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



1.2 Planning scheme components

1. The planning scheme comprises the following components:
2. about the planning scheme;
3. state planning provisions;
4. the strategic framework;
5. local government infrastructure plan;
6. tables of assessment;
7. the zones and precincts in Table 1.2.1;
8. the neighbourhood plans and neighbourhood plan precincts and sub-precincts in Table 1.2.2:
9. the mapping overlays and overlay codes in Table 1.2.3;
10. 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;
11. land in the planning scheme area which is affected by the following other plans;
12. Bowen Hills UDA Development Scheme;
13. Fitzgibbon UDA Development Scheme;
14. Northshore Hamilton UDA Development Scheme;
15. Woolloongabba UDA Development Scheme;
16. Queen's Wharf Brisbane PDA Development Scheme;
17. Herston Quarter PDA Interim Land Use Plan;
18. South Bank Corporation Area Approved Development Plan;
19. the schedules and appendices in Table 1.2.5;
20. 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 precinct2 or 3 storey mix zone precinctUp to 3 storeys zone precinct |
| Medium density residential | Nil |
| High density residential | Up to 8 storeys zone precinctUp to 15 storeys zone precinct |
| Character residential | Character zone precinctInfill housing zone precinct |
| Tourist accommodation | Nil |
| Centre zones category |
| Principal centre | City Centre zone precinctRegional centre zone precinct |
| Major centre | Nil |
| District centre | District zone precinctCorridor zone precinct |
| Neighbourhood centre | Nil |
| Recreation zones category |
| Sport and recreation | Local zone precinctDistrict zone precinctMetropolitan zone precinct |
| Open space | Local zone precinctDistrict zone precinctMetropolitan zone precinct |
| Environmental zones category |
| Environmental management | Nil |
| Conservation | Local zone precinctDistrict zone precinctMetropolitan zone precinct |
| Industry zones category |
| Low impact industry | Nil |
| Industry | General industry A zone precinctGeneral industry B zone precinctGeneral industry C zone precinct |
| Special industry | Nil |
| Industry investigation | Nil |
| Other zones category |
| Community facilities | Cemetery zone precinctCommunity purposes zone precinctEducation purposes zone precinctEmergency services zone precinctHealth care purposes zone precinctMajor health care zone precinctMajor sports venue zone precinct |
| Emerging community | Nil |
| Extractive industry | Nil |
| Mixed use | Centre frame zone precinctCorridor zone precinctInner city zone precinct |
| Rural | Nil |
| Rural residential | Nil |
| Special purpose | Airport zone precinctDefence zone precinctDetention facility zone precinctPort zone precinctTransport infrastructure zone precinctUtility services zone precinct |
| Specialised centre | Brisbane Markets zone precinctEntertainment and conference centre zone precinctLarge format retail zone precinctMajor education and research facility zone precinctMarina zone precinctMixed 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 AirportNPP-002: Archerfield north (Granard Road) and Archerfield east (Desgrand Street)NPP-003: Jackson RoadNPP-004: Elizabeth Street residentialNPP-005: Hellawell Road residentialNPP-006: Coopers Plains residentialNPP-007: Beaudesert Road centreNPP-007a: Beaudesert Road centre south - Elizabeth StreetNPP-007b: Beaudesert Road centre north - O'Connel StreetNPP-008: Postle StreetNPP-008a: Mixed light industry and centre activitiesNPP-008b: District centreNPP-008c: Residential usesNPP-009: Coopers Plains centre/office and industryNPP-010: Queensland Government strategic sites (QGSS)NPP-010a: Intermodal freight terminalNPP-010b: Postle Street logisticsNPP-010c: Technical and trades trainingNPP-011: Gateway industry/business |
| Albion neighbourhood plan | NPP-001: StationNPP-002: Albion villageNPP-003: Corunna StreetNPP-004: North NPP-005: Raceway  |
| Algester—Parkinson—Stretton neighbourhood plan | Nil |
| Ashgrove—Grange district neighbourhood plan | NPP-001: Newmarket shopping centreNPP-002: Ashgrove villageNPP-003: The Grange TerminusNPP-004: Wilston villageNPP-005: The BrickworksNPP-006: Council works depot |
| Aspley district neighbourhood plan | NPP-001: Aspley centreNPP-002: Aspley centre residentialNPP-003: Caravan parkNPP-004: Western residentialNPP-005: ReservoirNPP-006: Robinson Road centre |
| Australia TradeCoast neighbourhood plan | NPP-001: PinkenbaNPP-002: AirportNPP-003: Old airportNPP-004: Fisherman Islands |
| Banyo—Nudgee neighbourhood plan | NPP-001: Nudgee northNPP-001a: Nudgee north aNPP-002: Elliott Road northNPP-002a: Elliott Road north aNPP-002b: Elliott Road north bNPP-002c: Elliott Road north cNPP-003: Blinzinger RoadNPP-004: Banyo centreNPP-004a: Banyo centre aNPP-005: Banyo centre residentialNPP-006: Tufnell Road southNPP-006a: Tufnell Road south aNPP-007: St Vincents Road south |
| Bowen Hills neighbourhood plan | NPP-001: Residential villageNPP-002: Light industryNPP-003: Mayne rail yardsNPP-004: Open spaceNPP-005: Breakfast Creek wharfNPP-006: Ross Street |
| Bracken Ridge and district neighbourhood plan | NPP-001: Carseldine residentialNPP-002: Bridgeman Downs residentialNPP-003: Taigum residentialNPP-004: West Aspley residentialNPP-005: Relocatable home parksNPP-006: Bracken Ridge eastNPP-007: Bald Hills village centreNPP-008: Zillmere industrialNPP-009: Gawain Road centreNPP-010: Bald Hills/Bridgeman DownsNPP-011: Bridgeman DownsNPP-012: North Bald HillsNPP-013: Bracken Ridge RoadNPP-014: North Bracken RidgeNPP-015: Zillmere centre |
| Bulimba neighbourhood plan | NPP-001: Bulimba northNPP-002: Oxford StreetNPP-002a: Oxford Street B1NPP-002b: Oxford Street B2NPP-002c: Oxford Street B3NPP-003: Hawthorne centreNPP-004: Bulimba Barracks NPP-004a: Riverfront recreationNPP-004b: Community heartNPP-004c: Residential interfaceNPP-004d: Residential coreNPP-004e: Royal Australian NavyNPP-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 coreNPP-002: Centre fringeNPP-003: Centre residential |
| Centenary suburbs neighbourhood plan | NPP-001: Mt Ommaney mixed use centreNPP-002: Mt Ommaney Hotel siteNPP-003: Housing diversityNPP-004: Centenary sport and recreationNPP-004a: Centenary sport andrecreation (private)NPP-004b: Centenary sport andrecreation (public)NPP-004c: Centenary sport andrecreation (private)NPP-005: Monier RoadNPP-006: Seventeen Mile Rocks industrialNPP-007: Jennifer StreetNPP-008: Horizon Drive bushlandNPP-009: Old turf farmNPP-010: Sinnamon Farm heritage |
| Chermside centre neighbourhood plan | NPP-001: Chermside centre activityNPP-001a: CoreNPP-001b: Gympie RoadNPP-001c: Mixed useNPP-001d: Playfield StreetNPP-002: Residential northNPP-002a: High density residentialNPP-002b: Wheller GardensNPP-003: Residential southNPP-004: Community use and sportsNPP-005: Hospital |
| City Centre neighbourhood plan | NPP-001: RetailNPP-002: Quay StreetNPP-002a: Quay Street north NPP-002b: Quay Street southNPP-003: Queen's WharfNPP-004: RiverNPP-005: Howard Smith Wharves |
| City west neighbourhood plan | NPP-001: Victoria Barracks renewalNPP-002: Caxton StreetNPP-003: Normanby renewal |
| Clayfield—Wooloowin district neighbourhood plan | Nil |
| Darra—Oxley neighbourhood plan | NPP-001: Darra centreNPP-001a: Darra suburban centreNPP-001b: Darra residentialNPP-001c: Darra mixed light industry and businessNPP-001d: Darra industrialNPP-002: Oxley centreNPP-002a: Oxley suburban centreNPP-002b: Oxley residentialNPP-003: BrickworksNPP-004: Portal StreetNPP-005: Ipswich MotorwayNPP-005a: Ipswich Motorway mixed light industry and businessNPP-005b: Douglas Street light industryNPP-005c: Douglas Street residential |
| Doolandella neighbourhood plan | Nil |
| East Brisbane—Coorparoo district neighbourhood plan | Nil |
| Eastern corridor neighbourhood plan | NPP-001: BurandaNPP-001a: Buranda core NPP-001b: Buranda corridor NPP-001c: Buranda residential NPP-002: Buranda StationNPP-002a: Buranda Station core NPP-002b: Buranda Station corridor NPP-003: Stones CornerNPP-003a: Stones Corner core NPP-003b: Stones Corner corridor NPP-003c: Stones Corner residential NPP-004: Langlands ParkNPP-004a: Langlands Park corridor NPP-004b: Langlands Park residential NPP-005: CoorparooNPP-005a: Coorparoo core NPP-005b: Coorparoo corridor NPP-005c: Coorparoo residential NPP-006: Bennetts RoadNPP-006a: Bennetts Road corridor NPP-006b: Bennetts Road residential NPP-007: AnnerleyNPP-007a: Annerley corridorNPP-007b: Annerley residential |
| Enoggera district neighbourhood plan | NPP-001: Alderley shopping centre |
| Everton Park neighbourhood plan | NPP-001: Everton Park centreNPP-001a: Everton Park centreNPP-002: Central residentialNPP-002a: Central residential aNPP-002b: Central residential bNPP-003: Fallon Park |
| Ferny Grove—Upper Kedron neighbourhood plan | Nil |
| Fig Tree Pocket neighbourhood plan | Nil |
| Forest Lake neighbourhood plan | NPP-001: ResidentialNPP-002: District business centreNPP-003: Blunder Creek environmental and open spaceNPP-004: Parkland lots |
| Fortitude Valley neighbourhood plan | NPP-001: Gotha StreetNPP-002: Valley heartNPP-002a: Special context areaNPP-003: Valley gatewayNPP-004: Light Street hillNPP-005: James StreetNPP-006: Water Street |
| Hemmant—Lytton neighbourhood plan | NPP-001: Hemmant and Tingalpa Road |
| Holland Park—Tarragindi district neighbourhood plan | NPP-001: ParklandNPP-002: Greenslopes Busway StationNPP-002a: Energex depotNPP-002b: Stephens MountainNPP-002c: Nicholson StreetNPP-002d: Greenslopes HospitalNPP-003: Greenslopes Mall district centreNPP-004: Greenslopes central neighbourhood centreNPP-005: Holland Park central district centreNPP-006: Kuring-gai Avenue neighbourhood centreNPP-007: Reservoir parklandNPP-008: Hillside character |
| Indooroopilly centre neighbourhood plan | NPP-001: Multi-purpose centreNPP-001a: High StreetNPP-001b: Moggill Road northNPP-001c: Indooroopilly shopping centre mixed useNPP-002: Witton BarracksNPP-003: Special context areaNPP-003a: Jackson Street special context areaNPP-003b: Moggill Road west specialcontext area |
| Ithaca district neighbourhood plan | NPP-001: Butterfield StreetNPP-001a: Butterfield Street aNPP-001b: Butterfield Street bNPP-002: BallymoreNPP-003: Bishop StreetNPP-004: Guthrie StreetNPP-005: BreweryNPP-006: Enoggera TerraceNPP-007: Rosalie villageNPP-008: Hillside character |
| Kangaroo Point peninsula neighbourhood plan | NPP-001: ResidentialNPP-002: Community convenience centreNPP-003: ParkNPP-004: DocksideNPP-004a: Dockside ANPP-004b: Dockside A1NPP-004c: Dockside B1NPP-004d: Dockside B2NPP-004e: Dockside B3NPP-004f: Dockside C1NPP-004g: Dockside C2NPP-004h: Dockside D1NPP-004i: Dockside D2NPP-004j: Dockside E1NPP-004k: Dockside E2NPP-004l: Dockside FNPP-004m: Dockside GNPP-004n: Dockside HNPP-004o: Dockside I |
| Kangaroo Point south neighbourhood plan | NPP-001: Main StreetNPP-001a: Neighbourhood heartNPP-002: Character residentialNPP-003: Raymond Park southNPP-004: River TerraceNPP-005: Shaftston AvenueNPP-006: Vulture StreetNPP-007: Wellington and Lytton roadsNPP-007a: Manilla Street |
| Kelvin Grove urban village neighbourhood plan | NPP-001: Village centreNPM-001a: Village centre 1NPM-001b: Village centre 2NPP-002: Mixed useNPM-002a: Mixed use 1NPM-002b: Mixed use 2NPM-002c: Mixed use 3NPM-002d: Mixed use 4NPM-002e: Mixed use 5NPM-002f: Mixed use 6NPM-002g: Mixed use 7NPM-002h: Mixed use 8NPM-002i: Mixed use 9NPP-003: Health and recreationNPM-003a: Health and recreation 1NPP-004: ResidentialNPM-004a: Residential 1NPM-004b: Residential 2NPM-004c: Residential 3NPM-004d: Residential 4NPM-004e: Residential 5NPM-004f: Residential 6NPM-004g: Residential 7 |
| Kuraby neighbourhood plan | Nil |
| Lake Manchester neighbourhood plan | NPP-001: Urban development landNPP-002: Non-urban landNPP-003: Natural environment landNPP-004: Not committed landNPP-005: Parkland ruralNPP-005a: Parkland rural a |
| Latrobe and Given Terraces neighbourhood plan | NPP-001: CentresNPP-002: ResidentialNPP-003: Mixed use |
| Lower Oxley Creek north neighbourhood plan | NPP-001: Willawong renewable energyNPP-002: Limited development |
| Lower Oxley Creek south neighbourhood plan | NPP-001: Paradise Road |
| Lutwyche Road corridor neighbourhood plan | NPP-001: Lutwyche centreNPP-001a: Lutwyche centre mixed use corridorNPP-001b: Lutwyche centre residential corridorNPP-002: Windsor eastNPP-002a: Windsor east mixed use corridorNPP-002b: Windsor east residential corridorNPP-003: Stafford depotNPP-004: Albion and Wooloowin railway stationsNPP-005: Sisters of Mercy NPP-006: Industrial |
| McDowall—Bridgeman Downs neighbourhood plan | Nil |
| Milton neighbourhood plan | NPP-001: ResidentialNPP-002: Douglas StreetNPP-003: OfficeNPP-003a: Office aNPP-003b: Office bNPP-003c: Office c |
| Milton Station neighbourhood plan | NPP-001: Mixed use centreNPP-002: Mixed use residentialNPP-003: Core residentialNPP-004: CommercialNPP-004a: Cribb Street |
| Mitchelton centre neighbourhood plan | NPP-001: Brookside NPP-001a: Brookside ANPP-001b: Brookside BNPP-001c: Brookside CNPP-001d: Brookside DNPP-001e: Brookside ENPP-002: Fringe residentialNPP-003: McConaghy Street southNPP-004: University RoadNPP-004a: University Road eastNPP-004b: University Road westNPP-005: Blackwood StreetNPP-005a: Blackwood Street westNPP-005b: Blackwood Street eastNPP-006: Osborne Road southNPP-006a: Osborne Road south ANPP-006b: Osborne Road south BNPP-006c: Osborne Road south CNPP-007: Prospect RoadNPP-008: Northmore Street |
| Mitchelton neighbourhood plan | Nil |
| Moggill—Bellbowrie district neighbourhood plan | NPP-001: Environmental protectionNPP-002: Established residentialNPP-003: Low density residentialNPP-003a: Church and Witty roadsNPP-003b: Priors Pocket RoadNPP-004: Multi-purpose centresNPP-005: University of Queensland Pinjarra Hills |
| Moorooka—Stephens district neighbourhood plan | NPP-001: Clifton Hill War Service Homes EstateNPP-002: Fairfield GardensNPP-003: Moorvale shopping centre |
| Moreton Island settlements neighbourhood plan | NPP-001: BulwerNPP-002: Cowan CowanNPP-003: TangaloomaNPP-004: Kooringal |
| Mt Coot-tha neighbourhood plan | NPP-001: Bushland livingNPP-002: Natural area and recreationNPP-003: Metropolitan tourist and visitor destinationNPP-004: Telecommunications facilityNPP-005: Institutional uses |
| Mt Gravatt corridor neighbourhood plan | NPP-001: Upper Mt GravattNPP-001a: Upper Mt Gravatt coreNPP-001b: Upper Mt Gravatt mixed use frameNPP-001c: Upper Mt Gravatt high density residentialNPP-001d: Upper Mt Gravatt medium density residentialNPP-001e: Upper Mt Gravatt aged careNPP-001f: Everett Street north medium density residentialNPP-002: Mt Gravatt centralNPP-002a: Mt Gravatt central coreNPP-002b: Mt Gravatt central mixed use frameNPP-002c: Mt Gravatt central medium density residentialNPP-003: Logan Road NPP-003a: Logan Road mixed use frameNPP-003b: Logan Road medium to high density residentialNPP-003c: Logan Road low to medium density residentialNPP-004: Kessels RoadNPP-004a: Kessels Road corridorNPP-004b: Kessels Road medium density residential |
| New Farm and Teneriffe Hill neighbourhood plan | NPP-001: Low density livingNPP-002: Low–medium density livingNPP-003: Medium density livingNPP-004: Mixed use centreNPP-004a: Brunswick StreetNPP-004b: Brunswick Street and Merthyr RoadNPP-004c: Merthyr Road and Moray StreetNPP-004d: James and Arthur streetsNPP-004e: Merthyr Road and James StreetNPP-005: Parks |
| Newstead and Teneriffe waterfront neighbourhood plan | NPP-001: WaterfrontNPP-002: Commercial RoadNPP-002a: HeritageNPP-002b: RiversideNPP-003: RiverparkNPP-004: Newstead TerraceNPP-005: Newstead northNPP-006: Major parks |
| Nudgee Beach neighbourhood plan | Nil |
| Nundah district neighbourhood plan | NPP-001: St John’s ChurchNPP-002: Nellie StreetNPP-003: Tufnell LodgeNPP-004: Ex Tip Top bakeryNPP-005: Ryans Road industrial |
| Pinkenba—Eagle Farm neighbourhood plan | NPP-001: Eagle FarmNPP-002: Pinkenba villageNPP-003: Pinkenba northNPP-004: Bulwer Island NPP-005: Gateway NPP-006: Myrtletown |
| Racecourse precinct neighbourhood plan | NPP-001: Racecourse RoadNPP-002: RacecoursesNPP-002a: Eagle Farm racingNPP-002b: Eagle Farm mixed useNPP-002c: Eagle Farm community use NPP-002d: Doomben racing and community useNPP-002e: Doomben southNPP-003: Kingsford Smith DriveNPP-003a: Kingsford Smith Drive westNPP-003b: Kingsford Smith Drive eastNPP-004: Hendra stables |
| Richlands—Wacol corridor neighbourhood plan | NPP-001: Wacol industrialNPP-001a: Sanananda Barracks industrialNPP-001b: Sanananda Barracks mixed industry and businessNPP-002: Richlands centralNPP-002a: Richlands rail hubNPP-002b: Richlands coreNPP-002c: Richlands frameNPP-003: Richlands eastNPP-003a: Queensland Police Service Academy |
| River gateway neighbourhood plan | NPP-001: MorningsideNPP-001a: Low–medium density residentialNPP-001b: District centreNPP-002: Seven Hills TAFENPP-003: Cannon Hill/MurarrieNPP-003a: Low–medium density residential NPP-003b: Wynnum Road corridorNPP-003c: Cannon Hill shopping centreNPP-003d: Park Hill southNPP-003e: Former CSIRO siteNPP-003f: Cannon Hill StationNPP-004: Minnippi NPP-005: Industry |
| Rochedale urban community neighbourhood plan | NPP-001: Town centreNPP-002: Neighbourhood centre and business service centreNPP-003: Business park and gateway civicNPP-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 town centreNPP-002: The Gas WorksNPP-003: Deagon stables |
| Sandgate Road neighbourhood plan | Nil |
| Sherwood—Graceville district neighbourhood plan | NPP-001: West side characterNPP-002: Corinda centreNPP-003: Sherwood centreNPP-004: Honour Avenue centreNPP-005: Community hubNPP-006: St Aidan's schoolNPP-007: Light industry and employmentNPP-008: Alan Fletcher Research Station/Montrose AccessNPP-009: Sport and recreation |
| South Brisbane riverside neighbourhood plan | NPP-001: South Brisbane reachNPP-002: MusgraveNPP-003: Boundary and VultureNPP-003a: Village heartNPP-004: KurilpaNPP-004a: Kurilpa southNPP-004b: Kurilpa northNPP-005: Riverside northNPP-006: Buchanan and Davies parksNPP-006a: Hockings StreetNPP-007: Riverside south |
| Spring Hill neighbourhood plan | NPP-001: Detached house NPP-002: Low-rise residentialNPP-002a: Low-rise residential 1NPP-002b: Low-rise residential 2NPP-002c: Low-rise residential 3NPP-003: High-rise residentialNPP-004: Low-rise commercialNPP-004a: Low-rise commercial 1NPP-004b: Low-rise commercial 2NPP-005: High-rise commercialNPP-005a: High-rise commercial 1NPP-005b: High-rise commercial 2NPP-005c: High-rise commercial 3NPP-005d: High-rise commercial 4 |
| Taringa neighbourhood plan | NPP-001: Taringa coreNPP-002: Taringa gatewayNPP-003: Harrys Road east |
| Toombul—Nundah neighbourhood plan | NPP-001: Nundah villageNPP-001a: Nundah villageMPP-001b: Nundah villageNPP-001c: Nundah village medium density residentialNPP-002: Toombul centralNPP-002a: Toombul eastNPP-003: Union StreetNPP-003a: Union Street medium density residentialNPP-003b: Union Street medium density residentialNPP-004: Oxenham Park NPP-004a: Oxenham Park medium density residentialNPP-004b: Oxenham Park medium density residentialNPP-005: Nundah northNPP-005a: Nundah north medium density residentialNPP-006: Toombul westNPP-006a: Toombul west medium density residentialNPP-006b: Toombul west medium density residential |
| Toowong—Auchenflower neighbourhood plan | NPP-001: Toowong centreNPP-001a: Toowong centre aNPP-001b: Toowong centre bNPP-001c: Toowong centre cNPP-002: Toowong residentialNPP-003: Memorial ParkNPP-004: Regatta riversideNPP-004a: Regatta riverside aNPP-005: Auchenflower heartNPP-005a: Auchenflower heart aNPP-005b: Auchenflower heart bNPP-005c: Auchenflower heart cNPP-006: Dunmore residential |
| Toowong—Indooroopilly district neighbourhood plan | NPP-001: Milton and Sylvan roads light industryNPP-002: Dean Street shopsNPP-003: Government researchNPP-004: Woodstock Avenue |
| Wakerley neighbourhood plan | NPP-001: Residential development NPP-001a: Residential a NPP-001b: Residential bNPP-001c: Residential cNPP-002: Industrial development  |
| West End—Woolloongabba district neighbourhood plan | NPP-001: West End estateNPP-002: Mater HillNPP-002a: Mater Hill aNPP-002b: Mater Hill b |
| Western gateway neighbourhood plan | NPP-001: SumnerNPP-002: Wacol institutionalNPP-003: Wacol industrialNPP-004: InalaNPP-005: Carole Park/Ellen Grove |
| Willawong neighbourhood plan | NPP-001: Paradise wetland investigation |
| Woolloongabba centre neighbourhood plan | NPP-001: Woolloongabba coreNPP-002: Woolloongabba hillNPP-003: Ipswich Road and Stanley Street corridorNPP-004: Logan Road corridorNPP-005: Deshon Street |
| Wynnum—Manly neighbourhood plan | NPP-001: Wynnum northNPP-001a: Wynnum northNPP-002: Light and service industryNPP-003: Wynnum centralNPP-003a: Wynnum CBD northern frameNPP-003b: Parkside residentialNPP-003c: Western residentialNPP-003d: Wynnum central business districtNPP-003e: Bay TerraceNPP-003f: Wynnum CBD southern frameNPP-003g: Waterloo Bay HotelNPP-003h: EsplanadeNPP-004: Manly harbour villageNPP-005: Wynnum HospitalNPP-006: Wynnum RoadNPP-007: Lota wetlands |
| Wynnum West neighbourhood plan | Nil |
| Yeerongpilly Transit Oriented Development neighbourhood plan | NPP-001: Mixed use coreNPP-001a: District centre (District) NPP-001b Mixed use (Centre frame)NPP-002: Residential mixed useNPP-002a: High density residentialNPP-002b: Medium density residentialNPP-002c: Low-medium density residentialNPP-003: Low-rise residentialNPP-004: Open spaceNPP-005: Major sports venue |

Table 1.2.3—Overlays and overlay codes

|  |  |
| --- | --- |
| Mapping overlaysEditor’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 codeCommercial 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 |
| 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 codeTraditional 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 codeCommunity residence codeForestry for wood production code |
| Use codes |
| Animal keeping codeCaretaker’s accommodation codeCentre or mixed use codeChildcare centre codeCommunity facilities codeDual occupancy codeDwelling house codeDwelling house (small lot) codeExtractive industry codeHome-based business codeIndoor sport and recreation codeIndustry codeIntensive food production codeMultiple dwelling codeOutdoor sport and recreation codePark codePark planning and design codeResidential care facility codeRooming accommodation codeRural activities codeService station codeShort-term accommodation codeSmall-scale non-residential uses codeSpecial purpose codeSpecialised centre codeTelecommunications facility codeTourist park and relocatable home park code |
| Other development codes |
| Demolition of rooming accommodation codeFilling and excavation codeInfrastructure design codeLandscape work codeOperational work codeOutdoor lighting codePrescribed tidal work codeStormwater codeSubdivision codeTransport, access, parking and servicing codeWastewater code |

Table 1.2.5—Schedules and appendices

|  |
| --- |
| Schedules |
| Schedule 1 DefinitionsSchedule 2 MappingSchedule 3 Local government infrastructure plan mapping and tablesSchedule 4 Notations required under the Planning Act 2016Schedule 5 Designation of premises for developmentSchedule 6 Planning scheme policies |
| Appendices |
| Appendix 1 Index and glossary of abbreviations and acronymsAppendix 2 Table of amendments |

Table 1.2.6—Planning scheme policies that support the planning scheme

|  |
| --- |
| Planning scheme policies |
| Air quality planning scheme policyBiodiversity areas planning scheme policyBushfire planning scheme policyCoastal hazard planning scheme policyCommercial character building planning scheme policyCompensatory earthworks planning scheme policyConcrete batching plants planning scheme policyConsultation planning scheme policyCrime prevention through environmental design planning scheme policyFlood planning scheme policyGraffiti prevention planning scheme policyHeritage planning scheme policyIndependent design advisory panel planning scheme policyIndustrial hazard and risk assessment planning scheme policyInfrastructure design planning scheme policyLandscape design guidelines for water conservation planning scheme policyLandslide planning scheme policyManagement of hazardous chemicals in flood affected areas planning scheme policyManagement plans planning scheme policyNoise impact assessment planning scheme policyOffsets planning scheme policyPark management plan planning scheme policyPlanting species planning scheme policyPotential and actual acid sulfate soils planning scheme policyRefuse planning scheme policySocial and health impact assessment planning scheme policyStorage and dispensing of petroleum products planning scheme policyStructure planning planning scheme policyTraditional building character planning scheme policyTransport, access, parking and servicing planning scheme policyTransport air quality corridor planning scheme policyVegetation 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:
2. the *Planning Act 2016* (the Act);
3. the *Planning Regulation 2017* (the Regulation);
4. the definitions in Schedule 1of the planning scheme;
5. the *Acts Interpretation Act 1954*;
6. the ordinary meaning where that term is not defined in any of the above.
7. 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.
8. 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.
9. A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
10. 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 [[1]](#footnote-1)—See example at bottom of page.

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:

1. 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;
2. 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;
3. 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;
4. 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:
2. 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.

1. assessable development:
2. code assessment;
3. 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.

1. prohibited development.

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

1. 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:

1. the strategic framework prevails over all other components, to the extent of the inconsistency for impact assessment;
2. relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components, to the extent of the inconsistency;
3. overlays prevail over all other components (other than the matters mentioned in (a) and (b), to the extent of the inconsistency;
4. neighbourhood plan codes prevail over zone codes, use codes and other development codes, to the extent of the inconsistency;
5. zone codes prevail over use codes and other development codes, to the extent of the inconsistency;
6. 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*).

1. 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.

1. The building assessment provisions in the planning scheme are identified in:
2. Table 1.6.1 for the assessment manager for a building development application;
3. 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 2006* (BR) | Description | Building assessment provisions in planning scheme |
| 1 | Section 32(a) BA and section 12 BR | Designation of a bushfire prone area for the BCA or QDC | Section 1.7.1 |
| 2 | Section 32(a) BA and section 13(1)(a) BR | Designation of a flood hazard area  | Section 1.7.2 (1) |
| 3 | Section 32(b) BA and sections 13(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 13(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 13(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 10 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  |
| PO7 and AO7 |
| Dwelling house (small lot) code | PO2, AO2.1 and AO2.2 |
| Centenary suburbs 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 Hill neighbourhood plan code | PO1 and AO1 |
| Newstead and Teneriffe waterfront neighbourhood plan code | PO1 and AO1 |
| Nudgee Beach neighbourhood plan code | PO1 and AO1 |
| Petrie Terrace and 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 10 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  | PO4, AO4.1 and AO4.2 |
| PO9, AO9.1, AO9.2 and AO9.3 |
| 8 | Section 32(b) BA and section 10 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 | PO3 and AO3 |
| Dwelling house (small lot) code | PO7 and AO7.1 |
| Petrie Terrace and Spring Hill neighbourhood plan code | PO4 and AO4.1 |
| 9 | 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 | PO6 and AO6 |
| Dwelling house (small lot) code | PO2, AO2.1 and AO2.3 |
| PO12 and AO12.1 |
| Forest Lake neighbourhood plan code | PO4 and AO4.1 |
| Petrie Terrace and Spring Hill neighbourhood plan code | PO10, AO10.1, AO10.2, AO10.3 and AO10.4 |
| Sherwood–Graceville district neighbourhood plan | PO3 and AO3.3 |
| 10 | 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 | PO6 and AO6 |
| Dwelling house (small lot) code | PO2, AO2.1, AO2.4 and AO2.5 |
| PO12 and AO12.1 |
| Forest Lake neighbourhood plan code | PO4 and AO4.1 |
| New Farm and Teneriffe Hill neighbourhood plan code | PO3 and AO3 |
| PO6 and AO6 |
| Petrie Terrace and Spring Hill neighbourhood plan code | PO11, AO11.1, AO11.2, AO11.3, AO11.4, AO11.5, AO11.6, AO11.7, AO11.8 and AO11.9 |
| Sherwood–Graceville district neighbourhood plan | PO3, AO3.4 and AO3.5 |
| 11 | 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 | PO3 and AO3 |

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:1. Rural zone
2. Rural residential zone
3. Environmental Management zone
4. Low density residential zone
5. Character residential zone and zone precincts
6. Low–medium density residential zone and zone precincts
7. Medium density residential zone
8. Emerging community zone
9. 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 9, 10 and 11 of Table 1.6.1 |
| 3 | Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(c) of the Regulation | If all of the following apply:1. under *Building Regulation 2006*, section 10, 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;
2. the provision applies for building work;
3. 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 6, 7 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 2006*, section 13 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 12 of the *Building Regulation 2006*, 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
 |

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 13(1)(a) of the *Building Regulation 2006* 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
 |

1. For the purpose of section 32(b) of the *Building Act 1975* and section 13(1)(b) of the *Building Regulation 2006*, the Flood overlay addresses the following:
2. the defined flood event;
3. a freeboard that is more than 300mm;
4. 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:1. 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).1. 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).1. 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:

1. have an extremely adverse effect on the amenity or likely amenity of the locality; or
2. 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:1. Rural zone
2. Rural residential zone
3. Environmental management zone
4. Low density residential zone
5. Character residential zone and zone precincts
6. Low–medium density residential zone and zone precincts
7. Medium density residential zone
8. Emerging community zone
 | Dwelling house codeDwelling house (small lot) code |
| 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 BIMAP 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:
2. an eave of a roof; or
3. 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.

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.

1. Footnote—This is an example of a footnote [↑](#footnote-ref-1)