brisbane River flood planning area 3 sub-category • Brisbane River flood planning area 4 sub-category

2. For the purpose of section 32(b) of the *Building Act 1975* and section 8(1)(b) of the *Building Regulation 2021*, the Flood overlay addresses the following:
   a. the defined flood event;
   b. a freeboard that is more than 300mm;
   c. the finished floor levels of habitable rooms.

1.7.3 Designated transport noise corridor for Queensland Development Code MP4.4

For the purpose of section 32(b) of the *Building Act 1975* and the Queensland Development Code MP 4.4 Buildings in a transport noise corridor, the land identified in Table 1.7.3 is a 'designated transport noise corridor'.

Table 1.7.3—Designated transport noise corridor for Queensland Development Code MP4.4

Designated transport noise corridor	Land identified in the following sub-categories on the Transport noise corridor overlay map: a. State designated noise corridor - State - controlled road (mandatory area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). b. State designated noise corridor - State - controlled road (voluntary area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). c. State designated noise corridor - rail network: • Category 1: 70 dB(A) — 75 dB(A); • Category 2: 75 dB(A) — 80 dB(A); • Category 3: 80 dB(A) — 85 dB(A); • Category 4: Noise Level > 85 dB(A).

Editor's note—for the purposes of the *Building Act 1975* and application of the *Queensland Development Code* in relation to declaration of transport noise corridors, the planning scheme has not declared such transport noise corridors.

1.7.4 Declaration for amenity and aesthetic impact referral agency assessment

For the purpose of Schedule 9, Division 2 , Table 1 of the Regulation, building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure in a locality identified in Table 1.7.4 that does not comply with the acceptable outcomes in the codes identified in Table 1.7.4, is declared to:

a. have an extremely adverse effect on the amenity or likely amenity of the locality; or
b. be in extreme conflict with the character of the locality.

Table 1.7.4—Declared locality and building form for amenity and aesthetic referral agency assessment

Locality	Codes
Land in the following zones: a. Rural zone b. Rural residential zone	Dwelling house code Dwelling house (small lot) code

c. Environmental management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone h. Emerging community zone	
Land in the Traditional building character overlay	Traditional building character (design) code
Land in a neighbourhood plan area	A relevant neighbourhood plan code to the extent provided

1.7.5 Designated lawful change to ground level

1. For the purpose of the definition of ground level in Schedule 1, the level of the natural ground is deemed to have been lawfully changed if the level of the natural ground is the prescribed level.
2. For the purpose of the definition of prescribed level in Schedule 1, the 2002 contours are the contour information determined by the Council.

1.7.6 Deemed compliance with site cover and setback assessment benchmarks

1. For the purpose of determining compliance with an assessment benchmark for setback, development is deemed to comply with the assessment benchmark if the development exceeds the assessment benchmark only by reason of the inclusion of an outermost projection which is part of a building or structure that is:
    a. an eave of a roof; or
    b. a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.

1.7.7 Determination of maximum building height

1. This section applies where the maximum building height for development is specified in storeys in a table of assessment or a code.
2. The specified number of storeys for the development is reduced by 1 storey if the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.
3. The specified maximum building height in storeys does not apply to the part of the development that is a rooftop garden where:
    a. located in the following zones:
        i. Medium density residential zone;
        ii. High density residential zone;
        iii. District centre zone;
        iv. Major centre zone;
        v. Principal centre zone;
        vi. Mixed use zone.
    b. not involving development for:
        i. Dual occupancy, Dwelling house, Relocatable home park or Tourist park;
        ii. Retirement facility or Residential care facility in the Medium density residential zone or High density residential zone where a neighbourhood plan does not specify building height.

1.7.8 Repeal of Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911

Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911 is repealed on the coming into effect of this planning scheme.

7.2.13.10 Mt Gravatt corridor neighbourhood plan code

7.2.13.10.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Mt Gravatt corridor neighbourhood plan area if:
   a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
   b. impact assessable development.
2. Land in the Mt Gravatt corridor neighbourhood plan area is identified on the NPM-013.10 Mt Gravatt corridor neighbourhood plan map and includes the following precincts:
   a. Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001):
      i. Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a);
      ii. Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b);
      iii. Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c);
      iv. Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d);
      v. Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e);
      vi. Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f).
   b. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002):
      i. Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a);
      ii. Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b);
      iii. Mt Gravatt central ~~medium density~~ residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c).
   c. Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003):
      i. Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a);
      ii. Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b);
      iii. Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c).
   d. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004):
      i. Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a);
      ii. Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b).
   e. Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005):
      i. Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a);
      ii. Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b);
      iii. Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.49.A, Table 5.9.49.B, Table 5.9.49.C and Table 5.9.49.D.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for subtropical design and landscaping elements, guidance is provided in the Subtropical building design planning scheme policy, Landscape design planning scheme policy, Planting species planning scheme policy and Vegetation planning scheme policy.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for structure planning, guidance is provided in the Structure planning planning scheme policy.

7.2.13.10.2 Purpose

1. The purpose of the Mt Gravatt corridor neighbourhood plan code is to provide finer grained planning at a local level for the Mt Gravatt corridor neighbourhood plan area.
2. The purpose of the Mt Gravatt corridor neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
   a. The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) is the main focus of the plan given its function as a Major Centre. The Major Centre is highly accessible by most modes of transport and serves as a focal point for employment, administration, cultural, entertainment, retail and service activities on the south side of Brisbane.
   b. The Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) ~~and~~, Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005) are ~~more~~primarily focused on local service and retail ~~focused~~activities, ~~while~~whereas the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) serves both local and city-wide retail catchments.
   c. The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) ~~and~~, Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005) concentrate higher density mixed use development within core sub-precincts~~, which create the heart of each activity centre~~. Each core is supported by a mixed use frame sub-precinct with a lesser intensity of development. Adjacent residential sub-precincts support ~~the~~high and medium density residential development~~ of transit oriented communities~~, ~~while scaling~~providing

housing choice close to public transport services. Development intensity transitions down to ~~the surrounding lower~~Low-medium density ~~urban~~residential and Low density residential zoned land in surrounding areas.

d. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct.
e. Development exhibits ~~high-quality built form~~design excellence and ~~landscaping, including unique landmark sites at major intersections and deep-planted~~ subtropical ~~shade tree species, which~~design character to enhance the ~~image~~visual appearance of ~~the~~ Mt Gravatt corridor, ~~achieving a strong~~including redevelopment of landmark sites close to major road intersections and subtropical ~~character~~landscaping and deep-planted shade tree species.
f. Streets are designed as pedestrian places with development maintaining a human scale to the street. Development contributes to the creation of wider footways in locations of high pedestrian traffic. Activation of the street is ensured through building design and a mix of uses at ground level. Vehicle entrances, servicing and parking are designed and located to facilitate an enjoyable, safe pedestrian environment.
g. Development is co-located with transit to encourage public transport use, walking and cycling to reach employment, retail, community, entertainment, recreation and education facilities.
h. A safe and efficient road network, including motorways, inter-regional freight corridors, arterial, and suburban and local roads, is preserved and enhanced to support increased business and residential vehicular trips.
i. An integrated network of high-quality accessible open space is protected, including the Mt Gravatt Outlook Reserve ~~and~~, Mt Gravatt Showgrounds and Glindemann Park, which are major recreational assets locally and city-wide. A system of green space areas, plazas, community facilities and boulevard streets support the needs of existing and future residents.
j. Maintaining existing community facilities, improvements to existing parks and new public domains through the area supports the intensification of urban nodes and meets the needs of existing and future residents.
k. Development does not compromise the provision, function and operation of the Queensland Government's existing road and future transport upgrades.
l. 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.

4. Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NP/NPP-001) overall outcomes are:
   a. This precinct is characterised by the highest development intensity in the neighbourhood plan area, containing a mix of uses in keeping with its role as a Major Centre and the southern anchor to the 'Brisbane CBD to Upper Mt Gravatt Growth Corridor'. It serves a catchment of regional significance and provides a focal point for regional employment and retail including the Garden City Shopping Centre.
   b. The precinct capitalises on the accessibility provided by major arterial roads, the South East Busway and active transport routes.
   c. This precinct provides opportunities for employment, shopping and businesses, high density residential, community facilities, entertainment, leisure and supporting services. The mix of uses provides the level of activity needed to support a Major Centre and attract businesses and residents.
   d. To facilitate increased densities and heights, amalgamation of sites is encouraged.
   e. A range of high-quality public spaces are established as an integral part of the centre's growth, providing a high level of urban amenity for residents, workers and visitors.
   f. Uses considered consistent with the outcomes sought include centre activities where in the core and mixed use frame sub-precincts and medium- to high-density residential uses where in the residential sub-precincts.
   g. Uses considered inconsistent with the outcomes sought include multiple dwellings not associated with a retirement facility or residential care facility in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e);
   h. Development in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a):
      i. has a strong focus on the provision of high density commercial and retail uses in keeping with the goal of establishing a Major Centre and supporting high-quality public transport;
      ii. extends the Regional centre zone precinct boundary of the Principal centre zone south-east along Logan Road and north along Kessels Road and Mt Gravatt-Capalaba Road, to allow additional office/commercial activity, shops, food and drink outlets and multiple dwellings. Higher intensity development provides opportunities for landmark sites at the intersection of Logan Road and Mt Gravatt-Capalaba Road to define the core;
      iii. supports and complements the existing and future Queensland Government road upgrades for major transport corridors and does not conflict with or hinder the establishment of centre activities consistent with a Major Centre;
      iv. ensures that ground storey tenancies provide vibrant uses with active frontages, such as shops, cafes, food and drink outlets, offices and extended-hour services, including health care service and indoor sport and recreation (gymnasium), to encourage pedestrian activity and vitality. Above-ground, commercial activities and residential units are preferred. Building design presents a human scale to the street with a seamless transition between indoor and outdoor spaces;
      v. provides new road, pedestrian and cycle linkages. Legible public access between Logan Road, Mt Gravatt-Capalaba Road and the South East Busway station is established through the Garden City Shopping Centre site.
   i. Development in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b):
      i. provides a transition to the surrounding residential areas;
      ii. comprising a mix of business/commercial uses is located on the podium and lower tower levels with residential uses on higher levels to create a vibrant and activated space through most hours of the day.
   j. Development in the Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c):
      i. for high density residential development takes advantage of its close proximity to centre activities;
      ii. complements the function of major transport corridors and does not conflict with or hinder the establishment of high density residential development.

k. Development in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d):
   i. locates medium density residential development at the periphery of the centre to provide a transition to surrounding low density residential areas;
   ii. for multiple dwellings in the Low density residential zone is not consistent with the outcomes sought;
   iii. complements the function of major transport corridors and does not conflict with or hinder the establishment of medium density residential development.

l. Development in the Upper Mt Gravatt aged care residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e):
   i. provides opportunities for residents to age in place by constructing high density residential units for aged care, people with special needs and/or retirement purposes;
   ii. for multiple dwellings is not consistent with the outcomes sought.

m. Development in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f):
   i. ensures that medium density residential uses provide a transition from high density residential development to surrounding low density residential areas north of Mount Gravatt-Capalaba Road and east of Newnham Road;
   ii. ensures that building bulk and design complements the natural topography of the land and does not require significant filling or excavation. Development on steeply sloping land occurs on large sites created through lot amalgamation;
   iii. complements the function of major transport corridors and does not conflict with or hinder the establishment of medium density residential development;
   iv. ensures that there is no vehicular access to Mount Gravatt-Capalaba Road and no net increase in driveway crossovers onto Newnham Road.

5. Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) overall outcomes are:
   a. ~~This precinct is revitalised as~~Development reinforces the distinctive urban village, featuring a traditional high street ~~to create a distinctive urban village, with an emphasis on~~along Logan Road that provides services and facilities for local residents. It is also connected to major recreational assets, including Mt Gravatt Outlook Reserve and the Mt Gravatt Showgrounds.
   b. The precinct ~~achieves~~provides a mix of uses including community uses, educational establishments, food and drink outlets, health care services, multiple dwellings, offices, shops and shopping centres.
   c. Mt Gravatt Outlook Reserve provides outdoor recreation opportunities near to the precinct with improved pedestrian connections via Shire Road and Selbourne Street.
   d. Arcades, alleys and pedestrian crossings improve pedestrian connections in the precinct, enhancing access between the traditional high street along Logan Road to the surrounding mixed use and residential areas.
   e. Development on landmark sites deliver buildings of citywide prominence through design excellence and subtropical design character, including an active public realm, public art, creative lighting, shading, landscaping and deep planting.
   f. Development ensures building design is of an appropriate bulk, scale and form, including podium and slender tower forms in the District centre and High density residential zones.
   g. Site amalgamation is encouraged to facilitate a mix of uses and ~~provides activity and opportunities for local shopping, commercial activity, urban living, community facilities, food and drink outlets and supporting services. Mt Gravatt Outlook Reserve provides green space~~ to ~~the precinct.~~
   h. ~~Arcades improve pedestrian permeability and improve east—west movements.~~
   i. ~~Landmark sites create a legible and vibrant public realm.~~
   j. ~~To facilitate a mix of uses in individual developments and~~ provide ~~sufficient frontage to separate commercial and residential~~consolidated vehicular access~~, amalgamation of sites is encouraged~~.
   k. Residential development ~~in close proximity to~~sharing a boundary with the Mt Gravatt Showgrounds is adequately buffered from the noise and lighting impacts to ensure the ongoing provision of social, recreational and community ~~services.~~
   l. ~~Uses considered consistent with the outcomes sought include centre~~ activities ~~in core and mixed use frame sub-precincts and medium density residential uses in the medium density residential sub-precinct~~.
   m. Development in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a):
      i. creates a mixed use village centre to service the local area~~. This includes~~, reinforced by the development of ~~a~~ landmark ~~site at~~sites, identified in Figure b, near the intersection of Logan Road and Creek Road. Landmark sites contribute to ~~help inform~~ way-finding and define the core through high quality design and materials, an integrated public realm with subtropical landscaping and deep planting, public artwork and creative lighting;
      ii. ensures that active frontages enhance the high street experience ~~of this sub-precinct~~ and encourage pedestrian activity. ~~Located at ground storey, active frontages include~~Streets and arcades are activated by a mix of ~~shops~~uses in the ground storey, including food and drink outlets, offices, shops and uses with an extended~~-hour services~~hours of operation, including bar, health care service and indoor sport and recreation~~ (gymnasium)~~;
      iii. provides ~~a mix of office~~multiple dwellings above the ground storey, providing housing choice close to local services and ~~residential uses above podium level~~public transport;
      iv. provides future road connections in potential development areas between Bothwell Street and Creek Road, and Creek Road and Marlene Street to improve connectivity;
      v. creates privately provided plazas, as identified in Figure b, to deliver a new shaded, subtropical and publicly accessible open space with clear way-finding to maximise use in the day and night.
   n. Development in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b):
      i. ~~helps~~contributes to ~~further define~~the function of Logan Road as the traditional high street for the precinct, while providing transitions between large scale centre uses and adjoining residential areas;
      ii. ~~for~~ensures that building frontages along Logan Road, as indicated as an active frontage-primary in Figure b, protect and

enhance the existing traditional character elements of the commercial streetscape including the low-scale awnings, parapets in the facades and fine-grained shop fronts;

iii. provides mixed use development~~, including shops, food and drink outlets and offices on podium and lower tower levels front~~fronting Logan Road and Creek Road, including food and drink outlets, offices, shops and shopping centres on the ground storey, with multiple dwellings located above;

iv. delivers housing choice in residential areas close to services, amenity and public transport;

v. provides appropriate building height transitions to residential uses through front setbacks in Tenby Street and Lauder Street;

vi. provides active frontage uses on Logan Road and ~~continuous street frontages~~Creek Road that further support the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a), and ~~provides~~contribute to an attractive~~,~~ and activated public realm;

vii. provides arcades identified in Figure b to improve ~~permeability, particularly~~pedestrian connections enhancing access to Logan Road from shared car parking areas located at the rear of sites.

o. Development in the Mt Gravatt central ~~medium density~~ residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c):

i. ~~takes advantage of its accessibility~~provides housing choice close to ~~high-frequency~~ public transport services, Geoff Toakley Park and centre activities ~~and has~~through a ~~high level~~mix of ~~urban amenity;~~

ii. ~~for~~high and medium density residential ~~purposes is consistent with the outcomes sought~~development;

iii. ensures that buildings address the street and ~~provide a~~contribute to the distinct character of the urban village, ~~character~~while supporting residential amenity;

iv. provides an appropriate building height transition to ~~existing detached housing~~the Low-medium density residential and Low density residential zoned areas ~~outside~~to the east of the sub-precinct~~ through the provision of reduced building heights~~.

6. Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003) overall outcomes are:

a. This precinct provides an active corridor by concentrating development at the intersection of Logan Road and Dawson Road framed by high density and medium density residential development to the east.

b. This precinct capitalises upon its accessibility to 2 high-frequency public transportation routes to create a highly accessible neighbourhood.

c. The precinct's proximity to Griffith University also presents opportunities for well-located, affordable student accommodation.

d. Uses considered consistent with the outcomes sought include centre activities where in the mixed use frame sub-precinct and low density residential and medium density to high density residential where in the residential sub-precincts.

e. Development in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a):

i. ensures that mixed use development extends north from the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) on the eastern side of Logan Road, to promote a mixed use centre to service local residents, including the existing schools on the opposite side of Logan Road;

ii. provides a range of residential accommodation options above ground storey and commercial and retail activities create a vibrant and activated space through most hours of the day;

iii. locates higher density mixed use development east of the intersection of Logan Road and Dawson Road, creating a highly accessible and walkable hub at the junction of 2 high-frequency public transport routes. Active frontages are encouraged at ground level throughout this sub-precinct.

f. Development in the Logan Road medium to high density residential sub-precinct (Mt Gravatt Corridor neighbourhood plan/NPP-003b):

i. locates medium density residential development on the eastern side of Logan Road, within walking distance of public transport, and supports the creation of a strong and active corridor. Restricting medium density residential development to the eastern side of Logan Road safeguards existing amenity and views to the west and green space;

ii. locates high density residential development east of the Logan Road and Dawson Road intersection, creating a highly accessible and walkable residential precinct at the junction of 2 high-frequency public transport routes.

g. Development in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c):

i. provides a transition between the mixed use development to the south and low density residential areas to the north and east;

ii. ensures that multiple dwellings are consistent with the outcomes sought.

7. Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) overall outcomes are:

a. This precinct reinforces its existing role as a showroom. The surrounding medium density residential areas support the Upper Mt Gravatt precinct and capitalise on high-frequency public transport.

b. Uses considered consistent with the outcomes sought include showrooms where in the District centre zone precinct of the District centre zone, and medium density residential where in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), except where in the Low density residential zone.

c. Development in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan NPP-004a):

i. reinforces and protects the showroom uses along Kessels Road, which require large floor plates not suitable within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001);

ii. maintains allotments greater than 2,500m^2 unless facilitating the primary use/purpose of the sub-precinct;

iii. creates a network of shared driveways, access ways and service roads between sites to minimise access to Kessels Road;

iv. ensures that landscaped buffers to adjoining residential development minimise visual and amenity impacts.

d. Development in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan NPP-004b):
   i. provides medium density residential development to the east of the showroom area along Kessels Road, supporting the adjacent Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NPP-001), except where in the Low density residential zone;
   ii. responds to the flood hazard and waterway corridor along Mimosa Creek;
   iii. provides a new park to meet the needs of residents;
   iv. to the north along the eastern side of Mains Road, additional medium density residential development takes advantage of its close proximity to Griffith University and direct access to high-frequency public transport accessing the South East Busway. Pedestrian connectivity across Mains Road is improved.

8. Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005) overall outcomes are:
   a. Development promotes renewal of District centre zoned land by delivering higher density residential and employment uses, creating services and entertainment close to public transport.
   b. Development supports high density residential development set back from the Logan Road corridor to provide housing choice.
   c. Development contributes to the outdoor lifestyle and subtropical character of the precinct by achieving design excellence for buildings and outdoor spaces that incorporate shading, deep planting and layered landscaping.
   d. Development on landmark sites defines precinct entrances and supports citywide way-finding and design excellence, activated public realm, creative lighting and public art along the Logan Road frontage.
   e. Development ensures building design is of an appropriate bulk, scale and form, including podium and slender tower forms in the District centre and High density residential zones.
   f. Development supports a subtropical boulevard along Logan Road creating a shaded and connected pedestrian environment.
   g. Development of potential development areas creates a logical, integrated road network that consolidates vehicular access to Logan Road, while internal streets, arcades and alleys establish a high quality, fine grain urban environment that prioritises pedestrian connections throughout the precinct.
   h. Development in the Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a):
      i. creates a vibrant mixed use centre on Logan Road with community uses, educational establishments, food and drink outlets, offices, shops and shopping centres that activate the ground storey;
      ii. provides housing choice through multiple dwellings integrated above the activated ground storey;
      iii. provides a defined entrance to Mt Gravatt East through a landmark site at the intersection of Logan Road and Nursery Road, as identified in Figure e, creating pedestrian respite at this gateway by integrating high quality public realm and subtropical design elements;
      iv. integrates the subtropical character and amenity of Glindemann Park into the precinct by incorporating high quality deep planting and layered landscaping along sites fronting Logan Road;
      v. includes a privately provided plaza, as identified in Figure e, that provides shaded, subtropical and publicly accessible open space available in the day and night.
   i. Development in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b):
      i. provides for the renewal of land in the District centre zone to activate the ground storey, while multiple dwellings are integrated above;
      ii. services the needs of local residents and employees through a mix of small-scale and diverse uses, including food and drink outlets and shops on Logan Road;
      iii. enhances way-finding along Logan Road and establishes a clear entrance to the sub-precinct through a landmark site at the corner of Creighton Street and Logan Road, as indicated in Figure e.
   j. Development in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c):
      i. provides housing choice close to public transport services and services;
      ii. facilitates the transition of showroom and low impact industrial uses such as vehicle servicing, towards higher density residential development within the sub-precinct. This transition recognises that residential amenity may be reduced, due to ambient noise associated with ongoing industrial activities and ensures that existing vehicle servicing operations, on adjacent sites, are not compromised.
      iii. supports way-finding and pedestrian respite between the district centres along Logan Road with the redevelopment on a landmark site providing public realm outcomes with shading, deep planting and layered landscaping.

7.2.13.10.3 Performance outcomes and acceptable outcomes

Table 7.2.13.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
PO1 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: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built;	**AO1** Development complies with the number of storeys, building height and plot ratio in Table 7.2.13.10.3.B. 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.

c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. 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.	
PO2 Development ensures building setbacks and design: a. create a uniform building line consistent with the intended character of the streetscape; b. ensure existing and future buildings are well separated from each other; c. allow reasonable access to sunlight for neighbouring dwellings and their open spaces; d. allow air circulation and access to breezes for neighbouring dwellings; e. maintain the privacy of adjoining residents.	**AO2** Development has minimum front, side and rear boundary setbacks in accordance with Table 7.2.13.10.3.C.
PO3 Development includes a mix of non-residential and residential land uses that provide the level of activity needed to support the role and function of each sub-precinct.	**AO3** Development provides a land use mix that complies with Table 7.2.13.10.3.D.
~~PO5~~PO4 Development: a. creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space; b. provides arcades of a scale, width, design and tenure that reflect their function and location.	**~~AO5~~AO4** Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.
~~PO6~~PO5 Development provides for the widening of streets to enable safe and efficient regional, city and local transport networks.	**~~AO6~~AO5** Development: a. provides land for new Council roads, cycleways, road widening and upgrades; b. is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure ~~g~~h. Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.
~~PO7~~PO6 Development provides a range of open space and recreational opportunities to meet the needs of the community.	**~~AO7~~AO6** Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.
~~PO8~~PO7 Development ensures access and servicing does not compromise the function of arterial roads and future Queensland government road upgrades.	**~~AO8~~AO7.1** Development does not provide additional vehicular access and servicing from Kessels Road, Mt Gravatt-Capalaba Road or Logan Road, where alternative access is available.
	~~AO8~~AO7.2 Development ~~which adjoins~~adjoining a site with a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road, that has no alternative access other than to these roads, provides access (including manoeuvring space) for the future development of that adjoining site via the development site's main access point. Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property.
If adjoining land in the residential zones category not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt	

corridor neighbourhood plan/NPP-003), Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) or Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)	
~~PO4~~**PO8** Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through: a. transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries; b. sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences; c. landscaped buffers and screens.	~~AO4.1~~**AO8** ~~For~~Development ensures building height transitions: a. where the development ~~with~~has a side boundary to ~~a~~land in residential ~~area not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts~~zones category: i. building height is no more than 2 storeys within 10m of the common property boundary; ii. building height is no more than 4 storeys within 10m to 20m of the common property boundary; iii. development is set back a minimum of 4m from the common property boundary; iv. the total straight length of any wall does not exceed 25m. a. where the development has a rear boundary to land in residential zones category: i. any building is set back a minimum of 10m from the rear boundary; ii. deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.
	~~AO4.2~~ ~~Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures:~~ a. ~~any building is set back a minimum of 10m from the rear boundary;~~ b. ~~deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.~~
If in a core sub-precinct or mixed use frame sub-precinct, excluding Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)	
PO9 Development involving non-residential and mixed use development: a. includes a podium design that: i. avoids the creation of a canyon of buildings along streets; ii. obscures views of tall buildings, promoting a fine-grain, human-scaled development at street level; iii. sensitively responds to changes in topography and gradients; iv. adds variety and interest to the streetscape; b. provides variation in building form, height and materials, articulation of facades and space to allow for deep planting within the front setback; c. ensures design and siting of buildings above podium allows sufficient space between buildings to allow for breezes and views through the site.	**AO9.1** Development ensures buildings incorporate a podium and tower form as specified in Figure ~~e~~f. **AO9.2** Development ensures podium heights are a minimum of 2 storeys. **AO9.3** Development involving a commercial podium adjoining a site where residential uses exist at ground or first storey levels ensures that the maximum height of the podium is 2 storeys at that side boundary. **AO9.4** Development ensures that podiums are built to the side boundary for a minimum distance of 10m from the front property boundary, except where: a. there is a requirement for the provision of an overland flow path; b. the development adjoins a property not included within a centre, in which case all parts of the development are set back a minimum of 2m from the boundary with the adjoining

	land.
	AO9.5 Development ensures the podium is occupied by commercial uses.
	AO9.6 Development ensures the tower is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure ~~e~~f. Note—On large sites more than 1 tower will be required to achieve the acceptable outcome.
	AO9.7 Development involving more than 1 tower within a site ensures towers are separated by a distance of at least 12m.
If in the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001)	
PO10 Development provides landmark sites: a. at key intersections that act as gateways to the ~~Mt Gravatt Central and Upper Mt Gravatt centres~~precinct; b. that mark the prominence of specific corner sites through their height, siting towards the corner, high-quality design and materials, integrated public space and public artwork.	**AO10** Development at key intersections, as shown in Figure a~~ and Figure b~~, include landmark sites where: a. building height and plot ratio comply with provisions for landmark sites in Table 7.2.13.10.3.B; b. overall height is varied by stepping with heights increasing towards the corner; c. buildings include unique roof forms; d. landmark towers are located on the corner within 30m of the corner frontage; e. podium street level incorporates a continuous active frontage with integrated building entries and public spaces at the corner and public artwork; f. podium and tower elements are located towards the corner; g. building materials are varied, high quality and durable, and positively contribute to the design quality of the centre.
PO11 Development contributes to the role of the street as the focus for commercial and community life, and promotes activation and casual surveillance of streets, laneways, arcades, plazas, busway stations and pedestrian/cycle ways, through active uses, building design and site layout.	**AO11** Development provides active frontage streets specified in Figure a~~, Figure b~~ and Figure c or adjoining publicly accessible spaces, such as parks, arcades, laneways, town centres, busway stations and pedestrian/cycleways.
If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where in the Garden City Shopping Centre	
PO12 Development involving any redevelopment or expansion of Garden City Shopping Centre where involving more than 6,000m^2 of additional gross floor area achieves the following: a. expands the mix of land uses beyond retail to include office and residential; b. includes a site layout and built form that visually and physically integrates the site into the area, and improves legibility through the siting of entries/exits, arcades and landmark sites; c. includes highly articulated buildings with significant recesses and projections and a range of building materials (including glass), to visually reduce their bulk and scale and enhance the appearance of the area; d. breaks down the edges of the existing 'big box' and creates active frontages with multiple building breaks for building articulation and separation, pedestrian and vehicular access along Logan Road, Kessels Road, Macgregor Street, Link Road, and provides arcades to add to the vibrancy of the area; e. maximises pedestrian accessibility to and from the site and pedestrian safety through the site, particularly to the busway stations and future bus interchanges, via the introduction of legible arcades with 24-hour access where supported by active frontages as shown in Figure a;	**AO12** No acceptable outcome is prescribed.

f. provides vibrant and safe publicly accessible open spaces in the form of plazas and meeting places integrated with the development; g. site layout and design is in accordance with crime prevention through environmental design principles to achieve public safety; h. includes significant landscaped areas incorporating deep planting; i. screens car parking areas from adjoining streets; j. provides safe and efficient accesses for vehicles (including service vehicles) and internal circulation networks that do not detrimentally impact on the surrounding road network; k. provides sufficient car parking, servicing and loading/unloading areas; l. facilitates the permeability and connectivity for vehicles and pedestrians to the surrounding road network. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome.	
If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a) and Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan NPP/NPP-002b)	
PO13 Development fronting an active frontage-primary, as identified in Figure b: a. protects and complements the character of the existing retail/commercial and commercial centre along Logan Road; between Mountain/Springwood Streets and Virgil Street. b. provides buildings that: i. contributecontributes to a fine-grain grain urban form and maintain low-scale awnings with parapet facades to the street, similar to traditional commercial low-scale buildings in the street, including any local heritage places; ii. createcreates a strong visual interest; and arethat is complementary to the level of detail and articulation of the existing streetscape.	**AO13** Development on a site with an active frontage-primary, as identified in Figure b, ensures buildings fronting Logan Road between Mountain/Springwood Streets and Virgil Street: a. provides building frontages in accordance with Figure i; b. are clearly expressed as individual shop fronts of 10m—15m5m—10m in width, and of aconsistent with the fine grain consistent withnature of the traditional widths in the streetalong this section of Logan Road; c. incorporateincorporates a continuous awning and parapet at a height and scale, and constructed of materials, consistent with low-scale buildings in the existing streetscape, including a local heritage place; d. haveprovides building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building; e. provides a setback that is built to the front alignment of Logan Road at the ground floor. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of an active frontage-primary.
If in the Neighbourhood centre zone on the southern corner of Logan and Kempsie Roads	
PO14 Development: a. provides for a mix of uses incorporating small-scale retail and residential activities; b. contributes to the activation and casual surveillance of the street.	**AO14.1** Development ensures the retail gross floor area does not exceed 750m^2.
	AO14.2 Development ensures retail activities are at street level and provide an active frontage along Logan Road and Kempsie Road.
	AO14.3 Development ensures car parking is at the rear or in a basement.
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	
PO15 Development ensures that large-format buildings accommodating showroom centres (bulky goods/retail warehouse uses) continue to be located in this sub-precinct.	**AO15** Reconfiguring a lot does not realign or create additional smaller lots unless there is a structure plan prepared in accordance with the Structure planning planning scheme policy.
PO16 Development includes large floor plates and lot sizes consistent with the role and function of this sub-precinct.	**AO16** Development has a minimum lot size of 2,500m^2.
PO17 Development provides a landscaped buffer along the common	**AO17** Development provides a minimum 10m wide landscape buffer.

boundary of all adjoining residential uses.	Refer to Figure ~~f~~h. Note—The building footprint and basement footprint do not intrude into the landscape buffer.
PO18 Development provides an integrated network of access ways and car parking areas that have limited access to arterial roads and which benefit all sites within the sub-precinct.	**AO18.1** Development does not provide additional vehicular access and servicing ~~is not provided~~ from Mains Road or Kessels Road where alternative access is available.
	AO18.2 Development which adjoins a site with a frontage to Mains Road or Kessels Road that has no alternative access other than to these roads provides for access (including manoeuvring space) to the future development of that adjoining site via the development site's main access point. Note—Easements are created over shared vehicular access ways to benefit all adjoining owners and Council where Council determines these are to serve more than an individual development and property. Refer to Figure ~~f~~h.
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a) or if in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b)	
PO19 Development manages the flood risk and environmental values associated with Mimosa Creek and ensures that structures and people are safe with respect to the flood hazard by: a. maintaining the natural drainage system; b. ensuring no loss in the flood conveyance capacity of the Mimosa Creek for all storms; c. ensuring the building location and design is safe by mitigating the flood hazard; d. providing safe egress and emergency access to the site.	**AO19.1** Development is not subject to high hazard flood conditions. Note—Compliance with this acceptable outcome can be demonstrated by submitting a hydraulic and hydrology report identifying the site area with a level of risk and flood immunity suitable for development in accordance with the Infrastructure design planning scheme policy and acceptable flood impacts. In some cases, sites will need to be amalgamated to achieve a suitably sized area for development.
	AO19.2 Development fronting Bedser Street and Benaud Street provide emergency access in accordance with the flood immunity levels identified in the Infrastructure design planning scheme policy.
	AO19.3 Structural elements are outside the waterway corridor and set back a minimum of 5m from the top of the waterway embankment. Note—Structural elements include walls, piers and columns that may interfere with the free flow of water and be susceptible to damage from creek scour.
	AO19.4 Cantilevered elements over high-hazard floodway areas must have a minimum clearance of 2m from ground level to the underside of the floor or the relevant flood immunity requirement (whichever is greater).
If in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)	
PO20 Development ensures building bulk and size are consistent with the intent of the area and design complements the natural topography of the area.	**AO20.1** Development has a minimum site area of 800m^2 and has a minimum frontage of 20m.
	AO20.2 Development has a minimum site area of 1,200m^2 where the site has a slope equal to or greater than 1 in 4.
PO21 Development must not occur on a site subject to potential landslide.	**AO21** Development does not occur on land with a slope greater than 1 in 3. Note—A geotechnical report will be required for any development occurring on site with a gradient in excess of 1 in 4.
PO22 Development provides vehicle access, servicing and car parking structures which are designed and located to: a. protect the functioning of arterial roads with minimal disruption; b. not visually dominate the site and streetscape; c. protect the safety of pedestrians.	**AO22.1** Development does not provide vehicular access from Mount Gravatt-Capalaba Road.
	AO22.2 Development does not provide vehicular access from Newnham Road where alternative access is available.
	AO22.3

	Development does not provide a net increase in driveway crossovers on Newnham Road.
	AO22.4 Development provides car parking and servicing areas at the rear or underneath buildings.
	AO22.5 Development ensures driveway crossovers maintain the integrity, quality and primacy of footpaths.
If in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)	
PO23 Vehicular access is provided from side streets to protect the arterial road function of Logan Road and to improve the safety of pedestrians.	**AO23** Vehicular access is provided from Wanda Road.
If in the District centre or High density residential zone category where located in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) or the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)	
PO24 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improves streetscape amenity through an appropriate mix of green infrastructure including: a. landscaping and deep planting at the ground plane; b. green walls, green facades or green roofs; c. other artificial growing environments.	**AO24** Development provides subtropical landscaping to achieve a minimum green plot ratio of 25%. Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula: • GPR = total of all green infrastructure area ÷ total site area x 100
PO25 Development on a landmark site identified on Figure b or Figure e provides a prominent visual reference by: a. defining gateways and entrances to precincts occurring along either Logan Road or Creek Road; b. creating visual cues and interest along either Logan Road or Creek Road through high quality building design, artwork and creative lighting; c. accommodating public realm with subtropical deep planting and layered landscaping visible from along either Logan Road or Creek Road.	**AO25** Development on a landmark site identified in Figure b or Figure e: a. provides podiums and slender tower forms directly addressing either key intersections or site entrances occurring along either Logan Road or Creek Road; b. provides public artwork and creative lighting to entrances and gateways to precincts along either Logan Road or Creek Road; c. provides a minimum of 10% of the development site for publicly accessible open space sited at key intersections or site entrances along either Logan Road or Creek Road; d. provides high quality subtropical design elements including shading, deep planting and layered landscaping at the ground plane of key intersections or site entrances along either Logan Road or Creek Road. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of landmark sites.
PO26 Development of potential development areas identified in Figure b or Figure e occurs in an efficient and orderly manner and provides for an integrated, safe and functional layout that addresses site and context by providing: a. high quality public realm and internal access circulation with a strong pedestrian focus through subtropical landscaping and deep planting, streetscape improvements and passive surveillance; b. vehicular access and circulation to the site that integrates and consolidates vehicular access with the local road network; c. high quality privately provided, publicly accessible plazas providing a subtropical, shaded public open space available for local residents, worker and visitors use in the day and night throughout the week; d. high quality, shaded pedestrian and cyclist access through a landmark site connecting from either Logan Road or Creek Road to local neighbourhood streets. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome	**AO26** Development of potential development areas identified in Figure b or Figure e addresses site context and setting by: a. preparing a structure plan in accordance with the Structure planning planning scheme policy; b. providing an integrated, publicly accessible internal local road network as identified in Figure b or Figure e; c. consolidating vehicular access to major arterial roads as identified in Figure b or Figure e; d. providing arcades and alleys with shaded pedestrian connections as identified in Figure b or Figure e; e. including high quality, privately provided plazas that are publicly accessible and incorporate subtropical, shaded open spaces available for use 24 hours a day, seven days a week, where identified in Figure b or Figure e. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.

and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	
PO27 Development ensures that an arcade identified in Figure b or Figure e: a. promotes activation and surveillance of the arcade to address safety; b. provides access to natural day light, incorporating subtropical landscaping, and leveraging Mt Gravatt's subtropical character; c. incorporates items of creative lighting and public artwork to enliven the public realm. Note—An arcade is a publicly accessible privately owned connection.	**AO27** Development for an arcade identified in Figure b or Figure e: a. provides pedestrian access 24 hours, 7 days a week; b. is fully or partially (at least 50%) open to air, natural sunlight and daylight; c. includes subtropical landscaping; d. provides privately owned and delivered creative lighting and public artwork to enliven the public realm. Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.
If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a), Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b), Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a) or Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)	
PO28 Development ensures that the proportion of building: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. incorporates a podium and tower form set back to reduce the appearance of building bulk from adjoining buildings and streetscape; c. minimises amenity impacts on other properties and public open space in terms of sunlight, daylight and breezes; d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings.	**AO28** Development provides for slender tower forms with: a. a maximum tower site cover of 50%; b. no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure f. Note —Tower site cover is the combined average area covered by the building or structure above the podium, measured to its outermost projections after the development is carried out, other than a building or structure, or part of a building or structure, that is: • in a landscaped or open space area, including, for example, a gazebo or shade structure; or • the eaves of a building; or • a sun shade. Note—Podium is defined as the ground storey and second storey of a building as per setbacks identified in Table 7.2.13.10.3.C. Note—Where the building has no podium achieves a maximum tower site cover of 50%.

Table 7.2.13.10.3.B—Maximum building height and plot ratios

Development	**Site area 800m^2 or greater but less than 1,200m^2 where minimum site frontage is 20m**	**Site area 1,200m^2 or greater but less than 2,500m^2 where minimum site frontage is 30m**	**Site area 2,500m^2 or greater where minimum site frontage is 30m**	**Any other case**
If in the Upper Mt Gravatt Precinct (Mt Gravatt corridor neighbourhood plan/NPP-001)				
Development of a landmark building site (refer to Figure a)	15 storeys 350% plot ratio			Not specified
Development of a site in the Upper Mt Gravatt Core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)	6 storeys 150% plot ratio	10 storeys 250% plot ratio	15 storeys 350% plot ratio	Where in the Principal centre zone: 6 storeys 150% plot ratio Where in any other zone: not specified
Development of a site in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)	6 storeys 150% plot ratio	8 storeys 200% plot ratio	10 storeys 250% plot ratio	Where in the Principal centre zone: 6 storeys 150% plot ratio Where in any other zone: not specified
Development of a site in the Upper Mt Gravatt high density	6 storeys 150% plot ratio	8 storeys 200% plot ratio	8 storeys 200% plot ratio	6 storeys 150% plot ratio

residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c)				
Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e)	6 storeys 150% plot ratio	8 storeys 200% plot ratio	8 storeys 200% plot ratio	6 storeys 150% plot ratio
Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
If in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002)				
Development ~~of~~on a ~~site in the~~ landmark ~~building~~ site (refer to Figure b)	~~8~~16 storeys ~~200% plot ratio~~			~~Not specified~~
Development of a site in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	~~5~~8 storeys ~~125% plot ratio~~	~~6~~10 storeys ~~150% plot ratio~~	~~8~~12 storeys ~~200% plot ratio~~	Not specified
Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	~~5~~8 storeys ~~125% plot ratio~~	~~6~~10 storeys ~~150% plot ratio~~	~~6~~10 storeys ~~150% plot ratio~~	Not specified
Development of a site in the Mt Gravatt central ~~medium density~~ residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	~~5~~8 storeys ~~125% plot ratio~~	~~5~~8 storeys ~~125% plot ratio~~	~~5~~8 storeys ~~125% plot ratio~~	Not specified
If in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003)				
Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	5 storeys 125% plot ratio	6 storeys 150% plot ratio	6 storeys 150% plot ratio	Not specified
Development of a site in the Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)	3 storeys 90% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	3 storeys 90% plot ratio
Development of a site in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) where identified with a maximum building height of 6 to 8 storeys in Figure c	6 storeys 150% plot ratio	8 storeys 200% plot ratio	8 storeys 200% plot ratio	Where in the High density residential zone: 6 storeys 150% plot ratio Where in any other zone: not specified
If in the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004)				
Development of a site in the Kessels Road corridor sub-	Not specified			

precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)				
Development of a site in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), where not in the Low density residential zone	5 storeys 125% plot ratio	5 storeys 125% plot ratio	5 storeys 125% plot ratio	Not specified
If in the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)				
Development of a site in the Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a)	12 storeys	12 storeys	12 storeys	Not specified
Development of a site in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)	8 storeys	8 storeys	8 storeys	Not specified
Development of a site in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c)	8 storeys	8 storeys	8 storeys	Not specified

Table 7.2.13.10.3.C—Minimum building setbacks

Development	**Minimum setback**		
	Ground storey	**~~Levels~~ 2-4 storeys**	**~~Level 5~~5 storeys and above**
If in the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan NPP-001)			
Development of a site in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a) Development of a site in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)	Front — 3m Side — 0m Rear — 6m	Front — 0m Side — 0m Rear — 6m	Front — 3m Side — 5m Rear — 10m 12m separation between towers where multiple towers exist on a site
Development of a site in the Upper Mt Gravatt high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001c)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		Not specified
Development of a site in the Upper Mt Gravatt medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001d), where not in the Low density residential zone	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		Not specified
Development of a site in the Upper Mt Gravatt aged care sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001e)	As per the Multiple dwelling code		Not specified
Development of a site in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)	Side — 4m Rear — 15m (for lots adjoining Mt Gravatt-Capalaba Road) Rear — 10m (for all other lots) All other setbacks are as per the Multiple dwelling code		Not specified
If in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002)			

Development of a site in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)	Front — 0m Side — 0m Rear — 6m	Where a podium level on the 2 storey: Front — 0m Side — 0m Rear — 6m Otherwise: Front — 3m Side — 4m Rear — 6m	Front — 3m Side — 4m Rear — 6m 10m separation between towers
Development of a site in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)	Front — 0m Front — 3m where fronting Tenby Street and Lauder Street Side — 0m Rear — 6m	Where a podium level on the 2 storey: Front — 0m Front — 3m where fronting Tenby Street and Lauder Street Side — 0m Rear — 6m Otherwise: Front — 3m Front — 6m where fronting Tenby Street and Lauder Street Side — 3m Rear — 6m	Front — 3m Front — 6m where fronting Tenby Street and Lauder Street Side — 3m Rear — 6m 10m separation between towers
Development of a site in the Mt Gravatt central ~~medium density~~ residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	~~Side — 4m~~ ~~Rear — 10m~~Nil All~~ other~~ setbacks as per the Multiple dwelling code		
If in the Logan Road precinct (Mt Gravatt corridor neighbourhood plan NPP-003)			
Development of a site in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	Front — 3m Side — 0m Rear — 6m	Front — 0m Side — 0m Rear — 6m	Front — 4m Side — 4m Rear — 10m 12m separation between towers where multiple towers exist on a site
Development of a site in the Logan Road medium to high density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003b)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		
If in the Kessels Road Precinct (Mt Gravatt corridor neighbourhood plan/NPP-004)			
Development of a site in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	As per Centre or mixed use code		
Development of a site in the Kessels Road medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b), where not in the Low density residential zone	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		
If in the Mt Gravatt East precinct (Mt Gravatt corridor neighbourhood plan/NPP-005)			
Development of a site in the Mt Gravatt East core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005a)	Front — 0m Side — 0m Rear — 6m	Where a podium level on the 2 storey: Front — 0m Side — 0m Rear — 6m Otherwise: Front — 3m Side — 4m	Front — 3m Side — 4m Rear — 6m 10m separation between towers

		Rear — 6m	
Development of a site in the Mt Gravatt East mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005b)	Front — 0m Side — 0m Rear — 6m	Where a podium level on the 2 storey: Front — 0m Side — 0m Rear — 6m Otherwise: Front — 3m Side — 4m Rear — 6m	Front — 3m Side — 4m Rear — 6m 10m separation between towers
Development of a site in the Mt Gravatt East residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-005c)	Nil All setbacks as per the Multiple dwelling code		

Note—Setbacks will be derived from the results of the corridor investigations illustrated in Figure h.

Note—All setbacks for sensitive uses on the ground storey, podium and tower fronting Logan Road corridor within the Transport air quality corridor sub-category comply with Transport air quality corridor overlay code.

Table 7.2.13.10.3.D—Land use mix

Development	Maximum land use mix on individual sites(1)
If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a)	
Any development in this precinct	Up to 30% residential Up to 100% non-residential
If in the Upper Mt Gravatt mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001b)	
Any development in this precinct	Up to 80% residential Up to 50% non-residential
~~**If in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a)**~~	
~~Any development in this precinct~~	~~Up to 30% residential~~ ~~Up to 100% non-residential~~
~~**If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b)**~~	
~~Any development in this precinct~~	~~Up to 80% residential~~ ~~Up to 50% non-residential~~
If in the Logan Road mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003a)	
Any development in this precinct	Up to 80% residential Up to 50% non-residential
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)	
Any development in this precinct	100% non-residential 0% residential uses (residential uses are not supported in this sub-precinct)
If in the Aged care sub-precincts ((Mt Gravatt corridor neighbourhood plan/NPP-001e) and (Mt Gravatt corridor neighbourhood plan/NPP-003c))	
Any development in this precinct	Minimum of 75% of residential care facility or retirement facility

Note—
(1) Development that achieves a similar mix for the overall sub-precinct will be considered as a performance outcome.

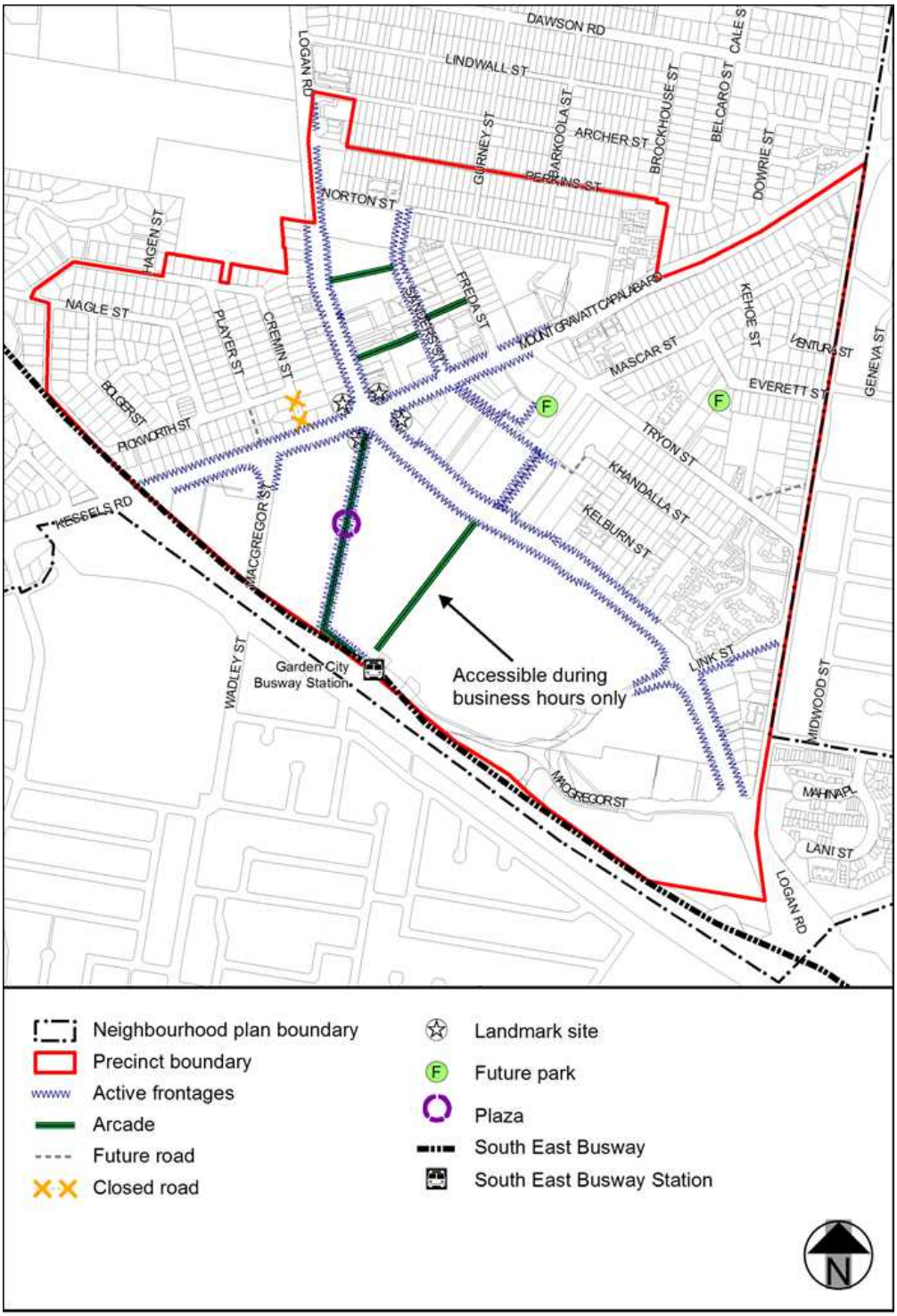

Figure a—Upper Mt Gravatt

View the high resolution of Figure a—Upper Mt Gravatt

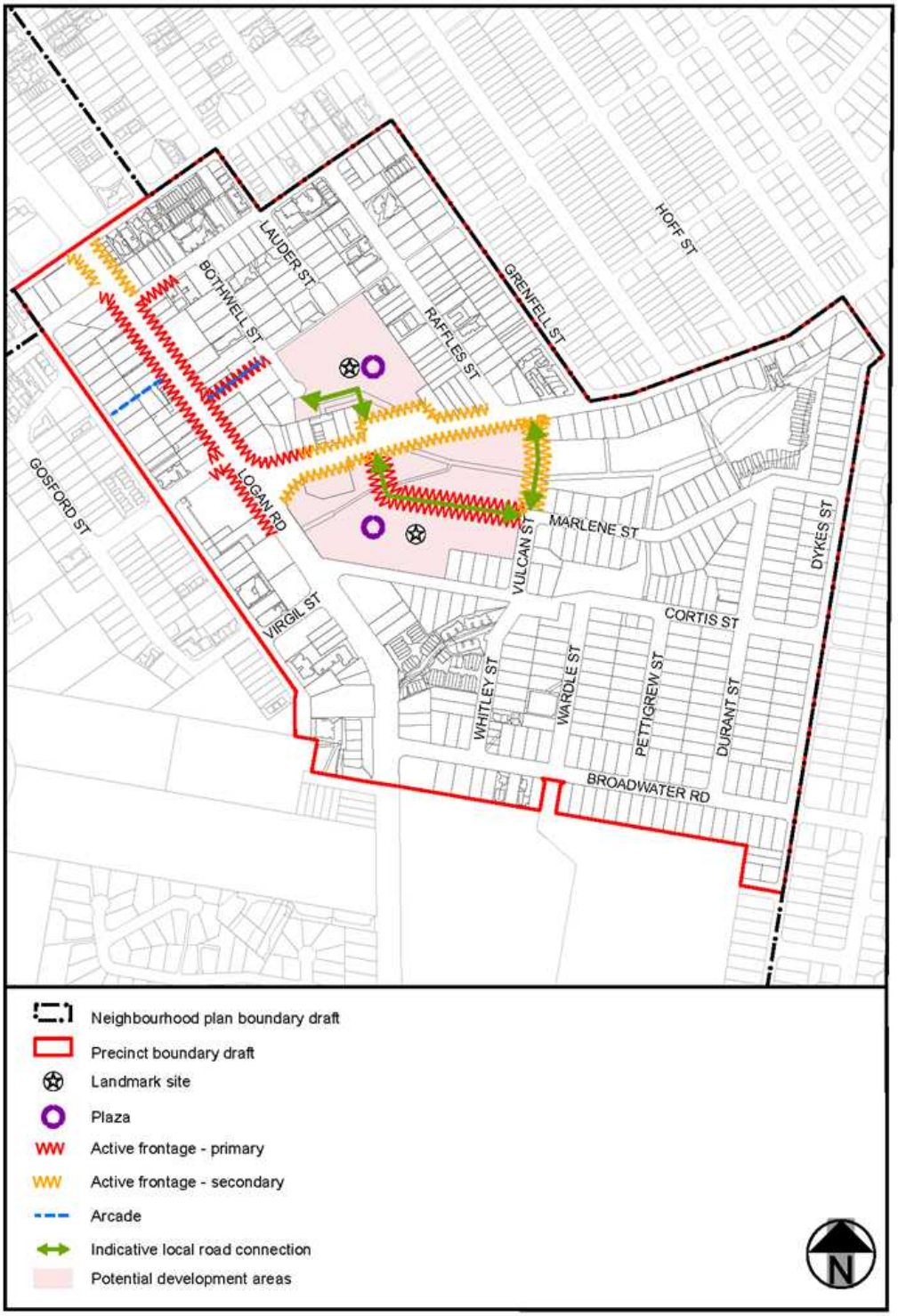

Figure b—Mt Gravatt central

View the high resolution of ~~Figure~~ Figure b~~—Mt~~—Mt Gravatt ~~Central~~central

Figure c—Logan Road

View the high resolution of Figure c—Logan Road

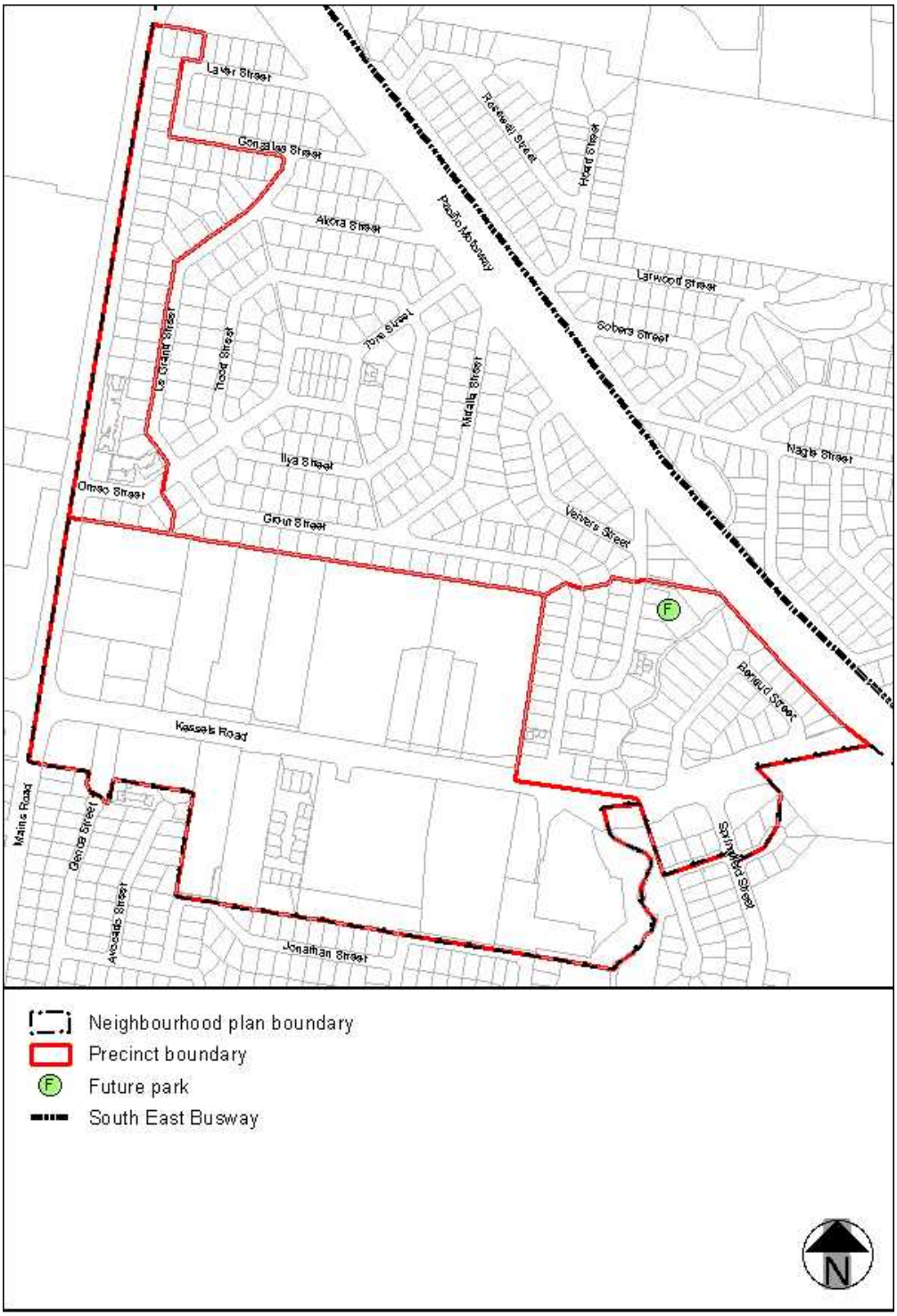

Figure d—Kessels Road

View the high resolution of Figure d—Kessels Road

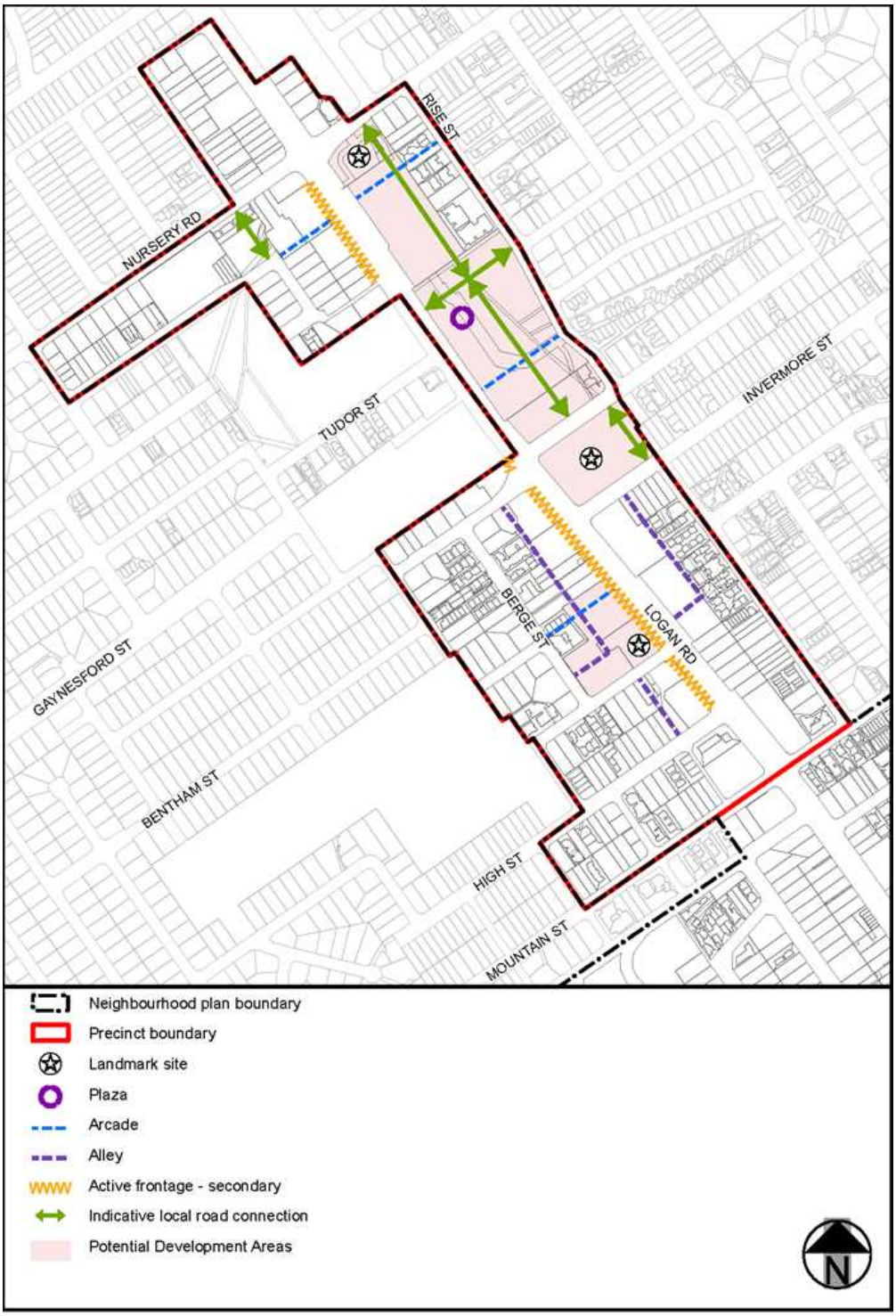

Figure e—Mt Gravatt East

View the high resolution of Figure e—Mt Gravatt East

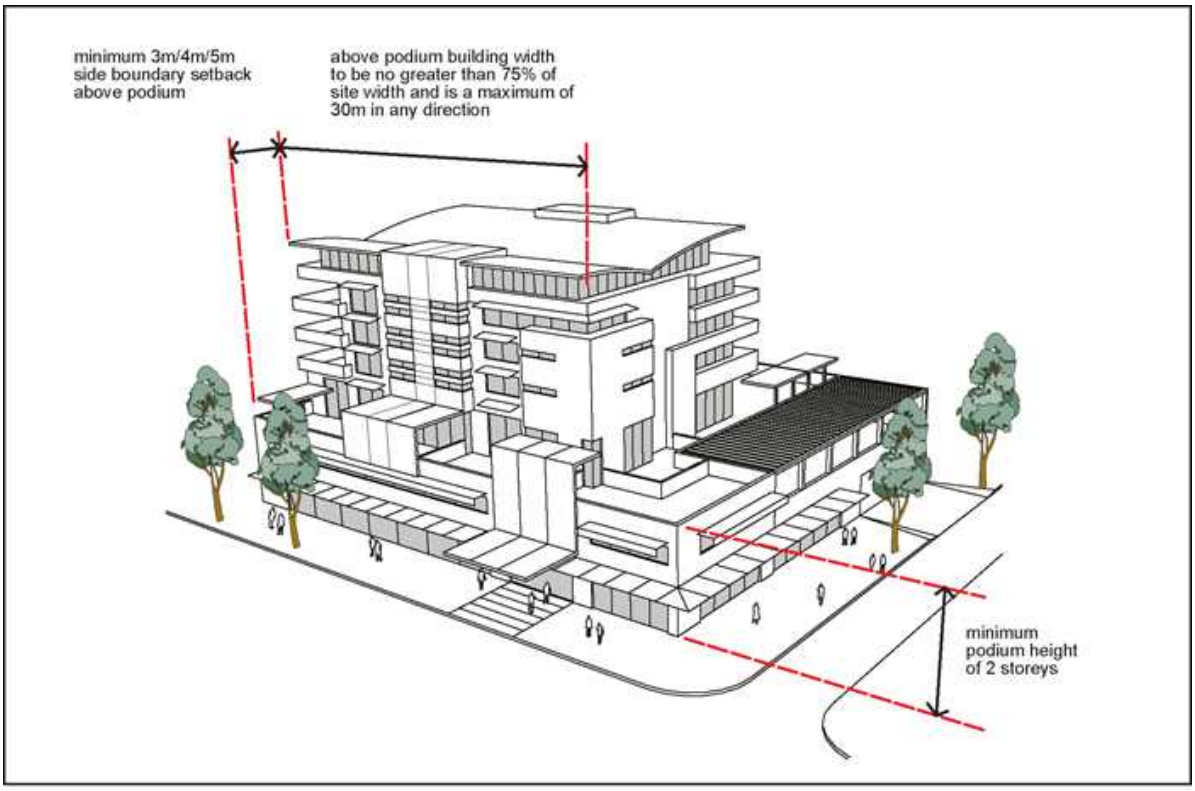

Figure f—Built form controls for podium and above podium elements

View the high resolution of ~~Figure e—Built~~Figure f—Built form controls for podium and above podium elements

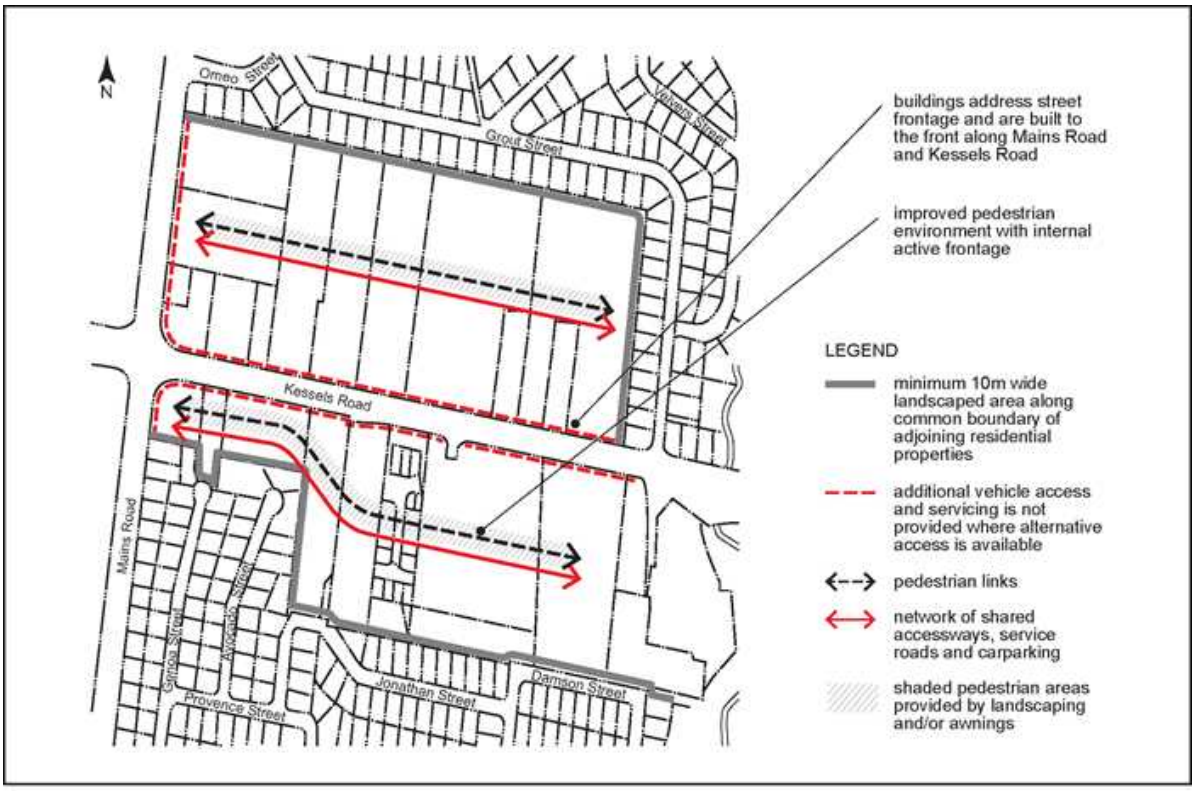

Figure g—Built form, access and servicing

View the high resolution of ~~Figure f—Built~~Figure g—Built form, access and servicing

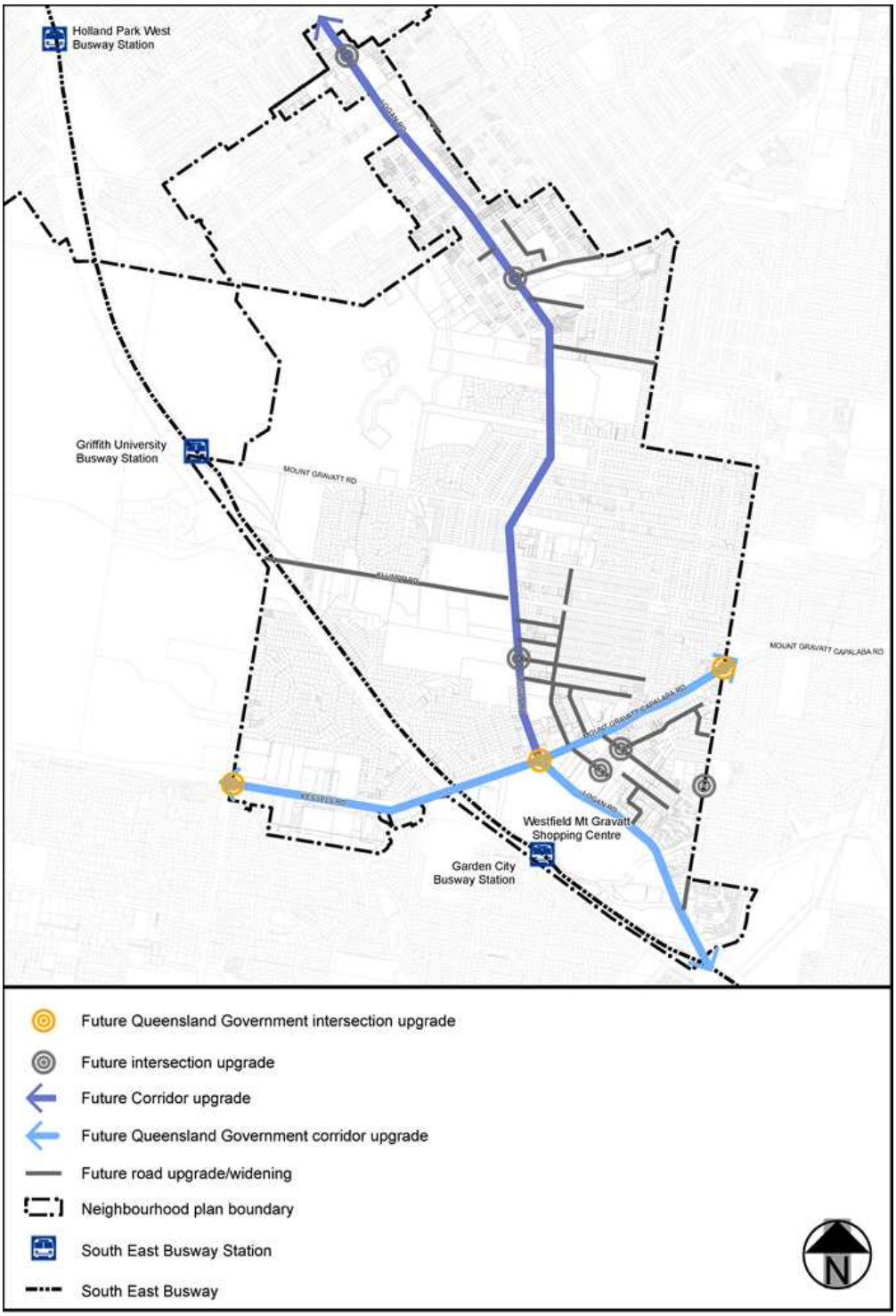

Figure h—Road improvement/widening and intersection upgrades

View the high resolution of ~~Figure g—Road~~Figure h—Road improvement/widening and intersection upgrades

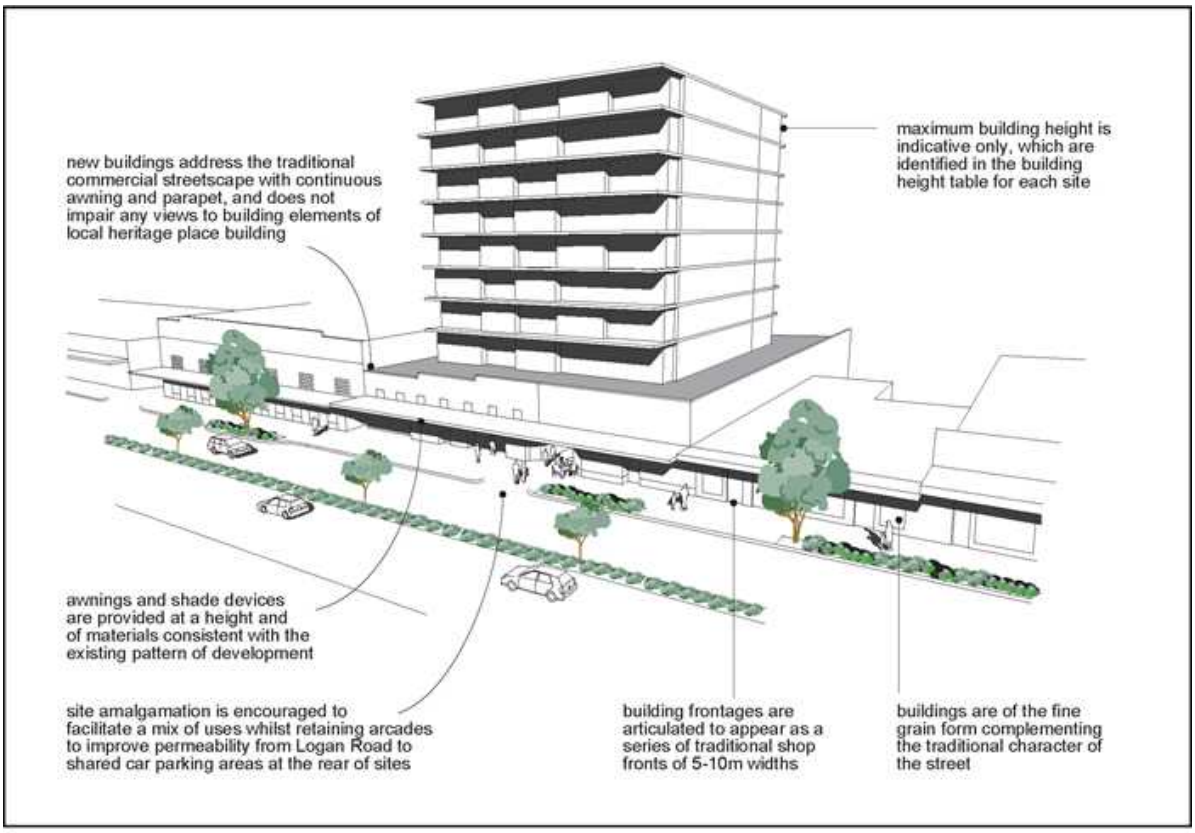

Figure i—Active frontage – primary, Mt Gravatt central core and mixed use frame sub-precincts

View the high resolution of Figure i—Active frontage-primary, Mt Gravatt central core and mixed use frame sub-precincts

SC2.1 Strategic framework maps

The strategic framework maps applicable to the planning scheme area are stated in Table SC2.1.1. For all maps please refer to planning scheme maps.

Table SC2.1.1— Strategic framework maps

Category	Map number	Map title	Gazettal date
Not applicable	SFM-001	**Sub-regional context strategic framework map**	29 November 2019
	SFM-002	**Brisbane Cityshape 2031 land use strategic framework map**	29 November 2019
	SFM-003	**Brisbane selected transport corridors and growth nodes strategic framework map**	~~27 June 2025~~XXXX
	SFM-004	**Brisbane greenspace system strategic framework map**	29 November 2019
	SFM-005	**Brisbane transport strategic framework map**	29 November 2019

SC2.2 Zone maps

The zone map applicable to the planning scheme area is stated in Table SC2.2.1. For all maps please refer to planning scheme maps.

Table SC2.2.1— Zone maps

Category	Map number	Map Title	Gazettal date
Not applicable	ZM-001	Zoning map (all tiles, other than where specified below)	30 June 2014
Not applicable	ZM-001	Zoning map Map tiles 34 and 43	12 September 2014
Not applicable	ZM-001	Zoning map Map tiles 5, 13, 19, 27, 36, 41, 42, 44, 46 and 48	4 September 2015
Not applicable	ZM-001	Zoning map Map tiles 20	13 May 2016
Not applicable	ZM-001	Zoning map Map tiles 6	9 September 2016
Not applicable	ZM-001	Zoning map Map tiles 43 and 47	18 November 2016
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 18, 19, 20, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 47 and 48	24 March 2017
Not applicable	ZM-001	Zoning map Map tile 21	19 May 2017
Not applicable	ZM-001	Zoning map Map tile 35	3 July 2017
Not applicable	ZM-001	Zoning map Map tiles 6, 20, 21, 28, 30, 43, 35	1 December 2017
Not applicable	ZM-001	Zoning map Map tile 28	16 February 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 12, 22, 30, 34, 35, 41, 43, 44	29 June 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
Not applicable	ZM-001	Zoning map Map tile 19	21 September 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47, 48	23 November 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 13, 19, 27, 28, 30, 34, 35, 43, 44 and 47	15 February 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 11, 13, 19, 20, 21, 22, 29, 30, 36, 43, 44, 47 and 48	31 May 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 35, 42, 43, 44, 45, 46, 47 and 48	29 November 2019

Not applicable	ZM-001	Zoning map Map tiles 13, 21 and 28	28 February 2020
Not applicable	ZM-001	Zoning map Map tiles 2, 13, 20, 21, 22, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 41, 43, 44 and 47	30 October 2020
Not applicable	ZM-001	Zoning map Map tile 28	28 May 2021
Not applicable	ZM-001	Zoning map Map tile 29	3 September 2021
Not applicable	ZM-001	Zoning map Map tile 5, 6, 12, 13, 19, 21, 22, 28, 30, 34, 35, 36, 37, 41, 42, 43, 44, 46, 47 and 48	27 May 2022
Not applicable	ZM-001	Zoning map Map tile 44	2 December 2022
Not applicable	ZM-001	Zoning map Map tiles 6, 12, 19, 20, 21, 25, 28, 30 and 43	10 March 2023
Not applicable	ZM-001	Zoning map Map tiles 5 and 12	1 September 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 34, 35 and 43	8 December 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
Not applicable	ZM-001	Zoning map Map tiles 2, 5, 6, 12, 13, 19, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 45, 47 and 48	27 June 2025
Not applicable	ZM-001	Zoning map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
Not applicable	ZM-001	Zoning map Map tile 36	xx xxxx 20xx

SC2.3 Neighbourhood plan maps

The neighbourhood plan maps applicable to the planning scheme area are stated in Table SC2.3.1. For all maps please refer to planning scheme maps.

Table SC2.3.1—Neighbourhood plan maps

Category	Map number	Map Title	Gazettal date
A	NPM-001.1	Acacia Ridge—Archerfield neighbourhood plan map	30 June 2014
	NPM-001.2	Albion neighbourhood plan map	13 May 2016
	NPM-001.3	Algester—Parkinson—Stretton neighbourhood plan map	30 June 2014
	NPM-001.4	Ashgrove—Grange district neighbourhood plan map	9 September 2016
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017
B	NPM-002.1	Banyo—Northgate neighbourhood plan map	28 February 2020
	NPM-002.2	Bowen Hills neighbourhood plan map	14 September 2018
	NPM-002.3	Bracken Ridge and district neighbourhood plan map	1 September 2023
	NPM-002.4	Bulimba district neighbourhood plan map	1 May 2020
	NPM-002.5	Bridgeman Downs neighbourhood plan map	1 September 2023
C	NPM-003.1	Calamvale district neighbourhood plan map	30 June 2014
	NPM-003.2	Capalaba West neighbourhood plan map	30 June 2014
	NPM-003.3	Carina—Carindale neighbourhood plan map	30 June 2014
	NPM-003.4	Carindale centre neighbourhood plan map	30 June 2014
	NPM-003.5	Centenary suburbs neighbourhood plan map	1 May 2020
	NPM-003.6	Chermside centre neighbourhood plan map	30 June 2014
	NPM-003.7	City Centre neighbourhood plan map	24 March 2017
	NPM-003.8	Clayfield—Wooloowin district neighbourhood plan map	30 June 2014
	NPM-003.9	City west neighbourhood plan map	16 February 2018
	NPM-003.10	Coorparoo and districts neighbourhood plan map	26 July 2019
D	NPM-004.1	Darra—Oxley district neighbourhood plan map	30 June 2014
	NPM-004.2	Doolandella neighbourhood plan map	30 June 2014
	NPM-004.3	Dutton Park—Fairfield neighbourhood plan map	14 September 2018
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
	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
F	NPM-006.1	Ferny Grove—Upper Kedron neighbourhood plan map	21 September 2018
	NPM-006.2	Fig Tree Pocket neighbourhood plan map	30 June 2014
	NPM-006.3	Forest Lake neighbourhood plan map	1 May 2020
	NPM-006.4	Fortitude Valley neighbourhood plan map	30 June 2014
G	Intentionally left blank		
H	NPM-008.1	Holland Park—Tarragindi district neighbourhood plan map	~~27 June 2025~~xx xxxx 20xx
	NPM-008.2	Hemmant—Lytton neighbourhood plan map	24 March 2017

I	NPM-009.1	Indooroopilly centre neighbourhood plan map	30 June 2014
	NPM-009.2	Ithaca district neighbourhood plan map	16 February 2018
J	Intentionally left blank		
K	NPM-011.1	Kangaroo Point peninsula neighbourhood plan map	28 February 2020
	NPM-011.2	Kangaroo Point south neighbourhood plan map	30 June 2014
	NPM-011.3	Kelvin Grove urban village neighbourhood plan map	12 September 2014
	NPM-011.4	Kuraby neighbourhood plan map	2 December 2022
L	NPM-012.1	Lake Manchester neighbourhood plan map	30 June 2014
	NPM-012.2	Latrobe and Given Terraces neighbourhood plan map	16 February 2018
	NPM-012.3	Lower Oxley Creek south neighbourhood plan map	30 June 2014
	NPM-012.4	Lutwyche Road corridor neighbourhood plan map	1 May 2020
	NPM-012.5	Lower Oxley Creek north neighbourhood plan map	18 November 2016
M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot—tha neighbourhood plan map	30 June 2014
	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	~~9 September 2016~~xx xxxx 20xx
N	NPM-014.1	New Farm and Teneriffe Hill neighbourhood plan map	24 March 2017
	NPM-014.2	Newstead and Teneriffe waterfront neighbourhood plan map	14 September 2018
	NPM-014.3	Nudgee Beach neighbourhood plan map	30 June 2014
	NPM-014.4	Nundah district neighbourhood plan map	30 June 2014
	NPM-014.5	Newstead north neighbourhood plan map	14 September 2018
	NPM-014.6	Nathan—Salisbury—Moorooka neighbourhood plan map	27 June 2025
O	Intentionally left blank		
P	NPM-016.2	Pinkenba—Eagle Farm neighbourhood plan map	30 June 2014
Q	Intentionally left blank		
R	NPM-018.1	Racecourse precinct neighbourhood plan map	30 June 2014
	NPM-018.2	Richlands—Wacol corridor neighbourhood plan map	30 June 2014
	NPM-018.3	River gateway neighbourhood plan map	30 June 2014
	NPM-018.4	Rochedale urban community neighbourhood plan map	2 December 2022
S	NPM-019.1	Sandgate district neighbourhood plan map	10 March 2023
	NPM-019.2	Sandgate Road neighbourhood plan map	30 June 2014
	NPM-019.3	Sherwood—Graceville district neighbourhood plan map	30 June 2014
	NPM-019.4	South Brisbane riverside neighbourhood plan map	4 September 2015
	NPM-019.5	Spring Hill neighbourhood plan map	14 September 2018
	NPM-019.6	Stephens district neighbourhood plan map	27 June 2025

T	NPM-020.1	Taringa neighbourhood plan map	19 February 2016
	NPM-020.2	Toombul—Nundah neighbourhood plan map	30 June 2014
	NPM-020.3	Toowong—Auchenflower neighbourhood plan map	30 June 2014
	NPM-020.4	Toowong—Indooroopilly district neighbourhood plan map	19 February 2016
	NPM-020.5	The Gap neighbourhood plan map	31 May 2019
U	Intentionally left blank		
V	Intentionally left blank		
W	NPM-023.1	Wakerley neighbourhood plan map	30 June 2014
	NPM-023.2	West End—Woolloongabba district neighbourhood plan map	14 September 2018
	NPM-023.3	Western gateway neighbourhood plan map	18 November 2016
	NPM-023.4	Willawong neighbourhood plan map	18 November 2016
	NPM-023.5	Woolloongabba centre neighbourhood plan map	30 June 2014
	NPM-023.6	Wynnum—Manly neighbourhood plan map	30 June 2014
	NPM-023.7	Wynnum West neighbourhood plan map	30 June 2014
X	Intentionally left blank		
Y	NPM-025.1	Yeerongpilly Transit Oriented Development neighbourhood plan map	3 July 2017
Z	Intentionally left blank		

SC2.4 Overlay maps

The overlay maps applicable to the planning scheme area are stated in Table SC2.4.1. For all maps please refer to planning scheme maps.

Table SC2.4.1—Overlay maps

Category	Map number	Map Title	Gazettal date
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
	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 Map tile 18	24 March 2017
	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	27 May 2022

		Map tile 6, 7, 13, 14, 21, 22 and 29	
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017
B	OM-002.1	Bicycle network overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.1	Bicycle network overlay map Map tile 43	18 November 2016
	OM-002.1	Bicycle network overlay map Map tile 18	24 March 2017
	OM-002.1	Bicycle network overlay map All map tiles	27 June 2025
	OM-002.2	Biodiversity areas overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.2	Biodiversity areas overlay map Map tile 43	18 November 2016
	OM-002.2	Biodiversity areas overlay map Map tiles 18, 21, 22, 29 and 30	24 March 2017
	OM-002.2	Biodiversity areas overlay map Map tile 35	3 July 2017
	OM-002.2	Biodiversity areas overlay map All map tiles	29 November 2019
	OM-002.2	Biodiversity areas overlay map All map tiles	27 May 2022
	OM-002.2	Biodiversity areas overlay map All map tiles	19 September 2025
	OM-002.3	Bushfire overlay map	30 June 2014
	OM-002.3	Bushfire overlay map Map tile 18	24 March 2017
	OM-002.3	Bushfire overlay map Map tile 19	21 September 2018
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 (all map tiles)	27 May 2022
	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
	OM-003.2	Commercial character building overlay map Map tiles 20, 28, 35, 36, 43 and 44	27 June 2025
	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
	OM-003.4	Community purposes network overlay map All map tiles	27 June 2025
D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019

	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
	OM-004.1	Dwelling house character overlay map Map tile 36	xx xxxx 20xx
E	OM-005.1	Extractive resources overlay map (all tiles, other than where specified below)	30 June 2014
	OM-005.1	Extractive resources overlay map Map tiles 5, 19, 25, 26, 27, 28, 31, 32, 33, 39, 40 and 42	12 September 2014
	OM-005.1	Extractive resources overlay map Map tile 18	24 March 2017
	OM-005.1	Extractive resources overlay map Map tile 5, 36, 42 and 44	27 May 2022
F	OM-006.1	Flood overlay map—Brisbane River (all tiles, other than where specified below)	30 June 2014
	OM-006.1	Flood overlay map—Brisbane River Map tile 18	24 March 2017
	OM-006.1	Flood overlay map—Brisbane River Map tiles 13, 14, 20, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43 and 47	28 May 2021
	OM-006.2	Flood overlay map—Creek/waterway (all tiles, other than where specified below)	30 June 2014
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 11, 19, 20, 21, 26, 27, 28, 29, 34, 36, 42, 43, 44, 46, and 48	18 September 2015
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 6, 12, 13, 22, 30, 35, 37 and 47	9 September 2016
	OM-006.2	Flood overlay map—Creek/waterway Map tile 18	24 March 2017
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 1, 2, 5, 6, 11, 12, 13, 19, 20, 21, 22, 26, 27, 28, 29,	28 May 2021

		30, 33, 34, 35, 36, 37, 38, 42, 43, 44, 46, 47, and 48	
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 21, 22, 29, 30, 36, 37, 44, 45 and 48	1 September 2023
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 2, 5, 6, 11, 12, 13, 14, 19, 20, 21, 26, 27, 28, 34 and 35	6 December 2024
	OM-006.2	Flood overlay map—Creek/waterway Map tiles 19, 20, 21, 27, 28, 29, 30, 34, 37 and 42	19 September 2025
	OM-006.3	Flood overlay map—Overland flow (all tiles, other than where specified below)	30 June 2014
	OM-006.3	Flood overlay map—Overland flow Map tile 18	24 March 2017
G	Intentionally left blank		
H	OM-008.1	Heritage overlay map (all tiles, other than where specified below)	9 September 2016
	OM-008.1	Heritage overlay map Map tiles 18 and 28	24 March 2017
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
	OM-008.1	Heritage overlay map Map tile 28	16 February 2018
	OM-008.1	Heritage overlay map Map tiles 20 and 28	14 September 2018
	OM-008.1	Heritage overlay map Map tiles 13, 21, 28	23 November 2018
	OM-008.1	Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36	26 July 2019
	OM-008.1	Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53	29 November 2019
	OM-008.1	Heritage overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-008.1	Heritage overlay map Map tiles 13, 20, 21, 22, 28, 29, 32, 34, 35, 44	30 October 2020
	OM-008.1	Heritage overlay map Map tile 28	28 May 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 28 and 29	3 September 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 22, 28, 29, 32, 34, 42 and 44	27 May 2022
	OM-008.1	Heritage overlay map Map tiles 6, 12, 13, 20, 21, 22, 24, 25, 28, 29, 30, 31, 32, 35, 36, and 44	10 March 2023
	OM-008.1	Heritage overlay map Map tiles 5 and 12	1 September 2023
	OM-008.1	Heritage overlay map Map tiles 2, 12, 13, 20, 21, 22, 27, 28, 29, 30, 32, 33, 35, 44, 50, 51 and 53	19 September 2025
I	OM-009.1	Industrial amenity overlay map	30 June 2014

		(all tiles, other than where specified below)	
	OM-009.1	Industrial amenity overlay map Map tiles 20	13 May 2016
	OM-009.1	Industrial amenity overlay map Map tiles 6, 14, 28, 33, 35, 42 and 43	9 September 2016
	OM-009.1	Industrial amenity overlay map Map tiles 18, 21, 22 and 30	24 March 2017
	OM-009.1	Industrial amenity overlay map Map tile 13	28 February 2020
	OM-009.1	Industrial amenity overlay map Map tiles 35, 36, 43 and 44	27 June 2025
J	Intentionally left blank		
K	OM-011.1	Key civic space and iconic vista overlay map (all map tiles)	29 November 2019
L	OM-012.1	Landslide overlay map (all tiles, other than where specified below)	30 June 2014
	OM-012.1	Landslide overlay map Map tile 18	24 March 2017
M	Intentionally left blank		
N	Intentionally left blank		
O	Intentionally left blank		
P	OM-016.1	Potential and actual acid sulfate soils overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.1	Potential and actual acid sulfate soils overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map (all tiles, other than where specified below)	30 June 2014
	OM-016.2	Pre-1911 building overlay map Map tile 28	9 September 2016
	OM-016.2	Pre-1911 building overlay map Map tile 20	13 May 2016
	OM-016.2	Pre-1911 building overlay map Map tile 18	24 March 2017
	OM-016.2	Pre-1911 building overlay map Map tiles 5, 6, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35 and 36	1 December 2017
	OM-016.2	Pre-1911 building overlay map Map tile 28	16 February 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	14 September 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21, 28	23 November 2018
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	29 November 2019
	OM-016.2	Pre-1911 building overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-016.2	Pre-1911 building overlay map Map tiles 20, 28, 29 and 35	28 May 2021
	OM-016.2	Pre-1911 building overlay map Map tiles 20 and 28	3 September 2021

	OM-016.2	Pre-1911 building overlay map Map tile 28	27 May 2022
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 13, 20 and 28	10 March 2023
	OM-016.2	Pre-1911 building overlay map Map tiles 6, 12, 20, 21 and 28	13 September 2024
	OM-016.2	Pre-1911 building overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
Q	Intentionally left blank		
R	OM-018.1	Regional infrastructure corridors and substations overlay map (all tiles, other than where specified below)	30 June 2014
	OM-018.1	Regional infrastructure corridors and substations overlay map Map tile 18	24 March 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	1 December 2017
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	30 October 2020
	OM-018.1	Regional infrastructure corridors and substations overlay map (all map tiles)	19 September 2025
	OM-018.2	Road hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-018.2	Road hierarchy overlay map Map tile 43	18 November 2016
	OM-018.2	Road hierarchy overlay map Map tile 18	24 March 2017
	OM-018.2	Road hierarchy overlay map Map tile 19	21 September 2018
	OM-018.2	Road hierarchy overlay map Map tiles 5 and 12	1 September 2023
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-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35, 36, 43 and 44	27 June 2025
	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
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map Map tile 36	xx xxxx 20xx
T	OM-020.1	Traditional building character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-020.1	Traditional building character overlay map Map tile 28	12 September 2014
	OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
	OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016
	OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
	OM-020.1	Traditional building character overlay map	1 December 2017

	Map tiles 20, 28, 29 and 35	
OM-020.1	Traditional building character overlay map Map tile 28	16 February 2018
OM-020.1	Traditional building character overlay map Map tiles 20, 28 and 35	14 September 2018
OM-020.1	Traditional building character overlay map Map tiles 13, 20	23 November 2018
OM-020.1	Traditional building character overlay map Map tiles 28, 29, 35 and 36	26 July 2019
OM-020.1	Traditional building character overlay map Map tiles 21, 28, 29 and 36	29 November 2019
OM-020.1	Traditional building character overlay map Map tiles 13 and 21	28 February 2020
OM-020.1	Traditional building character overlay map Map tiles 20 and 29	30 October 2020
OM-020.1	Traditional building character overlay map Map tile 28	28 May 2021
OM-020.1	Traditional building character overlay map Map tile 29	3 September 2021
OM-020.1	Traditional building character overlay map Map tile 21	27 May 2022
OM-020.1	Traditional building character overlay map Map tile 6	10 March 2023
OM-020.1	Traditional building character overlay map Map tiles 20 and 28	8 December 2023
OM-020.1	Traditional building character overlay map Map tiles 20, 21 and 28	13 September 2024
OM-020.1	Traditional building character overlay map Map tiles 28, 35, 36, 43 and 44	27 June 2025
OM-020.1	Traditional building character overlay map Map ~~tile~~tiles 20, 29 and 30	19 September 2025
OM-020.1	Traditional building character overlay map Map tile 36	xx xxxx 20xx
OM-020.2	Transport air quality corridor overlay map (all tiles, other than where specified below)	30 June 2014
OM-020.2	Transport air quality corridor overlay map Map tile 43	18 November 2016
OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017
OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020
OM-020.2	Transport air quality corridor overlay map Map tiles 35, 36, 43 and 44	27 June 2025
OM-020.2	Transport air quality corridor overlay map Map tile 36	xx xxxx 20xx
OM-020.3	Transport noise corridor overlay map — Noise corridor — Brisbane: Queensland Development Code MP4.4	24 March 2017
OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	24 March 2017

	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022
U	Intentionally left blank		
V	Intentionally left blank		
W	OM-023.1	Water resource catchments overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.1	Water resource catchments overlay map Map tile 18	24 March 2017
	OM-023.1	Water resource catchments overlay map (all map tiles)	1 December 2017
	OM-023.2	Waterway corridors overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.2	Waterway corridors overlay map Map tile 48	12 September 2014
	OM-023.2	Waterway corridors overlay map Map tile 19	4 September 2015
	OM-023.2	Waterway corridors overlay map Map tiles 18 and 22	24 March 2017
	OM-023.2	Waterway corridors overlay map Map tile 35	3 July 2017
	OM-023.2	Waterway corridors overlay map Map tile 34 and 42	1 December 2017
	OM-023.2	Waterway corridors overlay map Map tile 19	23 November 2018
	OM-023.2	Waterway corridors overlay map Map tile 21	30 October 2020
	OM-023.2	Waterway corridors overlay map Map tiles 5 and 12	1 September 2023
	OM-023.3	Wetlands overlay map (all tiles, other than where specified below)	30 June 2014
	OM-023.3	Wetlands overlay map Map tile 43	18 November 2016
	OM-023.3	Wetlands overlay map Map tiles 18 and 22	24 March 2017
	OM-023.3	Wetlands overlay map Map tile 35	3 July 2017
X	Intentionally left blank		
Y	Intentionally left blank		
Z	Intentionally left blank		

5.2.13.6 Mt Gravatt Central

5.2.13.6.1 Location and extent

The location and extent of the Locality streets in the Mt Gravatt Central Suburban Centre Improvement Project (SCIP) are identified in Figure 5.2.13.6.1a and in the Streetscape hierarchy overlay map.

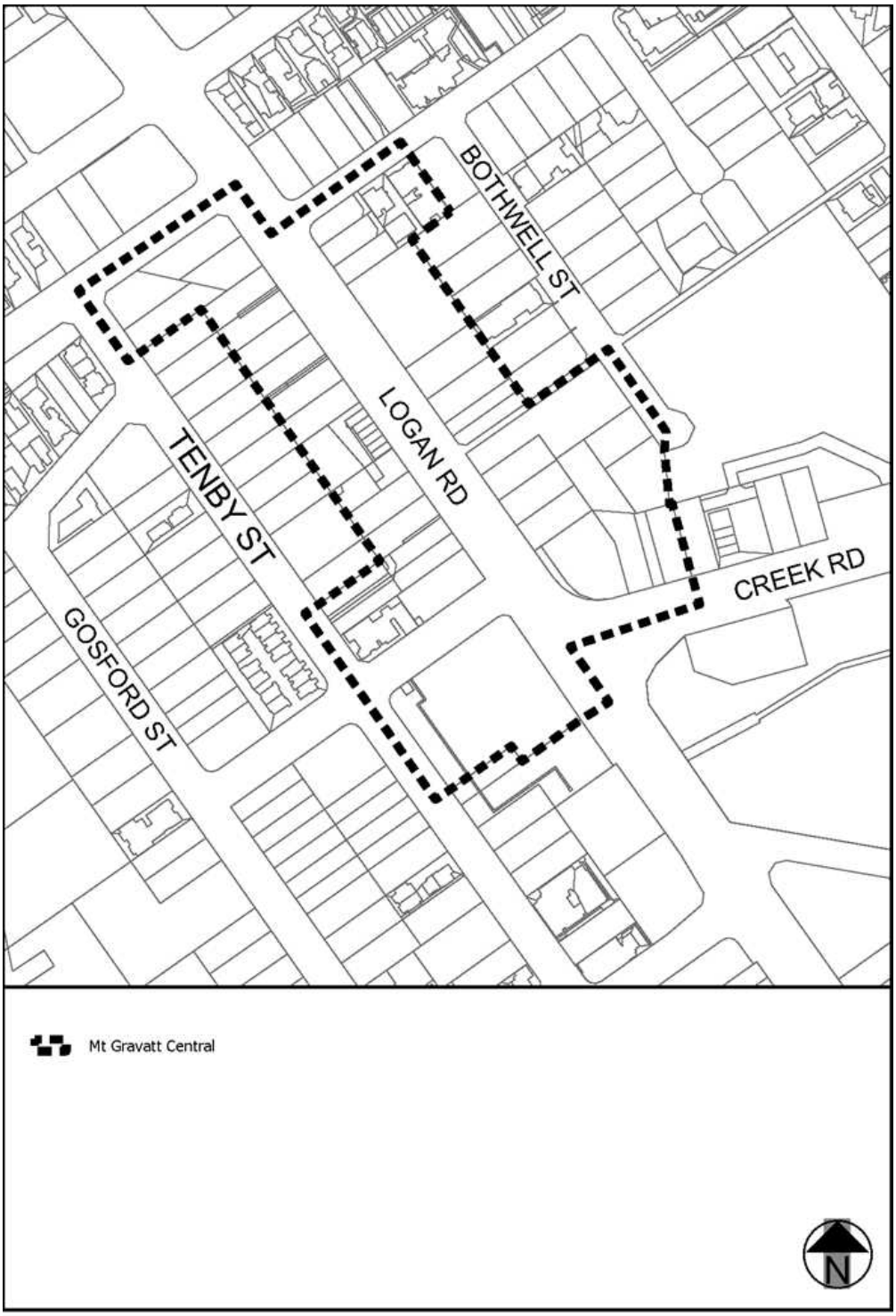

Figure 5.2.13.6.1a—Mt Gravatt Central location and extent

View the high resolution of ~~Figure~~ Figure 5.2.13.6.1a~~—Mt~~—Mt Gravatt Central location and extent

5.2.13.6.2 Locality street specifications

1. The design specifications for footway surfacing for the Locality streets in the Mt Gravatt Central SCIP are identified in Table 5.2.13.6.2.A.
2. These locality guidelines are to be read in conjunction with Chapter 3 — Road corridor design of the Infrastructure design planning scheme policy.

3. Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
4. The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

Table 5.2.13.6.2.A— Mt Gravatt Central SCIP Locality streetscape type and specifications

Component	Design specifications
Verge width	As existing.
Description	Full width pavement
Unobstructed pavement width	2.4m
Paving layout	To match existing
Paving Materials	Type: Exposed aggregate concrete Supplier: Hanson or approved equivalent Colour: 'Country Gold''
Tactile markers (consistent with BSD-5218)	Type: Concrete paver Supplier: Chelmstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Driveways	To match adjacent footpath finish.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Finish: Powdercoat (non stainless steel metal elements). Paint colour and finish: a. For tree grates - Interpon D1000 Sable Bass Texture GN297A, or approved equivalent. b. For all other furniture - Dulux 'Metropolis Storm Pearl' (88471) in 'Satin' finish, or approved equivalent. Refer to 3.7.6 Design standards for street furniture.
Trees	All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Streets trees include: a. a mix of tree species laid out in an informal manner with clusters of trees; b. medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; c. large crown feature trees to be planted at minimum 10m centres. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters. Planting: Trees are planted in garden beds or tree grates (1.6m x 1.2m minimum).
Garden beds	A garden bed located adjacent to the kerb has a: a. 1.5m minimum spacing between garden beds; b. maximum length of 10m; c. layout and length to accommodate car parking and other kerbside allocation. Garden bed minimum width: 1.2m

5.2.13.6.3 Preferred plant species

The preferred plant species for the Locality streets in Mt Gravatt Central are stated in Table 5.2.13.6.3.A.

Table 5.2.13.6.3.A—Plant species

Trees	Shrubs and groundcovers
Agathis robusta *Araucaria cunninghamii* *Elaeocarpus reticulatus* *Grevillea robusta* *Harpullia pendula* *Jacaranda mimosaefolia* *Peltophorum pterocarpum* *Tabebuia argentea*	*Agapanthus africanus* 'Blue' *Cordyline* 'Rubra' *Crinum pedunculatum* *Hymenocallis littoralis* *Liriope muscari* *Liriope muscari* 'Variegated' *Liriope* 'Evergreen Giant' *Ophiopogon japonicus*

Waterhousia floribunda	*Philodendron* 'Xanadu' *Strelitzia reginae* *Syzygium australe* 'Tiny Trev' *Zamia furfuracea* *Zephyranthes candida*

SC6.29 Structure planning planning scheme policy

Contents

1 Introduction
1.1 Relationship to planning scheme
1.2 Purpose

2. Structure plan requirements

3 Preparing a structure plan
3.1 General
3.2 Step 1—Site and context assessment
3.3 Step 2—Identification of development constraints, net developable area and dwelling density
3.4 Step 3—Analysis of site characteristics and constraints and allocation of land uses
3.5 Step 4—Document the structure plan
3.6 Step 5—Level of consultation required for a structure plan

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

a. provides information the Council may request for a development application;
b. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
c. States a standard for the assessment benchmarks identified in the following table.

Column 1 — Section or table in the code	**Column 2 — Assessment benchmark reference**	**Column 3 — Standard in the planning scheme policy**
Coorparoo and districts neighbourhood plan code		
Table 7.2.3.10.3.A	PO10	All
Banyo—Northgate neighbourhood plan code		
Table 7.2.2.1.3.A	AO13	All
Bridgeman Downs neighbourhood plan code		
Table 7.2.2.5.3.A	PO7 note and AO7	All
Eight Mile Plains gateway neighbourhood plan code		
Link Table 7.2.5.5.3.A	AO19	All
Ferny Grove—Upper Kedron neighbourhood plan code		
Table 7.2.6.1.3.A	AO2.1 and AO2.2	All
Lower Oxley Creek north neighbourhood plan code		
Table 7.2.12.5.3	AO4.2	All
Moggill—Bellbowrie district neighbourhood plan code		
Table 7.2.13.6.3	AO9.2	All
Mt Gravatt Corridor neighbourhood plan code		
Table 7.2.13.10.3.A	PO12 note	All
Table 7.2.13.10.3.A	AO15	All
Table 7.2.13.10.3.A	AO26 AO26 note	All
Table 7.2.13.10.3.A	PO26 note	All
Nathan—Salisbury—Moorooka neighbourhood plan code		

Table 7.2.14.6.3.A	PO24 and AO24.3	All
Sandgate district neighbourhood plan code		
Table 7.2.19.1.3.A	AO15 and AO15 note	All
Table 7.2.19.1.3.A	PO21 note	All
The Gap neighbourhood plan code		
Table 7.2.20.5.3.A	PO8 note	All
Wynnum Manly neighbourhood plan code		
Table 7.2.23.6.3.A	AO1 note	All
Part 9		
Centre or mixed use code		
Table 9.3.3.3.A	PO15 note	All
Table 9.3.3.3.A	AO15	All
Dual occupancy code		
Table 9.3.6.3.A	PO19 note	All
Table 9.3.6.3.A	AO19	All
Multiple dwelling code		
Table 9.3.14.3.A	PO39 note	All
Table 9.3.14.3.A	AO39	All
Park planning and design code		
Table 9.3.17.3	AO1.1	All
Subdivision code		
Table 9.4.10.3.A	AO9	All
Table 9.4.10.3.A	AO10.1	All
Table 9.4.10.3.A	PO18	All
Table 9.4.10.3.A	AO18.1	All
Table 9.4.10.3.A	PO32	All

1.2 Purpose

This planning scheme policy provides guidance on how to prepare a structure plan which is information that may be required to demonstrate compliance with the assessment benchmarks.

2 Structure plan requirements

1. A structure plan establishes a planning framework to guide the development and assist in the decision making. To achieve this, a structure plan identifies the constraints, values, characteristics and infrastructure within a locality and how this context has been addressed in the planning and design of a development site. Where residential development, the structure plan indicates:
    a. creation of a liveable and sustainable communities in particular where large-scale infill development within newly established parts of the Suburban living area;
    b. enhancement of valued attributes and local character in particular where small-scale infill development within well-established parts of the Suburban living area.
2. A structure plan provides greater certainty for landowners and the community through documenting the type and location of future land uses and supporting infrastructure.
3. A structure plan is not an approval either within or outside the site and does not authorise development to occur, but is flexible, locality-focused planning tool to be used where either material change of use or reconfiguration of a lot is proposed.
4. A structure plan demonstrates how:
    a. the requirements of the zones, neighbourhood plans and overlays affecting the site and the surrounding area have been addressed;
    b. the site will fit into the future development of the surrounding area without compromising the effective and efficient development of those lands;

c. corridors, linkages and networks such as road, pedestrian and cyclist networks are provided within a site and how their continuity is provided for and facilitated on adjoining premises and in the vicinity of the site;
d. any competing interest have been reconciled when a development application is lodged;
e. valued site attributes have been retained or enhanced and constraints have been appropriately considered and their impacts mitigated;
f. orderly and sequential development will occur within the necessary infrastructure and services provided in an efficient and timely manner.

5. The extent of the information contained in a structure plan will depend upon the issues and their resolution, the context of the development in the surrounding locality and the number of overlays that impact on this area and the site. The more constrained the site and its surrounds, the greater the level of detail required to demonstrate a balanced and appropriate development outcome.
6. The major components of the development are designed with consideration of the relevant broader context. The structure plan is to be clear about how the proposed development will integrate with the surrounding community and with the existing parks, service and infrastructure networks and the movement system (road network, public transport facilities and pedestrian and cyclist paths) in the area, including as required by the Transport, access, parking and servicing code.
7. The scope of a structure plan is tailored to match the scale and likely impact of the proposed development and depends on the nature and extent of the:
   a. issues associated with the site and the immediate locality surrounding the site, such as land uses, availability of infrastructure, topographical features, significant vegetation, movement systems, natural features, historical features and existing character;
   b. proposal, its uses, the sequence of development and external impacts such as stormwater quality and quantity management, traffic generation, public transport availability, infrastructure capacity, wildlife corridor linkages and social impacts.
8. In addition to the general requirements of a structure plan, an industrial structure plan is to also identify:
   a. the most appropriate location for different types of industries to minimise land use incompatibilities and conflicts with sensitive uses and sensitive zones;
   b. the integration of the site with surrounding development including any necessary buffering to a sensitive use or sensitive zone or to be contained within the boundaries of the site;
   c. that any reconfiguring a lot creates lots appropriate for and able to accommodate the intended industry for the locality.

3 Preparing a structure plan

3.1 General

The steps to be followed and information provided when preparing a structure plan are outlined below.

3.2 Step 1 — Site and context assessment

Prior to preparing the structure plan, an assessment of the site and its context is undertaken and a site description of land prepared, supported by a map containing the following features generally as a minimum:

a. levels and contours of the site including the difference in levels between the site and surrounding properties;
b. the existing streetscape hierarchy, road hierarchy, street network and intersections and future connections (see Table 3.2.1 identifying minor road connections within neighbourhood plan areas required to facilitate efficient movement and connectivity of the local road network), and their treatments and pedestrian and cyclist paths, public transport routes and their stops;
c. the location of existing and proposed public parks network elements, other existing public and private open spaces, buildings and structures (such as pool, tennis court or shed), land uses and approvals on surrounding sites;
d. the location of and site's proximity to, nearby shopping centres, special centres, schools, employment generators and community facilities;
e. other existing relevant infrastructure.

Note—Less information will generally be needed for infill development where within the established Suburban living area but this will be dependent on the nature of the proposed development.

Table 3.2.1—Minor road connections within neighbourhood plan areas

Neighbourhood plan area	Minor road connection description
Bracken Ridge and district neighbourhood plan	Local road connection between Serendipita Street and Serendipita Street Local road connection between Kyle Street and Belvista Place
Bridgeman Downs neighbourhood plan	Local road connection between Kansas Avenue and Beckett Road Local road connection between Purser Street and Idonia Street Local road connection between Beams Road and Bridgeman Road Local road connection between Retreat Street and Beckett Road Local road connection between Roghan Road and Bridgeman Road Neighbourhood road connection between Darien Street and Needham Place
Calamvale district neighbourhood plan	Local road connection between Bundabah Drive and Bundabah Drive

	Local road connection between Clarence Street and Benhiam Street Local road connection between Rosella Close and Benhiam Street Local road connection between Menser Street and Gemview Street Local road connection between Menser Street and Aster Place Local road connection between Avondale Crescent and Nottingham Road Local and neighbourhood road connections within the area bounded by Learoyd Road, Mount Maroon Place, Beaudesert Road and the rail line
Carina—Carindale neighbourhood plan	Local road connection between Woodland Street and Ewer Street
Doolandella neighbourhood plan	Local road connection between Crossacres Street and Redhead Street Local road connection between Cloverdale Road and Rothburn Street Local road connection north from Crossacres Street between Rockfield Road and Blunder Road
Ferny Grove—Upper Kedron neighbourhood plan	Detailed Structure Plan identifying the road network is required for undeveloped areas
Mitchelton neighbourhood plan	Local road connection between Samford Road and Evergreen Street
South Brisbane riverside neighbourhood plan	Laneway connection between Ferry Road and Tondara Lane Laneway connection between Tondara Lane and Victoria Street
Wakerley neighbourhood plan	Local road connection between Tilley Road and Basella Street Local road connection between Basella Street and Mossvale Drive Local road connections within the area bounded by Tilley Road, New Cleveland Road and Greencamp Road
Wynnum West neighbourhood plan	Local road connection between Amanda Street and Crawford Road Local road connection between Marty Street and Templar Street Local road connection between Evelyn Road and Jillian Place Local road connection between Shaw Place and Beverley Road Local road connection between Kianawah Road and Wynnum Road Local road connections within the area bounded by Kianawah Road, Ropley Road, Evelyn Road and Pinewood Street

3.3 Step 2 — Identification of development constraints, net developable area and dwelling density

1. Land in the Emerging community zone or Industry investigation zone may be suitable for development subject to detailed assessment and consideration of the site and context. Consequently, development constraints may influence land use and the location, form and density of development for some sites. Overlays are the primary source of information. These development constraints are to be documented in the structure plan. The structure plan must also demonstrate how these matters have been considered in the siting and design of the overall development.
2. Residential yield is to be calculated only over the net developable area of a site where located in the Emerging community zone. Overlays are also the primary source of information in the determination of the net developable area of a site, which is determined through:
    a. including land where a majority of development would be deemed as appropriate;
    b. including land where development could be reasonably deemed as appropriate subject to sensitive and carefully considered development mitigating impacts, including reduced development yield where appropriate;
    c. excluding land subject to a development constraint where a majority of development would be deemed as inappropriate and therefore would not be approved.

Note—Areas excluded from the determination of the net developable area may still form part of the development provided they do not contribute to the calculation of residential yield.

3. Residential yield is generally expressed in the planning scheme as a net residential density that is calculated inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads, which can compromise as much as a third of the development site. As such, site density will generally be significantly higher. In the Emerging community zone net residential density may be increased by up to 150% to provide an equivalent site density where the calculations include only the net developable area of the site and provided:
    a. acceptable outcomes for average or minimum lot size are achieved;
    b. development is not required to provide local park or roads;
    c. connections to provide for an integrated transport network are not necessary.

Note—For example, a net residential density of 12 dwellings per hectare will provide an equivalent site density of 18 dwellings per hectare. However, a conversion from net residential density to site density is not appropriate where doing so would result in an over-development of the site or adversely impact achieving the outcomes of the planning scheme particularly the provision of an integrated road network and through connections.

4. The density of dwellings per hectare is calculated based on either the number of proposed dwellings or assumed dwelling potential of

proposed lots. As such, where reconfiguring a lot is proposed in the Emerging community zone and it is not in conjunction with a material change of use, dwelling potential is to be calculated using site density for any lot:

a. not intended for a dwelling house; or
b. able to accommodate a range of potential residential uses.

Note—For example, where a site meets the locational requirements in the Emerging community zone for a mix of dwelling houses, dual occupancies or multiple dwellings, a site density of 36 dwellings per hectare (24 dwellings per hectare net residential density x 150%) would result in an assumed 3.6 potential dwellings for a 1000m^2 lot.

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

1. Once the site characteristics and constraints have been identified, they are addressed through the structure planning process as recommended by the relevant codes and neighbourhood plans. In some cases it may be possible to develop only part of a constrained site within the net developable area and alternative approaches may be required to accommodate development, carefully and sensitively. For example, lower development yields or sensitive residential design to ensure the retention of land with environmental or scenic constraint or other values. For other sites, development will not be possible. In many cases, a neighbourhood plan or provisions within codes will articulate whether development is possible, and if so, how it should occur.
2. The application must demonstrate integration, namely:
   a. compatibility, connectivity and appropriate interface of surrounding uses (existing and proposed) with the proposed development;
   b. that consideration has been given to the potential for the development and coordinated and integrated development of adjoining Emerging community zone or Industry investigation zone;
   c. that the development does not prejudice the development of an adjoining premises by shifting unreasonable costs of infrastructure onto adjoining premises, such as parks, stormwater management facilities, roads and bridges.
3. On small-scale infill sites, where it may not be possible to include the full range of land uses that support a sustainable community, it is particularly important to demonstrate that the development is supported by necessary infrastructure such as parks (either on the site, or already approved or existing within the locality) and that integrated pedestrian pathway, bicycle and road networks can be achieved.
4. If a site is in the Emerging community zone, the structure plan is to demonstrate that the allocation of land uses ensures the following:
   a. Land is used primarily for residential purposes.
   b. Residential communities are well serviced and enjoy the high level of comfort, quiet, privacy and safety reasonably expected within the predominantly low density permanent residential environment anticipated in the Suburban living area. Development is to ensure a range of commensurate complementary commercial and employment opportunities and community uses and facilities are accessible to households. These may include centres, schools, parks, personal services, health care facilities, youth clubs and emergency services.
   c. Residential development enables access to public transport, local parks, schools, shops and community facilities with larger scale development and greater dwelling density located where accessibility is greatest. These uses must be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts. These uses must be centrally located or highly accessible to their respective catchments and wherever possible to be co-located in or near centres. Uses that are likely to draw significant levels of non-local traffic into residential streets will not be approved.
   d. Residential development provides appropriate housing choices for all people and allows residents the opportunity to remain within their neighbourhoods during all stages of their life, with a range of housing choices provided throughout the area. However, housing mix and density should be appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport. Development is generally provided at a house scale and houses at a low density including conventional and small lot housing should predominate.
   e. Development does not impinge on the legitimate operation of existing uses and is suitably buffered from incompatible existing uses on the site or on adjacent land.
5. In relation to the siting and allocation of specific land uses, the relevant development codes may contain relevant provisions.
6. Industrial development may occur in the Industry investigation zone subject to the identification of environmental performance of the development and the mechanism for the provision of infrastructure in the development.
7. When allocating industry investigation zoned land for future industrial development, the nature of the industry and the intended industry zone is to align with the separation distances to sensitive zones as detailed in the acceptable outcomes in the Industry code and assessment benchmarks in the Industry zone tables of assessment.
8. If a site in the Centre zone or Mixed use zone or for centre activities, the structure plan is to detail the following:
   a. the mixture and proportion of uses and how these will contribute to economic vitality and the physical environment;
   b. key site planning and design elements of the development and how these contribute to the overall centre or corridor structure, movement and circulation network and built form character;
   c. building, open space and landscape siting and how these promote and support:
      i. economic activity and community service delivery;
      ii. public transport interchange;
      iii. accessibility and connectivity;
      iv. safety and security;
      v. community use and meeting;
      vi. higher density residential living;

vii. the character and identity of the centre or mixed use area;
viii. design for climatic comfort, energy efficiency and subtropical outdoor living.

d. the streetscape and public space interface including public and publicly accessible spaces and linkages, active frontages or significant corner treatments;
e. development interfaces to the surrounding neighbourhood, adjoining sites and to other buildings or uses within the site to mitigate and manage amenity impacts;
f. air or noise impacts on the site and how these will be addressed through use, site planning or building design;
g. the existing reduced levels and proposed finished levels for all elements.

3.5 Step 4 — Document the structure plan

1. The structure plan design, including land use allocation, movement network design, and open space and park network provision, is to actively promote achievement of the Subdivision code and the intent of any relevant neighbourhood plan.
2. The neighbourhood design requirements and any other relevant components of the Subdivision code are to be addressed when preparing the structure plan.
3. The structure plan design is to also enable the development to comply with the requirements of all other relevant codes unless specified otherwise by a neighbourhood plan.
4. The structure plan is to contain the degree of detail appropriate to the particular development and its circumstance and at a minimum map and report on the following:
   a. the approximate lot or dwelling yield for each part of the site (density);
   b. the location of each proposed land use, including where applicable, the extent of facilities proposed such as community facilities, centres, employment and schools;
   c. how and where broad physical infrastructure is to be provided such as water, sewerage and stormwater;
   d. the general location and size of parks including corridor linkages and networks and identify the park zone precinct and type that aligns with the intended future function of the site;
   e. the existing and proposed pedestrian and cyclist paths (refer to Figure c);
   f. the existing and proposed road network, including level in the hierarchy;
   g. the existing and proposed public transport routes and stops;
   h. the proposed staging of development.
5. When in map form, the information is to be provided at a maximum scale of 1:2,000 and include a bar scale, north point and legend. Refer to Figure a and Figure b for examples of structure plan maps for both large and small developments.

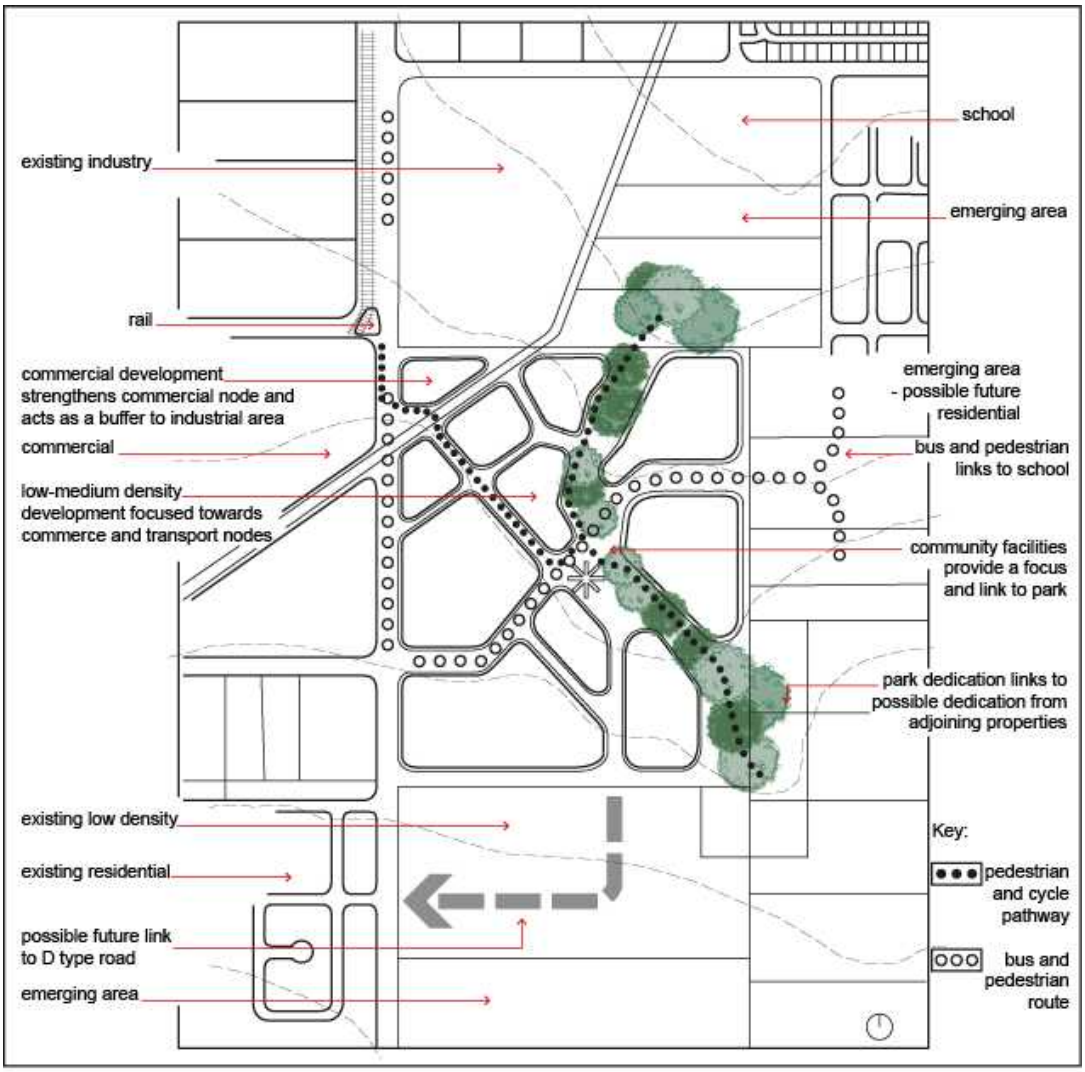

Figure a—Example of a large structure plan

View the high resolution of Figure a—Example of a large structure plan

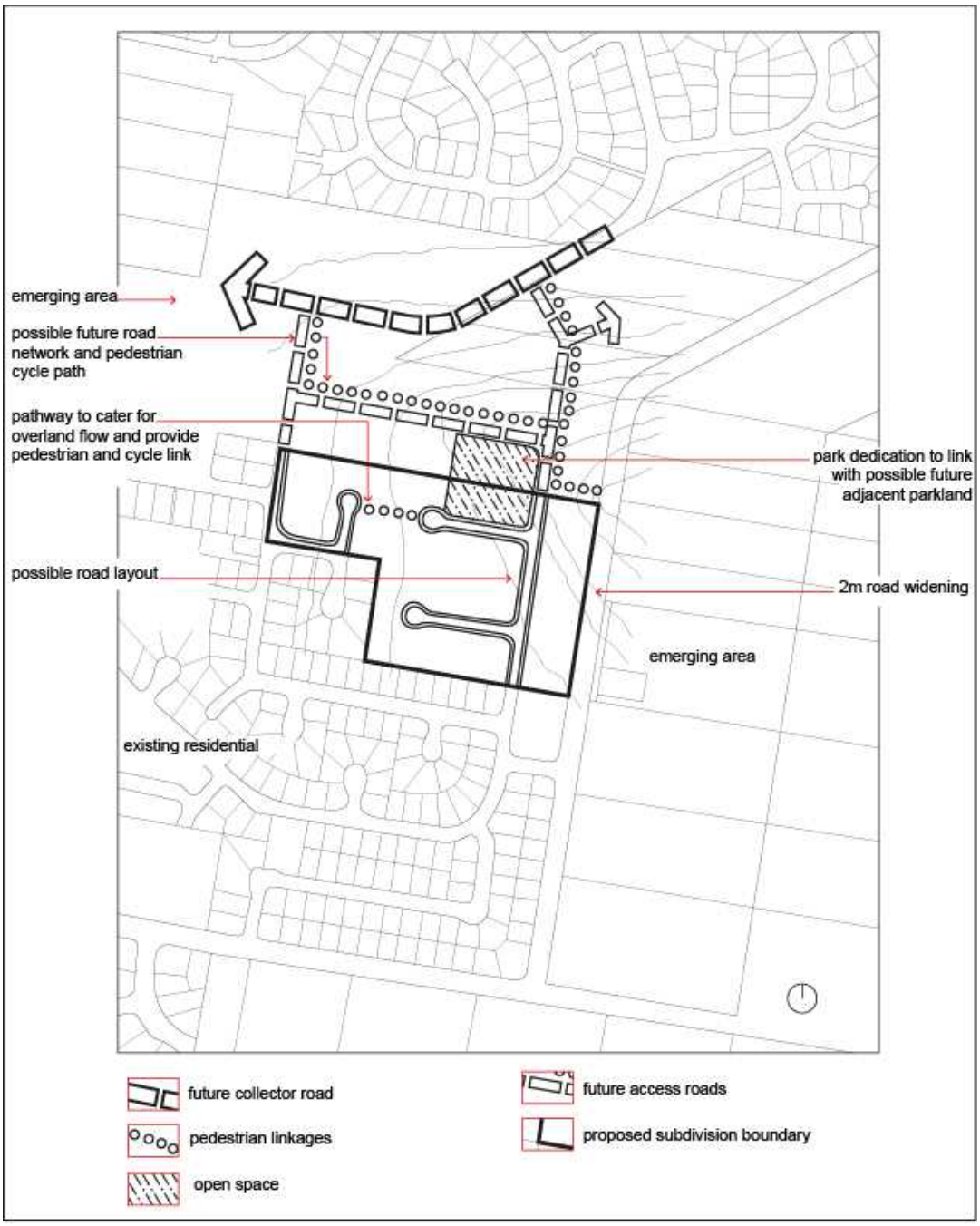

Figure b—Example of a small structure plan

View the high resolution of Figure b—Example of a small structure plan

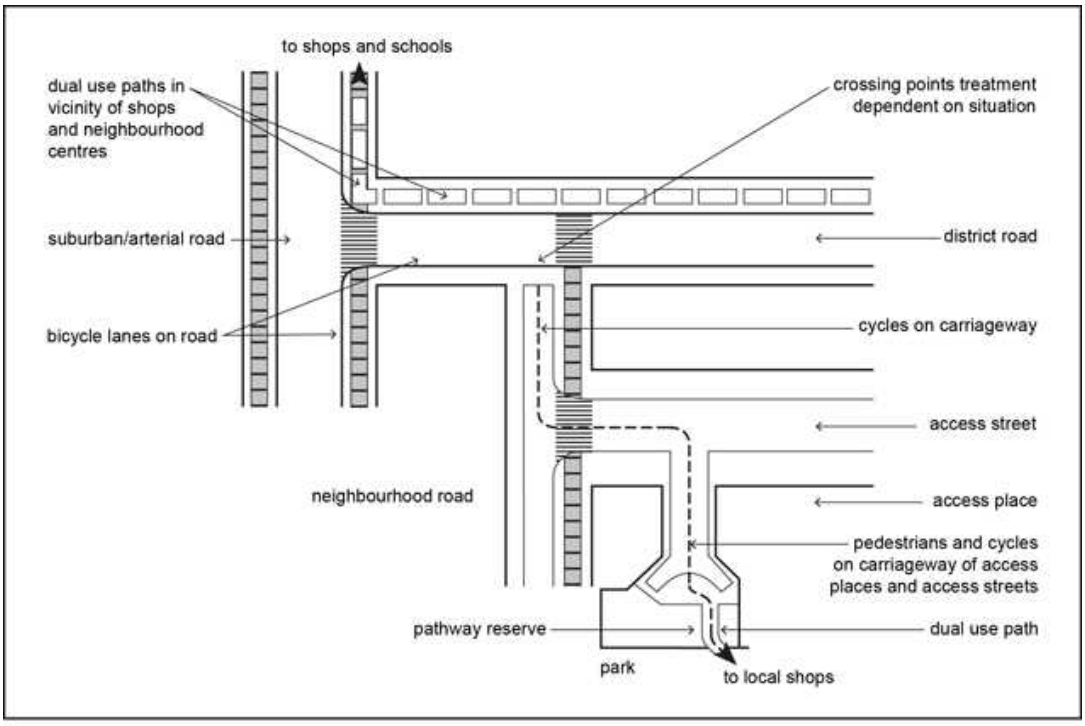

Figure c—Existing and proposed pedestrian and cyclist routes

View the high resolution of Figure c—Existing and proposed pedestrian and cyclist routes

3.6 Step 5 — Level of consultation required for a structure plan

The preparation of a structure plan will entail the level of consultation required for impact assessable development. On smaller sites, this consultation would generally suffice. However, where the site or the proposal entails complex issues, or involves a large site with multiple precincts and land uses, and/or the structure plan is inadequately detailed to facilitate informed public submissions, Council may require additional material and community consultation as part of an information request. Refer to the Consultation planning scheme policy for guidance on community consultation procedures.

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
9 September 2014 (adoption) and 12 September 2014 (effective)	v01.01/2014	Minor and Administrative	Corrections to planning scheme (2.3A.2(a) of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g) of *MAALPI*). Refer to Amendment v01.1/2014 for further detail.
1 September 2015 (adoption) and 4 September 2015 (effective)	v01.02/2015	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1 of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g); of *MAALPI*). Refer to Amendment v01.2/2015 for further detail.
15 September 2015 (adoption) and 18 September 2015 (effective)	v01.03/2015	Minor	Minor amendments to planning scheme (2.3A.3(h); 2.3A.3(k) of *MAALPI*). Refer to Amendment v01.3/2015 for further detail.
2 February 2016 (adoption) and 19 February 2016 (effective)	v02.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*). Refer to Amendment v02.00/2016 for further detail.
3 May 2016 (adoption) and 13 May 2016 (effective)	v03.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*). Refer to Amendment v03.00/2016 for further detail.
30 August 2016 (adoption) and 9 September 2016 (effective)	v03.01/2016	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1(a); 3.2.1(b); 3.2.1(d); 3.2.1(e); 3.2.1(g) of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g); 2.3A.3(h); 2.3A.3(k); 3.2.2(b) of *MAALPI*). Refer to Amendment v03.01/2016 for further detail.
8 November 2016 (adoption) and 18 November 2016 (effective)	v04.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*); Major amendment to planning scheme policy (3.2.3 of *MAALPI*) Refer to Amendment v04.00/2016 for further detail.
14 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*) and Major amendment to planning scheme policy (3.2.3 of *MAALPI*) for the City Centre neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
28 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*) and Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*) for the Hemmant—Lytton neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
21 March 2017 (adoption) and 24 March 2017 (effective)	v05.01/2017	Minor and administrative amendment	Corrections to planning scheme (2.3A.2(a) of *MAALPI*). Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(k) of *MAALPI*). Corrections to planning scheme policy (3.2.1(a); 3.2.1(c); 3.2.1(d); 3.2.1(g) of *MAALPI*). Minor amendments to planning scheme policy

			(3.2.2(b)). Refer to Amendment v05.01/2017 for further detail.
16 May 2017 (adoption) and 19 May (effective)	v06.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Refer to Amendment v06.00/2017 for further detail.
30 May 2017 (adoption) and 3 July 2017 (effective)	v07.00/2017	Alignment Amendment and minor	Alignment amendment to planning scheme (Alignment Amendment Rules)(Schedule 1(a)(b)(c) and (d)). Minor amendment to planning scheme (2.3A.3(e) and 2.3A.3(f) of *MAALPI*) for the Yeerongpilly Transit Oriented Development neighbourhood plan . Refer to Amendment v07.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Minor and administrative	Minor amendments to planning scheme (Schedule 1, Section 2e), h) and i) of *MGR)*. Minor amendments to planning scheme policy (Schedule 1, Section 6a) and b) of *MGR)*. Administrative amendments to planning scheme (Schedule 1, Section 1a) of *MGR)*. Refer to Amendment v08.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v08.00/2017 for further detail.
28 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Refer to Amendment v08.00/2017 for further detail.
5 December 2017 (adoption) and 16 February 2018 (effective)	v09.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v09.00/2018 for further detail.
5 June 2018 (adoption) and 29 June 2018 (effective)	v010.00/2018	Major and Minor	Major amendment to planning scheme (2.3B.2 of *MAALPI*) for the Local government infrastructure plan. Major amendment to planning scheme policy (2.3A.4 of *MAALPI*). Minor amendment to planning scheme (2.3A.3 of *MAALPI*) to support the Local government infrastructure plan. Major amendment to planning scheme (2.3A.4 of *MAALPI*) for the Long term infrastructure plans. Administrative amendments to the Local government infrastructure plan (Schedule 1, Section 1a) of *MGR)*. Refer to Amendment v10.00/2018 for further detail.
31 July 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
7 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
14 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Minor and Major	Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR)*. Refer to Amendment v11.00/2018 for further detail. Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
28 August 2018 (adoption) and 21 September 2018 (effective)	V12.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v12.00/2018 for further detail.
13 November 2018 (adoption) and 23 November 2018 (effective)	v13.00/2018	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR)*. Administrative amendment to planning scheme policy

			(Schedule 1, Section 5) of *MGR).* Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of *MGR).* Refer to Amendment v13.00/2018 for further detail.
5 February 2019 (adoption) and 15 February 2019 (effective)	v14.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR).* Refer to Amendment v14.00/2019 for further detail.
14 May 2019 (adoption) and 31 May 2019 (effective)	v15.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of MAALPI). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR).* Refer to Amendment v15.00/2019 for further detail.
28 May 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR).* Refer to Amendment v16.00/2019 for further detail.
4 June 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR).* Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of *MGR).* Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR).* Refer to Amendment v16.00/2019 for further detail.
22 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Major amendment to planning scheme policy (3.2.3 of *MAALPI*); Refer to Amendment v17.00/2019 for further detail.
29 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR).* Administrative amendment to planning scheme policy (Schedule 1, Section 5) b), c), e) and g) of *MGR).* Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR).* Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*) Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Amendment	Amendment to planning scheme policy (Schedule 1, Section 7 of *MGR*). Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 28 February 2020 (effective)	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR).* Refer to Amendment v18.00/2020 for further detail.
19 November 2019 (adoption) and 1 May 2020 (effective)	v19.00/2020	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR).* Refer to Amendment v19.00/2020 for further detail.
26 November 2019 (adoption) and 28	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*).

February 2020 (effective)			Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR)*. Refer to Amendment v18.00/2020 for further detail.
8 September 2020 (adoption) and 30 October 2020 (effective)	v20.00/2020	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Major amendment to planning scheme policy (3.2.3 of *MAALPI*). Refer to Amendment v20.00/2020 for further detail.
11 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Refer to Amendment v21.00/2021 for further detail.
18 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2c), e), k) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of *MGR*). Refer to Amendment v21.00/2021 for further detail.
3 August 2021 (adoption) and 3 September 2021 (effective)	v22.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Refer to Amendment v22.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Interim local government infrastructure plan amendment	Interim amendment to *Brisbane City Plan 2014*: Local government infrastructure plan (LGIP) (Section 17 of the *Planning Act 2016*). Refer to Amendment v23.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Tailored amendment	Tailored amendment to *Brisbane City Plan 2014*: Long term infrastructure plans (Section 18(3) of the *Planning Act 2016*) Refer to Amendment v23.00/2021 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v24.00/2022 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5d) of *MGR*). Refer to Amendment v24.00/2022 for further detail.
1 November 2022 (adoption) and 2 December 2022 (effective)	v25.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR)*. Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR)*. Refer to Amendment v25.00/2022 for further detail.
29 November 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of MGR). Amendment to planning scheme policy (Chapter 3, Part 1 of MGR). Refer to Amendment v26.00/2023 for further detail.
6 December 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c) and e) of *MGR*). Refer to Amendment v26.00/2023 for further detail.
14 February 2023	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme

(adoption) and 10 March 2023 (effective)			(Schedule 1, Section 1a) of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2e) h) and i) of *MGR).* Refer to Amendment v26.00/2023 for further detail.
16 May 2023 (adoption) and 2 June 2023 (effective)	v27.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iv), a)vii) and b)i) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5b) and e) of *MGR*). Refer to Amendment v27.00/2023 for further detail.
13 June 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR).* Refer to Amendment v28.00/2023 for further detail.
1 August 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1b)i) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2k) of *MGR*). Refer to Amendment v28.00/2023 for further detail.
31 October 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2l) and m) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5(d) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*) Refer to Amendment v29.00/2023 for further detail.
14 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Planning scheme policy amendment	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v29.00/2023 for further detail.
28 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor	Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v29.00/2023 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor	Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii), a)iv) and a)vii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2e) and m) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5b) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Planning scheme policy amendment and minor	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2f) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
29 October 2024 (adoption) and 6	v31.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iii), a)v) and a)vii) of

December 2024 (effective)			*MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c) and k) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*) Refer to Amendment v31.00/2024 for further detail.
4 March 2025 (adoption) and 14 March 2025 (effective)	v32.00/2025	Tailored	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v32.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored amendment	Tailored amendment to *Brisbane City Plan 2014:* Long term infrastructure plans (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Local government infrastructure plan amendment	Amendment to Brisbane City Plan 2014: Local government infrastructure plan (LGIP) (Section 17 of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
13 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Major amendment	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Planning scheme policy amendment	Amendment to planning scheme policies (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
27 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored, planning scheme policy amendment and administrative	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of *MGR*). Refer to Amendment v33.00/2025 for further detail.
5 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Qualified state interest	Qualified state interest amendment to planning scheme (Chapter 2, Part 3 of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2k) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c), e), h) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
XX XX 20XX (adoption) and XX June 20XX (effective)	vXX.00/20XX	Tailored, planning scheme policy amendment and administrative	Tailored amendment to planning scheme ((Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of *MGR*). Refer to Amendment vXX.XX/20XX for further detail.