

**Exhibit 913**

**Statement of Gary White**

**Attachments 1, 4, 6, 21**



**Brisbane City Council**  
 ABN 72 002 765 795

City Planning  
 Urban Management Division  
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 Brisbane Qld 4000  
 GPO Box 1434 Brisbane Qld 4001

ENTERED  
 04/10767

RECEIVED  
 16 JUN 2004  
 OFFICE OF THE MINISTER

11 June 2004

The Honourable Desley Boyle  
 Minister for Local Government and Planning  
 PO Box 31  
 BRISBANE ALBERT STREET  
 QLD 4002

Attention: Glenn Boddington, Planning Services

Dear Minister,

**Re: First State Interest Review – Mid 2004 City Plan Amendment Package**

At its meeting of 8 June 2004, Council resolved to amend the Brisbane City Plan 2000 in accordance with the proposed Mid 2004 City Plan amendment package. The proposed amendments include:

- Updated references to new or amended State legislation
- Setting a maximum building height for developments in Multi-purpose and Special Purpose Centres and select Local Plans, and clarification of related definitions
- Introduction of a new precinct in the Bowen Hills Local Plan
- Amendments to New Farm and Teneriffe Hill Local Plan to improve structure and clarification of design guidelines for houses
- Amendments to New Farm and Teneriffe Waterfront Local Plan to improve structure and retention of existing light industrial activities, and clarification of precinct intents
- Introduction of location and design criteria for school driveways
- Amendments to ensure the level of assessment for small lot houses in Emerging Community Area is consistent with other Area classifications
- A change to the Area classification of a car park in Sandgate from Parkland Area to Multi-purpose Centre, and consequential change to Sandgate District Local Plan.

Copies of the amendment package are attached, along with a copy of Council's resolution. An electronic copy of the package has also been forwarded to the Department.

In accordance with Section 11(2) of the Schedule, could you please advise whether any State interests are adversely affected by the proposed amendments, and when statutory notification of the draft amendments may commence.

Should you wish to discuss any of the proposed changes, please do not hesitate to contact Steven Adams of City Planning Branch on [redacted]

Yours sincerely

[redacted signature area]

James Couss  
 A/Manager City Planning  
 URBAN MANAGEMENT DIVISION

Attach:



**COPY**

**DECISION OF THE BRISBANE CITY COUNCIL**

**ESTABLISHMENT AND CO-ORDINATION Committee's Recommendation of**

**31 May 2004**

**Presented to Council: 8 JUNE 2004; and ADOPTED**

**D MID 2004 AMENDMENTS TO THE BRISBANE CITY PLAN 2000**  
**460/2(169)**

43. The Acting Divisional Manager, Urban Management Division, provides the following background information in relation to this matter.
44. The Mid 2004 City Plan amendment package contains seven key areas of change to the Brisbane City Plan 2000, being:

**Amendments to reflect recent amendments to State Legislation and State Planning Policies**  
The State Government has recently updated the *Queensland Heritage Act* and *Child Care Act* and adopted two new State Planning Policies on acid sulfate soils and disaster mitigation. To ensure the plan is consistent with the new legislation, it is necessary to update the relevant sections of the plan.

**Setting maximum building heights for development in Multi-purpose and Special Purpose Centres and select Local Plans and clarifying related definitions**  
Most design Codes in City Plan limit the height of building to both a maximum number of storeys and a maximum number of metres above ground level. In the Centre Design Code and 19 Local Plans, building height is only measured in storeys. These amendments nominate a maximum height in metres for all development, ensuring consistency in the determination of building height across the city. Related definitions have also been amended to clarify what constitutes a 'Ground storey' and a 'Storey'.

**Amendments to Bowen Hills Local Plan to include a new precinct, improve retention of light industrial activities and to clarify open space provisions**  
There is pressure in the Bowen Hills area to redevelop existing light industrial uses for residential purposes. Council studies have indicated that there is shortfall of industrial land in the area and that existing light industrial activities must be retained. The amendments include new precinct intents, levels of assessment and Code provisions to protect the existing industrial areas.

**Amendments to New Farm and Teneriffe Hill Local Plan to improve the structure, remove redundant provisions and to clarify design guidelines for houses**  
The amendments remove redundant provisions that relate to specific sites that have since been redeveloped in accordance with the "special area" requirements. The amendments also restructure the format of the Local Plan so that the process of determining the level of assessment for a development is consistent with the process used for other Local Plans. Amended design guidelines have also been introduced to regulate the size and location of houses.

**Amendments to Newstead and Tenteriffe Waterfront Local Plan to improve the structure, improve retention of light industrial activities and to clarify precinct intents**

There is pressure in the Newstead area to redevelop existing light industrial uses for residential purposes. Council studies have indicated that there is shortfall of industrial land in the area and that existing light industrial activities must be retained. The amendments include new precinct intents and Code provisions to protect the existing industrial activities.

The amendments also restructure the format of the Local Plan so that the process of determining the level of assessment for a development is consistent with the process used for other Local Plans.

**Amendment to make new driveways in schools subject to location and design criteria**

Under the current Community Use Code, the construction of a new driveway in a school is self-assessable, however, there are no specific criteria against which to assess the work. The amendment addresses this situation by including additional performance criteria and acceptable solutions for new driveways. These will be limited to higher-order roads, preventing the introduction of additional traffic into the local street system. Furthermore, the design of the driveway will be subject to accepted engineering standards.

**Amendments to ensure the level of assessment for a small lot house in the Emerging Community Area is consistent with other Area Classifications**

Under the current level of assessment table for the Emerging Community Area, a house complying with the House Code is self assessable even if it is on a small lot, being a lot less than 450 square metres in area and/or with an average width less than 15 metres.

This is inconsistent with other Area Classifications where the house design must comply with the requirements of both the House Code and the Residential Design-Small Lot Code to be self-assessable. The provisions of the Small Lot Code manage the scale and bulk of new small lot houses to protect the amenity of the street and adjoining properties.

The amendments alter the level of assessment for a small lot house in the Emerging Community Area to be consistent with that of other Area classifications.

**Changing the Area classification of car parking in the Sandgate shopping Centre from Parkland Area to Multi-purpose Centre and Consequential Amendment to Sandgate District Local Plan**

It is proposed to reclassify part of the property at [redacted] Brighton Road, Sandgate, from the Parkland Area to Multi-purpose Centre - MP3. The land comprises the car parking associated with the Sandgate shopping centre (6258 square metres). The balance of the area will remain in the Parkland Area (1,714 hectares).

The area has been utilised for car parking since 1965, and was zoned as a car park in the 1978 and 1987 Town Plans. The utilisation of a portion of the car park, in conjunction with development on adjacent sites, was envisaged in the Sandgate District Local Area Plan prepared in consultation with residents in 1995, and is mentioned in the Sandgate Local Plan included in City Plan.

To ensure the existing car park is not utilised for other centre purposes following its reclassification, a simultaneous amendment is proposed to the Sandgate District Local Plan requiring its retention for ground level car parking.

45. A detailed summary of the proposed amendments is submitted at Attachment B. The proposed amendments are submitted at Attachments C to J.
46. Should Council agree to proceed, the proposed amendments will be referred to the Minister for Local Government and Planning for consideration of State interests. Upon the Minister's approval, the draft amendments will be exhibited for public comment (over a 30 business day period) in accordance with statutory requirements of the *Integrated Planning Act 1997* (IPA).
- Consultation
47. The Councillors for the Wards of Central and Hamilton have been consulted and support the amendments to the Bowen Hills, New Farm and Teneriffe Hill, and Newstead and Teneriffe Waterfront Local Plans.
48. The Urban Planning and Sustainability Committee has been consulted and supports the proposed changes to the Community Use Code regarding location and design provisions for new driveways in schools.
49. Architects and urban designers from Local Planning and Design (City Planning Branch) have been involved in the development of the proposed building height amendments.
50. The Senior Heritage Architect of the Heritage Unit (City Planning Branch) has been involved in the development of and supports the proposed changes to the Heritage Place Code in response to changes in the *Queensland Heritage Act*.
- Implications of Proposal
51. The proposed amendments will ensure that the City Plan is consistent with relevant State Government legislation and planning policies.
52. The proposed building height provisions will ensure consistency in the determination of building height throughout the city.
53. The Education Department and private schools may be aggrieved by the restrictions placed on the location and design of driveways. The Education Department, through the State Interest check process, will have the opportunity to comment on this proposal.
54. The introduction of provisions to protect industrial activities in Bowen Hills and Newstead will help maintain economic and transport efficiency, and promote a sustainable land-use pattern.
55. A small group of Sandgate residents seeking to prevent the shopping centre development may be aggrieved by the change in Area Classification of the car park from the Parkland Area to Multi-purpose Centre. Despite this, the proposed reclassification should proceed, as it reflects undertakings given to the wider Sandgate community through the preparation of the Sandgate District Local Plan.
56. The Acting Divisional Manager therefore submits the following draft resolutions, with which the Committee unanimously concurs.

To Respond to Amendments to the Queensland Heritage Act, Child Care Act and the Introduction of New State Planning Policies

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO RESPOND TO AMENDMENTS TO THE QUEENSLAND HERITAGE ACT, CHILD CARE ACT AND THE INTRODUCTION OF NEW STATE PLANNING POLICIES as set out in Attachment C submitted.
- (ii) COUNCIL, pursuant to Section 9(2) of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.
- (iii) Pursuant to Section 9(3) of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

To Set Maximum Building Heights for Development in Multi-Purpose and Special Use Centres and Select Local Plans and Clarify Related Definitions

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO SET MAXIMUM BUILDING HEIGHTS FOR DEVELOPMENT IN MULTI-PURPOSE AND SPECIAL USE CENTRES AND SELECT LOCAL PLANS AND CLARIFY RELATED DEFINITIONS as set out in Attachment D submitted.
- (ii) COUNCIL, pursuant to Section 9(2) of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.
- (iii) Pursuant to Section 9(3) of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

To Include a New Precinct, Require Light Industrial Activities to be Retained and to Clarify Open Space Provisions in the Bowen Hills Local Plan

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO INCLUDE A NEW PRECINCT, REQUIRE LIGHT INDUSTRIAL ACTIVITIES TO BE RETAINED AND TO CLARIFY OPEN SPACE PROVISIONS IN THE BOWEN HILLS LOCAL PLAN as set out in Attachment E submitted.

- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.
- (iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

**To Improve the Structure of the Level of Assessment Tables, Remove Redundant Provisions and to Clarify the Design Guidelines for Houses in the New Farm and Teneriffe Hill Local Plan**

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO IMPROVE THE STRUCTURE OF THE LEVEL OF ASSESSMENT TABLES, REMOVE REDUNDANT PROVISIONS AND TO CLARIFY THE DESIGN GUIDELINES FOR HOUSES IN THE NEW FARM AND TENERIFFE HILL LOCAL PLAN as set out in Attachment F submitted.
- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.
- (iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

**To Improve the Structure of the Level of Assessment Tables, Require Light Industrial Activities to be Retained and to Clarify Precinct Intents of the Newstead and Teneriffe Waterfront Local Plan**

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO IMPROVE THE STRUCTURE OF THE LEVEL OF ASSESSMENT TABLES, REQUIRE LIGHT INDUSTRIAL ACTIVITIES TO BE RETAINED AND TO CLARIFY PRECINCT INTENTS OF THE NEWSTEAD AND TENERIFFE WATERFRONT LOCAL PLAN as set out in Attachment G submitted.
- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.
- (iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

To Introduce Location and Design Criteria for New Driveways in Schools

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO INTRODUCE LOCATION AND DESIGN CRITERIA FOR NEW DRIVEWAYS IN SCHOOLS as set out in Attachment H submitted.

- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.

- (iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

To Ensure the Level of Assessment for a Small Lot House in The Emerging Community Area is Consistent with other Area Classifications

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO ENSURE THE LEVEL OF ASSESSMENT FOR A SMALL LOT HOUSE IN THE EMERGING COMMUNITY AREA IS CONSISTENT WITH OTHER AREA CLASSIFICATIONS as set out in Attachment I submitted.

- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.

- (iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

To Change the Area Classification of the Land Used for Car Parking in the Sandgate Shopping Centre from "Parkland Area" to "Multi-Purpose Centre - MP3 and consequential amendment to Sandgate District Local Plan"

THAT IT BE RESOLVED THAT -

- (i) Pursuant to Section 1(1) of Schedule 1 of the *Integrated Planning Act 1997* (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO CHANGE THE AREA CLASSIFICATION OF THE LAND USED FOR CAR PARKING IN THE SANDGATE SHOPPING CENTRE FROM "PARKLAND AREA" TO "MULTI-PURPOSE CENTRE - MP3 AND CONSEQUENTIAL AMENDMENT TO SANDGATE DISTRICT LOCAL PLAN" as set out in Attachment J submitted.

- (ii) COUNCIL, pursuant to Section 9(2) of Schedule 1 of IPA, PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.



(iii) Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

**Attachment B**

**Mid 2004  
City Plan Amendments**

**Summary of amendments  
Attachments C to J**

## Summary of amendments Attachments C to J

### Attachment C

**Amendments to reflect recent changes to the Queensland Heritage Act and Child Care Act and the introduction of two State Planning Policies**

The State government has recently updated the Queensland Heritage Act and Child Care Act and adopted two new State Planning Policies being the:

- State Planning Policy 2/02 – Planning and Managing Development involving Acid Sulfate Soils
- State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

To ensure the Plan is compliant with the new legislation, it is necessary to update a number of provisions in the City Plan such as:

- ✓ Updating references in the Child Care Facility, Commercial Character Building, Community Use, and Home Business Codes to the most recently introduced State Government child care legislation.
- ✓ Recognising that work granted an 'Exemption Certificate' under the modified *Queensland Heritage Act* is exempt from the Heritage Place Code
- ✓ Recognising that prior approval of work on a heritage place by the State Heritage Council is no longer possible, and that approval must be sort from the local authority first
- ✓ Updating the references to the new Acid Sulfate Soil State Planning Policy in the Acid Sulfate Soil Code and Acid Sulfate Soil Planning Scheme Policy
- ✓ Updating the list of matters to be taken into regard when preparing an acid sulfate soils management plan

The detailed amendments proposed to achieve these outcomes are documented at Attachment C.

### Attachment D

**Setting maximum building heights for development in Multi-purpose and Special Purpose Centres and select Local Plans and clarify relevant definitions**

Most design Codes in City Plan limit the height of building to both a maximum number of storeys and a maximum number of metres above ground level. In the Centre Design Code and 19 Local Plans building height is only measured in storeys.

Currently a mezzanine level is not counted as a storey in its own right. This means a building incorporating one or more mezzanines will exceed the intended maximum building height. This issue was highlighted with a recent application under the Redcliffe City Council planning scheme where similar height controls resulted in an application for a 6 storey building (3 "storeys" and 3 "mezzanine" levels) where a 3 storey maximum height limit applied.

The proposed amendments nominate a maximum height in metres for all development, ensuring consistency in the determination of building height across the City.

Related definitions have also been amended to:

- Amend the definition of "Storey" to include mezzanine levels
- Amend the definitions of "Ground Storey" and "Storey" to clarify how to measure building height in storeys, ensuring that building height is always measured on the down hill face of the building. On sloping sites the height of a building has greatest impact when viewed from the lower side.

The detailed amendments proposed to achieve these outcomes are documented at Attachment D.

### Attachment E

#### **Amendments to Bowen Hills Local Plan to include a new precinct intent, improve retention of light industrial activities and clarify open space provisions**

There is growing development pressure within the Bowen Hills area for the redevelopment of existing light industrial uses for residential purposes. In response to this pressure, the Urban Renewal Task Force undertook two studies to assist in the formulation of a planning response to the development pressure.

The first study was a master planning exercise over land currently included in the Light Industrial Area classification and in the vicinity of Breakfast Creek Road. This exercise explored opportunities for mixed-use development.

Concurrently, the Task Force undertook the Inner City Light Industrial Study in order to determine current and future demand for light industrial uses within the inner city and determine any under-supply or over-supply of suitably classified land under City Plan. The study identified a potential future shortfall of light industrial land within the Bowen Hills area and recommended the retention of light industrial activities within Bowen Hills in order to maintain economic and transport efficiency and promote a sustainable land use pattern.

It is proposed that a new precinct be included within the Local Plan, specifically the "Ross Street Precinct". The precinct intent seeks a mixed use development outcome comprising residential, commercial (not retail) and light industrial uses. It nominates a number of key industry sectors that reflect existing provision and future demand within Bowen Hills; these were documented within the Inner City Light Industrial Study.

Specific code provisions have been included for the Ross Street Precinct to ensure appropriate built form and land use outcomes for this new precinct. The provisions have been generally derived from successful provisions in similar localities within the Urban Renewal Task Force area.

The provisions include a requirement that either similar levels of light industrial gross floor area as currently existing are maintained (on individual sites), or at least 45% of the allowable gross floor area is provided as part of any redevelopment, whichever is greater. The minimum level of 45% reflects the outcomes of the Inner City Light Industrial Study and current development yields being achieved for light industrial uses within the Bowen Hills area. This gives Council a degree of certainty with respect to the amount of industrial floor space that will be achieved, as well as discouraging land owners from ceasing or limiting existing light industrial uses in order to minimise industrial floor space that needs to be retained.

As part of the proposal to allow mixed-use development within the new Ross Street Precinct, open space provision along Breakfast Creek and Engogera Creek, and pedestrian access and circulation within the Local Plan area, were reviewed.

Attachment E:

The detailed amendments proposed to achieve these outcomes are documented at

Attachment F

**Amendments to New Farm and Teneriffe Hill Local Plan to improve the structure, remove redundant provisions and clarify design guidelines for houses**

The New Farm and Teneriffe Hill Local Plan is a 'stand alone' format with respect to determining the level of assessment for a development. That is the level of assessment is determined solely within the Local Plan. This is inconsistent with the current style of drafting, whereby the Local Plan only indicates exceptions to the generic levels of assessment in Chapter 3. It is proposed to convert the Local Plan in to an 'exception only' Plan, this will eliminate the inconsistency and reduce confusion for users of the Plan.

Amendments are also proposed to delete all remaining special areas within the Local Plan, as the provisions are redundant. Three of the deleted special areas were nominated specifically to provide additional guidance to the redevelopment of the sites, which were being used for non-residential purposes and/or had heritage value. These special areas have recently undergone redevelopment for the intended residential purpose, therefore the special area provisions are no longer considered necessary.

Amendments are proposed in relation to the size and positioning of houses in the Low Density Residential and Low-medium Density Residential Precincts. The existing provisions use a gross floor area (gfa) as a tool for controlling the size of houses. The use of gfa as a tool in controlling house size has been found unreliable and is not used elsewhere in the City Plan. Areas such as car parking and verandahs are not calculated as gfa, however they contribute significantly to the bulk of a dwelling.

Controlling house size through the application of setbacks and site coverage has been found to be more effective. It is proposed to replace the gfa restriction precincts with site coverage and rear setback provisions similar to that of the Residential Design - Small Lot Code. These provisions give greater certainty to the size and location of dwellings on allotments

Penalties for the unlawful removal of existing buildings have been deleted, as areas are covered by Council's Demolition Control Precinct. Punitive provisions are of no effect in a planning instrument. Enforcement and penalties are addressed in the Integrated Planning Act.

The detailed amendments proposed to achieve these outcomes are documented at Attachment F.

*check why  
3 copies  
as per  
plan*



Under the current Code the construction of a new driveway in a school is self assessable, however there are no specific provisions for the work to be assessed against. This means the impacts of additional traffic in local streets are not assessed, nor is the design of the driveway subject to accepted engineering standards.

An extension to a school in a Community Use area does not require a development application provided it complies with the self assessable Acceptable Solutions in the Community Use Code.

**Amendments to make new driveways in schools subject to location and design criteria**

**Attachment H**

The detailed amendments proposed to achieve these outcomes are documented at Attachment G.

The intent for the Newstead Precinct has also been amended to include reference to proposed *Map D: Newstead Riverpark Structure Plan*. The Structure Plan has been prepared to reflect recent development approvals issued over for the site as part of the overall Newstead Riverpark proposal. The proposed structure plan reflects the Master Plan that was prepared in consultation with the development proponents. The Master Plan was finalised in 2001 and formally approved by a preliminary approval granted by Council December 2002.

Additional requirements for the Commercial Road Precinct, similar to those proposed for Bowen Hills, reinforce the intent to achieve a minimum level (45% allowable gross floor area) of light industrial or business activity as part of any mixed-use redevelopment within the Commercial Road Precinct.

Additionally, within the Newstead Precinct, it is also necessary to further clarify the intent to protect existing commercial and industrial activities (currently included in the Light Industry Area Classification) from encroachment by residential activities; there being little intrusion of residential uses into this area to date.

The Newstead area is experiencing the same development pressures as Bowen Hills to redevelop existing light industrial uses for residential purposes. The Inner City Light Industrial Study undertaken by the Urban Renewal Task Force identified and recommended the matter be addressed. The existing precinct intents for the Newstead and Commercial Road Precincts require amendment to reinforce Council's long-standing objective to maintain existing levels of industrial and commercial activities within the Inner City. The existing intents are ambiguous and require clarification of the desired outcomes and policy direction.

eliminate the inconsistency and reduce confusion for users of the Plan.

The Newstead and Teneriffe Waterfront Local Plan is a 'stand alone' format with respect to determining the level of assessment for a development. That is the level of assessment is determined solely within the Local Plan. This is inconsistent with the current style of drafting, whereby the Local Plan only indicates exceptions to the generic levels of assessment in Chapter 3. It is proposed to convert the Local Plan in to an 'exception only' Plan, this will

**Amendments to Newstead and Teneriffe Waterfront Local Plan to improve the structure, improve retention of light industrial activities and clarify precinct intents**

**Attachment G**

The area has been utilised for car parking since 1965. The car parking was included in the Special Use (Car Park) Zone as part of the 1978 Town Plan, and then included in the Particular Development (Car Park) Zone as part of the 1987 Town Plan. It was not until Oct 2000 with the introduction of the City Plan that the car park area was included in a Parkland designation. Despite this new designation it has continued to be used for car parking associated with the adjacent shopping centre. The amalgamation of the car park with the adjoining shopping centre was envisaged in the Sandgate District Local Plan prepared in consultation with residents in 1995. Given the sites historical usage and the stated intentions of the Sandgate District Local Plan it is considered appropriate to reclassify the land to Multi-purpose Centre.

It is proposed to reclassify that part of the property comprising the car parking associated with the Sandgate shopping centre (6258m<sup>2</sup>) to Multi-purpose Centre. The balance of the area will remain in the Parkland Area (1.714 ha).

It is proposed to reclassify part of the property at [redacted] Brighton Road, Sandgate from the Parkland Area to Multi-purpose Centre (MP3). The property currently contains Einbunpin Lagoon, parkland and car parking associated with both the parkland and the nearby Sandgate shopping centre.

**Changing the Area classification of car parking in the Sandgate shopping centre from Parkland Area to Multi-purpose Centre**

**Attachment J**

The detailed amendments proposed to achieve these outcomes are documented at Attachment I.

The amendment alters the level of assessment for a small lot house in the Emerging Community Area to be consistent with that of other Area classifications.

This is inconsistent with other Area classifications where the house design must comply with the requirements of both the House Code and the Residential Design – Small Lot Code to be self assessable. The provisions of the Small Lot Code manage the scale and bulk of new small lot houses to protect the amenity of the street and adjoining properties.

Under the current level of assessment table for the Emerging Community Area, a house complying with the House Code is self assessable even if it is on a small lot, being a lot less than 450m<sup>2</sup> in area and/or with an average width less than 15m.

**Amendments to ensure the level of assessment for a small lot house in the Emerging Community Area is consistent with other Area classifications**

**Attachment I**

The detailed amendments proposed to achieve these outcomes are documented at Attachment H.

The proposed amendment addresses this situation by including additional self assessable provisions in the Code. New driveways will be limited to higher order roads, preventing the introduction of additional traffic into the local streets. Furthermore the design of the driveway will be subject to the same engineering standards as other driveways under City Plan.

To ensure the existing car park is not utilised for other centre purposes following its reclassification, a consequential amendment is to be made to the Sandgate District Local Plan requiring its retention for ground level car parking.

The detailed amendments proposed to achieve these outcomes are documented at Attachment J.



# Complete Contact Details

## Brisbane Amendments Contacts

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Mr Peter Chapman Manager Department of Housing	Telephone: Facsimile: Street Address: Level 9, 61 Mary Street Queensland Minerals and	Email address: Postal Address: CENTRAL DOCUMENT EXCHANGE M17
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Ms Annette Gabriel  
Office Co-ordinator  
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**Attachment C**

**Proposed mid 2004 amendments to  
Brisbane City Plan 2000:**

**Amendments to respond to changes in the  
Child Care Act, Queensland Heritage Act and  
State Planning Policies**

**Attachment C Proposed mid 2004 amendments to  
Brisbane City Plan 2000: Amendments to respond to changes in the Child Care Act,  
Queensland Heritage Act and State Planning Policies**

Amendment Chapter & Page Section	Summary of Amendment	No
<b>Amendments in response to changes in the Child Care Act</b>		
C1	These amendments update the references in the Child Care Facility, Commercial Character Building, Community Use, and Home Business Codes to the most recently introduced State Government child care legislation.	4 4 4 2 4
C2		5/55
C3		5/98
<b>Amendments in response to changes in the Queensland Heritage Act</b>		
C4	Amendment recognising that work granted an 'Exemption Certificate' under the <i>Queensland Heritage Act</i> is exempt from the Heritage Place Code	1.1
C5	Amendment recognising that prior approval of work on a heritage place by the State Heritage Council is no longer possible, and that approval must be sought from the local authority first	1.3
<b>Amendments in response to the introduction of new State Planning Policies</b>		
C6	Update to the list of State Planning Policies recognised in the City Plan	4.3
C7	Updating the references to the new Acid Sulfate Soil State Planning Policy in the Acid Sulfate Soil Code	2
C8	Updating the references to the new Acid Sulfate Soil State Planning Policy in the Acid Sulfate Soil Planning Scheme Policy	1
C9		Appendix 2 2
C10	Amendment to update the list of matters to be taken into account when preparing an acid sulfate soils management plan	Appendix 2 3
<b>Minor Corrections</b>		
C11	Clarifying which components of the Plan do not form part of the statutory planning scheme	1/6 5
C12	Clarification that the relocation of a pre-1946 building within a lot is not exempt from the Plan	3/4 2.3
C13	Clarification of terminology in the Heritage Place Code	5/89 1

**Amendment Number**

C1

**Chapter**

5

**Page**

30 – Centre Amenity and Performance Code  
61 – Commercial Character Building Code  
67 – Community Use Code

**Section**

Section 4 – Performance Criteria and Acceptable Solutions

**Proposed Amendment**

Replace the existing non-statutory note under "Where involving a material change of use to a Child Care Facility" with:

*"A child care facility will also need to comply with the relevant State Government legislation including the Child Care Act 2002 and the Child Care Regulation 2003"*

**Reason**

This amendment updates the references in the Codes to the most recently introduced State Government child care legislation.

OK



Amendment Number

C2

Chapter

5

Page

55 - Child Care Facility Code

Section

Section 2 - Purpose

Proposed Amendment

Replace the existing non-statutory note with

"A child care facility will also need to comply with the relevant State Government legislation including the Child Care Act 2002 and the Child Care Regulation 2003"

Reason

This amendment updates the references in the Codes to the most recently introduced State Government child care legislation.

OK

Sec 3 is Purpose

Using Mrs Code

Amendment Number

C3

Chapter

5

Page

98 – Home Business Code

Section

Section 4 – Performance Criteria and Acceptable Solutions

Proposed Amendment

In Acceptable Solution A8 for *Self assessable development* and Acceptable Solution A8 for *Impact assessable development*, delete:

'is in accordance with the Child Care Act 1991 and the Child Care (Family Day Care) Regulations 1991'

and insert

'complies with the Child Care Act 2002 and the Child Care Regulation 2003'

Reason

This amendment updates the references in the Codes to the most recently introduced State Government child care legislation.

OK

Amendment Number

C4

Chapter

5

Page

89 – Heritage Place Code

Section

1.1

Proposed Amendment

Delete the 1<sup>st</sup> paragraph under Section 1.1 being:

This Code will not apply to any assessable development where the work constitutes "Excluded Work" pursuant to Section 8 of the *Queensland Heritage Regulation 1992* and where the Heritage Place is included in the Queensland Heritage Register.

and replace with the following new paragraph:

This Code will not apply to any assessable development where an "Exemption Certificate" has been issued for the work under Section 35 of the *Queensland Heritage Act 1992* and where the Heritage Place is included in the Queensland Heritage Register.

Reason

It is common for a State Heritage listed building to also be listed in the City Plan Heritage Register given its local significance. The purpose of the current paragraph is to ensure that the Heritage Code does not trigger development assessment for minor work on a state listed building that would not have triggered assessment against the Heritage Act itself. The Heritage Act does not trigger heritage assessment for minor work such as maintenance and repairs. This work was previously defined as "Excluded work" under the *Queensland Heritage Regulation 1992*. Due to recent changes in the legislation the State Heritage Council now issues an "Exemption certificate" under the Act before these minor works can commence. The paragraph has been modified accordingly to reflect the changes to the legislation.

**Amendment Number**

C5

**Chapter**

5

**Page**

89 - Heritage Place Code

**Section**

1.3

**Proposed Amendment**

Delete point (c) in Section 1.3 and adjust the subsequent points accordingly.

**Reason**

Under the previous version of the Heritage Act it was possible to obtain approval from the State Heritage Council for work on a State listed site, prior to applying for development approval from Brisbane City Council.

Section 1.3 of the Heritage Code identifies building and other works on a heritage place that only trigger Code assessment under City Plan either because of their minor nature or due to prior assessment of the heritage issues. Point (c) recognised prior assessment of heritage issues by the Heritage Council.

Recently the Heritage Act was amended to make it compliant with the Integrated Development Assessment System (IDAS) provisions of the *Integrated Planning Act 1997* (IPA). It is no longer possible to gain approval from the Heritage Council prior to town planning approval. The development application must be lodged with Council in the first instance, and as part of Council's assessment process the application must be referred to the Heritage Council for comment.

The deletion of point (c) reflects the change to the legislation and new assessment process.

OK

OK

Amendment Number

C6

Chapter

1

Page

6

Section

4.3 – How the City Plan coordinates and integrates the core matters

Proposed Amendment

In the 3<sup>rd</sup> paragraph of Section 4.3 add the following new dot points to the existing list of dot points:

- State Planning Policy 2/02 – Planning and Managing Development involving Acid Sulfate Soils
- State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

Reason

Section 4.3 lists all the State Planning Policies (SPP) City Plan recognises and is consistent with. The amendment merely adds recently adopted State policies to the list.

Amendment Number

C7

Chapter

5

Page

13 – Acid Sulfate Soil Code

Section

2 – Using this Code

Proposed Amendment

Delete the non-statutory note after the 2<sup>nd</sup> paragraph of Section 2 and replace with the following new non-statutory note:

*Any Acid Sulfate Soil report or management plan must also be in accordance with State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulfate Soils*

Reason

The current note does not refer to the new State Planning Policy SPP. This amendment merely updates the references.

The balance of the Code is consistent with the requirements of the new SPP.

OK

Amendment Number

CB

Appendix

2

Page

5 - Acid Sulfate Soil Planning Scheme Policy

Section

1 - Introduction

Proposed Amendment

Insert the following new paragraph following the 3<sup>rd</sup> paragraph of Section 1:

*State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulfate Soils and the associated guidelines provide additional information on the management and investigation of acid sulfate soils.*

Reason

This amendment merely includes reference to the new Acid Sulfate Soil State Planning Policy and associated guidelines in the Planning Scheme Policy.

OK

**Amendment Number**

C9

**Appendix**

2

**Page**

6 – Acid Sulfate Soil Planning Scheme Policy

**Section**

2 – Acid sulfate soil investigation reports

**Proposed Amendment**

In the 2<sup>nd</sup> paragraph of Section 2 delete the following document reference being:

*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland (1998) produced by the Queensland Acid Sulfate Soils Investigation Team, Department of Natural Resources*

And replace with the following new document reference:

*State Planning Policy 2/02 Guideline – Planning and Managing Development Involving Acid Sulfate Soils (2002) produced by Natural Resource Sciences, Department of Natural Resources and Mines and Planning Services, Department of Local Government and Planning*

**Reason**

With the introduction of the new Acid Sulfate Soil State Planning Policy and associated Guidelines the reference document for preparing an acid sulfate soil investigation report needs to be updated.

OK



Amendment Number

C10

Appendix

2

Page

6 – Acid Sulfate Soil Planning Scheme Policy

Section

3 – Acid sulfate soil management plans

Proposed Amendment

In the 5<sup>th</sup> paragraph of Section 3 add the following new dot point to the list:

- Details of the treatment and management of surface drainage waters for disturbed acid sulfate soils

Reason

The State Planning Policy 2/02 Guideline – Planning and Managing Development Involving Acid Sulfate Soils identifies matters that should be taken into account when preparing an acid sulfate soil management plan. The matter identified in the proposed amendment is recommended by the Guideline, but is not listed in matters recommended in the Acid Sulfate Soil Planning Scheme Policy. The amendment will ensure consistency between the Planning Scheme Policy and State Planning Policy Guideline.

OK

Amendment Number

C11

Chapter

1

Page

6

Section

5 – Components of the Plan that do not form part of the scheme

Proposed Amendment

Delete the 1<sup>st</sup> dot point of the section being:

- List of places in the *Queensland Heritage Register of the Queensland Heritage Act 1992*

Reason

City Plan contains numerous maps, indexes, notes and photographs that are merely included for information purposes, do not have statutory weight, and are not officially part of the planning scheme.

It is common for a State Heritage listed building to also be listed in the City Plan Heritage Register given its local significance. For information purposes the City Plan Heritage Register highlights those sites that are also included in the State Heritage Register. The deleted dot point was meant to explain that the State Heritage Register was not a product of the City Plan. Upon review it was decided that the dot point could be misinterpreted to mean that those sites highlighted in the City Plan as also being listed in the State register weren't actually part of the City Plan register.

The deletion of the dot point avoids this confusion. There is sufficient information in the Heritage Register Planning Scheme Policy to indicate that sites can be listed in both heritage registers.

OK

**Amendment Number**

C12

**Chapter**

3

**Page**

4

**Section**

2.3 – Exempt development

**Proposed Amendment**

In the 2<sup>nd</sup> dot point under the sub heading "Exempt development identified by the Plan", delete the words "demolishing, removing or relocating a building" and replace with the words "demolishing or removing a building";

**Reason**

This section lists the circumstances under which the demolition, removal or relocation of a building does not trigger the need for planning approval.

The term 'relocation' was used to cover the act of relocating a building off site. Discussions with the development industry revealed that the term could be misinterpreted to mean that the relocation of a building within the property was exempt from planning approval.

Council has specific planning provisions regarding the positioning of a building within a property such as setbacks from side boundaries. To avoid confusion and ensure the positioning provisions of the Plan are adhered to the term 'relocation' will be deleted. The term 'removing' is sufficient to cover the act of relocating a building off site.

OK

Amendment Number

C13

Chapter

5

Page

89 - Heritage Place Code

Section

1 - Application

Proposed Amendment

In the 2<sup>nd</sup> paragraph of Section 1 delete the word "citation" and replace with the word "report".

Reason

The use of the term "citation" is inappropriate in the context of this paragraph. A "citation" is the official term used for the report justifying the listing of a building in the Heritage Register. This paragraph refers to the documentation prepared to support the removal of a building from the Register. In this context the term "report" is more appropriate.

OK

**Rapson Lyndy**

---

**From:** Rapson Lyndy  
**Sent:** Monday, 16 August 2004 11:50 AM  
**To:** 'Malcolm Lehmhase'  
**Cc:** Sinclair Meredith  
**Subject:** RE: MID 2004 Brisbane City Plan Amendments



DES comment and  
Council respo...

Good morning Malcolm

Thank you for providing comment with regard to the proposed Mid 2004 Amendment package first State Interest review. Your comments were duly forwarded to Council. Please find attached a response from Council stating there is no objection to deleting the reference to SPP 1/03 as proposed in Attachment C, amendment C6. To enable me to progress this proposed amendment package could you please advise at your earliest convenience if your agency has further comment.

Regards  
Lyndy

-----Original Message-----

From: Malcolm Lehmhase [mailto: [REDACTED]]  
Sent: Monday, 26 July 2004 6:15 PM  
To: [REDACTED]  
Subject: MID 2004 Brisbane City Plan Amendments

Lyndy

I refer to your request of 22 June 2004 seeking confirmation that the draft Mid 2004 amendments to the Brisbane City Plan 2000 (City Plan) reflect the Department of Emergency Services's interests and the requirements of State Planning Policy 1/03 "Mitigating the Adverse Impacts of Flood, bushfire and Landslide.

It is noted that Council proposes to amend the core matters of the Scheme to indicate that the Scheme reflects SPP 1/03(s.4.3 as outlined in Attachment C).

Whilst it is acknowledged that City Plan includes some codes which aim to ensure that development is compatible with the nature of the natural hazard, the dearth of published information on hazard consistent with the methodology adopted in the Australian and New Zealand Standard for Risk Management (AS/NZS4360) and natural hazard mapping precludes agreement to the position that SPP 1/03 is reflected in the Scheme.

Please do not hesitate to contact me to discuss these matter further.

Regards

Malcolm Lehmhase  
A/Senior Policy and Research Officer  
Disaster Mitigation Unit

Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

Counter Disaster and Rescue Services

Department of Emergency Services

GPO Box 1425

Brisbane Qld 4001

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and with the authority, states them to be the opinions of the Department of Emergency Services, Queensland.

**Mid 2004 Amendment Package to Brisbane City Plan**

**First State Interest Review**

**Department of Emergency Services comment and Council Response**

State Agency	Section	State Agency Interest / Comment	State Agency Suggestion / Solution / Outcome Sought	State Interest categorisation	Council Comment
Department of Emergency Services	Attachment C Amendment number C6	It is noted that Council proposes to amend the core matters of the Scheme to indicate that the Scheme reflects SPP 1/03(s.4.3 as outlined in Attachment C). Whilst it is acknowledged that City Plan includes some codes which aim to ensure that development is compatible with the nature of the natural hazard, the dearth of published information on hazard consistent with the methodology adopted in the Australian and New Zealand Standard for Risk Management(AS/NZS4360)and natural hazard mapping precludes agreement to the position that SPP 1/03 is reflected in the Scheme.	Delete reference to State Planning Policy 1/03- Mitigating the Adverse Impacts of Flood, Bushfire and Landslide in proposed amendment number C6	State interest	Council has no object to deleting the reference to State Planning Policy 1/03 in proposed amendment C6.

05/37871  
TPA23110

## Rapson Lyndy

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**From:** Steve Adams [REDACTED]  
**Sent:** Monday, 9 August 2004 6:38 PM  
**To:** [REDACTED]  
**Subject:** Mid 2004 City Plan Amendments - Response to State agency comments



Response to State  
issues.doc

Lyndy,

Attached is Council's response to the comments raised by Education Queensland, Sport & Recreation and Dept of Emergency Services to the proposed Mid 2004 City Plan Amendments.

If you have any questions please feel free to contact me. We are happy to meet with representatives from the relevant state agencies to discuss our feedback if required.

Regards

Steve Adams  
Senior Program Officer  
City Plan Team  
City Planning Branch  
Brisbane City Council

Ph: [REDACTED]  
Fax: [REDACTED]  
emai [REDACTED]

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**Mid 2004 Amendment Package First State Interest Review**

State Agency	Section	State Agency Interest / Comment	State Agency Suggestion / Solution / Outcome Sought	State interest categorisation	Council Comment
Education Queensland	Attachment H	<p>The proposed amendment seeks to impose development assessment conditions on the State that, under IPA, is self-assessable on land designated for educational or community use. The proposed amendment reduces the powers of the Minister for Education and Minister for the Arts through defining and limiting the concept of self-assessment.</p> <p>EQ and/or its service providers comply with Council requirements for accessing public thoroughfares from school sites. The planning, design and construction of infrastructure internal to EQ's sites is, under IPA, a matter for the Crown.</p>	<p>This would not appear to be in the State's interest and Education Queensland seeks to reject the proposed amendment.</p>	State interest	<p>The proposed amendments seek to mitigate the impacts of new school driveways in residential areas, particularly the introduction of non-local traffic into quiet local and neighbourhood streets.</p> <p>The amendments are to address the practices of private schools in particular.</p> <p>As stated in Education Queensland comments they already comply with Council's requirements for accessing public thoroughfares from school. As such the proposed amendments should not impact upon EQ's operations, as they already adhere to these principles.</p> <p>Therefore Council requests the proposed amendments be retained as the State's interests are not unduly impact in this instance.</p>

State Agency	Section	State Agency Interest/ Comment	State Agency Suggestion / Outcome Sought	State interest categorisation	Council Comment
Sport and Recreation	Attachment G	<p>The following comments are offered for consideration, (given the maps provided do not provide scale measurements to assess the actual size of open space areas), to encourage more active recreation / informal sport participation within this local community.</p> <p>Since the Newstead Riverpark area designations include a mix of uses that increases permanent (residents) and transient (weekend / after hours users) population density in the area, it is suggested the open space allocated within the Riverpark area allow sufficient space for families, social gatherings and local employees to participate in informal / modified versions of sporting activities (eg. soccer, cricket, football, hockey, softball). It is clear this area and the areas surrounding Newstead and Teneriffe Waterfront attempt to cater for walking / cycling activities through the provision of walk/cycleways, however the only space large enough to encourage more active recreation / informal sport is New Farm Park which is some distance away and increasingly utilised as population density in the Fortitude Valley, Newstead, New Farm area increases. It is recommended to undertake close analysis</p>		For information	<p>The amendments to the Newstead Local Plan (relating to Newstead Riverpark) have been proposed in order to ensure the Local Plan reflects the preliminary approval granted by Council over the entire site in December 2002. The preliminary approval formalised an extensive Master Planning process that was finalised in 2001.</p> <p>The landscape concept outlined in the Master Plan envisages that proposed public outdoor spaces within Newstead Riverpark will support the overall urban design structure of the site, through a sequence of perceived 'experiences', carefully articulated within a cohesive framework. These outdoor spaces will be designed to both compliment activities within the buildings, as well as providing for independent uses. It is intended to activate these spaces both day and night, as well as on weekends, providing residents with an outdoor environment that supports</p>

State Agency	Section	State Agency Interest / Comment	State Agency Suggestion / Outcome Sought	State interest categorisation	Council Comment
		<p>of the open space areas allocated within the Newstead Riverpark to cater for more active recreation / informal sport participation within this local community of increasing population density and decreasing access to useable open space.</p>			<p>both private and communal recreation and provides opportunities for social interaction.</p> <p>The Central Park running through the centre of the residential areas is specifically intended to provide those recreational opportunities nominated by S&amp;R. Central Park will offer a large open setting that functions as an urban common, or 'green', fostering relaxation and informal passive and active recreation.</p> <p>Detailed planning and design is being undertaken with Environment and Parks (BCC) and the developers to further refine and deliver the Master Plan's landscape concept. Council appreciates Sport and Recreation's comments and will consider these as part of the detailed open space planning and design process; however, as the purpose of the proposed amendments to the local plan is to</p>

State Agency	Section	State Agency Interest/ Comment	State Agency Suggestion / Solution / Outcome Sought	State interest categorisation	Council Comment
Department of Emergency Services	Attachment C Amendment number C6	<p>It is noted that Council proposes to amend the core matters of the Scheme to indicate that the Scheme reflects SPP 1/03(s.4.3 as outlined in Attachment C). Whilst it is acknowledged that City Plan includes some codes which aim to ensure that development is compatible with the nature of the natural hazard, the dearth of published information on hazard consistent with the methodology adopted in the Australian and New Zealand Standard for Risk Management(AS/NZS4360)and natural hazard mapping precludes agreement to the position that SPP 1/03 is reflected in the Scheme.</p>	Delete reference to State Planning Policy 1/03- Mitigating the Adverse Impacts of Flood, Bushfire and Landslide in proposed amendment number C6	State interest	<p>reflect an existing preliminary approval, no alteration to the proposed amendments are considered necessary.</p> <p>Council has no object to deleting the reference to State Planning Policy 1/03 in proposed amendment C6.</p>

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1	Introduction .....	3
2	Structure of the Plan .....	3
3	Background to the Plan .....	4
4	The role of the Plan in relation to the <i>Integrated Planning Act 1997</i> .....	5
4.1	Ecological Sustainability .....	5
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4.3	How the City Plan coordinates and integrates the core matters.....	6
5	Components of the Plan that do not form part of the Scheme .....	6

## 1 Introduction

The City Plan (the Plan) is a comprehensive statement of Council's intentions for the future development of Brisbane.

The Plan provides guidance for builders, developers, solicitors and others to ensure development progresses in a way that will enable achievement of the vision for Brisbane set out in the introduction to the Plan.

## 2 Structure of the Plan

The Plan is divided into several chapters and appendices as shown below. For further information on how to use the Plan in assessment, refer to General Assessment Processes in Chapter 3.

Structure of the Plan	Explains the components of the Plan and their purpose
The role of the Plan in relation to the <i>Integrated Planning Act 1997</i> (the Act)	How the Plan relates to the Act
Components of the Plan that do not form part of the Scheme	Lists components of the Plan that are included to assist interpretation and do not form part of the Scheme
Brisbane the Livable City	The vision for the City and how it is to be achieved
The Desired Environmental Outcomes and strategies for the City	Ties together Council's corporate and planning desired outcomes and strategies
Elements of the City	Expresses the Desired Environmental Outcomes and strategies in a spatial context
General assessment processes	Identifies measures that will affect the regulation of development
Desired Environmental Outcomes and level of assessment tables for each Area (Area allocated as indicated on the Scheme Maps)	The desired end state for the Area that development is to assist in achieving and the level of assessment required for different types of development in the Area
<ul style="list-style-type: none"> <li>• Green Space Areas</li> <li>• Emerging Community Area</li> <li>• Residential Areas</li> <li>• Industrial Areas</li> <li>• Centres</li> <li>• Community Use Areas</li> <li>• Road Area</li> </ul>	
Definitions	Terms with specific meanings for the Plan
Local Plans for: <ul style="list-style-type: none"> <li>• older suburbs</li> <li>• postwar suburbs</li> <li>• outer suburbs</li> <li>• specific localities</li> </ul>	Detailed guidance on the preferred development outcomes in a particular locality, suburb or neighbourhood. The Local Plan Code provisions and level of assessment override those in Chapter 3

Codes and provisions	Technical provisions that apply to different Areas or types of development
Contributions Policies	Outlines where development contributions are required for parks and recreation facilities, for water supply and sewerage headworks, and for development in specific localities
Infrastructure Charges Plans	Identifies future charging mechanisms
Planning Scheme Policies	Provides supporting information and guidance
Designations	Lists land designated for community infrastructure
Performance Indicator	Lists the Plan Performance Indicators to be used in assessing the achievement of the Plan's Desired Environmental Outcomes
References	Provides information about where to obtain documents referred to throughout the Plan
Local Laws	Provides a table of Local Laws relevant to development

### 3 Background to the Plan

The Plan is a result of a substantial amount of work undertaken by Council over recent years. In one cohesive integrated package, the Plan:

- adopts a performance approach to development assessment
- promotes urban design as a fundamental part of City development
- provides a strong local focus in its implementation.

The Plan draws together the outcomes for the City from:

- State planning and strategies such as the *Integrated Regional Transport Plan for South East Queensland 1997* and *South East Queensland Regional Air Quality Strategy*
- regional planning processes over the last decade through the SEQ2001 Regional Framework for Growth Management project and the *Brisbane 2011 Plan (B2011 Plan)*
- local area planning undertaken by Council in a rolling program covering many areas of the City.

Development of the State, regional and local programs involved substantial consultation and are drawn together for the first time in the Plan. They are supported by Areas to provide continuity with previous planning documents.

The Plan is a statement of Council's intentions for the future development of the City in the strategic timeframe set by the *B2011 Plan*.

These intentions will be achieved in two ways through:

- Council's role in assessing development proposals
- other Council and State Government legislation and programs, including investment in infrastructure and services as set out in the Corporate Plan and action plans prepared under the Corporate Plan.

## 4 The role of the Plan in relation to the *Integrated Planning Act 1997*

### 4.1 Ecological Sustainability

The Plan has been prepared under the *Integrated Planning Act 1997* (the Act), which sets out the requirements for integrated planning and integrated development assessment in Queensland. The Plan has been prepared to advance the purpose of the Act, which is to seek to achieve ecological sustainability. The Act defines ecological sustainability as the balance that integrates:

- protection of ecological processes and natural systems at local, regional, State and wider levels
- economic development
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The Plan is an important tool available to Council to advance this purpose. However, it cannot achieve ecological sustainability on its own, given the extent of its jurisdiction under the Act. The Plan will operate in support of other strategies, programs and actions by Council that are coordinated under the umbrella of the Corporate Plan. Ecological sustainability is also dependent on the actions of other levels of government and the community.

In advancing the purpose of ecological sustainability, the Act requires that the Plan integrates and coordinates the following core matters, which are central to the jurisdiction of the Plan:

- land use and development
- infrastructure
- valuable features.

Fundamentally, the Plan fulfils these requirements of the Act by establishing a framework for managing the process by which development occurs and the effects of development on the environment.

The Plan provides strategic guidance for the City, in the form of Citywide Desired Environmental Outcomes and supporting strategies. Based on this guidance, it provides a framework for development assessment that establishes the type of assessment process required for different forms of development in different locations of the City and the standards of performance that should apply to them.

The balancing of the three components of ecological sustainability, and the integration and coordination of the core matters are primarily reflected in the Citywide Desired Environmental Outcomes and the supporting strategies identified in Chapter 2—The Strategic Plan.

Each Citywide Desired Environmental Outcome and its set of supporting strategies is relevant to all the components of ecological sustainability and the core matters, rather than dealing with them separately.

All other provisions of the Plan flow from the Citywide Desired Environmental Outcomes and their supporting strategies.

An overview of how the Plan fulfils the requirements of the Act in this regard is provided below. A separate report, entitled *City Plan—Ecological Sustainability and Integration and Coordination of Core Matters*, contains a more detailed explanation.

### 4.2 How the City Plan advances the purpose of the Act

The protection of ecological processes and natural systems is closely related to the concept of valuable features, in terms of the areas that are of ecological and landscape significance and of importance as economic resources. The Plan provisions firstly protect such features through their inclusion in green space areas, directing more intensive land uses and development to other areas; secondly, it establishes requirements for the level of assessment and performance standards (including those related to infrastructure) that will ensure these values will be protected in all areas.

Economic development is dependent on the management of all three core matters: land use and development, infrastructure and valuable features. The Plan allocates strategic land to provide for new and to protect existing business and industry land uses and development. Land so allocated reflects the ability to provide levels of infrastructure that will enable these activities to operate effectively while protecting the valuable features of the surrounding environment. They also reflect integrated land use and transport planning principles.

The Plan also provides for protection of economic resources from encroachment.

The maintenance of cultural, economic, physical and social wellbeing of people and communities is also clearly dependent on all three core matters. The Plan provides a framework for land use and development that will ensure protection of natural and man-made valuable features that contribute to the amenity, identity and cultural values of the City. Different types of land uses and development are directed to areas that will protect amenity and cultural values, and the allocation of land to the various residential areas reflects the ability to provide communities with adequate infrastructure, including basic utilities and community facilities. In addition, the development standards established by the Plan will provide for public health and safety.



2. How the City Plan coordinates and integrates the core matters

The process of preparing the Plan described in Section 3 above has enabled Council to integrate and coordinate local, regional and State dimensions of the core matters.

The Plan is consistent with and advances the principles of the *Regional Framework for Growth Management for South East Queensland (RFGM) 1998*, which in turn involved the coordination of the various State agencies' intentions.

Ongoing consultation with State Government agencies occurred throughout the preparation of the Plan to ensure that local level policy complements regional and State policies. The Plan explicitly recognises, and is consistent with, the following State planning policies:

- *State Planning Policy 1/92—Development and the Conservation of Agricultural Land (SPP 1/92)*
- *State Planning Policy 2/92—Planning for Aerodromes and Other Aeronautical Facilities (SPP 2/92)*
- *State Planning Policy 1/97—Conservation of Koalas in the Koala Coast (SPP 1/97)*
- *State Planning Policy 2/02—Planning and Managing Development involving Acid Sulfate Soils*
- *State Planning Policy 1/03—Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

In essence, the Plan provides for:

- recognition and protection of valuable features, including renewable and non-renewable natural resources (both ecological and economic) as well as significant social/cultural resources
- land use and development in locations and in a form that will facilitate avoidance or lessening of adverse environmental effects. Impact assessment procedures are required for the types of development likely to have such effects. Also, appropriate standards will apply
- directing different forms of development to areas in which appropriate levels of infrastructure can be provided efficiently, and ensuring the impacts on or demand for infrastructure by development are considered.

## 5 Components of the Plan that do not form part of the Scheme

The following components of the Plan are included to assist interpretation and do not form part of the Scheme:

- 'action' components of maps in Local Plans
- non-statutory notes (shown in *italics*)
- photographs used for illustrative purposes, which are not referenced or titled as a figure
- large scale maps of the broad Area Classifications in Chapter 3
- table of contents and indexes in all Volumes of the Plan.