7.2.5.1 East Brisbane—Coorparoo district neighbourhood plan code

7.2.5.1.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the East Brisbane—Coorparoo district neighbourhood plan area if:
2. 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](EastBrisbaneCoorparooTOA.docx)); or
3. impact assessable development.
4. Land in the East Brisbane—Coorparoo district neighbourhood plan area is identified on the [NPM-005.1 East Brisbane—Coorparoo district neighbourhood plan map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).
5. When using this code, reference should be made to [section 1.5](Part1.docx#Part1Pt5), [section 5.3.2](Part5TablesOfAssessmentIntro.docx#Part532) and [section 5.3.3](Part5TablesOfAssessmentIntro.docx#Part533).

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. Refer to [Table 5.9.21.A](EastBrisbaneCoorparooTOA.docx#Table5921A), [Table 5.9.21.B](EastBrisbaneCoorparooTOA.docx#Table5921B), [Table 5.9.21.C](EastBrisbaneCoorparooTOA.docx#Table5921C) and [Table 5.9.21.D](EastBrisbaneCoorparooTOA.docx#Table5921D).

7.2.5.1.2 Purpose

1. The purpose of the East Brisbane—Coorparoo district neighbourhood plan code is to provide finer grained planning at a local level for the East Brisbane—Coorparoo district neighbourhood plan area.
2. The purpose of the East Brisbane—Coorparoo district neighbourhood plan code will be achieved through the following overall outcomes:
3. Identified character housing and precincts of distinctive local character, such as the area bounded by Mowbray Terrace, Barker Street, Heath Street and Geelong Street are maintained.
4. The natural values of Norman Creek are protected and major development proposals provide physical links in strategic locations to enable enhanced access to the creek and the associated walking and cycling routes.
5. The Anglican Church Grammar School does not intrude further into residential areas and is limited to the block defined by Oaklands Parade, Mowbray Terrace, Barker Street and Heath Street.

7.2.5.1.3 Performance outcomes and acceptable outcomes

Table 7.2.5.1.3—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| PO1  Development maintains the unique local street character of narrow rear lanes. | AO1  Development does not involve widening Kingfisher Lane, Fisher Lane, Emu Lane and Balmoral Terrace south of Lomond Terrace. |