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Introduction

These Planning Scheme Policies provide guidance to assist in the submission of development proposals and material to support the Codes contained in the Plan.

Additional Council documents called up in the Plan that are adopted as Planning Scheme Policies for the purpose of this Plan are listed below:

- Brisbane City Council Department of Works Supplement to the Queensland Urban Drainage Manual (QUDM)
- Brisbane City Council Ecological Assessment Guidelines 1998
- Brisbane City Council Fire Management Guidelines 1998
- Brisbane RiverWalk Strategy
- Centres Detail Design Manual 1999
- Chermside Parklands Master Plan
- Environmental Best Management Practice for Parks 1996
- Environmental Best Management Practice for Waterways and Wetlands 1996
- Erosion and Sediment Control Standard 1999
- Gateway Port Area Strategy 1998
- Graffiti Prevention Guidelines
- Guidelines for Stormwater from Service Stations
- Howard Smith Wharves Park Management Plan
- Integrated Maintenance Manual for Waterways, Wetlands and Open Drains
- Kangaroo Point Peninsula Landscape Master Plan
- Karawatha Forest Management Plan
- Liquid Industrial Waste Policy and Management Plans 1995
- Local Stormwater Management Plans for:
 - Castlemaine–Caxton Streets—Relief Drainage Investigation
 - Gellibrand Street Catchment—Relief Drainage Investigation
 - Gerler Road, Clayfield Catchment—Local Stormwater Drainage Study
 - Hendra–Doomben Drain Catchments (Kemble Street)—Relief Drainage Investigation
 - Hendra–Doomben Drain Catchments (Racecourse)—Relief Drainage Investigation
 - Langsville Creek Catchment—Relief Drainage Investigation
 - Long Street East, Graceville—Local Stormwater Management Plan
 - Milton Drain—Local Stormwater Management Plan
 - New Farm–Teneriffe Catchment—Relief Drainage Investigation
 - Pashen Creek, Hawthorne Catchment—Local Stormwater Management Plan
 - Sandy Creek (Indooroopilly)—Relief Drainage Investigation
 - Stratton Street Drainage Investigation
 - Sydney Street, Merthyr Catchment—Relief Drainage Investigation
 - Water and Campbell Street Catchments—Relief Drainage Investigation
 - Watersham Street Taringa Catchment—Relief Drainage Investigation
 - Woolcock Park Relief Drainage Study
- Moreton Island Settlements Ecologically Sustainable Development Plan 1998
- Public Riverside Facilities Design and Maintenance Manual
- Sewerage and Water Supply Reticulation Standards and Specifications
- Stormwater Management Plans for:
 - Albany Creek Catchment Master Drainage Plan
 - Bald Hills Creek Stormwater Management Plan
 - Blunder Creek Master Drainage Plan
 - Bullockhead Creek Master Drainage Plan
 - Cedar Creek Master Drainage Plan
 - Gumdale to Tingalpa Stormwater Management Plan
 - Hemmant—Wynnum West Area Master Drainage Investigation and Flood Study
 - Master Drainage Plan for Carseldine and Taigum Catchments
 - McKay Brook Stormwater Management Plan
 - Pullen Pullen Creek Master Drainage Plan
 - Scrubby Creek Catchment Management Plan
 - Sheepstation Gully Stormwater Management Plan
- Subdivision and Development Guidelines
- Technical Guidelines for Assessing Energy Efficiency
- Urban Creek Erosion—Guidelines for Selecting Remedial Works 1996
- Urban Stormwater Management Strategy.

Acid Sulfate Soil Planning Scheme Policy

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1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of an Acid Sulfate Soil Investigation as part of the general planning report, will be requested by the assessment manager and/or a referral agency to assist in assessing proposals that:

- will result in significant disturbance of soils below 5m Australian Height Datum (AHD) where the soil type/geology has acid sulfate potential, i.e. in any area highlighted on an Acid Sulfate Soil Hazard Distribution Map
- will result in significant lowering of watertables in soils below 5m AHD where the soil type/geology has acid sulfate potential i.e. in any area highlighted on an Acid Sulfate Soil Hazard Distribution Map, or
- are requested to supply additional information as part of a licence or permit.

The purpose of this additional information is to ensure that acid sulfate soils are managed in accordance with the principles of Ecologically Sustainable Development, and reasonable and practicable measures are taken to minimise the risk of environmental harm from acid sulfate soils as required under the *Environmental Protection Act 1994*.

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.

The possible impacts associated with the disturbance of acid sulfate soils are outlined below.

The preparation of an investigation report assists in managing these impacts by influencing the design, location, form and character of development in areas that possess these soils.

This Planning Scheme Policy outlines:

- the circumstances where an acid sulfate soil investigation report is likely to be requested
- the type of additional information likely to be requested
- the circumstances under which an acid sulfate soil management plan is likely to be requested.

What are acid sulfate soils?

‘Acid sulfate soils’ is the common name given to soils containing iron sulfides (usually Pyrite, FeS₂) that, if oxidised, produce sulfuric acid.

When exposed to air, either naturally (e.g. during a drought), through soil disturbance (e.g. dredging or excavation) or through a lowered watertable (e.g. drain construction), the sulfides oxidise to produce sulfuric acid. The disturbance of acid sulfate soils can therefore result in soil and groundwater becoming acidic.

‘Potential acid sulfate soils’ are soils that have the potential to oxidise and produce sulfuric acid. These soils typically exist in a water logged environment (e.g. below the water table), where the sulfides are prevented from reacting with oxygen in the air.

‘Actual acid sulfate soils’ are those acid sulfate soils that have been exposed to oxygen in the air and the sulfuric acid produced is in excess of the soil buffering capacity. The resulting acid may acidify soil, ground water and/or surface waters.

What are the impacts of acid sulfate soils?

Acidic drainage from acid sulfate soils can cause significant harm to the environment, important fisheries and corrodible assets. For example, acidic drainage can:

- dissolve iron, aluminium, manganese and other heavy metals in the soil that are then able to be taken up by plants and animals, which may result in their death
- significantly degrade important aquatic habitats, including fisheries
- contribute to an increase in fish mortality, disease, e.g. Red Spot disease, and algal blooms
- reduce the biodiversity in the City’s waterways and wetlands
- corrode infrastructure containing concrete and metal, e.g. culverts, bridges and stormwater drains.

Where are acid sulfate soils found?

In Brisbane, acid sulfate soils are generally found below 5m AHD (more commonly below 2m AHD) and in Holocene sediments (organic-rich muds and silts)

formed in the last 7,000 years, e.g. coastal lowlands and estuarine flood plains.

Council has indicated on its BIMAP GIS system where acid sulfate soils are **likely** in the City. This information can be accessed by all stakeholders. In addition, the Department of Natural Resources has undertaken some very large scale distribution mapping in the City as part of developing Risk Maps for South East Queensland.

2 Acid sulfate soil investigation reports

An acid sulfate soil investigation report explains the methodology and findings of an investigation to determine the extent and severity of acid sulfate soils on a given site. This report will evaluate the potential for harm to the environment or to constructed assets as a result of the proposed development and make recommendations as to whether management measures are needed.

When an acid sulfate soil investigation is required, it is to be undertaken in strict accordance with current and locally applicable technical guidelines such as the *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. The investigation is also to be undertaken by an appropriately qualified and experienced person. An investigation is to be done very early in the project's life as the findings may significantly influence issues such as design, timing and the financial viability of the project.

The investigation report is to be submitted along with the development application. If the investigation report finds that acid sulfate soils will be affected by the proposed development, then a management plan is to be prepared.

3 Acid sulfate soil management plans

Management plans for acid sulfate soils explain how acid sulfate soils will be managed on sites to minimise or prevent harm to the environment or to constructed assets. These plans will be consistent with current State Government technical guidelines for the assessment and management of acid sulfate soils.

Management plans for acid sulfate soils can take 2 forms under the **Acid Sulfate Soil Code**:

A 'preliminary acid sulfate soil management plan' is only applicable when the development will disturb

less than 500m³ of soil and the water table is not affected. Development approval can be given prior to the preparation of a 'preliminary acid sulfate soil management plan' but must be prepared prior to any works commencing on the site. The intent of this form of plan is to ensure that development is not unreasonably delayed when small amounts of acid sulfate soil are disturbed, groundwater is not affected, and therefore there is a low potential for environmental harm and/or significant corrosion of assets as a result of acid sulfate soil disturbance.

An 'acid sulfate soil management plan' is only applicable when the development will disturb greater than 500m³ of soil and/or the watertable is affected. Development approval will not be given prior to the preparation of an 'acid sulfate soil management plan'.

An acid sulfate soils management plan, including a preliminary acid sulfate soil management plan, is to be prepared prior to soil disturbance and is to include:

- at least a 2 dimensional map of the potential acid sulfate soils to at least the depth of disturbance
- details that reflect potential on-site and off-site impacts of the disturbance of the soil and/or the groundwater levels
- the methods that will be used to avoid, treat or otherwise manage acid sulfate soils including the contained on-site management and treatment of potential and actual acid sulfate soils
- details of the management of the height of the groundwater table on and off the site both during and after construction
- details of all soil and water monitoring, both manual and automated, to be performed during and after treatment, and including verification testing of soils
- details of handling and storage of neutralising agents
- details of contained on-site treatment and management of potentially contaminated stormwater run-off, and leachate (including details of groundwater management) associated with the works both in the short and long term
- a description of contingency procedures to be implemented on and off the site if the management procedures prove to be unsuccessful and acid is generated and/or leachate problems occur
- details of the treatment and management of surface drainage waters for disturbed acid sulfate soils.

This plan is to provide for the ongoing management and monitoring of impacts of acid sulfate soil material throughout the construction and operation of the

project and describe the construction schedules and environmental management procedures. The development is to be staged so that the potential impact of any area disturbed at any 1 time is limited and easily managed.

The acid sulfate soil management plan can form part of a broader environmental management plan.

4 Environmental management

Action is to be taken to prevent and/or minimise any adverse impacts on surface water, ground water, the site and surrounding areas. These actions are to be detailed in an environmental management plan. Consideration is to be given to protecting engineered structures from the corrosive properties of acid sulfate soils and associated waters.

The environmental management plan is to include objectives and outcomes, management measures, performance indicators, elements to be monitored, a monitoring schedule, contingency plans, responsibilities, reporting and review requirements, and training arrangements.

Air Quality Planning Scheme Policy

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1 Introduction

Air pollution can impact upon health, amenity, property and the environment and economy of the City. This Policy provides a framework to determine air pollution impacts and guides applicants on matters they need to address to ensure their proposal complies with the **Industrial Amenity and Performance Code**.

Developers should be aware that this Policy does not provide for the comprehensive management of air quality. It addresses those impacts on air quality, that are relevant to planning for industry in Brisbane. The *Environmental Protection Act 1994* and the *Environmental Protection (Air) Policy 1997* will also regulate environmental impacts. The measures in this Policy complement this legislation.

Additional information will be requested by the assessment manager and/or referral agency to assist in assessing proposals that have potential to cause significant environmental harm or nuisance impacts. This

information will help Council ensure that reasonable and practicable measures are taken to minimise the risk of environmental harm from air pollution, by, for example, influencing the construction, design, location, form, environmental performance and management of operations. The Policy will assist applicants in structuring the information they need to supply to Council, which may be included in an impact assessment statement.

The Policy sets out Council's priorities for minimising air pollution from industry to prevent regional and local air quality impacts. It explains the general approach to assessing air quality impacts and contains a three phased process for applicants to follow for evaluating and managing impacts from air emissions. This process includes a step by step approach for characterising emissions, evaluating best practice environmental management (BPEM) and best available technology (BAT), and determining the level of modelling needed. A streamlined assessment process is also included for extractive industry and those developments that involve fossil fuel power generation and incineration. Technical advice is included in the annexes.

2 Council's policy on air quality

Council's policy is to minimise air pollution in Brisbane, primarily to protect the health of its residents. In doing so, it will minimise the impacts from air pollution on property and the environment. The policy also focuses on reducing cumulative impacts on the Brisbane airshed from industrial sources. It recognises that it is more effective to plan to prevent air pollution than to control pollution after development. Where air pollution occurs, the City Plan seeks to manage impacts by reducing emissions and exposure of people to pollution in local areas. Consistent with the policy of minimising pollution, Council promotes cleaner production, supports best available technology and encourages applicants to take opportunities to reduce air emissions.

The *Brisbane Air Quality Strategy* provides a wider context for Council's involvement in protecting Brisbane's air quality.

3 Air pollution priorities in Brisbane

Brisbane's topography, amount of sunshine and prevailing wind pattern increase the potential for photochemical air pollution episodes commonly referred to as smog. Areas surrounding Brisbane are also experiencing rapid growth and development. Motor vehicles continue to be the largest single sector, representing as much as 80% of the emissions of some pollutants. The combination of these factors means air pollution, particularly photochemical smog, could become a significant problem in the future as Brisbane's population and economy continue to grow.

This Policy focuses on managing the contribution of pollutants from industrial sources only. Industrial emissions have been identified in the South East Queensland Region as having a significant impact on air quality. Best managed at the planning stage, industrial sources will typically contribute emissions to the airshed over several decades. The investment of planning effort is not wasted when the long operational periods of this type of infrastructure are considered.

The *South East Queensland Regional Air Quality Strategy* (SEQRAQS) identifies as a regional priority the reduction in levels of some industrial pollutants, namely, fine particles and photochemical smog precursors—oxides of nitrogen (NO_x) and volatile organic compounds (VOCs). These pollutants contribute to photochemical smog, reduce visibility and can have adverse human health impacts. Therefore, priority is placed on controlling emissions of these pollutants from industry. Significant emitters of regional pollutants will need to undertake a regional impact assessment.

Air pollution may cause local impacts such as nuisance and adverse human health effects. It is also a priority of this policy to ensure that industry specifically addresses local air quality impacts as a result of their emissions. Industries that have the potential to cause adverse impacts on local air quality will need to minimise the exposure of sensitive receiving environments to local air pollution.

3.1 Objectives for industrial air emission reductions

SEQRAQS includes objectives for reducing industrial emissions. These objectives have been developed in light of projected changes in emissions from all sources and the Strategy's overall goal of improving air quality in South East Queensland. *Table 1* sets out the objectives of overall industrial air emission reductions under SEQRAQS. Objectives are expressed as percentage changes in relation to the air emissions inventory levels.

Table 1 SEQRAQS objectives for overall industry air emission reductions

Pollutant 1993 emissions (tonnes per year)		2011 objectives	
		(tonnes per year)	% change
VOCs	12,100	9,700	-20
NO _x	14,300	12,900	-10
Particles	14,200	11,400	-20
SO ₂	18,000	17,100	-50
CO	22,400	22,400	0

Source: SEQRAQS, 1999

This Policy has been developed to be consistent with the SEQRAQS objectives, regional outcomes and targets to reduce air emissions. This is achieved in a planning context by setting efficiency-based standards, and allowing offsets for the replacement of older, less efficient plant. This is an important part of the overall strategy to reduce the impact of industrial emissions in the region.

4 General approach to assessment

Good planning can contribute to ecological sustainability by minimising air quality impacts from industry through:

- managing waste streams to avoid or minimise all forms of pollution
- applying appropriate control technology and best practice environmental management
- locating the development appropriately
- encouraging industries to be fully aware of normal and upset conditions so as to schedule their operations appropriately
- eliminating the air pollution source entirely or in part.

This Policy encourages the reduction of all air emissions by requiring applicants to implement measures at the planning stage. This includes evaluation of alternative manufacturing and production techniques, substitution of raw materials and improved process control methods, pollution control equipment and management practices.

When assessing development applications Council will consider the following questions:

- Will the proposal cause air pollution? (Step 1 and 3—see Section 5—How to apply this policy)
- Does the proposal take opportunities to minimise emissions, including through off-sets? (Step 4)
- Have best available technology and best practice environmental management been adopted? (Step 4)
- Has all waste been minimised or avoided where possible? (Step 4)
- Do emissions of air toxics present health risks? (Step 5)
- Will the pollutants be within the design ground level concentrations for general areas and sensitive receiving environments? (Step 7)
- Will the proposal affect local air quality (Step 7)
- Will the proposal affect regional air quality? (Step 7)

4.1 Level of impact

All industries that emit air pollutants above a threshold of concern specified in *Table 2* should undertake local air dispersion modelling, and for some larger emitters, local modelling and a regional analysis is required to determine the level of impact from air pollution. Industries that have potentially odorous emissions must undertake local air dispersion modelling. For those industries that emit air toxics (refer *Table 4*), a health risk assessment that includes local modelling is required. Where modelling evaluations are undertaken, these will need to be for both normal and upset conditions, as upset conditions are more likely to cause exceedances in ambient air quality levels or result in complaints. Modelling results will be compared against ambient air quality design ground level concentrations for 'general' and/or 'sensitive' land uses (refer *Table 3*).

4.2 Overall air quality impacts

This Policy includes different decision making considerations, such as ambient air quality design ground level concentrations, health risk and emission performance standards, for determining air quality impacts from development proposals. These considerations will be assessed as a package. Failure to meet an individual consideration does not necessarily mean Council will refuse the development.

Emissions from individual industries will be assessed in the context of an overall improvement in air quality and effort taken to minimise air pollution. Some applicants may have opportunities to reduce emissions by replacing old plant with new efficient plant, or reducing emissions from other existing sources. Where these opportunities exist, Council will consider whether the proposal can achieve net emission reductions regionally and/or locally.

Matters that will be considered include whether the proposal is a new source or replaces an existing source, to what extent offsets in emissions from other sources can be guaranteed, and the effect of cumulative impacts.

4.3 Offsets

In situations where applicants find it difficult to comply with emission performance standards, due to excessive cost or availability of technology, Council may accept emission offsets as an alternative measure for reducing emissions within the Brisbane airshed. Council will only consider offsets in relation to air pollutants of a regional nature.

Offsets will only be considered where emissions of a pollutant at a source are traded for the same pollutant at another source. Emission reductions for each pollutant,

achieved as a result of the offset, will need to be real, quantifiable and sustained. Ongoing monitoring may be requested to verify the offset.

In such cases where uncertainty exists in the delivery of offsets, an acceptable solution may be to offset more than the equivalent of emissions, i.e. 2 kg offset for every 1 kg of emissions.

Air quality in Brisbane is not to deteriorate as a result of the offset. Applicants will need to demonstrate an overall quantifiable air quality benefit. Offsets will only be favourably considered where residents are not exposed to unacceptable levels of pollutants as a result of either the proposed development or offset.

Air emissions from the proposed development and offset need to be evaluated to ensure that ambient air quality design ground level concentrations (refer *Table 3*) are met. The location of anticipated emission reductions, whether they are regional or local, should be provided.

4.4 Management of air emission impacts

Management measures that can be implemented to minimise air pollution include attenuation distances, best practice environmental management and best available technology. These measures are not intended to be definitive and world's best practice should always be considered.

Attenuation distances

Attenuation distances are particularly important measures to separate conflicting land uses and to minimise impacts from air pollution on sensitive receiving environments. Even if other control measures are used, emissions such as odour may still occur. Adequate attenuation distances between industry and sensitive receiving environments are effective ways of avoiding or minimising adverse impacts.

Attenuation distances could contain open space or other industry or business uses that can occupy land between industry and sensitive receiving environments without their location causing problems for themselves or others. Council prefers that the parts of industrial areas that are more remote from sensitive receiving environments, be used by industries that have the greatest potential for environmental harm or nuisance. Appropriate locations are those where air emissions and other effects can be adequately controlled. Smaller scale and otherwise lesser impacting uses are encouraged to locate at the periphery of the industrial areas in closer proximity to sensitive receiving environments. Refer to specific attenuation distances listed in the **Industrial Amenity and Performance Code**.

Best Practice Environmental Management (BPEM) and Best Available Technology (BAT)

Council encourages managing air pollution by avoiding emissions in the first instance and the application of BAT and BPEM. Options for adopting best practice strategies and technology are most effective if they are evaluated during the planning phase. Installing appropriate technology in the first instance can remove the need for costly add-ons.

Council encourages attaining minimum achievable emissions per unit of output by using commercially viable technology. The implementation of control technologies can significantly reduce air pollution at the source. Control technology should ensure minimal visibility of industrial plumes from public vantage points and the avoidance of health impacts.

Implementing BPEM such as cleaner production practices is promoted as industry can produce the same level of output but with less pollution, and in many cases it results in cost savings. BPEM is wider than simply design. It includes efficient administrative systems, strategic planning and waste management practices.

5 How to apply this policy

This Policy outlines a three phased approach for determining air impacts from development. Applicants should address each phase.

Applicants should document the following phases in the information provided to Council (which may form a component of an impact assessment study).

Phase one—Screening

Step 1: Does the development have air emissions? Emissions may not be from a chimney or flue, for example, they may be dust from traffic on a haul road, odour from a waste treatment pond, or vapours from solvents etc. If not, then there are no air quality requirements.

Step 2: Is the development an extractive industry operation or does it involve fossil fuel power generation OR incineration? If yes, then check the relevant subsection in Section 10 Special requirements and demonstrate how the proposal will address the requirements.

Phase two—Initial evaluation

Step 3: Identify and characterise the air emissions from the proposed development. This characterisation may take the form of measurement of emission composition, or estimation of emission composition using standard equations.

Step 4: Undertake a full evaluation of best practice environmental management (BPEM) and best available technology (BAT) options including waste prevention and cleaner production to demonstrate best practicable reduction in air emissions. Such an evaluation should include a comparison of the proposed approach with standards being applied for similar developments.

Phase three—Detailed evaluation

Step 5: Does the development emit any air toxics (refer *Table 4*)? If yes, undertake a health risk assessment (refer to Section 9), then proceed to step 6. If no, proceed directly to step 6.

Step 6: Check *Table 2* and determine whether the proposed development is of:

- local concern and will need local air dispersion modelling, or
- regional concern and will need an assessment of regional impacts (possibly including regional modelling) and local modelling.

Note: potentially odorous emissions will always need local air dispersion modelling.

Step 7a: If the pollutants being emitted are below the local modelling guideline and contain no odour or air toxins, then no modelling is necessary.

Step 7b: If the pollutants being emitted are above the local modelling guideline, undertake local air dispersion modelling and compare the ground level concentrations against the ambient air quality design ground level concentrations for general areas and sensitive receiving environments listed in *Table 3*.

Step 7c: If the pollutants being emitted are above the regional modelling guideline, undertake local air dispersion modelling (as for step 7b) and carry out an assessment of potential regional impacts (refer to *Annexe 1*).

6 Modelling thresholds

This Policy recommends varied levels of analysis depending on the scale and nature of emissions. Some industries emit such low levels of pollutants that modelling is unnecessary. Others emit emissions that are likely to have only localised impacts, whereas large scaled industries can have emissions that impact both locally and regionally. In such cases, local modelling and an analysis of the impacts of air emissions on a regional scale is advised to determine the level of impact from air pollution. For those industries that have odorous emissions, local air quality modelling is needed to predict the potential impacts.

The following table identifies the rate of emissions to air of key industrial pollutants at which different levels of modelling are indicated. This table is for guidance only. Some cases may need local modelling at a level below that indicated in *Table 2* (e.g. locating very close to a sensitive receiving environment). It is advised that the level of modelling required will generally need to be discussed in some detail with Council officers.

Table 2 Emission based assessment thresholds for modelling

Pollutant	Local level modelling (grams/second)	Regional level modelling (grams/second)
NO _x	0.03	5.0
CO	0.03	n/a
SO ₂	0.016	n/a
TSP	0.03	n/a
PM ₁₀	0.016	2.5
total VOC	0.016	1.0

Note:

Potentially odorous emissions will always need local modelling.

7 Modelling

Modelling provides useful information for assessing the impact of releases to the airshed. It can provide an initial assessment of the localised effects through prediction of ground level concentrations in the immediate vicinity of the emission. It is very effective at testing different emission scenarios. The information generated from modelling can assist in the assessment of potential impacts at the start of the development avoiding uncosted and unplanned prevention measures.

In the cases where modelling is undertaken, the following good modelling practices should be considered:

- Select a model appropriate to the sources and pollutants to be modelled
- Select meteorological data carefully to ensure that they are representative of the proposed development site, and that the data are of high quality and appropriate in averaging times and seasonal coverage
- Consider the terrain effects as these can add substantially to the effort required in modelling. As such, the general principle should be to consider the proposed stack height in relation to the surrounding terrain and make a judgement on the impact of terrain on the modelling outcomes. For example, a

tall stack in gently undulating areas may not require the consideration of terrain effects, while a ground level source in the same general area, a sewage treatment pond for example, may need to consider terrain effects. The availability of appropriate data (possibly from previous studies) should also be considered

- If there are other sources of similar pollutants in the immediate area, consideration needs to be given to how the model will emulate the situation. If the background pollution will significantly affect the peak concentration, then it will need to be considered. There are three methods to achieve this consideration of cumulative impact. The first is to use appropriate existing monitoring data to input a background figure into the model. The model adds this value to all predicted ground level concentrations. If there are no background data, in the case of a large scale development, it may be necessary to conduct monitoring to determine the background level. The second method is to model the other sources on the same modelling grid as the source of interest. This can be done where the other sources can be well characterised. The third method is appropriate where a long term steady state background level does not exist. If the background varies according to set conditions (day time/night time etc.), an individual model run for each set of conditions is useful. If the background varies hourly and the project warrants careful consideration of cumulative impact, models such as Ausplume can often be easily modified to accept hourly background data from the meteorological file
- Building and obstacle wake effects will need to be considered where stack heights are in similar proportion to the surrounding buildings. This type of aerodynamic effect can be positive or negative in its impact on ground level concentrations
- All sources to be modelled will need to be adequately characterised. Apart from the normal suite of emission data such as emission rate, temperature, exit velocity, internal stack dimensions etc, the process characteristics that impact on the source need to be recognised. Hours of operation, upset conditions, differences in process feedstock, e.g. different fuels and changes in process controls should all be considered
- The selection of grid spacing and consequent receptor locations needs to guard against underestimation of the peak concentrations. A suggested approach is to run a series of sample runs to determine the most appropriate grid spacing
- Reporting of modelling outcomes should include all model switch settings and assumptions used. The discussion should address the model limitations

including, but not limited to, averaging effects, low wind speeds, terrain steering and receptor representation. Results should be presented graphically where possible, with sufficient labelling to indicate sources and geographical features relevant to the impact of the proposal.

Annexes 1 and 2 provide technical guidance on air dispersion modelling for regional and odour impacts. Refer to these Annexes for determining matters that need to be considered when scoping the modelling to be undertaken. Applicants are advised to confirm with Council the appropriateness of the modelling proposed, prior to its commencement.

8 Local air quality design levels

Air pollution may cause local impacts, including nuisance effects and impacts on human health. Applicants will need to demonstrate that the development will not have adverse impacts on local air quality.

Table 3 includes ambient air quality goals and design ground level concentrations for sensitive receiving environments. The air quality goals are based on the *Environmental Protection (Air) Policy 1997* and the *Environmental Protection (Air) Amendment Policy (No. 1) 1998*. The design ground level concentrations for sensitive areas are generally those suggested by the *Victorian State Environment Protection Policy (The Air Environment) 1981*. They have been adapted so that only those pollutants that are most relevant to industry planning in Brisbane are included.

The concentrations for sensitive receiving environments have been set as a safety margin for the most critical pollutants, to prevent emissions from exceeding levels that could expose people to unhealthy levels or nuisance impacts from air pollution. They are more stringent than the *Environmental Protection (Air) Policy 1997* goals because modelling typically fails to adequately account for many complicating factors. Examples of these factors are very low wind speeds/stable conditions, sea breeze and recirculation and cumulative impact. The Design Ground Level Concentrations also preserve some capacity for the contribution of future sources to the air environment.

Industry should aim to meet the air quality goals in all areas and the design ground level concentrations in sensitive receiving environments. They are one consideration in determining acceptable air emission levels. The emphasis Council will give to compliance with these design ground level concentrations will depend on the type of development proposed, proximity to sensitive receiving environments, emission types, overall impact on the air environment and the extent to which other matters within the

Policy such as the implementation of best practice environmental management and best available technology are addressed.

The ambient air quality design ground level concentrations in *Table 3* are to be met by industry in association with background air quality. The background levels should be selected on the basis of accepted professional practice and advice (see section 7 Modelling).

In some cases, emissions to air other than those listed in *Table 3* may need to be considered. In these cases preliminary discussions with Council's pollution officers will be required.

Table 3 Ambient air quality design ground level concentrations

Air quality indicator	Goals for all areas	Design ground level concentration for sensitive receiving environment ⁽¹⁾	Averaging time
	Levels and units	Levels and units	
Nitrogen dioxide	0.16 ppm	0.11 ppm	1 hr
Particles (deposited)	4 g/m ² /month	2.5 g/m ² /month	30 days
Particles (as TSP)	90 mg/m ³	n/a	1 year
Particles (as PM10)	150 mg/m ³	50 mg/m ³	24 hrs
Particles (as PM2.5) ⁽²⁾	n/a	25 mg/m ³	24 hrs
Carbon monoxide	8 ppm	3.5 ppm	8 hrs
Oxidants (as ozone)	0.1 ppm	n/a	1 hr
Sulphur dioxide	0.2 ppm	0.2 ppm	1 hr
Lead	1.5 mg/m ³	n/a	90 days
	n/a	0.5 mg/m ³	30 days
Hydrogen sulphide	7.0 mg/m ³	n/a	30 mins
	n/a	2.0 mg/m ³	3 mins
1,2 dichloroethane	0.7 mg/m ³	n/a	24 hrs
	n/a	6.7 mg/m ³	3 mins
Dichloromethane	3.0 mg/m ³	n/a	24 hrs
	n/a	24 mg/m ³	3 mins
Formaldehyde	100 mg/m ³	n/a	30 mins
	n/a	100 mg/m ³	3 mins
TDI toluene-2,4-di-iso-cyanate	TBA	n/a	TBA
	n/a	0.005 mg/m ³	3 mins
MDI diphenylmethane di-iso-cyanate	TBA	n/a	TBA
	n/a	0.007 mg/m ³	3 mins
Vinyl chloride monomer	TBA	n/a	TBA
	n/a	0.1 mg/m ³	3 mins
Tetrachloroethylene	8mg/m ³	n/a	30 mins
	n/a	6.3 mg/m ³	3 mins
Trichloroethylene	1 mg/m ³	n/a	24 hrs
	n/a	17.8 mg/m ³	3 mins
Styrene	0.07 mg/m ³	n/a	30 mins
	n/a	0.21 mg/m ³	3 mins
Toluene	1 mg/m ³	n/a	30 mins
	n/a	0.65 mg/m ³	3 mins
Benzene	TBA	n/a	TBA
	n/a	0.1 mg/m ³	3 mins
Fluoride	0.5 mg/m ³	n/a	90 days
	n/a	2.9 mg/m ³	24 hrs
Odour ⁽³⁾	10 OU	5 OU	1 hour

(1) Sensitive Receiving Environment is defined in Chapter 3

(2) An advisory standard only. Information to be provided only at the request of Council

(3) Odour units to be determined using Australian Standard Method DR99306 Air Quality—determination of odour concentration by dynamic olfactometry

9 Air toxics

Significant emissions to air of pollutants listed in *Table 4* are to be assessed using health risk assessment (HRA). This assessment should be carried out using the guidelines developed by the California Air Pollution Control Officers Association (CAPCOA) titled *Air Toxics 'Hot Spots' Program Revised 1992 Risk Assessment Guidelines, October 1993*. Cancer risks should be assessed against the California Environment Protection Agency, Standards and Criteria Working Group document entitled *California Cancer Potency Factors: Update*.

The threshold for HRA for the air toxics listed in *Table 4* is the same as the National Pollutant Inventory Guide (NPI) thresholds for reporting, i.e. if applicants would be expected to report emissions of *Table 4* substances under NPI then they will need to do an HRA under this policy. Any substances listed in *Table 4* but not categorised under present NPI substance lists can be treated as a category 1 substance.

Modelling practices referred to in Section 7 apply to modelling undertaken to determine dose as a part of an HRA. Only emissions of pollutants listed below need to have hazard indices calculated and compared against standards.

Table 4 represents a subset of the 40 "TO-14" Organic Air Toxics listed by the U.S. Environment Protection Agency (USEPA). These pollutants are listed as Hazardous Air Pollutants by the USEPA and can be routinely detected in urban air in Australia. Dioxins and Furans, acid gases and some heavy metals have been added to this list due to their well documented toxicity and the broad range of industrial activity that gives rise to these pollutants, e.g. incineration, combustion and sintering.

Table 4 List of toxic pollutants

Pollutant	
Chloromethane	Chlorobenzene
Chloroethane	Ethylbenzene
Chloroform	(P+m)-Xylene
1,1,1-Trichloroethane	1,2,4-Trichlorobenzene
Carbon tetrachloride	Acid gases (expressed as HCl)
Trans-1,3-Dichloropropene	1,1,2-Trichloroethane
Metals (Cr,Ni,Hg,As,Cd,V)	Dioxins and Furans

10 Special requirements

The special requirements have been developed on the basis of past experience in assessing industrial development applications in Brisbane and are intended to streamline the assessment process for these industries.

The special requirements also recognise the fact that certain industries, because of the types and volumes of air pollutants emitted, have the potential to impact significantly on the airshed and the health of residents in Brisbane. While this policy encourages the reduction of air emissions from all industry, it places particular priority on industries and facilities that release large volumes of photochemical smog precursors, particles or VOCs. This approach is consistent with SEQRAQS, which also places priority on controlling emissions from these industries. High risk industries are also a priority, particularly those industries that emit air toxics.

10.1 Fossil fuel power generation

There is a trend in the energy market towards smaller, more efficient generation plants sited close to where the energy will be used. This trend may lead to greater efficiencies in the production and use of energy resources, and hence fewer greenhouse gas emissions and greater sustainability. Council supports this trend. However, given the likely air quality impacts, for fossil fuelled plant to be established in Brisbane, it must meet stringent emission standards. These standards mean that, in effect, energy plants will have to be as efficient and low in emissions as the best in the world.

Notwithstanding this policy's recommendations for local air pollution (under Section 5, step 6), any fuel source, plant design and pollution control configuration will be acceptable provided the plant does not emit more than specific efficiencies stated in *Table 5*. Council will discourage the location of more than 500 megawatts of electrical generation capacity on the one site, due to the poor dispersion characteristics of the prevailing meteorology of the Brisbane area.

Air quality impacts from energy plants may be moderated by appropriate fuel selection or other plant design decisions such as combustion conditions and flue gas emission controls. Generally, high efficiency cogeneration plants exceed 50% efficiency. Current best practice management for NO_x emissions includes incorporation of low NO_x burners in the combustion phase, and chemical injection and catalytic reduction to remove nitrogen oxides from the flue gas.

Similarly, for the control of particulate emissions, bag houses are acknowledged as delivering best practice environmental management. Target levels of between 10 and 100 mg/m³ should result from efficiencies of 95–99% for particles greater than 0.1 µm.

Although Council is principally concerned with pollutants that pose a direct risk to human health, it is also required under agreement with the Cities for Climate Protection program to deliver a program of effective greenhouse gas reductions. An essential part of this program is the delivery of a more carbon efficient industry sector. Consequently Council encourages the adoption by industry of measures and technologies that deliver goods and services at the lowest possible overall equivalent carbon dioxide efficiency. In the special case of fossil fuel power generation, this is a particularly important indicator of the suitability of the proposal.

Table 5 Special requirements: generation

Minimum standards of pollution efficiency for generation sources	
NO _x efficiency	4.0 tonnes/PJ
CO efficiency	4.0 tonnes/PJ
SO ₂ efficiency	0.25 tonnes/PJ
Particulates	100 mg/m ³
CO ₂ efficiency	0.6 tonnes/MWh

10.2 Incineration

Refuse, medical and hazardous waste incineration has the potential of emitting a wide range of pollutants to the air environment. For the purposes of this policy incineration is defined as combustion with a significant amount of added fuel to complete the combustion of the waste. Compounds in the waste are converted to flue gas borne pollutants, with incomplete combustion responsible for the production of particularly toxic chemicals such as the dioxin and furan group of organic compounds.

Several different combustion processes and control technologies are commonly used, with or without a thermal cycle boiler or generator to produce steam and electrical energy.

In all cases the lack of homogeneity and predictability of the fuel source is a problem in characterising the emissions from the plant. Council's risk management approach to this type of proposal is to ensure acceptable levels of human exposure to pollutants generated from incineration. Typically this will mean that fuel preprocessing, controlled combustion and flue gas scrubbing will be needed in order to ensure that levels of toxic pollutants are below the emission standards stressed in *Table 6*.

Table 6 Special requirements: incineration

Minimum emission standards for incineration sources	
Particulates	100mg/m ³ , dry @NTP, corrected to 12%CO ₂
HCl	50ppm or 99% removal efficiency
CO	100ppm hourly average, monitored continuously
Incinerator design	Primary chamber >850°C Secondary chamber >1000°C for >2 seconds

These criteria are considered in addition to the outcomes of any health risk assessment carried out due to the proposal exceeding the threshold levels of air toxics listed in *Table 4*.

10.3 Extractive industry

Extractive industries in the Brisbane region may occur in close proximity to sensitive receiving environments. Council advises that air pollution impacts from extractive industry proposals need to be considered for both the site establishment phase (which includes activities such as construction of haul roads and the removal of cover material, vegetation and overburden) and the operational phase.

Council encourages managing potential air pollution impacts from extractive industries through a detailed management plan for both phases. The management plan should demonstrate the use of BPEM and BAT, including waste minimisation and cleaner production practices to achieve best practicable reductions in air emissions. Guidelines for management plans can be obtained from the Environment Australia handbook on best practice environmental management for dust.

The management plan should include, where necessary, separate modelling determinations of the level of impact from the site establishment and operational phases. In cases where modelling is to be carried out, model selection will need to consider the ability of the model to handle gravitational settling and area sources. Modelling in these cases usually includes estimation of the source intensity of large area sources, a complicated process that requires professional experience or training in this special area of model use.

Annex 1—Regional impact assessment

Regional impact assessment is applicable to those development proposals that have emission rates for key industrial pollutants above the assessment guidelines for regional modelling (refer to Section 6) and do not meet the special requirements for fossil fuel power generation, incineration or extractive industry operations (refer to Section 10).

Industrial emissions have the potential to alter local and regional ozone levels on days with high levels of photochemical activity in the South East Queensland regional airshed. Many sources contribute to the particulate loading, both directly and via condensation and other processes. Both ozone and fine particulates have been established as producing short term and long term health impacts if concentrations or dosages are sufficiently high.

Large NO_x sources can reduce ozone concentrations close to the source but may generate ozone further downwind within the area covered by the plume, under a particular set of ambient conditions. For small NO_x sources, the ozone consumption stage is completed quickly but the ozone generation is quickly limited by the available in-plume NO_x concentrations. For ozone, the chemistry is not necessarily proportional to precursor concentrations and ambient levels. It is necessary to consider the detailed conditions for individual hourly events. Ground level increments from industry as predicted by a reliable dispersion model can be added to background levels in order to compile exposure statistics.

While there is now an extensive network of photochemical and particulate monitors in the South East Queensland Region, prediction of existing ambient air quality and impacts due to industry at a given location must rely on a sensible use of a hierarchy of local and regional airshed models.

Ozone impacts are not straightforward to predict. Any sources requiring detailed assessment by Council are likely either to be major emitters of NO_x or VOCs, located in an industrial area close to other similar or larger sources or likely to affect a particularly sensitive part of the airshed. Specialist advice will be needed to assess photochemical and fine particulate impacts. Assessments should refer to the substantial amount of local information on regional windfields, emission characteristics, high pollution event days and modelling tools.

Photochemical assessments are advisable for major sources of NO_x and VOC emissions in the South East Queensland airshed, which is likely to experience significant increases in NO_x and VOC emissions from transport and industrial sources over the next 10–15 years. The design of the emission control equipment

should be consistent with the minimisation of ambient concentrations and population dosages, the intent of state and national air quality objectives and the SEQRAQS objectives.

There should be no significant change in health indicators predicted to be caused either by the industry operating in isolation (but utilising an appropriate sub-regional background air quality) or in association with other major emitters (either existing or approved for future operation). By their location and/or proximity to existing sources, certain areas of the airshed are especially sensitive to emissions of ozone precursors.

New industries are encouraged to adopt best practice emission control technology and to achieve target energy-related emission levels of ozone precursors.

Industries undertaking expansion and/or retrofitting of control measures should ensure that the changes neither produce any net increase in NO_x and VOC emission rates or, by virtue of different emission characteristics, any significant net increase in ground level NO_x and ozone impacts within the areas covered by the plumes. Ideally, efficiency standards should be met where applicable.

Predictions of particulate impact are most often concerned with the increase in maximum daily and annual concentrations of fine particulates (PM₁₀ for national and state guidelines, but PM_{2.5} is also considered important from a health viewpoint). Industrial emissions should be well characterised by a size distribution down to the 0.01 µm aerodynamic diameter or equivalent. Particular attention should be paid to number and mass densities for combustion products and the transformation processes that may occur between source and downwind receptors.

As photochemical activity and background particulate levels in the Brisbane airshed show a wide inter-annual variability, a five year period should be considered when identifying potential problem periods. Generic datasets are available for most EPA monitoring locations that include the hourly values of ozone, NO_x and NO₂, and parameters describing the photochemical age of air parcels. Where only PM10 information is available at the nearest monitoring site, PM2.5 and other indicators should be based on a reasonable interpretation of information from other Brisbane sites and similar urban areas.

Table 7 lists the different airshed models that may be used to determine hourly concentrations of NO_x, particulates and ozone increments.

Table 7 Airshed models

Role	Models	Comments
1. Screening evaluation of NO _x and PM10/PM2.5 impacts	Ausplume ISC3 Auspuff AERMOD Spillane	Note: Ausplume may underpredict for near-coastal areas. Tall stacks require consideration of strong convection (e.g. Aernod or Spillane models).
2. Screening of ozone increment	CSIRO TAPM Stage 1 models with IER or SOS chemical evaluations	Used together with nearest suitable ambient air quality database. Sensitivity testing on VOC/NO _x ratios required.
3. Detailed evaluation of airshed impact	South East Queensland regional AQS CSIRO LADM EPAV 3-D scheme EPAV 2-D scheme Turco/Leslie CSIRO TAPM	When available For individual sources, not full emissions inventory Low-level sources, full emissions inventory Tall stack sources embedded in 3-D grid Currently under validation in Sydney, Los Angeles and Beijing.

Photochemical assessment techniques usually require simplification of source structure for airshed modelling to proceed. Multiple stack sources may be replaced with an equivalent point source having the same average plume height and total NO_x/VOC emission rates. Significant extended sources, e.g. ground level VOC sources with emission rates over 10 g/s, may require some simplification prior to airshed model use.

For some wind directions, plumes from sources located close (within 5km) to other significant precursor sources may overlap significantly with existing plumes and therefore undergo substantial photochemical interactions. Unless it can be demonstrated that source characteristics and local meteorological conditions result in essentially separate plume trajectories for the proposed and existing sources, recourse to detailed and appropriate numerical models will then be necessary. Industrial developments in such areas are acceptable if it can be demonstrated that the exceedance rate of designated sub-regional impact thresholds, e.g. four hourly exposures and daily ozone dosages, are unlikely to increase by more than 1%.

Modelling of regional impacts should be on the scale of the plume dimensions when pollutants are well mixed in the vertical plane, e.g. typically over a 500m grid. Some schemes may experience technical difficulties for near-field evaluations until plume dimensions exceed the grid size of emission inventories. Sensitivity testing to scale size may then require plume-in-box or trajectory models.

For some sources, especially those giving rise to significant increments in ozone levels, it is advisable to undertake model sensitivity testing to perturbations in source characteristics, emission rates (especially for upset conditions) and variations in VOC/NO_x ratios to encompass different airshed states (such as presence of bushfire emissions).

As photochemical activity may proceed once plumes exit the Brisbane airshed, consideration may be required of ozone increments anywhere on the day in question and the likelihood of recirculation on subsequent days, should ambient conditions be suitable. Refer to the results of the *Brisbane Windfield Study Final Report 1993* and South East Queensland regional airshed investigations.

Modelling of particulate impacts should involve not only the production of concentration statistics but, as considered necessary by Council, the evaluation of increments in population dosages and anticipated health impacts.

Annex 2—Odour policy and modelling

This Policy promotes industrial development that is planned and designed so that significant odour annoyance is not caused at nearby sensitive receptors. It assumes that industry design is based on ensuring that offensive odours are not routinely emitted beyond the boundary of the industrial premises, although there may be occasions where plant upsets may cause inadvertent increases in odour emissions for a short period. This policy aims to ensure good design practice and encourages modern and effective odour control technology.

Odour annoyance requires odour levels at the receptor to be sufficiently strong, offensive and frequent to cause nuisance to most people in a community. Odour evaluations should recognise the wide variety of individual response to odours, the difficulties in establishing odour emission rates for normal and upset operating conditions and the potential for various community–industry interactions to modify odour sensitivities. Consideration is necessary of likely odour levels and meteorological conditions and the likelihood of adverse odours occurring for each hour of a typical year of site meteorology.

Offensive odour is generally taken as an odour that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances, is either harmful to (or likely to be harmful to) a person outside the emitting premises or interferes unreasonably with the comfort of an external observer.

Odour assessments should proceed in a series of steps:

- inventory all potential odour sources at the site
- determine odour release characteristics
- estimate emission characteristics using either standard emission factors or relevant measurements
- determine whether a small number of known odorants are present or a complex mixture. If the latter, use performance criteria based on the Australian standard for olfactometry
- select suitable meteorological data files for the site in question (preferably one or more typical years)
- select suitable emission scenarios
- select source-specific peak-to-mean ratios (see below), terrain information and a suitable list of odour-sensitive receptors
- select a suitable odour dispersion model and estimate hourly concentrations but with emission rates corrected to the nose-response time (via peak-to-mean ratios based on source type and emission variability)

- evaluate the 99.5th percentile concentrations against odour criteria in *Table 3*
- revise odour control design to achieve a suitable general society benefit.

In this process, account should be taken of the potential future land use, the likelihood of odours from other sources and the available control technology and/or odour mitigation measures. Any mitigation measures should be accompanied by expert certification of the likely effectiveness and long term suitability.

Design and operational procedures should consider the following factors:

- reliability and maintenance of equipment
- sustainable management procedures
- effectiveness of intervening barriers and stands of vegetation. Refer to attenuation distances in the **Industrial Amenity and Performance Code**
- scheduling of odorous activities, e.g. via wind direction, or other odorous activity on-site or at neighbouring industries
- staff education on the impact and assessment of odours
- liaison and consultation with the neighbouring community
- avoidance of aerodynamic downwash for any stack sources
- long term cumulative impacts.

Peak-to-mean ratios are used to recognise that industrial odours are often intermittent and of short duration. Odour response involves nose-response timescales of approximately 1 second. Dispersion models can only reliably forecast hourly averages (and then only the ensemble average). Correction factors are required to predict the probability distribution of nose-response-time odour levels. The recommended peak-to-mean ratios are those prescribed by the NSW EPA that are based on a survey of recent literature and generic wind tunnel experiments on point, line and area sources.

Practical consideration should be given to the likelihood of separate odour response to the overlapping of odour plumes from physically separated sources. If the odours are judged to be similar, odour instances should be added for a given hour prior to assessment against an odour annoyance threshold. If the odours are dissimilar, the responses should be judged separately for each source in a given hour and that hour counted as an ‘odour event hour’ only if any of the source contributions exceed the annoyance threshold.

Hourly averages can be calculated by any of the accepted general dispersion models (see Ausplume, Screen 3 ISCST3) so long as averaging time corrections

are not used to calculate very short term concentrations. It should be noted that, for some tall stack sources and area sources, near-field concentrations may be underestimated by such techniques. The estimation of point source dispersion in the presence of buildings should utilise building profile pre-processors, such as those readily available from the USEPA, to determine aerodynamic wake influences. Peak-to-mean ratios for wake-affected sources need to be treated with caution.

Meteorological files should cater for site-specific conditions and use a minimum windspeed of 0.5 m/s for odour evaluations. Dispersion calculations should be performed both over a suitable grid and at any particularly sensitive receptors such as residences, schools, hospitals or known complainants. Consideration should be given to the probability of upset emission conditions, the hourly variation of emissions (especially at night-time) and the likelihood of hypersensitive people in the local community. Community education programs can assist in minimising these effects.

For existing industries changing operation or source configurations, allowance can be made for tolerance of local communities to odour if well-targeted community odour surveys are conducted over a reasonable time period, to a standard that will satisfy a recommended external odour expert. Reliance on general community surveys in climates dissimilar to Brisbane's are unlikely to be acceptable.

Airports Planning Scheme Policy

The intent of this Policy is to:

- maintain an acceptable environmental impact on the community from aviation activities
- ensure the safety and efficiency of aviation operations in and around Brisbane.

Development in the vicinity of Brisbane and Archerfield Airports must be consistent with State Planning Policy 2/92—Planning for Aerodromes and other Aeronautical Facilities.

Building height and lighting are required to be limited by the *Airports (Protection of Airspace) Regulations*.

Noise attenuation measures are also required to be provided where a site is within a noise exposure contour of 20 ANEF or greater in accordance with *AS2021 Acoustics—Aircraft Intrusion—Building Siting and Construction*.

For the purpose of determining the limitations on building height and lighting reference must be made to the most recent approved *Airport Master Plan* prepared by Brisbane Airport Corporation or *Archerfield Airport Master Plan* prepared by Archerfield Airport Corporation.

For the purpose of determining the limitations on land use and buildings, reference must be made to the most recent approved Australian Noise Exposure Forecast (ANEF) Contour Plan for the particular airport.

Assessment of Brothels Planning Scheme Policy

Under the Prostitution Act 1999, brothels are:

- to be refused in residential areas (Section 64 of the Prostitution Act 1999),
- code assessable in industrial areas (Schedule 1 of the Integrated Planning Regulation 1998), and
- impact assessable in other areas (Schedule 1 of the Integrated Planning Regulation 1998).

The four basic Area classifications in the City Plan are Residential, Industrial, Centres (commercial) and Parkland. Impact assessment of applications for brothels in Areas other than Residential or Industrial are to be based on the following criteria:

1 Centres

Centres provide for a wide range of activities. Many of these activities include recreational and/or cultural activities for children. Approval of a brothel in these circumstances would contravene the requirements of the Act.

The City Plan encourages higher density development in centres. Approval of a brothel (which cannot be approved within the near vicinity of residential development) in that centre could prejudice that higher density potential.

2 Parkland and Greenspace

Brisbane's parks and other greenspaces are used by children. Approval of a brothel in close proximity to a park or greenspace would detract from meeting the recreational and greenspace needs of the City. It would also thereby contravene provision 64(1)(b) of the Act, which states that an "assessment manager must refuse an application if the land is within 200m of a facility or place regularly frequented by children for recreational or cultural activities".

3 Broad-hectare and Rural Development

The location of brothels in isolated urban areas is undesirable.

4 Public Consultation

The City Plan assumes adequate consultation with the community on uses that are likely to affect them; therefore significant weight is to be given to any public submissions received.

5 Public Notification of Brothel Applications in Industrial Areas

Applicants for brothels in industrial areas are required to notify adjoining landowners in writing that an application is to be lodged and evidence of that notification must be provided with the application when submitted.

6 Conclusion

Based on the above criteria, it is unlikely that Council would favourably consider a proposal for a brothel in any circumstance other than those specifically allowed by the Act, (ie. within an industrial area well clear of residential development and areas where children might congregate).

Brisbane River Corridor Planning Scheme Policy

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1 Introduction

Development proposals within the Brisbane River Corridor must have regard to Council's preferred approach to managing the river and the adjacent corridor. In this respect, Council has identified five river precincts which have particular characteristics and values and for which Council has established desired outcomes for development. These precincts and desired outcomes are put forward in this policy.

Additional information may also be required with an application. This information is intended to assist decision makers to determine the impact of proposed development on the ecosystems and amenity of the landscape values of the Brisbane River. This policy details the information that may be required.

2 Why manage the Brisbane River Corridor

The Brisbane River creates a special space in the City, a corridor comprising the waterway itself and the waterfront land and structures along it. The unique shape of the corridor, the meanders which wind through the City, has become an image which distinguishes the identity of Brisbane.

The Brisbane River is important to the City in many ways as:

- an economic resource
- a transport corridor
- a recreational resource

- an important ecological resource
- a significant landscape element, and
- a significant cultural resource.

Development within the corridor and its associated impacts (e.g. visual, ecological) need to be appropriately considered and managed if these important values are to be maintained.

This policy puts forward development principles to assist in the design and assessment of development in the Brisbane River Corridor.

3 Additional information to accompany development applications

3.1 General

To assist in the assessment of the impact of development within the Brisbane River Corridor, applicants are required to have regard to the provisions of this policy and where relevant, provide the information detailed below, as part of a development application.

3.2 Landscape

3.2.1 Slope analysis and topographic features

As slopes increase, the potential impact of development generally also increases. This is usually due to increased prominence and visibility of buildings, especially from and across the Brisbane River. In addition, where development occurs on steeper sites, this often includes re-shaping land with terraces, ramps and retaining walls to create flatter areas for buildings and outdoor spaces. These earthworks and retaining walls often result in the loss of riparian vegetation, increased erosion and visual impacts.

Development must respect the prevailing form and character of the topography and significant features of the site. Consequently, development proposals should incorporate:

- an analysis and consideration of topographic features of the site, particularly where development is proposed on land sloping toward the Brisbane River with an average gradient in excess of 1 in 4. This can be demonstrated by survey plan or spot levels. The preferred approach is to avoid disturbance of land with gradients in excess of 1 in 4
- consideration of the existing condition and character of the land and the immediate environs in the same way as streetscape analysis is necessary, particularly for development in character housing areas. Photomontages are an acceptable approach for presenting this information.

3.2.2 Site planning and landscaping

Landscaping proposals should conserve valued habitats and riparian vegetation wherever reasonably possible. To demonstrate achievement of this outcome a photograph of the site from the Brisbane River should be provided and a landscaping plan should be submitted with development applications that:

- identifies the location of high water mark (HWM)
- documents the existing conditions and character of the site and the surrounding area (all adjacent riverfront lots within 75m of the property boundaries) using photographs, maps and plans as viewed from the Brisbane River and showing views to the river
- documents existing habitats and species on the site (flora and fauna)
- documents vegetation (including mangroves) that is to be conserved and measures to protect it
- documents vegetation (including mangroves) to be removed and justification for removal
- illustrates proposals for revegetation and new landscape planting and other treatments
- identifies opportunities to improve habitat nodes and corridors.

The plan should also show the location and nature of the intended buildings/structures including:

- modifications to the existing landform (e.g. existing and proposed levels/contours and location and type of retaining walls)
- the location of, and proposed access to, any landings, moorings, boat launching/retrieval facilities and dry boat storage
- buildings and ancillary buildings
- vehicular access and parking proposals
- significant pedestrian paths (including steps and ramps)
- infrastructure services (where relevant)
- proposed outdoor lighting.

3.2.3 View analysis and preservation of view corridors

There are a number of public vantage/viewing points along the Brisbane River from where the visual impact of development should be considered in relation to the wider River Corridor character or specific precincts.

Development, other than for minor building work (e.g. residential, commercial or industrial), should have regard to the visual impact on the riverscape from the Brisbane River and any other relevant public vantage point.

The information accompanying the application should:

- identify if the site forms part of a view corridor from a public place
- identify the character and features of the corridor
- determine the impacts the proposed development will have on the view corridor
- identify the design measures that will be incorporated to mitigate these impacts.

Photomontages are an acceptable approach for presenting this information.

3.3 Public access

The Brisbane River is a public resource and access to the river, generally through public parkland, enables the community to both passively and actively enjoy this resource. Development proposals should consider the need to provide public access to the river including consideration of:

- potential users
- potential conflicts
- suitability of the site (topography, location and other public access opportunities in the surrounding area)
- the most appropriate type of access (point or corridor access)
- the provision of infrastructure to facilitate access.

The **Brisbane RiverWalk Strategy** describes the Council's intentions in terms of the construction of continuous walkways along sections of the Brisbane River. Development that is intended in these sections of the Brisbane River should have regard to the **Brisbane RiverWalk Strategy** to ensure public access is provided and/or not compromised. In other areas Council's intent is outlined in Local Plans or will be determined by negotiation. The design of facilities to implement this strategy should be in accordance with the **Public Riverside Facilities Design and Maintenance Manual**.

The preferred tenure for RiverWalk facilities is Recreation Reserve.

A concept plan, cross section, elevations and other details for public riverside access or facilities should be submitted in accordance with the **Public Riverside Facilities Design and Maintenance Manual**.

3.4 Riverbank management

The treatment of riverbanks can impact on the Brisbane River in a number of ways. It can effect the preservation and growth of riparian and marine vegetation, impact on the Brisbane River's landscape values and riverine processes.

Where river edge treatment is proposed, the following information should be provided:

- the existing condition of the riverwall or banks
- treatment used on allotments sharing a common boundary or in the general vicinity
- the design of the riverwall treatment proposed including finished levels, materials and colours
- the extent of vegetation (including mangroves and other marine plants) and the level of disturbance proposed
- the need for river edge treatment.

3.5 Structures

Structures below and above high water mark can have significant impacts on the Brisbane River Corridor where not appropriately designed and sited.

Where buildings and structures are proposed, the following details should be provided:

- plans and elevations showing heights, setbacks, landscape coverage and hardstand area
- building materials including colours and finishes
- details of impacts on view to the river from adjacent sites
- details of building setbacks on adjacent sites
- details of impacts on the Brisbane River's landscape values when viewed from the river and any other public vantage point.

The **Public Riverside Facilities Design and Maintenance Manual** identifies relevant design guidelines and information that should be provided with an application.

3.6 Infrastructure

The installation or upgrading of infrastructure, such as water supply, sewerage, transport, electricity or other undertakings, has the potential to cause a range of impacts including visual scarring, erosion and loss of vegetation. The preferred approach to the installation of infrastructure is to minimise its impacts on the Brisbane River Corridor. Where a proposal includes the installation or the upgrading of infrastructure, the following details should be provided:

- types of infrastructure to be installed/upgraded
- details of any vegetation to be removed and measures to mitigate this impact
- extent of any earthworks
- method of installation

- the potential visual impacts of infrastructure
- justification for the need for infrastructure to intrude into the corridor.

4 Brisbane River Corridor Precincts and assessment guidelines

The Strategic Plan and Planning Scheme Map 2 of 3—Waterways and Wetlands, identifies five River Corridor Precincts for the Brisbane River Corridor. These are Precinct 1—Rural Fringe, Precinct 2—Residential Parkland, Precinct 3—City Focus, Precinct 4—Inner Eastern Residential and Precinct 5—Bulimba to the Bay. The desired outcomes and development principles for these precincts are described below.

The **Brisbane River Management Plan** has identified the following guiding principles for managing the whole corridor:

- include diverse community interests in decision making along the Brisbane River rather than focus on exclusive property rights
- balance development with protection and restoration of the Brisbane River
- respect the special place that the Brisbane River has in the hearts of Indigenous people in the region and recognise its sacredness to traditional Indigenous people, and the role it plays in the practice of their culture
- recognise the natural and cultural aspects of the Brisbane River through community education at every opportunity
- cooperate with State, Federal and Local Government agencies in all levels
- recognise and manage flooding risk through mitigation, planning and education
- enhance the Brisbane River ecosystem to ensure a healthy and diverse waterway, by improving water quality, protecting the riparian zone, and building partnerships for weed and litter control
- recognise that the Brisbane River and its bank are highly dynamic and unstable natural ecosystems affected by processes in the rest of the catchment, and where a cautious approach to development use is warranted
- ensure that development addresses the Brisbane River and provides public access to it where possible
- enhance the Brisbane River's landscape values, at near and distant viewpoints
- provide a rich diversity of experiences along the Brisbane River.

These principles, along with the desired outcomes and development principles for individual precincts should be taken into account in the design of proposals and will be used to assess development proposals.

4.1 Precinct 1—Rural Fringe

Description, character and outcomes

Precinct 1 stretches from Kholo to Pinjarra Hills and includes approximately 54 km of river length. This precinct is largely undeveloped and contains significant areas of natural and rural landscape character. This character is to be maintained as part of any development. Existing development is mainly broad hectare residential and rural with limited infrastructure due to the low density of the area.

Development within the precinct must be balanced with the need to maintain or enhance the precinct’s natural amenity and protect the Brisbane River’s flora and fauna corridor. In general, the Brisbane River Corridor should remain in its current state—minimal development in a rural/natural landscape setting. Opportunities for recreational pursuits exist in the form of recreational boating that does not impact upon the Brisbane River bank’s vegetation. Opportunities also exist to provide a diversity of activities not available in higher density suburbs in the form of large parklands able to cater for intensive visitor use and to promote river access from the land.

The key outcomes for Precinct 1 are:

- **the protection and enhancement of a river flora and fauna corridor**
- **the promotion of nature based recreation**
- **the protection of scenic quality**
- **the maintenance of rural characteristics and landscapes.**

Element	Development Principles
Landscape	<p>This precinct contains a number of signature landscapes of natural and rural landscape character which should be protected. These include the rural fringe landscapes of Kholo, Mt Crosby, Karana Downs, Moggill, Bellbowrie, Anstead, Wacol and Pinjarra Hills, which are sparsely developed and have extensive views of open pastures and remnant vegetation. The landscape character of this precinct is characterised by broad–hectare rural uses and natural areas. The Brisbane River Corridor is largely undeveloped and contains pockets of remnant riparian vegetation. The preferred landscape outcome for this area is to maintain the rural and natural landscape characteristics of the corridor. To achieve this, all development should not be located within the Brisbane River Corridor unless there is no other alternative location on the site.</p> <p>While the precinct contains some urbanised areas, the amenity of these areas can be maintained by ensuring minimal disturbance to the riverbank through appropriate setbacks and the retention and/or establishment of native riparian vegetation.</p>
Public access	<p>Linear access corridors along the Brisbane River are established in the urbanised areas of Bellbowrie and Karana Downs. Where further land is developed for urban purposes these corridors should be extended. Where single sites are involved, the establishment of point access may be required, where there is no possibility of extending the corridor and there is no other point access to the Brisbane River within 100m.</p> <p>For the broad–hectare parts of this precinct, public access is to be provided to major focus points along the Brisbane River. Where public access is provided, the design of facilities should fit into the rural/natural setting of the area. Where proposals for the broad–hectare subdivision of rural land are put forward, low key public access points to the Brisbane River should be provided.</p> <p>Public access corridors in the form of public parkland, of at least 100m in width, should be provided along the Brisbane River at Wacol and the University of Queensland veterinary research farm (Pinjarra Hills) should the use of these sites change in the future, or generally where urban development is envisaged.</p>

4.1 Precinct 1—Rural Fringe

Vegetation management	The banks of the Brisbane River in this precinct are to be left in a natural state. Riparian vegetation should be retained as part of any development proposal to protect landscape values. Where banks are degraded, all proposals should include measures for rehabilitation of the banks including supplementary vegetation plantings. Mangroves established in this precinct should also be retained due to their landscape, ecological and stabilising values.
Riverbank management	The natural form of the riverbanks in this area is to be maintained. Riverwalls are not appropriate in this area as there is sufficient land available to allow development to be set back from the Brisbane River and hence be protected from erosion. In this precinct riverwalls also detract from the natural appearance of the Brisbane River and result in the destruction of vegetation.
Structures	<p>The development of structures within this precinct is to be kept at a minimum in order to maintain landscape values. Materials used for buildings and structures should complement surrounding buildings, the visual character of the area and the character of the precinct.</p> <p>Landings—Landings which involve substantial alteration of the riverbank and the installation of substantial structures are not considered appropriate. Landings in this area constructed for private use should be limited to facilities which allow the launching of small private boats. Landings considered appropriate for this area include a ramp or riverside platform. Jetties and pontoons are not considered appropriate for this precinct due to the impacts they will have on the rural/natural amenity of the area and are unlikely to be approved. Marinas in this precinct are not considered appropriate due to the detrimental impacts on landscape and amenity that this type of development would have. They are also unsuitable due to characteristics of the Brisbane River (i.e. shallow water).</p> <p>Buildings—Because of the desire to maintain the rural/natural character of the area, buildings will be required to be well set back from the Brisbane River. With the exception of a house (and ancillary buildings) all buildings should be located outside of the corridor. A house should normally comply with the setback requirements of the House Code (40m). Variations of this setback will only be considered when the house or ancillary structures are obscured from views from the Brisbane River by topography or vegetation.</p> <p>Where infill development occurs in the urbanised areas, the existing building setback from the Brisbane River should be maintained. Buildings should not exceed 8.5m height. The location of other minor buildings and structures in the corridor will only be considered where there is no other alternative site on the lot. If a building or structure is approved in the corridor it should be designed to be unobtrusive and take into account the surrounding landscape. Boat sheds are considered inappropriate due to potential impacts on the rural/natural landscape characteristics of the area. Development design should ensure that vegetation and natural landforms are a dominant feature.</p> <p>Building design, location and materials should ensure that the building is not a dominant landscape feature. Acceptable building materials include building with natural or earth tones and minimised use of highly reflective materials.</p> <p>Fencing erected between the building line and the Brisbane River should be visually transparent in nature to ensure that the landscape values of the Brisbane River Corridor are not obstructed.</p>
Infrastructure	Infrastructure, such as water, sewer, telecommunications or electricity undertakings should generally be set back 100m from the Brisbane River. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.

4.2 Precinct 2—Residential Parkland

Description, character and outcomes

Precinct 2 stretches from the Centenary suburbs to Toowong. It is approximately 23 km in length. The key characteristics of this precinct are the open riverside parkland and the quiet residential areas. Some developments have detracted from Brisbane River amenity and visual and physical access by encroaching within the Brisbane River Corridor and through poor design outcomes.

The precinct is characterised by patches of significant remnant vegetation, steep riverbanks, well developed mangrove habitats and numerous elevated areas adjoining the Brisbane River. Environmental priorities are to control weed infestations, retain existing vegetation, retain value of creek corridors and mangrove stands and to stabilise Brisbane Riverbanks with native vegetation.

Land use in the precinct is predominantly low to medium density residential. CityCats and the Dutton Park Ferry operate in part of the precinct. Current recreational uses of the Brisbane River within the precinct consist of a mix of high-speed and low-speed boating activities, including sailing, rowing, canoeing, chartered boat tours and water skiing. Public access to the Brisbane River is limited in some areas due to topography and land tenure.

The key outcomes for Precinct 2 are:

- the improvement of community recreational use in a semi natural setting
- the conservation of major remnant habitat
- maintenance of the quiet residential amenity of the precinct.

Element	Development Principles
Landscape	<p>The landscape of this precinct has considerable variation. It includes many nodes of significant vegetation along steep riverbanks which should be retained and connected by riparian corridors wherever possible. Significant landscape features such as the vegetated open character of Fig Tree Pocket and the heavily treed steep banks such as those adjacent to the approaches of the Centenary Bridge and at Highgate Hill should be preserved. The existing landscape values of the vegetated Brisbane River Corridor viewed from the Centenary and Walter Taylor bridges, Dutton Park Cemetery and other riverside parks should also be maintained.</p> <p>In other residential areas the location of buildings amongst trees softens the impact of the buildings when viewed from the Brisbane River. The maintenance of riverside vegetation in this precinct is therefore a preferred feature of the landscape, such that the built form of buildings is softened by mature vegetation and buildings are not a dominant landscape feature.</p> <p>The desired landscape outcome is to ensure that buildings are partly obscured by mature vegetation when viewed from the Brisbane River rather than the building form dominating the Brisbane River Corridor. Where mature vegetation does not exist, native vegetation is to be replanted in the riparian zone to achieve the desired landscape setting.</p> <p>Other significant features such as the park like settings of Indooroopilly Golf Course and the University of Queensland also provide diversity to the precinct landscapes.</p>
Public access	<p>In the lower reaches of this precinct the provision of continuous public access corridors along the Brisbane River in this precinct is not achievable in the short to medium term given the existing pattern of development. However the connection of nodes and corridors featuring the Brisbane River via streets is able to be achieved as outlined in the Brisbane RiverWalk Strategy for part of the precinct. Some major development sites will provide future opportunities for the establishment of new nodes and corridors, such as the Tennyson Power Station site and the ABC site in Toowong. The Fig Tree Pocket area also represents an opportunity to provide more extensive riverine access corridors for public use.</p> <p>A number of large isolated sites along this precinct may also be developed in the future. In these areas, open space provision should focus on access to the Brisbane River and provision of public parkland along the Brisbane River. The provision of public access will not be pursued on small infill sites within this precinct unless they are targeted through</p>

4.2 Precinct 2—Residential Parkland

	<p>the Brisbane RiverWalk Strategy. Where a site is within the proposed Brisbane RiverWalk Strategy area, provision should be made to accommodate the Brisbane RiverWalk structures. Provision should be made for the location of the structures preferably through surrender of land to the Crown. Boardwalks and other facilities identified in the Brisbane RiverWalk Strategy are to be provided in accordance with the Public Riverside Facilities Design and Maintenance Manual.</p> <p>Linear access corridors along the Brisbane River are established in many of the urbanised parts in the upper reaches of this precinct. Where further land is developed for urban purposes these corridors should be extended.</p>
Vegetation management	<p>Within 20m of the high water mark of the Brisbane River, native vegetation should be retained as part of development proposals. Opportunities exist to connect existing bushland nodes by vegetated corridors particularly on the northern bank of the Brisbane River upstream of the University of Queensland. The retention of mangroves should be included as part of any development proposal. Where mature vegetation does not exist, native vegetation is to be replanted in the riparian zone as part of any development approval.</p>
Riverbank management	<p>Earthworks in this precinct should be minimised in the Brisbane River Corridor. Some minor earthworks may be considered for sites where the extent of cut or fill is less than 1m in depth and the natural shape of the landform is generally maintained. Extensive terracing of land between retaining walls is not appropriate, nor is terracing on lands with gradients in excess of 1 in 4. A minimum of 50% site cover of the Brisbane River Corridor between the buildings and the Brisbane River is to be retained as soft landscaping areas. Landscaping should include mature trees that will reach, at least, the height of the proposed buildings.</p> <p>Riverwalls are only appropriate where there is a threat to property from extensive erosion. In these circumstances, riverwall construction should generally be designed to support the establishment of mangroves. Reclamation is considered inappropriate.</p>
Structures	<p>Buildings—Materials used for buildings and structures should complement surrounding buildings, the visual character of the area and the character of the precinct. Where structures are proposed, their design should ensure that they accommodate river access as proposed in the Brisbane RiverWalk Strategy. Buildings should generally be of low landscape impact being limited in height to less than 2 storeys or 8.5m. Buildings should also be designed and located to be visually recessive such that vegetation and natural landforms are a dominant feature.</p> <p>Landings—The separation distance of private jetties and pontoons on lots within Precinct 2 is to be a minimum of 20 metres. Other types of landings may be allowed within 20m metres of other approved landing.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water’s edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots within Precinct 2 is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Marinas are considered inappropriate in this precinct as they would detract from the landscape values of this precinct.</p>
Infrastructure	<p>Infrastructure, such as water, sewer, telecommunications or electricity undertakings should generally be set back a minimum of 20m from the Brisbane River. Where the precinct includes broad-hectare land the minimum setback should be 100m. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.</p>

4.3 Precinct 3—City Focus

Description, character and outcomes

Precinct 3 stretches from Toowong to New Farm. The precinct corridor is approximately 9 km long. This precinct is a City-wide and regional focus for river recreation and celebration and has particular historical and cultural significance. The key characteristics of this precinct are the intensity of the commercial development along the Brisbane River, the significant festive and recreation spaces, the five bridges and the virtually continuous hard edges of the Brisbane River. Very little habitat or riparian vegetation remains in this precinct although mangroves occur on some exposed banks and contribute to stabilisation.

Public access along the Brisbane River is almost continuous but links are missing and the **Brisbane RiverWalk Strategy** proposes improved public access. The Brisbane River in this precinct has a high level of usage for private and public recreational and commuter use.

The key outcomes for Precinct 3 are:

- **creation of continuous public access along the river’s edge**
- **highlighting of significant cultural features**
- **establishment of a vibrant mix of community, recreational, business, residential and passenger transport use in a built environment setting the maintenance and enhancement of “Islands” of nature (including mangroves).**

Element	Development Principles
Landscape	The landscape of the Brisbane River exhibited by this precinct represents a typical view of the Brisbane River seen by residents and visitors to the City. It contains a number of focal points that provide visual access to the Brisbane River, such as bridges, walkways and lookouts. It contains many of the Brisbane signature landscapes such as the Story Bridge, Kangaroo Point Cliffs and the South East Freeway. Many other City-significant landscapes such as the City Centre and those of Mt Coot-tha and the surrounding ranges are also prominent in this precinct. Because of the high level of disturbance of the natural landscape, a high degree of modification of the Brisbane River Corridor is considered acceptable where this provides increased public access to the Brisbane River and does not interfere with view corridors along the Brisbane River and to other significant landscape features. The Brisbane River’s landscape values, such as those viewed from public vantage points such as bridges, must be maintained or enhanced.
Public access	<p>This precinct represents an opportunity to provide almost continuous pedestrian and cycle access along both sides of the Brisbane River Corridor as part of the Brisbane RiverWalk Strategy. Opportunities to increase the safety of use of these corridors by increased passive surveillance or the introduction of complementary activities to the area will be promoted.</p> <p>Where a site is within the proposed Brisbane RiverWalk Strategy area, provision must be made to accommodate the Brisbane RiverWalk structures. Provision must be made for the location of the structures preferably through surrender of land to the Crown. Walkways and other facilities identified in the Brisbane RiverWalk Strategy are to be provided in accordance with the Public Riverside Facilities Design and Maintenance Manual. Public access must be located above the high water mark.</p>
Vegetation management	Because of the highly developed nature of this precinct very little vegetation remains. Wherever possible remaining vegetation should be retained as part of any development proposal. Mangroves should be retained in most locations but should be managed where necessary by selective removal to retain significant views and to enhance public safety.
Riverbank management	A high degree of modification of the riverbanks will be accepted provided this is offset by the provision of high quality public access along and to the river frontage of the site. It is anticipated that riverwalls will be required for most redevelopment sites in this precinct. Riverwalls are appropriate for this precinct due to the high degree of modification.
Structures	Buildings —A high standard of building design and construction materials will be required for buildings and structures in this precinct. In the City Centre, new buildings should maintain the existing building line setback from the Brisbane River to ensure that impacts

4.3 Precinct 3—City Focus

	<p>on the Brisbane River’s landscape values are minimised. Building design must ensure that unrestricted public riverfront access is provided in this precinct consistent with the Brisbane RiverWalk Strategy.</p> <p>In the residential areas of this precinct, buildings should be set back a minimum of 20m from high water mark. Variation of this setback may be allowed where buildings on lots sharing a common boundary are located closer to the Brisbane River and the new proposal will match this alignment. This variation is only appropriate where the bulk and height of the building is similar to buildings on lots sharing a common boundary. Restriction on ancillary structures between the main building and the Brisbane River may be required where such a variation is allowed to ensure that impacts on the Brisbane River’s landscape values are minimised.</p> <p>Boat sheds will be considered on their merits where they are for public boating/recreational facilities—e.g. rowing clubs. Where private boat sheds are proposed they should meet the requirements set out in the Waterway Code.</p> <p>Landings—The establishment of marinas in this precinct is considered appropriate in certain locations given the high degree of development of this area. Opportunities exist for marinas integrated into the sites as part of redevelopment. Marinas should not interfere with public access along the riverfront or navigation.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water’s edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots with RiverWalk paths along the water’s edge is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Other types of landings may be allowed within 20m metres of other approved landing.</p>
Infrastructure	<p>All infrastructure in this area must be located landward of the building line and must be undergrounded. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.</p>

4.4 Precinct 4—Inner Eastern Residential

Description, character and outcomes

Precinct 4 stretches from New Farm to Hawthorne. This precinct is approximately 4 km in length. The key characteristic of the precinct is its historic value and high density residential development. This precinct has a strong maritime historical character which should be conserved and incorporated into redevelopment. High density urban renewal in this precinct leads to high demand for quality public space and access to the riverfront for residents and visitors/tourists. There are numerous opportunities in this precinct to establish almost continuous riverside parks and pathways esplanades.

Medium to high density residential use predominates on the northern side of the river, with many historical homes. A number of shady, leafy parks fringe the Brisbane River and traditional water-based activities such as rowing and sailing are undertaken. Land use management options for this precinct include linking riverside residential development with cultural and recreational opportunities with an increasingly maritime influence and continuing to incorporate the linear pedestrian system according to the **Brisbane Riverwalk Strategy** on both sides of the Brisbane River.

The key outcomes for Precinct 4 are:

- **foster attractive riverside communities with a mix of housing, cultural and recreation opportunities**
- **creation of a continuous public access along the Brisbane River’s northern bank and point access along the southern bank**

4.4 Precinct 4—Inner Eastern Residential

- **highlighting of significant cultural features**
- **creation of a high quality built environment which focuses on the Brisbane River.**

Element	Development Principles
Landscape	This precinct is highly urbanised with the predominant view of the riverbanks dominated by various forms of housing. The signature landscapes of Humbug Corner include the large riverside parks, the entrance of Norman Creek and the steep rise to Galloways Hill and New Farm Park. Newstead House and its surrounds are also an important signature landscape. The riverside parks in the Precinct provide visual relief to the urban form of the area. Sections of the Brisbane River in this precinct are wide, dominated by cliffs and ridges and offer expansive views.
Public access	<p>Because of the high degree of redevelopment being undertaken on properties fronting the northern bank of the Brisbane River in this precinct the opportunity to provide almost continuous riverfront access throughout the precinct can be realised. Opportunities for access on the southern riverbank are limited to larger redevelopment sites in the Bulimba area and consequently the majority of access must focus on already existing public access points.</p> <p>Where a site is within the proposed Brisbane RiverWalk Strategy area, provision must be made to accommodate the Brisbane RiverWalk structures. Provision must be made for the location of the structures preferably through surrender of land to the Crown. Walkways and other facilities identified in the Brisbane RiverWalk Strategy are to be provided in accordance the Public Riverside Facilities Design and Maintenance Manual. Public access must be located above the high water mark.</p>
Vegetation management	There is very little natural vegetation remaining in this precinct. Any mature vegetation remaining in this precinct should be retained as part of redevelopment proposals. Mangroves should be managed to allow recreational access to the Brisbane River and to maintain views to the Brisbane River in prominent locations.
Riverbank management	A high degree of modification of the riverbanks will be accepted provided this is offset by the provision of high quality public access along and to the Brisbane River frontage of the site. It is anticipated that riverwalls will be required for most redevelopment sites in this precinct. Riverwalls are appropriate for this precinct due to the high degree of modification.
Structures	<p>Buildings—A high standard of building design and construction materials will be required for buildings and structures in this precinct.</p> <p>Landings—Marinas may be appropriate adjacent to the urban renewal area or in association with existing maritime facilities in the Bulimba area. Opportunities exist for marinas integrated into urban renewal redevelopment sites as part of an overall concept. Marinas should not pose a navigation hazard or interfere with public access along the riverfront.</p> <p>Private jetties and pontoons are to be designed and constructed to be capable of integration with RiverWalk paths along the water’s edge so to not impede or obstruct public access. The separation distance of private jetties and pontoons on lots with RiverWalk paths along the water’s edge is to be a minimum of 20 metres so to minimise conflict points along the paths.</p> <p>Other landing types may be allowed within 20m of other approved landings.</p>
Infrastructure	All infrastructure in this area must be located landward of the building line and must be undergrounded. Infrastructure corridors should not intrude into the Brisbane River Corridor except where it is necessary to cross the Brisbane River. Where it is necessary to provide infrastructure to an individual site the infrastructure should be located to the landward side of buildings and undergrounded.

4.5 Precinct 5—Bulimba to the Bay

Description, character and outcomes

Precinct 5 stretches from Breakfast Creek to the mouth of the Brisbane River. It includes significant uses such as the Port of Brisbane and the large industrial activities. It is approximately 15km in length. The key characteristics of this precinct are its maritime nature and concentration of industry. The Australia TradeCoast Local Plan guides development in the precinct including the protection of greenspace elements, including the Royal Queensland Golf Course. Significant riparian vegetation remains in this precinct including substantial mangroves habitats and tidal flats. This precinct is the transition from the urban development of the City to the industrial and transport uses of the Port of Brisbane. Some opportunity for recreational use of the Brisbane River by motorised boats is possible but issues with respect to conflict between craft of different sizes needs to be managed by the Harbour Master. Aside from the Hamilton and Balmoral areas and the Royal Queensland Golf Course, the precinct is dominated by industrial and port development. The two key local land use planning instruments guiding development in the area are the Australia TradeCoast Local Plan and the Bulimba District Local Plan.

The key outcomes for Precinct 5 are:

- to improve the gateway image of the Brisbane River by requiring development to maintain a high level of amenity and urban design of major structures
- to support port related activities through implementation of the Australia Trade Coast Local Plan
- to maintain or enhance existing public access points where appropriate, having regard to the location, adjoining land uses and utility of the access
- to ensure that future development in the area enhances riparian amenity.

Element	Development Principles
Landscape	The majority of this precinct, with the exception of Hamilton, Balmoral and Luggage Point, is characterised by industrial and maritime landscapes, which are more reflective of functionality rather than any particular design style. Signature landscapes include the Gateway Bridge, the industrial architecture of the refineries and other industry, the maritime form of the Port of Brisbane and Fort Lytton, the mangrove forests and mudflats of Luggage Point and the riverfront holes of the Royal Queensland Golf Course. This precinct is the first impression that users of the Brisbane River experience when entering the Brisbane River from Moreton Bay. While the functionality of the uses in this area is important there are also opportunities to present well designed and sited facilities in this area which contribute positively to the riverscape.
Public access	Public access along Port of Brisbane waterfront is generally very restricted and there are limited opportunities to upgrade this access due to the potential conflicts between industry/port uses and recreational access. Where major sites are developed opportunities for increased public access should be pursued where the conflict between public access and industrial/maritime uses can be managed. Access to the Brisbane River in this precinct will focus on existing parkland facilities and the extension of point access. Colmslie Beach, Port of Brisbane visitor centre and Fort Lytton represent the most significant target locations for public access in this precinct.
Vegetation management	The design and assessment of development in this precinct must recognise the need to provide for the functionality of port/maritime uses. Consequently the retention of riverside vegetation may not always be compatible with the functional use of sites. Existing native vegetation and stands of mangroves should be retained wherever possible as part of any redevelopment proposal. Fringing mangroves are also a common feature and should be retained wherever possible. Limited control of mangroves will be undertaken where necessary to maintain views and safety at major access and vantage points.
Riverbank management	It is recognised that some maritime/industrial facilities may require significant alteration to riverbanks. The preferred outcomes for bank management is to minimise disturbance to the natural landform wherever possible. It is acknowledged that in most cases hard edge treatment of riverwalls will be required. Where extensive sites do not require hard edge riverwall treatment, river edge treatment should allow the maintenance of fringing mangroves.

4.5 Precinct 5—Bulimba to the Bay

Structures	<p>Buildings—<i>Industrial/Commercial</i>—Extensive development of the Brisbane River Corridor is likely in order to maintain the functionality of sites. Many maritime and associated uses will require close proximity of buildings and structures to the Brisbane River. A high level of design and amenity should be achieved for new industrial buildings/facilities that front the Brisbane River in this precinct. For industrial and commercial riverfront sites fencing within the river setback should be designed to minimise the impacts on the Brisbane River’s landscape values.</p> <p>Where site usage and function permits, high amenity landscaped areas should be established in the river setback area commensurate with the gateway function the riverfront performs in this precinct.</p> <p>For non-industrial sites, a high standard of building design and construction materials will be required for buildings and structures in this precinct.</p> <p>Landings (including, pontoons, ramps, jetties and riverside platforms)—The full range of landing structures is considered appropriate for this precinct. Wherever possible the proliferation of these facilities should be minimised and rationalised to limit the amount of development on the waterfront.</p> <p>For residential and commercial sites within this precinct it is recognised that there is a high level of association with the Brisbane River and consequently a full range of landing structures will be considered.</p> <p>This precinct is considered appropriate for the location of marinas. Assessment should ensure that conflicts between industrial and recreational users are minimised and that structures do not obstruct navigation.</p>
Infrastructure	<p>Unless necessary for the functioning of maritime activities on the site, infrastructure should not be located within the river setback.</p>

Centre Concept Plans Planning Scheme Policy

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1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of a 'Centre Concept Plan' as part of the general planning report, will be requested by the assessment manager and/or referral agency to assist in assessing development proposals involving:

- building work on sites identified in *Maps A and B* in the **Centre Design Code**
- more than 6,000m² of additional gross floor area in a Multi-purpose Centre
- more than 6,000m² of additional gross floor area in the following Special Purpose Centres: SP1—major hospitals and medical facilities, SP2—major educational and research facilities, SP4—major sporting stadium, and SP5—entertainment centres.

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front in the form of a Centre Concept Plan as part of their development application.

Community consultation will be requested as part of preparing the Centre Concept Plan. The **Consultation Planning Scheme Policy** recommends how this consultation should be undertaken.

2 Centre Concept Plans

The Centre Concept Plan should contain a main volume documenting the proposal in accordance with the guidelines below.

Refer to Figure a—*Example of a Centre Concept Plan for a Multi-purpose Centre*.

A separate volume should contain all supporting information including technical reports, the results of community consultation, supporting data and analyses used in the preparation of the Centre Concept Plan.

This supporting information will be considered by Council in deciding on adoption of the Centre Concept Plan.

The Centre Concept Plan and supporting information is to be publicly available to all interested parties.

2.1 Integration

The Centre Concept Plan must integrate:

- all built form and operational guidelines and Codes relevant to the achievement of the City Plan and its Desired Environmental Outcomes for Centres, traffic circulation and infrastructure
- pedestrian, bicycle and public transport network, facilities and open space
- the preferred layout, distribution, character and intensity of land use.

In achieving this integration the Centre Concept Plan must also be consistent with any Local Plan applying to the site unless a revision to the principle directions of the Local Plan has been agreed with the local community and the Council as a result of a community consultation exercise.

Where a Local Plan exists over the site, the Centre Concept Plan need only address the principles and include the contents listed below that are not already addressed by the Local Plan.

2.2 Design principles

The Centre Concept Plan must embody the following design principles:

For all Centres:

- new development that complements the desired character of the Centre and positively contributes to the Centre's built form and atmosphere
- integration of internal and external access to achieve a safe, convenient, comfortable and attractive environment for public transport patrons, pedestrians and cyclists, both between elements of the Centre and to adjoining areas
- provision of internal and external spaces that promote community interaction
- design, construction and operation of the Centre that promotes safety, with particular attention to landscaping design, building location, lighting, and pedestrian, public transport and carparking facilities

- location of stops and interchanges for public transport in the most accessible and convenient position in the Centre to promote their use
- design, construction and operation of parking areas, pedestrian ways, building entrances, amenities and seating that support accessibility for people with special needs
- vehicle entry and exist arrangements for the Centre that minimise adverse impacts on local amenity and promote efficiency of the road system
- internal vehicle movement arrangements that minimise conflicts between vehicles, cyclists and pedestrians.

For Multi-purpose Centres:

- development that enhances the Centre’s role as a community focus and meeting place and as a place that caters for the social needs of the community it serves
- development that does not quarantine or promote a focus on an enclosed shopping mall to the disadvantage of other component parts of the Centre
- finished levels that ensure integration and coordination of access between adjoining development
- a pedestrian spine that has an active frontage consisting of shops and landscaped meeting places, linking all components of the Centre.

2.3 Contents

The Centre Concept Plan should detail:

- the elements of the Centre and how the design principles have been incorporated in the Centre Concept Plan
- how the design of the Centre integrates internal and external access by walking, cycling, public transport and vehicles, to achieve a safe, convenient, comfortable, accessible and attractive environment
- how a particular development site, if relevant, is integrated with neighbouring real properties, facilities and the Centre as a whole
- infrastructure and urban design linkages to surrounding development
- design elements within the Centre that promote:
 - safety, security and accessibility
 - community focus and the use of the Centre as a meeting place for all people
 - the Centre as a point of economic activity and community service delivery

- the Centre’s role as an employment centre, public transport interchange and if relevant as a location for higher density residential development
- the character, intensity and appearance of building, carparking and all other design elements of the Centre
- the existing reduced levels and proposed finished levels for all elements of the Centre
- urban design and landscape elements
- themes to reinforce the desired identity and atmosphere of the Centre
- how impacts on surrounding uses are to be managed.

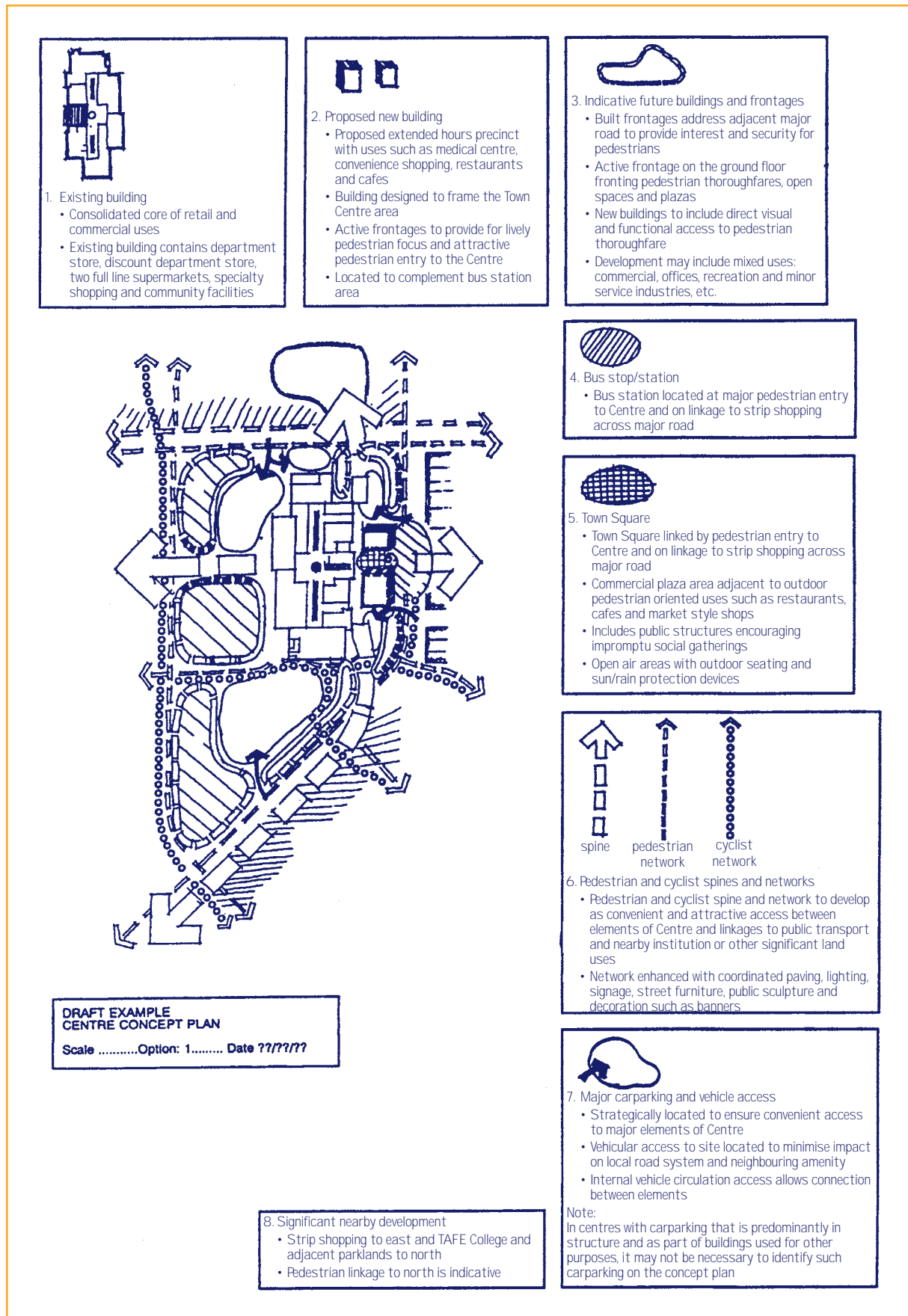


Figure a Example of a Centre Concept Plan for a Multi-purpose Centre

Commercial Character Building Register Planning Scheme Policy

1 Commercial Character Building Register

This Planning Scheme Policy is used in applying the **Commercial Character Building Code**. It contains a register of Commercial Character Buildings to which the Code applies.

2 Criteria for entry in the Commercial Character Building Register

A commercial character building may be entered in the register if it has most of the following characteristics:

- it was constructed on the site pre-1946
- the non-residential gross floor area is less than 250m²
- designed for use as a corner or local store, or a business premises such as a shopping group, commercial building, hotel, bank or post office
- generally built to the front boundary alignment
- incorporating an awning over the footpath supported by timber or cast iron posts.

Commercial Character Buildings cannot be located in Multi-purpose Centres.

3 Process for entry or the modification or removal of an entry in the Commercial Character Building Register

The process for entry or the modification or removal of an entry in the Commercial Character Building Register will be in accordance with the planning scheme policy amendment process outlined in the Act.

Register of Commercial Character Building

Street No	Street	Suburb	Lot	Plan	Date of Entry
51	Albion Rd	Albion	3	RP80687	30/10/2000
53	Albion Rd	Albion	2	RP19039	30/10/2000
59	Albion Rd	Albion	104	RP19036	30/10/2000
31	Crosby Rd	Albion	81 & 82	RP18381	01/07/2003
35	Crosby Rd	Albion	83	RP18381	30/10/2000
37	Crosby Rd	Albion	84	RP18381	01/07/2003
50	Mawarra St	Albion	74	RP19036	30/10/2000
65	McLennan St	Albion	18	RP19044	01/07/2003
117	Sandgate Rd	Albion	10 & 11	RP40468	01/07/2004
201	Sandgate Rd	Albion	28	RP19021	01/07/2004
414	Sandgate Rd	Albion	3	RP46727	30/10/2000
432	Sandgate Rd	Albion	5	RP19206	01/07/2004
462	Sandgate Rd	Albion	31	RP34424	01/07/2004
475	Sandgate Rd	Albion	3	RP84515	30/10/2000
503	Sandgate Rd	Albion	59	RP33567	01/07/2004
503A	Sandgate Rd	Albion	1	RP34409	01/07/2004
126	Banks St	Alderley	5	RP54609	30/10/2000
43	Denman St	Alderley	76	RP20037	30/10/2000
31	Edith St	Alderley	26	RP20303	30/10/2000
179	Raymont Rd	Alderley	12	RP19259	30/10/2000
95	Samford Rd	Alderley	2	RP98892	30/10/2000
102	Samford Rd	Alderley	10	RP20279	30/10/2000
53	South Pine Rd	Alderley	1	RP88242	01/07/2004
257	Annerley Rd	Annerley	2	RP45287	30/10/2000
299	Annerley Rd	Annerley	222	RP868612	30/10/2000
3A	Aubigny St	Annerley	2	RP100410	30/10/2000
10	Cavan St	Annerley	110	RP37541	30/10/2000
93	Chester Rd	Annerley	3	RP45069	30/10/2000
45	Denham St	Annerley	3	RP43685	30/10/2000
97	Ekibin Rd	Annerley	1	RP70825	30/10/2000
1	Eric Cres	Annerley	1	RP79221	30/10/2000
7	Eric Cres	Annerley	2	RP79221	30/10/2000
13	Eric Cres	Annerley	1	RP48531	30/10/2000
347	Ipswich Rd	Annerley	330	RP37992	01/07/2004
356	Ipswich Rd	Annerley	14	RP37423	01/07/2003
358	Ipswich Rd	Annerley	15	RP37423	01/07/2003
382	Ipswich Rd	Annerley	28	RP37423	30/10/2000
384	Ipswich Rd	Annerley	7	RP37473	30/10/2000
428	Ipswich Rd	Annerley	6	RP37475	01/07/2003
770	Ipswich Rd	Annerley	1	RP91725	30/10/2000
22	Juliette St	Annerley	29	RP37417	30/10/2000
69	Juliette St	Annerley	167	RP37423	30/10/2000
2	Stephens St	Annerley	49	RP37493	30/10/2000
70	Sunbeam St	Annerley	1	RP37259	30/10/2000
68	Venner Rd	Annerley	1	RP106011	30/10/2000
89	Beatrice Tce	Ascot	4	SP154350	01/07/2004
108	Beatrice Tce	Ascot	163	RP33643	01/07/2004
150	Kitchener Rd	Ascot	31	RP33915	01/07/2003
46	Lamington Ave	Ascot	104	RP33623	30/10/2000
50	Lamington Ave	Ascot	145	RP33623	30/10/2000
119	Lancaster Rd	Ascot	1	RP34476	30/10/2000
129	Lancaster Rd	Ascot	2	RP34476	30/10/2000
317	Lancaster Rd	Ascot	1	RP89154	01/07/2004
139	Oriel Rd	Ascot	204	RP33603	30/10/2000
49	Stevenson St	Ascot	141	RP33641	30/10/2000
31	Ashgrove Ave	Ashgrove	2	RP53727	01/07/2003
32	Ashgrove Ave	Ashgrove	1	RP151615	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
47	Ashgrove Cres	Ashgrove	78	RP20529	01/07/2003
51	Ashgrove Cres	Ashgrove	1	RP95033	01/07/2003
109	Ashgrove Ave	Ashgrove	1	RP43620	30/10/2000
166	Ashgrove Ave	Ashgrove	1	RP144005	30/10/2000
60	Ashgrove Cres	Ashgrove	92	RP20498	30/10/2000
257	Banks St	Ashgrove	1	RP41315	30/10/2000
79	Stewart Rd	Ashgrove	1	RP99880	30/10/2000
81	Stewart Rd	Ashgrove	1	RP101372	30/10/2000
98	Waterworks Rd	Ashgrove	1	RP48169	30/10/2000
141	Waterworks Rd	Ashgrove	162	RP20506	30/10/2000
156	Waterworks Rd	Ashgrove	1	RP113842	30/10/2000
350	Waterworks Rd	Ashgrove	31	RP20476	30/10/2000
351	Waterworks Rd	Ashgrove	1	RP133263	30/10/2000
369	Waterworks Rd	Ashgrove	282	RP18732	30/10/2000
441	Waterworks Rd	Ashgrove	370	RP18734	30/10/2000
584	Waterworks Rd	Ashgrove	1	GTP1327	30/10/2000
584	Waterworks Rd	Ashgrove	2	GTP1327	30/10/2000
584	Waterworks Rd	Ashgrove	3	GTP1327	30/10/2000
584	Waterworks Rd	Ashgrove	4	GTP1327	30/10/2000
584	Waterworks Rd	Ashgrove	5	GTP1327	30/10/2000
37	Bangalla St	Auchenflower	134	RP206691	01/07/2002
54	Birdwood Tce	Auchenflower	60	RP19703	01/07/2002
54A	Birdwood Tce	Auchenflower	1	RP19705	01/07/2002
26	Fortitude St	Auchenflower	1	RP43768	30/10/2000
97	Haig Rd	Auchenflower	2	RP19661	30/10/2000
465	Milton Road	Auchenflower	1	RP107745	01/07/2002
481	Milton Road	Auchenflower	3	RP19730	01/07/2002
483	Milton Rd	Auchenflower	1	RP19730	30/10/2000
37	Payne St	Auchenflower	107	RP19683	01/07/2002
22	Shaw St	Auchenflower	6	RP19723	01/07/2002

Street No	Street	Suburb	Lot	Plan	Date of Entry
120	Bilyana St	Balmoral	2	RP46653	30/10/2000
141	Riding Rd	Balmoral	22	RP12829	30/10/2000
170	Riding Rd	Balmoral	1	RP88329	01/07/2003
175	Riding Rd	Balmoral	6	RP12829	30/10/2000
182	Riding Rd	Balmoral	76	RP12815	30/10/2000
185	Riding Rd	Balmoral	185	RP901888	30/10/2000
301	Riding Rd	Balmoral	25	RP12820	01/07/2003
349	Riding Rd	Balmoral	1	RP866737	30/10/2000
248	St Vincents Rd	Banyo	1	RP78167	01/07/2003
250	St Vincents Rd	Banyo	2	RP78167	01/07/2003
254	St Vincents Rd	Banyo	3 & 4	RP78167	01/07/2003
182	Tufnell Rd	Banyo	4	RP60717	30/10/2000
89	Alexandra St	Bardon	2	RP80588	30/10/2000
148	Boundary Rd	Bardon	76	RP20106	30/10/2000
160	Boundary Rd	Bardon	2	RP97624	30/10/2000
194	Boundary Rd	Bardon	126	RP20106	30/10/2000
196	Boundary Rd	Bardon	125	RP20106	30/10/2000
198	Boundary Rd	Bardon	124	RP20106	30/10/2000
129	Jubilee Tce	Bardon	14	RP20201	01/07/2002
109	Lewin St	Bardon	1	RP80588	30/10/2000
22	MacGregor Tce	Bardon	5	RP20118	01/07/2002
40	MacGregor Tce	Bardon	41	RP20118	01/07/2002
12	Outlook Cres	Bardon	4	RP139360	01/07/2002
58	Rainworth Rd	Bardon	96	RP19670	01/07/2007
46	Rosalie St	Bardon	275	RP20118	01/07/2002
1	Vimy St	Bardon	33	RP20104	30/10/2000
70	Rostrevor Rd	Boondall	8	RP79758	01/07/2003
74	Rostrevor Rd	Boondall	7	RP79758	01/07/2003
2074	Sandgate Rd	Boondall	53	RP95646	01/07/2003
50	Brookes St	Bowen Hills	5	RP9992	30/10/2000
23	O'Connell Tce	Bowen Hills	1	RP9961	30/10/2000
470	Beaconsfield Tce	Brighton	23	S2737	30/10/2000
380	Flinders Pde	Brighton	11	RP29100	01/07/2003
15	Gladstone St	Brighton	7	RP71232	30/10/2000
512	Hornibrook Hwy	Brighton	1	RP77095	30/10/2000
512	Hornibrook Hwy	Brighton	3	RP77095	30/10/2000
12	Paul St	Brighton	2	RP900846	01/07/2003
40	Seaview St	Brighton	2	RP88099	01/07/2003
65	Caxton St	Brisbane	2	RP10662	30/10/2000
67	Caxton St	Brisbane	3	RP10662	30/10/2000
221	Hale St	Brisbane	1	RP10683	30/10/2000
4	Petrie Tce	Brisbane	1	RP48462	30/10/2000
8	Petrie Tce	Brisbane	8	RP863010	30/10/2000
190	Petrie Tce	Brisbane	3	RP10681	30/10/2000
216	Petrie Tce	Brisbane	2	RP895199	01/07/2004
276	Petrie Tce	Brisbane	67	RP10688	01/07/2004
			1	RP10689	01/07/2004
7	Apollo Rd	Bulimba	2	RP62523	30/10/2000
131	Brisbane St	Bulimba	1	RP12625	01/07/2004
17	Oxford St	Bulimba	3	RP48591	30/10/2000
24	Oxford St	Bulimba	2	RP84556	30/10/2000
74	Oxford St	Bulimba	2	RP64119	30/10/2000
78	Oxford St	Bulimba	1	RP883420	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
101	Ferguson Rd	Camp Hill	105	RP13179	01/01/2004
65	Lloyd St	Camp Hill	1	RP51969	01/01/2004
54	Martha St	Camp Hill	20	RP42013	30/10/2000
445	Old Cleveland Rd	Camp Hill	1	RP47506	30/10/2000
459	Old Cleveland Rd	Camp Hill	60	SP131968	30/10/2000
481	Old Cleveland Rd	Camp Hill	1	RP41642	30/10/2000
490	Old Cleveland Rd	Camp Hill	36	RP13122	30/10/2000
520	Old Cleveland Rd	Camp Hill	1	RP13124	30/10/2000
594	Old Cleveland Rd	Camp Hill	1	RP138842	01/01/2004
698	Old Cleveland Rd	Camp Hill	1	RP13180	30/10/2000
			2	RP13182	01/01/2004
37	Stephen St	Camp Hill	1	RP61443	30/10/2000
798	Old Cleveland Rd	Carina	1	RP73734	30/10/2000
131	Honour Ave	Chelmer	22	RP29370	01/07/2003
127	Leybourne St	Chelmer	211	RP70319	30/10/2000
80	Oxley Road	Chelmer	1	RP85547	30/10/2000
39	Hall St	Chermside	30	RP25110	01/07/2003
65	Adelaide St	Clayfield	1	RP78766	30/10/2000
147	Alexandra Rd	Clayfield	1	RP51749	30/10/2000
281	Junction Rd	Clayfield	2	RP44113	30/10/2000
15	Oriel Rd	Clayfield	2	RP55223	30/10/2000
43	Oriel Rd	Clayfield	9	RP34386	30/10/2000
57	Park Ave	Clayfield	1	RP33825	01/07/2003
515	Sandgate Rd	Clayfield	1	RP44415	30/10/2000
536	Sandgate Rd	Clayfield	70	RP90776	01/07/2004
540	Sandgate Rd	Clayfield	67	RP34330	01/07/2004
622	Sandgate Rd	Clayfield	2	RP41437	30/10/2000
743	Sandgate Rd	Clayfield	277	RP895194	01/07/2004
812	Sandgate Rd	Clayfield	50	RP34221	30/10/2000
900	Sandgate Rd	Clayfield	3	RP33860	30/10/2000
34	Sefton Rd	Clayfield	1	RP41903	30/10/2000
53	Brae St	Coorparoo	2	RP55502	30/10/2000
49	Cavendish Rd	Coorparoo	2	RP49448	30/10/2000
80	Cavendish Rd	Coorparoo	66	RP12716	30/10/2000
88	Cavendish Rd	Coorparoo	70	RP12716	01/01/2004
137	Cavendish Rd	Coorparoo	67	RP12765	30/10/2000
252	Cavendish Rd	Coorparoo	1	RP13080	30/10/2000
295	Chatsworth Rd	Coorparoo	10	RP55711	01/07/2003
31	Lancaster St	Coorparoo	83	RP13071	30/10/2000
82	Leicester St	Coorparoo	24	RP13075	01/07/2003
38	Macaulay St	Coorparoo	66	RP13058	30/10/2000
2	Nelson St	Coorparoo	2	RP106455	30/10/2000
181	Old Cleveland Rd	Coorparoo	1	RP45617	30/10/2000
183	Old Cleveland Rd	Coorparoo	2	RP45617	30/10/2000
196	Old Cleveland Rd	Coorparoo	278	RP12779	30/10/2000
214	Old Cleveland Rd	Coorparoo	57	RP151968	30/10/2000
218	Old Cleveland Rd	Coorparoo	56	RP12767	30/10/2000
23	Rees Ave	Coorparoo	2	RP64415	30/10/2000
5	Shakespeare St	Coorparoo	1	RP13051	30/10/2000
1228	Stanley St East	Coorparoo	464	RP12690	30/10/2000
640	Oxley Rd	Corinda	1	RP53135	30/10/2000
650	Oxley Rd	Corinda	140	RP29656	30/10/2000
652	Oxley Rd	Corinda	141	RP29656	30/10/2000
850	Oxley Rd	Corinda	1	RP69822	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
63	Adams St	Deagon	1	RP59385	30/10/2000
64	Adams St	Deagon	1	RP29232	30/10/2000
66	Adams St	Deagon	2	RP29232	30/10/2000
121	Barclay St	Deagon	119	RP29229	01/07/2004
6	Board St	Deagon	1	RP94827	01/07/2004
109	Annerley Rd	Dutton Park	1	RP42820	01/07/2003
119	Annerley Rd	Dutton Park	2	RP73304	30/10/2000
167	Annerley Rd	Dutton Park	111	RP12290	30/10/2000
210	Gladstone Rd	Dutton Park	2	RP48249	30/10/2000
2	Grantham St	Dutton Park	87	RP12290	30/10/2000
43	Lochaber St	Dutton Park	62	RP12286	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
25A	Longlands St	East Brisbane	18	RP11520	30/10/2000
36	Mowbray Tce	East Brisbane	134	RP11228	30/10/2000
37	Mowbray Tce	East Brisbane	5	RP11446	01/01/2005
876	Stanley St East	East Brisbane	1	RP11568	30/10/2000
935	Stanley St East	East Brisbane	2	RP11523	30/10/2000
936	Stanley St East	East Brisbane	223	RP11455	30/10/2000
948	Stanley St East	East Brisbane	19	RP11534	30/10/2000
949	Stanley St East	East Brisbane	2	RP47475	30/10/2000
950	Stanley St East	East Brisbane	1	RP74055	30/10/2000
957	Stanley St East	East Brisbane	1	RP11504	30/10/2000
985	Stanley St East	East Brisbane	171	RP11503	30/10/2000
987	Stanley St East	East Brisbane	183	RP11490	30/10/2000
989	Stanley St East	East Brisbane	184	RP11490	30/10/2000
1007	Stanley St East	East Brisbane	231	RP11490	01/01/2005
1032	Stanley St East	East Brisbane	8	RP11502	30/10/2000
22	Wellington Rd	East Brisbane	1 71	RP74539 RP11809	01/07/2002 01/07/2002
24	Wellington Rd	East Brisbane	68–70	RP11809	01/07/2002
108	Wellington Rd	East Brisbane	2	RP53497	01/01/2005
124	Wellington Rd	East Brisbane	2	RP79580	01/01/2005
2659	Logan Rd	Eight Mile Plains	1	RP58821	01/07/2007
159	Samford Rd	Enoggera	2	RP90348	30/10/2000
196	Wardell St	Enoggera	2	RP75695	30/10/2000
204	Wardell St	Enoggera	17	RP67983	30/10/2000
206	Wardell St	Enoggera	16	RP67983	30/10/2000
75	Barton St	Everton Park	2	RP77896	01/07/2003
7	Forrest St	Everton Park	1	RP75135	01/07/2003
675	South Pine Rd	Everton Park	1	RP231528	01/07/2003

Street No	Street	Suburb	Lot	Plan	Date of Entry
59	Fairfield Rd	Fairfield	72	RP40800	01/07/2003
80	Fairfield Rd	Fairfield	2	RP209116	01/07/2003
80A	Fairfield Rd	Fairfield	1	RP209116	01/07/2003
130	Fairfield Rd	Fairfield	5	RP50108	30/10/2000
261	Fairfield Rd	Fairfield	1	RP73127	30/10/2000
131	Mildmay St	Fairfield	1	RP890989	30/10/2000
89	Brunswick St	Fortitude Valley	74	RP9780	01/07/2004
121	Brunswick St	Fortitude Valley	65 & 66	RP9780	01/07/2004
49	James St	Fortitude Valley	1	RP46992	30/10/2000
58	James St	Fortitude Valley	2	RP9235	01/07/2003
67	James St	Fortitude Valley	45	RP8955	30/10/2000
36	Warry St	Fortitude Valley	2	RP221701	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
139	Grays Rd	Gaythorne	141	RP20237	01/07/2003
252	Newman Rd	Geebung	6	RP78140	30/10/2000
116	Gordon St	Gordon Park	68	RP25072	01/07/2004
130	Gordon St	Gordon Park	75	RP25072	01/07/2004
20	Groom St	Gordon Park	2	RP82859	01/07/2004
29	Groom St	Gordon Park	61 & 62	RP25057	01/07/2004
75	Groom St	Gordon Park	39 & 40	RP25057	01/07/2004
68	Khartoum St	Gordon Park	165	RP25072	01/07/2004
72	Stafford Rd	Gordon Park	4	RP25072	01/07/2004
112	Stafford Rd	Gordon Park	2	RP66477	01/07/2004
114	Stafford Rd	Gordon Park	1	RP66477	01/07/2004
152	Thistle St	Gordon Park	144	RP25090	01/07/2004
90	Appel St	Graceville	7	RP91407	30/10/2000
192	Oxley Rd	Graceville	1	RP70742	01/07/2003
204	Oxley Rd	Graceville	20	SP161300	30/10/2000
250	Oxley Rd	Graceville	2	RP51831	30/10/2000
36	Chernside St	Grange	242	RP18779	01/07/2003
38	Chernside St	Grange	243	RP18779	01/07/2003
1	Daisy St	Grange	1	RP50282	01/07/2004
46	Days Rd	Grange	18 & 19	RP19871	01/07/2004
86	Days Rd	Grange	1	RP75847	30/10/2000
87	Days Rd	Grange	2	RP46445	01/07/2004
89	Days Rd	Grange	1	RP46445	30/10/2000
101	Days Rd	Grange	68	RP18773	01/07/2003
126	Days Rd	Grange	5	RP52033	30/10/2000
145	Days Rd	Grange	24	RP18827	30/10/2000
166	Days Rd	Grange	1	RP42774	30/10/2000
18	Uxbridge St	Grange	35	RP18773	30/10/2000
64	Cedar St	Greenslopes	3	RP77593	30/10/2000
191	Cornwall St	Greenslopes	245	RP37417	30/10/2000
359	Cornwall St	Greenslopes	1	RP42973	30/10/2000
67	Dunellan St	Greenslopes	90	RP12933	30/10/2000
72	Hunter St	Greenslopes	118	RP46047	30/10/2000
85	Juliette St	Greenslopes	272	RP37423	30/10/2000
86	Juliette St	Greenslopes	4	RP37419	30/10/2000
116	Juliette St	Greenslopes	317	RP37417	30/10/2000
158	Juliette St	Greenslopes	413	RP12942	30/10/2000
643	Logan Rd	Greenslopes	7	RP12918	01/01/2003
135	Old Cleveland Rd	Greenslopes	276	RP12958	30/10/2000
44	Ridge St	Greenslopes	439	RP12918	30/10/2000
97	Ridge St	Greenslopes	2	RP100910	30/10/2000
101	Ridge St	Greenslopes	1	RP100910	30/10/2000
668	New Cleveland Rd	Gumdale	1	RP87424	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
4	Jackson St	Hamilton	53	RP87031	30/10/2000
550–552	Kingsford Smith Dr	Hamilton	12 & 13	RP33641	01/07/2004
592	Kingsford Smith Dr	Hamilton	1 & 2	RP78860	01/07/2004
16	Nudgee Rd	Hamilton	1	RP44399	01/07/2004
26	Nudgee Rd	Hamilton	168	RP33641	30/10/2000
62	Nudgee Rd	Hamilton	250	RP33643	30/10/2000
108	Nudgee Rd	Hamilton	2	RP89154	01/07/2004
115	Nudgee Rd	Hamilton	139	RP33618	30/10/2000
40	Oxford St	Hamilton	2	RP73307	30/10/2000
45	Sparkes Ave	Hamilton	1	RP53096	30/10/2000
5	Balmoral St	Hawthorne	226	RP13155	01/07/2003
3	Barton Rd	Hawthorne	1	RP57641	30/10/2000
50	Elliott St	Hawthorne	2	RP63015	30/10/2000
134	Hawthorne Rd	Hawthorne	1	RP842081	30/10/2000
140	Hawthorne Rd	Hawthorne	145	RP12476	30/10/2000
152	Hawthorne Rd	Hawthorne	140	RP12476	01/07/2002
202	Hawthorne Rd	Hawthorne	2	RP12482	01/07/2002
242	Hawthorne Rd	Hawthorne	7	RP12476	01/07/2002
254	Hawthorne Rd	Hawthorne	4	RP12476	01/07/2002
267	Hawthorne Rd	Hawthorne	6	RP83533	30/10/2000
273	Hawthorne Rd	Hawthorne	1	RP54656	30/10/2000
286	Hawthorne Rd	Hawthorne	1	RP78364	30/10/2000
317	Hawthorne Rd	Hawthorne	4	RP12815	30/10/2000
331	Hawthorne Rd	Hawthorne	10	RP12815	30/10/2000
42	Jenolan Ave	Hawthorne	5	RP41573	01/07/2004
46	Lindsay St	Hawthorne	2	RP47028	30/10/2000
25	Riding Rd	Hawthorne	1	RP85879	30/10/2000
36	Riding Rd	Hawthorne	2	RP52932	30/10/2000
38	Lindsay St	Hawthorne	173	RP12492	01/07/2002
45	Riding Rd	Hawthorne	127	RP12843	30/10/2000
63	Riding Rd	Hawthorne	133	RP12843	30/10/2000
85	Riding Rd	Hawthorne	1	RP62624	30/10/2000
87	Riding Rd	Hawthorne	3	RP42900	30/10/2000
95	Riding Rd	Hawthorne	2	RP42900	30/10/2000
115	Riding Rd	Hawthorne	1	RP54673	30/10/2000
119	Riding Rd	Hawthorne	4	RP803776	30/10/2000
135	Riding Rd	Hawthorne	5	SP119015	30/10/2000
20	Doncaster St	Hendra	2	RP73403	30/10/2000
45	Gerler Rd	Hendra	1	BUP12178	30/10/2000
45	Gerler Rd	Hendra	2	BUP12178	30/10/2000
45	Gerler Rd	Hendra	3	BUP12178	30/10/2000
45	Gerler Rd	Hendra	1	RP73403	30/10/2000
160	Kitchener Rd	Hendra	1 & 4	RP93473	01/07/2004
2	Manson Rd	Hendra	5	RP49450	30/10/2000
97	Manson Rd	Hendra	344	RP33728	30/10/2000
108	Manson Rd	Hendra	2	RP43477	01/07/2004
116	Manson Rd	Hendra	2	RP69319	30/10/2000
270	Nudgee Rd	Hendra	1	RP33711	30/10/2000
275	Nudgee Rd	Hendra	3	RP33615	30/10/2000
277	Nudgee Rd	Hendra	4	RP33615	30/10/2000
36	Zillman Rd	Hendra	35	RP33887	30/10/2000
38	Zillman Rd	Hendra	34	RP33887	30/10/2000
3	Bramston Tce	Herston	140	RP475	30/10/2000
132	Butterfield St	Herston	45	RP42168	01/07/2002
7	Fagan Rd	Herston	185	RP475	30/10/2000
50	Colville St	Highgate Hill	23	RP11781	30/10/2000
40	Gladstone Rd	Highgate Hill	10	RP11689	30/10/2000
43	Gladstone Rd	Highgate Hill	49	RP11722	30/10/2000
43	Gladstone Rd	Highgate Hill	2	RP88302	30/10/2000
45	Gladstone Rd	Highgate Hill	1	RP88302	30/10/2000

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80	Gladstone Rd	Highgate Hill	2	RP44593	30/10/2000
165A	Gladstone Rd	Highgate Hill	2	RP12111	01/07/2007
167	Gladstone Rd	Highgate Hill	1	RP45187	30/10/2000
196	Gladstone Rd	Highgate Hill	1	RP90947	30/10/2000
82	Gladstone Rd	Highgate Hill	13	RP12150	30/10/2000
43	Gloucester St	Highgate Hill	91	RP12150	30/10/2000
69	Gloucester St	Highgate Hill	1	RP46807	30/10/2000
47	Hampstead Rd	Highgate Hill	82 & 83	RP11750	01/07/2002
49	Hampstead Rd	Highgate Hill	82	RP11750	30/10/2000
49	Laura St	Highgate Hill	5	RP11686	30/10/2000
23	Smith St	Holland Park	2	RP109452	01/01/2003
29	Smith St	Holland Park	1	RP109452	01/01/2003
42	Wilbur St	Holland Park	23	RP52380	01/01/2003
3	Birdwood Rd	Holland Pk West	3	RP53793	30/10/2000
730	Logan Rd	Holland Pk West	1	RP55851	30/10/2000
757	Logan Rd	Holland Pk West	135	RP12906	30/10/2000

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25	Cecil St	Indooroopilly	2	RP42885	01/07/2002
1	Fairley St	Indooroopilly	136	RP60659	30/10/2000
273 & 271	Moggill Rd	Indooroopilly	34 & 35	RP23668	01/07/2003
384	Moggill Rd	Indooroopilly	2	RP23684	30/10/2000
386	Moggill Rd	Indooroopilly	1	RP23684	30/10/2000

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184	Main St	Kangaroo Point	16	RP183653	30/10/2000
536	Main St	Kangaroo Point	4	RP11380	01/07/2003
619	Main St	Kangaroo Point	1	RP11125	30/10/2000
687	Main St	Kangaroo Point	1	RP40638	30/10/2000
708	Main St	Kangaroo Point	1	RP11364	30/10/2000
71	Pearson St	Kangaroo Point	5	RP11377	30/10/2000
177	Shafston Ave	Kangaroo Point	1	RP51363	30/10/2000
285	Shafston Ave	Kangaroo Point	6	RP11419	30/10/2000
289	Shafston Ave	Kangaroo Point	6	RP11418	30/10/2000
291	Shafston Ave	Kangaroo Point	1	RP121839	30/10/2000
2	Eighth Ave	Kedron	247 & 248	RP25048	30/10/2000
177	Gympie Rd	Kedron	2	RP26121	30/10/2000
185	Gympie Rd	Kedron	3	RP26121	30/10/2000
187	Gympie Rd	Kedron	7	RP188692	30/10/2000
206	Gympie Rd	Kedron	3	RP52289	01/07/2003
294	Gympie Rd	Kedron	38	RP26107	01/07/2003
306	Gympie Rd	Kedron	1 & 2	RP26107	01/07/2003
319	Gympie Rd	Kedron	45 & 46	RP25148	01/07/2003
325	Gympie Rd	Kedron	10	RP25148	01/07/2003
12	Homebush Rd	Kedron	162 & 163	RP26099	01/07/2003
144	Kitchener Rd	Kedron	83	RP41406	01/07/2003
145	Kitchener Rd	Kedron	27	RP72548	01/07/2003
149	Kitchener Rd	Kedron	26	RP72548	01/07/2003
63	Somerset Rd	Kedron	4	RP26108	01/07/2003
15	Dunsmore St	Kelvin Grove	1	RP49095	30/10/2000
7	Herston Rd	Kelvin Grove	12	RP229837	30/10/2000
14	Herston Rd	Kelvin Grove	2	RP79036	01/07/2003
33	Herston Rd	Kelvin Grove	1	RP10622	30/10/2000
74	Kelvin Grove Rd	Kelvin Grove	1	RP192274	01/07/2002
110	Kelvin Grove Rd	Kelvin Grove	4	RP20425	01/07/2002
234	Kelvin Grove Rd	Kelvin Grove	2	RP20353	01/07/2003
238	Kelvin Grove Rd	Kelvin Grove	1	RP20353	30/10/2000
240	Kelvin Grove Rd	Kelvin Grove	1	RP71718	30/10/2000
252	Kelvin Grove Rd	Kelvin Grove	27	RP20351	01/07/2003
26	Monro St	Kelvin Grove	9	RP41703	30/10/2000
1347	Beenleigh Rd	Kuraby	3	RP65875	30/10/2000
1379	Beenleigh Rd	Kuraby	3	RP37312	30/10/2000

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687	Esplanade	Lota	34	RP33168	30/10/2000
713	Esplanade	Lota	224	RP33168	01/07/2003
737	Esplanade	Lota	26	RP33228	30/10/2000
185	Oceana Tce	Lota	46	RP33169	30/10/2000
79	Chalk St	Lutwyche	3	RP19363	30/10/2000
118	Fuller St	Lutwyche	6	RP46139	30/10/2000
58	Gilbert Rd	Lutwyche	1	RP106134	30/10/2000
414	Lutwyche Rd	Lutwyche	2	RP19312	30/10/2000
599	Lutwyche Rd	Lutwyche	48	RP19344	01/07/2004
643	Lutwyche Rd	Lutwyche	1	RP41401	30/10/2000
649	Lutwyche Rd	Lutwyche	3	RP19387	30/10/2000

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213	Carlton Tce	Manly	3	RP33145	30/10/2000
52	Ernest St	Manly	39	RP33142	01/07/2004
423	Esplanade	Manly	330	RP33018	01/07/2004
443	Esplanade	Manly	342	RP90236	30/10/2000
84	Kingsley Tce	Manly	441	RP33018	01/07/2004
138	Kingsley Tce	Manly	482	RP33018	01/07/2004
74	Stratton Tce	Manly	319	RP33017	01/07/2003
33A	Yamboyna St	Manly	2	RP33145	30/10/2000
35	Yamboyna St	Manly	3	RP55140	30/10/2000
77	Barooka Rd	Milton	1	RP65616	30/10/2000
20	Railway Tce	Milton	20	RP813479	01/07/2002
5	Irvine St	Mitchelton	58	SP148225	01/01/2005
39-45	Osborne Rd	Mitchelton	39 & 40 41 & 42	RP18795 RP18796	30/10/2000 30/10/2000
54	Parkview St	Mitchelton	68	RP43325	30/10/2000
643	Samford Rd	Mitchelton	252	RP18838	30/10/2000
651	Samford Rd	Mitchelton	250	RP18838	30/10/2000
109	Scanlan Rd	Mitchelton	1	RP85470	30/10/2000
121	Scanlan Rd	Mitchelton	2	RP83817	30/10/2000
46	Beaudesert Rd	Moorooka	1	RP47657	30/10/2000
49	Beaudesert Rd	Moorooka	1	RP164281	30/10/2000
101	Beaudesert Rd	Moorooka	2	RP68392	30/10/2000
293	Beaudesert Rd	Moorooka	219	RP37892	30/10/2000
23	Colebrook Ave	Moorooka	32	RP43457	30/10/2000
9	Currey Ave	Moorooka	123	RP79121	30/10/2000
1145	Ipswich Rd	Moorooka	1	RP37612	30/10/2000
30	Keats St	Moorooka	230	RP37832	01/01/2005
10-12	Sherley St	Moorooka	12 1	RP58148 RP66424	01/01/2005 01/01/2005
560	Wynnum Rd	Morningside	43 & 44	RP12840	01/07/2004
1578	Logan Rd	Mt Gravatt	139	RP13395	01/01/2004

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14	Abbott St	New Farm	52	RP8718	30/10/2000
173	Annie St	New Farm	1	RP50695	30/10/2000
752	Brunswick St	New Farm	16	SP114624	30/10/2000
758	Brunswick St	New Farm	3	RP9111	30/10/2000
105	James St	New Farm	1	B12347	30/10/2000
109	James St	New Farm	3	RP9013	30/10/2000
145	James St	New Farm	1	GTP103591	30/10/2000
145	James St	New Farm	2	RP9074	30/10/2000
152	James St	New Farm	1	RP59009	30/10/2000
164	James St	New Farm	35	RP9138	30/10/2000
222	Kent St	New Farm	1	RP81664	30/10/2000
170	Merthyr Rd	New Farm	189	RP9138	30/10/2000
232	Moray St	New Farm	189	RP8765	30/10/2000
76	Moray St	New Farm	2	RP881205	30/10/2000
282	Days Rd	Newmarket	1	RP46542	01/07/2004
186	Enoggera Rd	Newmarket	2	RP18722	01/07/2007
240	Enoggera Rd	Newmarket	26	RP20320	01/01/2005
80	Wilston Rd	Newmarket	54	RP19976	01/07/2003
114	Wilston Rd	Newmarket	8	RP19974	01/07/2004
188	Wilston Rd	Newmarket	11	RP42621	01/07/2004
70	Yarradale St	Newmarket	1	RP80477	30/10/2000
112	Bennetts Rd	Norman Park	29	RP12703	30/10/2000
130	Bennetts Rd	Norman Park	4	RP43580	30/10/2000
187	Bennetts Rd	Norman Park	16	RP13150	30/10/2000
373	Bennetts Rd	Norman Park	25	RP13349	30/10/2000
16	Katherine St	Norman Park	2	RP13135	30/10/2000
85	Overend St	Norman Park	37	RP12499	30/10/2000
53	Tennyson St	Norman Park	1	RP133606	01/07/2004
52	Thackeray St	Norman Park	55	RP12499	01/07/2004
15	Wynnum Rd	Norman Park	57	RP12574	30/10/2000
89	Wynnum Rd	Norman Park	2	RP48613	30/10/2000
101	Wynnum Rd	Norman Park	68	RP12508	01/07/2004
198	Wynnum Rd	Norman Park	1	RP42330	30/10/2000
200	Wynnum Rd	Norman Park	2	RP54754	01/07/2003
252	Wynnum Rd	Norman Park	8	RP13155	01/07/2004
296	Wynnum Rd	Norman Park	15	RP13155	01/07/2004
338–340	Wynnum Rd	Norman Park	25 & 26	RP13155	01/07/2004
31	Acacia Ave	Northgate	1	RP89285	01/07/2003
134	Flower St	Northgate	2	RP74739	30/10/2000
313	Melton Rd	Northgate	37	RP34541	30/10/2000
315	Melton Rd	Northgate	38	RP34541	30/10/2000
750	Nudgee Rd	Northgate	303 & 304	RP34599	01/07/2003
28	Ridge St	Northgate	122	RP34519	30/10/2000
98	Ridge St	Northgate	10	RP34567	30/10/2000
100	Ridge St	Northgate	11	RP34567	30/10/2000
111	Ridge St	Northgate	27	RP34567	30/10/2000
113	Ridge St	Northgate	26	RP34567	30/10/2000
87	Ryans Rd	Northgate	2	RP42032	30/10/2000
104	Toombul Rd	Northgate	3	RP34597	30/10/2000
473	St Vincents Rd	Nudgee	3	RP69119	01/07/2003
17	Bradbury St	Nundah	2	RP97264	30/10/2000
77	Buckland Rd	Nundah	2	RP46455	30/10/2000
79	Buckland Rd	Nundah	1	RP167333	30/10/2000
190	Buckland Rd	Nundah	1	RP79185	30/10/2000
10	Collins St	Nundah	2	RP34006	30/10/2000
18	Hows Rd	Nundah	4	RP33974	30/10/2000
169	Melton Rd	Nundah	1	RP34048	30/10/2000

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57	Robinson Rd	Nundah	3	RP34098	30/10/2000
130	Ryans Rd	Nundah	1	RP63421	30/10/2000
1192	Sandgate Rd	Nundah	2	RP34080	30/10/2000
1389	Sandgate Rd	Nundah	40	RP34070	30/10/2000
1515	Sandgate Rd	Nundah	6	RP40993	30/10/2000
83	York St	Nundah	101	RP45195	30/10/2000
91	York St	Nundah	98	RP45195	30/10/2000

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30	Oxley Station Rd	Oxley	2	RP120269	30/10/2000
35	Bowler St	Paddington	35	SP134086	01/07/2007
149	Caxton St	Paddington	2	RP911366	01/07/2002
151	Caxton St	Paddington	601	SL11086	01/07/2002
14	Collingwood St	Paddington	7	RP20462	01/07/2002
47	Elizabeth St	Paddington	147	RP19636	01/07/2002
117	Enoggera Tce	Paddington	1	RP20681	01/07/2002
10	Fernberg Rd	Paddington	106	RP19643	01/07/2002
117	Fernberg Rd	Paddington	1	RP84382	30/10/2000
156	Given Tce	Paddington	2	RP19560	30/10/2000
167	Given Tce	Paddington	1	RP19566	01/07/2002
285	Given Tce	Paddington	21	RP19572	01/07/2002
293	Given Tce	Paddington	23	RP179525	01/07/2002
26	Great George St	Paddington	95	RP19576	30/10/2000
190	Hale Street	Paddington	1	RP852737	01/07/2002
29	Hayward St	Paddington	1	RP19586	30/10/2000
5	Howard St	Paddington	5	RP19659	30/10/2000
29	Kennedy Tce	Paddington	12	RP20751	01/07/2002
31	Kennedy Tce	Paddington	2	RP175914	30/10/2000
66	Kennedy Tce	Paddington	6	RP20699	01/07/2002
132	Kennedy Tce	Paddington	1	RP151151	30/10/2000
139	Kennedy Tce	Paddington	23 & 24	RP20746	30/10/2000
9	Latrobe Tce	Paddington	29	RP19572	30/10/2000
15	Latrobe Tce	Paddington	3	RP20668	30/10/2000
19	Latrobe Tce	Paddington	4	RP20668	01/07/2007
27	Latrobe Tce	Paddington	2	RP20664	01/07/2003
28	Latrobe Tce	Paddington	16	RP19619	01/07/2002
30	Latrobe Tce	Paddington	15	RP19619	01/07/2002
40	Latrobe Tce	Paddington	10	RP120314	01/07/2002
42	Latrobe Tce	Paddington	9	RP19619	30/10/2000
50	Latrobe Tce	Paddington	5	RP19619	01/07/2002
129	Latrobe Tce	Paddington	4	RP20691	01/07/2002
173	Latrobe Tce	Paddington	9	RP20462	30/10/2000
173	Latrobe Tce	Paddington	2	RP81615	30/10/2000
175	Latrobe Tce	Paddington	10	RP20462	30/10/2000
179	Latrobe Tce	Paddington	13	RP20462	01/07/2002
180	Latrobe Tce	Paddington	1	RP19634	01/07/2002
200	Latrobe Tce	Paddington	65	RP19635	01/07/2003
14	Martha St	Paddington	1	RP73687	30/10/2000
25	Nash St	Paddington	148	RP19636	01/07/2002
58	Eagle Farm Rd	Pinkenba	29	RP34756	01/07/2004
44-48	McBride Rd	Pinkenba	36 & 37	RP34752	01/07/2004

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47	Arthur Tce	Red Hill	60	RP20718	30/10/2000
55	Arthur Tce	Red Hill	57	RP20718	01/07/2002
78	Arthur Tce	Red Hill	15	RP20738	30/10/2000
92	Arthur Tce	Red Hill	13	RP20739	30/10/2000
94	Arthur Tce	Red Hill	12	RP20739	30/10/2000
148	Arthur Tce	Red Hill	8	RP20756	01/07/2002
186	Arthur Tce	Red Hill	17	RP20763	01/07/2002
102	Cairns Tce	Red Hill	151	RP19576	30/10/2000
2/76	Cochrane St	Red Hill	2	GTP3455	01/07/2002
1	Enoggera Tce	Red Hill	2	RP186475	01/07/2002
22	Enoggera Tce	Red Hill	21	RP20643	01/07/2002
44	Enoggera Tce	Red Hill	3	RP20645	30/10/2000
47	Enoggera Tce	Red Hill	11	RP20722	30/10/2000
48	Enoggera Tce	Red Hill	1	RP20646	30/10/2000
89	Enoggera Tce	Red Hill	28	RP20726	01/07/2002
63	Glenrosa Rd	Red Hill	1	RP214013	01/07/2002
14	Musgrave Rd	Red Hill	2	RP10692	30/10/2000
52	Musgrave Rd	Red Hill	10	RP10695	01/07/2002
61	Musgrave Rd	Red Hill	4	RP10707	01/07/2003
73	Musgrave Rd	Red Hill	2	RP20434	01/07/2002
127	Musgrave Rd	Red Hill	3	RP20439	01/07/2007
196	Musgrave Rd	Red Hill	2	RP20638	01/07/2002
206	Musgrave Rd	Red Hill	4	RP20643	01/07/2002
32	Waterworks Rd	Red Hill	3	RP141281	01/07/2002
63	Windsor Rd	Red Hill	34	RP20357	30/10/2000
102	Windsor Rd	Red Hill	1	RP20378	30/10/2000
110	Windsor Rd	Red Hill	2	RP78047	01/07/2002
57-59	Brooke St	Rocklea	28 & 29	RP37915	01/01/2005
38	Elmes Rd	Rocklea	35	RP37938	01/01/2005
821	Beenleigh Rd	Runcorn	6	RP188319	30/10/2000

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108	Henson Rd	Salisbury	191	RP37990	01/01/2005
4	Kellett Rd	Salisbury	72	RP37990	01/01/2005
48	Lillian Ave	Salisbury	2	RP91705	01/01/2005
94	Lillian Ave	Salisbury	12	RP37990	01/01/2005
280	Lillian Ave	Salisbury	2	RP66553	01/01/2005
26	Meynell St	Salisbury	1	RP77991	30/10/2000
32	Meynell St	Salisbury	2	RP883651	30/10/2000
21	Curlew St	Sandgate	4	RP78781	01/07/2004
133	Deagon St	Sandgate	2	RP46123	30/10/2000
138	Eagle Tce	Sandgate	10	SP105147	01/07/2004
60	Flinders Pde	Sandgate	2	RP29188	01/07/2003
94	Flinders Pde	Sandgate	1	RP29171	30/10/2000
198	Flinders Pde	Sandgate	3	RP29149	30/10/2000
1	Loudon St	Sandgate	1	RP56068	01/07/2004
14	Ninth Ave	Sandgate	67	RP29119	01/07/2004
35	Rainbow St	Sandgate	1	RP108987	01/07/2004
227	Rainbow St	Sandgate	1	RP56299	01/07/2004
377	Oxley Rd	Sherwood	2	RP151790	30/10/2000
385	Oxley Rd	Sherwood	1	RP909238	30/10/2000
526	Oxley Rd	Sherwood	154	RP29616	30/10/2000
528	Oxley Rd	Sherwood	155	RP29616	30/10/2000
62	Allpass Pde	Shorncliffe	7	RP4576	01/07/2004
40	Kate St	Shorncliffe	1	RP4618	01/07/2004
6	Park Pde	Shorncliffe	1 & 2	RP4525	01/07/2004
1	Pier Ave	Shorncliffe	1	RP57688	01/07/2004
65	Pier Ave	Shorncliffe	2-5	RP4520	01/07/2004
145	Yundah St	Shorncliffe	2	RP4583	01/07/2004
2	Dorchester St	South Brisbane	3	RP53964	30/10/2000
77	Grey St	South Brisbane	14	SL10994	01/07/2002
			6	RP89153	01/07/2002
105	Melbourne St	South Brisbane	6	RP42480	30/10/2000
107	Melbourne St	South Brisbane	8	RP42480	30/10/2000
121	Melbourne St	South Brisbane	1	RP41939	01/07/2007
123	Melbourne St	South Brisbane	4	RP41939	01/07/2002
190	Melbourne St	South Brisbane	2	RP1429	30/10/2000
193 (shop only)	Melbourne St	South Brisbane	1	RP43877	01/07/2002
28	Montague Rd	South Brisbane	2	RP64059	01/07/2002
62	Montague Rd	South Brisbane	21 & 40	B359	01/07/2002
137	Montague Rd	South Brisbane	1-5,9 & 10	RP10756	01/07/2002
			2	RP61667	01/07/2002
			10-12	RP73327	01/07/2002
			6 & 9	RP76836	01/07/2002
			11-16	SL8980	01/07/2002
167	Vulture St	South Brisbane	1	RP11716	30/10/2000
169	Vulture St	South Brisbane	2	RP11716	30/10/2000
486	Boundary St	Spring Hill	1	RP93847	30/10/2000
500	Boundary St	Spring Hill	13	RP10393	30/10/2000
525	Boundary St	Spring Hill	18	RP10448	30/10/2000
149	Fortescue St	Spring Hill	5	RP10485	30/10/2000
97	Kennigo St	Spring Hill	10	RP41858	30/10/2000
259	Kennigo St (Cnr Water St)	Spring Hill	8	RP41858	30/10/2000
91	Rogers St	Spring Hill	1	GTP1489	30/10/2000
50	St Pauls Tce	Spring Hill	1	RP10506	01/07/2004
58	St Pauls Tce	Spring Hill	2	RP75712	30/10/2000
106	Union St	Spring Hill	1	GTP102188	30/10/2000
25	York Pde	Spring Hill	14	RP10481	01/07/2004
120	Clifford St	Stafford	778	SL9632	01/07/2003

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132	Clifford St	Stafford	100	SL12581	01/07/2003
4	Prospect Tce	St Lucia	1	RP136729	30/10/2000
264	Swann Rd	St Lucia	2	RP49406	30/10/2000
266	Swann Rd	St Lucia	69	RP23296	30/10/2000
357	Beenleigh Rd	Sunnybank	1	RP169874	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
48	Ada St	Taringa	2	RP90390	01/07/2002
37	Beatrice St	Taringa	48	RP23368	30/10/2000
22	Frederick St	Taringa	4	RP23650	01/07/2003
26	Hillsdon Rd	Taringa	3	RP84701	30/10/2000
30	Hillsdon Rd	Taringa	2	RP84701	30/10/2000
22	Pike Ave	Taringa	215	RP23447	01/07/2002
7	Princess St	Taringa	2	RP43765	01/07/2003
179	Swann Rd	Taringa	2	RP87375	30/10/2000
58	Andrew Ave	Tarragindi	39	RP58304	01/01/2003
74	Branston St	Tarragindi	6	RP41739	01/01/2003
200	Cracknell Rd	Tarragindi	41	RP40378	01/01/2003
202	Cracknell Rd	Tarragindi	40	RP40378	30/10/2000
48	Esher St	Tarragindi	3	RP91841	30/10/2000
349	Marshall Rd	Tarragindi	1	RP70592	30/10/2000
120	Sexton St	Tarragindi	254	RP41048	30/10/2000
8	Bent St	Toowong	92	RP20135	30/10/2000
43	Dean St	Toowong	1	RP108372	30/10/2000
2	Eton St	Toowong	348	RP20556	30/10/2000
517	Milton Rd	Toowong	100	RP19732	01/07/2002
525	Milton Rd	Toowong	104	RP19732	01/07/2002
26	Orchard St	Toowong	2	RP159104	30/10/2000
113	Sylvan Rd	Toowong	1	RP19760	30/10/2000
129	Sylvan Rd	Toowong	10	RP19760	30/10/2000
133	Sylvan Rd	Toowong	1	RP19761	30/10/2000
135	Sylvan Rd	Toowong	2	RP19761	30/10/2000
137	Sylvan Rd	Toowong	4	RP19761	30/10/2000
141	Sylvan Rd	Toowong	6	RP19761	30/10/2000
19	Terrace St	Toowong	40	RP20578	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
85	Lindwall St	Upper Mt Gravatt	122	RP13401	01/01/2004
20	First St	Virginia	37 & 38	RP34586	01/07/2003
1580	Sandgate Rd	Virginia	15	RP34736	30/10/2000
1628	Sandgate Rd	Virginia	26	RP34739	30/10/2000
1681	Sandgate Rd	Virginia	2	RP34581	30/10/2000
1723	Sandgate Rd	Virginia	23	RP34580	30/10/2000
84	St Vincents Rd	Virginia	15	RP34584	01/07/2003

Street No	Street	Suburb	Lot	Plan	Date of Entry
190	Bilsen Rd	Wavell Heights	2	RP77996	30/10/2000
194	Bilsen Rd	Wavell Heights	11	SP102599	30/10/2000
32	Brae St	Wavell Heights	34	RP43855	30/10/2000
194	Edinburgh Castle Rd	Wavell Heights	74	RP41813	30/10/2000
206	Edinburgh Castle Rd	Wavell Heights	27	RP41813	30/10/2000
111	Goss Rd	Wavell Heights	2	RP83694	01/07/2003
68	Hamilton Rd	Wavell Heights	91	RP34728	30/10/2000
150	Hamilton Rd	Wavell Heights	1	RP98267	01/07/2003
65	Newman Rd	Wavell Heights	4	RP74633	01/07/2003
73	Rilatt Rd	Wavell Heights	2	RP72197	01/07/2003
66	Rode Rd	Wavell Heights	1	SP125554	30/10/2000
264	Rode Rd	Wavell Heights	1	RP61235	30/10/2000
268	Rode Rd	Wavell Heights	13	RP46097	30/10/2000
269	Rode Rd	Wavell Heights	1	RP105576	01/07/2003
271	Rode Rd	Wavell Heights	1	RP43937	30/10/2000
277	Rode Rd	Wavell Heights	3	RP71082	30/10/2000
52	Telopia Ave	Wavell Heights	113	RP45638	01/07/2003
190	Boundary St	West End	1	GTP2785	30/10/2000
190	Boundary St	West End	2	GTP2785	30/10/2000
297	Boundary St	West End	2	RP57493	01/07/2002
28	Hardgrave Rd	West End	1	RP53866	30/10/2000
156	Hardgrave Rd	West End	8	RP11236	01/07/2002
26	Hoogley St	West End	3	RP93331	30/10/2000
38	Hoogley St	West End	3	RP10988	30/10/2000
91	Jane St	West End	4	RP10779	30/10/2000
222	Montague Rd	West End	17	RP10779	01/07/2002
342	Montague Rd	West End	9	RP11091	30/10/2000
343	Montague Rd	West End	1	RP10937	01/07/2002
392	Montague Rd	West End	3	SP135261	30/10/2000
404	Montague Rd	West End	10	RP165810	01/07/2002
			10	RP909290	01/07/2002
462	Montague Rd	West End	1	RP53291	30/10/2000
29	Vulture St	West End	20	RP11203	30/10/2000
56	Vulture St	West End	4	RP11135	01/07/2002
58	Vulture St	West End	3	RP11135	30/10/2000
61	Vulture St	West End	81	RP11166	30/10/2000
106	Vulture St	West End	1	RP1454	01/07/2002
7 & 3	Cramond St	Wilston	26 & 27	RP46382	30/10/2000
45	Kedron Brook Rd	Wilston	2	RP49432	30/10/2000
122	Kedron Brook Rd	Wilston	187	RP19900	30/10/2000
203	Kedron Brook Rd	Wilston	1	RP814326	01/07/2003
38	Lamont Rd	Wilston	250 & 251	RP19899	01/07/2004
156	Newmarket Rd	Wilston	3	RP64332	01/07/2004
192	Newmarket Rd	Wilston	2	RP41733	30/10/2000
194	Newmarket Rd	Wilston	1	RP41733	30/10/2000
196	Newmarket Rd	Wilston	1	RP18598	30/10/2000
206	Newmarket Rd	Wilston	5 & 6	RP18598	01/07/2004
112	Albion Rd	Windsor	44	RP18577	01/07/2003
124	Albion Rd	Windsor	37	RP18577	30/10/2000
130	Albion Rd	Windsor	34	RP18577	30/10/2000
46	Brook St	Windsor	2	RP61601	01/07/2004
72	Brook St	Windsor	4	RP42998	30/10/2000
72	Brook St	Windsor	20	RP42998	30/10/2000
99	Brook St	Windsor	9	RP52990	30/10/2000
196	Constitution Rd	Windsor	1	RP46906	30/10/2000
65	Eildon Rd	Windsor	2	SP119405	30/10/2000
171	Eildon Rd	Windsor	1	RP47252	30/10/2000
139	Lutwyche Rd	Windsor	4	RP41909	01/07/2004
249	Lutwyche Rd	Windsor	2	RP62921	30/10/2000
263	Lutwyche Rd	Windsor	7	RP18426	30/10/2000
300	Lutwyche Rd	Windsor	1 & 5	RP80000	30/10/2000

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308	Lutwyche Rd	Windsor	40	RP18952	01/07/2004
312	Lutwyche Rd	Windsor	39	RP18952	01/07/2004
384	Lutwyche Rd	Windsor	2	RP48341	30/10/2000
159	Maygar St	Windsor	2	RP45288	30/10/2000
38	Newmarket Rd	Windsor	117	RP18524	01/07/2004
50	Newmarket Rd	Windsor	123	RP18524	30/10/2000
1	Reid St	Windsor	1	RP47938	30/10/2000
56	Abingdon St	Woolloongabba	106	RP12214	01/07/2002
2	Deshon St	Woolloongabba	2	RP55656	30/10/2000
23	Flower St	Woolloongabba	43	RP11919	01/01/2005
127	Ipswich Rd	Woolloongabba	2	RP83634	30/10/2000
140	Ipswich Rd	Woolloongabba	1	RP120385	30/10/2000
144	Ipswich Rd	Woolloongabba	5	RP11880	30/10/2000
28	Junction Rd	Woolloongabba	2	SP114396	30/10/2000
114	Logan Rd	Woolloongabba	7	RP11937	30/10/2000
128	Logan Rd	Woolloongabba	121	RP11919	30/10/2000
131	Logan Rd	Woolloongabba	1	RP56339	30/10/2000
137	Logan Rd	Woolloongabba	2	RP40846	30/10/2000
140	Logan Rd	Woolloongabba	1	RP55656	30/10/2000
214	Logan Rd	Woolloongabba	76	RP11960	30/10/2000
218	Logan Rd	Woolloongabba	75	RP11960	30/10/2000
23	Nile St	Woolloongabba	1	RP121813	01/07/2002
10	O'Keefe St	Woolloongabba	8	RP12025	01/07/2007
12	O'Keefe St	Woolloongabba	9	RP12025	01/07/2002
101	O'Keefe St	Woolloongabba	305	RP12076	30/10/2000
105	O'Keefe St	Woolloongabba	307	RP12076	30/10/2000
1	Railway St	Woolloongabba	10	RP11916	30/10/2000
50	Ross St	Woolloongabba	1	RP12222	01/07/2002
15	Trafalgar St	Woolloongabba	63	RP11809	01/07/2002
17	Trafalgar St	Woolloongabba	64	RP11809	01/07/2002
19	Trafalgar St	Woolloongabba	65	RP11809	01/07/2002
21	Trafalgar St	Woolloongabba	66	RP11809	01/07/2002
105	Adamson St	Woolloowin	3	RP80907	30/10/2000
109	Adamson St	Woolloowin	1	GTP1745	30/10/2000
5	Dickson St	Woolloowin	1	RP82229	01/07/2003
7	Dickson St	Woolloowin	2	RP82229	01/07/2003
17	Dickson St	Woolloowin	7	RP84687	30/10/2000
86	Dickson St	Woolloowin	1	RP19501	30/10/2000
18	Kedron Park Rd	Woolloowin	59	RP19361	01/07/2004
28	Kedron Park Rd	Woolloowin	3	RP19374	01/07/2004
43	Kedron Park Rd	Woolloowin	2	RP51584	01/07/2004
54	Kedron Park Rd	Woolloowin	1	RP19381	01/07/2004
91	Kedron Park Rd	Woolloowin	19	RP19496	30/10/2000
4	Kent Rd	Woolloowin	56	RP19496	30/10/2000
85	Kent Rd	Woolloowin	1	RP53241	30/10/2000
56	Lodge Rd	Woolloowin	2	RP69629	01/07/2007
58	Lodge Rd	Woolloowin	1	RP69629	01/07/2007
114	Lodge Rd	Woolloowin	1	RP95716	01/07/2003
123	Lodge Rd	Woolloowin	1	RP19528	30/10/2000
64	Park Rd	Woolloowin	1	RP41088	01/07/2003
20	Shaw Rd	Woolloowin	2	RP45212	30/10/2000
32	Shaw Rd	Woolloowin	3	RP51737	30/10/2000
38	Shaw Rd	Woolloowin	103	RP19521	30/10/2000
60	Andrew St	Wynnum	214	RP33115	01/07/2004
220	Bay Tee	Wynnum	277	RP33003	30/10/2000
222	Bay Tee	Wynnum	276	RP33003	30/10/2000
254	Bay Tee	Wynnum	478	RP33003	30/10/2000
16	Cusack Pde	Wynnum	1	RP61753	30/10/2000
98	Glenora St	Wynnum	1	RP84599	30/10/2000
31	Tingal Rd	Wynnum	249	RP33003	30/10/2000
32	Tingal Rd	Wynnum	18	RP33123	30/10/2000
33	Tingal Rd	Wynnum	248	RP33003	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
35	Tingal Rd	Wynnum	247	RP33003	30/10/2000
49	Tingal Rd	Wynnum	1	RP56343	30/10/2000
391	Tingal Rd	Wynnum	96	RP33076	30/10/2000
395	Tingal Rd	Wynnum	98	RP33076	01/07/2003
399	Tingal Rd	Wynnum	99	RP33076	01/07/2003
142	West Ave	Wynnum	2	RP84185	30/10/2000
137	Wynnum Esp	Wynnum	1	RP45419	30/10/2000
183	Wynnum Esp	Wynnum	57	RP33003	30/10/2000
199 (part)	Wynnum Esp	Wynnum	12	SP111694	01/07/2003
205	Wynnum Esp	Wynnum	2	RP63453	30/10/2000
2145	Wynnum Rd	Wynnum West	1	SL10927	01/07/2003
2149	Wynnum Rd	Wynnum West	2	RP103555	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
156	Park Rd	Yeerongpilly	4	RP52268	30/10/2000
60	Wilkie St	Yeerongpilly	1	RP43244	30/10/2000
4	Killarney St	Yeronga	2	RP37759	30/10/2000
1	Orama Rd	Yeronga	2	RP75171	30/10/2000
17	Orontes Rd	Yeronga	1	RP82969	30/10/2000
19	Orontes Rd	Yeronga	2	RP82969	30/10/2000

Street No	Street	Suburb	Lot	Plan	Date of Entry
115	Murphy Rd	Zillmere	2	RP211504	01/07/2003
378	Zillmere Rd	Zillmere	18	RP26228	01/07/2003

Commercial Impact Assessment Planning Scheme Policy

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 - 2.1 Summary and conclusions
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 - 2.3 Infrastructure report
 - 2.4 Public transport impact and adequacy
 - 2.5 Traffic impact
 - 2.6 Urban character and design
 - 2.7 Amenity impacts
 - 2.8 Social impacts
 - 2.9 Environmental impacts

1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of a Commercial Development Impact Assessment Report as part of the general planning report, will be requested by the assessment manager and/or a referral agency to assist in assessing proposals where called up in this Plan, such as those listed in *Table 1*.

A Commercial Development Impact Assessment Report will not be requested for Centre Activities where less than 250m² in gross floor area in a Residential Area.

To enhance the smooth and quick assessment of these types of development proposals, applicants are

encouraged to provide this additional information up front in the form of a Commercial Development Impact Assessment Report as part of their development application.

The Plan clearly articulates that the following are inappropriate:

- out-of-Centre development, or
- the expansion of existing Centres in a form that does not advance cohesive centre development or link to adjoining facilities.

Such proposals are not to compromise the Plan's intent of:

- enhancing the vitality and viability of existing Centres
- locating major generators of travel in existing Centres where access by a choice of means of transport, not only by car, is easy and consistent
- making efficient use of infrastructure.

Where a proposed development is found to satisfy the test of overwhelming community need as set out in this policy, but cannot locate within an existing Centre within the life of the Plan, the preferred location for such development is on sites at the edge of Multi-purpose Centres in circumstances where the development will not entail major impacts on amenity and can be integrated with the existing Centre.

The only possible exception to this is development of the scale of retail warehouses in excess of 2,000m² gross floor area. Location in other than in-Centre or edge-of-Centre locations will only be considered as a last resort where overwhelming community need has been demonstrated and no other alternative suitable in-Centre or edge-of-Centre location is available.

In preparing the report, community consultation will be requested. The **Consultation Planning Scheme Policy** recommends how this consultation should be undertaken.

Table 1 Development requiring a Commercial Development Impact Assessment Report

Type of development	In what locations or circumstances
Commercial, e.g. shop or office development	Outside of the Multi-purpose Centre except where on a site identified in a Local Plan as a desirable Centre location
Commercial expansion proposals	In a Multi-purpose Centre, where inconsistent with an adopted concept plan for the Centre
Centre Activities where non-residential development on any site over the preceding 3 year period would cumulatively add more than 20% of gfa or 6,000m ² (whichever is greater)	In a Centre

2 Commercial Development Impact Assessment Reports

The Commercial Development Impact Assessment Report is intended to provide detailed information on:

- the proposal
- the potential economic, public transport, traffic, urban character and design, amenity, social, environmental and infrastructure impacts of the proposal
- community need and impact on the City Plan
- the measures proposed to avoid or minimise adverse impacts.

The report is to consist of two parts:

- the main text of the document that is to be written in a clear and concise manner so as to be readily understood by general readers
- the appendices that contain detailed technical information.

The report is to be written so that any conclusions reached can be independently assessed. The document is to answer the questions of relevance from the following guidelines (Sections 2.1 to 2.9) and focus on the salient features of a proposal and the economic, infrastructure, public transport, traffic, urban character and design, amenity, social, environmental and community need issues associated with it. Any feasible alternatives are to be discussed in sufficient detail so that the reasons for selection of the preferred option can be clearly seen.

The document is to include references and list individuals and organisations consulted. Relevant maps, diagrams and figures are to be included where necessary and the detailed technical information contained in the appendices is to be clearly cross-referenced in the main text.

The report could include the following information.

2.1 Summary and conclusions

Prepare a summary that is easy to read but at the same time conveys a thorough understanding of the project and its implications.

The report is to weight the impact of the development in relation to whether or not it:

- progresses the realisation of the Plan's Desired Environmental Outcomes, Centres Policy and Strategic Plan intents
- prejudices or delays desired development at existing Centres.

This assessment is also to weight the impact of the development on existing Centres, including:

- the extent to which the development would put at risk the strategies for enhancing the economic vitality of existing Centres
- the likely effect on future private investment needed to safeguard the vitality and viability of existing Centres
- changes to the quality, attractiveness and character of existing Centres and to their role in the economic and social life of the community
- changes to the physical condition of existing Centres
- changes to the range of services that existing Centres will continue to provide
- likely increases in the number of vacant properties in existing Centres.

An assessment of the effects on nearby Centres if the proposed development did not occur is also to be analysed.

Community need

This summary is to provide a conclusion of the community need for the proposal and the impact of the proposal on the Plan. In order to reach this conclusion the investigation would need to involve undertaking an assessment of the results of the following surveys and analysis to determine whether or not there is an overwhelming community need for the development, which cannot be met within the life of the Plan in an in-Centre location.

2.2 Economic impact assessment

Undertake an employment, floor space, mix and turnover analysis for the proposed development and all other developments within its catchment on the basis of statistically accurate shopper surveys undertaken and supplied by the applicant.

Include companion analysis of tenant occupancy costs against industry benchmarks.

The report will need to demonstrate that on balance the proposed development will not have a significant adverse effect on the economic viability of existing Centres.

2.3 Infrastructure report

Identify the necessary infrastructure required to ensure the proposal can operate efficiently and effectively and the cost of providing this necessary infrastructure.

The report will need to demonstrate that the necessary infrastructure is already incorporated in Council's forward capital works program. Alternatively, the applicant must submit an infrastructure agreement through which it undertakes to fund the necessary infrastructure.

2.4 Public transport impact and adequacy

Undertake a survey and analysis of the impacts of the proposed development on the public transport system, including:

- adequacy of existing infrastructure provision
- capital and recurrent cost to public transport providers to meet demand and provide real modal choice to users of the proposed development.

The report will need to demonstrate that necessary infrastructure is in place and/or recurrent expenditure is already budgeted by Council. Alternatively, the applicant must submit an infrastructure agreement through which it undertakes to fund the necessary infrastructure or recurrent expenditure.

2.5 Traffic impact

Prepare a transport/land use report in accordance with the guidelines in the **Transport, Access, Parking and Servicing Planning Scheme Policy**. As part of this, undertake a survey and analysis of the road, cycleway and pedestrian network required to service the development, including the cost of provision or upgrading.

Undertake analysis of:

- internal car parking and servicing requirements
- access to the site and development
- pedestrian, bike and vehicular separation and safety.

The report will need to demonstrate that the development is easily and safely accessible for pedestrians, cyclists and disabled people from the surrounding area. It will need to show that the site is genuinely accessible by modes other than private vehicles, so that a significant proportion of customers and staff will be able to get to the development by means other than a car. The likely proportion of customers who would arrive by car must be determined.

2.6 Urban character and design

Undertake analysis of:

- levels, building heights, layouts and design to determine interconnection with surrounding development
- adequacy of disabled access
- levels of safety and security

- thematic design, visual impact and contribution to the Centre and surrounding development.

Include a specific assessment of landscaping, public spaces, activity spines and built form.

The report must demonstrate that the highest standard of urban design and integration of the development with the surrounding locality will be achieved.

2.7 Amenity impacts

Assess noise, dust, illumination, smell, visual intrusion, shadowing and perceptual amenity impacts during both construction and operation.

The report must demonstrate that the proposed development will on balance improve the amenity of the locality.

2.8 Social impacts

Undertake a Community Impact Assessment (refer to the **Community Impact Assessment Planning Scheme Policy**), including:

- an analysis of the range of services proposed to be provided in the development and whether the needs of particular sectors of the community have been adequately addressed
- potential of the development to promote errant social behaviour and the manner in which this can be remedied by layout, design and service provision
- impacts of the development on the level of social services provided at other Centres.

A comprehensive community consultation exercise as detailed in the **Consultation Planning Scheme Policy** will be appropriate for this assessment.

The report must demonstrate that on balance the proposed development and its operation is unlikely to have any adverse social impact.

2.9 Environmental impacts

Undertake a Environmental Impact Assessment (refer to the **Environmental Impact Assessment Planning Scheme Policy**), including:

- recommendations to mitigate impacts on the natural environment, including air quality, water quality, catchment management and endangered flora and fauna
- if necessary, preparation of an Environment Management Plan to address any adverse impacts.

The report must demonstrate that the proposed development will create no major environmental impact and mitigates all other environmental effects.

Community Impact Assessment Planning Scheme Policy

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 - 2.3 Scoping potential community impacts
 - 2.4 Document existing conditions
 - 2.5 Predicting community impacts
 - 2.6 Assessing the likely impacts
 - 2.7 Mitigating, enhancing, managing and monitoring
- 3 Community Impact Management Plans
- 4 Reference material

1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of a Community Impact Assessment Report as part of the general planning report, will be requested by the assessment manager and/or a referral agency to assist in assessing proposals that have the potential for significant community impacts, such as those listed in *Table 1*.

Table 1 Development requiring a Community Impact Assessment Report

Type of development	In what locations or circumstances
Development that is not clearly envisaged, e.g: <ul style="list-style-type: none"> • commercial proposals outside of identified Centres • non-residential uses such as community facilities, child care facilities, licensed premises and places for youth activities in Residential Areas 	In any Area
Development that is likely to significantly alter the need for community facilities or services, e.g. specialist housing including aged persons homes, emergency housing and hostels, major housing estates or renewal sites	In any Area, except the Emerging Community Area, where significant changes to service requirements are anticipated as a result of population growth and managed via the structure planning process
Development that is likely to result in a significant change to the existing character and identity of a community, e.g: <ul style="list-style-type: none"> • establishment of new or significant alteration to existing major institutions and public venues, including educational, health, defence, correctional, sporting and multi-purpose venues • new airport infrastructure • infrastructure for the staging of major events • amusement and theme parks 	In any Area, except the Emerging Community Area, where significant changes to the existing character and identity of a community are anticipated as a result of population growth and managed via the structure planning process
Development that is likely to result in a significant change in population characteristics of the area, e.g. major housing estates or renewal sites, tourism resort	In any Area, except the Emerging Community Area, where significant changes to population characteristics are anticipated and managed via the structure planning process

Type of development	In what locations or circumstances
Development that is likely to impact on the health or safety of an area, e.g. industrial developments that may generate off-site impacts	In any Area, except industrial development in Industrial Areas
Development that will result in reduced accessibility	In any Area
Development that may impact on particular target groups, e.g. indigenous peoples, children, young people, aged people, people with disabilities and non-English speaking people	In any Area
Development in proximity to community facilities/ services that may be incompatible with the functioning of the use due to operational, social or other incompatibilities e.g. licensed premises near a child care centre or a nursing home adjacent to a youth centre	In any Area
Any other circumstances where Council considers that a Community Impact Assessment is appropriate before a development can be adequately considered or where there is likely to be significant community concern	In any Area

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front in the form of a Community Impact Assessment Report and Community Impact Management Plan as part of their development application.

In determining whether a Community Impact Assessment Report will be requested, consideration will be given to:

- the scale, complexity, time frame and nature of the proposal
- issues likely to be relevant to the proposal
- the degree of significance of the identified issues such as the number of people or size of the area likely to be affected
- the communities likely to be affected by the proposal.

Community Impact Assessment is a process of investigating the possible effects of a development proposal or project on one or all of the following:

- people’s way of life—how they live, work, play and interact with one another on a day to day basis
- the culture of the affected community—its shared beliefs, customs and values
- the nature of the affected community—its cohesion, stability, character, services and facilities.

The purposes of the Community Impact Assessment Report are to:

- assist in establishing full facts about the development to support a well informed decision about the appropriateness of the development proposal
- minimise adverse impacts and maximise beneficial impacts of the development
- inform the community and facilitate participation by the community in the planning and development assessment process
- facilitate the consideration of alternative development proposals
- enhance existing data to inform the planning and development assessment process.

In preparing the report, community consultation will be requested. The **Consultation Planning Scheme Policy** recommends how this consultation be undertaken.

A Community Impact Management Plan may also be requested for these proposals, as well as any other development considered by Council to have significant community impacts following an initial assessment of the application.

2 Community Impact Assessment Reports

The Community Impact Assessment Report is intended to provide detailed information about the proposal, the potential community impacts, and the measures proposed to avoid or minimise adverse impacts.

The report is to consist of two parts:

- the main text of the document that is to be written in a clear and concise manner so as to be readily understood by general readers
- the appendices that contain detailed technical information.

The report is to be written so that any conclusions reached can be independently assessed. The document is to answer the questions of relevance from the following guidelines (Sections 2.1 to 2.7) and focus on the salient features of a proposal and the community issues associated with it. Any feasible alternatives are to be discussed in sufficient detail so that the reasons for selection of the preferred option can be clearly seen.

The document is to include references and list individuals and organisations consulted. Relevant maps, diagrams and figures are to be included where necessary and detailed technical information contained in the appendices is to be clearly cross-referenced in the main text.

The information requested by the assessment manager and/or referral agencies to be included in the report will vary for each individual development proposal. Applicants are encouraged to consult the Department of Communication and Information, Local Government, Planning and Sport prior to lodgement of an application likely to request a Community Impact Assessment Report for confirmation of the range of details to be included and issues to be addressed in the report.

In determining the level of detail that is to be included in the Community Impact Assessment Report consideration is to be given to:

- how important the issues appear to be to the affected community
- the likelihood of there being serious social consequences or potential future conflict if the matters are not addressed
- the likelihood of the issues being impacted on by the proposed development
- the examination of issues being practical and achievable
- how reasonable and appropriate the issues are to the development.

The guidelines below describe the sort of issues and degree of detail needed in a report. However, it should not be misconstrued that all these details will be requested of every application requiring a Community Impact Assessment Report. The matters to be addressed by the applicant will generally be selected from the following generic guidelines and tailored to the individual application type and complexity.

The report could include the following information.

2.1 Report preparation

Include details of the educational qualifications of the person who prepared the Community Impact Assessment Report and experience in preparing Community Impact Assessment Reports, including a list of Community Impact Assessment Reports completed.

2.2 Summary and conclusions

Prepare a summary that is easy to read but at the same time conveys a thorough understanding of the project and its community implications. The information could be arranged under the following headings:

- **site location**—give a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures/maps of all locations
- **project description**—summarise the objectives of the project, proposals for the construction and operation of the project and associated infrastructure developments
- **alternatives to proposed development**—summarise the features of alternatives investigated and detail the reasons for choosing the preferred option
- **the existing social environment**—summarise the features of the existing community relating to the proposed development and associated infrastructure
- **the predicted community impacts**—summarise the range and level of potential impacts of the project, including cumulative impacts, both beneficial and detrimental, and any alternatives, on the existing or future community
- **the communities likely to be affected**—outline the existing and future communities likely to be affected by the immediate and long term impacts of the project in a local, regional and Citywide context
- **the response proposed to deal with the predicted impacts**—summarise the strategies and amendments proposed to minimise any adverse

impacts and maximise the community benefit of the proposal, and the ongoing safeguards and management procedures proposed to minimise ongoing or future impacts on the community

- **the affected community’s perspective of the proposed responses**—summarise the process of gaining the community’s perspective on these responses and their feedback and how this feedback has been considered
- **documentation of the methods and rationale for the conclusions reached**—summarise the process of determining the study recommendations
- **the measures taken to advise affected communities of the community impact assessment results**—summarise the consultation program utilised
- **conclusions**—summarise the key strategies and amendments to the proposal to address any adverse community impacts.

2.3 Scoping potential community impacts

The first step in community impact assessment is to identify the scope of the assessment needed. This is done by consulting with key stakeholders in the community, including majority and minority stakeholders, to:

- identify issues likely to be relevant to the proposal
- identify the communities likely to be affected by the proposal, including existing communities, adjacent communities, communities of interest, service providers, new communities, employees and visitors
- determine the degree of significance of the identified issues, including the perspective of the affected communities.

Ensure that this process is accessible to the full range of interest groups likely to be affected and takes into account the needs of future generations who may be impacted by the development.

The extent of consultation required in scoping the assessment will be influenced by the significance of impacts anticipated if the development were to proceed.

2.4 Document existing conditions

The second step in community impact assessment is to document existing conditions, including historical trends, relevant to the issues identified in the first step in Section 2.3. This will provide baseline data against which subsequent social changes can be assessed.

Technical and consultative methods are to be used in establishing the required data. The range of information that could be relevant is outlined below. This is not an exhaustive list. Judgement is needed to ensure that only information relevant to the application is provided.

A guide to baseline information for documenting existing social conditions is shown in *Table 2*.

Table 2 Baseline information on existing social conditions

Community impact type	Relevant baseline information on existing social conditions
Accessibility	<ul style="list-style-type: none"> • existing patterns of access and mobility • vehicular, bike and pedestrian movement • public transport provision • private vehicle ownership
Demographic change	<ul style="list-style-type: none"> • age distribution • ethnicity • nature of households and families • income and employment • growth forecasts
Community issues	<ul style="list-style-type: none"> • perceptions of amenity • cohesiveness of the community • crime and safety levels/ perceptions of safety • places of local significance/ local landmarks • type and location of relevant community organisations • existing cultural/social Customs and activities • health statistics • levels of pollution e.g. air, noise, water
Cultural heritage and Aboriginal issues	<ul style="list-style-type: none"> • important places • cultural characteristics, events and practices • cultural values
Development trends	<ul style="list-style-type: none"> • nature of development • location

Community impact type	Relevant baseline information on existing social conditions
	<ul style="list-style-type: none"> effects of similar types of development in the area past development activity and trends
Economic trends	<ul style="list-style-type: none"> employment/unemployment (current status and trends) nature and location of employment nature of skills/level of education income local business development (current status and trends)
Housing	<ul style="list-style-type: none"> housing supply housing type tenure of housing (ownership/rental, private/public) cost of housing (purchase and rental) housing to meet particular community, e.g. boarding houses, emergency housing, housing for older people
Service and/or facility	<ul style="list-style-type: none"> availability/capacity of community infrastructure, requirements e.g. community facilities, recreation facilities, education, child and youth services, health services ability of the community to fund the development or expansion of new infrastructure opportunities for co-locating services/facilities, e.g. existing services/facilities, land availability known intentions of service/facility providers e.g. State Government
Groups with particular needs	<ul style="list-style-type: none"> availability/capacity of services required to support the needs of people with particular needs, e.g. older people, people with disabilities, non-English speaking people, workers, residents, visitors

2.5 Predicting community impacts

Predict the likely impacts of the development proposal and alternatives to the proposal, including a 'no development' scenario. This section is to identify:

- the changes the development would bring if it went ahead
- who is likely to be affected by the development and in what way
- the changes and adverse effects that would occur if the development did not proceed
- the community impacts likely to occur during the construction and operational phases of the development
- how long the impacts are likely to last
- any positive or negative impacts
- any cumulative impacts.

Historical trends affecting the community and the experience of impacts arising from similar developments elsewhere are to be taken into account as part of this step.

Following is a guide to matters to be considered:

- impacts on the population size and structure, e.g. where itinerant employees may be involved during the construction phase. This information is to be assessed during both construction and operational phases
- impacts on the social, cultural, economic and employment profile
- impacts on current community service provision, capacity and community demand for and access to these services e.g. availability of support services for people with particular needs, such as older people or people with disabilities
- impacts on health and wellbeing and community lifestyle aspirations
- impacts on local landmarks, places of public activity, the character of the area (physical and social) and places of heritage significance
- impacts on sense of place and identity
- the ability of local people to access and participate in employment opportunities and local business and economic development opportunities
- noise, waste, water, traffic and air emission impacts for construction and operational stages
- impacts of lighting on existing and future neighbouring uses

- impacts of lighting, landscaping, accessibility and other aspects of environmental design on perceptions of personal safety
- level of accessibility to the site, in the site and between sites (where appropriate) including access by people with reduced mobility
- adequacy of access to, and impacts on demand for, public transport, bike and pedestrian facilities, as well as private vehicular access
- housing choice, mix and location appropriate to meet forecast housing need, including affordable housing and any specialised housing needs
- impacts on housing cost
- integration of the development with surrounding uses
- implications for local authority finances, both revenue and expenditure
- impacts on crime levels and perceptions of safety
- issues involving the integration of incoming residents/employees with the existing community and community activities
- the community likely to be affected and the nature of the effects
- infrastructure likely to be affected and the nature of the effects
- places or activities with social, cultural or other value that may be affected and in what way
- how long the impacts are likely to last
- the level of social change that would be likely to occur and the groups or individuals likely to be disempowered through change
- impacts promoting community cohesion or causing community severance.

Examples of the type of possible impacts by development type are described in *Table 3*.

Table 3 Possible impacts and issues by development type

Development type	Possible impacts/issues
Areas undergoing transition	Demographic change Community issues: character and amenity, sense of place and identity, community safety, health effects Economic issues: employment access and opportunities, local economic development Housing: housing choice and mix, housing supply, housing for special needs groups Service and/or facility requirements: need for community services and/or facilities and recreation and sport services and/or facilities Groups with particular needs: availability of support services Other: cumulative effects
Community facilities, including community centres, churches, cultural centres, youth centres	Accessibility Community issues: character and amenity, community safety, health effects Cultural and heritage issues: cultural activities and places, needs of Aboriginal people, needs of non-English speaking people Groups with particular needs: children and youth, older people, people with disabilities Housing issues: appropriateness of housing Other: appropriateness of design and location Service and/or facility requirements: integration of services/facilities, appropriateness of design and location, integration and compatibility with recreation and sport, co-location potential
Major institutions and public venues	Accessibility Community issues: character and amenity, sense of place and identity, community safety, health effects

Development type	Possible impacts/issues
	<p>Groups with particular needs: women, shift workers, students, people with disabilities</p> <p>Service and/or facility requirements: relationship to centres, need for support services/facilities</p> <p>Other: appropriateness of design and location, cumulative effects</p>
Housing development that significantly changes population	<p>Cultural and heritage issues: cultural activities and places</p> <p>Economic issues</p> <p>Housing issues: housing choice and mix, housing appropriate to meet known needs, housing for special needs groups, housing supply, appropriateness of housing, availability of support services if special needs groups are involved</p> <p>Service and/or facility requirements: need for and integration of community, recreation and sport services and facilities</p> <p>Other: appropriateness of design and location</p>
Housing for special needs	<p>Accessibility</p> <p>Housing issues: availability of support services/facilities</p> <p>Other: appropriateness of design and location</p>
Industrial premises—new or expansion of existing	<p>Accessibility</p> <p>Community issues: character and amenity, community severance, community safety, health effects</p> <p>Economic issues: employment access and opportunities, local economic development</p> <p>Service and/or facility requirements: need for appropriate services/facilities</p> <p>Other: cumulative effects</p>
Institutional premises	<p>Accessibility</p> <p>Community issues: character and amenity, sense of place and identity, community safety, health effects, integration with existing community</p> <p>Service and/or facility requirements: relationship to centres</p> <p>Other: appropriateness of location and design (e.g. human scale)</p>
Sporting facility	<p>Accessibility</p> <p>Community issues: character and amenity, sense of place and identity, community severance, community safety</p> <p>Service and/or facility requirements: co-location potential</p> <p>Cultural and heritage issues: cultural activities places</p> <p>Economic issues: employment access and opportunities, local economic development</p> <p>Groups with particular needs</p> <p>Other: compatibility with adjacent uses, appropriateness of design and location</p>
Tourism and entertainment developments, including motels, pleasure facilities	<p>Accessibility</p> <p>Community issues: character and amenity, sense of place and identity, community severance, community safety</p> <p>Cultural and heritage issues: cultural activities and places</p> <p>Economic issues: employment access and opportunities, local economic development</p>

Development type	Possible impacts/issues
	Service and/or facility requirements Groups with particular needs Other: compatibility with adjacent uses, appropriateness of design and location
Transport infrastructure, including roads, busway facilities	Accessibility Community issues: character and amenity, community severance, community safety, health effects Groups with particular needs: children, people with disabilities
Youth centres	Accessibility Community issues: character and amenity Other: appropriateness of design and location

2.6 Assessing the likely impacts

Assess the level of importance of the predicted impacts and examine the responses that could help avoid or minimise the negative impacts and promote the positive impacts of the development, taking into account alternative proposals.

Considerations in determining the significance of community impacts include:

- the number of people likely to be affected
- principles of social justice, e.g. equity, access, fairness, intergenerational impacts
- the extent to which the interests of the community as a whole are enhanced or sustained
- the degree of change likely to arise as a result of the development relative to the existing circumstances
- the duration of the impact
- the importance of the objectives of the plan
- the level of controversy anticipated
- whether the impacts would represent a good planning outcome.

2.7 Mitigating, enhancing, managing and monitoring

Provide documentation of and justification for the strategies proposed for mitigating, enhancing, managing and monitoring the predicted impacts.

3 Community Impact Management Plans

Once a Community Impact Management Plan has been approved by Council the development will be carried out in accordance with this approved plan.

A Community Impact Management Plan may be requested to document measures to be implemented to manage the predicted impacts of a proposal. These can apply for the life of the project, including construction and operational stages. The plan is to establish required levels of performance for the development, a monitoring regime for checking performance and strategies for rectifying any diversion from these levels.

The information requested by the assessment manager and/or referral agencies to be included in the plan will vary for each individual development proposal and may deal with the management of one or a number of impacts. The content of the plan will vary depending on the nature and scale of the development, the characteristics of the site and the surrounding community, and the impacts generated by each proposal. This is necessary as an approach used to deal with an impact on one site may not necessarily be appropriate for other sites due to different community characteristics.

The plan is to detail the management strategies to be implemented for identified impacts and may be requested to include all stages of development as well as monitoring, corrective actions and complaint response. The plan is to also include specific performance indicators.

The plan is to demonstrate the commitments made to community impact management by specifying:

- all potential impacts
- performance criteria establishing acceptable levels of impact

- mitigating strategies for minimising identified impacts
- monitoring and reporting processes to enable performance against the performance criteria to be measured
- a contingency plan or corrective actions to be implemented if an undesirable or unforeseen level of impact occurs
- procedures for monitoring and reporting, and periodic review and updating of the plan.

4 Reference material

Useful references that may assist in preparing the Community Impact Report and/or Community Impact Management Plan are:

- *Social Planning Guidelines for Queensland Local Government*, Colin Menzies, 1996. Available from Local Government Association of Queensland
- *Social Impact Assessment for Queensland Local Government*, Wendy Bell and Andrew Jones. Available from Local Government Association of Queensland.

Compensatory Earthworks Planning Scheme Policy

Contents

- 1 Introduction
- 2 Objectives
- 3 Balanced vs Compensatory Earthworks
- 4 Prelodgement Guidance
- 5 Application Requirements
 - 5.1 Item(a) Detail Survey
 - 5.2 Item(b) Compensatory Earthworks Volumes
 - 5.3 Item(c) Hydraulic Modelling

1 Introduction

This Planning Scheme Policy explains Brisbane City Council’s requirements when reshaping of land is proposed within a Waterway Corridor. Earthworks within the Waterway Corridor will only be considered when they do not conflict with the **Waterways Code** or the **Filling and Excavation Code**.

2 Objectives

The objective of this policy is to ensure that earthworks reduce neither the flood-storage capacity nor flood-carrying capacity of the area within a Waterway Corridor.

3 Balanced vs Compensatory Earthworks

For earthworks to be acceptable within a Waterway Corridor they must not adversely impact the hydraulic characteristics of the watercourse. Adverse impacts may be direct, indirect or cumulative and include:

- reducing the flood-carrying capacity of a watercourse; and/or
- reducing flood storage; and/or
- altering the hydraulic control of the stream and thus causing scour and sedimentation.

It is too simplistic to assume that earthworks will have a negligible impact on the hydraulics of a waterway if the works are *balanced*. That is the total volume of ‘fill’ (material added within a Waterway Corridor) equals or is less than the total volume of ‘cut’ (material excavated from within a Waterway Corridor). Hydraulic

processes are complex, a simple ‘total fill \leq total cut’ equation will not guarantee that the flood-storage capacity and flood-carrying capacity of a Waterway Corridor are maintained. These requirements ensure that the hydraulic characteristics of the waterway are maintained.

To preserve the hydraulic characteristics within a Waterway Corridor, the volume of ‘cut’ and ‘fill’ must be *compensatory* between incremental flood levels. In Example 2, the volume of ‘fill’ is equal to or less than the volume of ‘cut’ between each incremental level. If more ‘fill’ than ‘cut’ were added between levels (see Example 1, 5.2 – 5.4m AHD) then the flood-storage capacity and flood-carrying capacity within a Waterway Corridor would be reduced for certain flood events with adverse consequences to flooding.

Example 1: Balanced Earthworks

Level (m AHD)	Cut (m ³)	Fill (m ³)
5 – 5.2	600	200
5.2 – 5.4	300	500
5.4 – 5.6	400	600
<i>Total</i>	<i>1,300</i>	<i>1,300</i>

Example 2: Compensatory Earthworks

Level (m AHD)	Cut (m ³)	Fill (m ³)
5 – 5.2	600	≤ 600
5.2 – 5.4	300	≤ 300
5.4 – 5.6	400	≤ 400
<i>Total</i>	<i>1,300</i>	<i>1,300</i>

Balanced earthworks can reduce the hydraulic capacity of a watercourse for large floods. The increase arising from a single development may be small; however, once allowed on one property, history has shown that neighbouring properties seek the same relaxation on the basis of the precedent set. The cumulative effect leads to unacceptable rises in flood levels. For this reason applications to develop within a floodplain must be based on compensatory earthworks rather than balanced earthworks.

4 Prelodgement Guidance

Compensatory earthworks are not to be carried out below the 1 in 20 year Average Recurrence Interval (ARI) flood inundation level based upon ultimate catchment development. Excavation below this limit is known to lead to erosion problems on the floodplain and watercourse banks that can be difficult to repair or stabilise. This has occurred on previous developments.

Compensatory earthworks will not be approved in areas close to the watercourse within the waterway that is subject to high velocity water currents. This is because altering the geometry of the watercourse in these areas is likely to raise upstream flood levels. Scour problems can also occur to the newly exposed surfaces (whether they be cut or fill surfaces). Scour problems can also occur to undisturbed areas nearby caused by swirling eddies as a result of the ground surface changes.

Areas subject to backwater flooding are more amenable to have compensatory earthworks approved as impacts are likely to have less impact on storage and conveyance.

If the proposed compensatory earthworks involve excavation outside the Waterway Corridor, then the Waterway Corridor mapping will be amended in order to encompass the excavated area. This requirement protects the excavated area from being refilled at a later date and thus worsening flooding.

5 Application Requirements

Investigation to justify compensatory earthworks involves:

- **detailed survey** of the area to be affected by the earthwork operations so that existing land features are reflected in the data
- calculation of **earthwork volumes** in accordance with the methods outlined below
- **hydraulic modelling** to determine pre- and post-development flood levels for a range of floods up to and including the defined flood to test the development proposal on its own and in combination with other development.

5.1 Item (a) Detailed Survey

Detailed survey of the area to be affected by the earthwork operations is required so that earthwork volumes (Item b) can be calculated with confidence.

5.2 Item (b) Compensatory Earthwork Volumes

Applicants must provide a table of earthwork volumes to demonstrate that the hydraulic characteristics within a Waterway Corridor are not adversely affected by the proposed development. The method to determine whether 'cut and fill' volumes are compensatory between specific flood levels is described below and illustrated in *Table 1* and *Figure a*.

1. Determine the lowest limit of the proposed earthworks (either 'cut' or 'fill' level) remembering that compensatory earthworks are not to be carried out below the anticipated 1 in 20-year ARI flood level.
2. Acquire from Council the pre-development flood levels for the 1 in 100-year ARI design event based upon ultimate catchment development. If unavailable, the developer needs to determine this.
3. Determine the increment γ , where γ is either 200mm or approximately one quarter of the difference between the anticipated 1 in 100 year ARI flood level and the Low Earthwork Limit, whichever is smaller.
4. The first increment between which to calculate cut and fill volumes is the Low Earthwork Limit plus γ (refer to *Table 1*).
5. Determine cut and fill volumes for each increment up to a level equal to the anticipated 1 in 100 year ARI flood level, based on ultimate catchment development.
6. In order to be compensatory, fill volumes must be equal to or less than the cut volumes at the corresponding increments.

Table 1 Calculating Compensatory Cut and Fill Volumes

Incremental Level (m AHD)	Proposed	
	Cut (m ³)	Fill (m ³)
<i>Start at Low Earthwork Limit – always > the 1 in 20 year ARI flood level</i>		
Lowest Earthworks to EL 1 (<i>EL 1 = Lowest Earthworks Limit + γ</i>)	a	A ($\leq a$)
EL 1 to EL 2 (<i>EL 2 = EL 1 + γ</i>)	b	B ($\leq b$)
EL 2 to EL 3 (<i>EL 3 = EL 2 + γ</i>)	c	C ($\leq c$)
<i>Continue with increments as appropriate upto the 1 in 100 year ARI flood level</i>		
EL... to 1 in 100 year ARI level	z	Z ($\leq z$)

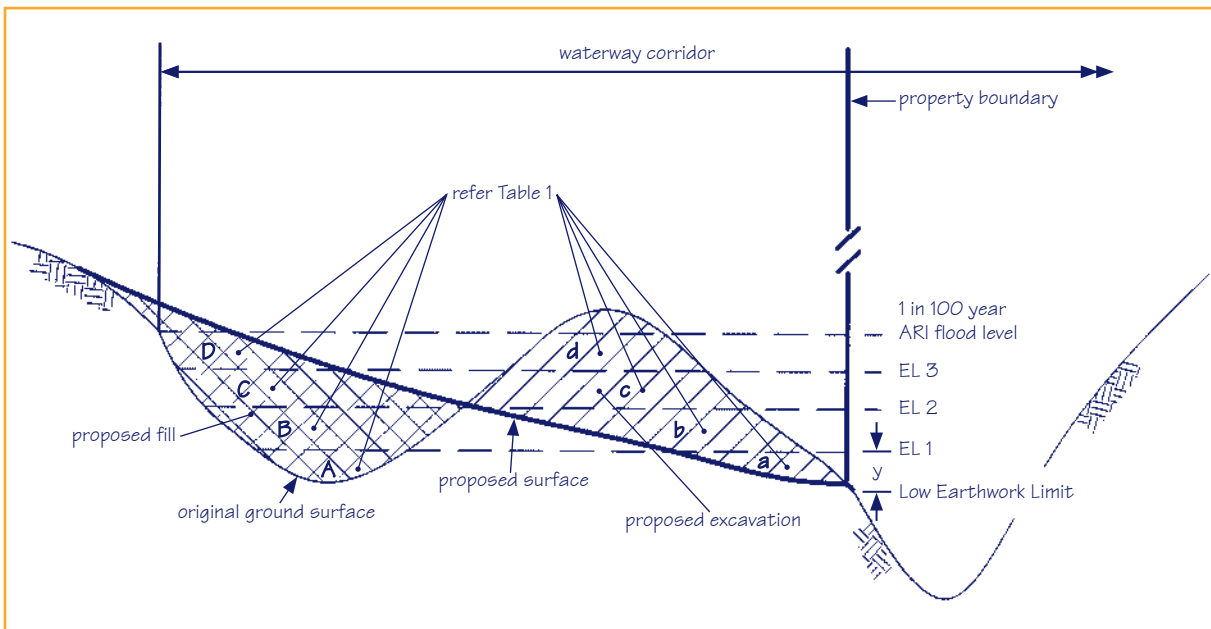


Figure a Calculating Compensatory Cut and Fill Volumes – Cross Section

Typical Compensatory Earthworks

Typical layouts for compensatory earthworks are shown in *Figure b* and *Figure c*.

Figure b shows excavation of a 'high area' within a Waterway Corridor. (For cross-section of 'high

area' refer to *Figure a*). No adjustment of a Waterway Corridor is required because all 'cut and fill' occurs within the Waterway Corridor.

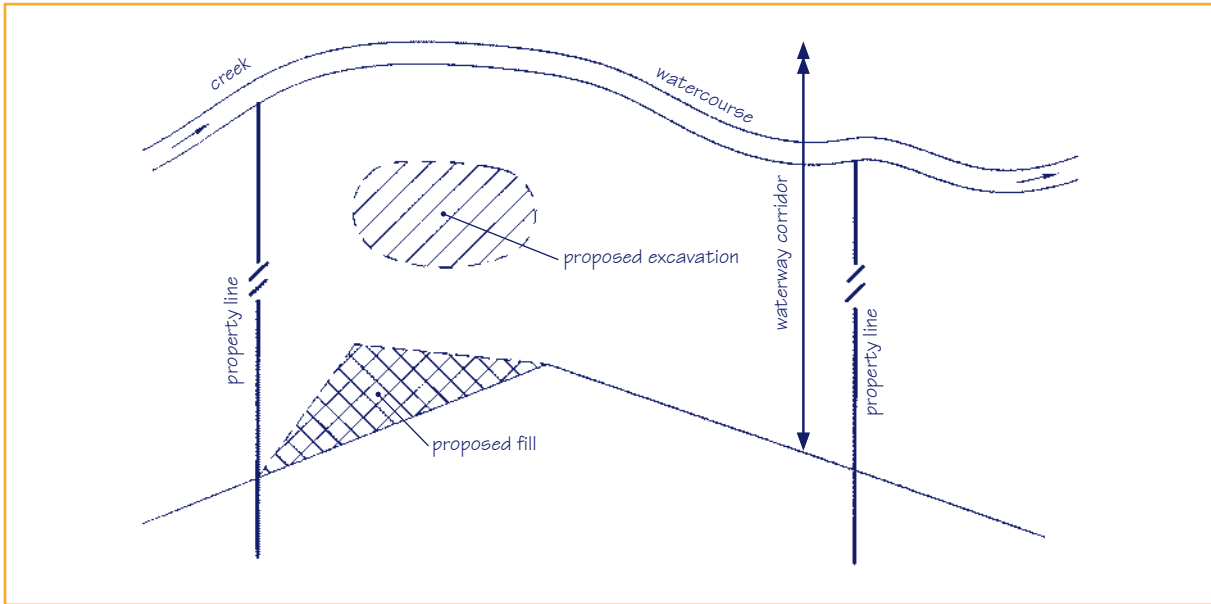


Figure b Compensatory Earthworks layout, no change to Waterway Corridor required – Plan View

In contrast, *Figure c* shows where excavation outside the existing Waterway Corridor is required to meet the compensatory earthworks standard. In this latter case, the Waterway Corridor must be extended to

encompass the excavation. This requirement helps to protect the excavated area from being refilled at a later date and thus worsening flooding.

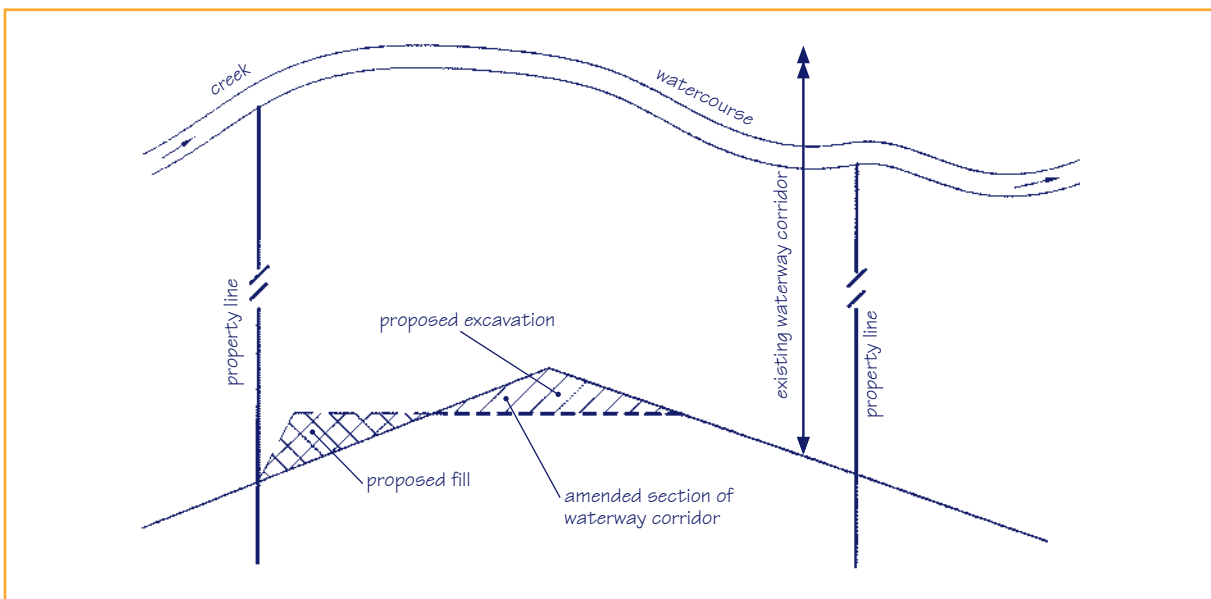


Figure c Compensatory Earthworks layout, change to Waterway Corridor required – Plan View

Typical Example of 'Balanced Earthworks' that is Unacceptable

Figure d shows a 'cut and fill' operation within a Waterway Corridor that would be unacceptable. Even though the total volume of 'cut' equals the total volume of 'fill', these earthworks are unacceptable because at some incremental levels the volume of 'fill' exceeds the volume of 'cut'. The earthworks therefore will change

the storage characteristics of the watercourse, increasing flood levels downstream for some flood events. The increase arising from a single development may be small; however, once allowed on one property, it is a natural and equitable process for the neighbouring properties to seek the same relaxation on the basis of the precedent set. The cumulative effect leads to unacceptable rises in flood levels.

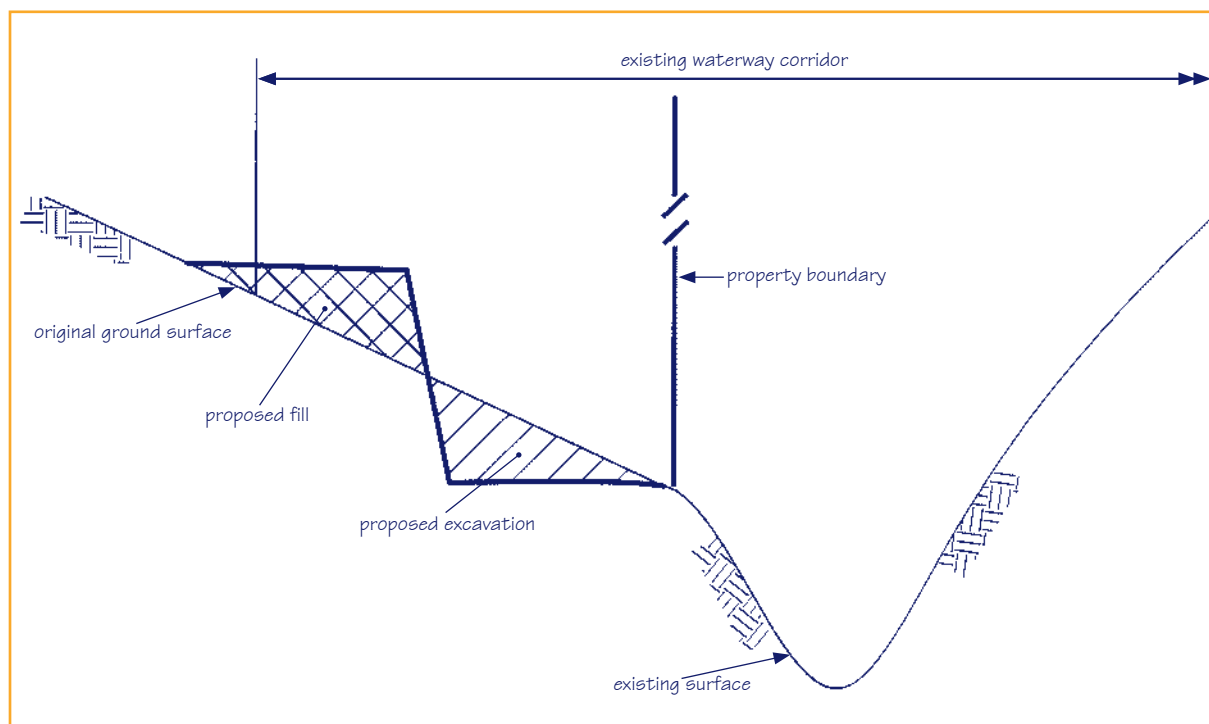


Figure d Unacceptable Balanced Earthworks – Cross Section

5.3 Item (c) Hydraulic Modelling

Calculating compensatory 'cut and fill' volumes at incremental levels (5.2 Item b) helps to identify the impact of earthworks on the storage capacity of a watercourse. The method does not, however, clearly show the likely impacts of the earthworks on a watercourse's conveyance capacity.

Therefore, development applicants are required to model pre- and post-development flood levels for a range of flood events up to and including the defined flood event to test that the development proposal causes no increase or decrease in flood level immediately upstream of the proposed compensatory earthworks.

Earthworks that increase or decrease the conveyance capacity of a watercourse are likely to be unacceptable. This is because increasing the conveyance capacity of the watercourse at the site of the earthworks reduces the effectiveness of flood storage and is likely to increase flooding downstream. Conversely, reducing the conveyance capacity of the watercourse at the site of the earthworks is likely to increase flooding upstream.

Consultation Planning Scheme Policy

Contents

- 1 Introduction
- 2 Consultation principles
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 - 3.2 Identify who to involve
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 - 3.5 Plan the process
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 - 3.7 Present the results
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1 Introduction

Consultation and negotiation, especially with immediate neighbours, are recommended in the formulation of any development proposal. This will minimise conflicts, including appeals to courts.

Community consultation will be requested as an integral part of preparing a Centre Concept Plan, or in providing additional information in support of a planning application where this additional information takes the form of:

- an Environmental Impact Assessment Report or Management Plan
- a Community Impact Assessment Report or Management Plan
- a Commercial Development Impact Assessment Report.

The advantages of consulting with the community are as follows:

- it helps to identify community concerns and values
- it informs the community of possible changes and actions they can take
- a well informed and involved community is less likely to object to a development if their views have been heard and responded to
- local knowledge can help improve a development proposal, e.g. by making it more marketable, providing information on local history, identifying available local resources

- it helps to establish credibility by overcoming mistrust and cynicism in the community
- it can provide data to help inform the assessment of community impacts
- it helps balance and improve decision making, delivering better outcomes for all parties
- positive relationships in the community can benefit developers and Council.

2 Consultation principles

To be effective and credible, consultation programs should be carefully planned and implemented. Poor consultation can be more damaging than no consultation. To ensure quality, a consultation program should comply with the following principles:

- people affected by a development proposal or project have the right to be informed and to have the opportunity to participate and this may include tenants affected by the development for example
- the consultation program should be interesting, equitable (in terms of physical access and access to information), inclusive (of all stakeholders, particularly ‘marginalised groups’) and adequately resourced
- consultation should commence early and form part of the development formulation and assessment process rather than being a one-off event
- the history of previous consultation programs should be taken into account
- the purpose, expected outcomes and decision making process should be clearly communicated to all parties participating
- a diversity of consultation techniques should be implemented to maximise opportunity for participation
- consultation objectives should be matched with appropriate techniques as outlined in the table in Section 3.5
- the consultation program should be constantly evaluated against its objectives and modified accordingly to meet changing needs
- participants should be informed how the issues raised through consultation have been addressed in the development proposal/outcome.

3 Format of the consultation program

The processes and results of the consultation program should be documented and form part of the above reports. It is recommended that the following steps be followed in planning and undertaking the consultation program.

3.1 Clarify the purpose

Identify what the consultation is intended to achieve and communicate this clearly to everyone involved. In planning the consultation program and determining the level of consultation needed, the following criteria should be considered:

- the significance of the impacts anticipated, e.g. economic, social and environmental
- the extent of controversy anticipated
- the nature of the community affected
- the nature and extent of the proposal
- who is responsible for decision making and how consultation will inform this
- the time frame and resources available
- the type of information that needs to be made available and/or communicated
- the reasons for the scope and type of consultation to be undertaken
- the stages of the community impact assessment process at which consultation is to be undertaken
- the techniques to be used
- how the program can be adapted to address issues and needs as they arise
- how feedback will be given to all those with an interest
- how the information gained will be documented.

3.2 Identify who to involve

Identify the communities who may need to be consulted. These may include:

- geographically based communities, e.g. neighbours, people resident in the street, the wider neighbourhood
- interest groups, e.g. workers, residents (both owner occupiers and tenants), visitors, housing agencies, people with disabilities, teenagers, cyclists, migrant groups, Aboriginal communities and service providers

- new communities, e.g. greenfield development, urban infill sites and new industrial estates. It can be difficult to involve people who are not yet resident. However, an effective alternative is to consult people who now occupy recently developed areas to learn from them what impacts need to be managed.

Affected communities often include people from a geographic area and non-geographic communities of interest. The following provides a guide to determining the affected community.

Local street impact

Developments in this category would have impacts on the adjoining properties and neighbouring properties in the block, including properties opposite the site, in which the site is located. Examples of these developments may include housing for older people and people with a disability and refugees.

Immediate neighbourhood impact

Developments in this category include all developments that have local street impact and developments that would have impacts for a larger part of the street in which the site is located. Examples of these developments may include child care facilities, welfare premises and youth centres.

Wider impact

This category includes developments in the previous two categories and developments that may have impacts beyond the immediate or local area. These developments may be of interest to Citywide interest groups, e.g. National Trust for development applications involving a heritage building. Examples of these developments may include:

- boarding house redevelopment or demolition
- crematoriums and funeral parlours
- expansion or development of educational facilities or health facilities
- new residential suburbs or housing developments that significantly change population size
- large cultural or religious centres
- licensed premises/night clubs
- nursing homes and hospices
- redevelopment of old industrial sites.

Popular interest groups

This category includes developments that may have an impact on communities of interest such as service providers, youth, cultural groups and cyclists. Examples of these developments include:

- housing for older people and people with a disability
- alterations to major centres
- new residential suburbs or housing developments that significantly change population size
- large cultural or religious centres.

3.3 Establish a time frame

Ensure that consultation events occur at appropriate times to enable the information gathered to inform the critical decision making stages.

3.4 Decide the resource requirements

Ensure that there are sufficient resources available to support the consultation program being designed.

3.5 Plan the process

Plan a program to meet the requirements defined in the preceding steps. Keep the program flexible to enable it to be adjusted to changing needs as the process unfolds. *Table 1* describes the types of techniques that could be

used to achieve different objectives. It also indicates the community type that each of these techniques are suited to.

3.6 Implement and monitor

Continually evaluate how well the consultation program is achieving its stated objectives and adjust events, techniques, timing or resources as required.

3.7 Present the results

Show how the results of the consultation have informed the final decision and communicate this to all parties involved. These results could be presented in the format shown in *Table 2* and should clearly indicate:

- who was consulted and how
- the issues they raised
- how the results of consultation informed the project outcome.

Table 1 Techniques to achieve objectives based on the community affected

Technique	Objective	Affected community			
		Local street impact	Immediate neighbourhood impact	Wider impact	Particular interest group
letters	informing the community	✓	✓		✓
brochures and information updates/leaflets		✓	✓	✓	✓
media releases				✓	
signage on land		✓	✓	✓	
display				✓	
questionnaires	informing the community and obtaining specific feedback			✓	✓
discussions with adjoining property owners	information exchange, involving the community and obtaining some feedback	✓	✓	✓	
street meetings	information exchange, involving the community and obtaining feedback	✓	✓		
community meetings					✓
personal interviews		✓			✓

Technique	Objective	Affected community			
		Local street impact	Immediate neighbourhood impact	Wider impact	Particular interest group
workshops	information exchange, educating, involving the affected community and obtaining specific and broad feedback				✓
community advisory committee	information exchange, educating and involving the community, building support and obtaining feedback on a wide range of issues				✓

Table 2 Results of consultation

Stakeholders consulted	Issues raised	Method used	Recommendation
The groups and individuals who were consulted	Issues, objections, suggestions, options raised by participants	The methods used to consult with the groups and individuals participating	The amendments, conditions, compensation and other mitigation strategies recommended

4 Reference material

Useful references that may assist in developing and implementing a community consultation process are:

- *The Community Participation Handbook—Resources for Public Involvement in the Planning Process*, edited by Donald Perlgut and Wendy Sarkissian. Available from Institute for Science and Technology Policy, Murdoch University
- *Community Participation, A Practical Guide*, Wendy Sarkissian, A. Cook & K. Walsh, 1997. Available from Institute for Science and Technology Policy, Murdoch University
- *The Consultation Guide*, Bea Rogan. Available from Local Government Association of Queensland.

Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy

Contents

- 1 Introduction
- 2 Crime prevention through environmental design (CPTED)
- 3 Objectives
- 4 Generic elements of CPTED
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 - 4.3 Definition of use and ownership
 - 4.4 Exterior building design
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 - 4.6 Way-finding
 - 4.7 Predictable routes and entrapment locations
- 5 Further information

1 Introduction

The creation of safe built environments is a key principle on which City Plan is based. References to the creation of safe, healthy and accessible environments are included in the Strategic Plan, Desired Environmental Outcomes for Areas, Local Plans and in a number of Codes.

As stated in City Plan, a planning scheme policy is intended to guide development proposals. This policy provides additional material to support the Codes contained in City Plan. This policy provides further detailed guidance on crime prevention and associated design issues.

It is acknowledged that the principles in this policy will conflict with the achievement of other outcomes set out in the City Plan. In such cases, it will be necessary to make an informal judgment as to the most beneficial outcome.

2 Crime prevention through environmental design (CPTED)

The application of CPTED in the built environment can reduce the opportunity for and the likelihood of crime. The development and redevelopment of sites allows the opportunity to incorporate CPTED principles into both the design of development and their operational aspects.

It is not the purpose of this policy to specify CPTED measures that will suit all development types and situations. However, it should be acknowledged

that adherence to basic CPTED elements can guide development projects to reduce crime, enhance community safety and improve liveability.

While the CPTED elements outlined in this policy can be applied to all forms of development, this policy is particularly aimed at development that includes publicly accessible areas and high activity generators, such as:

- centres
- mixed use residential/commercial development
- medium and high density residential development
- subdivisions involving newly developing areas
- parks and open space or publicly accessible areas
- community uses
- sport, recreation and entertainment areas
- other high uses areas where crime may be an issue.

It is also recognised that the implementation of CPTED elements must be balanced against other design objectives and consequently this policy focuses on matters that can be readily implemented in development design and operational works. It is expected that these matters will be taken into account, where appropriate, for the target development types identified above.

3 Policy objectives

The objectives of this policy are:

- to ensure that issues of community safety and crime prevention are adequately considered in land use, development and redevelopment activities
- to aid the integration of safety and security measures in the development assessment process for all private and public projects.

4 Generic elements of CPTED

There are a number of generic elements that apply to CPTED. These are outlined below and should be considered in development design and the development assessment process. These elements are:

- casual surveillance opportunities and sightlines
- land use mix and activity generators
- definition of use and ownership
- exterior building design
- lighting
- way finding
- predictable routes and entrapment locations.

These elements are interdependent and not mutually exclusive.

4.1 Casual surveillance and sightlines

Casual surveillance involves the location and design of facilities to maximise visibility of the site. Maximising casual surveillance increases a sense of safety and can deter criminal activity.

Clear sight lines, or the ability to see what is ahead along a route, or in a space, provides opportunity for casual surveillance. A clear sight distance provides an individual with both a perception of safety and adequate space to react to possible threats.

The following design principles (illustrated in Figures a to e) should be taken into account in development design to promote casual surveillance and provide adequate sightlines:

- locate development to overlook open space and/or adjacent development
- create building frontages that include a sense of activity
- establish clear sightlines by the sensitive location of buildings and other site features
- design pathways, underpasses and other spaces to minimise sudden changes of grade and blind corners
- maximise the visibility of high risk areas such as car parks (public and employee), stairwells and underpasses
- design site layout so that pedestrian corridors and destination points are easily identifiable, and have generous sightlines.



Figure a Location of buildings and open space allows for casual surveillance and clear sightlines

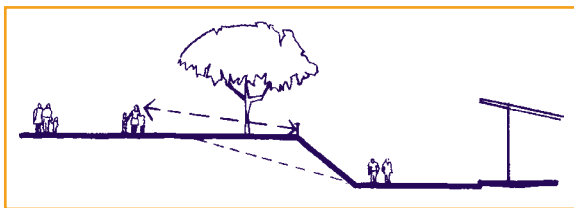


Figure b Avoid sharp changes of grade that minimise sightlines



Figure c The redevelopment of the Queen Street Mall in 1999–2000 specifically provided for long and clear sightlines

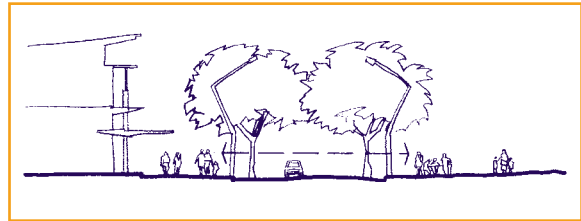


Figure d Landscaping is designed to minimise interference with sightlines



Figure e Casual surveillance of this stairwell is facilitated through location, design and selection of materials.

4.2 Land use mix and activity generators

A balanced land-use mix is important in terms of safety and the perception of safety. A primary means of creating actual and perceived safety is through a mix of land uses, which increases and sustains legitimate use.

Activity generators are facilities that attract people, create 'normal' activities, and increase casual surveillance within a space. This reduces opportunities for criminal activities and increases perception of safety (Figure f).

The following principles should be taken into account in development design to promote appropriate land use mix to:

- avoid strict separation of compatible land uses that may result in the isolation of buildings or spaces
- locate activity generators or seating around 'active edges' or fringes of a space to create casual surveillance of the space within
- encourage pedestrian activity through or within areas, at grade level, to promote casual surveillance.



Figure f In the above example, a cafe has been introduced in a commercial/light industrial area. This has the benefit of providing a variety of activity into this space, and casual surveillance opportunities.

4.3 Definition of use and ownership

Design needs to define ownership and the intended use of a space. When the purpose or use of a space is clear, illegitimate use is obvious and therefore less likely.

The following principles (illustrated in Figures g and h) should be taken into account in development design to promote definition of use and ownership:

- signage and cues to define intended use and ownership

- physical barriers (e.g. fences) and symbolic barriers (eg. vegetation) to define use and ownership
- environmental cues, such as changes in footpath material, change in grade or elevation, or level of lighting.



Figure g This building exterior provides excellent casual surveillance opportunity to and from the street, and also defines private from public space.



Figure h The use of different footpath patterns and colours is used in this example to highlight change of environment for cyclists and pedestrians.

4.4 Exterior building design

The exterior design and treatment of buildings can directly support crime reduction by reducing opportunities for entrapment, concealment and vandalism.

The following principles (illustrated in Figures i to k) should be taken into account in development design to improve basic exterior design:

- ensure that entrances to buildings are oriented to face open or 'active' spaces
- minimise blank walls overlooking parks, car parks and other areas
- design entrances and other features to limit opportunities for concealment

- clearly distinguish the area around the entrance from public walkways
- minimise features or structures (such as storage areas, staggered balconies and awnings) that can be used as ‘natural ladders’ to gain access to higher levels of the building, or windows and doors
- maximise the variety of building design and landscaping to create interesting built environments
- provide clear sight lines from within the building at the entry point so that occupants can see out into a space before exiting
- provide opportunities for users of the building to see inside the foyer/reception before entering
- ensure that landscaping design will not provide concealment or entrapment areas.

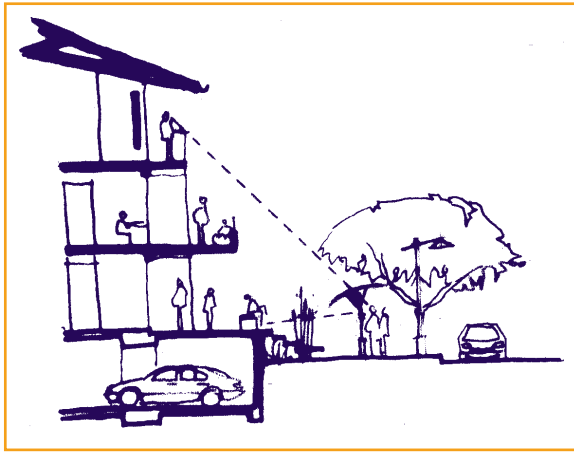


Figure i Building design provides for overlooking of areas and minimises concealment points



Figure j Building design should minimise features which create natural ladders



Figure k Retaining walls and vegetation obscure the entrance, providing a concealment point and a possible entrapment location.

4.5 Lighting

Lighting can increase the perception of safety and deter crime.

The following principles (illustrated in Figures l to o) should be taken into account in development design to promote suitable lighting:

- maximise the opportunities for penetration of natural light into spaces
- use of multiple lights rather than single fittings to provide consistent lighting levels and to reduce contrast between shadow and light
- ensure all inset spaces, access and egress routes and signage are well lit
- avoid lighting areas not intended for night time use
- ensure that lighting illuminates pathways and potential entrapment spaces rather than windows and roads
- place lighting in a position that will not be blocked by mature vegetation
- identify and light ‘safe routes’
- avoid placement of ‘unshielded’ lighting at eye level
- install lighting fixtures which are high mounted, vandal resistant and deflect light downwards.

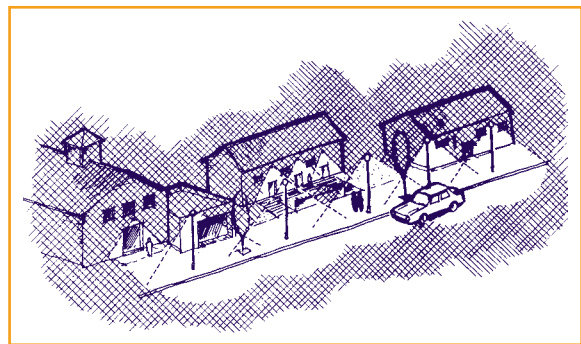


Figure l Lighting should illuminate footpaths, building entrances and possible entrapment locations

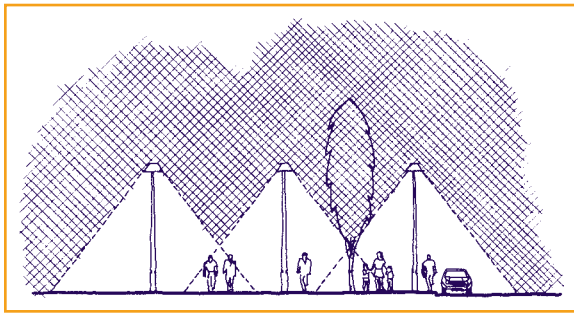


Figure m Lighting is provided to adequately illuminate footpaths and roadway areas

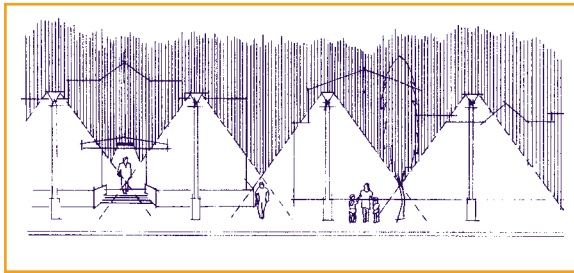


Figure n Multiple lights provide for consistent levels of lighting

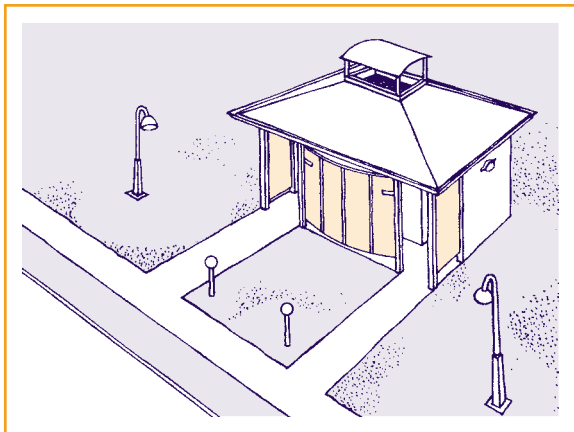


Figure o Toilets and other public facilities should be provided with adequate lighting

4.6 Way-finding

Way-finding is the use of symbols, cues and signage to help navigate through areas. Symbols, cues and signage guide appropriate use of this space, and make inappropriate use obvious to others.

Public use of an area can be readily guided by symbolic and literal means. Barriers (such as fences and lines of vegetation) can clearly identify boundaries. Passive measures, such as a change in surface textures and colours can indicate a change in ownership or conditions.

The following principles (illustrated in Figures p and q) should be taken into account in development design to improve way-finding and signage outcomes:

- signage should identify where assistance and key areas can be located e.g. telephones, toilets, taxi ranks and bus stops
- signage should be visible, concise and easily maintained (i.e. be identifiable from 20 metres as a general rule).



Figure p Signage should be simple and legible



Figure q Signage should be visible and may include a combination of text and cues

4.7 Predictable routes and entrapment locations

Predictable routes are a safety concern as they enable potential attackers to easily identify the route taken by users. These include pedestrian paths, stairwells, underpasses and corridors. This is particularly problematic where the route ends up close to an entrapment spot.

Entrapment spots are small confined spaces close or adjacent to publicly accessible places. They are usually shielded on 3 sides by barriers such as walls or vegetation, and provide for easy concealment.

The following principles (illustrated in Figures r and s) should be taken into account in development design to minimise predictable routes and entrapment locations:

- eliminate predictable routes and potential entrapment locations from design wherever possible
 - provide adequate sightlines and lighting where there is no alternative to predictable routes
 - provide adequate distance between any potential concealment or entrapment locations to allow users adequate reaction time
 - ensure that predictable routes have good casual surveillance and provide for alternative access arrangements
 - identify alternative routes by effective signage, which are preferably well lit, and frequently used pathways.
- Brisbane City Council Centres Detail Design Manual (2000)
 - City of Melbourne Car Park design Manual (1999)
 - Timothy D Crowe, Crime Prevention Through Environmental Design (1991)
 - www.police.qld.gov.au/programs/crimePrevention/cpted.htm—Queensland Police CPTED website with useful links
 - www.cpted.net—International CPTED Association website

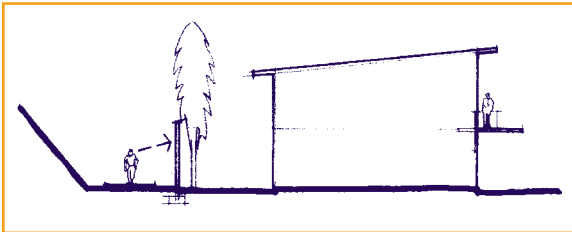


Figure r Location of pathways should not be in areas which have poor surveillance and predictable routes



Figure s Risks associated with predictable routes such as underpasses can be alleviated with generous path width, use of surveillance technology, and the presentation of excellent levels of lighting, light coloured walls and signage

5 Further information

There are numerous documents that provide guidance on the implementation of CPTED principles, which should be consulted, for further detail:

- Public Toilet Design Guidelines, BCC (2000)

Energy Efficiency Planning Scheme Policy

Contents

- 1 Introduction
- 2 Definitions
- 3 Documentation to be submitted
 - 3.1 What to submit
 - 3.2 How to comply
- 4 Energy assessment techniques
 - 4.1 Computer energy modelling—commercial office buildings and hotels
- 5 Special conditions

1 Introduction

This Planning Scheme Policy outlines ways an applicant can demonstrate compliance with the requirements of the **Energy Efficiency Code**.

2 Definitions

For the purposes of this Planning Scheme Policy, the following definitions apply.

Air Conditioning Efficiency Factor: the ratio of the Building Space Load divided by the electrical energy input (expressed in kilowatt hours per annum per square metre, kWh,a/m²) of the proposed air conditioning plant.

Average Lighting Power Density: the average lighting power density given as Watts/m² of lit floor area representing the power demand of the proposed lighting design. The lighting power density is the sum of the lit areas of each development multiplied by their individual lighting power density limits divided by the total lit area of the building.

Building Occupation: a development is deemed to be occupied when at least 60% of the leasable space has been occupied. Where the building is not fully occupied, the compliance report is to allow for partial occupation, demonstrate methodology, and justify reasons for adjustment.

Building Space Load: the total annual heat load (expressed in kilowatt hours per annum per square metre, kWh,a/m²) that must be removed or added to a building interior by mechanical plant, such as air conditioning, to maintain specified conditions. This figure excludes loads which are attributed directly to the air conditioning system itself, ie fresh air cooling/heating, fans, chillers, boilers and pumps.

Circuit Efficacy: the circuit efficacy of a lighting circuit is the initial (100 hour) lumen output of the lamps, divided by circuit watts and including losses due to ballasts and other ancillary gear.

East facing: walls and glazed areas facing more than 30° east of true north, and more than 30° east of true south.

Economic Initiatives: any initiative that is shown by a 'net present value' (or discounted cash-flow) analysis of life-cycle costs to provide pay-back within five years (refer to *AS45376—Life Cycle Costing—An Application Guide*). This calculation is to contain a sensitivity analysis of the discount rate, typically between 5% and 7%.

Energy Efficiency Compliance Certificate: the Energy Efficiency Compliance Certificate certifies that the stated energy efficiency measures have been installed and documents the performance of the building.

Energy Efficiency Report: the Energy Efficiency Report certifies that energy ratings have been undertaken in accordance with the Energy Efficiency Code and Planning Scheme Policy and that the information contained in the EPS is correct.

Energy Performance Statement: the Energy Performance Statement (EPS) documents compliance with the requirements of the Energy Efficiency Code and Planning Scheme Policy by the provision of the information in *Table 1* of the Planning Scheme Policy.

Greenhouse Target: a single number used to quantify a building's or building system's greenhouse gas generation potential. It is expressed as tonnes of carbon dioxide per annum per square metre (tonnes CO₂/am²) unless described otherwise. The greenhouse target is derived by applying the CO₂ generating coefficient of 0.9803 kgCO₂/kWh electricity.

North facing: walls and glazed areas facing within 20° west and 30° east of true solar north.

North Point: in any discussion relating to orientation of a building or part of a building, a reference to north is a reference to true solar north. True solar north varies from magnetic north depending on the location. In Brisbane, magnetic north is approximately 11.5 degrees east of true solar north.

Overall Thermal Transmission (OTT) Factor: the overall thermal transmittance of the building envelope. Calculated in accordance with ASHRAE Standard, *ASHRAE/IES 90.1—1989*, Section 8.4.1. The overall thermal transmittance of the building envelope assembly is calculated in accordance with the following equation:

$$U_0 = \frac{\sum U_i A_i}{A_0}$$

$$= (U_1 A_1 + U_2 A_2 + \dots + U_n A_n) / A_0$$

where

U_0 = the area-weighted average thermal transmittance of the gross area of an envelope assembly, i.e. the exterior wall assembly including fenestration and doors, the roof and ceiling assembly, and the floor assembly— $W/m^2\text{°C}$

A_0 = the gross area of the envelope assembly— m^2

U_1 = the thermal transmittance of each individual path of the envelope assembly i.e. the opaque portion or the fenestration— $W/m^2\text{°C}$

U_i = $1/R_i$ (where R_i is the total resistance to heat flow of an individual path through an envelope assembly)

A_i = the area of each individual element of the envelope assembly— m^2 .

For a worked example refer to Council's **Technical Guidelines for Assessing Energy Efficiency**.

Shaded Portion of Glass: the minimum proportion of glass shaded by external shading devices during the months of December, January and February from 10am to 4pm.

Shading Coefficient of Glazing: the ratio of solar heat entering through a specified window or glazing compared to unshaded clear glass.

Specialist Task/Function Lighting: special purpose lighting requiring illuminance on the task of 1,000 lux or more.

Specified Conditions: conditions in air conditioned spaces are not to exceed 24°C and 50% relative humidity, or be less than 21°C and 30% relative humidity for the period 8am to 7pm from Monday to Friday.

'TRY' Weather Data: hourly weather data for a year for use in simulation of the performance of active and passive solar energy systems, building energy systems and indoor climate calculations (Reference: Test reference year weather data described by CSIRO as having been determined as representative of the climatic region is available from ACADS).

West facing: walls and glazed areas facing more than 20° west of true north, and more than 20° west of true south.

3 Documentation to be submitted

3.1 What to submit

This section outlines information that is to be submitted with any development application for commercial, retail or hotel use where gross floor area is greater than 2,500m². Each application is requested to submit the following:

- an Energy Performance Statement (EPS)
- an Energy Efficiency Report (refer to Council's **Technical Guidelines for Assessing Energy Efficiency** for a pro forma of this report)
- an Energy Efficiency Compliance Certificate to be submitted within 60 days of completion of the first year of Building Occupation (refer to Council's **Technical Guidelines for Assessing Energy Efficiency** for further detail).

3.2 How to comply

Energy Performance Statement

Each application is to provide an Energy Performance Statement (EPS). A summary of the appropriate information for each type of development is provided in *Table 1*. An EPS is to demonstrate satisfactory compliance with the intent and performance criteria for the relevant type of development.

The contents of an EPS are to show how the project meets the objectives of the **Energy Efficiency Code**, including but not necessarily limited to the following:

- a description of all options considered and the reasons for selecting the chosen option
- energy consumption for all base building central energy-consuming equipment installed as part of the development, including fuel type and time of use, are to be itemised
- average lighting power densities for each of the functional area types, including office, lobby, circulation, etc. but excluding tenancies, are to be scheduled
- a description of the air conditioning plant, including filtration. Where high efficiency filtration will use outside air quantities of less than those specified in *AS1668.2—The Use of Mechanical Ventilation and Air Conditioning in Buildings—Mechanical Ventilation for Acceptable Indoor Air Quality*, modelling is to be submitted for scenarios with and without such filtration.

Subject to any special conditions being requested under Section 5, each application that addresses the Purpose and Performance Criteria of the **Energy Efficiency Code** will have deemed to comply.

Energy Efficiency Report

An Energy Efficiency Report is to be submitted certifying that the energy ratings have been undertaken in accordance with this Planning Scheme Policy and the information contained in the EPS is correct. The report is to be certified by a suitably qualified consultant (refer to Council's **Technical Guidelines for Assessing Energy Efficiency** for a pro forma of this report).

Energy Efficiency Compliance Certificate

All projects will be requested to submit a compliance certificate prepared by a suitably qualified consultant, within 60 days of completion of the first year of building occupation. The Energy Efficiency Compliance Certificate is to certify that the stated energy efficiency measures have been installed and the building operates to predicted performance (refer to Council's **Technical Guidelines for Assessing Energy Efficiency** for further detail). If the compliance certificate reveals that the proposed measures have not been installed, Council will request details of how the management of energy issues is to be addressed.

Audit procedures by Council

Council intends to undertake audits of commercial, retail and hotel buildings to randomly check compliance with the provisions of the **Energy Efficiency Code**.

4 Energy assessment techniques

The assessment techniques required by the **Energy Efficiency Code** to determine building, lighting and air conditioning energy loads and efficiencies are described in technical terms in Section 2—Definitions. This section attempts to describe these techniques in simple terms.

Worked examples are provided in Council's **Technical Guidelines for Assessing Energy Efficiency** for Overall Thermal Transmission, Average Lighting Power Density and Daily Solar Heat Entry through Glazing. Indicative Lighting Efficacies are also outlined.

Overall Thermal Transmission (OTT) factor

This factor describes the overall thermal transmission characteristics of the external structure and skin of the building averaged over the entire envelope. The area of each individual material is multiplied by its thermal transmittance factor.

The resultant number for each material, including roof floor, wall and glazing, is then added together and divided by the total area of the outside of the structure. The OTT that results is a single number expressed in watts per square metre per degree Celsius (W/m²C). Energy efficient building envelopes are characterised by low OTT figures.

Building Space Load

Building Space Loads relate only to commercial office building and hotel projects over 2,500m² gross floor area. Building Space Load figures approximate the

Table 1 Compliance requirements for proposals over 2,500m² gross floor area⁽¹⁾

Issues to be addressed in EPS	Retail buildings	Commercial office/hotels
Building design, materials and thermal properties	✓	✓
Minimum circuit efficacies	✓	✓
Average Lighting Power Density ⁽²⁾	✓	✓
Lighting and control systems	✓	✓
Sun protection to reduce cooling loads	✓	✓
Daily solar heat entry though glazing	✓	✗
Air distribution and handling systems	✓	✓
Air Conditioning Efficiency Factor	✗	✓
Overall thermal transmission calculation	✓	✗
Building Space Load	✗	✓
Summary of computer modelling	✗	✓

(1) Alterations and additions of over 2,500m² gross floor area need to consider energy performance of both new and existing work, plant and equipment.

(2) Average Lighting Power Density is to be calculated excluding lighting for individual tenancies.

amount of energy used in a building for cooling and heating. Computer based thermal simulation programs are used by suitably qualified assessors.

Under the **Energy Efficiency Code**, the key feature of the calculations for this factor is that the non-construction related variables are standardised and weather data is specified. The Council's **Technical Guidelines for Assessing Energy Efficiency** include standardised figures for internal loads and conditions (people, lighting and equipment) and occupancy profiles (the way a building is used) for use in determining Building Space Load.

Building Space Load figures for different buildings can be directly compared ensuring that the comparisons are valid and do not 'penalise' buildings with atypical work practices, such as 24 hour operations where the tenant use of the building differs significantly from the average.

Lighting Efficiency

Maximising lighting efficiency starts from the premise of providing appropriate levels of indirect (or non-glare) daylight within a building.

Artificial light is to supplement natural light wherever possible during the day and ideally be sophisticated enough to adjust to different lighting levels in different areas due to distance from windows and changing external light levels due to time of day, orientation or weather variations. It will also vary to suit different uses in different areas.

In general, lighting design works backwards from determining the required lighting level or illuminance in an area (lux), the efficiency of the lamps and light fittings, and then determines how many fittings and lamps are needed in a given area to provide the desired levels. More efficient lamps and light fittings reduce the number required in any given area or lighting level.

Average Lighting Power Density

Average Lighting Power Density is the number of watts consumed by the lighting in any given space divided by the area of that space. It is expressed in watts/m².

Energy efficient lighting arrangements will use light fittings that efficiently direct the light to where it is needed and lamps with high light output per unit of energy provided, expressed as lumens per Watt, or lm/W. For example:

- incandescent lamps—approx 12–14 lm/watt
- ordinary fluorescent lamps—approx 72 lm/watt
- triphosphor fluorescent lamps—approx 92 lm/watt
- compact fluorescents—approx 70–80 lm/watt
- metal halide lamps—approx 70–120 lm/watt.

Using incandescent lamps to light a surface will need up to nearly eight times more energy to light a given area than with triphosphor fluorescent lamps, i.e. the average lighting power density will be nearly eight times greater.

Circuit efficacy

The circuit efficacy factor measures how much of the total energy provided to a lighting circuit is actually delivered to the lamps to be used for lighting and the efficiency of the lamps themselves (in the first 100 hours of lamp use) in converting the energy to light.

Some electrical devices associated with specific lighting types use energy to run the devices to control the lamps properly. The energy used to power these control devices is, therefore, not able to be converted into light energy by the lamps. For example, ballasts are used in fluorescent lights and transformers are required to step 240 volt power down to 12 volts for low voltage halogen lamps.

4.1 Computer energy modelling—commercial office buildings and hotels

Commercial office building and hotel applications are requested to provide evidence of computer modelling of predicted building space loads and air conditioning efficiency factors, and are to submit modelling runs based on:

- building form and fabric descriptions of the proposed structure as submitted to Council
- plant description and control strategies as per the submitted design
- internal casual heat loads and occupancy profiles used in the modelling as described for the building classification in Council's **Technical Guidelines for Assessing Energy Efficiency**.

The assessment system intends to allow full credit for passive design initiatives and energy-saving plant components, i.e. economy cycles and optimal start programs. It is important that control strategies and system components are also accurately represented and reported.

Non-airconditioned spaces may be excluded from the overall assessment. However, the methods employed for comfort control are to be stated for each area.

Energy modelling

The CSIRO-nominated TRY weather data for Brisbane Airport Monitoring Office is to be used in the calculation of all predicted energy loads. The simulation period is to be from day 1 to 365 inclusive.

The computer modelling and calculation method used is to be commercially available and satisfactorily evaluated, e.g. by the International Energy Agency's Building Energy Simulation Test and Diagnostic Method (BESTEST). Other methods approved by an authority recognised by Council may also be used.

Lighting

Lighting power densities for all areas are to be scheduled and included in the simulation. Specialist task/function related lighting is to be excluded from the assessment.

Emergency lighting components must comply with *AS2293.1—Emergency Evaluation Lighting for Buildings—System Design, Installation and Operation*.

5 Special conditions

Applicants may request an exemption or relaxation from the requirements of the **Energy Efficiency Code** where any of the following special conditions apply:

- site orientation, shape or other exceptional site conditions that significantly affect building energy targets
- where it is the view of an accredited consultant that the prescribed standard usage profiles in Council's **Technical Guidelines for Assessing Energy Efficiency** are inapplicable to the proposed development
- novel construction—where there are prima facie grounds for believing the prescribed assessment techniques do not address or reliably assess the performance of the construction being proposed
- heritage place—where new construction or renovation relates to a heritage place and the heritage values of the place would be diminished by compliance with the requirements of the Code.

Applicants are requested to provide the specified information outlined in Section 3. Approval may allow merit based assessment, subject to the provision of economic initiatives.

Environmental Impact Assessment Planning Scheme Policy

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- 1 Introduction
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 - 2.4 Existing environment
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1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of an Environmental Impact Assessment Report as part of the general planning report will be requested by the assessment manager and/or a referral agency to assist in assessing proposals:

- that may have a significant effect on the biophysical environment because of their nature, scale, intensity or complexity or location in or near sensitive, valued or significant environments
- that may have a long term, cumulative or indirect potentially deleterious impact on the immediate or distant environs or community, including those that may result in major infrastructure implications
- that are located on or near a sensitive physical environment or natural resource that may be potentially deleteriously affected by an activity or development not normally considered to have significant impacts on those physical environments and natural resources
- where the nature of the impact, including scale, duration and spacial extent, or the resiliency or sensitivity of the receiving environment requires effective and sensitive environmental management.

Proposals that may require an Environmental Impact Assessment Report are listed below.

Where these criteria are locationally based, development that is of a minor or ancillary nature may be excluded, e.g. house, outbuilding or farm building.

Type of development	In what locations or circumstances
Uses listed in Industrial Areas—Schedule 2, or in Schedule 2 but slightly below the listed thresholds	In any Area
Abrasive blasting, commercially cleaning equipment or structures using a stream of abrasives	In any Area
Aerodrome for the use by persons not normally living at the premises	In any Area
Aquaculture facility for the commercial production of aquatic organisms	In any Area
Commercial, e.g. shop or office development	Outside of the Multi-purpose Centre
Extractive industry facility for the commercial winning of materials, other than minerals within the meaning of the <i>Mineral Resources Act 1989</i>	In any Area
Filling an area of more than 5,000m ²	In any Area where on land below the flood line adopted by Council
Fuel burning equipment burning more than 100kg of fuel per hour	In any Area
Helicopter landing facility for commercial purposes	In any Area, except the Special Purpose Centre—Airport

Type of development	In what locations or circumstances
Impounded or excavated water bodies, including any artificial lake or other artificial water body having a surface area in excess of 0.2ha	In any Area
Intensive animal husbandry, including cattery and kennels	In any Area
Large outdoor sport and recreation development, e.g. golf course, major sporting venue or racing circuit, but not including a golf driving range	In any Area
Lot feeding	In any Area
Marina with more than 30 moorings or at least one refuelling facility	In any Area
New manufacturing or production technologies not currently in everyday use	In any Area
Refuse transfer station, sewerage treatment plant, waste disposal facility, waste landfill or waste treatment plant for burying, crushing, disposing of, incinerating, processing, recovering, storing or transferring hospital wastes or chemical, liquid, oil, petroleum or solid wastes	In any Area
Tourist resort development with accommodation for more than 1,000 people (including staff) or on an offshore island	In any Area
Any development	On land under a Conservation Plan under the <i>Nature Conservation Act 1992</i> (unless exempted) that is identified as a critical habitat for native wildlife or an area of major interest
Any development	In a catchment area under the <i>Water Resources Act 1989</i>
Any development	In an Erosion Prone Area under the <i>Beach Protection Act 1968</i>
Any development	In a designated landscape area under the <i>Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987</i>
Any development	In a protected area, registered place or restricted zone under the <i>Heritage Act 1992</i>
Any development	In a protected area under the <i>Nature Conservation Act 1992</i> (unless exempted under a Conservation Plan under the Act for the area)
Any development	In reserves, sanctuaries and grounds, including Fish Habitat Areas, oyster grounds or public oyster reserve set apart and declared under the <i>Fisheries Act 1994</i>
Any development	In wetlands, whether fresh, brackish or marine, including coral reefs, mangrove areas, mudflats, sand flats, sandy beaches, seagrass beds and tidal marshes
Any development	In a Marine Park designated under the <i>Marine Parks Act 1982</i>

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front in the form of an Environmental Impact Assessment Report and an Environmental Management Plan as part of their development application.

In undertaking this assessment consideration of the social and economic environment may also be requested as outlined in the **Community Impact Assessment Planning Scheme Policy** and **Commercial Impact Assessment Planning Scheme Policy**.

The purpose of this information is to:

- assist in establishing sufficient facts about the development to support a well informed decision about the appropriateness of the development proposal
- minimise adverse impacts and maximise beneficial impacts of the development
- inform the community and facilitate participation by the community in the planning and development assessment process
- facilitate the consideration of alternative development proposals
- enhance existing data to inform the planning and development assessment process.

In preparing the report, community consultation will be requested. The **Consultation Planning Scheme Policy** recommends how this consultation be undertaken.

An Environmental Management Plan will be requested for these proposals, as well as any other development considered by Council to cause harm to the environment following an initial assessment of the application.

2 Environmental Impact Assessment Reports

The Environmental Impact Assessment Report is intended to provide detailed information about the proposal, the potential environmental impacts and the measures proposed to avoid or minimise adverse impacts.

The report is to consist of two parts:

- the main text of the document that is to be written in a clear and concise manner so as to be readily understood by general readers
- the appendices that contain detailed technical information.

The report is to be written so that any conclusions reached can be independently assessed. The document is to answer the questions of relevance from the

following guidelines (Sections 2.1 to 2.9) and focus on the salient features of a proposal and the environmental issues associated with it. Any feasible alternatives are to be discussed in sufficient detail so that the reasons for selection of the preferred option can be clearly seen.

The document is to include references and list individuals and organisations consulted. Relevant maps, diagrams and figures are to be included where necessary and the detailed technical information contained in the appendices is to be clearly cross-referenced in the main text.

The information requested by the assessment manager and/or referral agencies to be included in the report will vary for each individual development proposal. Applicants are encouraged to consult the Department of Communication and Information, Local Government, Planning and Sport prior to lodgement of an application likely to request an Environmental Impact Assessment Report for confirmation of the range of details to be included and issues to be addressed in the report.

The guidelines below demonstrate the sort of issues and degree of detail needed in the report. However, it should not be misconstrued that all these details will be requested of every application requiring an Environmental Impact Assessment Report. The matters to be addressed by the applicant will generally be selected from the following generic guidelines and tailored to the individual application type and complexity.

2.1 Report preparation

Include details of the educational qualifications of the person that prepared the Environmental Impact Assessment Report and experience in preparing Environmental Impact Assessment Reports, including a list of Environmental Impact Assessment Reports completed.

2.2 Summary and conclusions

Prepare a summary that is easy to read but at the same time conveys a thorough understanding of the project and its environmental implications. The information could be arranged under the following headings:

- **site location**—give a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures/maps of all locations
- **project description**—summarise the objectives of the project and proposals for the construction and operation of the project and associated infrastructure developments

- **alternatives to proposed development**—summarise the features of alternatives investigated and detail the reasons for choosing the preferred option
- **existing environment**—summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure
- **principal potential environmental impacts**—summarise the main potential impacts of the project (direct, indirect and cumulative), both beneficial and detrimental, and any alternatives, on the existing environment
- **environmental monitoring, protection and management procedures**—summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts
- **conclusions**—summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.

2.3 Background and scope of proposal

Outline the purpose and objectives of the proposed development.

Discuss the following to illustrate the background of the proposal:

- the need for the proposed development or works
- the history of proposal formulation
- the background of the applicant/s
- any alternatives considered and reasons for choosing the preferred option
- action already taken.

Describe the project by reference to the following:

- the precise nature and scale of the proposal
- the location and site requirements
- the plant and/or building layout, size and design and the development staging program
- the range and quantity of materials to be produced
- the production process
- possible waste discharges
- raw material requirements and sourcing storage areas/facilities
- transport systems
- other infrastructure requirements, e.g. water, sewerage, energy and waste disposal

- the workforce
- consultation processes, schedule and requirements
- anticipated costs
- project life and time scale for completion
- the possible future expansion of associated development/works
- in the case of developments that incorporate the construction of an artificial lake or water body through impoundment or excavation activities, a description of the design, form and proposed use of the artificial lake or water body taking into consideration public access, public liability and safety issues, protection of scenic quality and ecosystems of foreshore, intended and planned use of foreshore, and recreational opportunities.

Detail the implications of the proposal to the use of natural resources, including the quantity and source of water, raw materials and energy to be used, including comments on their overall supply.

Consider life cycle costing aspects of the proposal and detail the ability of the development to incorporate energy efficient design, e.g. recycled water, materials, energy efficiency, building reuse, and redesign in light of local character.

2.4 Existing environment

Describe the existing environment of the site and surrounding areas in sufficient detail to allow the environmental impacts of the proposal to be accurately and adequately assessed, and to provide a baseline against which predicted and future changes can be measured.

2.4.1 Site details

Provide details of the site area and its environs including:

- location
- land tenure
- the planning scheme provisions relevant to the site
- land uses
- special characteristics of the site, e.g. recreation areas, historical or archaeological sites and characteristics of the site and adjacent lands likely to constrain the development proposal
- statutory provisions in power over the site and adjoining areas
- characteristics of the site and adjacent lands for development opportunities
- identification of area of influence

- the location of Highest Astronomical Tide, Mean High Water Springs and Mean Low Water Springs where relevant
- the location of any buffer areas including with respect to waterway features, wetlands and tidal lands.

2.4.2 Physical features

A Geology and geomorphology

Provide a description of the geology and geomorphology of the site and surrounding areas in sufficient detail to show:

- the geology of the site in terms of dominant rock types and the regional context
- the elevation, topography and landforms of the site and surrounding areas, including slope and terrain components, and an analysis of subsurface and slope stability
- any geomorphologically or geologically unique features and any associated biological importance
- a soil analysis, including profile, depth, stability, erodibility, nutrient status, contaminants, pH and revegetation potential
- any known mineral deposits of commercial significance on or adjacent to the site.

B Hydrology

Provide a description of the hydrology of the site and surrounding areas in sufficient detail to show:

- surface and subsurface hydrology, including definition of the local drainage basin and aquifers, water movements in and out of the site, and frequency and extent of flooding
- water quality of surface and subsurface water in terms of those indicators that most likely reflect waterway health, e.g. pH, turbidity/total suspended solids, nitrogen, phosphorus or salinity
- seasonal variations in surface and subsurface water flow, yield and quality
- any existing uses of water on or downstream of the site, including domestic consumption, agricultural use, fisheries, and wetland replenishment.

C Climate

Provide a description of climatic features and microclimate of the site and the drainage sub-basin, including:

- rainfall—amount, intensity and annual distribution
- wind—velocity, duration and prevailing direction
- temperature and evaporation characteristics

- the incidence of frosts, fogs or temperature inversions.

D Biotic characteristics

Describe the current ecological status, environmental values and conservation significance of the site both as a separate unit and as an integrated part of the local and regional setting under the following headings:

(i) Biotic character

Provide a description of the biological characteristics of the site and surrounding areas in sufficient detail to show:

- types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration
- species of flora and fauna, including aquatic and terrestrial species, native and introduced species, weeds and pests. Include a description of the location and abundance of each species, especially the presence of rare or endangered species.

A flora report is to include consideration of four broad groups of criteria:

- intrinsic criteria—species present, distribution, abundance
- comparative criteria
- naturalness and ecological condition—disturbance, weed content, ecological viability, ecological health and ecological relationships
- extrinsic criteria—vulnerability, fragility, fauna habitat, soil conservation, water catchment protection and flood mitigation, landscape and scenic value, recreational value, cultural heritage value and educational, scientific and economic benefits.

A fauna report is to include information on the presence and distribution of species in the area as well as those suspected of being in the area, natural and ecological condition of the site, and the site's importance at local, regional and national levels.

(ii) Conservation significance

Provide a description of the conservation significance of the site as a separate unit and in the local and regional setting in sufficient detail to show:

- the ecological quality of the fauna and flora of the site in terms of integrity, diversity, naturalness, and degree and types of disturbance
- the significance of the site as a proportion of the total area or distribution of its species, associations and communities in Brisbane, South East Queensland and Queensland

- the conservation status of species, associations and communities on the site and adjacent areas with respect to their occurrence and abundance in national parks or other conservation reserves
- special ecological values of the site such as a refuge habitat, a breeding habitat, a corridor for wildlife movement and use by migratory species.

E Air quality

Provide details of the existing air quality in terms of chemical composition and the presence of pollutants, including particulates, dust and odours, seasonal fluctuations and relevant meteorological conditions:

- identify atypical meteorological conditions and their likely frequency of occurrence
- identify existing point sources and ambient levels of pollution in the immediate vicinity.

F Noise levels

Provide details of existing ambient noise levels on the site and in the immediate vicinity, including details of proximity to existing or future sensitive receiving environments.

Indicate the number and type of significant noise sources on the site and in the immediate vicinity, including details of noise levels, frequency of occurrence and significant tonal and impulsive qualities.

G Aesthetic character and amenity

Describe the aesthetic and landscape values of the site and surrounding areas and other features contributing to the amenity including:

- the landform, visual character and aesthetic quality of the site and surrounding areas, including significant views, focal points and special features
- the viewshed for the site, the resident population in the viewshed, and the location of any major roads and recreation areas within the viewshed
- existing and potential uses of the site and surrounding areas for recreational activities, and the number and type of people currently using the site
- type, nature and extent of existing and potential biting insect pest (mosquito and midge) problems within and surrounding the site
- buildings, structures or other facilities of particular cultural, historical, religious or social importance.

This description would need to involve traditional land owners or appropriate Aboriginal contact groups to ensure adequate assessment of landscape values of cultural importance.

H Transport infrastructure

Provide details of the existing or proposed transport infrastructure on the site and in the immediate area.

Describe the existing road network and quantify traffic flows including:

- volume and type of traffic
- fluctuations of traffic volumes
- internal traffic circulation
- provisions for carparking
- access points.

Describe public transport, bikeway and pedestrian networks.

2.5 Potential impacts of the development on the existing environment

2.5.1 Introduction

Identify and detail the nature of any potential impacts, including cumulative impacts, of the development on the existing environmental elements, including joint resolution of conflicts between economic, social and environmental issues. These may be adverse or beneficial, direct or indirect, short or long term, or incremental, and are to be considered for both the construction and operational phases of the development.

Identify possible accidental or abnormal impacts. A worst case scenario is to be included for the more significant of these.

Detail the relationship between local short term uses of the environment and the maintenance and enhancement of long term productivity.

Detail any irreversible or irretrievable commitment of resources that would be involved if the proposed development is implemented.

2.5.2 Bio/physical features

A Geology and geomorphology

Provide an assessment of the potential impacts of the proposal on:

- the long term availability of known mineral deposits of commercial significance on or adjacent to the site
- any alteration to the existing topography and landforms, including tidal lands and aquatic features

- the quantity of filling expected, the source and quality of the filling needed, and the environmental consequences of the removal and redeposition of the fill
- the potential for erosion at the site and indirectly caused by the development
- existing and/or potential acid sulfate soils directly or indirectly affected by the development
- any rehabilitation, mitigation or post-development management plans proposed to ameliorate the potential impacts.

B Hydrology

Provide an assessment of the potential impacts of the proposal on:

- watercourses on or adjacent to the site or indirectly affected by development on the site in terms of alterations to water quality, waterway/ecological health, drainage patterns, flooding characteristics, siltation rates and biotic characteristics, including impacts on fish movement
- subsurface water movement and alterations to the water table
- thermal characteristics/impacts on adjoining water bodies.

In the case of developments that incorporate the construction of an artificial lake or water body through impoundment or excavation activities, provide an analysis of:

- the surface and ground water quality and hydrological regime with respect to alternative designs, i.e. varying depth, profile and water treatments
- the necessary contingency measures if acceptable water quality objectives cannot be met
- the likely long term water quality and activities, including seasonal fluctuations and interaction with existing and future land use in the catchment area
- the suitability of the water body for proposed or possible uses
- the necessary maintenance requirements
- the impacts arising from the proposed uses on water quality and surrounding ecological systems
- the necessary performance monitoring regime.

If contaminants are or will be discharged to waters the following details are to be provided:

- the current environmental values and water quality objectives of receiving waters

- details of discharge points including the source of contaminants
- types of contaminants, rates of release and expected concentrations
- maximum and background concentrations of each contaminant if available
- any variations in quantity and quality of contaminants
- descriptions of pollution control equipment and how water quality objectives in receiving waters are to be met.

C Biotic characteristics

Provide an assessment of the potential impacts of the proposal, both as a separate unit and as an integrated part of the local and regional setting, on flora and fauna including terrestrial and aquatic species (both native and introduced), weeds and pests and especially the impact on rare or endangered species.

D Air quality

Provide an assessment of the potential impacts of emissions, including particulates, greenhouse gases, dust and odours on the existing air quality considering seasonal fluctuations and relevant meteorological conditions in accordance with the **Air Quality Planning Scheme Policy**.

E Noise levels

Provide an assessment of the potential noise impacts of the proposal in accordance with the **Noise Impact Assessment Planning Scheme Policy**.

2.5.3 Infrastructure

Provide an assessment of the potential impacts of the proposal on the following:

- water supply and reticulation system
- sewerage system if applicable
- provision of septic sewerage facilities or other alternative wastewater treatment systems if applicable with particular regard to capability of the environment to maintain such a system
- transport infrastructure, including road, rail and water transport
- pedestrian ways, bikeways and public transport
- review long term linkage to Council infrastructure networks and ongoing maintenance costs.

2.5.4 Safety and risk assessment

A Potential events

Detail the extent of potential hazards to public safety and human life associated with accidents, spillages and abnormal events involving toxic, flammable and explosive substances.

Assess the possible frequency of accidents, spillages and abnormal events, and the likely effects.

This analysis is to address both plant operation and transport and storage of raw materials or finished products and include possible cumulative impacts if an explosion or fire extends to adjoining/nearby plants or an explosion and fire occur simultaneously in plants.

B Safety program

Detail the design features, operating procedures and other safeguards, including staff training, to minimise or ameliorate potential hazards.

Detail fire fighting, evacuation, spillage and clean-up contingency plans.

2.6 Impact monitoring, protection, risk management and post-development management procedures

An Environmental Management Plan is to be prepared for the development. This will outline appropriate mitigation measures and monitoring programs to ensure effective environmental management. This is to include:

- a summary of environmental quality objectives based on the environmental standards to be achieved, including any relevant government policies and standards
- a proposed monitoring program to measure progress in achieving these objectives
- the design features, controls and safeguards proposed to minimise or ameliorate adverse impacts, including contingency plans if adverse impacts exceed expectations
- the various methods proposed to retain, protect, enhance or restore desirable environmental features and qualities
- a schedule of proposed actions showing timeframes, costs, sources of funds and the organisations responsible.

For example, in the case of the construction of an artificial lake or water body through impoundment or excavation activities, describe:

- mitigation measures and control structures preventing impacts on water quality and hydrological regime during construction and operating life of the proposal, including siltation, weed growth, flood protection and pest and insect control
- water quality objectives (within and downstream of the water body) and proposed water quality monitoring program, including sampling intervals, tests performed and responsibility for testing
- maintenance plans/procedures, responsibilities, handover arrangements and estimates of costs for long term management of the water body and associated structures, considering the suitability of the proposed use of the water body.

The Environmental Management Plan is to recognise where impacts of development can adopt design measures involving alternative technologies, efficient resource conservation systems, and smart design and/or reuse of buildings.

This is to include an assessment of the potential impacts, including cumulative, secondary, tertiary and long term. Mitigatory measures are to provide an integrated solution to the potential impacts.

2.7 Consultation

In preparing the report the applicant/consultant is to consult with relevant interest groups and parties likely to be affected by the proposal. The report is to detail the process and outcome of consultation undertaken and any mitigation measures adopted to address issues raised during consultation.

2.8 Sources of information

Detail all studies and investigations carried out in planning the project and preparing the report, including:

- listing other reference material and literature
- listing authorities consulted and contributors to the report
- cross-reference the reference material in the text to allow easier access to information.

2.9 Appendices

Include detailed technical information where necessary to support assessments or proposals and include relevant documents or correspondence from government authorities.

3 Environmental Management Plans

Once an Environmental Management Plan has been approved by Council, the development will be carried out in accordance with this approved plan.

An Environmental Management Plan may be requested in order to ensure that the impacts of the development on the environment are adequately controlled, where that development may otherwise cause harm to the environment. This can include the construction, operational and decommissioning stages of a development.

The information requested by the assessment manager and/or referral agencies to be included in the plan will vary for each individual development proposal and may deal with the management of one or a number of impacts. The content of the plan will vary depending on the nature and scale of the development, the characteristics of the site and the impacts generated by each proposal. This is necessary, as an approach used to deal with an impact on one site may not necessarily be appropriate for other sites because of different topography, soils, grades or other constraint considerations.

The plan is to detail the management strategies to be implemented for identified impacts and may be requested to include all stages of development as well as monitoring, corrective actions and complaint response. The plan is to also include specific performance indicators.

The plan is to demonstrate the commitments made to environmental impact management by:

- identifying all aspects of the project that require environmental management
- establishing practical and achievable measures for the containment of environmental impacts to acceptable levels
- allocating authority and responsibility for implementing management measures
- nominating criteria for measuring impact levels and any sources from which criteria may be derived, including legislative requirements and government policies
- describing a course of action and responsibilities for responding to incidents of non-compliance and emergency events that may be detected or arise
- establishing procedures for monitoring and reporting.

The range of issues that may be requested to be addressed in an Environmental Management Plan include:

- acid sulfate soil
- air quality
- biting insects
- buffer area management
- building/structure conservation or retention
- energy efficiency and management
- erosion and sediment control
- management of activities and events, including monitoring and corrective action
- management of the impacts of land uses on surrounding sites
- natural and cultural heritage preservation/management
- noise control
- rehabilitation/landscaping
- rehabilitation of sites
- resource and waste management
- stormwater management
- vegetation management
- visual amenity
- water quality/waterway health
- weed control.

Other matters identified through the development assessment process, including issues identified by stakeholders in the consultation process may also be requested to be addressed.

Hazard and Risk Assessment Planning Scheme Policy

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- 3 When does this Planning Scheme Policy apply?
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- 7 Information requirements and assessment processes
 - 7.1 Development with the potential to generate hazard and risk
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1 Introduction

Industrial and storage activities involving hazardous materials often present a hazard and risk to the health and safety of people and the environment. Hazardous events from activities can include explosions, fire, release of toxic gas or release of toxic products of combustion.

These events may result in fatalities, injury, damage to property and impacts on the biophysical environment. Facilities that consume, handle or produce hazardous materials are, however, an essential part of our society and generate significant community benefits. Accordingly, it is necessary to ensure that they are appropriately sited and managed to minimise the potential for adverse impacts.

The separation of incompatible land uses and the identification and maintenance of risk consideration areas around hazardous facilities is often the most effective way of managing hazard and risk. The role of land use safety planning is to ensure that:

- new hazardous facilities are suitably located so they do not pose a risk to sensitive land uses, and conversely
- incompatible development is not allowed to encroach on existing or proposed hazardous facilities.

The purpose of this Planning Scheme Policy is to:

- identify information requests and matters for consideration when assessing applications for facilities with the potential to generate significant hazards and risks
- identify information requests and matters for consideration when assessing applications for uses located in areas subject to hazards and risks from established or likely future activities
- provide guidance to applicants and Council on what constitutes acceptable levels of hazard and risk.

2 What is hazard and risk?

In the context of land use safety, hazard and risk are defined as:

- hazard—a situation or an intrinsic property with the potential to cause harm to people, property or the environment
- risk—the likelihood of harm occurring from a hazard.

Potential hazard typically depends on five main factors:

- the properties of the substance/s being handled or stored
- the conditions of storage or use
- the quantity involved
- the location with respect to the site boundary
- the surrounding land uses.

3 When does this Planning Scheme Policy apply?

This Policy applies to:

- development with the potential to generate hazards and risks that have the potential for off-site impacts requires assessment under this policy. Any land use involving storage of dangerous goods, as detailed in Chapter 3, Industrial Areas—Schedule 2 is likely to require some level of hazard identification, hazard analysis and risk assessment
- development in an area that is potentially subject to hazards and risks from existing or likely future development, and development proposed to be located within the areas as identified in the **Industrial Areas—Adjacent Development Code**. However, being located within the hazard and risk contour does not automatically mean that a site is subject to hazard or risk. It is simply a screening criterion used to identify when hazard and risk issues require further investigation.

4 How is hazard and risk assessed?

This policy advocates an approach where the level and extent of the analysis should reflect the nature, scale and location of each development. These guidelines propose a graded framework aimed at providing consistency by facilitating the appropriate level of analysis and assessment needed to demonstrate that the proposal being studied will not pose a significant risk to surrounding land uses. The methodology proposes the use of a combination of qualitative and quantitative approaches.

Hazard analysis

Hazard and risk is assessed by a process called Hazard Analysis. The approach considers a development in the context of its location and its technical and safety management controls. The major components of hazard analysis are:

- **hazard identification**—a systematic method is used to identify potential events that could cause harm
- **consequence analysis**—predictions are made of the characteristics, e.g. size, duration and intensity, of the potential incidents and their physical effects
- **frequency analysis**—the likelihood that specified events will occur is determined
- **risk analysis**—an assessment of the consequences and frequencies is used to determine risk levels
- **risk assessment**—risk levels are compared with acceptable criteria to enable decision making.

Preliminary hazard analysis (PHA)

A Preliminary hazard analysis is required to be conducted in the early planning stages of a development. The purpose of a PHA is to:

- identify all potential hazards associated with the proposal
- analyse both their consequences (effects) on people and the environment, and their probability (likelihood or frequency) of occurrence
- estimate the resultant risk to the surrounding land uses and the environment
- ensure that the proposed safeguards are adequate and thus demonstrate that the proposal will not impose an unacceptable level of risk to its surroundings.

Where hazard identification and consequence analysis establish that off-site impacts will not occur, it may not be necessary to continue with the remaining components of the assessment for land use planning purposes. However, where these studies indicate that off-site impacts may occur, further components of the hazard analysis process will need to be conducted.

The PHA can be done either qualitatively and/or quantitatively, depending on the circumstances of the proposal. The level and the extent of qualitative or quantitative assessment will depend on the nature and scale of the development proposal, and its proposed location in relation to surrounding land uses and natural environment. It would be expected that a significant number of PHAs could be done either qualitatively or semi-qualitatively.

Qualitative PHAs

It is considered that a qualitative PHA may be sufficient in the following circumstances:

- where the materials are relatively non-hazardous, e.g. corrosive substances, combustible liquids
- where the quantities of materials used are relatively small
- where there are no worst case major consequences impacting off-site
- where the technical and management safeguards are self-evident and readily implemented
- where the surrounding land uses are relatively non-sensitive.

A sound qualitative PHA could, for some proposals, provide sufficient information to form a judgement about the level of risk involved in a particular proposal.

Quantitative PHAs

For other proposals it is more appropriate to carry out a quantitative PHA, which would include all the matters addressed in a qualitative PHA. In addition, it should proceed to a full risk quantification, by analysing the consequences of hazardous incidents, their frequencies and calculating risk contours.

A quantified risk assessment (QRA) would be required in the following circumstances:

- when the materials used are relatively hazardous and/or are used in relatively large quantities
- when there are likely to be serious potential consequences from a hazardous event, even after obvious safeguards have been put in place.

Further studies

It is important to recognise that the preparation of a PHA is only one element of an integrated planning approach to land use safety planning. Other studies that may be required include HAZOP study, Fire Safety Study, Emergency Plans, Final Hazard Analysis and Construction Safety Study. These remaining components are generally conducted later in the design process after initial land use planning decisions have been made and are described later in this Policy.

5 Hazard and risk criteria

The lead agency in Queensland for the management of dangerous goods is the Chemical Hazards and Emergency Management (CHEM) Unit, a section of the Department of Emergency Services (DES). Queensland legislation does not specify any land use planning criteria for risk and hazard. Such criteria are, however, in use by other authorities in Australia. The criteria used by New South Wales Department of Planning and Urban Affairs contained in *Hazardous Industry Planning Advisory Paper (HIPAP) No. 4 Risk Criteria for Land Use Safety Planning* are considered to be the most comprehensive and are currently used throughout Queensland in the absence of any specific Queensland criteria. The use of these criteria for the purposes of this Planning Scheme Policy is recognised and supported by DES.

The key quantitative risk criteria that are commonly used are:

- **individual fatality risk**—the risk of death to a person at a particular point. Criteria are specified for a range of land uses. The individual fatality risk criteria for residential uses are 1×10^{-6} a year
- **injury risk level**—the risk criteria for levels of effects that may cause injury to people, but will not necessarily cause fatality. These are set for physical parameters such as heat radiation, explosion over-pressure and exposure to toxic substances
- **property damage** and accident propagation criteria—risk criteria are set for physical parameters that cause damage to buildings and structures, and may cause an escalation of events (domino effect) by involving adjoining facilities
- **societal risk criteria**—a defined societal risk criteria, i.e. criteria that take into account the number of persons exposed and the likely number of fatalities, is not specified. However, guidance is provided in *HIPAP No. 4* on how to consider societal risk in assessment and decision making
- **biophysical environment risk criteria**—defined biophysical environment risk criteria are not specified. However, guidance is provided in *HIPAP No. 4* on how to consider biophysical risk assessment and decision making.

Irrespective of the numerical value of any risk criteria level for risk assessment purposes, it is essential that certain qualitative principles be adopted concerning the land use safety acceptability of development. These principles include:

- all avoidable risks should be avoided to ensure that risks are not introduced in an area where feasible alternatives are possible and justified

- risk should be reduced wherever practicable, irrespective of the numerical value of the cumulative risk level from the whole installation
- the consequences of events should be contained within the site
- where there is an existing high risk, additional hazardous development should not be allowed.

Other issues, e.g. social and economic factors, may need to be taken into account when using the NSW criteria. Consultation with the community to determine acceptable risk is also recommended. It is important to note that when assessing hazardous facilities, the criteria apply to the risk levels at the receptor from all sources. Accordingly, it is not possible to assess the risk of a single facility in isolation from existing operations on the site or in isolation from other nearby hazardous facilities.

6 How can hazard and risk be managed?

For hazardous industries, safety is improved by reducing the severity of possible events or reducing the frequency of events. Some of the techniques that can be adopted are:

- reducing the quantity of hazardous materials
- adopting better control systems
- using better containment systems.

Identifying risk consideration areas around major hazard facilities and other industrial areas to provide appropriate separation distances from sensitive land uses is often the most effective mechanism available to improve safety.

Where development is proposed near established or likely future hazardous industries there are only a few ways to manage that risk. Options available are:

- providing adequate separation distances from the hazardous industry
- minimising the number of people exposed to the hazard
- adopting design and management measures to improve emergency management, e.g. evacuation plans, adequate access and escape routes.

It is not appropriate to rely on existing lawful industries to reduce their risks and hazards to facilitate development.

7 Information requirements and assessment processes

7.1 Development with the potential to generate hazard and risk

Establish the potential for off-site impacts

Any facility where:

‘the storage, handling, use or production of any dangerous goods and/or combustible liquids are to be on the site, aboveground, at any one time, in quantities greater than those set out in Chapter 3 Industrial Areas—Schedule 2’

is an ‘impact assessable industry’. This activity is then termed a ‘hazard facility’. Hazard facilities are divided into three different levels reflecting their potential for off-site impacts:

- minor hazard facility
- moderate hazard facility
- major hazard facility.

Table 1 summarises the information and assessment requirements for these different facilities.

Minor hazard facilities

Applications for a minor hazard facility will be required to conduct a qualitative preliminary hazard analysis (PHA). A qualitative PHA may be sufficient in the following circumstances:

- where the materials are relatively non-hazardous, e.g. corrosive substances, combustible liquids
- where the quantities of materials exceed the threshold quantities outlined in Chapter 3 Industrial Areas—Schedule 2 by only a relatively small margin
- where there are no worst case major off-site consequences
- where the technical and management safeguards are self-evident and readily implemented
- where the surrounding land uses are relatively non-sensitive.

Information requirements:

In these cases, it may be appropriate for a PHA to be relatively simple. The minimum information required for a PHA would need to address the following:

- identify the types and quantities of all dangerous goods to be used
- describe the storage/processing activities that will involve these materials

- identify accident scenarios and hazardous incidents that could occur
- consider surrounding land uses identifying any nearby uses of particular sensitivity
- identify safeguards that can be adopted (including technical, operational and organisational) and assess their adequacy (having regard to the above matters).

Based on this information, the assessment manager will conduct a simplified consequence analysis. Where off-site impacts are demonstrated to be unlikely, compliance with relevant Australian Standards, industry codes of practice, etc., would be considered adequate control measures.

Note:

- those premises storing various classes of dangerous goods may need to be licensed by the relevant authorities who administer dangerous goods legislation in Queensland, e.g. storage of Class 3 flammable and/or combustible liquids will need to hold a licence with Council and comply with the provisions of the *Dangerous Goods Safety Management Act*
- in addition, some facilities will also fall within the definition of an environmentally relevant activity (ERA) as outlined by the *Environmental Protection Act 1994* and will need to obtain an environmental authority and comply with prescribed conditions.

Moderate hazard facilities

Where a simplified consequence analysis indicates the facility could potentially generate off-site impacts, it is defined as a moderate hazard facility and further hazard analysis will need to be carried out by the applicant. In these cases, it is more appropriate to carry out a quantitative PHA. The level and extent of this analysis should reflect the nature, scale and location of the development.

Generally, a quantitative PHA would be required in the following circumstances:

- when the materials used are relatively hazardous and/or are used in relatively large quantities
- when there are likely to be serious potential consequences from a hazardous event, even after obvious safeguards have been put in place.

Information requirements:

The quantitative PHA would need to include all the matters addressed in a qualitative PHA. In addition, it should proceed to a quantified risk assessment (QRA), by analysing the consequences of hazardous incidents, their frequencies and calculating risk contours.

A PHA involving a quantified risk assessment should be prepared in accordance with *HIPAP No. 6 Guidelines for Hazard Analysis*. This PHA must demonstrate that the risk level performs to the criteria established in *HIPAP No. 4 Risk Criteria for Land Use Safety Planning*. For this reason, both papers should be used together in the preparation and assessment of the PHA. If the methodology differs, full justification, description and assumptions should be stated.

Major hazard facilities

The operation of a major hazard facility (MHF) can create hazards of a scale and type that require special attention. MHFs are defined by, and are subject to, the *Worksafe Australia National Standard Control of Major Hazard Facilities [NOHSC:1014 (1996)]* and its associated *National Code of Practice [NOHSC:2016 (1996)]*.

Information requirements:

Full quantification of impact and risk will need to be prepared for those hazards that could lead to injury/fatality off-site. The risk assessment process detailed in *HIPAP No. 6* also includes reference to ‘societal risk’. Societal risk is generally only a relevant consideration for major development proposals in which potential consequences could affect large numbers of people. Where appropriate, consideration of societal risk should be included in the PHA. Guidance from the assessment manager should be sought in reference to this matter.

Further studies

As previously discussed, the preparation of a PHA is only one element of the integrated planning approach to land use safety planning. A progressive assessment process includes a number of studies that need to be carried out at various stages of the assessment process. major hazard facilities and possibly some of the larger moderate hazard facilities will be required to prepare and submit some or all of these studies as appropriate. These are usually required as part of comprehensive conditions of approval set by the assessment manager.

Essentially these other components ensure that adequate design and management measures are adopted so that the facility will achieve and maintain the safety standards specified in the preliminary hazard assessment.

The main components of the remaining studies are as follows:

- **hazard and operability study (HAZOP)**—this study is essentially a hazard identification exercise at a micro scale. The adequacy of safeguards and controls is also assessed. This study should be completed during the detailed design phase and prior to construction

- **fire safety study**—this study ensures that fire prevention, detection, protection and fighting facilities are appropriate. They should be completed prior to substantial construction and certainly prior to commencement of use
- **emergency plans**—off-site and on-site emergency plans and procedures must be developed for all possible incident scenarios. These plans must be completed prior to commencement of use
- **final hazard analysis**—once design is completed and the HAZOP, emergency procedures and plans and fire safety study are complete, the PHA should be updated to ensure that acceptable risk levels are achieved. Generally this study should indicate a reduced risk level from that predicted in the earlier study. This study should be completed prior to commencement of operations
- **construction safety study**—this study should ensure that adequate procedures are in place to prevent incidents that may have off-site impacts from occurring during construction. These studies are particularly important where works are carried out in proximity to existing operations. This study must be completed prior to commencement of construction
- **safety management system/hazard audit**—this system must be developed to ensure ongoing safety management. Regular audits of the facility are an essential component of the safety management system. The system must be finalised before commencement of operations and its implementation is ongoing.

7.2 Development in areas potentially subject to hazard and risk

Risk consideration areas

Risk consideration areas as defined in the **Industrial Areas—Adjacent Development Code** are intended to identify two matters:

- to protect established industrial uses. These areas are usually based on known or estimated hazard or risk data
- to protect sensitive uses likely to be impacted by future uses with the potential to generate hazard and risk. These risk consideration areas have been based on nominal distances designed to protect typical uses that might reasonably be located in an area.

In some areas a risk consideration area may serve both functions. The applicant should determine what function the risk consideration area is intended to perform for the site. Guidance should be sought from Council on this matter.

Risk consideration areas to protect established uses

- if the risk consideration area protects established industry then determine if a publicly available risk study has been completed for that industry
- if a risk study is available then establish the risk and hazard level
- in no risk study is available then a hazard analysis will be requested from the applicant.

Risk consideration areas to protect likely future uses

Where a sensitive development is likely to be impacted by a future development, the risk consideration areas as outlined in **Industrial Areas—Adjacent Development Code** will apply and no technical assessment need be required.

- *Emergency Planning—Guidelines for Hazardous Industries*, Chemical Hazards and Emergency Management (CHEM) Unit, Queensland Department of Emergency Services
- *Emergency Plans—Guidelines for Major Hazard Facilities*, Chemical Hazards and Emergency Management (CHEM) Unit, Queensland Department of Emergency Services.

8 What guidelines are available?

Classification of dangerous goods

- *Australian Code for the Transport of Dangerous Goods by Road and Rail (Australian Dangerous Goods Code)* 6th edition, Australian Government Publishing Service.

Hazard analysis and risk assessment

- *Risk Assessment, Hazardous Industry Planning Advisory Paper (HIPAP) No. 3*
- *Risk Criteria for Land Use Safety Planning, Hazardous Industry Planning Advisory Paper (HIPAP) No. 4*
- *Guidelines for Hazard Analysis, Hazardous Industry Planning Advisory Paper (HIPAP) No. 6*
- *Applying SEPP 33, Hazard and Offensive Development Application Guidelines*, NSW Department of Planning.

Further information

- *Fire Safety Study Guidelines, Hazardous Industry Planning Advisory Paper (HIPAP) No. 2*
- *Hazard Audit Guidelines, Hazardous Industry Planning Advisory Paper (HIPAP) No. 5*
- *Construction Safety Study Guidelines, Hazardous Industry Planning Advisory Paper (HIPAP) No. 7*
- *HAZOP Guidelines, Hazardous Industry Planning Advisory Paper (HIPAP) No. 8*
- *Safety Management—Hazardous Industry Planning Advisory Paper (HIPAP) No. 9*

Table 1 Summary of assessment requirements

Type of hazard facility	Applicant and action	Assessment manager
Minor: no potential for off-site impact	Qualitative preliminary hazard analysis <ul style="list-style-type: none"> • identify type and quantity of materials • describe storage/process activity • identify accident scenarios and hazardous incidents • consider surrounding land uses • identify operational systems and safeguards • compliance with Australian Standards, industry codes of practice, legislative requirements and licensing with the appropriate authority where required 	Conduct simplified consequence analysis to confirm there is no potential for off-site impact
Moderate: potential for off-site impact	Semi-quantitative/quantitative preliminary hazard analysis above plus: <ul style="list-style-type: none"> • quantified risk assessment: <ul style="list-style-type: none"> – detailed consequence analysis – determine frequency – calculate risk contours • preparation of further studies as required 	Assess: <ul style="list-style-type: none"> • further hazard and risk studies as required • further safety studies as required
Major: as defined	Quantitative preliminary hazard analysis as above plus: <ul style="list-style-type: none"> • consideration of societal risk as required • preparation of further studies • compliance with Worksafe Standard ‘Control of Major Hazard Facilities’ 	Assess: <ul style="list-style-type: none"> • quantitative risk analysis (including societal risk as required) • further safety studies as required

Heritage Register Planning Scheme Policy

1 Heritage Register

This Planning Scheme Policy is used in applying the **Heritage Place Code**. It contains a register of heritage places and heritage precincts to which the Code applies.

Places and precincts of cultural or natural heritage significance will be identified on the Heritage Register in accordance with the criteria for entry into the Register.

The Register is made up of 3 parts:

- places and precincts of cultural heritage significance (Schedule 1)
- places of special cultural significance to Indigenous people
- places of natural heritage significance (Schedule 2).

It also outlines the requirements for preparation of Heritage Impact Assessment Reports, where required to be prepared by either the **Heritage Place Code** or a Neighbourhood Plan.

2 Criteria for entry in the Heritage Register

2.1 Places and precincts of cultural heritage significance

A place or precinct may be entered in Schedule 1 if it meets one or more of the following cultural heritage values:

- it is important in demonstrating the evolution or pattern of the City's or local area's history
- it demonstrates rare, uncommon or endangered aspects of the City's or local area's cultural heritage
- it has potential to yield information that will contribute to the knowledge and understanding of the City's or local area's history
- it is important in demonstrating the principal characteristics of a particular class or classes of cultural places
- it is important because of its aesthetic significance
- it is important in demonstrating a high degree of creative or technological achievement at a particular period
- it has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons

- it has a special association with the life or work of a particular person, group or organisation of importance in the City's or local area's history.

In addition, a precinct may be entered in Schedule 1 if the grouping of premises, land, roads or open space collectively have significant cultural value, or are important to the fabric and setting of a location.

When a citation is prepared documenting these characteristics, it should include:

- a description of the place or precinct
- statement of the history of the place or precinct
- statement of the cultural heritage significance of the place or precinct.

2.2 Heritage Precincts

A heritage precinct may comprise of old or new structures plus other elements within a bounded area or curtilage that may or may not have an identifiable cultural significance of their own.

The cultural significance of a heritage precinct is represented in the entirety of its components. Sites or buildings without individual heritage significance may be included in a heritage precinct in order to protect the collective cultural values of an area.

2.3 Places of special cultural significance to Indigenous people

These aspects of significance may include intangible aspects such as language, song, stories and art. The protection of knowledge/information associated with the place may be equally important as or more important than physical protection of a place. Protocols and agreements will be developed with Indigenous groups to manage this information.

2.4 Places of natural heritage significance

A place may be entered in Schedule 2 if it meets one of the following *Australian Natural Heritage Charter* values:

- it is of natural significance because of the importance of its ecosystems, biological diversity or geodiversity for its existence value, or for present or future generations in terms of its scientific, social, aesthetic and life support value
- it has biological diversity of significance, i.e. a variety of life forms—the different plants, animals and micro-organisms, the genes they contain, and the ecosystems they form
- it has geodiversity of significance, i.e. a range of earth features including geological, geomorphological, palaeontological, soil, hydrological and atmospheric features, systems and earth processes

- it has natural integrity, i.e. the natural system has retained its condition and natural rate of change in terms of size, biological diversity, geodiversity and habitat.

The citation documenting these characteristics is to include:

- a statement of natural significance of the place
- a statement about the existing biological diversity, geodiversity and ecosystems of the place.

3 Process for entry in the Heritage Register

The process for entry in the Heritage Register will be in accordance with the planning scheme policy amendment process outlined in the Act.

Citations need not be prepared prior to inclusion of sites in the Heritage Register. However, Council will prepare a heritage report when an application is lodged over a site listed in the Heritage Register, to assist in assessment of the proposal against the **Heritage Place Code**. This report may demonstrate that the site is not worthy of retention on the Heritage Register. Council will then initiate the process of amending this Planning Scheme Policy to remove the site from the Register.

Sites in the darker shading are also listed on the Queensland Heritage Register of the *Queensland Heritage Act 1992*. The unique State reference number has been provided for each site where available.

Sites included in the Queensland Heritage Register are included in this Register as part of a regular review of the Plan. However a delay will occur between additions or deletions from the Queensland Heritage Register and adoption of the revised Register in the Plan.

4 Requirements for Preparation of a Heritage Impact Assessment Report

4.1 Requirements for Preparation of a Heritage Impact Assessment Report for a Heritage Place

Where a Heritage Impact Assessment Report for a Heritage Place is required to be prepared and submitted with any code or impact assessable application for development on the site of a Heritage Place, the Report is to be prepared by an appropriately qualified heritage consultant.

This Heritage Impact Statement should take into account existing documentation on the place such as the 'Entry in the Heritage Register' prepared by officers

of the Environmental Protection Agency (if the place is entered on the Queensland Heritage Register as well as the Council register), together with any citation or documentation prepared by the Brisbane City Council Heritage Unit.

Where the proposed development of a Heritage Place predominantly involves work on the site of a Heritage Place, a Heritage Impact Statement examines the impact the proposed development has on the cultural significance of the Heritage Place. The Heritage Impact Statement would assess the impact the proposed development has on the aesthetic, architectural, historical, scientific, social or technological significance of the Heritage Place to the present generation or past or future generations.

The Heritage Impact Statement is to address all of the following:

- an analysis of the history and the physical fabric of the building/site/place
- an assessment of cultural significance of the building and what parts of the fabric demonstrate that significance
- a description of the proposed development
- an assessment of the impact the proposed development will have on the cultural significance of the building/site/place.

The Report should include photographs of the Heritage Place, and plans or some form of documentation of the proposed development, to illustrate the proposed development and to demonstrate where and how the fabric of the place is to be modified, adapted and/or conserved.

The *Burra Charter* of Australia ICOMOS is the accepted standard for conservation analysis in this country. A Heritage Impact Statement should be based on the principles and processes of the *Burra Charter*, insofar as the cultural significance of the building/site/place should be determined through an analysis of its documentary and physical evidence. The Heritage Impact Statement should encourage conservation of the Heritage Place; the aim of conservation is to retain the cultural significance of a place.

4.2 Requirements for Preparation of a Heritage Impact Assessment Report for development Adjacent to a Heritage Place

Where a Heritage Impact Assessment Report for Development adjacent to a Heritage Place is to be prepared and submitted with any code assessable application for proposed development on a site adjacent to a Heritage Place or within 10m of a boundary of a

Heritage Place site, the Report is to be prepared by an appropriately qualified heritage consultant.

This Heritage Impact Statement should take into account existing documentation on the place such as the 'Entry in the Heritage Register' prepared by officers of the Environmental Protection Agency (if the place is entered on the Queensland Heritage Register as well as the Council register), together with any citation or documentation prepared by the Brisbane City Council Heritage Unit.

A Heritage Impact Statement in these circumstances should consider the visual and aesthetic qualities of the Heritage Place and its contribution to the streetscape, and how the proposed development impacts on those qualities. The statement would have to analyse, to some degree, the history and fabric of the building to determine its cultural significance in order to assess the impacts the proposed development will have on this significance. However, these impacts will be largely visual, as no significant fabric is being removed or altered in such a development.

A Heritage Impact Statement for a proposed development adjacent to, or within 10m of a boundary of a Heritage Place site would need to consider the impact the proposed development has on all of the following:

- views of the Heritage Place and view corridors—which are significant and which are impacted on?
- Is the Heritage Place in a Heritage Precinct and what are the qualities and characteristics of this precinct?
- Is the streetscape/Heritage Precinct within which the development is proposed particularly significant?
- How do the Heritage Place and the proposed development relate to one another, in terms of scale and height of the new building, choice of building materials, colours, fenestration patterns, and setbacks?
- How does the new building fit into the streetscape/Heritage Precinct and respond to the prevailing architectural character/built environment of the street?

Schedule 1 Heritage places and heritage precincts of cultural heritage significance

Heritage Place	Address	Lot	Plan	Date of Entry
Acacia Ridge				
Acacia Ridge Air Raid Shelter (602487)	174 Mortimer Rd, Acacia Ridge	4	RP100451	01/07/2002
Carr's Quarry (former)	174 Mortimer Rd, Acacia Ridge	4 (part)	RP100451	01/07/2002
Our Lady of Fatima Catholic Church Hall	350 Mortimer Rd, Acacia Ridge	4	RP131715	01/07/2002
Albion				
Abbotsford Road Bridge	Abbotsford Rd, Albion	Road Reserve		30/10/2000
Dunaverty—Carvarmore (600045)	21 Birkbeck St, Albion	1	RP99967	30/10/2000
MUIOOF Lodge Hall (former)	12 Gore St, Albion	1	RP45553	01/01/2004
Early cottage	58 Grove St, Albion	105	SP125993	01/01/2004
The Holy Triad Temple—Sarm Sung Goon (600056)	32 Higgs St, Albion	57–59	RP33460	30/10/2000
Albion Flour Mill, & former office, currently workshop	60 Hudson Rd, Albion	2 (part) 3 (part) 1, 2, 132 129 & 130, 131	RP59681 RP48402 RP19036	01/01/2004
Breakfast Creek Hotel (600057)	2 Kingsford Smith Dve, Albion	74	RP173815	30/10/2000
Herberton Cottage	17 Lever St, Albion	4	RP19026	01/01/2004
Fire of Hope Baptist Church Manse & Hall	16 McLennan St, Albion	1–4	RP19063	01/01/2004
Residence 'Fakanham'	27 McLennan St, Albion	1	RP231488	01/01/2004
Residence 'Argyle'	40 McLennan St, Albion	2	RP19069	01/01/2004
Shops	282 Sandgate Rd, Albion	1	RP51500	01/01/2004
Albion Building (shops)	297 Sandgate Rd, Albion	1	RP194247	01/01/2004
Wyllie's Buildings (Shops)	299 Sandgate Rd, Albion	51	SP176945	01/01/2004
Albion Hotel	300 Sandgate Rd, Albion	1241	SL8836	01/01/2005
Commonwealth Bank (former)	327 Sandgate Rd, Albion	1	RP46294	01/01/2004
Albion Exchange	334 Sandgate Rd, Albion	16	RP19169	01/01/2004
Shops	336 Sandgate Rd, Albion	14 & 15	RP19169	01/01/2004
Albion Public Hall (former)	344 Sandgate Rd, Albion	11 & 12	RP98499	01/01/2005

Heritage Place	Address	Lot	Plan	Date of Entry
Albion Post Office (former)	349 Sandgate Rd, Albion	1	RP225674	01/01/2004
Corner Shop and original baker's oven	366 Sandgate Rd, Albion	1	RP49797	01/01/2004
Shop & Residence	414 Sandgate Rd, Albion	3	RP46727	01/01/2004
St Columban's Christian Brothers College, Whytecliffe, Highlands (former)	469 Sandgate Rd, Albion	20 (part)	SP134912	01/01/2004
Shops	475 Sandgate Rd, Albion	3	RP84515	01/01/2004
Remnants of the 2nd Breakfast Creek Bridge (North)	Sandgate Rd (North) (also Kingsford Smith Dve), Albion	529	SL7627	01/01/2004
Residence 'Whetfield'	10 Stoneleigh St, Albion	35 & 36	RP19036	01/01/2004
Residence	24 Stoneleigh St, Albion	29	RP19036	01/01/2004
Duplex 'Caders'	63 & 65 Stoneleigh St, Albion	12 & 13	RP19044	01/01/2004
Alderley				
Residence	103 Banks St, Alderley	31	RP68557	01/01/2005
Banks Street Reserve	148–192 Banks St, Alderley 70 Quandong St, Ashgrove 20 View St, Newmarket	36 2 1 467	RP54609 RP102392 RP46739 S3121	30/10/2000
Residence	15 Beaufort St, Alderley	17	RP20311	01/01/2005
Cummings' House	10 Braeside Tce, Alderley	1 & 2	RP20308	01/01/2005
Residence	26 Braeside Tce, Alderley	4	RP51365	01/07/2005
Farrington House—Clifford House (600046)	39 David St, Alderley	2	RP63256	30/10/2000
Residence	11 Drummond St, Alderley	5 & 6	RP57126	01/07/2009
Residence	42 Eagle St, Alderley	1 & 2	RP45439	01/01/2005
Residence	37 Edith St, Alderley	23	RP20303	01/07/2009
Substation (former)	360 Enoggera Rd, Alderley	4	RP79997	01/07/2005
Newmarket Brickworks Chimney (601357)	117 Mina Pde, Alderley	2	RP219397	01/01/2004
Residence 'Strathearn' (602064)	16 Quarry Rd, Alderley	41 & 42	S311615	01/01/2004
Alderley Railway Station	Railway Place, Alderley	67 (part)	CP827252	01/01/2004
Shops	15 Samford Rd, Alderley	10 (part)	SP147984	01/01/2005
Residence	63 South Pine Rd, Alderley	2	RP20039	01/01/2004
Dam wall remnants	128 South Pine Rd, Alderley	1	RP157298	01/01/2005
Annerley				
Hefferan Park (air raid shelter & bus shelter on Annerley Road) (602472)	260 Annerley Rd, Annerley	1	RP806368	01/01/2004
Residence 'Ingleside'	391 Annerley Rd, Annerley	2	RP99381	01/07/2005
Residence	34 Brisbane St, Annerley	24 & 25	RP37992	01/07/2005
Apostolic Church of Qld	151 Cornwall St (cnr Duke St), Annerley	59	RP854693	01/01/2004
Annerley Uniting Church	29 Cracknell Rd, Annerley	1 2 54	RP37548 RP37549 RP37547	01/01/2005
Annerley Army Reserve Depot (602216) (former)	158 Dudley St (Cnr Linville Lane), Annerley	5–14	SP180155	01/01/2004
Residence	15 Ealing St, Annerley	3	RP47208	01/07/2005
Residence	68 Emperor St, Annerley	66 & 466	RP37423	01/07/2005
Tram substation (former)	413 Ipswich Rd, Annerley	5	SP128808	01/01/2004
Fig Tree	413 Ipswich Rd, Annerley (in front of)	5 (part)	SP128808	01/07/2005
Police Station	444 Ipswich Rd, Annerley	381	SL1001	01/07/2005
Annerley Library & Community Centre	448 Ipswich Rd, Annerley	312	CP905181	01/01/2004
Mary Immaculate Catholic Church	616 Ipswich Rd, Annerley	1 (part)	RP149789	01/01/2004
Shops	770 Ipswich Rd, Annerley	1 2	RP91725 RP100410	01/01/2004
Residence	22 Junction Tce, Annerley	19	RP37475	01/01/2004
Residence	23 Junction Tce, Annerley	71	RP37475	01/01/2004
St John's Presbyterian Church	23 King St, Annerley	81–85	RP37417	01/01/2004
Residence	20 Laurier St, Annerley	312	RP37992	01/01/2004
Stephen's Farm Homestead (former)	35 Waldheim St, Annerley	1	RP162476	01/01/2004
Junction Park State School	58 Waldheim St, Annerley	1 1051	SP107273 SL9736	01/01/2004
Residence 'Cambrae'	6 Young St, Annerley	1	RP59082	01/01/2004
Residence 'Cockerill'	11 Young St, Annerley	2	RP46548	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Duplex 'Coombie'	12 Young St, Annerley	164 2	RP37992 RP70683	01/01/2004
Residence	17 Young St, Annerley	5	RP74736	01/01/2004
Duplex 'Kama Lodge'	34 Young St, Annerley	153	RP849346	01/01/2004
Archerfield				
God's Acre Historic Cemetery—Grenier's Burial Ground	Beatty Rd, Archerfield	2	RP196230	30/10/2000
Archerfield Airport Administration Building—Archerfield Aerodrome Terminal Building	381 Beatty Rd, Archerfield	2 (part)	RP196230	30/10/2000
Archerfield Airport—Hangar & Interwar Buildings				01/07/2002
World War 2 Igloos (602150)	98–138 Kerry Rd, Archerfield	1 24	RP107577 RP100451	30/10/2000
Ascot				
Enderley Rd Heritage Precinct, Ascot	Alexandra Rd, Ascot (refer to Clayfield)			01/01/2011
Oriel Park (includes bus shelter Oriel Park bus stop on footpath)	14 Alexandra Rd, Ascot 8–36 Wren St, Ascot 119–127 Reeve St, Ascot	400–414 429–430 58	RP34386 RP34386 CP841291	01/01/2004
Residence 'Carfin'	63 Alexandra Rd, Ascot	1–3	RP70591	01/01/2004
Residence	81 Alexandra Rd, Ascot	1	RP55670	01/01/2004
Fence, formerly part of 'Linstarfield'	94, 98 & 102 Alexandra Rd, Ascot (refer also 92 Alexandra Rd, 72 & 82 Enderley Rd, Clayfield)	1 & 2 (part) 11 (part)	RP45826 SP136697	01/01/2005
Bus shelter (opposite Oriel Park)	Alexandra Rd (between Lancaster Rd & Oriel Rd), Ascot	Road Reserve		01/01/2004
Residence 'Nyrambla'	21 Henry St, Ascot	6	RP45552	01/01/2004
Residence 'Danlow'	3 Kidston St, Ascot	1	RP34402	01/01/2004
Residence 'Bentong'	5 Kidston St, Ascot	2	RP49151	01/01/2004
Residence 'Arden'	11 Kidston St, Ascot	104 & 105	RP33570	01/01/2004
Ascot Fire Station (former)	83 Kitchener Rd, Ascot	43	SL460	01/01/2004
Railway footbridge	Kitchener Rd, Ascot (corner of Gordon St)	Road Reserve		01/01/2005
Residence	136 Lancaster Rd, Ascot	181–184	RP33603	01/01/2004
Eagle Farm Racecourse and Ascot Railway Station (602195)	230 Lancaster Rd, Ascot	6 5 3–5 1–2 2 1 1 1–2 6 & 9 2 4 56–57 73–74 94–101 2 149 42	RP866929 RP69849 RP33741 RP33743 SL2082 RP44233 RP69849 RP111274 RP43179 RP810266 RP866918 RP33728 RP33728 RP33728 RP68508 RP806681 SL2347	01/07/2007
Musket Villa (601741)	251 Lancaster Rd, Ascot	67–69	RP33643	01/01/2004
Meerawa & Yearinga Apartments	12 Lapraik St, Ascot	1–13	BUP10956	01/01/2004
St Margaret's Anglican Girls' School	22 Lapraik St, Ascot	92 1 & 2 1 (part) 18–19 & 25–26	RP33567 RP33571 RP66210 RP107036	01/01/2004
Residence 'Thaxted'	30 Lonsdale St, Ascot (203 Lancaster Rd)	2	RP57935	01/01/2004
Bartley's Hill Reservoir	29 Massey St, Ascot	158–169 1 2 173 2 13–15 1 & 3 3 47	RP33570 RP33574 RP48260 RP33577 RP33576 RP34454 RP55482 RP70797 SL529	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Residence 'Manumba'	64 Massey St, Ascot	1 1	RP33528 RP49131	01/01/2004
Ascot State School	81 Massey St, Ascot	75–91 & 103–119	RP34483	01/01/2004
Residence 'Ellida'	167 Oriel Rd, Ascot	1	RP60342	01/01/2004
Residence 'Trevecca'	17 Palm Ave, Ascot	2	RP227882	01/07/2005
Residence 'Chateau Nous' (600047)	1 Rupert Tce, Ascot	1	RP211751	30/10/2000
Residence 'Windermere' (600048)	14 Sutherland Ave, Ascot	2	RP45780	30/10/2000
Residence 'Ellan-Vanin'	17 Sutherland Ave, Ascot	67–69	RP33675	01/01/2004
Residence 'Enderleigh'	1 Yabba St, Ascot	1	RP44322	01/01/2004
Residence 'Kadavu'	51 Yabba St, Ascot	1	RP51541	01/01/2004
Residence	110 Yabba St, Ascot	4	RP53422	01/01/2004
Ashgrove				
Oakleigh State School	30, 30A–I & 44 Ashbourne St, Ashgrove	124–133 839	RP40655 B3834	30/10/2000
Shop	60 Ashgrove Cres, Ashgrove	92	RP20498	30/10/2000
Residence	140 Ashgrove Ave, Ashgrove	10	SP120751	30/10/2000
Grove Lodge	114, 116 & 116A Ashgrove Ave, Ashgrove	136–138	RP20498	30/10/2000
Residence	2 Atthow Ave, Ashgrove	58	RP48221	30/10/2000
Residence	34 Devonshire St, Ashgrove	84	RP20476	30/10/2000
Residence	40, 42 Dorset St, Ashgrove	45 & 46	RP20488	30/10/2000
Residence 'Grantully'	67 Elimatta Dve, Ashgrove	83 (part)	RP40103	30/10/2000
Tower Block & Memorial Gates Marist College	182 Frasers Rd, Ashgrove 3, 5 & 7 Grevillea Rd, Ashgrove 82 Moola Rd, Ashgrove	364 809–811 17	SP117862 RP18735 RP41316	30/10/2000
Glen Lyon—Marist Father's Monastery (600049)	34 Glenlyon Dve, Ashgrove	1–2	SP135255	30/10/2000
Ashgrove State School	31 Glory St, Ashgrove	1061	SL5829	30/10/2000
Residence	9–11 Killawarra Rd, Ashgrove	639 640	RP18734 RP55616	30/10/2000
Residence	16 Lindsay St, Ashgrove	1	RP50793	30/10/2000
Air raid shelter	1 Mareeba Rd, Ashgrove	180	RP18733	30/10/2000
Residence	47 McLean Pde, Ashgrove	239	RP20481	30/10/2000
Porphyry retaining wall, Ithaca Creek	Mossvale St, Ashgrove			30/10/2000
St David's Uniting Church (former)	16 & 20 Oleander Dve, Ashgrove	2 & 3	RP881746	30/10/2000
St John's Wood (601506)	31 Piddington St, Ashgrove	2	RP89982	01/01/2004
St John's Wood former servants quarters	33 Piddington St, Ashgrove	1	RP89982	30/10/2000
Tram shelter	Cnr Stewarts Rd & Waterworks Rd, Ashgrove	Road Reserve		30/10/2000
Stewart Place (including war memorial)	8 Stewart Rd, Ashgrove	990	SL3677	30/10/2000
Ashgrove Golf Course (part)	142 St John's Ave, Ashgrove	383 & 384	S3117	01/01/2004
Residence	150–152 Waterworks Rd, Ashgrove	7 & 8	SP115247	30/10/2000
Residence	180 Waterworks Rd, Ashgrove	24	RP55327	30/10/2000
St Finbarr's Catholic Church	202 Waterworks Rd, Ashgrove	2	RP230260	30/10/2000
St Paul's Anglican Church	290–292 Waterworks Rd, Ashgrove	2 1	RP20479 RP77202	30/10/2000
Ashgrove Private Hospital (former)	309 Waterworks Rd, Ashgrove	1	SP126262	30/10/2000
Montvue Buildings	498 Waterworks Rd, Ashgrove	160	RP42949	30/10/2000
Ithaca Bridge (near Mossvale Street)	Waterworks Rd, Ashgrove	Road Reserve		01/01/2004
Tram shelter (former)	Outside 99 Waterworks Rd, Ashgrove	Road Reserve		30/10/2000
Tram shelter	Waterworks Rd near Oleander Dve, Ashgrove	Road Reserve		30/10/2000
Woodlands—Formerly Clarke's Farm (601890)	24 Woodland St, Ashgrove	2	RP164527	30/10/2000
Aspley				
Aspley Hotel	1241–1247 Gympie Rd, Aspley	1 & 2	RP75647	01/07/2002
Residence 'Ravenscraig'	223 Maundrell Tce, Aspley	20	RP92044	01/07/2002
Aspley State School, 'A' block	316 Maundrell Tce, Aspley	609	CP888510	01/07/2002
H.W. Robinson Farmhouse	500 Robinson Rd West, Aspley	16	RP86224	01/07/2002
J.W. Robinson Farmhouse	544 Robinson Rd West, Aspley	1	RP103784	01/07/2002

Heritage Place	Address	Lot	Plan	Date of Entry
H. E. Burgess Farmhouse	545 Robinson Rd West, Aspley	3	RP118206	01/07/2002
Farmhouse 'Braeside'	640 Robinson Rd, Aspley	1	RP202775	01/07/2002
Drew Farmhouse	700 Trouts Rd, Aspley	13	RP809981	01/07/2002
Auchenflower				
Residence 'Wynona'	46 Cadell St, Auchenflower	2 54 1	RP53239 RP18803 RP41768	01/07/2002
Dryslwyn—Raymont Lodge (600051)	45–47 Cadell St, Auchenflower	1 10	RP96280 RP817824	30/10/2000
'Moorlands' (602178)	451 Coronation Dve, Auchenflower	15 & 151	SP115647	30/10/2000
Croquet Club	21 Dixon St, Auchenflower	40–54	RP18582	01/07/2002
Torwood Police Station	341 Milton Rd, Auchenflower	1301	B3844	01/07/2002
Auchenflower Methodist Church (former)	44 Munro St, Auchenflower	24–26	RP19715	01/07/2002
Torwood Methodist Church (former)	12 Payne St, Auchenflower	1	RP181491	01/07/2002
Rathdonnell House	14 Rathdonnell St, Auchenflower	3	RP54265	01/07/2002
Montessori Children's House	19 Wienholt St, Auchenflower	1 (part)	RP189935	01/07/2002

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Bald Hills				
National Broadcasting Service Radio Transmission Centre	99 Kluver St, Bald Hills	2	SP132099	30/10/2000
Hoop Pines—St Paul's Anglican School (602346)	34 Strathpine Rd, Bald Hills	2 (part)	SP114169	01/01/2004
Bald Hills Presbyterian Church	56 Strathpine Rd, Bald Hills	1	RP96530	01/01/2004
Balmoral				
Bus shelter	Riding Rd, Balmoral (cnr Victoria Street)	Road Reserve		01/01/2004
Health Clinic	171 Riding Rd, Balmoral	7 8	RP12829 RP86193	01/07/2005
Father Canali Memorial Catholic Church/St Peter & Paul's Catholic Church Presbytery and School	235 Riding Rd, Balmoral	1 (part)	SP105154	01/01/2004
19 th Century Residence	276 Riding Rd, Balmoral	71	RP12810	01/01/2004
Balmoral War Memorial	369 Riding Rd, Balmoral	1	RP12518	01/01/2004
Banyo				
Former Pius XII Seminary: St Paul's Domain	78 Approach Rd, Banyo	4	RP173812	01/01/2004
Hartley Farmhouse	62 Blinzinger Rd, Banyo	4	RP69318	01/07/2003
Nudgee Methodist Church (former)	425 Earnshaw Rd, Banyo	1	RP34635	01/07/2003
Nudgee State School 'A' Block	449–457 Earnshaw Rd, Banyo	1 2 (part) 500 (part)	SP215769	01/07/2003
St Oswald's Church and Hall	9 Froude St, Banyo	20	RP855443	01/07/2003
White Farmhouse	58 Meredith St, Banyo	1 & 235	RP41267	01/07/2003
Banyo Railway Station	St Vincents Rd, Banyo	Rail Corridor		01/07/2003
Dent Residence	201 St Vincents Rd, Banyo	436 & 437	RP34614	01/07/2003
Banyo War Memorial	273 St Vincents Rd, Banyo	1	SP104120	01/07/2003
Robinson Farmhouse	302 St Vincents Rd, Banyo	6	RP64619	01/07/2003
Nudgee Telephone Exchange	334 St Vincents Rd, Banyo	22	RP45569	01/07/2003
St Pius Presbytery (former)(Church of the Holy Trinity Presbytery)	348 St Vincents Rd, Banyo	1	RP45569	01/07/2003
Blinzinger Farmhouse	274 Tufnell Rd, Banyo	1	SP162829	01/07/2003
Bardon				
Rainworth (600282)	7 Barton St, Bardon	3 & 4	RP20101	30/10/2000
Tram shelter No. 1 (former)	Near 185 Boundary Rd, Bardon	Road Reserve		01/07/2002
Tram shelter No. 4 (former)	Near 188 Boundary Rd, Bardon	Road Reserve		01/07/2002
Red Hill/Paddington Community Centre	180 Jubilee Tce, Bardon	53	RP889049	01/07/2002
Residence	24 Macgregor Tce, Bardon	1 & 2	RP65060	01/07/2002
Residence	15 Moonya St, Bardon	84, 85 & 104	RP73392	30/10/2000
Ithaca Creek State School	49 Lugg St, Bardon	138 889 1 & 2 3	SL1131 SL1899 RP46439 RP49597	01/07/2002
Ithaca Embankment No. 9 (602098)	Northam Ave (divided street embankment from MacGregor Tce to approximately ½ length of Northam Ave), Bardon	Road Reserve		01/01/2004
Residence 'Oogarding' (602074)	100 Simpsons Rd, Bardon	2 & 4	RP63083	01/07/2002
Tram shelter No. 2 (former)	Near 105 Simpsons Rd, Bardon	Road Reserve		01/07/2002
Bardon Pilgrim Congregational Church	163 Simpsons Rd, Bardon	103–104	RP20187	01/07/2002
Bus shelter	Stuartholme Rd, Bardon	Road Reserve		01/01/2004
Bardon House—Franciscan Sisters' Convent (600053)	41 The Drive, Bardon	1	RP810900	30/10/2000
Bellbowrie				
Moggill Cemetery	3132 Moggill Rd, Bellbowrie	2	RP27554	01/01/2004
Boondall				
Church of Christ Hall	23 Carlyle Rd, Boondall	319	RP26050	01/07/2003
Railway footbridge	11 Peacock St, Boondall	62	CP827273	01/01/2005
St Joseph's Nudgee College (601771)	2199 Sandgate Rd, Boondall	1 (part) 2 (part)	RP141225 SP114344	01/07/2003
Boondall State School's Arbor Day trees	2210 Sandgate Rd, Boondall	298	SP147189	01/07/2003
Cabbage Tree Creek railway bridge	Sandgate Rd, Boondall	Rail corridor		01/07/2003

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Bowen Hills				
Residence 'Abbotsleigh'	11 Abbotsford Rd, Bowen Hills	9 & 10	RP10086	30/10/2000
Residence 'Abbotsford'	25 Abbotsford Rd, Bowen Hills	17	RP47816	30/10/2000
Shelter (Bowen Park)	Bowen Bridge Rd (between O'Connell Tce & Herston Rd), Bowen Hills	Road Reserve		01/01/2004
Cintra House (600054)	23 Boyd St, Bowen Hills	2 9	RP40900 RP10110	30/10/2000
Residence 'Cintra'	55 Boyd St, Bowen Hills	1	RP40900	01/07/2002
RGM House/Arrossan Hall	33 Brookes St, Bowen Hills	33	SP108970	30/10/2000
KM Smith	53 Brookes St, Bowen Hills	5	RP910686	01/07/2002
Residence	22 Cintra Rd, Bowen Hills	4	RP10087	01/07/2002
Sneyd Street Drain	67 Campbell St, Bowen Hills to Alexandria St, Fortitude Valley	Road Reserve		01/01/2011
Our Lady of Victories Catholic Church—White Temple of Peace (601585)	27–29 Cintra Rd, Bowen Hills 16 Roche Ave, Bowen Hills 28 Boyd St, Bowen Hills	1–3 1 18	RP10099 RP92188 RP200139	30/10/2000
Residence 'Huntingdon'	9 Dunlop St, Bowen Hills	24–26	RP10110	01/07/2002
Exhibition Building (former)—Queensland Museum (former) (600209)	480 Gregory Tce, Bowen Hills	661	SL1569	30/10/2000
Brisbane Exhibition Grounds & Railway Station (601709)	574 Gregory Tce, Bowen Hills	1–3 455 & 456 474 481 484–487 641 1	SP144596 SL3473 SL12086 SL4551 SL4553 SL6183 PER208724 (including the road reserve and railway corridor which form a network between the various sections of the exhibition grounds)	01/01/2004
Residence 'Kalmia'	5 Hamilton Pl, Bowen Hills	2	RP95748	01/07/2002
Residence	7 Hamilton Pl, Bowen Hills	1	RP9984	01/07/2002
Bowen House	6 Jeays St, Bowen Hills	1	RP10082	01/07/2002
Residence 'Wyeverne'	34 Jeays St, Bowen Hills	39	RP9985	01/07/2002
Residence	36 Jeays St, Bowen Hills	38	RP9985	01/07/2002
Residence 'King's Lynn'	37 Jeays St, Bowen Hills	26	RP9985	01/07/2002
Sandstone wall and stairs	Jordan Tce, Bowen Hills	Next to 1–2	RP10096	01/07/2002
Residence 'Wilmington'	8 Jordan Tce, Bowen Hills	3–5	RP10096	01/07/2002
Residence 'Denila' (former)	12–22 Jordan Tce, Bowen Hills	6–11	RP10096	01/07/2002
Montana House	15 Jordan Tce, Bowen Hills	11, 12 & 34	RP10099	01/07/2002
Residence 'Manola'	19 Jordan Tce, Bowen Hills	14, 15 & 35	RP10099	01/07/2002
Residence 'Taishan'	23 Jordan Tce, Bowen Hills	1 1–6	RP52719 BUP12114	01/07/2002
Miegunyah—Beverly Wood (600055)	35 Jordan Tce, Bowen Hills	11	RP10095	30/10/2000
Residence 'Alliston'	43 Jordan Tce, Bowen Hills	1	RP106283	01/07/2002
'Pymore'—Nurses' Rest Home	19 Mallon St, Bowen Hills	1	RP9990	01/07/2002
Bowen Park (601523)	O'Connell Tce & Bowen Bridge Rd, Bowen Hills	5 2	RP57710 RP90238	30/10/2000
Tufton House	8 Tufton St, Bowen Hills	8	RP94274	01/07/2002
Bracken Ridge				
Bald Hills Cemetery	225 Barrett St, Bracken Ridge	3	RP161824	01/01/2004
Brighton				
Sandgate Third Lagoon	163 Bracken Ridge Rd, Brighton	269	SL11319	01/01/2004
Art Deco Residence	412 Flinders Pde, Brighton	25 & 26	RP29100	01/01/2004
Ex RAAF Barracks x 2, Eventide Aged Persons Home	24th Ave, Brighton	Part of lot 235 between 23rd & 24th Aves	SP142348	01/01/2004

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Brisbane				
Moon's Buildings (former)	43 Adelaide St, Brisbane	1, 2 & 3 (part)	RP747	01/01/2009
Brisbane City Hall (600065)	64 Adelaide St, Brisbane	101	SP102966	30/10/2000
King George Square	100 Adelaide St, Brisbane	21 38 & 39 1 & 2 1 & 2	B32197 B123422 RP872 RP40997	01/01/2004
Broadway Arcade (formerly Woolworths)	133 Adelaide St, Brisbane	4 (part)	RP221710	30/10/2000
City Electric & Light (CEL) Company junction box	Adelaide St, Brisbane (outside 170 Adelaide St)	Road Reserve		01/01/2009
Rowes Building (600095)	221 Adelaide St, Brisbane (235 Edward St)	31	RP178577	30/10/2000
Anzac Square—includes—Queensland Women's War Memorial & 9th Battalion Memorial (600062)	228 Adelaide St, Brisbane	2623 & 2624	B32451	30/10/2000
South African War Memorial—Boer War Memorial (600060)	228 Adelaide St (in Anzac Square), Brisbane	2623	B32451	30/10/2000
Brisbane Drainage Contract No. 1	Adelaide St & Creek St, Brisbane	Road Reserve		01/01/2009
Commonwealth Government Offices (600064)	232 Adelaide St, Brisbane (166 Creek St)	1	RP122127	30/10/2000
Gordon & Gotch Building (former)	262 Adelaide St, Brisbane	3	RP41038	01/01/2009
Desmond Chambers	309 Adelaide St, Brisbane	1 2	RP910 RP886	30/10/2000
Castlemaine Perkins Building (former)	418 Adelaide St, Brisbane	11 & 12	B32461	01/01/2009
Inglis Tea Merchants Building (former)	510 Adelaide St, Brisbane	9 & 10	RP1137	01/01/2009
Perry House—Royal Albert Apartments (600103)	167 Albert St, Brisbane (131 Elizabeth St)	54	RP890830	30/10/2000
William Cairncross Building	188–196 Albert St, Brisbane	1 (part) 10 (part)	SP140690 RP516	01/01/2009
Queensland Deposit Bank (former)	245 Albert St, Brisbane	3	RP707	01/01/2009
Albert Street Uniting Church—Albert Street Methodist Church (600066)	319 Albert St, Brisbane	1	RP46686	30/10/2000
Wheat Creek Culvert (602218)	Adelaide & Albert Sts, Brisbane	Road Reserve		01/01/2004
Parliament House (600069)	69 Alice St, Brisbane	414	SL8740	30/10/2000
Brisbane Botanic Gardens (Queen's Park) & Walter Hill Fountain (600067)	147 Alice St, Brisbane	597	SP143585	30/10/2000
Public Works Depot—Britannia Foundry (former) (600068)	210 Alice St, Brisbane (12 Edward St)	27 (part) 1	RP893152 BUP106827	30/10/2000
Ann Street Presbyterian Church (600071)	141 Ann St, Brisbane	36 & 37	B123422	30/10/2000
Ann Street Presbyterian Church fence	151 Ann Street	35 (part)	B123422	01/01/2009
School of Arts—Servants' Home (600072)	166 Ann St, Brisbane	2	RP53947	30/10/2000
Queensland Government Offices—Anzac Square Building—State Government Offices (600059)	255A Ann St, Brisbane (196–216 Adelaide St)	5	SP106887	30/10/2000
Central Railway Station (600073)	270 Ann St, Brisbane	6 3(part)	SP140772 SP140773	30/10/2000
Shell House	301–309 Ann St, Brisbane	77 1	B123422 RP158095	30/10/2000
Masonic Temple (600074)	311 Ann St, Brisbane	1	RP51696	30/10/2000
Remains of the former R S Exton & Co Premises (601142)	333 Ann St, Brisbane	1	RP808928	30/10/2000
St Martin's House—St Martin's Hospital (600075)	373 Ann St, Brisbane	5 3 21, 22 & 24	RP1118 B31227 RP45560	30/10/2000
St John's Cathedral (600076)	413 Ann St, Brisbane	14 & 23 5–9 6	RP45560 B31227 RP1118	30/10/2000
Church House (600077)	417 Ann St, Brisbane	2	B31227	30/10/2000
The Deanery—Adelaide House (600078)	417 Ann St, Brisbane	10	B31227	30/10/2000
Church of Christ	430 Ann St, Brisbane	1	RP10123	01/01/2004
Webber House—Cathedral Schools & St John's Institute (600079)	439 Ann St, Brisbane	1	SL11685	30/10/2000
Porphyry Retaining Wall	Arch Lane, Brisbane	Road Reserve		01/01/2009
Camelot Court carriageway	Beatrice Lane, Brisbane	11	RP1073	01/01/2009
City Electric & Light (CEL) Company junction box	Boundary St, Brisbane (outside 549 Queen St)	Road Reserve		01/01/2009

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Howard Smith Wharves—Brisbane Central Wharves (601781)	Boundary St, Brisbane	2–4 3 4 4	RP64991 SP128031 SP128032 RP52849	30/10/2000
Austral Motors Building (former) (602505)	95 Boundary St, Brisbane	13–16 (and part of the Boundary Street Road Reserve)	B31671	01/07/2007
Baroona Labor Hall—Caxton Street Hall (600277)	15 Caxton St, Brisbane	5	RP10665	30/10/2000
Berry's Shop	19 Caxton St, Brisbane	6	RP10665	01/01/2004
Sneyd's Shop	25 Caxton St, Brisbane	7	RP10665	01/01/2004
St Luke's Anglican Church (former) (600083)	10 Charlotte St, Brisbane	2	RP618	30/10/2000
John Reid and Nephews Building (facade)	26 & 36 Charlotte St, Brisbane	1 (part) 2 (part)	RP615	01/01/2009
John Mills Himself Building (600084)	40 Charlotte St, Brisbane	2	RP614	30/10/2000
George Weston and Sons Workshop (former)	42 Charlotte St, Brisbane	4	RP613	01/07/2007
Pan Australia House facade	120 Charlotte St, Brisbane	2 (part)	RP857193	01/07/2007
Charlotte House (600082)	145 Charlotte St, Brisbane	514	B118215	30/10/2000
Walter Reid Building facade	163 Charlotte St, Brisbane	1–3 (part)	RP182759	01/07/2007
F.H. Faulding Warehouse (former)	168 Charlotte St, Brisbane	2	RP41710	01/01/2009
St Stephens School (600106)	172 Charlotte St, Brisbane	1 & 3 99	RP47985 RP1026	30/10/2000
Udale's Shop/Residence	3 Clifton St, Brisbane	1	RP10646	01/01/2004
Grigson's Cottage	8 Clifton St, Brisbane	2	RP10649	01/01/2004
Coronation Drive (North Quay) retaining wall (600134)	Coronation Dr, Brisbane	Road Reserve		01/07/2007
Countess Street Rail Bridge Abutments	Countess St, Brisbane	Road Reserve		01/01/2009
Roma Street Railway Station (601208)	15 Countess St (Roma St), Brisbane	35 (part)	SP207219	30/10/2000
City Electric & Light (CEL) Company junction box	Creek St, Brisbane (outside 256 Adelaide St)	Road Reserve		01/01/2009
Primac House	99 Creek St, Brisbane	1	RP857048	30/10/2000
St Andrew's Uniting Church—St Andrew's Presbyterian Church (600086)	131 Creek St, Brisbane	78	B123422	30/10/2000
Dyne's House	22 Cricket St, Brisbane	1	RP889955	01/01/2004
Dyne's House	24 Cricket St, Brisbane	2	RP889955	01/01/2004
Donaldson's Residence	34 Cricket St, Brisbane	6	RP10677	01/01/2004
Eagle Street Fountain—Mooney Memorial Fountain (600087)	118 Eagle St, Brisbane	37	SL11040	30/10/2000
Fig trees (602440)	118A Eagle St, Brisbane	38 Road Reserve	SL11040	30/10/2000
Old Mineral House—Smellie & Co Warehouse (600092)	2 Edward St, Brisbane	26	RP891260	30/10/2000
Naval Offices	3 Edward St, Brisbane	3	RP129917	30/10/2000
Shingle Inn	32 Edward St, Brisbane	10	B11823	01/01/2004
Smellie's Building (600097)	32 Edward St, Brisbane	31	SP137981	30/10/2000
The Port Office—Harbours & Marine Building (600088)	39 Edward St, Brisbane	2	SL12006	30/10/2000
Port Office Hotel—Shamrock Hotel (600098)	40 Edward St, Brisbane	30	SP137981	30/10/2000
South East Queensland Water Board Building—Brisbane & Area Water Board Building (former) (600099)	41 Edward St, Brisbane	4	CP911290	30/10/2000
Spencers Building (600100)	47–51 Edward St, Brisbane	1–3	RP56903	01/01/2004
Youngs Building (600102)	93–103 Edward St, Brisbane	2 & 3 1 & 2	RP1042 RP46753	30/10/2000
Henry Box & Son—Coachbuilders Building (former)	104 Edward St, Brisbane	2	RP628	30/10/2000
George Myers & Co Warehouse (former) – Metro Arts Centre—Community Arts Centre (600090)	117 Edward St, Brisbane	1–3	RP1046	30/10/2000
Victory Hotel	127 Edward St, Brisbane	1 (part)	RP191653	01/01/2009
The Exchange Hotel	131 Edward St, Brisbane	1 (part)	B12348	01/01/2009
Pioneer House	166 Edward St, Brisbane	1	RP591	01/01/2009
Invicta House	172 Edward St, Brisbane	2 & 3	RP591	01/01/2009

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Hotel Embassy	178 Edward St, Brisbane	25 (part)	RP178618	01/01/2009
Edwards Dunlop Building (former)—Catholic Centre (600091)	149 Edward St, Brisbane	1 20	RP41710 B12348	30/10/2000
Tattersalls Club (600093)	206 Edward St, Brisbane	1	RP892625	30/10/2000
Rowes Building (600095)	235 Edward St, Brisbane (221 Adelaide St)	31	RP178577	30/10/2000
Rothwells Building (600094)	237 Edward St, Brisbane	31	RP178577	30/10/2000
People's Palace (600096)	308 Edward St, Brisbane	31	B123422	30/10/2000
Queensland Teachers' Union Building (former)	81 Elizabeth St, Brisbane	1	RP607	01/01/2009
John Bell Warehouse (former)	151 Elizabeth St, Brisbane	51(part)	RP890812	01/01/2009
Heckelmann's Building (600104)	171 Elizabeth St, Brisbane	2	RP845929	30/10/2000
Tara House (Irish Club) (600105)	179 Elizabeth St, Brisbane	5	B12349	30/10/2000
Old St Stephens Church—Pugin Chapel (600108)	249 Elizabeth St, Brisbane	16	RP47985	30/10/2000
St Stephens Cathedral (600107)	259–269 Elizabeth St, Brisbane (178–188 Charlotte St)	5, 6, 13 & 14	RP159297	30/10/2000
Commercial Travellers Association Building (former) – Telecommunications House (600110)	283 Elizabeth St, Brisbane	2	RP143070	30/10/2000
Former Brisbane Central Technical College (601728)	2 George St, Brisbane	651	SP141435	01/07/2004
Old Government House—Government House (former) (600118)	2 George St, Brisbane	652	SP128100	30/10/2000
Queensland Club (600113)	19 George St, Brisbane	5	RP201074	30/10/2000
City Electric & Light (CEL) Company junction box	George St, Brisbane (outside 19 George St)	Road Reserve		01/01/2009
The Mansions (600119)	40 George St, Brisbane	1	B32444	30/10/2000
Harris Terrace—Harris Court (600121)	68 George St, Brisbane	2	B32444	30/10/2000
Public Services Club—The Old Printery (600178)	102 George St, Brisbane 84 William St, Brisbane	3	CP882348	30/10/2000
Sciencentre—The Printing Building (600114)	102 George St, Brisbane	3	CP882348	30/10/2000
City Electric & Light (CEL) Company junction box	George St, Brisbane (outside 125 George St)	Road Reserve		01/01/2009
Walker Building	129 George St, Brisbane	2	SL11288	01/01/2009
Sutton House	133 George St, Brisbane	1	SL11288	01/01/2009
First World War Honour Board (Inside Land Administration Building) (600117)	142 George St, Brisbane	682	CP855445	30/10/2000
Pair of Gas Lamps	George St, Brisbane (outside 142 William St)	Road Reserve		01/01/2009
City Electric & Light (CEL) Company junction box	George St, Brisbane (outside 33 Queen St)	Road Reserve		01/01/2009
Hotel Conrad, Land Administration Building (former)—Executive Building (former) (600123)	142 George St, Brisbane	682	CP855445	30/10/2000
Queens Gardens—St John's Church Reserve (600112)	144 George St, Brisbane	10	CP866932	30/10/2000
Family Services Building—Queensland Government Savings Bank (600111)	171 George St, Brisbane (cnr Elizabeth St)	1	B31910	30/10/2000
Treasury Hotel (600115)	175 George St, Brisbane	3–6	RP530	30/10/2000
Treasury Chambers & St Francis House & Symons Building (600166 includes 601121)	40 Elizabeth St, Brisbane (181–191 George St)	1 (part CPHR only QHR full lot) 2 1–4	RP883066 RP530 RP532	30/10/2000
Grosvenor Hotel	320 George St, Brisbane	1	RP217755	01/01/2009
J.P.C. (Jenyns Patent Corset) Building	327 George St, Brisbane	6	RP847	01/01/2009
Grosvenor Hotel and Duncalfé & Co extension (former)	332 George St, Brisbane	2, 4 & 5	RP776	01/01/2009
BAFS Building (601825)	331 & 333 George St, Brisbane	7 & 8	RP847	30/10/2000
Duncalfé & Co Building	338 George St, Brisbane	1 & 5	RP 778	01/01/2009
McDonnell & East Ltd Building (600120)	414 George St, Brisbane	1	SP148948	30/10/2000
Langley's Building	440 George St, Brisbane	1 (part)	RP857991	01/01/2009
Royal Bank of Queensland (former)	458–460 George St, Brisbane	1 & 2	RP88494	01/01/2009
Transcontinental Hotel (600122)	468–482 George St, Brisbane	1 2 1	RP85358 B361 RP51625	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
William Jolly Bridge—Grey Street Bridge (601694)	Grey St, Brisbane	1 3 12	RP818264 RP818264 CP852775	30/10/2000
Baroona Special School—Petrie Terrace School (600278)	1 Hale St, Brisbane	654	SL8308	30/10/2000
La Boite Theatre (former) (602171)	69 Hale St, Brisbane	51	RP131767	01/07/2007
Ford's Cottage	205 Hale St, Brisbane	5	RP10683	01/01/2004
Baby Clinic (former)	51 Herschel St, Brisbane	4	B361	01/01/2009
Baptist Church (former)	37 & 39 Judge St, Brisbane	2 & 3	RP817568	01/01/2004
The Brisbane Synagogue (600127)	98 Margaret St, Brisbane	1 2	RP83149 RP96885	30/10/2000
HB Sales Building (600125)	125 Margaret St, Brisbane	2	RP1076	01/01/2004
Watson Brothers Building (600126)	129 Margaret St, Brisbane	12	B118229	01/01/2004
Wenley House—Jewell's Building (600128)	20–30 Market St, Brisbane	1–4 1	RP179235 RP197742	30/10/2000
Mooneys Building (600130)	130 Mary St, Brisbane	504	B118215	30/10/2000
Perkins Wine & Spirit Store (former) (600131)	138 Mary St, Brisbane	505	B118215	30/10/2000
169 Mary Street—Coal Board Building (600132)	169 Mary St, Brisbane	7	B32264	30/10/2000
Naldham House—AUSN House (600133)	193 Mary St, Brisbane	7	RP183618	30/10/2000
Maxwell's Residence (former)	35 Melford St, Brisbane	18 & 19	RP10683	01/01/2004
Chase's House (former)	30 Menzies St, Brisbane	26	RP10666	01/01/2004
John Oxley Memorial Stone, Unknown Pioneers Monument & Riverside Expressway Opening Plaque	100A North Quay, Brisbane	533	SL7828	01/01/2004
First Church of Christ Scientist	273 North Quay, Brisbane	1	RP58922	01/01/2004
Coronation Drive (North Quay) Retaining Wall (600134)	Coronation Drive, between Boomerang St and Eagle Tce, Brisbane (on the river side)	Road Reserve		30/10/2000
Jackson's Granary (former)	8 Petrie Tce, Brisbane	8	RP863010	01/01/2004
Substation No. 4	24 Petrie Tce, Brisbane	48	RP221203	01/01/2004
Petrie Terrace Police Barracks (former) (601894)	25–61 Petrie Tce, Brisbane	5 & 6 2 & 3	RP826295 RP809878	30/10/2000
Lord Alfred Hotel	68 Petrie Tce, Brisbane	1	RP804909	01/01/2004
Victoria Barracks—Military Barracks	83 Petrie Tce, Brisbane	329 343	RP145429 RP145429	30/10/2000
Hardgrave Park	155 Petrie Tce, Brisbane	326	B3215	01/01/2004
Apartments 'Shawn'	172 Petrie Tce, Brisbane	2 & 3	RP10680	01/01/2004
Plaslewydd' (former)	176 Petrie Tce, Brisbane	1	RP10680	01/01/2004
Residences 'Princess Row'	190–198 Petrie Tce, Brisbane	3–5	RP10681	01/01/2004
Terrace Houses 'O'Keefe's Buildings'	226, 228 & 230 Petrie Tce, Brisbane	1–3	SP113050	01/01/2004
Terrace Houses 'Illawarra Buildings'/'Petrie Mansions'	242–246 Petrie Tce, Brisbane	2–4	SP143847	01/01/2004
Residence 'Florence House'	256 Petrie Tce, Brisbane	2	RP190798	01/01/2004
Young's Shop/Residence	59 Princess St, Brisbane	26	RP10681	01/01/2004
Treasury Building—Treasury Casino (600143)	21 Queen St, Brisbane	492	CP855445	30/10/2000
Westpac Bank Building—Bank of New South Wales Building (600154)	33 Queen St, Brisbane	2	RP52526	30/10/2000
ANZ Bank—Trustees Chambers (600157)	43 Queen St, Brisbane	1	RP52526	30/10/2000
Colonial Mutual Chambers (former) (600160)	62 Queen St, Brisbane	3	B3153	30/10/2000
Palings Building (former) (600161)	86 Queen St, Brisbane	1	RP722	30/10/2000
Barry and Roberts Building, York Hotel, Hotel Carlton & Telegraph Building	91 Queen St, Brisbane	41 (part)	RP218420	30/10/2000
Allan and Stark (former)—(Myer Store) (600162)	110 Queen St, Brisbane	1	RP886307	30/10/2000
Allan & Stark (former)—(Miss Brisbane) (600136)	110 Queen St, Brisbane	1	RP886307	30/10/2000
Rutter and Sons (former) (600137)	114 Queen St, Brisbane	21	B3153	30/10/2000
Federal Deposit Bank (former)	115 Queen St, Brisbane	1	RP218420	01/01/2009
Love's Auction Mart (former) (600138)	116 Queen St, Brisbane	12	B118211	30/10/2000
OK Building (former)	117 Queen St, Brisbane	1(part)	SP140690	01/01/2009
Edwards and Chapman (former) (600139)	120 Queen St, Brisbane	13, 14, 23	B3153	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Gaujard and Elson Building (former)	125 Queen St, Brisbane	5	RP516	01/01/2009
Beak House (former)	127 Queen St, Brisbane	1–4	RP517	01/01/2009
Brisbane Arcade (600058)	160 & 166 Queen St, Brisbane 117 & 119 Adelaide St, Brisbane	1–4	RP671	30/10/2000
Hoyts Entertainment Centre—Regent Theatre (600140)	167 Queen St, Brisbane	2	RP49018	30/10/2000
National Australia Bank—National Bank of Australasia (600141)	180 Queen St, Brisbane	1 & 2 1 2	RP677 RP676 RP45859	30/10/2000
David Jones (600142)	196 Queen St, Brisbane	1 & 3 2 & 3 2 3 5	RP697 RP53192 SL12223 RP51471 RP51750	01/01/2004
MacArthur Chambers—AMP Building (600147)	229 Queen St, Brisbane	3	SP139965	30/10/2000
“The Banker” sculpture	260 Queen St, Brisbane	1 (part)	RP119919	01/01/2009
Brisbane General Post Office	261 Queen St, Brisbane	33	RP48556	30/10/2000
Queensland Postal Honour Board for WW1 (inside Post Office Building)	261 Queen St, Brisbane	33	RP48556	30/10/2000
Tram Postal Bags’ Hitching Post (former)	Queen St, Brisbane (outside 261 Queen St)	Road Reserve		01/01/2009
Sir William Glasgow Memorial (602439)	270 Queen St, Brisbane	1	RP127671	01/01/2004
Newspaper House (former)—The Manor Apartments (600150)	289 Queen St, Brisbane	6	B353	30/10/2000
National Mutual Building (former)—Metway Chambers (600151)	299 Queen St, Brisbane	4 & 5	B353	30/10/2000
First World War Honour Board (inside National Australia Bank Building) (600152)	308 Queen St, Brisbane	8–10	RP46027	30/10/2000
National Australia Bank—Queensland National Bank (600153)	308 Queen St, Brisbane	8–10	RP46027	30/10/2000
Queensland Country Life Building (former)—Hill’s Building (600158)	424–426 Queen St, Brisbane	24	RP223377	30/10/2000
Customs House (600156)	427 Queen St, Brisbane	19	RP207927	30/10/2000
Customs House Precinct	427, 427B, 443, 443A, 493E & 501 Queen St, Brisbane	19 650 1 649 482 (part) 922 (part)	RP207927 SP104142 SL805627 CP844970 CP891630 CP899979	12/03/2004
Petrie Bight Retaining Wall (600159)	443–501 Queen St, Brisbane	1 (part) 922 (part) Howard St Road Reserve (part)	SL 805627 CP 899979	30/10/2000
RACQ Buildings (former)	470 Queen St, Brisbane	2 2	RP1102 RP1103	01/01/2009
Hotel Orient (602122)	558 & 560 Queen St, Brisbane	12 & 13	RP864104	30/10/2000
Drydales Chambers (former)	580 Queen St, Brisbane	101 (part)	RP170326	01/01/2009
Victoria Bridge Abutment	Queens Wharf Rd, Brisbane	Road Reserve		01/01/2009
King George Chambers	154–158 Roma St, Brisbane	1 (part), 2 (part) & 3 (part)	RP 84756	01/01/2009
City Electric & Light (CEL) Company junction box	Tank St, Brisbane (outside 414 George St)	Road Reserve		01/01/2009
Turbot House	65 & 65A Turbot St, Brisbane	9 9	RP847 RP853	30/10/2000
Brisbane Fruit & Produce Market/Exchange (former)	71–97 Turbot St, Brisbane	76, 77 14 & 15	B118224 SL11335	01/01/2009
Brisbane Dental Hospital & College (601909)	168 Turbot St, Brisbane	442	SL6565	30/10/2000
King Edward Park & Jacob’s Ladder (includes air raid shelter)	224 Turbot St, Brisbane	461 409 (part)	SL3741 SL1633	01/01/2004
Albert Park air raid shelter south corner (602474)	Upper Albert St near intersection with Wickham Tce, Brisbane	Road Reserve		01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Albert Park air raid shelters north-east corner (602473)	Wickham Tce near intersection with Leichardt St, Brisbane	Road Reserve		01/01/2004
Hellesvere—Eton (600280)	436 Upper Roma St, Brisbane	1	RP50732	30/10/2000
Residence 'Albert Villa'	14 Wellington St, Brisbane	4	RP10688	01/01/2004
Residences 'Hibernia Scotia Terraces'	15 Wellington St, Brisbane	1 & 2	BUP106618	01/01/2004
Terrace houses	25 Wellington St, Brisbane	1-4	GTP602	01/01/2004
Swift's Shop/House	63 Wellington St, Brisbane	20	RP10688	01/01/2004
William Street & Queens Wharf Road retaining walls—North Quay porphyry wall (600135)	William St, Brisbane	Road Reserve		30/10/2000
Department of Primary Industries & Immigration Depot (former) (601093)	99 William St, Brisbane	100	CP898752	30/10/2000
Commissariat Stores (former) (600176)	115 William St, Brisbane	12	B32389	30/10/2000
Pair of Gas Lamps	William St, Brisbane (outside 142 William St)	Road Reserve		01/01/2009
State Library (former)—Museum (600177)	159 William St, Brisbane	10	B31753	30/10/2000
Brookfield				
Brookfield School (part)	24 Boscombe Rd, Brookfield	266 209	SL11959 SL507	01/01/2004
Brookfield General Store & Former Teacher's Residence	546 Brookfield Rd, Brookfield	449	SL12323	01/01/2004
Brookfield Public Hall & Showgrounds	550 Brookfield Rd, Brookfield	328	SL12323	01/01/2004
Anglican Church of the Good Shepherd (601263)	615 Brookfield Rd, Brookfield	1	RP23522	01/01/2004
Brookfield Cemetery	665 Brookfield Rd, Brookfield	341	SL4327	01/01/2004
Gold Creek Reservoir	681C Gold Creek Rd, Brookfield	235	S31395	01/01/2004
The Rafting Ground	2328 Moggill Rd, Brookfield	Reserve 481	L239 M332407	01/01/2004
Moon Memorial Tree Reserve	46 Nioka St, Brookfield	1	RP107531	01/01/2004
Brookfield Uniting Church	2 Upper Brookfield Rd, Brookfield	1	RP76114	01/01/2004
Gramenz Farmhouse & Dairy	7 Upper Brookfield Rd, Brookfield	1 (part)	SP149078	01/01/2005
Bulimba				
Bulimba Army Barracks (Part)	167 Apollo Rd, Bulimba	24	RP813319	01/01/2004
Apollo Road Ferry Terminal & Toilet Block	Apollo Rd (near intersection with Byron St), Bulimba			01/01/2004
19 th Century Residence	49 Bulimba St, Bulimba	164	RP12589	01/01/2004
19 th Century Residence	90 Bulimba St, Bulimba	3 & 4	RP46240	01/01/2004
Residence	3 Coutts St, Bulimba	5	SP167770	01/01/2004
Residence	23 Harrison St, Bulimba	82-84	RP12609	01/01/2004
Bulimba House (600179)	34 Kenbury St, Bulimba	1	RP149791	30/10/2000
19 th Century Residence	40 Oxford St, Bulimba	224	RP12589	01/01/2004
Bulimba Ferry Terminal (602211)	Oxford St, Bulimba	Road Reserve		01/01/2004
Bulimba Memorial Park—Jamieson Park (600180)	129 Oxford St, Bulimba	1 873 41 69 51-53 & 63-65	RP214116 SL11963 RP40640 RP12559 RP12532	30/10/2000
St John's Anglican Church (601174)	171 Oxford St, Bulimba	137 (part) 138 & 139	RP12559	01/01/2004
Bulimba Uniting Church	216 Oxford St, Bulimba	1 4	RP12632 RP12641	01/01/2004
Bulimba State School (601874)	261 Oxford St, Bulimba	862	SL806148	30/10/2000
Naval Cannon	Quay St, in Vic Lucas Park, Bulimba	—	—	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Calamvale				
Calamvale Recreation Hall	2625 Beaudesert Rd, Calamvale	1	RP202969	01/07/2002
Camp Hill				
Residence 'Isleworth'	28 Ashton St, Camp Hill	15 & 16	RP13102	01/01/2004
Foster's Dairy Cottage	38 Ashton St, Camp Hill	20 & 21	RP13102	01/01/2004
Residence 'Yalconggreen'	109 Bennetts Rd, Camp Hill	1	RP80822	01/01/2004
White's Hill Reserve	226 Boundary Rd, Camp Hill	Lookout Site —6, 8 & 10	RP99829	01/01/2004
Anzac Cottage	17 Bovelles St, Camp Hill	26	S312391	01/01/2004
Residence 'St Helens'	13 Ethel St, Camp Hill	4	RP81665	01/01/2004
Residence 'Parooa'	25 Lloyd St, Camp Hill	2	RP64506	01/01/2004
Collin's Residence	46 Lloyd St, Camp Hill	173 & 174	RP13127	01/01/2004
Hitching post & seat	594 Old Cleveland Rd, Camp Hill	Road Reserve		01/01/2004
Duplex	608–610 Old Cleveland Rd, Camp Hill	27 & 28	RP13139	01/01/2004
Methodist Church Hall (former)	626 Old Cleveland Rd, Camp Hill	38–40	RP13139	01/01/2004
Camp Hill School of Arts	642 Old Cleveland Rd, Camp Hill	1	RP129855	01/01/2004
Residence 'Wandoo'	91 Princess St, Camp Hill	30	RP43792	01/01/2004
Chase's Cottage	17 Tarana St, Camp Hill	15	RP13111	01/01/2004
Residence 'Croyde'	84 Watson St, Camp Hill	102,103 & 195	RP13127	01/01/2004
Residence 'Eastholme'	89 Watson St, Camp Hill	152 153	RP70677 RP13127	01/01/2004
Cannon Hill				
WW 2 Igloo	31 Murarrie Road, Cannon Hill	1	RP71977	01/01/2009
Carina				
Flint's Cottage	40 Lunga St, Carina	1	RP73134	01/01/2004
Tram tracks (601839)	Old Cleveland Rd (between Jones Rd & Orwell St), Carina	Road Reserve		01/01/2004
Carindale				
Carina State School	1413 Creek Rd, Carindale	432	SL12560	01/01/2004
Carseldine				
Elliot Farmhouse	112 Graham Rd, Carseldine	3	RP26029	01/07/2002
Residence 'Holy Spirit Centre'	736 Beams Rd, Carseldine (1686 Gympie Rd)	149	RP214968	01/07/2002
Brisbane Mud Springs Park	2 Hawbridge St, Carseldine	10	RP160292	01/07/2002
Chelmer				
St David's Anglican Church	69 Chelmer St East, Chelmer	6 476	SL1396 SL3148	01/01/2004
Residence 'Kawarra'	35 Hanlan St, Chelmer	1–3	RP102137	01/01/2005
Golf Clubhouse (former)	115 Honour Ave, Chelmer	15 & 16	RP29370	01/01/2005
Residence 'Dalmuir'	10 Lama St, Chelmer	1	RP41425	01/01/2005
Camphor Laurels	Laurel Ave, Chelmer (between Twickenham St & Longman Tce)	Road Reserve		01/01/2005
Residence 'Hurlton'	5 Laurel Ave, Chelmer	1, 2 & 3	RP900681	01/01/2011
Chelmer Police College (602340)	17 Laurel Ave, Chelmer	809	SL12371	01/07/2007
Residence 'Floraville'	115 Laurel Ave, Chelmer	2	RP69024	01/01/2005
E.H.F. Swain House (former) (602427)	139 Laurel Ave, Chelmer	162–164	SP163254	01/01/2004
Residence	201 Laurel Ave, Chelmer	2	RP62274	01/07/2005
Residence	29 Longman Tce, Chelmer	7	SP141283	01/07/2005
Residence, 'Pontresina'	66 Longman Tce, Chelmer	4	RP163091	01/01/2005
Chelmer School of Arts (former)	15 Queenscroft St, Chelmer	359	SL8357	01/01/2005
Residence 'Wahgunyah'	24 Victoria Ave, Chelmer	3	RP198810	01/07/2005
Residence 'Glenmore'	20 Verney Rd West, Chelmer	2	SP164386	01/01/2005
Mullen Farmhouse	73 Wharf St, Chelmer	3	RP81777	01/01/2005
Chermside				
Chermside School Building (former) & Arbor Day trees	590 Gympie Rd, Chermside	1	SP150405	01/07/2003
H.M. Wheller Garden Settlement	930 Gympie Rd, Chermside	52 (part)	RP183706	01/07/2003
Vellnagel's Blacksmith shops	992 Gympie Rd, Chermside	3	RP102857	01/07/2002
Marchant Park	1009–1105 Gympie Rd, Chermside	2 1	RP225400 RP165973	01/07/2003

Heritage Place	Address	Lot	Plan	Date of Entry
Chermside Historical Precinct – Former Chermside School – Sandgate Drill Hall – Seascout Hut	384 Murphy Rd, Chermside (Early St)	5 (part)	SP147165	01/07/2003
Chermside Chest Clinic (former)—Prince Charles Hospital Boiler House Chimney	545 Rode Rd, Chermside	3 (Part)	SP106422	01/07/2003
Clayfield				
Residence 'Casa Mara'	138 Adelaide St East, Clayfield	1	RP123237	01/07/2005
Residence 'Tresco'	140 Adelaide St East, Clayfield	1	RP63007	01/01/2005
Residence 'Mardan'	143 Adelaide St East, Clayfield	2	RP103841	01/01/2005
Residence 'Rangemoor'	165 Adelaide St East, Clayfield	3	RP78356	01/07/2005
Fence, formerly part of 'Linstarfield'	92 Alexandra Rd, Clayfield 72 & 82 Enderley Rd, Clayfield (refer also 94, 98 & 102 Alexandra Rd, Ascot)	5–6 14 (part) 10 (part)	RP40502 RP122111 SP136697	01/07/2005
Residence 'Francisca', figs & gateposts	159 Alexandra Rd, Clayfield	7	RP76413	01/01/2005
Residence 'Tressilian'	12 Armagh St, Clayfield	2	RP40133	01/01/2005
Residence 'Cotswold'	19 Batman St, Clayfield	62, 64, & 66	RP34144	01/07/2005
Residence & fence	15–19 Bayview Tce, Clayfield	7 & 8 (part) 1 (part)	RP51330 RP51331	01/07/2005
Eagle Junction State School, Memorial gates, fence & trees	48 Bayview Tce, Clayfield	35–37 & 38 (part) 1 630 (part)	RP34150 RP34170 SL7896	01/07/2005
Former Scots Presbyterian Manse	27 Bellevue Tce, Clayfield	2	RP863880	01/07/2005
Residence	38 Bellevue Tce, Clayfield	4	RP46313	01/01/2005
Flats 'Bellevue Court'	5 Bonney Ave, Clayfield	1	RP51859	01/01/2005
Residence 'Pagoda Villa'	146 Bonney Ave, Clayfield	4	RP45312	01/01/2005
Congregational Church & Hall (former)	221 Bonney Ave, Clayfield	1	RP69313	01/01/2005
Residence 'Ben Nevis'	36 Christian St, Clayfield	5	RP47144	01/07/2005
Residence 'Dalcotta'	19 Craven St, Clayfield	5 & 6	RP40502	01/01/2011
Residence 'Moortangi'	56 Crombie St, Clayfield	1	RP153911	01/07/2005
Enderley Road Heritage Precinct	94 Alexandra Rd, Ascot 98 Alexandra Rd, Ascot 102 Alexandra Rd, Ascot 92 Alexandra Rd, Clayfield 19 Craven St, Clayfield 24 Enderley Rd, Clayfield 32 Enderley Rd, Clayfield 40 Enderley Rd, Clayfield 52 Enderley Rd, Clayfield 57 Enderley Rd, Clayfield 58 Enderley Rd, Clayfield 60 Enderley Rd, Clayfield 63 Enderley Rd, Clayfield 64 Enderley Rd, Clayfield 67 Enderley Rd, Clayfield 71 Enderley Rd, Clayfield 72 Enderley Rd, Clayfield 77 Enderley Rd, Clayfield 82 Enderley Rd, Clayfield 83 Enderley Rd, Clayfield	2 1 11 5 & 6 84 1 & 2 2 4 1 20–22 1 2 18 & 19 13 15–17 13 & 14 14 11 & 12 10 1–4, 9 & 10	RP45826 RP45826 SP136697 RP40502 SP129261 RP42626 SP214861 RP80364 RP181943 RP74383 RP34371 RP72822 RP61821 RP34371 RP122111 RP34371 RP34371 RP34371 RP122111 RP34371 SP136697 RP34371	01/01/2011
Stanley Hall—St Rita's Convent School (600183)	25 Enderley Rd, Clayfield	83	SP129261	30/10/2000
Ralahyne—East View (600182)	40 Enderley Rd, Clayfield	4	RP181943	30/10/2000
Residence	57 Enderley Rd, Clayfield	20–22	RP34371	01/01/2011
'Linstarfield'	64 Enderley Rd, Clayfield	13	RP122111	01/07/2009
Residence 'Girrawheen'	71 Enderley Rd, Clayfield	13 & 14	RP34371	01/01/2011
Residence	77 Enderley Rd, Clayfield	11 & 12	RP34371	01/01/2011
Residence 'Breffiney'	83 Enderley Rd, Clayfield	1–4 9–10	RP34371 RP34371	01/01/2006
Residence 'Springfield'	24 Ford St, Clayfield	38–41	RP19206	01/01/2006
Railway footbridge	between Franz Rd & Alexandra Rd, Clayfield	Rail Corridor		01/01/2005
Residence 'Warley'	24 Franz Rd, Clayfield	7–8	RP50968	01/07/2005
Residence 'Ferguslea'	36 Franz Rd, Clayfield	73	RP56895	01/07/2005

Heritage Place	Address	Lot	Plan	Date of Entry
Residence 'The Coverts'	30 Gregory St, Clayfield	2	RP98067	01/01/2005
Residence 'Elveden'	34 Gregory St, Clayfield	14 & 15	RP34279	01/01/2005
Residence	20 Jolly St, Clayfield	29	RP53903	01/07/2005
Residence	24 Jolly St, Clayfield	1	RP52573	01/01/2005
Residence	30 Jolly St, Clayfield	2	RP52514	01/01/2005
Shop & Residence	278 Junction Rd, Clayfield	26	SP126842	01/01/2005
Kalinga Park & Memorial Gates (602584)	48 Kalinga St, Clayfield	2	RP79439	01/01/2004
	924 Sandgate Rd, Clayfield	54–66	RP33808	
	100 Bertha St, Wooloowin*	1	RP33810	
		2	RP33818	
		1–3	RP33834	
		1	RP852746	
		34	SL311	
	* BCC listed boundary differs to the Queensland Heritage Register boundary and includes these lots	5 11	RP803774 RP77451	
Residence 'Waitara'	30 Liverpool Rd, Clayfield	5	RP75060	01/01/2005
Lyndhurst (601841)	3 London Rd, Clayfield	2	RP61916	01/01/2004
Clayfield House (602452)	8 London Rd, Clayfield	2	RP94278	01/07/2005
Residence 'Lalala'	21 Milne St, Clayfield	1	RP48172	01/01/2005
Residence	22 Norman Pde, Clayfield	5–6	RP34156	01/07/2005
Residence	26 Norman Pde, Clayfield	7 & 8	RP34156	01/01/2005
Residence	51 Norman Pde, Clayfield	2	RP34173	01/07/2005
St Agatha's Catholic Church	52 Oriel Rd, Clayfield	38–40	RP34357	01/01/2004
Residence	71 Oriel Rd, Clayfield	24–26	RP34386	01/01/2005
Residence 'Kent Lodge'	94 Oriel Rd, Clayfield	6 & 7	RP54078	01/07/2005
Scots Presbyterian Memorial Church	7 Queens Rd, Clayfield	1	RP862197	01/01/2005
Telephone exchange	8 Reeve St, Clayfield	1–4 1 & 16	RP33570 RP55223	01/01/2005
Gates & fence of 'Ben Nevis Lodge'	26 Rees Ave, Clayfield	1 (part)	RP173734	01/01/2005
Tram shelter & fig trees	Sandgate Rd Clayfield (between Reeve St & Oriel Rd)	Road Reserve		01/01/2005
Bus shelter	Sandgate Rd (cnr Reeve St), Clayfield	Road Reserve		01/01/2004
Flats 'Hampton Court'	436 Sandgate Rd, Clayfield	6	RP804966	01/07/2005
Shop	462 Sandgate Rd, Clayfield	31 (part)	RP34424	01/01/2005
Flats 'Coraki Court'	464 Sandgate Rd, Clayfield	31 (bal), 32 & 33	RP34424	01/01/2005
Turrawan Private Hospital	641 Sandgate Rd, Clayfield	1–2 (part)	RP44863	01/01/2004
		3 (part)	RP49517	
		2 (part)	RP62556	
Commonwealth Bank (former)	707 Sandgate Rd, Clayfield	1	RP52617	01/01/2005
Residence 'Tarranalma' (600184)	18 Tarranalma Ave, Clayfield	11	RP52854	30/10/2000
St Colomb's Anglican Church & War Memorial	23 Victoria St, Clayfield	3	SP141428	01/01/2005
Second Church of Christ, Scientist Church, Sunday School & Reading Room	21 Vine St, Clayfield	67	RP53025	01/01/2005
Clayfield Memorial School of Arts	32 Wagner Rd, Clayfield	2 (part)	RP86841	01/07/2005
Residence 'Beaufort Hill'	59 Wellington St, Clayfield	3	RP69185	01/01/2005
Coopers Plains				
Coopers Plains Railway Station	Beaton St, Coopers Plains	8	SP129452	01/07/2002
Station United Protestant Church (former)	30 Beaton St, Coopers Plains	12	RP38036	01/01/2004
Wall's Farmhouse	28 Nyleta St, Coopers Plains	2	RP101012	01/01/2004
Coopers Plains State School: 'A' block	61 Orange Grove Rd, Coopers Plains	401	SP132119	01/01/2004
Coorparoo				
Former Tram Stop	Cm Cavendish Rd & Old Cleveland Rd (south–west corner), Coorparoo	Road Reserve		01/07/2005
Coorparoo Railway Station	67 Cavendish Rd, Coorparoo	51 & 54	SP125487	01/01/2005
Brethren Meeting Room	143 Cavendish Rd, Coorparoo	92	RP48949	01/01/2005
Interwar Shop	174 Cavendish Rd, Coorparoo	1	RP124150	01/01/2011
Residence	203 Cavendish Rd, Coorparoo	17	RP13059	01/01/2005
		1	RP42321	

Heritage Place	Address	Lot	Plan	Date of Entry
Coorparoo School of Arts & RSL Memorial Hall—Coorparoo Shire Hall (602054)	208 Cavendish Rd, Coorparoo	310	SL2884	30/10/2000
Coorparoo Gospel Chapel	217 Cavendish Rd, Coorparoo	20 & 21	RP13059	01/07/2005
Coorparoo Fire Station (former) (600569)	219 Cavendish Rd, Coorparoo	870	SL8828	01/07/2007
Residence 'Miegunyah'	227 Cavendish Rd, Coorparoo	4-7	RP13058	01/07/2005
Residence 'Glenena'	236 Cavendish Rd, Coorparoo	2	RP53434	01/01/2004
Residence 'Romaeden'	328 Cavendish Rd, Coorparoo	21	SP107757	01/01/2004
Residence 'Verona'	342 Cavendish Rd, Coorparoo	4 1	RP44091 RP83221	01/01/2004
St Stephen's Anglican Church (former) & Hall	343 Cavendish Rd, Coorparoo	45-46 & 62-64	RP13033	01/07/2005
Residence 'Erica' (former)	388-398 Cavendish Rd, Coorparoo	1-5 1 (part) & 2 (part)	RP13243 RP115527 RP115527	01/01/2004
Loreto College	427 Cavendish Rd, Coorparoo	3 (part)	RP44009	01/01/2004
Bus shelter	Chatsworth Rd (cnr Upper Cornwall St), Coorparoo	Road Reserve		01/01/2004
Bennett's Residence	189 Chatsworth Rd, Coorparoo	18	RP42967	01/01/2004
Tram shelter (former)	Outside 245 Chatsworth Rd (opposite Rossmore Ave), Coorparoo	Road Reserve		01/01/2004
King's Residence	257 Chatsworth Rd, Coorparoo	2	RP83354	01/01/2004
Residence 'Ellensvale'	2 Dowar St, Coorparoo	1	RP90752	01/01/2005
Residence 'Davaar'	6 Dowar St, Coorparoo	259-261	RP12779	01/01/2005
Residence	41 Gladstone St, Coorparoo	2	RP12753	01/07/2005
Residence 'Wynyard'	44 Lade St, Coorparoo	13	RP104565	01/01/2004
Coorparoo Presbyterian War Memorial Church & Hall	12 Letchworth Rd, Coorparoo	44-46	RP43565	01/01/2005
19 th Century Residence 'Garnet Hill'	7 Mackay St, Coorparoo	2	SP126829	01/01/2005
Coorparoo substation No. 210 (602495)	12 Main Ave, Coorparoo	183 (part)	RP12778	01/01/2004
St James' Catholic Church & Presbytery	165 Old Cleveland Rd, Coorparoo	100 (part)	SP122783	01/01/2004
Sullivan's Building	312 Old Cleveland Rd, Coorparoo	1 (part)	RP12727	01/01/2011
Queen Alexandra Home—Hatherton/ Queen Alexandra Home for Children (600185)	347 Old Cleveland Rd, Coorparoo	500	SL811022	30/10/2000
Coorparoo State School	373 Old Cleveland Rd, Coorparoo	501	SL839014	01/01/2005
Brick Duplex 'Hinda'	30 Rialto St, Coorparoo	1-3	BUP6550	01/01/2005
Coorparoo Bowls Club	32 Riddings St, Coorparoo	56 1	SL4245 RP107835	01/01/2011
Residence 'The Haven'	75 Shakespeare St, Coorparoo	866	SL8054	01/01/2005
Villa Nova College	34 Sixth Ave, Coorparoo	1 2	SP111384 SP126822	01/07/2005
Neilson's Cottage	1222 Stanley St East, Coorparoo	460	RP61509	01/01/2004
Mecklenburg's Cottage	149 Temple St, Coorparoo	21	SP154588	01/01/2004
19 th Century Residence 'Thrushton'	401 Upper Cornwall St, Coorparoo	2 & 3	RP53091	01/01/2005
Residence	437 Upper Cornwall St, Coorparoo	3	RP54455	01/07/2005
Coorparoo Uniting Church & Hall	9 York St, Coorparoo	1-3 67 & 68	RP58436 RP13075	01/01/2005
Corinda				
'Monkton' (601170)	7 Ardoyne Rd, Corinda	41	RP88368	01/07/2009
Francis Lookout (602441)	157 Dewar Tce, Corinda	1	RP29713	01/01/2004
Residence	186 Dewar Tce, Corinda	1	RP155605	01/01/2005
Trotter Farmhouse	21 Edmondson St, Corinda	201	RP129257	01/01/2005
Residence	11 Hall Ave, Corinda	2	RP29660	01/01/2005
Residence	46 Hilda St, Corinda	25	RP29566	01/01/2005
Residence	101 Lynne Grove Ave, Corinda	1	RP90707	01/01/2005
Residence	151 Lynne Grove Ave, Corinda	11	RP133467	01/07/2005
Residence 'Hardeen'	103 Martindale St, Corinda	1	RP119881	01/01/2011
Corinda Library	641 Oxley Rd, Corinda	143 3	RP29566 RP29567	01/01/2004
Residence	62 Ruthven St, Corinda	71 & 72	RP29566	01/01/2005
Residence	58 Scott St, Corinda	2 67	RP156739 RP29556	01/01/2005

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Deagon				
Residence	71 Loftus St, Deagon	25	RP29254	01/01/2004
Doolandella				
Avenue of mango trees	839 Blunder Rd, Doolandella	1 (part)	RP61390	01/01/2004
Dutton Park				
Boggo Road Gaol: No 2 Division—State Prison for Women (601033)	150 Annerley Rd, Dutton Park	205	SL809188	30/10/2000
Wall remnant	151 Annerley Rd, Dutton Park	21 (part)	RP12289	01/01/2005
Gair Park (602429)	181 Annerley Rd, Dutton Park	248	B3335	01/01/2004
South Brisbane Cemetery (602406)	21 Fairfield Rd, Dutton Park (181A Annerley Rd)	217 526 526 & 527	M31122 B3382 B3402	01/01/2004
Tram shelter (former)	Gladstone Rd (near cnr of Bower St), Dutton Park	Road Reserve		01/01/2004
Dutton Park	359 Gladstone Rd, Dutton Park	409	SP172161	01/01/2004

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Eagle Farm				
Eagle Farm Pumping Station	818–830 Kingsford Smith Dve, Eagle Farm	53–58 1	RP33804 RP146034	01/01/2004
Allison Testing Stands (former) (602329)	116 Lamington Ave, Eagle Farm	30	RP895254	01/07/2007
Eagle Farm Women's Prison & Factory Site (600186)	116 Lamington Ave, Eagle Farm	30	RP895254	30/10/2000
Second World War Hangar No. 7 (601007)	116 Lamington Ave, Eagle Farm	30	RP895254	30/10/2000
WWII Igloos	104 Lavarack Ave, Eagle Farm	826	SL3370	01/07/2009
East Brisbane				
19 th Century Brick Cottage	17 Burlington St, East Brisbane	183	RP11234	01/01/2005
Anzac Cottage	36 Burlington St, East Brisbane	230	SL838	01/01/2005
Anzac Cottage	42 Burlington St, East Brisbane	232	SL838	01/01/2005
Woolloongabba Rotary Park (air raid shelter)	64 Fisher St, East Brisbane	1 (part)	RP841280	01/01/2004
19 th Century Residence	21 Geelong St, East Brisbane	64	RP11228	01/01/2005
Real Park	33 Heath St, East Brisbane	240–243	RP11234	01/01/2005
Residence 'Kitawah' (601023)	59 Heath St, East Brisbane	2	RP74283	01/01/2004
Eskgrove Villa—Belvedere/Ashgrove/Eskgrove Cottage/Grey Eagles (600187)	56 Laidlaw Pde, East Brisbane	3	RP11011	30/10/2000
19 th Century Residence	57 Latrobe St, East Brisbane	169	RP11228	01/01/2005
La Trobe (600188)	58 Latrobe St, East Brisbane	1	RP181475	30/10/2000
Mowbray Park & East Brisbane War Memorial—Riversdale (600189)	38, 60, 78 Lytton Rd, East Brisbane	49 & 50 1	B123411 RP147592	30/10/2000
Hanworth Home for the Aged—The Hospice (601026)	109 Lytton Rd, East Brisbane	4–8 1	RP11078 RP11080	30/10/2000
Canning Bridge & Reserve	186 Lytton Rd, East Brisbane 3 & 4 Wynnum Rd, Norman Park Lytton Rd Road Reserve (bridge)	Road Reserve 709		01/01/2004
Pumping station	186 Lytton Rd, East Brisbane	286	SL2560	01/01/2005
Forsyth's Ropewalk (former)	65 Manilla St, East Brisbane 13 Mowbray Tce, East Brisbane (private lane running parallel to Manilla St)	3 10 (part) 0 (part) 6–7 (part)	SP105366 SP126030 SP130882 SP126030	01/01/2005
Mowbraytown Presbyterian Church Group (601219)	22–28 Mowbray Tce, East Brisbane	46–49	RP11228	30/10/2000
Residence 'Scotby'	59 Mowbray Tce, East Brisbane	25–27	RP11452	01/07/2005
Wilhemina Park	66 Mowbray Tce, East Brisbane	290–296	RP11228	01/01/2005
Residence 'Fairholme'	77 Mowbray Tce, East Brisbane	1	RP93170	01/01/2005
Residence 'Haroldtown'	80 Mowbray Tce, East Brisbane	104 & 105	RP11234	01/07/2005
St Benedict's Catholic Church	81 Mowbray Tce, East Brisbane	2–4	RP11455	01/01/2004
19 th Century Residence 'Eulamere'	87 Mowbray Tce, East Brisbane	1	SP129727	01/01/2005
19 th Century Residence 'Eridge' or 'Masterton'	91 Mowbray Tce, East Brisbane	8–10	RP11455	01/07/2005
Uniting Church (former)	20 Norman St, East Brisbane	182 & 183	RP11520	01/01/2005
Anglican Church Grammar School	39–79 Oaklands Pde, East Brisbane	38 (part) 9 (part) 1 (part) 2 (part) 1 (part) 2 (part)	RP11090 RP11086 RP11248 RP11248 B3514 RP11256	01/01/2011
Hester Villa (600190)	58 Stafford St, East Brisbane	192–194	RP11228	30/10/2000
Classic Cinema (602214)	963 Stanley St, East Brisbane	112 & 113	RP11503	01/01/2004
Lord Stanley Hotel	994 Stanley St East, East Brisbane	5	RP193159	01/01/2005
Caswell Street Pumping Station	1015 Stanley St East, East Brisbane	1	RP65734	01/01/2004
Anglican Church of St Paul	554 Vulture St East, East Brisbane	2	RP92861	01/01/2004
Residence 'Eastwood'	622 Vulture St, East Brisbane	13–15	RP11469	01/01/2005
East Brisbane State School (601476)	90 Wellington Rd, East Brisbane	2 3 & 4	B3250 B3364	30/10/2000
Substation No. 75 (Energex)	93 Wellington Rd, East Brisbane	1 & 2	RP76342	01/07/2005
Eight Mile Plains				
St Johns Lutheran Church	24 Levington Rd, Eight Mile Plains	1	RP169907	01/01/2004
Hughesville (600191)	2497 Logan Rd, Eight Mile Plains (15 San Mateo Blvd)	30	SP173631	30/10/2000
United Protestant Church	17 Millers Rd, Eight Mile Plains	1	RP37382	01/01/2004

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Enoggera				
Residence 'Plympton'	26 Bond St, Enoggera	1-4	RP45586	01/01/2005
Residence 'Greenhaven'	11 Gizeh St, Enoggera	26	RP46474	01/01/2005
Residence 'Letty Katts'	12 Gizeh St, Enoggera	1	RP47689	01/01/2005
Enoggera Scout Hall	95 Hurdcotte St, Enoggera	2 (part)	RP18399	01/01/2011
Gallipoli Barracks Magazine Complex— Enoggera Barracks Magazine Complex, K33-37, K12, K16, K18-19, K41	Inwood Rd, Gallipoli Army Barracks, Enoggera	349	S3127	30/10/2000
Residence 'Killarney' (600194)	9 Laurel St, Enoggera	47-49	RP18369	30/10/2000
All Saints Chapel (F31)—Enoggera Barracks School of Musketry	431 Lloyd St, Gallipoli Army Barracks, Enoggera	410	S3127	30/10/2000
QHC (Queensland Housing Commission) (former) Brick Residence	1 Millen St, Enoggera	2	SP139422	01/01/2005
QHC (Queensland Housing Commission) (former) Brick Residence	3 Millen St, Enoggera	3	SP139422	01/01/2005
Gallipoli Barracks Small Arms Store— Enoggera Barracks Small Arms Store	Murray Ave, Gallipoli Army Barracks, Enoggera	428	S3127	30/10/2000
Gallipoli Army Barracks	300 Samford Rd, Enoggera	436,437 (part), 427 (part)	S3127	01/01/2005
St John the Baptist Catholic Church (former)	133 South Pine Rd, Enoggera	1 (part) & 2 (part)	SP186467	01/01/2004
Enoggera State School	239 South Pine Rd, Enoggera	1052	SP137336	01/07/2005
Residence 'Ivanhoe'	288 South Pine Rd, Enoggera	4-6	RP58781	01/07/2005
Enoggera Memorial Hall	349 Wardell St, Enoggera	41 & 42	RP20262	01/01/2005
Enoggera Reservoir				
Enoggera Reservoir—dam embankment, associated structures and memorial jacaranda tree (602458)	36 & 50 Mt Nebo Rd, Enoggera Reservoir	3-4	SP167641	01/01/2004
Slab Hut Farm (600329)	847 Mt Nebo Rd, Enoggera Reservoir	4	RP116112	30/10/2000
Everton Park				
Murphy's Dairy Residence	50 Ashmore St, Everton Park	88	RP72156	01/07/2003
Poultney Residence	24 Cutbush Rd, Everton Park	1	SP109040	01/07/2003
Everton Workers Cottage	30 Fallon St, Everton Park	2	RP87362	01/07/2003
Carter's Piggery Residence	720 South Pine Rd, Everton Park	2	RP107719	01/07/2003

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Fairfield				
19 th Century Residence	135 Brougham St, Fairfield	38	RP65419	01/01/2005
19 th Century Residence	20 Castle St, Fairfield	2	RP68603	01/07/2005
Bus shelter	Fairfield Rd (in front of 229 Fairfield Rd, near Ashby St), Fairfield	Road Reserve		01/01/2004
Ferny Grove				
Ferny Grove Primary School original school building structure	26 Finvoy St (cnr Archdale and McGinn), Ferny Grove	971	SP152551	01/07/2007
Fig Tree Pocket				
Lone Pine Koala Sanctuary	708 Jesmond Rd, Fig Tree Pocket	138 (part) 139 (part)	S31111	01/01/2004
Forest Lake				
Homestead Park	9 & 65 Atherton Cres, Forest Lake	48 409	RP838399 RP841182	01/01/2011
Fortitude Valley				
Residence	23 Agnes St, Fortitude Valley	3	RP9818	01/01/2011
Residence 'Italia'	27 Agnes St, Fortitude Valley	3	RP9819	01/01/2011
Residence	31 Agnes St, Fortitude Valley	1	RP9819	01/01/2011
Maternal & Child Welfare Clinic (former)	112 Alfred St, Fortitude Valley	1	RP9755	30/10/2000
RACQ Building (former) (600080)	501 Ann St, Fortitude Valley	501	RP890729	30/10/2000
Former 'Catholic Leader' Building	545 Ann St, Fortitude Valley	11 & 12	RP8530	01/01/2011
All Hallows' Convent & School—Adderton (Convent) (600200)	547 Ann St, Fortitude Valley	18–26 1 5 9 & 14 383 2 1–3 & 23–35	RP8531 RP8534 B12342 RP42517 SL11665 RP43446 RP116467	30/10/2000
T C Beirne Warehouse (former)	644 Ann St, Fortitude Valley	13	RP909744	30/10/2000
Holy Name Cathedral site (600208)	586 & 592 Ann St, Fortitude Valley (Gipps St, Fortitude Valley)	5 (part) & 6 (part)	MCP106963	30/10/2000
Shops	677 Ann St, Fortitude Valley	6–7	RP8825	01/01/2011
Nineteenth century shop	678 Ann St, Fortitude Valley	1	SP198092	30/10/2000
Finlay and Sons Shops and Workshop (former)	679 Ann St, Fortitude Valley	4–5	RP8825	01/01/2011
Nineteenth century commercial building	680 Ann St, Fortitude Valley	3	SP193209	30/10/2000
Apothecaries Hall (former)	690 Ann St, Fortitude Valley	2	SP193210	30/10/2000
Bragg's Bakery (former)	694 Ann St, Fortitude Valley	1	SP193207	30/10/2000
Tyrrell House	697 Ann St, Fortitude Valley	1	RP69240	01/01/2010
Shannon's Building	717 Ann St, Fortitude Valley	1–2	RP8841	01/01/2011
Fortitude Valley Post Office—Fortitude Valley Post & Telegraph Office (600198)	740 Ann St, Fortitude Valley	21	RP909220	30/10/2000
The Osbourne Hotel	766 Ann St, Fortitude Valley	3	RP145995	01/01/2011
Graphics House	887 Ann St, Fortitude Valley	1	RP9271	30/10/2000
W M Haughton & Co Ltd Woolstore (former)	1059 Ann St, Fortitude Valley	1	RP73330	30/10/2000
Doggetts Cottage (600258)	33 Arthur St, Fortitude Valley	9	RP8955	30/10/2000
Post Office (former)	192 Arthur St, Fortitude Valley	39	RP9237	30/10/2000
Early Brick Cottage	193 Arthur St, Fortitude Valley	62 & 72	RP9237	30/10/2000
Police Residence (former)	194 Arthur St, Fortitude Valley	40	RP9237	30/10/2000
Police Station (former)	196 Arthur St, Fortitude Valley	41	RP9237	30/10/2000
Telephone Exchange	21 Ballow St, Fortitude Valley	20	RP909220	01/01/2011
McWhirters Motor Garage (former)	51–53 Ballow St, Fortitude Valley	3 1 (part)	RP9641 RP9644	30/10/2000
Rosy Cafe	122 Barry Pde, Fortitude Valley	58	RP46062	30/10/2000
Plumridge Ltd, Building No 2	166 Barry Pde, Fortitude Valley	48	RP901878	01/01/2011
Plumridge Ltd, Building No 1	188 Barry Pde, Fortitude Valley	50	RP913064	01/01/2011
Glad Tidings Tabernacle	237, 237A, 239 & 239A Barry Pde, Fortitude Valley	23, 24, 30 & 31	RP44192	30/10/2000
Story Bridge—Jubilee Bridge (includes Air Raid Shelters) (600240)	Bradfield Highway (Kangaroo Point), Fortitude Valley			30/10/2000
Trails Ltd Ice and Cold Stores	99 Bridge St, Fortitude Valley	2	RP196276	01/01/2011
Valley State School (former) (602136)	89, 95 & 99 Brookes St, Fortitude Valley	1–3	SP128822	30/10/2000

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Gregory Place & Gregory Hall—Fortitude Valley Wesleyan Church & Church Hall (600204)	116–120 Brookes St, Fortitude Valley	1–3	SP166740	30/10/2000
Fortitude Valley Police Station (601168)	119 Brookes St, Fortitude Valley	25	B32119	30/10/2000
Holy Trinity Rectory (600201)	141 Brookes St, Fortitude Valley	4	RP221815	30/10/2000
Holy Trinity Church (600202)	141 Brookes St, Fortitude Valley	4	RP221815	30/10/2000
Holy Trinity Parish Hall (600203)	141 Brookes St, Fortitude Valley	4	RP221815	30/10/2000
‘Hazelwood Court’, apartments & shop	1 Brunswick St, Fortitude Valley	2	SL836138	01/01/2004
Bell Brothers Building	57 Brunswick St, Fortitude Valley	15	RP10550	01/01/2004
Joyful News Mission Hall (former)	136 Brunswick St, Fortitude Valley	8	RP9727	30/10/2000
Masonic Temple (former)	149 Brunswick St, Fortitude Valley	60	RP9780	30/10/2000
Shamrock Hotel	186 Brunswick St, Fortitude Valley	11	RP9741	30/10/2000
Valley Fiveways Building	187 Brunswick St, Fortitude Valley	19	SL11669	01/01/2011
Set of Brick Shops	188 Brunswick St, Fortitude Valley	1	RP9748	01/01/2011
Foresters’ Hall (former)	211 Brunswick St, Fortitude Valley	2	RP42031	30/10/2000
See War & Co Chinese Merchants building (former)	225 Brunswick St, Fortitude Valley	1	RP9773	30/10/2000
Valley Twin Cinema	226 Brunswick St, Fortitude Valley	3	RP9744	30/10/2000
Tranberg House	233 & 235 Brunswick St, Fortitude Valley	2 & 3	RP9773	30/10/2000
Royal George Hotel & Ruddle’s Building—Ruddle’s Corner (601248)	323 Brunswick St, Fortitude Valley	1 1 3	RP9544 RP9547 RP9549	30/10/2000
CBS Building (former)	336 Brunswick St & 676 Ann St, Fortitude Valley	2 4	RP56707 RP9585	30/10/2000
Empire Hotel (600199)	339 Brunswick St, Fortitude Valley	1	RP65475	30/10/2000
Truth and Sportsman Building (former)	351 Brunswick St, Fortitude Valley	2	SP113539	30/10/2000
Rollinson Building	356 Brunswick St, Fortitude Valley	2	RP8824	01/01/2011
Carroll’s Corner	368 Brunswick St, Fortitude Valley	694 1	B12347 RP8835	01/01/2011
Dixon & Sons Building (former)	381 Brunswick St, Fortitude Valley	469	SL3996	30/10/2000
Empire Office Furniture	420 Brunswick St, Fortitude Valley	60 (part)	SP139799	30/10/2000
J Morgan and Co (former)	430 Brunswick St, Fortitude Valley	1	RP8921	30/10/2000
Corbett’s Grocery Store (former) (601022)	446 Brunswick St, Fortitude Valley	3	RP8921	30/10/2000
Lennin’s Grocery Store (former)	454 Brunswick St, Fortitude Valley	1	RP8923	30/10/2000
Tobacco Factory (former) (Facade)	455 Brunswick St, Fortitude Valley	1 (part)	MCP106259	30/10/2000
Potters Gallery—Primitive Methodist Church (former) (600206)	483 Brunswick St, Fortitude Valley	7	RP186413	30/10/2000
Melrose Villa (former)	490 Brunswick St, Fortitude Valley	88	RP8955	30/10/2000
Flats ‘Axan’	508 Brunswick St, Fortitude Valley	3	RP8955	01/01/2005
La Scala—Craig Athol (600207)	517 Brunswick St, Fortitude Valley	1	RP8586	30/10/2000
Residence—Bonney Place (former)	16 Church St, Fortitude Valley	5	RP889505	30/10/2000
Coniston Lane	Coniston Lane, Fortitude Valley	Between 2 2	SP198103 & SP113539	01/01/2011
Defiance Flour Mill (former)	101, 105 & 109 Constance St, Fortitude Valley	25–27	RP9680	30/10/2000
Pole Residence (former)	132 Constance St, Fortitude Valley (37 Alfred St, Fortitude Valley)	19 & 20	RP9718	30/10/2000
TC Beirne Building (601395)	28 Duncan St, Fortitude Valley	10	RP884455	30/10/2000
King Edward Chambers (former)	35–37 Duncan St, Fortitude Valley 155 Wickham St, Fortitude Valley	4 5 6	RP9524 RP9525 RP9526	30/10/2000
Residence	27 Gipps St, Fortitude Valley	5	RP9497	30/10/2000
New England Motor Company (former)	110 Gotha St, Fortitude Valley 148 Barry Pde, Fortitude Valley	51 & 52	RP47036	30/10/2000
Tourist Private Hotel Motel	555 Gregory Tce, Fortitude Valley	1	RP54097	30/10/2000
Lawless Grocery Store (former)	49 James St, Fortitude Valley	1	RP46992	30/10/2000
Queen Arms Hotel	62 James St, Fortitude Valley	22 3	RP9243 RP163080	30/10/2000
Corner Shop	67 James St, Fortitude Valley	45	RP8955	30/10/2000
Corner Shop	69 & 71 James St, Fortitude Valley	1 & 2	RP41292	30/10/2000
19 th Century Residence	21 Light St, Fortitude Valley	2	RP10007	30/10/2000

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Stewart and Hemmant's Clothing Factory (former)	6 McLachlan St, Fortitude Valley	13	RP47078	30/10/2000
Alexander Stewart & Sons Warehouse (former)	8 & 8A McLachlan St, Fortitude Valley	11 9	RP42517 RP47078	30/10/2000
Bulolo Flats	9 McLachlan St, Fortitude Valley	1	RP74932	30/10/2000
Morgan and Wacker (former)	12 McLachlan St, Fortitude Valley	2	SP127516	30/10/2000
Loyal Hope of the Valley	50 Morgan St, Fortitude Valley	1	RP8859	30/10/2000
St Patrick's Church (600210)	58 Morgan St, Fortitude Valley	2	SP100024	30/10/2000
Overells Lane	Overells Lane, Fortitude Valley	1	RP42342	01/01/2011
Prospect Street	30, 34, 38, 40, 42, 44, 46, 48 & 50 Prospect St, Fortitude Valley	3, 5, 7–13	RP10013	30/10/2000
Villa Maria	167–173 St Pauls Tce, Fortitude Valley 116–130 Gotha St, Fortitude Valley 119–123 & 127–139 Warren St, Fortitude Valley	1–4, 6 & 10 1 & 2 8, 10, 14, 16, 18, 20 & 22 1 & 2 1 & 3	RP9830 RP9825 RP9456 RP9826 RP9832	30/10/2000
McDonald's Bakery (former)	365 St Pauls Tce, Fortitude Valley	12	RP9741	01/01/2011
Set of Flats 'Donegal'	426 St Pauls Tce, Fortitude Valley	4	RP9723	01/01/2011
Residence	434 St Pauls Tce, Fortitude Valley	1	RP9723	30/10/2000
Jubilee Hotel (600211)	464–468 St Pauls Tce, Fortitude Valley	32–34	RP9713	30/10/2000
Valley Presbyterian Church & School (former)	25 & 27 Warner St, Fortitude Valley	8 & 9	RP806838	30/10/2000
McWhirters Bulk Store (former)	45–47 Warner St, Fortitude Valley	1 2	RP9643 RP9614	30/10/2000
Bethlehem Lutheran Church (former)	115 & 115A Warren St, Fortitude Valley	60 & 61	RP46062	30/10/2000
Keating's Bread Factory (former)	36 Warry St, Fortitude Valley	2	RP221701	01/01/2004
Dent's Cottage	136 Warry St, Fortitude Valley	1	RP74243	01/01/2004
Henry Roberts Building	264a Water St, Fortitude Valley	6	RP41858	01/01/2004
Water Street Army Depot (former)	342 Water St, Fortitude Valley	1	RP42507	01/01/2004
Bomb Shelters (former)	Wickham and East St, Fortitude Valley	8 1 (part)	RP889505 SP189102	30/10/2000
Centenary Place (602442)	85 Wickham St, Fortitude Valley	378	SL8118	30/10/2000
Melrose's shop (former)	130 Wickham St, Fortitude Valley	3	RP9469	30/10/2000
Baden Powell House	132 & 134 Wickham St, Fortitude Valley	1 & 2	RP9469	30/10/2000
Oxlade Bros	136 Wickham St, Fortitude Valley	4	RP9471	30/10/2000
Hooper's shop (former)	138 Wickham St, Fortitude Valley	3	RP9471	30/10/2000
K2	140 Wickham St, Fortitude Valley	2	RP9471	30/10/2000
Carrington Chambers (former)	143 Wickham St, Fortitude Valley	5	RP45495	30/10/2000
Kathmandu	144 Wickham St, Fortitude Valley	1	RP113042	30/10/2000
BAFS (former)	146 & 152 Wickham St, Fortitude Valley	1 & 2	RP9479	30/10/2000
Lyric Continuous Picture Show (former)	173A–175A Wickham St, Fortitude Valley	5 3 1	RP9530 RP9532 RP9553	30/10/2000
English, Scottish & Australian Bank (former)	190 Wickham St, Fortitude Valley	2	RP9534	30/10/2000
Muller Brothers Building (former)	194 & 196 Wickham St, Fortitude Valley	4 & 5	RP9541	30/10/2000
McGeehin & Co Building (former)	198, 200 & 202 Wickham St, Fortitude Valley	1–3	RP9541	30/10/2000
Swift's Building (former)	201 Wickham St, Fortitude Valley	1	RP866213	30/10/2000
Maher's Chambers	206 Wickham St, Fortitude Valley	1	RP132472	30/10/2000
Prince Consort Hotel (600212)	230 Wickham St, Fortitude Valley	6	RP88557	30/10/2000
Overell Building (former)	250 Wickham St, Fortitude Valley	2 (part) 5 (part) 6 (part)	M333125 RP9618 RP9618	30/10/2000
Myers House	253, 263 & 265 Wickham St, Fortitude Valley	2–4	RP9616	30/10/2000
ACB Drapers (former)	282 Wickham St, Fortitude Valley	2	RP64242	30/10/2000
Cast iron columns	Footpath in front of 302–304A Wickham St, Fortitude Valley	Road Reserve		30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Wickham Hotel (600213)	308–314 Wickham St, Fortitude Valley	1, 2, 7 & 8	RP55074	30/10/2000
John McGrath Motors Pty Ltd (former)	324 Wickham St, Fortitude Valley 70 Constance St, Fortitude Valley	1 3	RP69269 RP69269	30/10/2000
Valley Baths (facade only)	408–424 Wickham St, Fortitude Valley	29 30	SL12328 B32290	30/10/2000
A E Griffiths Service Station	608 Wickham St, Fortitude Valley	2	RP170912	30/10/2000
McWhirters Marketplace—McWhirters & Son Ltd (600214)	Wickham St, Fortitude Valley	201	SP141363	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Gaythorne				
Wunderlich Display Home (former)	10 Duke St, Gaythorne	4	RP45318	01/01/2005
Wunderlich Display Home (former)	16 Duke St, Gaythorne	3 (part)	RP45318	01/01/2005
Wunderlich site (former) Gateposts & one set Gates	51 Prospect Rd, Gaythorne (located in Bellevue Ave opposite 37, 75 & Pendine St)	1	RP18791	01/07/2005
Station Master's House (former)	35 Station Ave, Gaythorne	33 & 34	RP20248	01/01/2005
Geebung				
Gerns Factory's Residence	39 Buhot St East, Geebung	2	RP26134	01/07/2003
Gordon Park				
St Carthage's School building (former)	139 Aberdeen Tce & 119A & 121A Beaconsfield Tce, Gordon Park	(Part of) 137–139	SL1463	01/01/2004
Residence	29 Jack St, Gordon Park	2	RP112813	01/01/2004
Graceville				
Beth–Eden—Verney (600215)	85 Bank Rd, Graceville (19 Bell Tce)	2	RP96922	30/10/2000
Christ the King Roman Catholic Church	12 Churchill St, Graceville	253–255	RP29388	01/01/2004
Residence	161 Graceville Ave, Graceville	1	RP187044	01/01/2005
Central Buildings, Walter Taylor	327 Honour Ave, Graceville	4,5 & 6	RP77403	01/07/2005
Shop–residence, Walter Taylor	335 Honour Ave, Graceville	66	RP72641	01/07/2005
Residence	17 Kew Rd, Graceville	2	RP98181	01/01/2005
Graceville Railway Station	110 Long St, Graceville	2 (part) 432 453 43 (part)	RP146564 SL2637 SP114928 SP129996	01/01/2011
Brick War Service Home	15 Magee St, Graceville	87 & 88	RP29439	01/01/2005
Brick War Service Home	27 Magee St, Graceville	93 & 94	RP29439	01/01/2005
Brick War Service Home	39 Magee St, Graceville	99 & 100	RP29439	01/01/2005
Residence 'The Gables'	15 Molonga Tce, Graceville	1 & 2	RP111309	01/01/2005
Graceville Memorial Park	173 Oxley Rd, Graceville	2 3	RP70795 SL600	01/01/2004
Uniting Church Graceville (601584)	205–215 Oxley Rd, Graceville (1–5 Addison Rd)	299–301 303–306 1	RP29388 RP29388 RP47636	30/10/2000
Residence	8 Rakeevan Rd, Graceville	2	RP72641	01/01/2005
Bulk store	11 Rakeevan Rd, Graceville	3	RP77403	01/01/2005
Brick War Service Home	27 Strong Ave, Graceville	1	RP141411	01/01/2005
Brick War Service Home	51 Strong Ave, Graceville	1	SP158513	01/01/2005
Residence 'Roslin Villa'	196 Verney Rd East, Graceville	2	RP67200	01/07/2005
Sherwood Scout Hall	16 Young St, Graceville	1	RP153028	01/01/2005
Grange				
Corner Shop	197 Days Rd, Grange	1	RP46482	01/01/2004
Wilston State School	51 Inglis St, Grange	81	SL3453	01/01/2004
Residence	79 Primrose St, Grange	1 1	RP57260 RP96341	01/01/2005
Greenslopes				
Tram shelter (former)	Near 80 Chatsworth Rd, Greenslopes	Road Reserve		01/01/2003
Residence	80 Chatsworth Rd, Greenslopes	2	RP107039	01/01/2003
Greenslopes Baptist Church & Hall	43 Dunellan St, Greenslopes	1	RP136864	01/01/2003
Salvation Army Hall (former)	3 Ellis St, Greenslopes	272	RP12958	01/01/2005
Australian Red Cross Centre	55 Headfort St, Greenslopes	123 124 125	RP46067 RP46067 RP46067	01/01/2003
Residence	15 Jordan St, Greenslopes	1	RP92121	01/01/2003
Coorparoo Police Station	19 Knowsley St, Greenslopes	877	S151828	01/01/2005
Thomason Building	273 Logan Rd, Greenslopes	207 (part)	RP12942	01/01/2011
Stones Corner Post Office	303 Logan Rd, Greenslopes	300 (part)	SP141272	01/01/2011
Commonwealth Bank	310 Logan Rd, Greenslopes	17	RP54715	01/07/2005
Penny's Building (former)	357 Logan Rd, Greenslopes	1 (part)	RP900992	01/01/2011
Greenslopes State School & Mural	571 Logan Rd, Greenslopes	533	SL4712	01/01/2003
Fig Tree	Near 634 Logan Rd, Greenslopes	Road Reserve		01/01/2003

Heritage Place	Address	Lot	Plan	Date of Entry
Greenslopes Private Hospital <ul style="list-style-type: none">• original section of the main administration building• chapel• designated section of the former World War II ward to the south-west of the administration building• original bus shelter on Newdegate St	83 Nicholson St, Greenslopes	1 (part)	SP138370	01/01/2003
Langlands Park	31 Panitya St, Greenslopes	1	RP58986	01/01/2004

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Hamilton				
Toorak House (600216)	28 Annie St, Hamilton	2	RP154140	30/10/2000
St Cecilia's Catholic Church & school	30 College St, Hamilton	339–347 & 376–380	RP33619	01/01/2005
Presbytery and Sisters of Mercy Convent (former)	40 College St, Hamilton	348–350, 369–375	RP33619	01/01/2004
'Spring Cottage'	40 Crescent Rd, Hamilton	1	RP109025	01/01/2004
Residence 'Yelan'	100 Crescent Rd, Hamilton	4	RP50174	01/01/2004
Residence 'Blainsleigh'	122 Crescent Rd, Hamilton	4 & 5	RP47013	01/01/2004
Residence	20 Dickson Tce, Hamilton	9 & 10 1	RP33501 RP33510	01/01/2004
Residence 'Wunkoo'	27 Eblin Dve, Hamilton	1	RP47743	01/01/2004
Residence 'Eldernell'	39 Eldernell Tce, Hamilton	1	RP98597	01/01/2004
Lange Powell's Residence	50 Eldernell Tce, Hamilton	48–50	RP33541	01/01/2004
Residence 'Lochiel' (601965)	6–10 Hillside Cres, Hamilton	11 & 12	SP130725	30/10/2000
Residence 'Marie Ville'	16 Hillside Cres, Hamilton	3	RP51111	01/07/2005
Residence 'Lindenoe'	70 Hillside Cres, Hamilton	16–19	RP33517	01/01/2004
Residence 'Eden Court'	71 Hillside Cres, Hamilton	15	RP856960	01/01/2004
Residence 'Albermarle'	77 Hillside Cres, Hamilton	9	RP44272	01/01/2004
Residence 'Ruhamah'	23 Killara Ave, Hamilton	12–15 10 4	RP33660 RP33662 RP34747	01/01/2004
Residence 'Burnage'	31 Killara Ave, Hamilton	5	SP140458	01/01/2004
Cameron Rocks Reserve	79 Kingsford Smith Dve, Hamilton	1196	M331185	01/01/2004
Residence 'El Nido' (602390)	194 Kingsford Smith Dve, Hamilton	1	SP101533	01/01/2004
Residence 'Greystaines' (602551)	240 Kingsford Smith Dve, Hamilton	11–13	RP75866	01/07/2007
Residence 'Blair Lodge'	242 Kingsford Smith Dve, Hamilton	1 & 2	RP79589	01/01/2004
Hamilton retaining wall No. 1	Kingsford Smith Dve (between Riverview Tce & Quarry St), Hamilton	Road Reserve		01/01/2004
Hamilton retaining wall No. 2	Kingsford Smith Dve (from Crescent Rd running approx. 200m west), Hamilton	Road Reserve		01/01/2004
Bus shelter	Kingsford Smith Dve (opposite Crescent Rd), Hamilton	Road Reserve		01/01/2004
Residence 'Katanga'	25 Langside Rd, Hamilton	5	RP42192	01/01/2004
Residence	26 Langside Rd, Hamilton	3	RP42754	01/01/2004
Residence 'Woolahra' (600217)	1 Lexington Tce, Hamilton	4 & 5	RP53277	30/10/2000
Berrimilla and Porphyry Gates	66 Markwell St, Hamilton	5	RP33663	01/01/2004
Cremorne (600218)	34 Mullens St, 27 & 30 Quarry St, & 29 Prospect Tce, Hamilton	1 & 2 3 10	SP111295 RP58441 RP810788	30/10/2000
Hamilton State School	71 Oxford St, Hamilton	287–296 303–312	RP33618	01/01/2004
Residence 'Euralla'	24 Prospect Tce, Hamilton	4	RP166869	01/01/2004
Palma Rosa—Sans Souci (600219)	9 Queens Rd, Hamilton	1079	SL7837	30/10/2000
'Cooksley House'	18 Queens Rd, Hamilton	41–43 1 4	RP33558 RP33560 RP47387	01/01/2004
Hamilton Town Hall (former) (602444)	36–42 Racecourse Rd, Hamilton	12–15	RP33654	01/01/2004
Flats/duplex	51 Racecourse Rd, Hamilton	109	RP54257	01/01/2004
St Augustine's Anglican Church Precinct	56 Racecourse Rd, Hamilton	1 1 2 & 3 22 1 & 2	RP33669 RP33672 RP33673 RP52072 RP55992	01/01/2004
Residence 'Fairy Meadow'	55 Riverview Tce, Hamilton	3	RP33669	01/01/2004
Residence 'Doniel'	73 Riverview Tce, Hamilton	1	RP54116	01/01/2004
Crosby House	19 Royal Tce, Hamilton	72	RP826169	01/01/2004
Residence	76 Winchester St, Hamilton	140 & 141	RP33618	01/01/2004
Residence 'St Ronans'	38 Windermere Rd, Hamilton	6 & 7	RP33587	01/01/2004
Residence	79 Windermere Rd, Hamilton	10 & 11	RP34744	01/01/2004
Residence 'Bayuda'	91 Windermere Rd, Hamilton	1–4	RP33658	01/01/2004
Residence 'Killara'	92 Windermere Rd, Hamilton	1	RP78695	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Residence 'Wai-ita'	120 Windermere Rd, Hamilton	47-50	RP33675	01/01/2004
Residence	132 Windermere Rd, Hamilton	2	SP139848	01/01/2004
Hawthorne				
19 th Century Residence	35 Amy St, Hawthorne	55 & 56	RP12476	01/01/2004
Brethren's Meeting Room	62 Balmoral St, Hawthorne	2	RP57863	01/01/2004
19 th Century Residence	142 Barton Rd, Hawthorne	4	RP58390	01/01/2004
Residence	156 Barton Rd, Hawthorne	5-7	RP12491	01/01/2004
Hawthorne Ferry Terminal & Hardcastle Park (602212)	28 Gordon St (between Malcolm St & Scott St), Hawthorne	212-224	RP12486	01/01/2004
Residence 'Halcyon'	46 Hawthorne Rd, Hawthorne	11 17	SP146475 SP161291	01/01/2004
Lourdes Hill College	96 Hawthorne Rd, Hawthorne	86 (part)	SP120692	01/01/2004
Hawthorne Presbyterian Church (former)	159 Hawthorne Rd, Hawthorne	159	RP861434	01/01/2004
19 th Century Residence	25 Virginia Ave, Hawthorne	267 & 268	RP12476	01/01/2004
Hemmant				
Anning Monument (Boer War Memorial)— Hemmant Boer War Memorial (600220)	Corner Boonoo St & Hemmant— Tingalpa Rd, Hemmant	1	SL2423	30/10/2000
6 (390) Australian Anti-Aircraft Battery (601353)	214-228 Fleming Rd, Hemmant (& 274 Fleming Rd, Tingalpa)	3, 4 (part) 6	SP118579 RP72122	01/01/2004
Hemmant State School & Dumbarton (602382)	56 Hemmant—Tingalpa Rd, Hemmant	404	SL9235	01/01/2004
Hemmant Christian Community Church— Tingalpa Wesleyan Methodist Church (former) (600221)	69 Hemmant—Tingalpa Rd, Hemmant	2	RP32937	30/10/2000
Hendra				
Residence 'Ardon'	27 Bowley St, Hendra	3	RP77318	01/01/2004
Glengariff—Dura (600222)	5 Derby St, Hendra	87-90	RP33701	30/10/2000
Residence 'Inspice'	70 Zillman Rd, Hendra	1	RP47914	01/01/2005
Herston				
Bowen Bridge & approach walls	Bowen Bridge Rd (between Gregory Tce & Herston Rd), Herston	Road Reserve		01/01/2004
Brisbane General Hospital Precinct (601903)	40 Bowen Bridge Rd, Herston	544	SP119375	01/07/2002
Bus shelter	Near 169 Butterfield St, Herston	Road Reserve		01/07/2002
Residence 'Auchenreoch'	172 Butterfield St, Herston	2	RP43323	01/07/2002
Nurses' Homes, Royal Brisbane Hospital— Lady Lamington Nurses' Home (600223)	Herston Rd, Herston	544	SP119375	30/10/2000
Victoria Park Golf Course	223 Herston Rd, Herston 77 Victoria Park Rd, Herston 290 Gilchrist Ave, Herston	3-5	SP150633	01/01/2004
University of Queensland Medical School (601167)	288 Herston Rd, Herston	398	B3825	30/10/2000
Victoria Park Golf Clubhouse (former) (602034)	309 Herston Rd, Herston	2	SP150633	30/10/2000
Highgate Hill				
Residence 'Rochemount' or 'Tarong'	14-20 Blakeney St, Highgate Hill	28-31	RP54801	30/10/2000
Residence 'Franklin Villa'	35 Brighton Rd, Highgate Hill	2	RP11762	01/07/2002
Residence	81 Dornoch Tce, Highgate Hill	2	RP58203	01/07/2002
Residence 'Cleona'	100 Dornoch Tce, Highgate Hill	1	RP11806	01/07/2002
Residence 'Kinauld' (600225)	116 Dornoch Tce, Highgate Hill	8-10	RP11781	30/10/2000
Residence 'Carinya'	117 Dornoch Tce, Highgate Hill	3	RP66450	01/07/2002
Residence 'Lutmis'	121 Dornoch Tce, Highgate Hill	5	RP59482	01/07/2002
Residence 'Glenview'	132 Dornoch Tce, Highgate Hill	4	RP59602	01/07/2002
Residence	147 Dornoch Tce, Highgate Hill	1 & 2	RP12103	01/07/2002
Torbreck (601256)	182 Dornoch Tce, Highgate Hill	5 & 6 2 2-4	RP11731 RP97619 RP99272	01/01/2004
Fire hydrant	191 Dornoch Tce, Highgate Hill	Road Reserve		01/01/2004
Residence 'Merkara'	11 Franklin St, Highgate Hill	43	RP11750	30/10/2000
Residence 'Allawah'	17 Franklin St, Highgate Hill	41	RP11750	30/10/2000
Residence 'Eversly'	21 Franklin St, Highgate Hill	39	RP11750	30/10/2000
Residence 'Orana'	21 & 23 Gladstone Rd, Highgate Hill	2 & 3	RP11722	30/10/2000
Highgate Hill Reservoir	113 Gladstone Rd, Highgate Hill	24	RP12100	01/01/2004

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Carmel Court	3 Hampstead Rd, Highgate Hill	1	RP52313	30/10/2000
Residence 'Wairuna' (600226)	27 Hampstead Rd, Highgate Hill	2	RP128637	30/10/2000
Highgate Hill Park	94 Hampstead Rd, Highgate Hill	9-14 & 21	RP11732	01/07/2002
Residence 'Barne'	1 & 3 Marly St, Highgate Hill	46 & 47	RP11767	30/10/2000
Residence	25 Sexton St, Highgate Hill	1	RP115282	30/10/2000
Residence 'Lanark'	11 Westbourne St, Highgate Hill	18 & 19	RP11724	01/01/2005
Residence 'Le Jardin'	15 Westbourne St, Highgate Hill	22 23	RP97254 RP11724	01/07/2002
Front Fence Remnant from 'Tarong'	19, 23 & 27 Westbourne St, Highgate Hill	1-3	RP54801	01/07/2002
Holland Park				
Holland Park State School	137 Abbotsleigh St, Holland Park	46	SL1623	01/01/2003
Trolleybus shelter (former)	Cavendish Rd (close to Cavendish Rd State High School), Holland Park	Road Reserve		01/01/2003
Brisbane Mosque	309 Nursery Rd, Holland Park	130 & 131	RP13270	01/01/2003
Mt Thompson Memorial Gardens & Crematorium: West Chapel, Columbarium No. 1 & Area No. 1, Columbarium No. 2 & stairs, 1946 Entrance road, 2 concrete storage bays	329 Nursery Rd, Holland Park	40	RP224283	01/01/2004
Holland Park West				
Tram shelter No. 2 (former)	Near 830 Logan Rd (opposite Birdwood St intersection), Holland Park West	Road Reserve		01/01/2003
Holland Park Hotel	935 Logan Rd, Holland Park West	11 2	RP146764 RP56059	01/01/2003
Residence 'Glindemann Farmhouse'	1118 Logan Rd, Holland Park West	1	CP895616	01/01/2003
Tram shelter No. 3 (former)	Near 1167 Logan Rd, Holland Park West	Road Reserve		01/01/2003

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Indooroopilly				
War Memorial—Keating Park	5 Belgrave Rd, Indooroopilly	394 1	SL7744 RP149325	01/07/2002
Jacobi Residence (former)	39 Blackstone St, Indooroopilly	46	RP86549	01/01/2011
Residence	70 Clarence Rd, Indooroopilly	148–151	RP23457	01/07/2002
Residence	188 Clarence Rd, Indooroopilly	4	RP78790	01/07/2002
Residence 'Tighnabruaich' (600229)	203 Clarence Rd, Indooroopilly	195	SP113021 & Easement A on SP113021	30/10/2000
Walter Taylor Bridge—Indooroopilly Toll Bridge (600181)	Coonan St, Indooroopilly	Road Reserve		30/10/2000
Residence	90 Coonan St, (cnr. Allwood St), Indooroopilly	434	SL6664	01/07/2002
Residence 'Greylands' (600230)	47 Dennis St, Indooroopilly	2 47	RP23405 RP23406	30/10/2000
Church	2 Finney Rd, Indooroopilly	2	SL11985	01/07/2002
Residence	100 Goldieslie Rd, Indooroopilly	5 & 6	RP803072	01/07/2002
Thomas Park Bougainvillea Gardens	151 Harts Rd, Indooroopilly	2	RP149808	01/01/2004
St Lucia Golf Course	296 Indooroopilly Rd, Indooroopilly	882–884 850, 862 & 896 2 1 1 1 3 1–2 & 4 1 1 1 & 2 2 & 4 2 & 4 3 1 1 885–891 & 893 1 & 3–5	RP40783 SL1909 RP65420 RP43716 RP43715 RP43714 RP64896 RP23347 RP43712 RP43711 RP23349 RP83143 RP55137 RP23347 RP43713 RP67569 RP40783 RP65420	01/01/2004
St Andrew's Church Hall—Indooroopilly Church of England Sunday School (600231)	72 Lambert Rd, Indooroopilly	2	RP890228	30/10/2000
Ferry ramp	12 Radnor St, Indooroopilly	1	RP112010	01/01/2005
Church	80 Station Rd, Indooroopilly	1	RP125703	01/07/2002
Residence 'Keating House' (602057)	10 Westminster St, Indooroopilly	72 1 Road Reserve	RP92148 RP227057	30/10/2000
Nudgee Junior College	109 Witton Rd, Indooroopilly	1	RP152326	01/07/2002
Albert Bridge (600232)	Brisbane River between Indooroopilly & Chelmer	13 2 292 42	SP108539 SP108545 SP129994 SP129995	30/10/2000

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Kangaroo Point				
Naval Stores (Former)—Naval Brigade Stores (600239)	34 Amesbury St, Kangaroo Point	2 1	RP98491 RP98490	30/10/2000
Raymond Park (West) air raid shelter (602478)	94 Baines St, Kangaroo Point	1	RP56067	01/07/2007
Story Bridge—Jubilee Bridge (includes Air Raid Shelters) (600240)	Bradfield Highway, Kangaroo Point (also Fortitude Valley)			30/10/2000
Early Brick Residence	28 Bromley St, Kangaroo Point	1	RP56664	01/07/2005
Early Brick Residence	67 Bromley St, Kangaroo Point	4	RP11359	01/07/2005
Workers Cottages	35 Cairns St, Kangaroo Point	38	SP190814	30/10/2000
Residence	37 & 37A Cairns St, Kangaroo Point	1 & 2	RP10930	30/10/2000
72A Cairns Street Substation	72A Cairns St, Kangaroo Point	381	SL8851	30/10/2000
Evans Deakin Dry Dock (former)	78 Cairns St, Kangaroo Point 44 Ferry St, Kangaroo Point	301 18	SL06/49933 SL12489 RP880216	30/10/2000
Shafston House—Ravenscott (600241)	23 Castlebar St, Kangaroo Point	10	RP135198	30/10/2000
Ferry Shed at the end of Holman Street (602445)	116 Holman St, Kangaroo Point	1	B3124	30/10/2000
Alpha Cottage	127 Lambert St, Kangaroo Point	1 345	RP56566 SL7145	30/10/2000
Residence 'Thorncliff'	162 Lambert St, Kangaroo Point	1	RP78596	01/07/2003
Residence (600242)	9 Leopard St, Kangaroo Point	1-4, 6-9	RP11332	30/10/2000
19 th Century Residence 'Rockfield'	19 Leopard St, Kangaroo Point	10-12	RP11332	01/01/2005
St Joseph's Convent (former)	24 Leopard St, Kangaroo Point	1	SP174777	01/07/2005
Residential Terraces 'Ningwood'	37 Leopard St, Kangaroo Point	1-3	GTP2321	01/01/2005
St Joseph's Church, School & Presbytery	44 Leopard St, Kangaroo Point	23 (part)	RP11165	01/01/2004
Wesley Uniting Church	48 Linton St, Kangaroo Point	25-27 & 32-34 1 & 2	RP11335 RP57592	01/01/2004
19 th Century Brick Cottage	54 Linton St, Kangaroo Point	1	RP62208	01/01/2005
19 th Century Residence	56 Llewellyn St, Kangaroo Point	10	RP11145	01/01/2005
Cliffside Apartments (601650)	76 Lower River Tce, Kangaroo Point	1 & 2	RP45018	01/01/2004
Air Raid Shelter (former)	Main St (along from the corner with River Tce), Kangaroo Point	Road Reserve		01/01/2004
'Yungaba' (600245)	102 Main St, Kangaroo Point	1 & 254 325 2 255	CP900757 SP138356 RP52456 B3867	30/10/2000
Carroll House	184 Main St, Kangaroo Point	16	RP183653	30/10/2000
Story Bridge Hotel	200 Main St, Kangaroo Point	10-12	RP51550	30/10/2000
Dr. Wright's Residence—Sunnyside (601810)	255 Main St, Kangaroo Point	3	RP10899	30/10/2000
Silverwells (600243)	261-267 Main St, Kangaroo Point	1 & 2	RP10899	30/10/2000
Police Lock-up (former)	301 Main St, Kangaroo Point	314	SL800312	30/10/2000
Kangaroo Point Cliffs (602400)	379 Main St, Kangaroo Point 34 Amesbury St, Kangaroo Point 29 River Tce, Kangaroo Point 75 River Tce, Kangaroo Point 77 Lower River Tce, Kangaroo Point & Road Reserve between Ellis St & Leopard St, Kangaroo Point	2 1 2 223 236 403 Road Reserve	RP151482 RP98490 RP98491 SL5130 SL1009 SL806415	01/01/2004
St Marys Anglican Church (600244)	433, 447 & 449 Main St, Kangaroo Point	1 & 2 2	RP11000 RP86492	30/10/2000
Residence	634 Main St, Kangaroo Point	1	RP70730	01/01/2005
Pineapple Hotel	706 Main St, Kangaroo Point	1	RP11366	01/07/2005
Semi Detached Residences	38 Mark Lane, Kangaroo Point	3	RP862245	01/07/2005
Residence	15 Quinton St, Kangaroo Point	4	RP11382	01/01/2005
Scott Street Flats (601171)	2 Scott St, Kangaroo Point	1	RP52569	01/01/2004
Residence 'Leckhampton' (600246)	69 Shafston Ave, Kangaroo Point	10	RP216531	30/10/2000
Water Police Residence (former)	11 Thornton St, Kangaroo Point	291	SL5711	30/10/2000
Early Brick Cottage	64 Toohy St, Kangaroo Point	3	RP11359	01/07/2005

Heritage Place	Address	Lot	Plan	Date of Entry
St Nicholas Russian Orthodox Cathedral (600358)	330–344B Vulture St, Kangaroo Point	1 2 2 2 2	RP11188 RP41313 RP68870 RP99240 RP99746	30/10/2000
Residence	23 Walmsley St, Kangaroo Point	1	RP11151	01/01/2005
Raymond Park (East) Air Raid Shelter (602479)	184 Wellington Rd, Kangaroo Point	2	RP124661	01/01/2004
Residence	36 Wharf St, Kangaroo Point	9	RP10796	01/07/2003
Kedron				
Pill Residence	12 Childers St, Kedron	2	RP151935	01/07/2003
Residence 'Delamore'	82 Cremorne Rd, Kedron	28 & 29	RP26088	01/07/2003
Residence 'Craigie Knowe'	21 Dawn St, Kedron	44	RP71539	01/07/2003
Church of Christ & Ministry Centre	217–221 Gympie Rd, Kedron	21–24	RP26121	01/07/2003
Lutwyche Cemetery & Sextant's Residence	418 Gympie Rd, Kedron	753	SL8480	01/07/2003
Tram shelter (former)	418 Gympie Rd, Kedron	753	SL8480	01/07/2003
Kedron Uniting Church (former)	9 Ninth Ave, Kedron	270	RP899419	01/07/2003
Kedron State School 'B' & 'C' Blocks	16 Ninth Ave, Kedron	337–352 366–381	RP25049	01/07/2003
Tram shelter (former)	127 Stafford Rd, Kedron	Road Reserve		01/07/2003
Kedron Shire Quarry Face & Stone Crusher (former)	41 Turner Rd, Kedron	3 24–28 58, 59, 73–76 & 79	RP47807 RP26080 RP26078	01/07/2003
St Theresa and St Anthony's Parish Hall	66 Turner Rd, Kedron	1–4	RP26078	01/07/2003
St Anthony's Catholic School	77 Turner Rd, Kedron	1 15	RP47807 RP26085	01/07/2003
Franciscan Friary (former) & fence	92 Turner Rd, Kedron	1 (part)	RP114548	01/07/2003
Kelvin Grove				
Gona Barracks (former) (601966)	3, 7, 12, 25 & 26 Gona Pde & 11 Musk Ave, Kelvin Grove	1, 2, 3, 5, 903 & 904	SP151277	01/07/2002
Normanby Bridge	Kelvin Grove Rd, over Enoggera Creek, between Hulme & Thurlow Sts, Kelvin Grove	Road Reserve		01/01/2004
McCaskie Park	137 Kelvin Grove Rd, Kelvin Grove	556 & 557	SP133445	01/07/2002
Kelvin Grove Police Station (former)	227 Kelvin Grove Rd, Kelvin Grove	351	SP106527	01/07/2002
A.M.A. House—BMA House	188 L'Estrange Tce, Kelvin Grove	20	RP868936	30/10/2000
Student Residences QUT Campus (602235)	95 & 107 Musk Ave, Kelvin Grove	19 20	SP157809 SP157087	01/07/2002
QUT Campus 'A Block'	149 Victoria Park Rd, Kelvin Grove	341 (part)	SP176155	01/01/2004
Kelvin Grove High School	205 Victoria Park Rd (cnr L'Estrange Tce), Kelvin Grove	277	SP106586	01/07/2002
Landscaped Precinct 2 (602196) Marshall Park	Corner Victoria St along Kelvin Grove Rd, Kelvin Grove	662	SL8744	01/07/2002
Landscaped Precinct 1 (602196)	Road Reserve, Traffic Islands adjacent to Fiveways, Normanby, Kelvin Grove Rd, Kelvin Grove	Road Reserve		01/07/2002
Landscaped Precinct 3—includes air raid shelter (602196)	Road Reserve, corner of Prospect Tce & Kelvin Grove Rd, Kelvin Grove	Road Reserve		01/07/2002
Kenmore				
Residence 'Kenmore Park'	8 Acworth St, Kenmore	10	RP146799	01/07/2007
Kenmore War Memorial	2/9A Brookfield Rd, Kenmore	418	SL12534	01/01/2004
Kenmore Uniting Church	982 Moggill Rd, Kenmore	2–4	RP108088	01/01/2004
Keperra				
Residence	755 Samford Rd, Keperra	8 & 9	RP56025	01/01/2005
Kholo				
Bell's Farm	Kholo Rd, Kholo	4	SP106158	20/02/2004

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Kuraby				
Railway footbridge & rail turning around lines	1380 Beenleigh Rd, Kuraby	101	SP122199	01/01/2004
Residence	1454 Beenleigh Rd, Kuraby	2	RP42178	01/01/2004
Wally Tate Park	Beenleigh Rd, (between Besline St & Warrigal Rd), Kuraby	38	SP130744	01/01/2004
Residence (Mock Tudor)	56–60 Shuttleworth St, Kuraby	1 2 (part)	SP173998 SP173998	01/01/2004

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Lake Manchester				
Dam Wall & Suspension Bridge	Lake Manchester	149	S311960	20/02/2004
Meteorology Station & Employees' Residence	637 Lake Manchester Rd, Lake Manchester	1	RP31238	20/02/2004
Public Hall and Caretaker's Cottage	667 Lake Manchester Rd, Lake Manchester	1	RP31237	20/02/2004
Lota				
Lota Sanitary Depot (former) & BCC Pound Residence, (Melaleuca Environmental Park)	34 Herbert St, Lota	241 & 244–246 4 34–42 25–62 & 75–104 1 1 362	RP33221 RP69950 RP33224 RP33230 RP201640 RP201642 SL11114	01/01/2004
Manly—Lota Presbyterian Church	137 Oceana Tce, Lota	1–4	RP33169	01/01/2004
Lota House—Edwin Marsden Tooth Memorial Home (600247)	162 Oceana Tce, Lota	62	RP839534	30/10/2000
Lutwyche				
Bus Shelter (Bradshaw Park)	Bradshaw St, Lutwyche	Road Reserve		01/01/2004
Catholic Presbytery	69 Chalk St, Lutwyche	2	RP68192	01/01/2004
Residence 'Conon' (600346)	29 Conon St, Lutwyche	2	RP86282	30/10/2000
Residence	16 Fuller St, Lutwyche	8	RP19310	01/01/2004
Wallace Place (Air raid shelter) & fig tree (602486)	Cnr Lutwyche Rd, Stoneleigh St & Truro St, Lutwyche	Road Reserve		01/01/2004
Crown Hotel	452 Lutwyche Rd, Lutwyche	1	SP166924	01/01/2004
Brisbane Christadelphian 'Old Paths' Ecclesia	456 Lutwyche Rd, Lutwyche	11 & 12	RP80005	01/01/2004
Wooloowin State School (601565)	663 Lutwyche Rd, Lutwyche	1287	SL6752	30/10/2000
St Andrew's Anglican Church	673 Lutwyche Rd, Lutwyche	15 & 16 2	RP19452 RP43858	01/01/2004
Kedron Park Hotel	695 Lutwyche Rd, Lutwyche	1 & 2 1	RP50858 RP108676	01/01/2004
Residence 'Killila' (602070)	100 Stoneleigh St, Lutwyche	56 & 57	RP19057	01/01/2004
Blind Soldier's House	52 Wesley St, Lutwyche	27	RP64390	01/01/2004
Lytton				
Fort Lytton (600248)	160 South St, Lytton	116	NPW564	30/10/2000
Lytton Quarantine Station (former) (601347)	160 South St, Lytton	116	NPW564	01/01/2004
Lytton Hill—Signal Hill (601366)	50 Pritchard St, Lytton & 509 Wynnum Nth Rd, Wynnum (on Caltex Oil Refinery Site)	1 2	RP226381 RP123275	01/01/2004
WWII Anti-aircraft battery	50 Pritchard St (on Caltex Oil Refinery Site), Lytton	1	RP226381	01/01/2004

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Manly				
Stone retaining wall	Corner Cambridge Pde & Carlton Tce, Manly	Road Reserve		01/01/2004
Manly War Memorial—Manly Dam (600249)	184 Carlton Tce, Manly	2	RP177899	30/10/2000
Manly State School	89 Ernest St, Manly	429	SL9450	01/01/2004
Manly Retaining Wall—The Great Wall of Manly (602039)	Cnr Falcon & Wellington St, Manly	Road Reserve		30/10/2000
Residence (601904)	150 Kingsley Tce, Manly	475–477	RP33018	01/01/2004
Manly–Lota RSL Sub–Branch Hall	184 Melville Tce, Manly	498 & 499	RP33018	01/01/2004
Sisters of Presentation Convent	26 Oceana Tce, Manly	1 64–69 89 & 90	RP180758 RP33032 RP33032	01/01/2004
Wall & gardens	474–494 Royal Esplanade, Manly	Road Reserve		01/01/2004
Residence	551 Royal Esplanade, Manly	5–7 3–5 & 7	RP33160 RP102330	01/01/2004
Manly West				
Bunya Trees	Manly Rd (near intersection with John St), Manly West	Road Reserve		01/01/2004
Residence 'Burwells'	10 Preston Rd, Manly West	0	GTP1481	01/01/2004
Roles Hill Reservoirs	30 Preston Rd, Manly West	1	RP44294	01/01/2004
Milton				
Milton State School	36 Bayswater St, Milton	56	SL2186	01/07/2002
Fig Tree	Cnr Bayswater/Haig & Thomas Sts, Milton	Road Reserve		01/07/2002
Cook Terrace—Milton Terrace (600250)	249 Coronation Dve, Milton	1–6	SP112007 & Common Property on SP110861	30/10/2000
Christ Church (600252)	16 Hale St, Milton (3 & 9 Chippendall St)	594 & 595 1030 596 & 598	SL11109 SL12720 RP227050	30/10/2000
Porphyry wall	27 Heussler Tce, Milton	3	RP19538	01/07/2002
Milton House (600253)	50 McDougall St, Milton	5	RP217071	30/10/2000
Castlemaine Perkins Brewery	185 Milton Rd, Milton	35 (part)	SL805565	01/07/2002
Old Bishopsbourne (St Francis' Theological College & Chapel) (600254) (600255)	233 Milton Rd, Milton	2 55	RP83847 RP53733	30/10/2000
Tram shelter (former)	Footpath along north side of Milton Rd, near Hale St, Milton	Road Reserve		01/07/2002
Shop/Residence	14 Park Rd, Milton	92	RP18374	01/01/2004
Mitchelton				
St Matthew's Anglican Church—Grovely Church (600256)	35 Church Rd, Mitchelton	1 2 5	RP20083 RP20084 RP20085	30/10/2000
Redemptorist Monastery (former)	46 Church Rd, Mitchelton	61 (part)	RP96702	01/01/2005
Residence	10 Corvi St, Mitchelton	10	RP74257	01/01/2005
Good Shepherd Home (former)	48 Prospect Rd, Mitchelton	1 (part)	SP154913	01/07/2005
Bus shelter	Samford Rd (opposite Suez St), Mitchelton	Road Reserve		01/01/2004
Police Station & Constables' Residence (former)	543 Samford Rd, Mitchelton	1405	S151821	01/01/2005
Our Lady of Dolours Church	600 Samford Rd, Mitchelton 7 Suez St, Mitchelton	1 & 2	RP43226	01/07/2005
Mitchelton Infants School (former)	671 Samford Rd, Mitchelton	1	RP18834	01/07/2005
Residence	71 St Helens Rd, Mitchelton	1	RP230194	01/01/2005
Moorooka				
Tram shelter	Beaudesert Rd (near intersection with Ipswich Rd, inbound side), Moorooka	Road Reserve		01/01/2004
Substations & Transformer	43 Beaudesert Rd, Moorooka	507	SL1195	01/07/2005
Moorooka State School & trees	274 Beaudesert Rd, Moorooka	595	SP118822	01/01/2005
19 th Century Residence	11 Blackburn St, Moorooka	33–35	RP37845	01/01/2005
Residence	9 Errington St, Moorooka	11	RP55265	01/01/2004
Moorooka Police Station	54 Hamilton Rd, Moorooka	1249	SL570	01/01/2005

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St Brendan's Catholic Church	27 Hawtree St, Moorooka	177–187	RP37845	01/01/2009
Sanitarium Office Building	951 Ipswich Rd, Moorooka	2 (part)	SP118578	01/01/2005
Lutheran Church (former)	14 Sherley St, Moorooka	2	SP176581	01/07/2005
Moreton Island				
Cape Moreton Light Station (600257)	Cape Moreton, Moreton Island	1, 2 & 4 36 528	CP893832 NPW662 NPW663	30/10/2000
Navy Signal Station Fort Cowan (former) (601097)	25 Dorothy Newnham St, Cowan Cowan, Moreton Island	406	C9562	30/10/2000
Fort Cowan Cowan (602559)	30 Jessie Wadsworth St, Cowan Cowan, Moreton Island	46 111	C9562 USL20220	01/01/2009
Morningside				
Bus/Tram Shelter (former)	Wynnum Rd (close to corner of Bennetts Rd, outside Bulimba Cemetery, Morningside)	Road Reserve		01/01/2004
Commonwealth Acetate of Lime Factory (former) (602465)	82 Colmslie Rd, Morningside	6	RP201432	01/01/2009
Anzac Cottage	63 Ison St, Morningside	21	M332173	01/01/2004
Morningside State School	67 Pashen St, Morningside	534	SL5865	01/01/2004
Balmoral Fire Station (601530)	105 Pashen St, Morningside	1	RP72800	30/10/2000
Rossiter's House	50 Rossiter St, Morningside	1	RP77166	01/01/2011
Morningside Uniting Church	39–43 Thynne Rd, Morningside	382–383	RP12846	01/01/2004
Iglesia Adventita Espana—Morningside Spanish Seventh Day Adventist Church	424 Wynnum Rd, Morningside	82 & 83	RP12840	01/01/2004
Balmoral Cemetery	441 Wynnum Rd, Morningside	2	RP13274	01/01/2004
Balmoral Park (includes Scout & Guides halls, Bowls Club & AA Battery)	481 Wynnum Rd, Morningside	1 2 1	CP852759 CP894302 CP882322	01/01/2004
Morningside (air raid shelter) (602481)	580 Wynnum Rd (cnr Thynne Rd), Morningside	791	SL9030	01/01/2004
Morningside School of Arts	590 Wynnum Rd, Morningside	792	SL9030	01/01/2004
Ernie Taylor's Residence (former)	694 Wynnum Rd, Morningside	7	RP809252	01/01/2011
Anglican Church of the Ascension	702–710 Wynnum Rd, Morningside	291–292 (part)	RP12846	01/01/2011
Mt Coot-tha				
Mt Coot-tha Forest (602446)	Sir Samuel Griffiths Drive, Mt Coot-tha	8 1 3 11 1&2 1290–1294 865–867 942–944 1079 1–21 23 946	RP203445 RP868488 SL5657 RP42789 RP20605 S31624 S311380 S311380 SL5015 RP20772 RP20772 S311352	01/07/2005
Mt Coot-tha Lookout & Kiosk—One-Tree-Hill (601564)	Sir Samuel Griffith Dve, Mt Coot-tha	1079 1	SL5015 RP99072	30/10/2000
Mt Crosby				
Residence	1 Brady Crt, Mt Crosby	26	RP904287	20/02/2004
Residence	2 Brady Crt, Mt Crosby	13	RP904287	20/02/2004
Residence	4 Brady Crt, Mt Crosby	14	RP904287	20/02/2004
Residence	6 Brady Crt, Mt Crosby	15	RP904287	20/02/2004
Residence	10 Brady Crt, Mt Crosby	16	RP904287	20/02/2004
Residence	16 Brady Crt, Mt Crosby	19	RP904287	20/02/2004
Residence	18 Brady Crt, Mt Crosby	20	RP904287	20/02/2004
Residence	20 Brady Crt, Mt Crosby	21	RP904287	20/02/2004
Holt's & Cameron Hill Reservoir & Filtration Plant	35, 75 & 97 Lake Manchester Rd, Mt Crosby	1 1 1	RP103514 RP25257 RP25268	20/02/2004
Shift Operator's House at Holt's Hill Plant	97 Lake Manchester Rd, Mt Crosby	1	RP103514	20/02/2004
Holt's Hill Entrance Avenue Trees	Holt's Hill Plant, 97 Lake Manchester Rd, Mt Crosby	1	RP103514	20/02/2004
Mt Crosby High Level Reservoir	49 & 97 Stumers Rd, Mt Crosby	1 2	RP25253 RP25243	20/02/2004

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Mt Crosby Low Level Treatment Works	Mt Crosby Road, Mt Crosby	1	RP25253	20/02/2004
Burrows House & Fig Tree	570 Mt Crosby Rd, Mt Crosby	2	RP133804	20/02/2004
Old Mt Crosby State School School room building	655 Mt Crosby Rd, Mt Crosby	156	SP104165	20/02/2004
Old Mt Crosby State School Residence	655 Mt Crosby Rd, Mt Crosby (adjacent Mt Crosby Autistic Unit)	156	SP104165	20/02/2004
Mt Crosby General Store & Post Office	659 Mt Crosby Rd, Mt Crosby	1	RP67132	20/02/2004
Residence (Cottage No 129)	663 Mt Crosby Rd, Mt Crosby	9	RP904286	20/02/2004
Residence (Cottage No 130)	667 Mt Crosby Rd, Mt Crosby	12	RP904286	20/02/2004
Residence (Cottage No 133)	671 Mt Crosby Rd, Mt Crosby	11	RP904286	20/02/2004
Residence	808 Mt Crosby Rd, Mt Crosby	1	RP25253	20/02/2004
Mt Crosby Waterworks Buildings	Mt Crosby Rd & Lake Manchester Rd, Mt Crosby	As identified in Mt Crosby Waterworks Study		20/02/2004
Residence	1 Scriven St, Mt Crosby	54	RP906372	20/02/2004
Residence	5 Scriven St, Mt Crosby	53	RP906372	20/02/2004
Residence	6 Scriven St, Mt Crosby	27	RP904287	20/02/2004
Residence	8 Scriven St, Mt Crosby	28	RP904287	20/02/2004
Residence	20 Scriven St, Mt Crosby	31	RP904288	20/02/2004
Residence (Cottage No 117)	27 Scriven St, Mt Crosby	47	RP904289	20/02/2004
Residence	10 Stumers Rd, Mt Crosby	56	RP904291	20/02/2004
Residence	16 Stumers Rd, Mt Crosby	57	RP904291	20/02/2004
Residence	24–36 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Residence	58 Stumers Rd, Mt Crosby	4	RP25243	20/02/2004
Duplex	103–104/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Duplex	105–106/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Duplex	107–108/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Duplex	109–110/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Residence	111/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Residence	112/24 Stumers Rd, Mt Crosby	100	RP904291	20/02/2004
Mt Crosby Pumping Station	Stumers Rd, Mt Crosby	1	RP25244	20/02/2004
Mt Crosby Community Hall	770 Mt Crosby Rd, Mt Crosby (also known as 37 Stumers Rd)	3 (part)	RP25253	20/02/2004
Mt Crosby Weir & Old Bridge Foundations	Adjacent Mt Crosby Pumping Station, Stumers Rd, Mt Crosby		East & west abutments are in ISL490 and RP25244/1 respectively	20/02/2004
Group of fig trees	Intersection of Wattle & Flaggy Creek Rds, Mt Crosby	9 & 13	RP108920	20/02/2004
Mt Gravatt				
Mt Gravatt State School: Head Teacher's Office, adjoining classrooms & Arbor Day Trees	1263 Logan Rd, Mt Gravatt	756	SL8553	01/01/2004
Romano Chambers	1379–1381 Logan Rd, Mt Gravatt	34 & 35	RP64321	01/01/2004
Mt Gravatt Showgrounds Show Ring	1644 Logan Rd, Mt Gravatt	1 (part)	RP140827	01/01/2004
Mt Gravatt Outlook Reserve	Mount Gravatt Outlook Drive, Mt Gravatt	59 1 1 1, 5 & 8 3 4 4 & 6 7 2 101 102 1223	RP66177 RP49623 RP49624 RP38120 RP50617 RP49623 RP70418 RP71207 RP74384 RP73492 SP146668 RP119378 SL8268	01/01/2004
Old Yarranlea State School	195 Mt Gravatt Rd, Mt Gravatt	779	SL8520	01/01/2004
Mt Gravatt East				
Residence 'Chester House'	7 Ballarat St, Mt Gravatt East	2	SP132480	01/01/2004

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Nathan				
Mt Gravatt Cemetery: Portions 2A, 3A, 3F, 4A, 4B, 4E, 4F, Anzac sections	640 Mains Rd, Nathan	2	SP137378	01/01/2004
New Farm				
Hart's Residence (601020)	41 Abbott St, New Farm	101 & 102	RP8718	30/10/2000
Flats	100 Annie St, New Farm	9 & 10	SP140653	30/10/2000
Residence	190 Annie St, New Farm	115	RP9138	30/10/2000
Residence 'Simla'	17 Balfour St, New Farm	4	RP8625	30/10/2000
St Michael's & All Angels Hall	20 Balfour St, New Farm	3	RP8623	30/10/2000
Residence	33 Balfour St, New Farm	6	RP8625	30/10/2000
Residence 'Cairnville' (600259)	41 Balfour St, New Farm	1	RP50690	30/10/2000
Brick Flats	126 Bowen Tce, New Farm	1	RP95882	30/10/2000
Early Cottage	242–244 Bowen Tce, New Farm	1–2	RP80371	30/10/2000
Hampton Court	291 Bowen Tce, New Farm	2	RP44886	30/10/2000
Residence 'Ravenswood'	313 Bowen Tce, New Farm	1	RP48035	30/10/2000
Residence	388 Bowen Tce, New Farm	13	RP54676	30/10/2000
Residence	453 Bowen Tce, New Farm	4 & 5 1	RP8665 RP8666	30/10/2000
Residence	463 Bowen Tce, New Farm	1 & 2	RP8665	30/10/2000
Residence	113 Browne St, New Farm	150	RP9138	30/10/2000
Ernabrae—Sunflower Estate	539 Brunswick St, New Farm	1	RP73570	30/10/2000
Residence 'Avalon'	548 Brunswick St, New Farm	3	RP8960	30/10/2000
Flats 'Merillon'	549 Brunswick St, New Farm	12	RP8609	30/10/2000
Corner Shop	563 Brunswick St, New Farm	6	RP8605	30/10/2000
Brunswick Hotel	569 Brunswick St, New Farm	1	RP153223	30/10/2000
Rivoli Theatre	572 Brunswick St, New Farm	1	RP9006	30/10/2000
Row of Shops	618–622 Brunswick St, New Farm	1 1 & 2	RP9034 RP9033	30/10/2000
Shop	640 Brunswick St, New Farm	2	RP44071	30/10/2000
New Farm Police Station	653 Brunswick St, New Farm	667	B12342	30/10/2000
St Michael's & All Angel's Church	655 Brunswick St, New Farm	7–10	RP8627	30/10/2000
Shops	697 & 699 Brunswick St, New Farm	1 & 2	RP44001	30/10/2000
Village Twin Cinemas (602101)	701 Brunswick St, New Farm	1 2	RP8637 RP8637	30/10/2000
Brunswick Building	710 Brunswick St, New Farm	1	RP9099	30/10/2000
Corner Shop & Residences/Shops	722 Brunswick St, New Farm	4	RP889313	30/10/2000
Residence 'Hamel'	768 Brunswick St, New Farm	5	RP9111	30/10/2000
Residence 'Wynberg'	790 Brunswick St, New Farm	1	RP9119	30/10/2000
Residence	803 Brunswick St, New Farm (5 Moreton St)	4	RP8662	30/10/2000
Residence	840 Brunswick St, New Farm	4	SP112871	30/10/2000
Early cottage	842 Brunswick St, New Farm	5	SP156959	30/10/2000
Shops	880 Brunswick St, New Farm	15	RP9124	30/10/2000
Shops	884 Brunswick St, New Farm	2	RP42594	30/10/2000
Shops	888 Brunswick St, New Farm	1	RP8744	30/10/2000
Shops	890 Brunswick St, New Farm	2	RP8745	30/10/2000
Coronet Court	995 Brunswick St, New Farm	2	RP56428	30/10/2000
Early Brick Cottage	11 Clay St, New Farm	8	RP9051	30/10/2000
Elystan	10, 12, 12A & 14 Elystan St, New Farm	61–64	RP8789	30/10/2000
Elystan Court	38 Elystan Rd, New Farm	1	RP905880	30/10/2000
Spanish Mission Residence	17 Griffith St, New Farm	2	RP43379	30/10/2000
Residence	29 Griffith St, New Farm	16	RP8732	30/10/2000
Flats	14 Harcourt St, New Farm	2	RP806898	01/07/2003
Residence	72 Harcourt St, New Farm	72	SP129383	30/10/2000
Corner Shop	27 Hazelwood St, New Farm	2	RP8768	30/10/2000
Shop	68 Heal St, New Farm	2	RP81979	30/10/2000
Corner Shop	89 Heal St, New Farm	1	RP9087	30/10/2000
New Farm State School	189 Heal St, New Farm	489	SL836616	30/10/2000
New Farm State Butcher (former)	105 James St, New Farm	1	B12347	30/10/2000
Corner Shop	109 James St, New Farm	3	RP9013	30/10/2000

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Ellersie	132, 134 & 136 James St, New Farm	10–12	RP9138	30/10/2000
Residence	135 & 135A James St, New Farm	7 & 8	RP9052	30/10/2000
Macedonian Church and Hall	140 James St, New Farm	26	RP9138	30/10/2000
Stone House	141 James St, New Farm	1	RP9074	30/10/2000
Corner Shop	145 James St, New Farm	2	RP9074	30/10/2000
Shop	152 James St, New Farm	1 (part)	RP59009	30/10/2000
Shop	154 James St, New Farm	2	RP66925	30/10/2000
Units	166 James St, New Farm	47	RP911075	30/10/2000
Julius Lodge (601895)	5 Julius St, New Farm	9	RP50498	30/10/2000
Syncarpia (601895)	6 Julius St, New Farm	5	RP50498	30/10/2000
Residence 'Ainslie' (601895)	10 Julius St, New Farm	6	RP50498	30/10/2000
Pine Lodge (601895)	12 Julius St, New Farm 12A Julius St, New Farm	7 1	RP50498 RP54510	30/10/2000
Remains of the Langshaw Marble Lime Works—Langshaw Marble Lime Works (601885)	12 Julius St, New Farm	7	RP50498	30/10/2000
Evelyn Court (601895)	15 Julius St, New Farm	1	SP102866	30/10/2000
Residence	19 Kent St, New Farm	1 2	RP8612 RP8612	01/07/2003
Dillons Corner	222 Kent St, New Farm	1	RP81664	30/10/2000
CSR Sugar Refinery (600261)	Lamington St, New Farm	0, 900 & 901 902 0 0 7	SP154959 SP160096 SP163086 SP163108 SP163108	30/10/2000
New Farm Power House	115, 119 & 133 Lamington St, New Farm	3 101 2 1	SP122729 SP102967 RP210504 RP53157	30/10/2000
Residence	15 Lechmere St, New Farm	19	RP9131	30/10/2000
Residence 'Craigielea'	22 Llewellyn St, New Farm	7	RP52739	30/10/2000
Duplex	28 Llewellyn St, New Farm	3	RP52739	30/10/2000
Residence 'Waratah'	18 Locke St, New Farm	1	RP 881205	01/07/2003
Neville Court	30–32 Maxwell St, New Farm	5 6	RP41498 RP41499	30/10/2000
Residence	41 Maxwell St, New Farm	7	RP41498	30/10/2000
Flats	42 Maxwell St, New Farm	2	RP95991	30/10/2000
Headwall & Outfall	Merthyr Rd, New Farm	Road Reserve		30/10/2000
Old houses (brick)	51, 53 & 55 Merthyr Rd, New Farm	1–3	RP8733	30/10/2000
Tudor Apartments	58 Merthyr Rd, New Farm	26	RP8669	30/10/2000
Tram shelter	197 Merthyr Rd, New Farm			30/10/2000
Edgecliffe Court	32 Moray St, New Farm	16	RP8617	30/10/2000
Residence 'Casa del Rio'	40 Moray St, New Farm	2	RP50202	30/10/2000
Residence	41 Moray St, New Farm	1	RP78744	01/07/2003
Residence 'Casa del Mar'	44 Moray St, New Farm	4	RP48035	30/10/2000
Bertholme—Moreton Club (600263)	71 Moray St, New Farm	1 & 3	RP56117	30/10/2000
Delta Flats	76 Moray St, New Farm	2	RP881205	01/07/2003
Residence (former) 'Gleneagles'	79 Moray St, New Farm	5	RP848259	30/10/2000
Bus shelter	Outside 79 Moray St, New Farm	Road Reserve		01/01/2004
Residence 'Watsonia'	87 Moray St, New Farm	1	RP51326	01/07/2003
Residence	88 Moray St, New Farm	2	RP54179	30/10/2000
Aville Court	91 Moray St, New Farm	2	RP51326	01/07/2003
Residence 'Ardrossan' (part of Julius St Precinct) (601895)	103 Moray St, New Farm	2	RP115788	30/10/2000
Residence 'Green Gables' (part of Julius St Precinct) (601895)	107 Moray St, New Farm	3	RP50498	30/10/2000
Residence 'Kinvarra'	110 & 112 Moray St, New Farm	55 & 56	RP8665	30/10/2000
Tudor Residence	111 Moray St, New Farm	4	RP50374	30/10/2000
Tudor Residence	116 Moray St, New Farm	2	RP53644	30/10/2000
Residence	174 Moray St, New Farm	118	RP69444	30/10/2000
Elron Court	176 Moray St, New Farm	34	RP858036	30/10/2000
Glenuie—Archibald House (600262)	186 Moray St, New Farm	2	RP170672	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Residence 'Allawah'	196 Moray St, New Farm	2 & 4	RP8722	30/10/2000
Residence 'Santa Barbara' (601547)	209 Moray St, New Farm	37	RP40590	30/10/2000
Corner Shop	253 Moray St, New Farm	1	RP8782	30/10/2000
Residence 'Doon'	28 Moreton St, New Farm	4	RP8672	30/10/2000
Residence 'Garnock'	32 Moreton St, New Farm	3	RP8672	30/10/2000
Residence 'Devon'	38 Moreton St, New Farm	2	RP8672	30/10/2000
Residence 'Kent'	44 Moreton St, New Farm	1	RP8672	30/10/2000
Residence 'Roseview'	2 Oxlade Dve, New Farm	1	RP108675	30/10/2000
Tudor Residence	37 Oxlade Dve, New Farm	95 1	RP8789 RP42953	30/10/2000
US 7th Fleet Officers' Club (Limbless Soldiers Club)	42 Oxlade Dve, New Farm	8, 9 & 207	RP42953	30/10/2000
Merthyr Bowls Club	68 Oxlade Dve, New Farm	8	RP42953	30/10/2000
Residence 'Glenfalloch'	172 Oxlade Dve, New Farm	2	RP96199	30/10/2000
Residence	1 Riverview Crt, New Farm	2	RP42927	30/10/2000
Residence	9 Sydney St, New Farm	72	RP8765	30/10/2000
New Farm Park (602402)	137 Sydney St, New Farm	102	SP102967	30/10/2000
Holy Spirit Church	16 Villiers St, New Farm	1	RP49751	30/10/2000
Residence 'Fernside'/'Glen Erin'	35 Villiers St, New Farm	2	RP106436	30/10/2000
Holy Sprit School	36 Villiers St, New Farm	5	RP9118	30/10/2000
Residence 'La Quercia'	42 Villiers St, New Farm	2	RP48722	30/10/2000
Austral Motors Building (former)	75 Welsby St, New Farm	1	SP107653	30/10/2000
Residence 'Amity' (600264)	101 Welsby St, New Farm	130–132	SP173418	30/10/2000
Newmarket				
Residence 'Bearsden'	10 Bearsden Ave, Newmarket	2	RP110059	01/01/2005
Residence 'Nahoun'	20–26 Davidson St, Newmarket	22 & 24	RP20059	30/10/2000
St. Ambrose's Community Pre-School & Kindergarten	23 Davidson St, Newmarket	3	RP44067	30/10/2000
19 th Century Cottage	15 Edgar St, Newmarket	3	RP53371	01/07/2005
Ivy Cottage	104 Edmondstone St, Newmarket	29 & 30	RP18669	01/01/2004
Newmarket Air Raid Shelter (602482)	Enoggera Rd (north of intersection with Banks St), Newmarket	Road Reserve		
Residence 'Monahilla'	4 Enoggera Rd, Newmarket	1	RP81369	30/10/2000
Residence	12 Enoggera Rd, Newmarket	2	RP45123	30/10/2000
Kelvin Grove Uniting Church (former)	36 Enoggera Rd, Newmarket	17	RP20059	30/10/2000
Newmarket Memorial Hall	92 Enoggera Rd, Newmarket	4	SL811493	01/01/2005
Newmarket Primary School	320 Enoggera Rd, Newmarket	1 (part)	CP909246	01/01/2005
Police Residence & Station (former)	334 Enoggera Rd, Newmarket	1289	SL4345	01/01/2005
Substation No. 238	306 Newmarket Rd, Newmarket	1	RP47412	01/01/2004
Wilston Railway Station	339a Newmarket Rd, Newmarket	17 43	RP19917 CP827250	01/01/2004
Wilston House (600344)	47 Watson St, Newmarket	1 Road Reserve	RP60528	30/10/2000
Newmarket Railway Station	79a Wilston Rd, Newmarket	4 59	RP19973 CP827251	01/01/2004
Residence	170 Wilston Rd, Newmarket	2	RP101724	01/01/2004
Newmarket—Grange Progress Association Hall	187 Wilston Rd, Newmarket	7–8	RP19941	01/01/2004
Newstead				
Early Brick Cottage	201 Arthur St, Newstead	1	RP9263	30/10/2000
Corner Shop	206 & 208 Arthur St, Newstead	1 & 2	RP9237	30/10/2000
Queensland Primary Producers Woolstore (former)	241 Arthur St, Newstead	30	RP866752	30/10/2000
Residence	1 Beeston St, Newstead	25	RP9196	30/10/2000
Remnants of the second Breakfast Creek Bridge	Breakfast Creek Rd, Newstead	Road Reserve		30/10/2000
Police Station (former)	96 Breakfast Creek Rd, Newstead	698	SL12663	30/10/2000
Booroodabin Bowls Club	126 Breakfast Creek Rd, Newstead	503	SL5658	30/10/2000
Primary Industries Dept Office	161 Breakfast Creek Rd, Newstead	506	SL6021	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Newstead House—Newstead Park (600265)	199 Breakfast Creek Rd, Newstead	370 1–5 448 1 583 7–10 5–7 & 9 1 & 2 1 13–15, 17–24	SL995 RP83773 SL3115 RP192321 SL11966 RP9361 RP9358 RP58673 RP158759 RP9355	30/10/2000
Corner Shops	1 & 1A Cherside St, Newstead	1 & 2	RP9254	30/10/2000
Residence	42 Chester St, Newstead	25	SP113549	30/10/2000
Roseville—Uradah (600266)	56 Chester St, Newstead	1	SP118582	30/10/2000
Residence	64 Chester St, Newstead	2	RP9222	30/10/2000
Stone Retaining Wall (Montreal)	72, 78 & 78A Chester St and Teneriffe Dve, Newstead	1 (part) 2 (part) 3 (part)	RP58500 RP58500 B31692	01/01/2011
Residence	81 Chester St, Newstead	10	RP9182	30/10/2000
Newstead (air raid shelter) (602483)	End of Commercial Rd, Newstead	Road Reserve		
Waterloo Hotel	4 Commercial Rd, Newstead	20	RP839023	30/10/2000
Halls Building (former)	102 Commercial Rd, Newstead	2	RP42509	30/10/2000
Woolstore Willoughby & Co (former)	128 Commercial Rd, Newstead	8	SP139999	30/10/2000
Whatmore McIntosh Motors (former)	132 Commercial Rd, Newstead 29 Helen St, Newstead	49 64	RP9317 RP9317	30/10/2000
Residence	25 Crase St, Newstead	13–15	RP9145	30/10/2000
Monier Ventilation Shaft No. 3 (602068)	Florence St, Newstead (west of intersection with Macquarie St)	Road Reserve		30/10/2000
Fire Station Residence (former)	265 Harcourt St, Newstead	2	RP8768	30/10/2000
Early Cottage	276 Harcourt St, Newstead	60	RP9263	30/10/2000
Residence	278 Harcourt St, Newstead	1	SP149420	01/01/2005
Hide Store (former)	17A, 21 & 25 Helen St, Newstead	2 65 1	RP45823 RP9317 RP45823	30/10/2000
Residence	22 Kyabra St, Newstead	36	RP9287	30/10/2000
Wilcox Moffin Ltd (former)	33 Longland St, Newstead	80	RP905967	30/10/2000
Gasworks No 2 Gasholder (601594)	70 Longland St, Newstead	1 (part)	RP54780	30/10/2000
Cutting	Macquarie St, Newstead (south of Cherside St & Walker Ave)	Adjacent to Lot 2 1 & 4	RP9212 RP204381	30/10/2000
Australian Estates No. 2 Woolstore (former) (600320)	24 Macquarie St, Newstead	1	RP100445	30/10/2000
Engine Room (former) Capricorn New Farm Wharf	63 & 71 Macquarie St, Newstead	15 & 99	124138	30/10/2000
Australian Estates No. 1 & Mortgage Co Woolstore (former) (600321)	50 Macquarie St, Newstead	6	SP147388	30/10/2000
Elder Smith & Co Woolstore (former) (600322)	64 Macquarie St, Newstead	2	RP45576	30/10/2000
Goldsborough Mort & Co Woolstore (former) (600323)	88 Macquarie St, Newstead	2	RP42864	30/10/2000
Fire hydrants (opposite Beeston St)	93 Macquarie St, Newstead	1 (part)	RP9141	30/10/2000
Teneriffe Village (former Paddy's Market)—Dalgety & Co Ltd No. 3 Woolstore, Queensland Primary Producers No. 8 Woolstore (600324)	110 Macquarie St, Newstead	1	RP906917	30/10/2000
SMS Aeroquip	14 Maud St, Newstead	1	RP126804	30/10/2000
Residence	40 Newstead Tce, Newstead	74	RP9348	30/10/2000
Queensland Primary Producers No. 4 Woolstore (Commercial House) (600325)	16 Skyring Tce, Newstead	60 & 61 2 & 4 1 & 2	RP9317 RP9321 RP42220	30/10/2000
Moreton Tug & Barge Building	17 Skyring Tce, Newstead	2	RP145472	30/10/2000
Teneriffe Park	33 Teneriffe Dve, Newstead	3 64 & 65 22–25 2	RP43034 RP9172 RP9208 RP66838	30/10/2000
Residence	36 Teneriffe Dve, Newstead	2	RP67993	30/10/2000
Teneriffe House (600268)	37 Teneriffe Dve, Newstead	1	RP189803	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Australian Mercantile Land & Finance Co Woolstore (former) (600327)	34 Vernon Tce, Newstead (34 Florence St, Newstead)	94–102 101 & 102 1–89 & Common Property 0	SP171231 SP171230 SP171232 SP171232	30/10/2000
Mactaggarts Woolstore (former) (600319)	53 Vernon Tce, Newstead (145 Commercial Rd)	54	CP866314	30/10/2000
Winchcombe Carson Woolstore (former) (600326)	54 Vernon Tce, Newstead	100	SP128221	30/10/2000
State Canning Works (former)	70 Vernon Tce, Newstead	1	SP102633	30/10/2000
Norman Park				
The Church of the Transfiguration	40 Agnew St, Norman Park	2	RP897313	01/01/2004
Norman Park Methodist Church (former) & fence	177 Bennetts Rd, Norman Park	21–24	RP13150	01/01/2004
Norman Park State School (Part)	53 Hipwood St, Norman Park	871 132–155	N25612 RP12509	01/01/2004
Residence 'Rose Hill'	85 MacDonald St, Norman Park	2 196	RP100117 RP13127	01/01/2004
Residence 'Eulalia' (600269)	71–75 McIlwraith Ave, Norman Park	18 1 & 2	SP113603 RP58759	30/10/2000
Tram shelter (former)	75 McIlwraith Ave, Norman Park	Road Reserve		01/01/2004
Residence 'Lozelles'	42 Norman Ave, Norman Park	116	SP165183	01/01/2011
Norman Park War Memorial	43 Norman Ave, Norman Park	471	SL8871	01/01/2004
Masons Lodge (former)	156 Norman Ave, Norman Park	378–380	RP12499	01/01/2004
Norman Park Railway Station	2B Vectis St, Norman Park	48	M331691	01/01/2004
MacPherson's Outlook	20 Waldo St, Norman Park	82 & 101–106	RP12495	01/01/2004
Norman Park Ferry Reserve	66 Wynnum Rd, Norman Park	878	B123421	01/01/2004
BCC Tramways Substation No. 9 (former) (602410)	97 Wynnum Rd, Norman Park	67	RP12508	01/01/2004
Residence 'Maritimo'	114 Wynnum Rd, Norman Park	3 1	RP12510 RP12537	01/01/2011
19 th Century Residence 'Bronte'	118 Wynnum Rd, Norman Park	2	RP80932	01/01/2004
Substation 212	224 Wynnum Rd, Norman Park	1 2	RP54754 RP47127	01/01/2004
Telephone exchange	245 Wynnum Rd, Norman Park	3 & 4 1 & 2	RP12509 RP43206	01/01/2004
Bus shelter	Wynnum Rd (between Hipwood & Agnew Sts), Norman Park	Road Reserve		01/01/2004
Retaining wall	Wynnum Rd, Norman Park (in front of 180 Wynnum Rd)	Road Reserve		01/01/2005
Northgate				
Northgate Masonic Lodge (former)	183 Gympie St, Northgate	32 & 33	RP34551	01/01/2005
St John's Church	688 Nudgee Rd, Northgate	1 (part)	RP48166	01/07/2005
NEPA Hall (former)	8 Patterson St, Northgate	101 & 102	RP34599	01/07/2005
Northgate Methodist Church (former)	116 Peary St, Northgate 124 Northgate St, Northgate	201 & 202	RP157125	01/01/2004
Northgate Community Centre (former Northgate—Virginia School of Arts)	34 Ridge St, Northgate	1199	M31105	01/01/2004
Nudgee				
Carew Farnhouse	10 Hayden St, Nudgee	15	RP34644	01/07/2003
Child's Vineyard Residence	15 Hayden St, Nudgee	6 & 7	RP34654	01/07/2003
Nudgee School of Arts & Row of Trees	61 Hayden St, Nudgee	50	SL543	01/07/2003
'Glendalough' Residence	26 Oakmere St, Nudgee	43 & 44	RP34644	01/07/2003
St Vincent's Orphanage (former) – 'Rathbawn' cottage – Convent & pre-1946 extensions – Chapel & pre-1946 extensions – Dormitory C—Infants Dormitory – Dormitory B—'Happy Haven' – Detached Dormitory—'Bayview' – Annex Building – Carriage path to the Convent building – Our Lady of Lourdes statue	131 Queens Rd, Nudgee	82	RP208525	01/07/2003
Fleming Farnhouse	18 Railway St, Nudgee	45 & 46	RP34651	01/07/2003
19 th Century Cottage	40 St Achs St, Nudgee	51	RP34651	01/07/2003

Heritage Place	Address	Lot	Plan	Date of Entry
Residence 'Emoh'	44 St Achs St, Nudgee	53	RP34651	01/07/2003
Nudgee Cemetery	491 St Vincents Rd, Nudgee 588 Earnshaw Rd, Nudgee	234 235	RP231669 RP216992	01/07/2003
Nudgee Beach				
Nudgee Beach School (former)	44 Chasley St, Nudgee Beach	619	SP126299	01/07/2003
Nudgee Beach Reserve	17 & 18 Fortitude St, Nudgee Beach	1139, 1142 & 1145 265	SL9743 SL1021	01/07/2003
Bus shelter	Cnr O'Quinn & Chaseley Sts, Nudgee Beach	Road Reserve		01/01/2004
Nundah				
Nundah Memorial Hall	11 Boyd St, Nundah	8	SP124360	01/01/2004
Salvation Army Hall (former)	11 Boyd St, Nundah	31	SP144699	01/01/2005
19 th Century Residence	12 Boyd St, Nundah	18	RP34079	01/07/2005
PMG Telephone Exchange (former)	99 Buckland Rd, Nundah	4	RP34090	01/01/2011
Nundah Memorial Park (includes War Memorial)	133 Buckland Rd, Nundah	1	SP122852	01/01/2004
Corpus Christi Church (601460)	136 Buckland Rd, Nundah (65 Bage St)	1	RP145691	30/10/2000
Nundah State School	163 Buckland Rd, Nundah	1165	SL1383	01/01/2005
Nundah Cemetery—German Station Cemetery (600271)	88 Hedley Ave, Nundah	1188	M3182	30/10/2000
Church of the Holy Spirit	39 Imbross St, Nundah	25	RP58431	01/07/2005
Oxenham Park	134 Melton Rd, Nundah	1000 (part)	SL6526	01/01/2004
Nundah Substation No. 237	32 Robinson Rd, Nundah (south)	77 (part)	RP34499	01/07/2005
Nundah (air raid shelter) (602484)	Cnr Sandgate Rd & Wood St, Nundah	Road Reserve		01/01/2004
Toombul Shire Hall (former) (600272)	1141 Sandgate Rd, Nundah	14 5 & 7	RP33975 SP124009	30/10/2000
First Free Settlers Monument (601926)	Sandgate Rd & Bage St, Nundah (opposite 1319 Sandgate Rd)	Road Reserve		30/10/2000
Henry Thomas Chemist Building (former)	1192 Sandgate Rd, Nundah	2	RP34080	01/07/2005
Royal Hotel	1259 Sandgate Rd, Nundah	1	RP193112	01/01/2005
Queenie's Traditional Tea House	1279 Sandgate Rd, Nundah	1	RP109926	01/07/2005
'Cadogan House'	1382 Sandgate Rd, Nundah	5	RP194659	01/07/2005
Workers' Dwelling No.1 (600273)	35 Surrey St, Nundah	1	RP63114	30/10/2000
Nundah Fire Station (602119)	7 Union St, Nundah	13	RP82228	30/10/2000

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Oxley				
St Mary's Retreat	44 Cliveden Ave, Oxley	2 (part)	RP29778	01/01/2004
Oxley War Memorial, Oxley Place (602447)	1218 Oxley Rd, Oxley 199 Fort Rd, Oxley	1 7 & 8	RP211931 SP172192	01/01/2004

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Paddington				
Neal Macrossan Playground—Ithaca Playground (601787)	14 Caroline St, Paddington	571	SL811593	30/10/2000
Paddington Community Creche & Kindergarten	18 Charlotte St, Paddington	335	B3554	01/07/2002
Rosalie RSL Hall (602517)	50 Elizabeth St, Paddington	1 & 3 221	RP49421 RP19636	01/07/2002
Rosalie Community Kindergarten & Preschool (602380)	57 Elizabeth St, Paddington	151 & 152 1 1300	RP19636 RP51658 SL1386	01/07/2002
Tram shelter No. 6 (former)	Outside 57 Elizabeth St, Paddington	Road Reserve		01/07/2002
Tram shelter No. 8 (former)	Outside 119 Elizabeth St, Paddington	Road Reserve		01/07/2002
Ithaca War Memorial & Park—Alexander Jolly Park (600274)	Enoggera Tce & Latrobe Tce, Paddington	Road Reserve		30/10/2000
Ithaca Fire Station (former) (601199)	140 Enoggera Tce, Paddington	2	CP892501	30/10/2000
Ithaca Presbyterian Church	100 Enoggera Tce, Paddington	2	RP125599	01/07/2002
The Substation—Paddington Tramways Substation (601198)	150 Enoggera Tce, Paddington	1	RP47466	30/10/2000
Residence 'Lucerne' (600251)	23 Fernberg Rd, Paddington	1 & 2	RP81835	30/10/2000
Ithaca Embankment No. 6 (602095)	Fernberg Rd (near the intersection with Kaye St), Paddington	Road Reserve		01/01/2004
Marist Brothers Monastery (602607)	56 Fernberg Rd, Paddington	2 (part) 25 (part) 26 (part) 27 (part)	RP19648 RP19647 RP19647 RP19647	01/07/2002
Residence	137 Fernberg Rd, Paddington	1	RP85300	01/07/2002
Fernberg—Government House (600275)	170 Fernberg Rd, Paddington	22	CP817244	30/10/2000
Water Tower (601831)	16 Garfield Dve, Paddington	23	RP41050	01/07/2002
Paddington Child Health Centre	202 Given Tce, Paddington	894	SL2065	01/07/2002
Shops	223 Given Tce, Paddington	6	RP19572	01/07/2002
Tram shelter No. 3 (former)	Southern side of Given Tce, near 246 Given Tce	Road Reserve		01/07/2002
Sheard's Bakery (former)	267 Given Tce, Paddington	17	SL11553	01/07/2002
Sacred Heart Convent	327 Given Tce, Paddington	2	RP145942	01/07/2002
Church of the Sacred Heart	367 Given Tce, Paddington	1 2 84 & 85	RP19614 RP19615 RP19616	01/07/2002
Residence	42 Guthrie St, Paddington	5	RP44596	01/07/2002
Residence 'Glentworth' (600287)	34 Howard St, Paddington	12	SP167594	30/10/2000
Residence 'Boondah' (600288)	50 Howard St, Paddington	1	RP86090	30/10/2000
Residence 'Baroona' (600289)	90 Howard St, Paddington	6 7 2 2 1	RP19668 RP19668 RP75436 RP140035 RP140035	30/10/2000
Ithaca Hall	53 Kennedy Tce, Paddington	51	RP20751	01/07/2002
Uniting Church—Fernberg Parish	123 Kennedy Tce, Paddington	20 & 21 1	RP20749 RP82340	01/07/2002
Residence 'Drumtochty'	163 Kennedy Tce, Paddington	1	RP67117	01/07/2002
Ithaca Embankment No. 10 (602099)	Latrobe Tce (Latrobe Tce from Enoggera Tce to the base of Ithaca Memorial Park), Paddington	Road Reserve		01/01/2004
Forester's Hall (RAOB Hall) (601662)	16 Latrobe Tce, Paddington	22	RP19619	30/10/2000
Plaza Theatre (former)—(Paddington Antique Centre) (601654)	163–169 Latrobe Tce, Paddington	11–13 2	RP20694 RP82851	01/01/2004
Uniting Church (former)	215 Latrobe Tce, Paddington	1 & 2	SP164810	01/07/2002
Ithaca Embankment No. 8 (602097)	MacGregor Tce (corner of MacGregor & Rockbourne Tces), Paddington	Road Reserve		01/01/2004
Ithaca Embankment No. 7 (602096)	MacGregor Tce (from Tooth Ave to Latrobe Tce), Paddington	Road Reserve		01/01/2004

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Pinkenba				
Pinkenba War Memorial (602453)	Cnr Eagle Farm Rd & McBride Rd, Pinkenba	Road Reserve		01/01/2004
Pinkenba State School	248 Eagle Farm Rd, Pinkenba	1200	SL1707	01/01/2004
Luggage Point Stores Buildings	200 Main Beach Rd, Pinkenba	41	SL482	01/01/2004
RAN Station 9 (former)	65 Sandmere Rd, Pinkenba	474	M3321	01/01/2004
Amoco Time Capsule	323 Tingira St, Pinkenba	871	SL4605	01/07/2008
Pullenvale				
Pullenvale Cemetery	243A Haven Rd, Pullenvale	249	SL12138	01/01/2004

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Red Hill				
Cross Terrace—Cairns Terrace (600285)	44–50 Cairns Tce, Red Hill	3	RP42132	30/10/2000
Residence 'Launceston'	21 Elston St, Red Hill	23	RP10695	01/07/2002
Red Hill Skate Arena	14 Enoggera Tce, Red Hill	24–27	RP20643	01/07/2002
Residence	27 Enoggera Tce, Red Hill	29	RP908395	01/07/2002
Residence	68 Enoggera Tce, Red Hill	2	RP47432	01/07/2002
Residence	70 Enoggera Tce, Red Hill	1	SP100249	01/07/2002
Presbyterian Church Hall (former)	78 Enoggera Tce, Red Hill	2	RP67649	01/07/2002
Boys Brigade Hall	80 Enoggera Tce, Red Hill	1	RP67649	01/07/2002
Ithaca Town Council Chambers (former) (602058)	95–99 Enoggera Tce, Red Hill	31–33	RP20726	01/07/2002
Tram shelter no. 7 (former)	99 Enoggera Tce, Red Hill	N/A	N/A	01/07/2002
Porphyry retaining wall (Stonework to the Ithaca Creek embankment)	Ithaca Creek, adjacent to Hawthorne Tce, Red Hill	Waterway Reserve		01/01/2004
Bus shelter no. 2	Near 93 Kennedy Tce, Red Hill	N/A	N/A	01/07/2002
Ithaca Embankment No. 3 (602092)	Musgrave Rd (divided street embankment between Federal & Confederate Sts), Red Hill	Road Reserve		01/01/2004
Normanby Hotel (600283)	1 Musgrave Rd, Red Hill	2 1–4 2 2 1	RP10719 SP144606 RP41991 RP41990 AP9896	30/10/2000
Warriston—Berley Flats (600276)	6–8 Musgrave Rd, Red Hill	75 & 76	RP10688	30/10/2000
Shelter (Normanby Fiveways)	7 Musgrave Rd, Red Hill	Road Reserve		01/01/2004
St Brigids Church (600284)	78 Musgrave Rd, Red Hill (37 Cambridge St)	3, 4, 350	B3505	30/10/2000
Ithaca Embankment No. 4 (602093)	90A–108 Musgrave Rd (below St Brigid's Church), Red Hill	Road Reserve		01/01/2004
Terrace Shops	91–99 Musgrave Rd, Red Hill	68–70	RP20420	01/07/2002
Shops & Flats	101–109 Musgrave Rd, Red Hill	65–67	RP20420	01/07/2002
Residence	53A Primrose Tce, Red Hill	1	SP125049	01/07/2002
Landscaped Precinct 4	Road Reserve, area beside Normanby Hotel, Normanby, Red Hill	Road Reserve		01/07/2002
St Barnabas Anglican Church	28 St Barnabas Pl, Red Hill	1	RP20713	01/07/2002
St Brigid's Convent (601078)	9–17 Upper Clifton Tce, Red Hill	5 & 8 11 6	RP10706 RP10707 RP99989	01/07/2002
Ithaca Embankment No. 5 (602094)	Waterworks Rd (between Mornington & Lintern Sts), Red Hill	Road Reserve		01/01/2004
Ithaca Embankment No. 2 (602091)	Windsor Rd (corner Windsor & Musgrave Rds), Red Hill	Road Reserve		01/01/2004
Residence 'Cnoc Rhue'	13 Windsor Rd (65 Victoria St), Red Hill	5	SP144520	01/07/2002
Windsor Road Baptist Church & Thomas Leitch Memorial Hall	16 Windsor Rd, Red Hill	15	SL11366	01/07/2002
Ithaca Embankment No. 1 (602090)	15–25 Windsor Rd (from Prospect Tce into Victoria St), Red Hill	Road Reserve		01/01/2004
Residence 'Craigerne' (600286)	101 Windsor Rd, Red Hill	2	RP92581	30/10/2000
Richlands				
Richlands State School	75 Old Progress Rd, Richlands	27 (part)	RP50038	01/01/2011
Rochedale				
Native Fern Gardens	447 Miles Platting Rd, Rochedale	1	RP66333	01/07/2007
Rocklea				
Salisbury Railway Station ticket office & footbridge (part)	594A Beaudesert Rd, Rocklea	12	SP122191	01/01/2005
Russian Orthodox Church (former)	14A Douglas Rd, Rocklea	1	RP120353	01/01/2005
Rocklea Railway Station & footbridge	1296A Ipswich Rd, Rocklea	10	SP122190	01/01/2005
Hansen's Rocklea Hotel	1337 Ipswich Rd, Rocklea	1	RP105233	01/01/2005

Heritage Place	Address	Lot	Plan	Date of Entry
Runcorn				
Residence	1191 Beenleigh Rd, Runcorn	2	RP201622	01/01/2004
Franklin's Sawmill (former)	54 Bonemill Rd, Runcorn	3	RP86297	01/01/2004
Runcorn Railway Station footbridge	1A Nathan Rd, Runcorn	92	SP122197	01/01/2004
Runcorn Progress Association Hall (former)	21 Nathan Rd, Runcorn	6	RP41820	01/01/2004
Fruitgrove Railway Station & footbridge	91A Nectarine St, Runcorn	102	SP122198	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Salisbury				
Rocklea Munitions Works—Shell Machining Shop & Air Raid Shelter (former)	45 Assembly St, Salisbury	1	RP168837	01/01/2005
Rocklea Munitions Works—Oil Store and Lead Press (former)	9 Chrome St, Salisbury	2	RP187092	01/01/2005
Rocklea Munitions Works—S.A.A. Mess (former)	18 Chrome St, Salisbury	1	RP140264	01/01/2005
Rocklea Munitions Works—S.A.A. Case & Assembly Shop (former)	32 Commerce St, Salisbury	1165	CP908946	01/01/2005
Rocklea Munitions Works—Laboratory (former)	21 Engineering St, Salisbury	2	RP108005	01/01/2005
Rocklea Munitions Works—Northern Guard House (former)	Evans Rd & Industries Rd, Salisbury (corner of)	Road Reserve		01/01/2005
Rocklea Munitions Works—Chronograph House & Velocity Range Building (former)	50 Evans Rd, Salisbury	585 (part)	SL2292	01/01/2005
Rocklea Munitions Works—Staff Mess (former)	124 Evans Rd, Salisbury	1	RP124471	01/01/2005
Rocklea Munitions Works—Southern Guard House (former)	145 Evans Rd, Salisbury	3	B32440	01/01/2005
Residence	143 Henson Rd, Salisbury	143 & 144	RP37990	01/01/2005
Rocklea Munitions Works—Magazine 8A (former)	32 Industries Rd, Salisbury	5	SL11589	01/01/2005
Rocklea Munitions Works—Electrical Workshop (former)	9 Precision St, Salisbury	4	B31751	01/01/2005
Rocklea Munitions Works—Tools & Gauges building (former)	23 Precision St, Salisbury	2	RP189950	01/01/2005
Toohey Forest Park	600 Toohey Rd, Salisbury	1 821 3 200	RP165918 SL10163 SP142058 RP811549	01/01/2004
Sandgate				
Sandgate Post Office (600290)	1 Bowser Pde, Sandgate	9 (part)	SP165118	30/10/2000
Sandgate Town Hall (601566)	5 Brighton Rd, Sandgate	1	SL8254	30/10/2000
Einbunpin Lagoon	70 Brighton Rd, Sandgate	293	SP159020	01/01/2004
Sacred Heart Catholic Church	92 Brighton Rd, Sandgate & 108 Brighton Rd, Sandgate	402 403	S311453 S2716	01/01/2004
Dowse Lagoon	122 Brighton Rd, Sandgate	239 241	CP910671 SL8164	01/01/2004
Residence	179 Brighton Rd, Sandgate	66	RP87526	01/01/2004
Residence 'Murlough Villa'	8 Brighton Tce, Sandgate	1	RP49389	01/01/2004
Residence 'Fallowfield'	30 Brighton Tce, Sandgate	6	SP146434	01/01/2004
Residence	34 Brighton Tce, Sandgate	2	RP85927	01/01/2004
Masonry Cottage	34 Connaught St, Sandgate	47 & 48	RP29197	01/01/2004
Methodist Church (former)	41 Deagon St, Sandgate	21	RP29134	01/01/2004
Masonic Hall (former)	52 Eagle Tce, Sandgate	10	RP4480	01/01/2004
Flats	142 Eagle Tce, Sandgate	2 & 51	RP42194	01/01/2004
Residence 'Rothsay'	21 First Ave, Sandgate	2	RP75318	01/01/2004
Sandgate Baptist Church (602424)	6 Flinders Pde, Sandgate	1 1	RP29195 RP29194	01/01/2004
Residence 'The Cottage'	40 Flinders Pde, Sandgate	9–11	RP29188	01/01/2004
Residence 'Torquay'	50 Flinders Pde, Sandgate	4 & 5	RP29188	01/01/2004
Residence 'Harriman'	86 Flinders Pde, Sandgate	18	RP29179	01/01/2004
19 th Century Residences (2 on same lot)	104 Flinders Pde, Sandgate	31	RP29170	01/01/2005
Residence	120 Flinders Pde, Sandgate	1	RP29168	01/01/2004
Residence 'Meridian'	130 Flinders Pde, Sandgate	4	RP895182	01/01/2004
Residence 'Broadhurst' (601515)	138 Flinders Pde, Sandgate	2	SP101997	30/10/2000
Residence 'Cremorne'	154 Flinders Pde, Sandgate	604 & 605	S277	01/01/2004
Residence 'Rossall'	178 Flinders Pde, Sandgate	4 & 5	RP29154	01/01/2004
Residence 'The Ripples'	224 Flinders Pde, Sandgate	2	RP50437	01/01/2004
Bramble Bay Foreshores	1 & 231 Flinders Pde, Sandgate	414–416 307	SL11521 SL6504	01/01/2004
Residence	264 Flinders Pde, Sandgate	1	RP29121	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Freemasons' Home 1925–1938 Wings	43 Paul St, Sandgate	26 (part)	SP126178	01/07/2005
Sandgate State School & Special & Pre-School	54 Rainbow St, Sandgate	3	S2792	01/01/2004
St Margaret's Anglican Church	58 Rainbow St, Sandgate	2	C850	01/01/2004
Sandgate Rail Station & footbridge	101 Rainbow St, Sandgate	86	CP827277	01/01/2004
Sandgate War Memorial Park (602454)	8 Seymour St, Sandgate	52	S2787	01/01/2004
Sherwood				
John Herbert Memorial Vista	57 Dewar Tce, Sherwood	1–8, 19–2, 37–45, 55–63	RP29709	01/01/2004
Residence	22 Ettie St, Sherwood	2	RP46144	01/01/2005
Residence 'Hazelmere'	9 Hazelmere Pde, Sherwood	2	RP100005	01/07/2005
Residence	40 Hazelmere Pde, Sherwood	32 & 33	RP29460	01/01/2005
Residence	47 Hazelmere Pde, Sherwood	2	RP102006	01/07/2005
Residence	62 Kitchener St, Sherwood	81 & 82	RP29454	01/01/2005
Residence	36 Lilly St, Sherwood	6	RP45325	01/01/2005
Residence	56 Lilly St, Sherwood	8	RP142323	01/07/2005
Residence	31 Linda St, Sherwood	13 & 14	RP82792	01/01/2005
Sherwood State School	464 Oxley Rd, Sherwood	558	SL5205	01/01/2005
St Matthew's Anglican Church	481 Oxley Rd, Sherwood	1 & 3	RP29598	01/01/2004
Sherwood Uniting Church	515 Oxley Rd, Sherwood	1 18 & 19	RP29592 RP29596	01/01/2004
Shop & Residence	526 Oxley Rd, Sherwood	154	RP29616	01/01/2005
Residence	1/46 Primrose St, Sherwood	1	GTP2806	01/01/2005
Berry & MacFarlane Monument (600292)	Sherwood Anglican Cemetery, Sherwood Rd, Sherwood	1	RP29612	30/10/2000
Lahey's Corinda Sawmill	496 Sherwood Rd, Sherwood	3 (part)	RP158019	01/01/2011
Uniting Church	706 Sherwood Rd, Sherwood	6	RP859704	01/01/2004
Hives Park	34 Thallon St, Sherwood	1 5	RP890175 RP82789	01/01/2005
Sherwood Arboretum (602456)	39A Turner St, Sherwood	1 & 2 1–8, 19–26 37–45, 55–63 73 1	RP125701 RP29709 RP29709 RP29710 RP841288	01/01/2004
Shorncliffe				
Musgrave House (601499)	8 Allpass Pde, Shorncliffe	1	S2742	30/10/2000
Residence 'Caversham'	74 Allpass Pde, Shorncliffe	1, 2 & 28	RP4576	01/01/2004
Residence	17 Friday St, Shorncliffe	5	RP4597	01/01/2004
Shorncliffe State School	20 Friday St, Shorncliffe	2 (part)	CP850293	01/01/2005
Residence 'Baxter's'	19 Jetty St, Shorncliffe	10	RP4576	01/01/2004
Residence	30 Palm Ave, Shorncliffe	5	RP4589	01/01/2004
Flats 'Shorncliffe Lodge'	16 Park Pde, Shorncliffe	1	RP4526	01/01/2004
19 th Century Residence 'Howrah' (later Blue Waters)	22 Park Pde, Shorncliffe	1 & 2	RP4524	01/01/2005
Residence 'Haddington'	34 Park Pde, Shorncliffe	3 & 4	RP4522	01/01/2004
St Patrick's College 'Morven' Residence	60 Park Pde, Shorncliffe	1	SP125197	01/01/2004
Moora Park	65 Park Pde, Shorncliffe	1	SL5333	01/01/2004
Shopping Precinct	42, 46 & 52 Pier Ave, Shorncliffe	1 8 7	RP41271 RP4506 RP4506	01/07/2005
Shorncliffe Station & Overbridge	Railway Pde, Shorncliffe	88	CP827279	01/01/2004
'Kelso Flats'	58 Sunday St, Shorncliffe	3	RP4566	01/01/2004
19 th Century Residence	11 Swan St, Shorncliffe	6	RP4584	01/01/2005
Residence 'Saltwood' (600291)	154 Shorncliffe Pde, Shorncliffe	1–3	RP4552	30/10/2000
Drew Residence (former) (602024)	20 Wharf St, Shorncliffe	97	SP116595	01/01/2004
Residence 'Holland House'	92 Yundah St, Shorncliffe	4	RP42799	01/01/2004

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Sinnamon Park				
Residence 'Avondale' (600236)	645 Seventeen Mile Rocks Rd, Sinnamon Park	411	SP179832	30/10/2000
Sinnamon Memorial Uniting Church—Seventeen Mile Rocks Road (600235)	675 Seventeen Mile Rocks Rd, Sinnamon Park	1	RP114727	30/10/2000
Residence 'Beechwood' (600233)	693 Seventeen Mile Rocks Rd, Sinnamon Park	100	SP125046	30/10/2000
Residence 'Glen Ross' (600234)	693 Seventeen Mile Rocks Rd, Sinnamon Park	100	SP125046	30/10/2000
Seventeen Mile Rocks School (Sir Hercules Sinnamon Pioneer) (600237)	693 Seventeen Mile Rocks Rd, Sinnamon Park	100	SP125046	30/10/2000
South Brisbane				
City Electric Light Junction Box (former)	Annerley Rd, South Brisbane (Outside 39 Annerley Rd)	Road Reserve		01/01/2004
Drinking fountain	Annerley Rd, South Brisbane (Outside 39 Annerley Rd)	Road Reserve		01/01/2004
Mater Misericordiae Hospital	32A Clarence St, South Brisbane	1	RP11630	30/10/2000
Foggitt & Jones Factory (former)	1 Boundary St, South Brisbane	1-3 10 2	RP94545 RP73228 RP160733	30/10/2000
West End Markets	79 Boundary St, South Brisbane	2 (part)	SP118998	30/10/2000
Residence 'Watson Terrace'	45 Browning St, South Brisbane	244	B3137	01/07/2002
'Jolly & Batchelor' Premises (former)	17 Cordelia St, South Brisbane	137	B3137	01/07/2002
Richard Randall's Studio (600299)	121 Cordelia St, South Brisbane (inside Musgrave Park)	3	SP110538	30/10/2000
South Brisbane Bowls Club & Musgrave Park (former)	121 (4) Cordelia St, South Brisbane	1 (part)	RP112830	30/10/2000
Coorooman—Grange House (600224)	38 Dorchester St, South Brisbane	16 & 17	RP11691	30/10/2000
Residence 'Selwyn'/'The Manse'	40 Dorchester St, South Brisbane	21	RP127282	30/10/2000
'Ventnor Flats'	15 Edmondstone St, South Brisbane	0-2	GTP1567	01/07/2002
Expo '88 'Skyneedle', sculpture	16 Edmondstone St, South Brisbane	177 & 178 5 & 6 1 & 2	B3137 RP211332 RP44437	01/07/2002
Duplex 'Brighton' & 'Kemptown'	19 Edmondstone St, South Brisbane	1 & 2	RP887474	01/07/2002
Residence 'Valetta'	23 Edmondstone St, South Brisbane	4	RP901074	01/07/2002
Residence 'The Quinta'	25 Edmondstone St, South Brisbane	207	B3137	30/10/2000
Residence 'Belvedere'	27 Edmondstone St, South Brisbane	208 1	B3137 RP52694	01/07/2002
Residence 'Sorrento'	43 Edmondstone St, South Brisbane	8	RP1441	30/10/2000
St Clements Church	72 Ernest St, South Brisbane	11	B118250	30/10/2000
Fish Lane	Fish Lane (between Manning and Grey Sts), South Brisbane	Road Reserve		01/01/2004
Park Presbyterian Church – (Cordelia St Antique & Art Centre)	31 Glenelg St, South Brisbane	104	B3137	30/10/2000
South Brisbane Railway Station—Melbourne Street Station—South Brisbane (Interstate) (600307)	133 Grey St, South Brisbane	103	SSP107067	30/10/2000
Commonwealth Bank of Australia (former)	87 Grey St, South Brisbane	1 & 2	RP44996	01/07/2002
Callan House—Catholic Apostolic Church (former)	16 Manning St, South Brisbane	18	B3137	30/10/2000
Queensland National Bank (NG House) (former) (602134)	39 Melbourne St, South Brisbane	3	RP44996	01/07/2002
Hotel Terminus	71 Melbourne St, South Brisbane	1	RP43539	30/10/2000
Flats and Shop 'Merivale'	105 Melbourne St, South Brisbane	6	RP42480	01/07/2002
Flats 'Corio'	107 Melbourne St, South Brisbane	7-9	RP42480	01/07/2002
Commercial Building (formerly Ariba)	137 Melbourne St, South Brisbane	5	RP46732	30/10/2000
Warnilla	139 Melbourne St, South Brisbane	4	RP46732	30/10/2000
Tyrian Residence	141 Melbourne St, South Brisbane	3	RP46732	30/10/2000
Ambeena & Marooomba	143-145 Melbourne St, South Brisbane	1 & 2	RP46732	30/10/2000
MOCA (former)	164, 166 & 168 Melbourne St, South Brisbane	1-3	RP1430	30/10/2000
Maloufs Fruit Shop & Residence (former)—(Squirrels Restaurant)	190 Melbourne St, South Brisbane	2	RP1429	30/10/2000

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Brisbane State High School—Block H (Former South Brisbane State School) (601222)	112 Merivale St, South Brisbane	10	CP896602	30/10/2000
Coronation Hotel—Montague Hotel (600298)	46 Montague Rd, South Brisbane	51	B3139	30/10/2000
Pauls Ice Cream & Milk Office	54 & 62 Montague Rd, South Brisbane	21 & 40	B359	30/10/2000
Fire hydrant	61 Montague Rd (near intersection with Hope St), South Brisbane	Road Reserve		01/01/2004
Stewart & Lloyds Factory (former)	99 & 129 Montague Rd, South Brisbane	2 8	RP118612 RP73328	30/10/2000
Substation No. 58	133 Montague Rd, South Brisbane	10 (part)	RP73327	30/10/2000
Collins Place—Greyscourt (600296)	South Bank, South Brisbane	806	SP158180	30/10/2000
Residence 'Bulwer'	4 Norfolk Rd, South Brisbane	1	RP76445	30/10/2000
Residence 'Ailsa Craig'	10 Norfolk Rd, South Brisbane	1	RP10865	30/10/2000
Residence 'Dockorie'	11 Norfolk Rd, South Brisbane	1	RP51894	30/10/2000
Residence 'Pickwick'	12 Norfolk Rd, South Brisbane	20	SL11644	30/10/2000
Residence	13 Norfolk Rd, South Brisbane	16	RP10813	30/10/2000
Residence 'Wendouree'	16 Norfolk Rd, South Brisbane	23	RP10813	30/10/2000
St Mary's Catholic Church (602187)	56 Peel St, South Brisbane (20 Merivale St)	67	B3137	30/10/2000
Victoria Bridge (former) Abutment (600303)	74 Stanley St, South Brisbane 153 Stanley St, South Brisbane 2 Melbourne St, South Brisbane	388 932 1 Road Reserve	SL9948 SP127942 RP896477	30/10/2000
Allgas Building—Caledonian House (600295)	153 Stanley St, Southbank Parklands, South Brisbane	932	SP127942	30/10/2000
Nepalese Peace Pagoda (602519)	153 Stanley St, Southbank Parklands, South Brisbane	932	SP127942	01/07/2002
Plough Inn—Plough Inn Hotel (600294)	153 Stanley St, Southbank Parklands, South Brisbane	932	SP127942	30/10/2000
South Brisbane Railway Easement (600293)	412 Stanley St, South Brisbane	412	SL11410	30/10/2000
South Brisbane Dry Dock—Government Graving Dock (600301)	412 Stanley St, South Brisbane	412	SP143587	30/10/2000
South Brisbane Memorial Park	459 Stanley St, South Brisbane	2	SP172795	01/01/2004
South Brisbane Library (Former)—South Brisbane Post & Telegraph/Office South Brisbane (600302)	472 Stanley St, South Brisbane	413	SL11409	30/10/2000
Westpac Building—Bank of New South Wales (former)	494 Stanley St, South Brisbane	1	RP11595	30/10/2000
Shop	582 Stanley St, South Brisbane	2	RP44492	01/07/2002
St Laurence's College	82 Stephens Rd, South Brisbane	2	RP11632	30/10/2000
Residence 'Glenwood Cottage'	95 Stephens Rd, South Brisbane	57–61	RP11653	01/07/2002
South Brisbane Municipal Chambers (former)—South Brisbane Town Hall (600306)	263 Vulture St, South Brisbane	289	SL2941	30/10/2000
Residence 'Tolarno'	118 Vulture St, South Brisbane	118	SP102319	30/10/2000
South Brisbane Primary School (former)	152 Vulture St, South Brisbane	227	SL11204	30/10/2000
St Andrew's Anglican Church (600304)	160 Vulture St, South Brisbane	1 1–4 & 6	RP1396 SL11042	30/10/2000
Residences	176–178 Vulture St, South Brisbane	1 & 2	RP1406	30/10/2000
Residence	180 Vulture St, South Brisbane	3	RP863120	30/10/2000
Shop	186 Vulture St, South Brisbane	4	RP1406	30/10/2000
Irving Villas & 'Clyde Villa'	215 Vulture St, South Brisbane	5	RP11705	30/10/2000
St Nicholas's Serbian Orthodox Church	243–245 Vulture St, South Brisbane	6 & 7	RP11691	30/10/2000
Royal Queensland Society of Blind Citizens Building	247 249 & 249A Vulture St, South Brisbane	1, 8 & 9	RP45725	30/10/2000
Railway tunnels	251 Vulture St, South Brisbane	3 25 2, 4, 6, 8, 10, 21, 23, 29, 31, 33, 35 & 39	RP11674 RP11675 RP42359	30/10/2000
Somerville House (600305)	253 Vulture St, South Brisbane	4	RP11674	30/10/2000

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Spring Hill				
Hatton's Shop/House	52 Berry St, Spring Hill	3	RP10198	01/01/2004
McWhinnys Brick Cottage (602248)	47–55 Birley St, Spring Hill	3–5	SP166279	01/01/2004
St James College	201 Boundary St, Spring Hill	10 (part)	SP120689	01/01/2004
Brisbane Spiritual Church	228 Boundary St, Spring Hill	9	RP814964	01/01/2004
Residence 'Lonsdale' (601159)	283 Boundary St, Spring Hill	1	RP9873	30/10/2000
Alliance Hotel	320 Boundary St, Spring Hill	1	RP10335	01/01/2004
19 th Century Residence	490 Boundary St, Spring Hill	1	RP10391	01/01/2004
Bartel's Cottage	494 Boundary St, Spring Hill	2	RP10391	01/01/2004
Bell's Shop/Residence	500 Boundary St, Spring Hill	13 & 14	RP10393	01/01/2004
Ellis's Residences	558 Boundary St, Spring Hill	11	RP10397	01/01/2004
Fell's Cottages	584 Boundary St, Spring Hill	8	RP10403	01/01/2004
Former New Zealand Loan & Mercantile Agency Company Woolstore	14 Bowen Bridge Road, Spring Hill	32	SP 122215	01/01/2004
Buchanan's Cottages	10 Downing St, Spring Hill	14	RP10230	01/01/2004
Spring Hill Tavern (former)	149 Fortescue St, Spring Hill	5	RP10485	01/01/2004
Wall's matching residence	16 Gloucester St, Spring Hill	3	RP9852	01/01/2004
Stone Cottage (600308)	19 Gloucester St, Spring Hill	3	RP9849	30/10/2000
Residence	20 Gloucester St, Spring Hill	4	RP9852	01/01/2004
Duplex 'Alton'	21–23 Gloucester St, Spring Hill	4	RP9849	01/01/2004
Cliveden Mansions (602186)	17 Gregory Tce, Spring Hill	3 & 4	RP10403	30/10/2000
Brisbane Grammar School (600124)	24 Gregory Tce, Spring Hill 28 Gregory Tce, Spring Hill 49 College Rd, Spring Hill	1 196 430	RP890876 N25139 SL2321	30/10/2000
Brisbane Girl's Grammar School	70 Gregory Tce, Spring Hill	94	SL4676	01/01/2004
Residence 'Lokarlon'	173 Gregory Tce, Spring Hill	32	RP10465	01/01/2004
Residence 'Rutland Court'	183 Gregory Tce, Spring Hill	31	RP10464	01/01/2004
St Joseph's Christian Brothers College	309 Gregory Tce, Spring Hill	1	RP882965	01/01/2004
Victoria Flats (601888)	369 Gregory Tce, Spring Hill	2	RP58772	01/01/2004
Centenary Pool Complex (601240)	400 Gregory Tce, Spring Hill	2 & 5	CP909154	30/10/2000
Grangehill—Grange Hill (601668)	449 & 451 Gregory Tce, Spring Hill	1 & part of common property on SP133947	SP129195	30/10/2000
Victoria Park (602493)	454 Gregory Tce, Spring Hill	5 5	CP909154 SP123915	01/01/2004
US Army Flagpole (former)	Gregory Tce, near Kinross St, Spring Hill	Road Reserve		01/01/2004
Tram shelter (former)	Gregory Tce, opposite Boundary St, Spring Hill	Road Reserve		01/01/2004
Murray's Cottage	47 Kennigo St, Spring Hill	42 & 57	RP9788	01/01/2004
Residence 'Joy Bowman Galleries' (former)	6 Leichhardt St, Spring Hill	1	RP10387	01/01/2004
Residence 'Majella' (602317)	37 Leichhardt St, Spring Hill	2	RP10231	01/01/2004
Methodist Church (former)	48 Leichhardt St, Spring Hill	5	RP10378	01/01/2004
Cecilia McNally's Residence	49 Leichhardt St, Spring Hill	1	SP112518	01/01/2004
'Spring Hill Hotel'	100 Leichhardt St, Spring Hill	3	RP194731	01/01/2004
Bedford Playground—Bedford Park (601786)	8 Love St, Spring Hill	4 & 5	SL12666	30/10/2000
Atthow's Residence	29 Mein St, Spring Hill	4	RP10122	01/01/2004
Apartments 'Dahrl Court'	43–45 Phillips St, Spring Hill	1 & 2	RP9861	01/01/2004
Residence 'Elsinore'	31 Robert St, Spring Hill	2	RP49381	01/01/2004
Brisbane Central School (600312)	Rogers St, Spring Hill (also 134 St Paul's Tce & 169 Waters St)	1 & 2	SL841384	30/10/2000
Hamilton's Cottage	22 Rogers St, Spring Hill	2	GTP1650	01/01/2004
Sweetman's Residence	56 Rogers St, Spring Hill	1	GTP1524	01/01/2004
Brick Cottage	67 Sedgebrook St, Spring Hill	2	RP10256	01/01/2004
Tram shelter (former)	St Paul's Tce, opposite Union St, Spring Hill	Road Reserve		01/01/2004
Spinks's Shop/Residence	32 St Paul's Tce, Spring Hill 7–11 Isaac St, Spring Hill	1–4	SP175611	01/01/2004
St Pauls Presbyterian Church (600309)	43 St Pauls Tce, Spring Hill	5	RP217078	30/10/2000
St Pauls Presbyterian Church Hall—Sabbath School Hall (600310)	43 St Pauls Tce, Spring Hill	5	RP217078	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Hansom Horse & Cart Cab Company Building	58–60 St Paul's Tce, Spring Hill	2	RP75712	01/01/2004
Residence 'Bellmount' (600311)	71 St Pauls Tce, Spring Hill	1	RP9866	30/10/2000
19 th Century Residence	111 St Pauls Tce, Spring Hill	5	SP155074	01/01/2005
Lady Gowrie Child Centre	228 St Paul's Tce, Spring Hill	3	RP77577	01/01/2004
Monier Ventilation Shaft No. 2 (602067)	134 St Paul's Tce, (outside Brisbane Central State School, opposite Gloucester St) Spring Hill	Road Reserve		30/10/2000
Spring Hill Baths—Municipal Baths, Spring Hill (600313)	14 Torrington St, Spring Hill	13–15	RP10445	30/10/2000
Andrew O'Driscoll's Cottage	21 Twine St, Spring Hill	11	SP105750	01/01/2004
Kate O'Driscoll's Residence	25 Twine St, Spring Hill	5	RP10224	01/01/2004
Flats 'Vailima'	8 Union St, Spring Hill	10	SP111231	01/01/2004
Moody's Cottages—Cooee & Allandoon (600314)	8, 12 & 16 Victoria St, Spring Hill	1–3	RP10516	30/10/2000
Thorpe's Residence	20 Victoria St, Spring Hill	22	RP10513	01/01/2004
Saltwater Standpipe	Wickham Tce (opposite 255 Wickham Tce), Spring Hill	Road Reserve		01/01/2004
All Saints' Anglican Church (600168)	32 Wickham Tce, Spring Hill	1	RP42367	30/10/2000
Inchcolm (600170)	73 Wickham Tce, Spring Hill	11	RP47698	30/10/2000
Lister House (600171)	79 Wickham Tce, Spring Hill	10	RP47698	30/10/2000
Ritas at Dods House Restaurant—Dods House (600172)	97 Wickham Tce, Spring Hill	1 & 2	BUP5685	30/10/2000
Ballow Chambers (600164)	121 Wickham Tce, Spring Hill	2 3	RP50898 RP50899	30/10/2000
Brisbane City Council Carpark—Wickham Terrace Carpark (601511)	136 Wickham Tce, Spring Hill	458	SL3561	30/10/2000
Wickham House (601180)	155–157 Wickham Tce, Spring Hill	1	RP10187	01/01/2004
Baptist City Tabernacle (600175)	163 Wickham Tce, Spring Hill	2	RP10191	30/10/2000
United Services Club (601776)	183 Wickham Tce, Spring Hill	164	B132432	01/07/2007
Berry Street terrace houses	193 Wickham Tce, Spring Hill	2	RP214091	01/01/2004
Residence 'Craigston' (600165)	217 Wickham Tce, Spring Hill	2	RP10197	30/10/2000
Windmill Tower (600173)	226 Wickham Tce, Spring Hill	367	SL7151	30/10/2000
Service Reservoirs (600174)	230 Wickham Tce, Spring Hill	408	SL7151	30/10/2000
Fence remnant from 'Garth House'	255 Wickham Tce, Spring Hill	49 (part)	RP231249	01/01/2004
Residence 'Bryntirion' (600166)	281–287 Wickham Tce, Spring Hill	5 (part) & 6	SP154793	30/10/2000
Residence 'Athol Place' (600167)	307 Wickham Tce, Spring Hill	1	RP166976	30/10/2000
Wickham Park (includes air raid Shelters) (602476)	330 Wickham Tce, Spring Hill	325	SL1633	01/01/2004
Theosophical Society Building—Callender House (600169)	355 Wickham Tce, Spring Hill	4	RP47081	30/10/2000
Emmanuel College (former) (St Andrew's War Memorial Hospital Administration Building) (602170)	465 Wickham Tce, Spring Hill	15	RP170268	01/01/2004
Lady Bowen Hospital Complex (former) (601798)	497–535 Wickham Tce, Spring Hill	649	SL10261	30/10/2000
Monier Ventilation Shaft No. 1 (601995)	500 Wickham Tce (opposite Twine St, eastern end of Albert Park), Spring Hill	Road Reserve		30/10/2000
St Helena Island				
Saint Helena Island (600315)	St Helena Island	3004	NPW95	30/10/2000
Stafford				
Stafford State School (601667)	314 Stafford Rd, Stafford	10	SP163685	30/10/2000
Stafford Police Station	322 Stafford Rd, Stafford (156 Webster Rd)	1	B32414	30/10/2000
T.S. 'Paluma' & Carron Cannon	352 Stafford Rd (Gibson Park), Stafford	5	SP150610	01/07/2003
St Lucia				
Church	37 Central Ave, St Lucia	439–442 1,2 436	RP23343 RP165925 RP23343	01/07/2002
Church	87 Central Ave, St Lucia	364–371 339–341 2	RP23343 RP23343 RP55942	01/07/2002

Heritage Place	Address	Lot	Plan	Date of Entry
Church	7 Hawken Dve, St Lucia	1	RP68358	01/07/2002
Residence	209 Hawken Dve, St Lucia	661	RP40784	01/07/2002
Residence	4 Jerdanefield Rd, St Lucia	1	RP92699	01/07/2002
St Lucia Ferry Terminal	Laurence St (near Guyatt Park), St Lucia	Road Reserve		01/01/2004
Residence	93 Ryans Rd, St Lucia	1	RP53116	01/07/2002
Vida & Jayne Lahey's House—Wonga Wallen (600316)	99 Sir Fred Schonell Dve, St Lucia	128	RP23306	30/10/2000
Avalon Theatre, University of Queensland	172 Sir Fred Schonell Dve, St Lucia	35 & 36 1 & 2	RP23316 RP60072	01/07/2005
Ironside State School	378 Swann Rd, St Lucia	298	SL5013	01/07/2002
Langer House (600317)	396 Swann Rd, St Lucia	2	RP94375	30/10/2000
University of Queensland, Great Court Complex (601025)	12 Upland Rd, St Lucia	382	SL6788	01/01/2004
Union College, University of Queensland (602504)	38 Upland Rd, St Lucia	8	RP116904	01/07/2007
Stones Corner				
Stones Corner Library (air raid shelter) (602485)	286 Logan Rd, Stones Corner	8	B123431	01/01/2004
Sunnybank				
Runcorn State School	646 Beenleigh Rd, Sunnybank	1001	SL10492	01/01/2004
Banoon Railway Station	120 Breton St, Sunnybank	63 (part)	SP122194	01/07/2002
Boorman's Shop	35 Dixon St, Sunnybank	1	RP88576	01/01/2005
Sunnybank Railway Station, footbridges & 2 pine trees	70A Dixon St, Sunnybank	81	SP122195	01/01/2004
Residence	102 Dixon St, Sunnybank	7 (part)	S34721	01/01/2005
Residence	117 Dyson Ave, Sunnybank	1	RP67014	01/07/2002
Altandi Railway Station & footbridge	Gundooee St, Sunnybank	82 (part)	SP122196	01/01/2004
Sunnybank School of Arts (former)	121 Lister St, Sunnybank	321	S3474	01/01/2004
Sunnybank Methodist Church (former)	14 Mains Rd, Sunnybank	11	RP161903	01/01/2004
Robinson's Farmhouse	43 Station Rd, Sunnybank	2	RP84563	01/01/2004
'Oasis Swimming Pool & Gardens' Jacaranda tree	151 Turton St, Sunnybank	Adjoining 7	GPT2482	01/01/2004
Young's Residence	133 Young St, Sunnybank	105	S3471	01/01/2004
Sunnybank Hills				
Residence 'Ryhill Cottage'	29 Ryhill Rd, Sunnybank Hills	380 & 381	RP37369	01/07/2002
Residence	26 Tarling St, Sunnybank Hills	21	RP99650	01/07/2002

Heritage Place	Address	Lot	Plan	Date of Entry
Taringa				
Residence	26 Darvall St, Taringa	6	RP808625	01/07/2002
Residence	69 Hillsdon Rd, Taringa	1	RP102556	01/07/2002
Hillsdon Road Kindergarten	79 Hillsdon Rd, Taringa	1 (part)	RP23625	01/07/2002
Fulton Residence (602208)	209 Indooroopilly Rd, Taringa	43 & 44	RP49358	01/07/2002
Residence	20 Morrow St, Taringa	1	RP50564	21/08/2001
Residence	42 Oxford Tce, Taringa	1	RP184881	01/07/2002
Pilot Officer Geoffrey Lloyd Wells Memorial Seat (600338)	103 Stanley Tce, Taringa	2	RP858753	30/10/2000
Residence	178 Stanley Tce, Taringa	1	RP100462	01/07/2002
Tarragindi				
Andrew Clarke World War I Memorial	Corner Fernvale Rd & Andrew Ave, Tarragindi	Road Reserve		01/01/2003
Residence	55 Tarragindi Rd, Tarragindi	3	RP73301	01/01/2003
Tarragindi Reservoir	159 Tarragindi Rd, Tarragindi	1 3 1 & 2 2	RP38055 RP38056 RP230266 SP103971	01/01/2003
The Gap				
Exhibition Residence	23 Karowara St, The Gap	89	RP95351	01/01/2005
Walton Bridge & Reserve	941 Waterworks Rd, The Gap	970	CP896856	01/01/2004
Tingalpa				
Hemmant Cemetery	160 Fleming Rd, Tingalpa	148	SP114118	01/01/2004
Tingalpa War Memorial	1038 Manly Rd (corner Wynnum Rd), Tingalpa	Road Reserve		01/01/2004
Christ Church Tingalpa & Burial Ground (601799)	1341 Wynnum Rd, Tingalpa	1	RP33360	30/10/2000
Toowong				
Residence	20 Archer St, Toowong	3	RP48267	01/07/2002
Residence	4 Aston St, Toowong	3	RP50992	01/07/2002
Toowong Cemetery—Brisbane Central Cemetery (601773)	304 Birdwood Tce & 55 Mt Coot-tha Rd, Toowong	872 5	S311352 SL12786	01/01/2004
Temple of Peace (600334)	Brisbane General Cemetery, Birdwood Tce, Toowong	5	SL12786	30/10/2000
Trooper Cobbs Grave—Toowong Cemetery (600333)	Brisbane General Cemetery, Birdwood Tce, Toowong	5	SL12786	30/10/2000
Caskey Monument (600335)	Brisbane General Cemetery, Birdwood Tce, Toowong	5	SL12786	30/10/2000
Residence	29 Burns Rd, Toowong	11	RP19844	01/07/2002
Residence	1 Clouston Lane, Toowong	2	RP63720	01/07/2002
Regatta Hotel (600331)	543 Coronation Dve, Toowong	1 & 2	SP115483	30/10/2000
Toowong Municipal Library (602011)	579–583 Coronation Dve, Toowong	223 D	SP148161 SP148161	30/10/2000
Middenbury—ABC Studios	600 Coronation Dve, Toowong	13	RP104400	30/10/2000
Residence 'Warrawee' (600332)	10 Dean St, Toowong	1	RP43065	30/10/2000
Memorial—Toby the Dog Toowong Post Office	58 Ebor St, Toowong	20 (part)	RP882344	01/07/2002
Kayes Rocks	Glenny St (near intersection with Brisbane St), Toowong	Road Reserve		01/01/2004
St Ignatius Church (602532)	46 Grove St, Toowong	1	RP48699	01/07/2002
Mount St Mary's Convent—Goldicott House (601601)	50 Grove St, Toowong	1	RP170122	30/10/2000
Residence	23 Herbert St, Toowong	1	RP45903	01/07/2002
Royal Exchange Hotel	22 High St, Toowong	21	RP909288	01/07/2002
Peerless Dry Cleaning	53 High St, Toowong	1	RP71876	01/07/2002
St Thomas' Church of England (600336)	69 High St, Toowong	2	RP18750	30/10/2000
Patterson's Folly	High St, Toowong—Median strip	Road Reserve		01/07/2002
Residence	4 Holmes St, Toowong	2	RP95677	01/07/2002
Toowong Baptist Church	5 Jephson St, Toowong	2 & 3	RP142583	01/07/2002
Fire Station	20A Jephson St, Toowong	2	RP77042	01/07/2002
Residence—St Arvans	3 Moggill Rd, Toowong	1	RP19822	01/07/2002

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Brisbane Boys' College (600337)	55 Moggill Rd, Toowong 55 & 59-61 Kensington Tce, Toowong	1 (part) 2 (part) 1 & 3	RP217847 RP46993 RP52031	30/10/2000
Anzac Park	170 Mt Coot-tha Rd, Toowong	1 (part)	RP18899	01/01/2004
Toowong State School	50 Quinn St, Toowong	1063	SL5065	01/07/2002
Residence	89 Sherwood Rd, Toowong	1	RP85662	01/07/2002
Residence	124 Sherwood Rd, Toowong	17-23 50	RP19798 RP19798	01/07/2002
Toowong Memorial Park Inc Toowong Memorial Gates & Toowong Soldiers' Memorial	65 Sylvan Rd, Toowong	1-11 3 & 4 2 1 3 & 4 2	RP18609 RP18611 RP18612 RP18613 RP84232 RP84236	01/07/2002
Memorial Crows Ash	143A Sylvan Rd (corner of Milton Rd) Toowong	50	RP160556	01/07/2002
Tram stop	Woodstock Rd, Toowong	Road Reserve		01/07/2002
Residence	28 Woodstock Rd, Toowong	2	RP84392	01/07/2002
Toowong Cemetery	Bounded by Frederick St, Birdwood Tce, Richer St & Western Freeway, Toowong	5 872	SL12786 S311352	01/07/2002

Heritage Place	Address	Lot	Plan	Date of Entry
Upper Kedron				
Ferny Grove Community Hall Structure	78 Cedar Creek Rd, Upper Kedron	1	RP119043	01/07/2007
Cedar Creek Cemetery	47 Cemetery Rd & 270 Upper Kedron Rd, Upper Kedron	1075 495	SL5436 SL10068	01/01/2004
Upper Mt Gravatt				
Klumpp's Farmhouse	787 Mains Rd, Upper Mt Gravatt	3	RP138498	01/01/2004
Virginia				
19 th Century Farmhouse	17 Downfall Rd, Virginia	9 10	SP178015 SP178015	01/01/2005
19 th Century House	11 Meadfoot St, Virginia	26	RP34584	01/07/2003
Virginia Private Hospital (former)	19 Prince St, Virginia	71 & 72	RP34739	01/07/2003
Virginia State School 'B', 'C' and 'D' Blocks	1690 Sandgate Rd, Virginia	51	SP110958	01/07/2003
A. Smith Residence	93 St Vincents Rd, Virginia	1	RP77894	01/07/2003

Heritage Place	Address	Lot	Plan	Date of Entry
Wacol				
Wolston House (600339)	223 Grindle Rd, Wacol	525	CP899053	30/10/2000
Wolston Park Hospital Complex— Woogaroo Lunatic Asylum (former), Goodna Asylum for the Insane (former) (600340)	99, 103, 109, 119 & 149 Winglow St, 60A, 60B, 70, 89, 120 & 176 Grindle Rd, 331 Wilruna St, Wacol	395 397 & 398 399 402 & 403 404, 406 & 407 529 & 530 530	SP118987 SP141587 SP128201 SP129387 SP130796 RP826418 SP111924	30/10/2000
Wavell Heights				
Pfingst Farmhouse	57 Highcrest St, Wavell Heights	1	RP76396	01/07/2003
Hamlin's Nursery Residence	35 O'Donnell St, Wavell Heights	41 & 42	RP25129	01/07/2003
Dr Healy Brown's Residence (former)	2 Rode Rd, Wavell Heights	2	RP106485	01/01/2005
Anzac Cottage	142 Rode Rd, Wavell Heights	777	SL9575	01/07/2003
West Nundah Methodist Church (former)	149 Rode Rd, Wavell Heights	15	RP88042	01/07/2003
Westwood Farmhouse	214 Rode Rd, Wavell Heights	2	RP41813	01/07/2003
Former Brook Hill Hospital	184 Shaw Rd, Wavell Heights	10	RP45976	01/07/2003
Gohdes Farmhouse	121 Spence Rd, Wavell Heights	4	RP70814	01/07/2003
West End				
Residence 'Astrea' (600341)	19 Bank St, West End	1 & 2	GTP2281	30/10/2000
West End Police Station	96 Boundary St, West End	47	SL11360	30/10/2000
Peters Factory	111 Boundary St, West End	2 (part)	RP151557	30/10/2000
Boundary Hotel	137 Boundary St, West End	3–5	RP10881	01/07/2002
Shops & Apartment 'Westella'	141 Boundary St, West End	4	RP54302	30/10/2000
Shop	142 Boundary St, West End	13	RP1456	01/07/2002
Pearsons Buildings	173 Boundary St, West End	11	RP11147	30/10/2000
Kurilpa Library (602461)	178 Boundary St, West End	15	RP11750	30/10/2000
Row of shops	197–201 Boundary St, West End	2 2 34	RP11158 RP45291 SP408857	30/10/2000
Residence	219 Boundary St, West End	7	RP11163	01/01/2005
19 th Century Residence	223 Boundary St, West End	9	RP11163	30/10/2000
Greek Evangelical Church	225 Boundary St, West End	10	RP11163	30/10/2000
Residence	227 Boundary St, West End	11	RP11163	01/07/2002
235 Boundary St	235 Boundary St, West End	15	RP11163	30/10/2000
Residence	253 Boundary St, West End	198 & 199	RP11166	01/07/2002
Gas Stripping Tower (600342)	Davies Park, West End	325	SP152458	30/10/2000
Dornoch Terrace Bridge (Porphyry Retaining Wall)	Dornoch Tce over Boundary St, West End	Road Reserve		01/01/2004
Methodist Church (former)/Stoliarsky School of Music	19 Dornoch Tce, West End	5	RP11261	01/07/2002
Residence 'Flamingo House', formerly 'Stranville'	22 Dornoch Tce, West End	23–25	RP11236	01/07/2002
St Francis School & Church	47 Dornoch Tce, West End	1	RP46006	01/07/2002
St Francis Convent	51 Dornoch Tce, West End	2	RP46006	01/07/2002
St Francis Presbytery	59 Dornoch Tce, West End	1 3	RP11285 RP46006	01/07/2002
Residence	12 Exeter St, West End	46	RP11166	01/07/2002
Residence 'Hillside'	9 Gray Rd, West End	2	RP10978	01/07/2002
Residence 'Wanda Walha' (600228)	15 Gray Rd, West End	3	RP10978	30/10/2000
Residence 'Nassagaweya' (600227)	37 Gray Rd, West End	2 238	RP10977 RP10977	30/10/2000
Flats & Shop 'Drayton Court'	31 Hardgrave Rd, West End	17	RP53698	01/07/2002
Rialto Theatre (former)	61 Hardgrave Rd, West End	3	SP105754	30/10/2000

Heritage Place	Address	Lot	Plan	Date of Entry
Orleigh Park	68 Hill End Tce, West End	144–190 132–143, 211–236 192–194 191, 195&196 1 & 2 1 8 & 9	RP10974 RP10977 B3424 RP10974 RP10975 RP124659 RP137861	01/01/2004
Residence 'Walmar'	22 Jane St, West End	13 & 14	RP11142	30/10/2000
Hill End Child Care Centre (former church)	18 Mitchell St, West End	50	RP883779	01/07/2002
Davies Park	277 Montague Rd, West End	325	SP152548	30/10/2000
Gas Stripping Tower (600342) (Refer also to BCC Davies Park entry)	277 Montague Rd, West End	325 (Part)	SP152548	30/10/2000
Gas Works Gasometer (601595)	321 Montague Rd, West End	2	RP141824	30/10/2000
Thomas Dixon Centre – Dixon's Shoe Centre (former) (601024)	406 Montague Rd, West End	417	SL8190	30/10/2000
Dixon's Tannery (former)	439 Montague Rd, West End	2	RP137861	01/07/2002
Islamic Centre of West End	12 Princhester St, West End	125	RP111666	30/10/2000
Residence 'Carnoch'	14 Sussex St, West End	42	RP11750	01/07/2002
Residence 'Norwich'	16 Sussex St, West End	40	RP11750	30/10/2000
Brighton Terrace (600343)	30 Sussex St, West End	1–4	GTP2612	30/10/2000
West End State School	24 Vulture St, West End	384	SL8899	01/07/2002
Residence	54 Vulture St, West End	5	RP11135	01/07/2002
Shop and Residence	61 Vulture St, West End	81	RP11166	30/10/2000
Hocking's Bakery (former)	75 Vulture St, West End	2	RP11164	30/10/2000
Marshall's Butchers (former)	79 Vulture St, West End	33	RP11163	30/10/2000
West End Uniting Church	113 Vulture St, West End	4	RP11750	30/10/2000
Wilston				
Residence 'Uanda' (601156)	27 Clifton St, Wilston	47 & 48	RP41733	01/01/2004
Residence	45 Harle Ave, Wilston	4	RP42634	01/01/2004
Residence	11 Hewitt St, Wilston	1	RP19894	01/01/2004
Residence	14 Hewitt St, Wilston	1	RP19887	01/01/2004
St Columba's Catholic Church Precinct	204 Kedron Brook Rd, Wilston	1	RP168492	01/01/2004
St Alban the Martyr Anglican Church	47 Lovedale St, Wilston	2 & 3 1 1	RP19937 RP83933 RP93236	01/01/2004
Eildon Hill Reservoir	90 Main Ave, Wilston	569 192 & 193	RP18912 RP19870	01/01/2004
Residence 'Lewisham'	17 Murray St, Wilston	1	RP896062	01/01/2004
Residence 'Munna'	29 Murray St, Wilston	4	RP896062	01/01/2004
Windsor				
Bess Street Brick Cottage (601834)	22, 25–27 Bess St, Windsor	8, 13 & 14	RP19286	01/01/2004
Windsor Park (includes Bowls Club, Croquet Club & former Aerodrome)	69 Blackmore St, Windsor	343 1–4 1–13 & 26 60–67 39 (part) 126–131, 133–152, 154–159, 161–166 66 & 67 3 1 1226	B3801 RP174608 RP18424 RP18424 RP18426 RP18577 RP18985 RP48533 RP18980 SL8896	01/01/2004
Residence 'Fernfield'	11 Bryden St, Windsor	5	RP58118	01/01/2004
Residence 'Skilmorlie' (601830)	16 Bryden St, Windsor	2	SP111252	30/10/2000
Residence 'Oakwal' (600345)	50 Bush St, Windsor	10	RP65374	30/10/2000
Stone Residence	22 Cartwright St, Windsor	2	RP75696	01/01/2004
Residence 'Fairleigh'	30 Constitution Rd, Windsor	2	RP18944	01/01/2004
Residence 'Kensington'	66 Constitution Rd, Windsor	201	RP894088	01/01/2004
The Grange (600347)	38 Crowther St, Windsor	2	RP42223	30/10/2000
Windsor Railway Station	140a Eildon Rd, Windsor	21	CP827249	01/01/2004
'Nyamber' Former Marooma Nursing Home	12 Federation St, Windsor	6	RP41909	01/01/2004

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Gate posts & fig trees (former entry to Kirkston)	Flower St (near intersection with Palmer St), Windsor	Road Reserve		01/01/2004
Craigellachie (600348)	10 Fosbery St, Windsor	109, 110, 144	RP19078	30/10/2000
Brick Cottage	29 Le Geyt St, Windsor	3	RP41678	01/01/2004
Windsor Air Raid Shelter (602486)	Lutwyche Rd (intersecting Truro St & Stoneleigh St), Windsor	Road Reserve		
Bus Shelter	Lutwyche Rd (opposite Clark Park), Windsor	Road Reserve		01/01/2004
Bus Shelter	Lutwyche Rd (outside former Windsor Town Council Chambers), Windsor	Road Reserve		01/01/2004
Rosemount Hospital (602145)	189 Lutwyche Rd, Windsor	2 8 1	RP18495 RP72098 RP114914	30/10/2000
Windsor Uniting Church & Manse (former)	217–217A Lutwyche Rd, Windsor	3 4	RP18440 RP18440	01/01/2004
Shop & Residence	221 Lutwyche Rd, Windsor	1	SP176338	01/01/2004
Tapestry Cottage (former)	249 Lutwyche Rd, Windsor	2 & common property	SP174201	01/01/2004
Windsor State School & Windsor Infants School Campus (600991)	270 Lutwyche Rd, Windsor	80	CP816128	30/10/2000
Windsor War Memorial Park (600350)	311 Lutwyche Rd, Windsor	1315	N25366	30/10/2000
Windsor Substation	336 Lutwyche Rd, Windsor	1189	SL7919	01/01/2004
Shire Council Chambers (former)—Windsor Town Council Chambers (600349)	356 Lutwyche Rd, Windsor	882	SL8070	30/10/2000
Windsor Town Quarry Park (including former Tramways Substation No. 6) (602492)	356 Lutwyche Rd, Windsor	882	SL8070	01/01/2004
Clark Park includes Former Windsor Public Library & Former Windsor School of Arts buildings	381–409 Lutwyche Rd, Windsor	75 714 & 1229	SL472 SL838981	01/01/2004
Windsor Presbyterian Church & Hall	60 Maygar St, Windsor	55 & 56	RP19287	01/01/2004
Albion Drill Hall (former)	86 McDonald Rd, Windsor	3	RP179550	01/01/2004
St George's Anglican Church Hall	14 Newmarket Rd, Windsor	1 103–105	RP82825 RP18524	01/01/2004
Windsor Uniting Church	66 Newmarket Rd, Windsor	2	RP71928	01/01/2004
Downey Park (includes sporting uses areas)	50 Noble St, Windsor	3 209–210, 404–407, 501–502 & 601–606 8–19 605 & 930 4–5 & 20–21 1 & 2 1–3 2–3 & 6–14 558–584, 612–622 & 637–649 1 2 888 1 & 5	RP158782 B3179 RP70585 SL2393 RP85617 RP95212 RP70580 RP18540 RP18524 RP841314 RP66835 SL806405, SP104135	01/01/2004
Residence 'Valhalla'	30 Rosemount Tce, Windsor	5	RP57012	01/01/2004
Residence	54 Rosemount Tce, Windsor	3	RP18975	01/01/2004
Residence 'Kirkston' (600351)	23 Rupert St, Windsor	4	RP58042	30/10/2000
Residence	52 Salt St, Windsor	1	RP80519	01/01/2004
Boothville Hospital—Monte Video (600352)	43 Seventh Ave, Windsor	1 52 & 53 6 18 & common property	RP101622 RP18915 RP71998 SP161275	30/10/2000
Stone Residence	68 Sixth Ave, Windsor	183	RP18928	01/01/2004
Residence 'Morag'	80 Swan Tce, Windsor	448 1	RP18524 RP60353	01/01/2004

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Woolloongabba				
Princess Theatre—South Brisbane Public Hall/Boggo Road Theatre (600353)	8 Annerley Rd, Woolloongabba	12 & 13 1	RP11606 RP11613	30/10/2000
Bethany Gospel Hall	38 Annerley Rd, Woolloongabba	1	RP11624	01/07/2002
Burke's Hotel	83 Annerley Rd, Woolloongabba	1	RP911865	30/10/2000
Ukrainian Catholic Church & Presbytery	36–38 Broadway St, Woolloongabba	12 & 13	RP11860	01/01/2005
Spanish Speaking Baptist Church (former)	49 Broadway St, Woolloongabba	90 & 91	SP134537	01/01/2005
Buranda State School	4 Cowley St, Woolloongabba	308 (part)	CP907982	01/01/2011
Lutheran Church & Sunday School	12 Hawthorne St, Woolloongabba	27 1	RP12250 RP207069	01/07/2002
St Seraphim Russian Orthodox Church	60 Hawthorne St, Woolloongabba	1 & 7	RP12258	01/07/2002
Holy Trinity Anglican Church former name— Holy Trinity Church of England (601875)	68 Hawthorne St, Woolloongabba	1	SP112968	30/10/2000
Wilhelm's Hoehe	21, 23 & 25 Heaslop St, Woolloongabba	40–42	RP11619	30/10/2000
R.A.O.B. Lodge Hall	1 Hubert St, Woolloongabba	2	RP838591	01/07/2005
Norman Hotel (602539)	102 Ipswich Rd, Woolloongabba	100	RP204746	01/01/2005
Dispenser's Residence (former) Princess Alexandra Hospital	237 Ipswich Rd, Woolloongabba	702 (part)	CP891565	01/07/2007
Buranda Ventilation Shaft	264 Ipswich Rd, Woolloongabba	4	RP158152	01/07/2002
Tram shelter (former)	Ipswich Rd (opposite the Princess Alexandra Hospital), Woolloongabba	Road Reserve		01/01/2004
Former Boarding House for the Blind & Deaf (602670)	37 Kent St, Woolloongabba	270	CP891565	05/09/2008
Moreton Rubber/Taylor Heaslop Building (former) (602190)	10, 12, 12A, 14 Logan Rd, Woolloongabba	1 & 2 6 & 7	RP11812 RP11813	01/07/2005
Baby Clinic (former)	23 Logan Rd, Woolloongabba	1	CP816000	01/07/2002
Shop	28 Logan Rd, Woolloongabba	6	RP11809	01/07/2005
Electrical Substation No. 5	45 Logan Rd, Woolloongabba	8	RP11835	01/01/2004
Broadway Hotel (600354)	93 Logan Rd, Woolloongabba	50	RP217072	30/10/2000
Brisbane Christian Spiritual Alliance Church	208 Logan Rd, Woolloongabba	1 & 2	RP46664	01/01/2004
Burnett Swamp Bridge	Logan Rd (near intersection with Cleveland Rd & Lincoln St), Woolloongabba	Road Reserve		01/01/2004
Police Station—South Coast District Headquarters (former) (601382)	842–848 Main St, Woolloongabba	10 & 11	SP177815	30/10/2000
Narrabethong School for Visually Handicapped Children	49 Maynard St, Woolloongabba	23	RP817849	01/01/2005
Retaining wall east (between Hawthorne & Peterson St)	Merton Rd, Woolloongabba	Road Reserve		30/10/2000
Residence 'Carininya'	45 Merton Rd, Woolloongabba	27	RP11606	30/10/2000
Residence	88 O'Keefe St, Woolloongabba	111	RP12003	01/01/2005
OES Hall	36 Oxford St, Woolloongabba	2	RP73888	01/01/2005
Serbian Orthodox Church	8 Ross St, Woolloongabba	32	SP137780	01/07/2002
Shop	588 Stanley St, Woolloongabba	11	RP44492	01/07/2002
Shops	596–614A Stanley St, Woolloongabba	1–4 1 5	RP61513 RP63286 RP60685	01/07/2002
Clarence Corner Hotel	601 Stanley St, Woolloongabba	1	RP11611	30/10/2000
Shops (600355)	609–613 Stanley St, Woolloongabba	1, 2 1, 2 & 3	SP123742 SP166744	30/10/2000
Hillyards Shop/House (601059)	615 Stanley St, Woolloongabba	10	RP11606	30/10/2000
Pollock's Shop/House (600356)	617 & 619 Stanley St, Woolloongabba	8 & 9	RP11606	30/10/2000
Morrison Hotel	638 & 640 Stanley St, Woolloongabba	4 & 5	RP20298	30/10/2000
Phoenix Building (former Malouf's Fashion House) (600300)	647 Stanley St, Woolloongabba	1–3	RP11606	30/10/2000
Railway Hotel (Recovery Hotel)	735 Stanley St, Woolloongabba	5	RP11205	01/07/2002
Woolloongabba Post & Telegraph Office (former) (600357)	765 Stanley St, Woolloongabba	11	RP894039	30/10/2000
BAFS Dispensary Building	767 Stanley St, Woolloongabba	1 & 2	RP11207	01/07/2002
Taceys & Co, Shop (former)	775–779 Stanley St, Woolloongabba	15 & 16	RP99169	01/07/2002
Woolloongabba Air Raid Shelter (602477)	34 Sword St, Woolloongabba (34 Flower St)	48 & 49, 58 & 59	RP11919	01/01/2005

Heritage Place	Address	Lot	Plan	Date of Entry
St Luke's Catholic Church	43 Taylor St, Woolloongabba 10–14 Queen Bess St, Woolloongabba	31 28 3–5	RP11910 SL1483 RP11881	01/01/2004
Woolloowin				
Residence 'San Michelle'	54 Adamson St, Woolloowin	630–632	RP19431	01/01/2004
Flats	76 Adamson St, Woolloowin	2	RP54670	01/01/2004
Residence 'D Juan'	81 Adamson St, Woolloowin	15 & 16	RP80907	01/01/2005
Shop	109 Adamson St, Woolloowin	1	GTP1745	01/01/2004
Albion Fire Station (former) (602246)	42 Bridge St, Woolloowin	3–6	RP19135	01/01/2004
Holy Cross Laundry (600359)	60 Bridge St, Woolloowin	19	RP170266	30/10/2000
Holy Cross Catholic Church (former)	28 Chalk St, Woolloowin	149–156 1	RP19118 RP19127	01/01/2004
Shop & Residence	5 Dickson St, Woolloowin	1	RP82229	01/01/2004
19 th Century Brick Cottage	20 Inwood St, Woolloowin	37	RP19430	01/01/2004
19 th Century Brick Cottage	22 Inwood St, Woolloowin	38	RP19430	01/01/2004
Melrose Park (includes stormwater drain)	2A Jimbour St, Woolloowin	1 (part)	RP19518	01/01/2004
Residence	31 Kedron St, Woolloowin	1	RP19450	01/01/2004
BCC Tramways Substation No 8 (former) (602411)	134 Kedron Park Rd, Woolloowin	3	RP50858	01/01/2004
Residence	64 Kent Rd, Woolloowin	3 & 4	RP57251	01/01/2004
Residence	33 McIntyre St, Woolloowin	76	RP19430	01/01/2004
Residence 'Camden'	108 McLennan St, Woolloowin	65 & 66	RP19116	01/01/2004
Sisters of Mercy Convent	22 Morris St, Woolloowin	18 & 19	RP170266	01/01/2004
Kedron Lodge (600238)	123 Nelson St, Woolloowin	1	RP92762	30/10/2000
St Anne's Catholic Church	127 Nelson St, Woolloowin	1	RP805140	01/01/2004
Residence 'Thurso'	26 Oliver St, Woolloowin	16	RP19149	01/01/2004
Residence 'Nelley'	28 Oliver St, Woolloowin	1	RP19152	01/01/2004
Residence 'Witherby'	31 Rigby St, Woolloowin	80 & 81	RP19404	01/01/2004
Residence	55 Rose St, Woolloowin	402–404	RP19430	01/01/2004
Residence	23 Stopford St, Woolloowin	577 1	RP19431 RP40504	01/01/2004
Residence	52 View St, Woolloowin	670 & 671	RP19431	01/01/2004
Residence 'Mornington'	9 Woolloowin Ave, Woolloowin	41	RP899427	01/01/2004
Residence	17 Woolloowin Ave, Woolloowin	158	RP19392	01/01/2004
Wynnum				
Residence	84 Alkoomie St Wynnum	103 & 104	RP33064	01/01/2004
Christadelphian Ecclesia of Wynnum Central	82 Andrew St, Wynnum	266	RP33129	01/01/2004
Wynnum Methodist Church (former)	24 Ashton St, Wynnum	248	RP33065	01/01/2004
Wynnum Baptist Church	164–166 Bay Tce, Wynnum	197 & 198	RP32988	01/01/2004
Wynnum Post Office (former)	155 Bay Tce, Wynnum	1	RP139550	01/01/2004
Mt Carmel Convent (601730)	199 Bay Tce, Wynnum	4	SP105887	30/10/2000
Guardian Angels Catholic Church	198 Bay Tce, Wynnum	84–89, 152–157 1–4	RP33003 RP98018	01/01/2004
Wynnum Community Centre (Former Wynnum School of Arts)	217–223 Bay Tce, Wynnum	270–275	RP33003	01/01/2004
Wynnum Presbyterian Church (former)	238 Bay Tce, Wynnum	12	SP160701	01/01/2004
Residence 'Cranleigh Lodge'	249 Bay Tce, Wynnum	482–486	RP33003	01/01/2004
Church of Christ	55 Berrima St, Wynnum	52–54	RP33048	01/01/2004
Waterloo Bay Hotel (601729)	75 Berrima St, Wynnum	1	RP220544	01/01/2004
Wynnum High & Intermediate School	77 Buderim St, Wynnum	378	SL6111	01/01/2004
Wynnum Memorial Park	105 Buderim St, Wynnum	378 2 4	RP226441 RP33121 RP226441	01/01/2004
Wynnum Wading Pool Reserve—Manly Wading Pool (602040)	Esplanade, Wynnum	Reserve		30/10/2000
Wynnum Central State School	145 Florence St, Wynnum	643	SL6243	01/01/2004
Fox Street Bridge	Fox St, St Catherine's Tce & Cusack Pde, Wynnum	Road Reserve		01/01/2004
Residence	67 Glenora St, Wynnum	124 & 125	RP33064	01/01/2004
Kitchener Memorial	Intersection of Tingal Rd & Berrima St, Wynnum	Road Reserve		01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Wynnum Fire Station (602143)	39 Mountjoy Tce, Wynnum	44–46	RP33132	30/10/2000
Residence 'Tingalpa'	56 Mountjoy Tce, Wynnum	1	RP220742	01/01/2004
Residence 'Moreton House'	101 Petersen St, Wynnum	2 1	RP119055 RP164533	01/01/2004
Wynnum Golf Course	38 Stradbroke Ave, Wynnum	1 1–5 & 38–65	CP841297 RP35941	01/01/2004
Adventist Church	25 Sunflower St, Wynnum	42	RP61787	01/01/2004
Wynnum Masonic Hall	3 Tingal Rd, Wynnum	508–511	RP33003	01/01/2004
Wynnum Ambulance Station (601778)	33 Tingal Rd, Wynnum	247–249	RP33003	30/10/2000
Shire Clerk's Cottage	229–245 Tingal Rd, Wynnum	624	W4212	01/01/2004
Pamphlett Memorial	245 Tingal Rd, Wynnum	69	W4212	01/01/2004
Bus Shelter	Tingal Rd (between Prospect & Ryder Sts), Wynnum	Road Reserve		01/01/2004
Residence	64 Wassell St, Wynnum	1 & 2	RP107801	01/01/2004
Residence 'Britannia'	75 Waterloo Esplanade, Wynnum	51	RP135623	01/01/2004
Kitchener Park	83 West Ave, Wynnum	2 & 3 (BAL) 3–5, 14–17, 20–30 & 40–95 & (BAL) 31–39 652 6–13	RP106851 RP33106 SL6839 RP33106	01/01/2004
Residence 'Cooroona'	2311 Wynnum Rd, Wynnum	1	RP85272	01/01/2009
Residence 'Woodlands'	2333 Wynnum Rd, Wynnum	1	RP162880	01/01/2009
Wynnum/Manly/Lota Foreshores—plus areas of parkland in road reserves & between road and sea.	Wynnum North Esplanade & Waterloo Esplanade, Wynnum Esplanade, Upper & Lower Esplanade, Royal Esplanade, Manly Esplanade, Lota	Reserve 3164 —Lot 200 697 586 Reserve 290 —Lot 621 1 1 & 2 Reserve 286 —Lot 394 519 1–6 & 67–72 Reserve 2123 —Lot 454 10–31 & 44/63 Reserve 289 —Lot 662 Reserve 3201 —Lot 580 683–684 Reserve 1488 —Lot 395	SP121715 CP910704 SL9510 SL2389 RP33073 RP33074 SL7398 SL12423 RP33017 SL4862 RP33017 S151863 SL9424 CP904760 M331992	01/01/2004
Residence 'Brierley'	271 Wynnum North Rd, Wynnum	2	RP92524	01/01/2004
Nazareth House (601391)	272 Wynnum North Rd, Wynnum	1	RP837105	01/01/2004
Wynnum North				
Wynnum North State School	400 Tingal Rd, Wynnum North	449	SL6451	01/01/2004
Wynnum West				
Lindum Baptist Church	93 Kianawah Rd, Wynnum West	46 & 47	RP33302	01/01/2004
Baptist Church (former)	2124 Wynnum Rd, Wynnum West	2	RP43815	01/01/2004
Old City Hall Fountain	Roundabout at intersection of Preston & Wondall Rds, Worthing St & West Ave, Wynnum West	Road Reserve		01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Yeerongpilly				
Animal Research Institute (602598)	681 Fairfield Rd, Yeerongpilly	566 (part)	SP214202	01/01/2011
Trainmen's Quarters	760A Fairfield Rd, Yeerongpilly	1	RP45914	1/01/2004
Residence	14 Grosvenor St, Yeerongpilly	23 & 24	RP37651	01/07/2005
St Giles Uniting Church (former)	53 Nathan Tce, Yeerongpilly	1	SP124636	01/01/2004
Residence	12 Tees St, Yeerongpilly	15–18	RP37656	01/07/2005
Brisbane Golf Club	70 Tennyson Memorial Drive, Yeerongpilly	310 (part)	SL347	01/01/2005
Residence	32 Wingarra St, Yeerongpilly	95–98	RP37656	01/01/2004
Yeronga				
Residence	3 Belfast St, Yeronga	4–6	RP37752	01/01/2004
19 th Century Residence	25 Belfast St, Yeronga	2	RP70935	01/01/2004
Christ Church, Church Hall & Rectory	12 Cork St, Yeronga	7–12	RP37752	01/01/2004
19 th Century Residence	5 Dublin St, Yeronga	6	RP75334	01/01/2004
19 th Century Residence	6 Dublin St, Yeronga	3	RP62831	01/01/2004
Residence	27 Dublin St, Yeronga	13 & 14	RP37752	01/01/2004
Yeronga Railway Station footbridge	Fairfield Rd (between Cowper and Devon Sts), Yeronga	55	SL3817	01/01/2004
19 th Century Residence	36 Feez St, Yeronga	3 & 7 3 & 4	RP42221 RP77522	01/01/2004
Yeronga Fire Station (former) (602144)	785 Ipswich Rd, Yeronga	509	SL1214	01/01/2004
Residence 'Como' (601474)	88 Kadumba St, Yeronga	4	RP90491	01/01/2004
Residence 'Astolat' (601473)	96 Kadumba St, Yeronga	2	RP168940	01/01/2004
Residence (601472)	107 Kadumba St, Yeronga	2	RP82794	01/01/2004
St Sebastian's Church School (former)	141 Kadumba St, Yeronga	2 (part)	RP41503	01/01/2004
19 th Century Residence	10 Killarney St, Yeronga	10 & 15 1	RP37757 RP72498	01/01/2004
Residence	71 Park Rd, Yeronga	1–3	RP37742	01/01/2004
Yeronga Memorial Park (602462)	78A Park Rd (bounded by Ipswich Rd, Villa St, Park Rd & School Rd), Yeronga	322 Road Reserve	CP818255	01/01/2004
Yeronga State Primary School precinct	150 Park Rd, Yeronga	1190	SL667	01/01/2004
Yeronga Bowling Club	11 Querrin St, Yeronga	62–66 & 107–111 4	RP37744 RP53476	01/01/2004
Rhyndarra (former Australian Military Forces 1st Military Hospital), former Stables and Park Reserve (600360)	23 Riverview Pl & 7 & 20 Heritage Cl, Yeronga	19 11 & 101	SP108381	30/10/2000
Residence	57 Rome St, Yeronga	31 & 32	RP37263	01/01/2004
Congregational Church and Hall (former)	156 School Rd, Yeronga	1	RP230185	01/01/2004

Heritage Place	Address	Lot	Plan	Date of Entry
Zillmere				
St John's Lutheran Church (former)	110 Church Rd, Zillmere	1	RP26191	01/07/2003
Zimitat Cottage	5 Gillies St, Zillmere	4	SP126796	01/07/2003
Zillmere State School 'A' Block	70 Murphy Rd, Zillmere	817	SL8439	01/07/2003
Hutton's Factory Fig Tree (former)	38 Pineapple St, Zillmere	3	RP116362	01/07/2003
Residence 'Karalee'	27 Weston St, Zillmere	1	RP886026	01/07/2003
Weston Residence	39 Weston St, Zillmere	1	RP109785	01/07/2003
Albury Farmhouse	255 Zillmere Rd, Zillmere	6	RP26166	01/07/2003
Zillmere Methodist Church (former)	383 Zillmere Rd, Zillmere	1	RP63804	01/07/2003
Residence 'Cliftonville'	395 Zillmere Rd, Zillmere	6	RP26175	01/07/2003
Huttons Factory Workers Cottage	444 Zillmere Rd, Zillmere	53	RP26242	01/07/2003
Huttons Factory Workers Cottage	446 Zillmere Rd, Zillmere	54	RP26242	01/07/2003
Joseph Lee's Farmhouse	470 Zillmere Rd, Zillmere	1	RP127428	01/07/2003

Schedule 2 Heritage Places of natural heritage significance

This schedule includes:

- sites fully registered on the Register of the National Estate
- sites proposed to be nominated by Council to the Register of the National Estate
- National Parks, Conservation Parks and Forest Parks or large natural areas (greater than 200ha) owned/controlled by Council.

Heritage Place Name	Size (ha)	Address	Lot	Plan	Comments
Sites fully registered on the Register of the National Estate					
Boondall Wetlands	700	Gateway Motorway, Boondall	99 96 1 (part) 11 91 (part) 93 3 (part) 2 (part) 32 43	210187 210187 63707 208514 208514 208514 169306 841319 208521 210186	Ramsar listed tidal and freshwater wetland complex, CAMBA/JAMBA site. Council/State government owned
Karawatha Forest	1,200	Acacia Road, Karawatha (BCC & State government) 762 Gowan Road, Calamvale (privately owned) 812 Gowan Road, Calamvale (privately owned)	1 2 (part) 1 & 2 (part) 2 (part) 1 2 1 & 2 2 3 4, 5 & 6 1 & 3 2, 5 & 6 1246 2 1, 23 & 24 21 (part) 22 (part) & 24 (part) 30, 31 (part) & 33 2 & 4	897147 54123 171952 173106 81246 852745 107138 49320 898254 894661 149995 894000 SL8178 55924 894015 889478 903211 889480 220657	Important for botanical, wildlife habitat and landscape values. Includes private lands west of Gateway Motorway and Council/State government/ privately owned land extending into Logan City
Bushland adjacent to Toohey Forest		125 Messines Ridge Road, Holland Park West 185 Messines Ridge Road, Holland Park West 225 Shire Road, Holland Park West	339 338 1	SL8921 SL12681 CP900937	
Toohey Forest	215	Orange Grove Road, Nathan	821 1 & 3	SL10163 RP165918	Important for botanical, wildlife habitat and landscape values. Council and State government owned

Heritage Place Name	Size (ha)	Address	Lot	Plan	Comments
Indooroopilly Island	10	Indooroopilly Reach, Brisbane River, Indooroopilly	502	NPW542	Conservation Park (EPA). The most important flying fox colony on the Brisbane River. State government owned
Moreton Island National Park	16,000	Moreton Bay, Brisbane			Important for habitat diversity and dunes. Ramsar site. State government owned
Sites proposed to be nominated by Council to the Register of the National Estate					
Tinchi Tamba Wetlands	370	Wyampa Rd/ Gateway Motorway, Bald Hills	209 221 271 243 10 6 2 197 237 228 105 231 232 342 233 230 229 226 224 222 70 223 242 246 227	SL814 SL815 SL12795 SL12659 VCL20218 VCL20217 RP216248 RP215376 SL8166 SL815 SL815 SL3085 SL3085 S311122 SL815 SL815 SL815 SL815 SL1796 SL1796 SL870 SL870 SL4230 SL11537	Contains the majority of Pine River estuary. One of the largest and most diverse intertidal areas in the City. Adjacent to Moreton Bay Ramsar site. Contains species protected by other international agreements (JAMBA/CAMBA)
Bayside Parklands	550	Lota/Ransome (area within SPP 1/97 boundary)	192 191 190 585 109 110 188 389 187 657 432 185 16 9 1 208 1 4 2 1 27 1 207	M31107 M31107 M31107 SL9501 SL11085 SL11085 M31107 SL8798 M31107 M31107 SL4090 M31107 SL11530 SL11765 SL11765 M31107 120228 197268 197268 33378 71076 213439 M31107	

Heritage Place Name	Size (ha)	Address	Lot	Plan	Comments
			1 1 (part) 6 5 4 2 1 3 1 2 2 10 186 658	118208 126078 126814 126730 90304 126813 90304 75383 75383 75383 164293 68783 M31107 CP841278	
Brisbane Koala Bushlands	600	Burbank	100 21, 23 & 24 20 & 30 12 & 13 5 6 12–16 & 18 8 1 & 2 2 3 3 1 3–5, 8 37, 89 & 90 2 2 & 3 1 900 67 2 6 76 2	RP223201 RP809289 RP839874 RP819279 RP223279 RP223200 RP802974 SL10677 RP173724 RP907316 SP103983 RP222250 RP811438 RP191038 RP79929 RP803803 RP209818 RP209817 SL11438 RP79929 RP79929 RP209817 RP85087 SP907316	Most important koala habitat in the City linked to habitat areas in Logan and Redland Shires. Subject to Koala Coast SPP 1/97. Council owned
Boondall Wetlands	26	Gateway Motorway Boondall	1142 1139 1145 265	SL9743 SL9743 SL9743 SL1021	Ramsar listed tidal and freshwater wetland complex, CAMBA/JAMBA site. Council/State Government owned
Karawatha Forest	83	Acacia Rd, Karawatha Gowan Rd, Calamvale	993 2 7 4 24 7–9 3–4 21 & 22 (part)	SL8633 RP153921 RP897146 RP53552 RP903211 RP88395 RP88395 RP88395	Important for botanical, wildlife habitat and landscape values. Includes private lands west of Gateway Motorway and Council/State government privately owned land extending into Logan City
Toohey Forest	118	Orange Grove Rd, Nathan Mt Gravatt Outlook Drive, Mt Gravatt	342 2 205–206 207–209	SL8519 RP104103 RP128781 RP128780	

Heritage Place Name	Size (ha)	Address	Lot	Plan	Comments
			182	RP120779	
			1224	SL8269	
			1223	SL8268	
			101	RP11938	
			102	RP11938	
			1	RP38120	
			1	RP49623	
			3	RP49623	
			2	RP73492	
			1	RP49264	
			7	RP74384	
			6	RP71207	
			4	RP71207	
			5	RP50617	
			4	RP70418	
			8	RP50617	
			2	RP138556	
			1	RP50617	
			59	RP66177	
			4	RP50617	
National Parks, Conservation Parks and Forest Parks or large natural areas (greater than 200ha) owned/controlled by Council					
Brisbane Forest Park (including Mt Coot-tha Forest) and extensions areas		Western Freeway, Toowong	239	S31402	Brisbane's best known natural landmark. Important for combination of fauna habitat, scenic, historical and recreational values
			312	S311276	
			240	S31399	
			242	S31416	
			236	S31411	
			264	S31555	
			239	S31402	
			281	S311024	
			290	S311765	
			235	S31395	
			1	RP27604	
			435	S311990	
			272	M331327	
			1 & 2	RP44642	
			438	S31696	
			1309	SL8167	
			447	S31728	
			1	RP23608	
			1, 2 & 4	RP53539	
			2	RP23621	
			1	RP868488	
			1079	SL5015	
			2	RP20762	
			2	RP200271	
			8	RP203445	
			1 & 2	RP20605	
			25	RP42812	
			12690	SL10041	
			1	RP200271	
			11	RP805108	
			62	RP20539	
			100	RP226489	
			4	RP9007	
			699	S31294	
			1324	S31983	
			14	RP806326	

Heritage Place Name	Size (ha)	Address	Lot	Plan	Comments
			103, 202 & 203 6 (part) 20 593 592 4 694 1 4 1-3	M332201 188374 59323 S31294 S31294 67184 S31294 SL6754 SL6754 23604	
Fort Lytton National Park	2	Lytton Rd, Lytton	681	SL12644	Important for historical/cultural value, landscape value due to proximity to Brisbane River and intertidal habitat value. State government owned
Deagon Wetlands (Deagon Wetlands Reserve and Fourth Lagoon)	130	Gateway Motorway, Sandgate	131 78	RP890873 S151840	Includes the City's largest single remaining area of Paperbark tea-tree forest and the only permanent natural freshwater lagoons in northern Brisbane. Important for combination of fauna habitat, conservation and scenic values
Whites Hill Reserve	170	Boundary Road, Camp Hill	8 & 10 512 & 513 1 6 & 7 2 & 4 2 477 216	R99829 SL444 RP139396 RP13342 RP99828 RP138919 SL3983 RP94289	Important for landscape, wildlife habitat and botanical values. The small riparian rainforest remnant contains a number of rare and threatened, and significant plant species
St Helena Island National Park	88	Moreton Bay, Brisbane	-	-	Important intertidal habitat, landscape and historical/cultural value. State government owned

Impact Assessable Uses Planning Scheme Policy

1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information as part of a general planning report will be requested by the assessment manager and/or referral agency to assist in assessing development in the circumstances outlined in *Table 1*. This information should demonstrate how the guidelines below have been met and how the general considerations for assessment of impact assessable uses set out in Chapter 3 of the Plan have been addressed.

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front as part of their development application.

2 Assessment of impact assessable uses

Table 1 identifies uses that are impact assessable in particular Areas. These uses are anticipated in the Area, but do not have a specific Code against which they are assessed.

The table provides guidelines against which an assessment of the appropriateness of such a use would be undertaken. These considerations are in addition to the general considerations for assessment of impact assessable uses set out in Chapter 3 of the Plan.

Further uses may be added to this table over time to assist in the assessment of impact assessable development.

Table 1 Guidelines for impact assessable uses

Use	Area	Guidelines for assessment
Shop or office	Any Residential Area or the Emerging Community Area	<p>Site location:</p> <ul style="list-style-type: none"> is only located on either a district access or suburban route, with no boundary to an arterial route is not located adjoining a Multi-purpose Centre or within 400m walking distance from the perimeter of a Multi-purpose Centre does not promote incremental extensions of one or more centre uses <p>Site design and proposed use:</p> <ul style="list-style-type: none"> has a gross floor area that does not exceed 250m² does not involve the sale of items that are restricted to sale to people over 18 years of age, other than cigarettes, alcohol and lottery/scratch-it type tickets serve local community needs has sufficient on-site car parking and servicing to ensure the proposal does not cause on-street parking problems or a traffic hazard

Management of Urban Stormwater Quality Planning Scheme Policy

Contents

- 1 Introduction
- 2 Environmental values and water quality objectives
 - 2.1 Background
 - 2.2 Process for identifying relevant environmental values and water quality objectives
 - 2.3 Process for converting water quality objectives into site specific discharge limits
 - 2.4 Water quality objectives and choice of indicators

1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

This Planning Scheme Policy explains how applicants can identify and apply relevant environmental values and water quality objectives in receiving waters within or outside their proposed development in order to comply with the **Stormwater Management Code** and the *Environmental Protection (Water) Policy 1997*.

In particular, this Planning Scheme Policy is to be used in conjunction with the preparation and submission of a Site Based Stormwater Management Plan (SBSMP) detailing the overall planning, layout and design for stormwater management infrastructure for larger scale developments (refer to the **Stormwater Management Code**).

Glossary

Environmental values: the actual or potential function carried out by the water body, e.g. suitability for recreational use or use as a modified aquatic ecosystem to support biological integrity. These values are typically determined through a process of consultation with key stakeholders. This can be done on a site-specific basis or via a regional planning exercise. Refer to Schedule 2 of the *Environmental Protection (Water) Policy 1997* for more information.

Receiving waters: the closest creek, stream, river, lake, wetland, estuary, bay, aquifer or other waterway that has environmental values that require protection and could be affected by stormwater draining from

the proposed development. For the purposes of this policy, water bodies that are primarily designed to treat stormwater are not classed as receiving waters, e.g. constructed wetlands.

Water quality objectives: measurable long term goals for the quality of receiving waters to ensure the environmental values are upheld, e.g. to sustain seagrasses in Moreton Bay, the concentration of suspended sediment in the water needs to be less than 10 mg/L on a sustained basis. Applicants must ensure that stormwater being discharged from the site does not threaten these objectives and, where possible, the development proposal should seek to enhance these values, i.e. by improving receiving water quality to levels above the minimum acceptable standard. Refer to Schedule 2 of the *Environmental Protection (Water) Policy 1997* for more information.

2 Environmental values and water quality objectives

2.1 Background

The primary objective in relation to the quality of stormwater originating from a development is to ensure that the development's design, construction, operation and maintenance are undertaken so that the environmental values of affected receiving waters within or outside the development are maintained or enhanced.

For larger scale, high risk developments, the **Stormwater Management Code** requires the development applicant to:

- identify the relevant environmental values and associated water quality objectives to be protected or enhanced in receiving waters within and/or downstream of the development
- ensure the development plans and designs clearly demonstrate that stormwater draining from the site will not threaten the relevant environmental values and their corresponding water quality objectives, in affected receiving waters.

This section of the Planning Scheme Policy explains how to identify and apply relevant environmental values and associated water quality objectives in affected receiving waters within or outside of proposed developments. The approach is consistent with the process outlined in the *Environmental Protection (Water) Policy 1997* and is designed to assist applicants comply with the relevant provisions of the *Environmental Protection (Water) Policy 1997*. In particular, it requires all reasonable and practicable measures to be taken to minimise environmental harm from stormwater run-off on the receiving environment.

The *Environmental Protection (Water) Policy 1997* provides the legislative basis and widely accepted process for determining environmental values of receiving waters and converting these values to measurable water quality objectives so that quantifiable performance objectives or standards can be determined with respect to water quality.

Council is involved in a variety of waterway related planning exercises including regional water quality studies and the development of Catchment Management Plans, Stormwater Management Plans and Waterways Management Plans. Outcomes from these planning exercises include the definition of environmental values to be protected in waterways within the City (and in some cases water quality objectives).

As these values and objectives are determined, Council will maintain a set of recommended environmental values and water quality objectives for all of the City's waterways to give developers guidance on the performance objectives that their development is to be designed to achieve for receiving water quality. These are documented in Council's *Guidelines on Identifying Water Quality Objectives in Brisbane City*.

These water quality objectives have been developed based on expert advice and the best information available. However, where a developer wishes to invest in local water quality studies to better define applicable site specific environmental values and water quality objectives, this may be done in consultation with regulatory authorities, and the resulting site specific water quality objectives may override Council's recommended water quality objectives.

The hierarchy of water quality objectives to be used as performance objectives for proposed developments can be summarised as:

- objectives derived from Schedule 1 of the *Environmental Protection (Water) Policy 1997* (highest status)
- objectives derived from site specific scientific investigations, i.e. as part of the development's environmental impact assessment process
- objectives derived from recent government water quality studies, Catchment Management Plans, Stormwater Management Plans and Waterways Management Plans
- Council's current summary of water quality objectives for the City's waterways (note that this summary attempts to collate all relevant water quality objectives for the City). Refer to Council's *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City*

- objectives derived from using the current *Australian National Water Quality Guidelines* to convert environmental values into numerical objectives, where values have been determined from a limited consultation exercise (lowest status).

This Planning Scheme Policy uses the general term 'objectives to' include all measurable water quality goals that have been derived to protect corresponding environmental values.

2.2 Process for identifying relevant environmental values and water quality objectives

Applicants seeking to identify applicable downstream receiving water quality objectives to guide the design and management of a proposed development should use the following procedure.

Step 1

Identify the receiving waters immediately outside or within the proposed development. This may be a creek, river, lake, wetland, estuary, bay or other waterway as defined in the **Waterway Code**. Where the immediate receiving waters are overland flow paths or constructed drainage networks, the receiving water is to be taken as the nearest affected waterway, e.g. creek or river. Standard topographic maps can be used for this task.

If groundwater is used in the area, the receiving waters can include groundwaters that could be contaminated by the proposed development. If groundwater is likely to be contaminated and users of the groundwater are likely to be affected, consultation with the State Government agency that regulates groundwater usage will be necessary to identify relevant environmental values and water quality objectives.

Step 2

Identify the creek catchment and planning unit that includes the affected receiving waters for the development. Brisbane has 33 creek catchments, each divided into planning units. In total there are 208 units, which are given a unique planning unit identifier. Council's *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City* provide maps to help identify these units and catchments.

Step 3

Refer to Schedule 1 of the *Environmental Protection (Water) Policy 1997* to determine whether the relevant water body has been formally assigned water quality objectives by the State Government. If these have not been assigned, go to Step 4.

Step 4

The applicant may wish to undertake site specific water quality and ecological studies to derive local receiving water quality objectives. If this option is chosen, the onus is on the applicant to construct a scientifically rigorous case as to why the proposed objectives are superior to those derived via Step 5. The applicant may be required to consult with relevant regulatory authorities and key stakeholders in order to identify appropriate environmental values for the receiving waters. If this site specific water quality and ecological study approach is not adopted by the applicant, go to Step 5.

Step 5

Refer to Council's summary of recommended water quality objectives for the City to identify relevant environmental values, water quality objectives and how to apply them. Water quality objectives for all of the City's planning units have been derived and published by Council, in *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City*.

2.3 Process for converting water quality objectives into site specific discharge limits

Once receiving water quality objectives have been identified for the proposed development, there are two options to derive discharge limits for the quality of stormwater leaving the site:

- simply use the receiving waterbody's water quality objectives as discharge limits for the quality of stormwater leaving the site, e.g. if the receiving waters must have a pH above 6.5 and below 8.5, so must stormwater flowing from the site. Special consideration is allowed for the quality of stormwater leaving the site in association with a major storm event as water quality objectives are usually defined as an upper limit (or range) that a water quality data set's median value must fall below (or within)

- Council may allow the discharge limit for the quality of stormwater leaving the site to exceed the receiving waterbody's water quality objectives, if the applicant can demonstrate with the assistance of ambient water quality monitoring, environmental assessments, pollutant export modelling and/or receiving water modelling that water quality objectives in the nearest affected receiving water will be met. For more information refer to Council's *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City*.

2.4 Water quality objectives and choice of indicators

A range of different waterborne pollutants may be exported from a site, depending on the type of development that is proposed. Additionally, the environmental value of a waterway may be sensitive to particular waterborne pollutants, and therefore require particular attention to these specific water quality parameters. The water quality objectives for a development are to include (as a minimum) consideration of these water quality parameters, known as key indicators.

For example, a service station is to always consider petroleum hydrocarbons and heavy metals as key indicators and the water quality objectives developed for the site are to include consideration of at least these parameters. If the nearest affected aquatic environment is considered to be sensitive to other water quality parameters, e.g. sediment for receiving waters containing seagrasses, additional key indicators may need to be considered when developing the water quality objectives.

Table 1 outlines the minimum key indicators that need to be included in the water quality objectives for particular development types.

Table 1 Minimum key indicators to be evaluated for particular development types

Development type	Minimum key indicators
Land-disturbing activities, e.g. subdivisions, large commercial developments	<ul style="list-style-type: none">• Suspended solids (sediment)• Nutrients (nitrogen and phosphorus)• Litter• Faecal coliforms
Vehicle-related activities e.g. service stations, carparks and motor vehicle repair centres/dismantlers	<ul style="list-style-type: none">• Metals• Hydrocarbons• Litter
Acid sulfate soil related activities, e.g. development in areas known to host acid sulfate soils	<ul style="list-style-type: none">• pH level• Metals

Natural Assets Planning Scheme Policy

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1 Purpose

The *Integrated Planning Act 1997* requires the protection of ‘valuable features’, which include ecological features and processes, to be an important objective of a planning scheme. Council regards the ecological processes and features of the City as important natural assets, which make a significant contribution to the ecological sustainability of the City. It is our aim to integrate the protection of the City’s natural environments with economic and social development, ensuring the liveability of Brisbane City is maintained and improved into the future.

The intent of the Schedule 6 – Significant landscape trees is to protect those important trees that meet the definition of significant landscape trees in the *Natural Assets Local Law 2003* or the criteria for inclusion in the Significant Landscape Tree Register. The purpose

is to maintain the amenity and other associated values that significant landscape trees provide to the City.

Significant landscape trees have been identified on both private and public lands and are recorded in Schedule 6—Significant landscape trees. Trees on private lands are administered through Council’s Development and Regulatory Services either under the *Natural Assets Local Law 2003* or development assessment process.

The **Natural Assets Planning Scheme Policy** (the ‘Policy’) has been developed to guide the assessment of development applications and to inform land use planning for the future. It seeks to fulfill the following objectives:

- to further define the types of ecological features and processes that must be protected and managed appropriately to ensure that Brisbane’s natural assets are maintained into the future
- to provide useful information to Council and other Government stakeholders, the community, industry groups and other interested groups on the conservation status of ecological features throughout the City
- to provide information on the management intent for Significant Fauna and Flora Species, and Significant Vegetation Communities
- to maintain the amenity and other associated values that significant landscape trees provide to the City.

2 Use of the Policy

The Policy is intended to be used in conjunction with the **Biodiversity, Heritage Place, Waterway and Wetland Codes**, and the *Brisbane City Council Ecological Assessment Guidelines*, against which relevant development proposals are to be assessed.

Where relevant, the Policy is also to be used in conjunction with the **Heritage Register Planning Scheme Policy** and the **Environmental Impact Assessment Planning Scheme Policy**.

The Policy consists of 2 major components at this time: a Natural Assets Register and a section on management intents.

3 The Natural Assets Register

In order to meet the objectives of the *Integrated Planning Act 1997*, Council’s strategic planning intent, and the objectives referred to above, a range of significant ecological features and processes and significant landscape trees have been identified in a Natural Assets Register. The Register comprises 6 different schedules. They are explained below.

3.1 Schedule 1—Valuable ecological features

Schedule 1 lists those ecological features and processes considered essential to the maintenance of biodiversity and the integrity of ecological processes. It includes areas and species identified in State and Commonwealth legislation and under international agreements. Schedule 1 also links to the Heritage Register in the **Heritage Register Planning Scheme Policy**, the table of development likely to require preparation of an Environmental Impact Assessment Report in the **Environmental Impact Assessment Planning Scheme Policy** and Schedules 3, 4 and 5 of this Policy.

3.2 Schedule 2—Significant sites

Schedule 2 lists particular sites that have been recognised through previous planning studies and research as supporting the valuable ecological features and processes described in Schedule 1. The sites listed in Schedule 2 are characterised by high levels of environmental constraint. Many of the sites listed have already been classified as one of the Green Space Areas defined in the Plan and/or are part of the Brisbane Green Space System. Many are identified in Local Plans as areas subject to Environmental and Scenic Constraint. Others are the subject of Voluntary Conservation Agreements or the Land for Wildlife program.

The Schedule is not yet comprehensive, and it is expected that further sites, especially in the Emerging Community, Industrial and Community Use Areas, and Special Purpose Centres, will be added as further information becomes available and as planning and development circumstances change.

Schedule 2 is complemented by Table 2—Heritage places of natural heritage significance contained in the **Heritage Register Planning Scheme Policy**, which identifies those major natural assets of the City that are of special significance, due to their large size (generally over 100ha) and generally intact vegetation communities and landforms, that combine to support the highest levels of species richness and diversity and maintain the highest levels of integrity of habitats, ecological communities and ecological processes.

Accordingly, Council's larger natural areas e.g. Karawatha Forest, Boondall Wetlands, and the Brisbane Forest Park, are in the Heritage Register, while smaller reserves, e.g. Chermiside Hills Reserve, Belmont Hills Bushlands are included in the Natural Assets Register.

All sites currently listed in the Register of the National Estate are included in the Heritage Register. It is expected that other highly significant sites will be cited for inclusion in the Heritage Register in the future.

3.3 Schedule 3—Significant flora species

Significant flora species listed in Schedule 3 are flora species that are:

- listed in the Conservation (Wildlife) Regulation 1994 of the *Nature Conservation Act 1992* as 'presumed extinct', 'endangered', 'vulnerable' or 'rare' (as defined by the Act)
- regarded by a recognised Authority as otherwise significant at either the regional or local level as defined in the Explanation of Table and Codes at the end of Schedule 3.

3.4 Schedule 4—Significant fauna species

Significant fauna species listed in Schedule 4 are:

- listed in the Conservation (Wildlife) Regulation 1994 of the *Nature Conservation Act 1992* as 'endangered', 'vulnerable' or 'rare' (as defined by the Act)
- regarded by a recognised authority as otherwise significant at either the regional or local level as defined in the Explanation of Table and Codes at the end of Schedule 4.

3.5 Schedule 5—Significant vegetation communities

Significant vegetation communities listed in Schedule 5 are regarded as the best available general surrogate for habitat type.

A community is identified as significant because of recognition through legislation and/or policy at one or more of the following scales:

Global/National—on the basis of International Agreements that Australia is a signatory to or listed in the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. For example, the RAMSAR listing for Moreton Bay includes vegetation communities present in Boondall Wetlands.

Regional—on the basis of the conservation status of the regional ecosystem types described in the Environmental Protection Agency's *Conservation Status of Queensland's Bioregional Ecosystems* (Sattler and Williams, 1999) within which the vegetation community occurs. The regional ecosystem must be identified as either endangered or of concern.

Local/Citywide—on the basis that at the local/Citywide level, the vegetation community is rare in Brisbane, or is uncommon in Brisbane and is becoming rare. They are communities at risk of becoming extinct in Brisbane if future developments do not accommodate their ecological needs.

The presence of significant flora and/or fauna species within a vegetation community may also raise the level of significance of that community.

Where a vegetation community is identified as supporting an important ecological process, the level of significance of that community may be increased.

For those communities listed on the basis of their local/Citywide significance, one or more of the following status categories will apply:

In decline—the community is currently experiencing, or has experienced significant areal decline at the local level.

Restricted distribution—the community has a restricted geographical distribution and/or specialised edaphic requirements.

Presence of significant flora or fauna species—the vegetation community supports 1 or more significant flora or fauna species.

Poorly known—the distribution and/or edaphic requirements of the community is poorly known and it is suspected, but not definitely known, to belong to 1 of the Council significance categories.

3.6 Schedule 6: Significant landscape trees

Schedule 6 lists those trees which are identified either through Area classification (ie Emerging Communities) as under the *Natural Assets Local Law 2003* or specific area tree surveys (eg Local Plans) and vegetation protection orders.

While Council has identified these trees as significant, no assessment of the structural integrity or the overall safety of the tree/s was carried out. Where obvious defects were visible, then the trees were not included in the survey.

4 Management intents

4.1 General

Where relevant development is proposed within or adjacent to an area of land identified in Schedules 1 or 2, or supporting a flora or fauna species or vegetation community identified in Schedules 3, 4 or 5, the **Biodiversity Code** will be applied.

4.2 Management plans

The management intents for many major natural assets throughout the City have been identified in a number of natural area Management Plans, Waterways Management Plan, Catchment Management Plans Stormwater Management Plans and Local Plans.

Management plans are referenced in Appendix 4 of this Plan.

These management intents are to be taken into consideration when proposing a development.

4.3 Conservation action statements

For each significant flora and fauna species and significant vegetation community identified in Schedules 3, 4 and 5, Council is developing a Conservation Action Statement.

This Conservation Action Statement will provide a clear management intent for each species and community, having regard to habitat protection and management, threatening processes and population status. The objective of the statement is to clarify the actions needed to optimise the species' or communities' long term survival in the wild in Brisbane City.

Any development within or adjacent to lands that support a significant species or vegetation community as identified in Schedules 3, 4 or 5, must take account of the management intent for that species or community, where available.

When prepared, Conservation Action Statements will be held with Council's Natural Environment and Sustainability Branch, City Policy and Strategy Division and will be adopted as Planning Scheme Policies for the purposes of the City Plan.

Schedule 1: Valuable ecological features

A. Areas, species and communities

1. Areas and species prescribed under the *Nature Conservation Act 1992* and *Nature Conservation (Wildlife) Regulation 1994*, including areas subject to an Interim Conservation Order, and areas and/or species subject to a Conservation Plan.
2. Areas identified as of conservation significance under the *Coastal Protection and Management Act 1995*.
3. Areas identified as of conservation significance under the *Integrated Planning Act 1997*.
4. Areas identified in Section 1 of the **Environmental Impact Assessment Planning Scheme Policy** as impact assessable uses likely to require an Environmental Impact Assessment Report.
5. Areas within or adjacent to sites identified in Schedule 2 of this Policy.

6. Areas identified in *State Planning Policy 1/97 Conservation of Koalas in the Koala Coast* or areas of conservation significance identified in another State Planning Policy.
7. Endangered species/communities and areas of ecological significance identified in the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
8. Communities and/or ecosystems classified as 'endangered' or 'of concern' in the Queensland Environmental Protection Agency document *Conservation Status of Queensland's Bioregional Ecosystems* (Sattler and Williams, 1999).
9. Areas being in holdings or having a common boundary with protected areas as defined under the *Nature Conservation Act 1992* or a State Forest or Timber Reserve.
10. Habitat areas or features supporting 1 or a group of Significant Fauna Species, Significant Flora Species, and/or Significant Vegetation Communities as identified in Schedules 3, 4 and 5 of this Policy.
11. Areas of ecosystem diversity, including wetlands, waterways and coasts.
12. Habitat areas supporting a wide range of flora and fauna genera, species and/or communities, including bushlands of generally intact structure and composition, generally greater than 2ha in area.
13. Habitat areas supporting species and/or communities with high levels of endemism or with highly restricted distributions.
14. Habitat areas supporting species and/or communities with high levels of representativeness.
15. Habitat areas supporting relict and/or ancient species and/or communities.
16. Habitat areas or species or communities at the limit of their geographical distribution.
17. Areas acting, or with the potential to act, as ecological corridors between habitat areas.
18. Areas acting, or with the potential to act, as movement corridors for significant species identified in this Policy.
19. Areas identified as places of natural heritage significance in the **Heritage Register Planning Scheme Policy**.
20. Areas subject to environmental and scenic constraint as identified in Local Plans.
21. Areas identified as Waterways, Waterway Corridors or Wetlands in the **Waterway Code** or **Wetland Code** and as indicated on the Planning Scheme Maps, and the flora and fauna species/communities and ecological processes supported by these areas.
22. RAMSAR sites.
23. Areas declared as Fish Habitat Areas under the *Fisheries Act 1994*.

B. Ecological processes

1. Hydrological and riparian processes of wetlands, waterways and coasts.
2. Successional, plant dispersal, recruitment and fire regime processes in bushlands.
3. Soil formation and stabilisation, erosion and deposition.
4. Fauna and flora population dynamics.

Schedule 2: Significant sites

Includes:

- lands in public ownership where ecological values are formally recognised (Reserves, State Forests, Parks, lands classified as Conservation, Environmental Protection, Parkland, or Sport and Recreation Areas)
- other lands in public ownership (unreserved/unallocated)
- other environmentally significant sites
- Voluntary Conservation Agreement sites
- Land for Wildlife registered sites.

Site Name	Address/Locality	Size (ha) approx. only	Comments
Lands in public ownership where conservation uses formally recognised (Reserves, State Forests, Parks, lands classified as Conservation, Environmental Protection Parkland, or Sport and Recreation Areas)			
Moggill State Forest	Hawkesbury Road, Moggill	490	Large, intact bushland area, part of D'Aguilar Range complex, fauna habitat and scenic values. State Govt. owned. Conservation Area
Raven Street Reserve	Rode Road, Chermside West	30	Recreational value and important habitat for locally significant species. Downfall Creek Bushland Centre. BCC owned. Conservation Area
Chermside Hills Reserve	Trouts Road, Chermside West	77	Important for landscape, wildlife habitat and botanical values. BCC owned. Conservation Area
Seven Hills Bushland Reserve	Richmond Road, Seven Hills	60	Important for recreational, landscape, wildlife habitat and botanical values. BCC owned. Conservation and Community Use Area and Parkland Area
Belmont Hills Bushland	Scrub Road, Carindale	70	Important for landscape, wildlife habitat and botanical values. (Belmont Scrub remnant) BCC owned. Conservation Area
Hawkesbury Road Reserve	Hawkesbury Road, Moggill	85	Important for landscape, wildlife habitat and botanical values. Species at limit of distribution. BCC owned. Conservation and Parkland Areas
Minnippi Parklands	Creek Road, Tingalpa/Cannon Hill	320	Recreational value and important habitat for locally significant species. (Squirrel Glider Colony.) BCC owned. Sport and Recreation Area. Conservation Area and Parkland Area
Oats Hill Reserve	Whatmore Street, Carina	7.5	Important for landscape, wildlife habitat and botanical values. Rare and Threatened and otherwise significant plant species (Eprapah Wattle). BCC and State Govt. owned. Parkland Area and emerging Community Area
Keperra Saddle	Settlement Road, Keperra and Levitt Road, Upper Kedron	70	Important for landscape and habitat values. Forms part of ecological corridor linking Brisbane Forest Park to Enoggera Military Reserve. BCC owned. Conservation Area and Environmental Protection Area
Cliveden Avenue	Cliveden Avenue, Oxley	20	Important riverine rainforest habitat Reserve for <i>Austromyrtus gonoclada</i> , an endangered rainforest plant species. BCC owned. Sport and Recreation Area.
Hemmant Quarry Reserve	Fleming Road, Tingalpa	25	Important wetland habitat. BCC owned. Conservation Area
Grange Forest Park	Raymont Road, Grange	20	Important flora and fauna habitat along Kedron Brook corridor. BCC owned. Sport and Recreation Area
Pallara Bushland Park	Vied Road, Pallara	30	Important flora and fauna habitat within bushland corridor. BCC owned. Conservation Area

Site Name	Address/Locality	Size (ha) approx. only	Comments
Mt Petrie Bushlands	Mt Petrie Road, Mackenzie	12	Important koala habitat. Koala Coast SPP 1/97. BCC owned. Conservation Area
Leslie Harrison Dam Catchment Reserve	Mt Gravatt–Capalaba Road, Chandler	390	Land immediately surrounding Leslie Harrison Dam. Koala and other wildlife habitat. Koala Coast SPP 1/97. Redland Shire Council owned. Community Use Area
Brighton Wetlands	Nathan Street, Gordon Street, Brighton	35	Important for wetland habitat. BCC and privately owned. Conservation/Environmental Protection Area
Lytton coastal wetlands and bushlands corridor	Adjacent Pritchard Street, the port railway line, Sandy Camp Road and Anton Road drain	460	Important ecological linkage between Moreton Bay and the Brisbane River. State Govt. and privately owned. Conservation Area
Lota Creek estuary	Whites Road, Lota	45	Important estuarine habitat and part of a significant bushland/wetland complex. State Govt. owned, under trusteeship of BCC. Conservation Area
Bushlands and wetlands at Bracken Ridge	Woodcroft Street, Bracken Ridge	5	Remnant Melaleuca woodlands. State Govt. owned. Environmental Protection Area
Bushlands and wetlands at Bracken Ridge	Childs Street, Bracken Ridge	9	Remnant Melaleuca woodlands. State Govt. owned. Environmental Protection Area
Wetlands on Cabbage Tree Creek	Muller Road and Church Road, Boondall	2.7	Saltmarsh and mangroves. State Govt. owned. Environmental Protection Area
Doboy Swamp	Between Gateway Motorway and Bulimba Creek, Murrarie	6	Important waterfowl rookery and wetland habitat. Parkland and General Industry Area
Land at Brookbent Road, Willawong (north and south)	Brookbent Road, Willawong	55	Important for wildlife habitat (Koala) and botanical values. Large remnant of a significant vegetation type (forest red gum on alluvium). Commonwealth Govt. owned. Conservation Area
Flying Fox colony, Kedron Brook	Sparkes Hill Reservoir, Shand Street, Alderley	24	Roosting site. BCC owned. Parkland Area and Community Use Area
Primley Street Reserve	Primley Street, Pullenvale	4	Rainforest remnant. BCC owned. Conservation Area
Noseworthy Park	Hall Avenue, Corinda	4	Important riverine rainforest habitat for <i>Austromyrtus gonoclada</i> , an endangered rainforest plant species. BCC owned. Parkland Area
Stephens Mountain	114 Nicholson Street, Greenslopes	11	Local wildlife habitat value. Visual values. BCC owned. Community Use (CU8) Area
Wellers Hill Reservoir	42 Weller Road, Tarragindi	22	Local wildlife habitat value. Visual values. BCC owned. Parkland Area

Site Name	Address/Locality	Size (ha) approx. only	Comments
Other lands in public ownership (unreserved/unallocated)			
Enoggera Military Reserve	Samford Road, Enoggera	650	Large, intact bushland area, part of Annand Range complex, fauna habitat and scenic values. Commonwealth Govt. owned. Special Purpose Centre
Kuraby bushlands	Compton Road, Kuraby	80	Important for flora and fauna habitat, botanical and landscape values. State Govt. owned. Emerging Community Area and Parkland Area
Wacol bushlands	Explorers Walk, Wacol	200	Important for significant fauna habitat (Eastern Grey Kangaroo) adjacent to Brisbane River corridor. State Govt. owned. Special Purpose Centres
Defence land at Wacol	Wacol Station Road, Wacol	135	Important for flora and fauna habitat (Eastern Grey Kangaroo, Melaleuca Woodlands), contains Sandy Creek. Commonwealth Govt. owned. Special Purpose Centre
Land at Jubilee	Brisbane Airport	335	Intertidal habitat, high tide roosting Creek site for waders. Commonwealth Govt. owned (FAC). Community Use Area and Conservation Area
Land at Sanananda	Ipswich Motorway, Darra	20	Important section of waterway corridor along Bullock Head Creek. Commonwealth Govt. owned. Special Purpose Centre
Bushlands and wetlands at Boondall	Queens/Nudgee Road, Nudgee	7	Important wildlife habitat value. BCC owned. Emerging Community Area
Bushlands at Murarrie	Lytton Road/Bulimba Creek, Murarrie	8	Important for wildlife habitat value (raptor habitat). State Govt. owned. General Industry Area and Conservation Area
Bushlands at Murarrie	Queensport Road, Murarrie	9	Important for wildlife habitat value (raptor habitat). State Govt. owned. General Industry Area
Bushlands at Murarrie/Brisbane River	Gateway Arterial Bridge, Murarrie	1	Important for wildlife habitat value (raptor habitat). State Govt. owned. General Industry Area
Bushlands at Cannon Hill/Brisbane River	Colmslie Road, Cannon Hill	9	Important for wildlife habitat value (raptor habitat). State Govt. owned. Parkland Area
Old growth scribbly forest—Wynnum Hospital	Whites Road, Lota	8	Significant stand of old growth gum <i>Eucalyptus racemosa</i> (scribbly gum). State Govt. owned. Special Purpose Centres
Flying Fox colony, Aquarium Passage	Lytton Road, Hemmant	1.5	Roosting site for endangered flying fox species. State Govt. owned. Conservation Area
Flying Fox colony, Cabbage Tree Creek	Towner Street, Sandgate	1	Roosting site. State Govt. owned
Flying Fox colony, Norman Creek	Coorparoo Secondary College, Coorparoo	1	Roosting site. State Govt. owned. Community Use Area

Site Name	Address/Locality	Size (ha) approx. only	Comments
QUT—Carseldine Campus and Aspley High School	532 Beams Road, Carseldine	45	Important for wildlife habitat corridor value, for example arboreal mammals (e.g. squirrel glider), raptors (e.g. grey goshawk) and flying foxes
	651 Zillmere Road, Aspley	22	Significant (of concern/endangered) regional ecosystems (forested gum woodland/open forest) State Govt. owned. Community Use Area
Land in Public Ownership			
Deagon Wetlands (Deagon Wetlands Reserve and Fourth Lagoon)	Gateway Motorway, Sandgate	90	Includes the City's largest single remaining area of Paperbark tea-tree forest and the only permanent natural freshwater lagoons in northern Brisbane. Important for combination of fauna habitat, conservation and scenic values. Conservation Area
Bushland on Mt Gravatt—Capalaba Road	Mt Gravatt—Capalaba Road, Mackenzie	11	Important for wildlife habitat. BCC owned. Conservation Area
Mt Petrie Recreation Reserve	Mt Gravatt—Capalaba Road, Mackenzie	10	Important for wildlife habitat. BCC owned. Conservation Area
Bayside Parklands Foreshore	Foreshore area along Manly, Wynnum, Lota	-	Important for wildlife habitat, BCC owned. Parkland Area
Bushlands, wetlands and waterway corridors along tributaries of Bulimba Creek	Stanton Road, Tingalpa	13	Important wildlife habitat value. State Govt. and privately owned. Environmental Protection Area
Mt Petrie bushlands	Mt Petrie Road, Mackenzie	50	Important koala habitat south of Mt Petrie Rifle Range. Koala Coast SPP 1/97. Privately owned. Environmental Protection Area
Waterway corridor along Cabbage Tree Creek	Lemke Road, Taigum	9	Important wildlife habitat value. Privately owned. Environmental Protection Area
Waterway corridor along Nundah Creek Zillman Waterholes	Zillmere Road and Muller Road, Boondall	5	Important wildlife habitat value. Privately owned. Community Use/Light Industry/General Industry Areas
Mt Elphinstone	Lisk Street, Pullenvale	36	Significant vine forest species and communities, scenic and cultural values. Privately owned. Environmental Protection Area
Bushlands and waterway corridor adjacent to Whites Hill/Pine Mountain Reserve	Pine Mountain Road, Mt Gravatt East	5	Wildlife habitat, waterway corridor and botanical value for locally significant plant species (<i>Cupaniopsis shirleyana</i>). Privately owned. Environmental Protection Area
Bushlands, waterway corridor and koala habitat adjacent Belmont Hills Bushland Reserve	Mt Petrie Road and Weekes Road, Belmont	19	Important for wildlife habitat (Koala) and corridor value. State Govt. and privately owned. Environmental Protection Area

Site Name	Address/Locality	Size (ha) approx. only	Comments
Waterway and ecological corridor, Belmont Scrub along Spring Creek	Ewer Street and Scrub Road, Carindale	17	Important for rare freshwater fish species, remnant habitat. Privately owned. Emerging Community and Low Density Residential Area
Bushlands and waterway corridor adjacent to Mt Gravatt Reserve	Mains Road, Upper Mt Gravatt	6	Important wildlife habitat value. Privately owned. Environmental Protection Area
Waterway corridor along Cabbage Tree Creek	Old Northern Road, McDowall	4	Important wildlife habitat value. Privately owned. Environmental Protection Area
Bushlands and waterway corridor on the Brisbane River at Seventeen Mile Rocks	Cliveden Street, Seventeen Mile Rocks	10	Important for landscape and wildlife habitat value. Privately owned. Environmental Protection Area and Parkland Area
Bushlands adjacent to Enoggera Military Reserve/ Enoggera Hill	Kapara St, Keperra	60	Important for landscape and wildlife habitat value. Privately owned. Environmental Protection Area
Bushlands at Ferny Grove	McGinn Rd and Ancaster Rd, Ferny Grove	20	Important for landscape and wildlife habitat value. Privately owned. Environmental Protection Area and Conservation Area
Bushlands and waterway corridor at Moggill	Priors Pocket Rd, Moggill	195	Important for wildlife habitat and botanical value. State Govt. and Privately owned. Emerging Community Area and Environmental Protection Area
Bushlands at Kuraby	Allbutt St, Kuraby	30	Important for flora and fauna habitat, botanical and landscape values. Privately owned. Emerging Community Area
Bushlands and wetlands at Lota	Whites Rd, Lota	30	Habitat for rare swamp orchid (<i>Phaius tancarvilleae</i>). Privately owned. Emerging Community Area
Whites Hill Reserve	Boundary Rd, Camp Hill	175	Important for landscape, wildlife habitat and botanical values. The small riparian rainforest remnant contains a number of rare and threatened, and significant plant species. Conservation, Parkland, Rural Areas
Voluntary Conservation Agreement Sites			
Site 1	Scrub Rd and Ewer St, Carindale	9.35	Important koala habitat and 'Belmont Scrub' remnant
Site 2	Scrub Rd, Carindale	8.17	Important koala habitat and 'Belmont Scrub' remnant
Site 3	Savages Rd, Brookfield	5.36	Important koala habitat and 'Belmont Scrub' remnant
Site 4	Savages Rd, Brookfield	5.30	Important wildlife habitat and landscape value

Site Name	Address/Locality	Size (ha) approx. only	Comments
Site 5	Garfield Rd, Berrinba	1.09	Important wildlife habitat adjacent to Karawatha
Site 6	Savages Rd, Brookfield	5.70	Important wildlife habitat
Site 7	Airlie Rd (Eden Rainforest), Pullenvale	1.00	Rainforest remnant (Pullenvale Scrub)
Site 8	Boscombe Rd, Brookfield	1.08	Rainforest remnant (Pullenvale Scrub)
Site 9	Airlie Rd (Eden Rainforest), Pullenvale	0.50	Rainforest remnant (Pullenvale Scrub)
Site 10	Airlie Rd (Eden Rainforest), Pullenvale	1.00	Rainforest remnant (Pullenvale Scrub)
Site 11	Mt Gravatt_Capalaba Rd, Burbank	1.90	Koala habitat in Koala Coast
Site 12	Jenyns Ct, Burbank	18.34	Koala habitat in Koala Coast
Site 13	Priors Pocket Rd, Moggill	0.93	Important wildlife habitat and corridor
Site 14	Priors Pocket Rd, Moggill	0.55	Important wildlife habitat and corridor
Site 16	Priors Pocket Rd, Moggill	1.22	Important wildlife habitat and corridor
Site 17	Nudgee College, Boondall	31.54	Important tidal and freshwater wetland complex
Site 18	Savages Rd, Brookfield	3.98	Important wildlife habitat
Site 19	Kittani St, Upper Brookfield	11.15	Important wildlife habitat
Site 20	Rode Rd, Chermside	3	Important wildlife habitat
Site 21	Haven Rd, Brookfield	2.74	Important wildlife habitat
Site 22	Boscombe Rd, Brookfield	3.45	Important wildlife habitat
Site 23	Mt Cotton Rd, Burbank	1.36	Koala habitat in Koala Coast
Site 24	Gold Creek Rd, Brookfield	3.35	Important wildlife habitat
Site 25	Gold Creek Rd, Brookfield	3.29	Important wildlife habitat
Site 26	Upper Brookfield Rd, Upper Brookfield	2.69	Important wildlife habitat
Site 27	Upper Brookfield Rd, Upper Brookfield	2.40	Important wildlife habitat
Site 28	Livesay Rd, Moggill	3.96	Important wildlife habitat
Site 29	Airlie Rd, Pullenvale	0.73	Important wildlife habitat
Site 30	Upper Brookfield Rd, Upper Brookfield	5.26	Important wildlife habitat
Site 31	Upper Brookfield Rd, Upper Brookfield	2.90	Important wildlife habitat
Site 32	Savages Rd, Upper Brookfield	7.1	Important wildlife habitat

Site Name	Address/Locality	Size (ha) approx. only	Comments
Land for Wildlife Registered Sites			
Site 1	Ford Rd, Burbank	11.95	Important wildlife habitat
Site 2	Gold Creek Rd, Brookfield	0.77	Important wildlife habitat and corridor, remnant rainforest
Site 3	Lather Rd, Bellbowrie	0.25	Important wildlife habitat
Site 4	Gold Creek Rd, Brookfield	0.085	Important wildlife habitat
Site 5	Chelsea Rd, Ransome	0.75	Koala habitat in Koala Coast
Site 6	New Cleveland Rd, Gumdale	0.39	Koala habitat in Koala Coast
Site 7	Dairy Swamp Rd, Belmont	0.98	Koala habitat in Koala Coast
Site 8	Grassdale Rd, Gumdale	0.55	Koala habitat in Koala Coast
Site 9	Grassdale Rd, Gumdale	3.94	Koala habitat in Koala Coast
Site 10	Junction Rd, Morningside	3.84	Important wildlife habitat
Site 11	Molle Rd, Ransome	0.58	Important wildlife habitat
Site 12	Rickertt Rd, Ransome	0.84	Important wildlife habitat
Site 13	Chelsea Rd, Ransome	0.748	Important wildlife habitat
Site 14	Molle Rd, Ransome	1.30	Important wildlife habitat
Site 15	Seventeen Mile Rocks Rd, Oxley	13.37	Important wildlife habitat
Site 16	Seventeen Mile Rocks Rd, Oxley	7.09	Important wildlife habitat
Site 17	Zillmere Rd, Aspley	1.57	Important wildlife habitat
Site 18	Fairlie Terrace, Salisbury	1.96	Important wildlife habitat
Site 19	Hornsey Rd, Anstead	0.75	Important wildlife habitat
Site 20	Hawkesbury Rd, Anstead	0.32	Important wildlife habitat
Site 21	Riversleigh Rd, Bellbowrie	1.75	Important wildlife habitat
Site 22	Gold Creek Rd, Brookfield	1.80	Important wildlife habitat
Site 23	Savages Rd, Brookfield	8.13	Important wildlife habitat
Site 24	Gold Creek Rd, Brookfield	17.55	Important wildlife habitat
Site 25	Gold Creek Rd, Brookfield	0.30	Important wildlife habitat
Site 26	Gold Creek Rd, Brookfield	3.30	Important wildlife habitat
Site 27	Gap Creek Rd, Kenmore Hills	0.67	Important wildlife habitat
Site 28	Stratford St, Moggill	0.85	Important wildlife habitat

Site Name	Address/Locality	Size (ha) approx. only	Comments
Site 29	Church Rd, Moggill	2.17	Important wildlife habitat
Site 30	Priors Pocket Rd, Moggill	2.00	Important wildlife habitat
Site 31	Moggill Rd, Moggill	2.63	Important wildlife habitat
Site 32	Priors Pocket Rd, Moggill	0.75	Important wildlife habitat
Site 33	Priors Pocket Rd, Moggill	0.45	Important wildlife habitat
Site 34	Pinjarra Rd, Pinjarra Hills	1.07	Important wildlife habitat
Site 35	Vyner Street, Pinjarra Hills	0.56	Important wildlife habitat
Site 37	Smith Lane, Upper Brookfield	5.80	Important wildlife habitat
Site 38	Upper Brookfield Rd, Upper Brookfield	2.70	Important wildlife habitat
Site 39	Upper Brookfield Rd, Upper Brookfield	10.93	Important wildlife habitat
Site 40	Government Rd, Richlands	1.25	Important wildlife habitat
Site 41	Stuartholme Rd, Bardon	13.06	Important wildlife habitat
Site 42	Ward St, Indooroopilly	2.61	Important wildlife habitat
Site 43	Rochedale Rd and Ford Rd, Rochedale	13.44	Important wildlife habitat
Site 44	Savages Road, Brookfield	1.56	Important wildlife habitat
Site 45	Grandview Road, Pullenvale	1.35	Important wildlife habitat
Site 46	Lochinvar Rd, Upper Kedron	3.42	Important wildlife habitat
Site 47	Maundrell Tce, Aspley	0.61	Important wildlife habitat
Site 48	Sugars Rd, Anstead	3.47	Important wildlife habitat
Site 49	Essendon Rd, Anstead	0.67	Important wildlife habitat
Site 50	Sugars Rd, Bellbowrie	0.61	Important wildlife habitat
Site 51	Sugars Rd, Bellbowrie	0.47	Important wildlife habitat
Site 52	Kangaroo Gully Rd, Bellbowrie	0.89	Important wildlife habitat
Site 53	Gold Creek Rd, Brookfield	6.06	Important wildlife habitat
Site 54	Fleming Rd, Chapel Hill	0.62	Important wildlife habitat
Site 55	Tinarra crescent, Kenmore Hills	0.82	Important wildlife habitat
Site 56	Gap creek Rd, Kenmore Hills	0.65	Important wildlife habitat
Site 57	Gap creek Rd, Kenmore Hills	0.67	Important wildlife habitat

Site Name	Address/Locality	Size (ha) approx. only	Comments
Site 58	Bielby Rd, Kenmore Hills	0.79	Important wildlife habitat
Site 59	Bielby Rd, Kenmore Hills	0.96	Important wildlife habitat
Site 60	Gap Creed Rd, Kenmore Hills	0.56	Important wildlife habitat
Site 61	Tinarra Crescent, Kenmore Hills	0.71	Important wildlife habitat
Site 62	Gap Creek Rd, Kenmore Hills	0.71	Important wildlife habitat
Site 63	Gap creek Rd, Kenmore Hills	0.95	Important wildlife habitat
Site 64	Elwood St, Kenmore Hills	1.31	Important wildlife habitat
Site 65	Witty Rd, Moggill	1.85	Important wildlife habitat
Site 66	Witty Rd, Moggill	1.36	Important wildlife habitat
Site 67	Upper Brookfield Rd, Upper Brookfield	61.72	Important wildlife habitat
Site 68	Haven rd, Upper Brookfield	3.52	Important wildlife habitat
Site 69	Carbine Rd, Upper Brookfield	3.85	Important wildlife habitat

Schedule 3: Significant flora species

Species		1	2	3	4	5
Botanical Name	Common Name					
<i>Abrus precatorius</i>	Crabs Eye			S	1	OS
<i>Acacia attenuata</i>		V			2	R & T
<i>Acacia hispidula</i>					2	OS
<i>Acacia juncifolia</i>					2	OS
<i>Acacia perangusta</i>	Eprapah Wattle	V			2	R & T
<i>Acacia quadrilateralis</i>					2	OS
<i>Acomis acoma</i>					2	OS
<i>Adiantum diaphanum</i>	Maidenhair Fern		RWC		2	OS
<i>Angophora woodsiana</i>	a native Apple				2	OS
<i>Argyrodendron actinophyllum</i>	Tulip Oak		RWC		2	OS
<i>Austromyrtus acmenoides</i>	Scrub Ironwood				2	OS
<i>Austromyrtus gonoclada</i>		E	EPC		2	R & T
<i>Austromyrtus</i> sp. (Brookfield L.W. Jessup 155)					2	OS
<i>Backhousia sciadophora</i>		EPC			2	OS
<i>Baeckea diosmifolia</i>	Fringed Baeckea				2	OS
<i>Banksia oblongifolia</i>	Dwarf Banksia	C			2	OS
<i>Banksia spinulosa</i> (var.collina)	Golden Candlesticks	C			2	OS
<i>Baumea acuta</i>	Pale Twig Rush			N	2	OS
<i>Beilschmiedia obtusifolia</i>	Hard Bollygum		RWC		2	OS
<i>Brasenia schreberi</i>	Water-shield				1	OS
<i>Bulbophyllum exiguum</i>	an orchid	C	RWC		2	OS
<i>Bulbophyllum schillerianum</i>	an orchid	C	RWC		2	OS
<i>Calanthe triplicata</i>	Christmas Orchid	C	RWC		2	OS
<i>Callerya megasperma</i>	Native Wisteria				2	OS
<i>Capparis velutina</i>	a Wild Orange		RPC		3	OS
<i>Cassinia compacta</i>				N	2	OS
<i>Cephalalaria cephalobotrys</i>			RWC		2	OS
<i>Choricarpia leptopetala</i>	an Ironwood		EPC		2	OS
<i>Choricarpia subaragentea</i>	Giant Ironwood		CPC		2	OS
<i>Citronella moorei</i>	Churnwood		RWC		2	OS
<i>Corchorus cunninghamii</i>	Native Jute	E	ENC		2	R & T
<i>Corymbia henryi</i>	Large-leaves Spotted Gum			N	2	OS
<i>Cryptocarya microneura</i>	Murrogun		RWC		2	OS
<i>Cupaniopsis shirleyana</i>	Wedge Leaved Tuckeroo	V	RNC	S	2	R & T

Species		1	2	3	4	5
Botanical Name	Common Name					
<i>Cyathea cooperi</i>	Common Tree Fern		RWC		2	OS
<i>Cumbidium suave</i>	an orchid	C	RWC		2	OS
<i>Daviesia wyattiana</i>	Long Leaved Bitter Pea				2	OS
<i>Dendrobium aemulum</i>	Oak Orchid	C	RWC		2	OS
<i>Dendrobium tetragonum</i>	Tree Spider Orchid	C	RWC		2	OS
<i>Dillwynia retorta</i> var. <i>phylicoides</i>	Hairy Parrot Pea				2	OS
<i>Diplazium assimile</i>			RWC		2	OS
<i>Dipodium pulchellum</i>					2	OS
<i>Dissiliaria baloghioides</i>	Lancewood		RPC		2	OS
<i>Duboisia myoporoides</i>	Corkwood		RWC		2	OS
<i>Dysoxylum fraserianum</i>	Rosewood		RWC		2	OS
<i>Dysoxylum mollissimum</i> subsp. <i>molle</i>	Redbean		RWC		2	OS
<i>Dysoxylum rufum</i>	Hairy Rosewood		CWC		2	OS
<i>Echinostephia aculeata</i>			RNC		2	OS
<i>Ehretia acuminata</i>	Koda		RWC		2	OS
<i>Eriachne rara</i>	Wanderrie Grass			S	2	OS
<i>Eucalyptus baileyana</i>	Bailey's Stringybark				2	OS
<i>Eucalyptus bancroftii</i>	Bancroft's Gum				2	OS
<i>Eucalyptus curtisii</i>	Plunkett Mallee	R			2	R & T
<i>Eucalyptus dura</i>	Gum-topped Iron Bark				2	OS
<i>Eucalyptus grandis</i>	Flooded Gum				2	OS
<i>Eucalyptus planchoniana</i>	Planchon's Stringy Bark			N	2	OS
<i>Eucalyptus psammitica</i>		C*			2	OS
<i>Eucalyptus seeana</i>	Narrow Leaved Redgum				2	OS
<i>Eulalia trispicata</i>	a grass			S	2	OS
<i>Ficus opposita</i>	a Sandpaper Fig			S	1	OS
<i>Fimbriostylis aciculari</i>	a Fringe Rush			S	1	OS
<i>Flemingia parviflora</i>				S	2	OS
<i>Glochidion sumatranum</i>	Buttonwood		RWC		2	OS
<i>Gonocormus saxifragoides</i>		EPC		2	OS	
<i>Hakea plurinervia</i>	a Hakea			S	2	OS
<i>Haloragis exalata</i> subsp. <i>velutina</i>		V			3	R & T
<i>Hernandia bivalvis</i>	Grease Nut	R	RNC		2	OS
<i>Hydrocharis dubia</i>	Frogbit	V			2	R & T
<i>Hypolepis glandulifera</i>			RWC		2	OS
<i>Hypolepis muelleri</i>			RWC		2	OS
<i>Isotropis foliosa</i>					2	OS

Species		1	2	3	4	5
Botanical Name	Common Name					
<i>Keraudrenia corollata</i> var <i>denticulata</i>					3	OS
<i>Keraudrenia</i> sp. (Chermside, S.T. Blake)				N, S	3	OS
<i>Lilaeopsis</i> sp. (Brisbane River, A.R. Bean)		C*			2	OS
<i>Lindsaea linearis</i>				N	2	OS
<i>Logania pusilla</i>				S	1	OS
<i>Lomandra olbiqua</i>				S	2	OS
<i>Lumnitzera racemosa</i>	Black Mangrove			S	1	OS
<i>Macadamia integrifolia</i>	Queensland Nut	V	RPC		2	R & T
<i>Macadamia ternifolia</i>		V	RPC		2	R & T
<i>Macrozamia lucida</i>	Pineapple Zamia	C			2	OS
<i>Macrozamia miquelii</i>		C	RWC		2	OS
<i>Marsdenia coronata</i>		V			2	R & T
<i>Maytenus silvestris</i>	narrow-leaved orange bark	C	RWC	N	2	OS
<i>Melaleuca decora</i>	a Paperbark	C			2	OS
<i>Melichrus procumbens</i>				N,E	2	OS
<i>Melodinus acutiflorus</i>			RWC		2	OS
<i>Mucuna gigantea</i>			NC		2	OS
<i>Myriophyllum latifolium</i>				N	2	OS
<i>Notelaea lloydii</i>	a Native Olive	V			2	R & T
<i>Oberonia titania</i>		C	RWC		2	OS
<i>Omalthus stillingiifolius</i>					2	OS
<i>Ophioglossum pendulum</i>			RWC		2	OS
<i>Pararistolochia praevenosa</i>	Richmond Birdwing Vine		EPC		2	OS
<i>Parsonsia lilacina</i>			RWC		2	OS
<i>Peperomia tetraphylla</i>			RWC		2	OS
<i>Peristeranthus hillii</i>		C	RWC		2	OS
<i>Persicaria elatior</i>					2	OS
<i>Persoonia</i> sp. (G. Leiper)	a Geebung			N	2	OS
<i>Phaius australis</i>	a Swamp Orchid	E			2	R & T
<i>Phaius tancarvilleae</i>	a Swamp Orchid	E			2	R & T
<i>Phyllanthus gasstroemii</i>			RWC		2	OS
<i>Phyllanthus microcladus</i>			CWC		2	OS
<i>Platylobium formosum</i>	Flat Pea				2	OS
<i>Pseudovanilla foliata</i>	Giant Climbing Orchid		RWC		2	OS
<i>Rapanea howittiana</i>			EPC		2	OS
<i>Rhinerrhiza divitiflora</i>	Raspy Root	C	RWC		2	OS
<i>Rhodomyrtus psidioides</i>	Native Guava		RWC		2	OS

Species		1	2	3	4	5
Botanical Name	Common Name					
<i>Sarchochilus dilatatus</i>		C	CWC		2	OS
<i>Scaevola ramosissima</i>					2	OS
<i>Schoenus scabripes</i>					2	OS
<i>Scleria novae-hollandiae</i>				S	2	OS
<i>Sophora fraseri</i>	Brush Sophora	V	RWC		2	R & T
<i>Stylidium uliginosum</i>				S	2	OS
<i>Symplocos harroldii</i>		R	RPC		2	R & T
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly		RPC		2	OS
<i>Wilkiea huegeliana</i>			RWC		2	OS
<i>Xanthorrhoe fulva</i>	Swamp Grass Tree	C			2	OS
<i>Xylomelum salicinum</i>	Woody Pear				2	OS
<i>Zieria furfuracea</i> (subsp. Belmont Scrub)					2	OS

Ongoing review of the status of these species and additional species is being undertaken by officers of the relevant State Government agencies and Council

Explanation of table and codes

COLUMN 1

As listed in the Schedules of the *Nature Conservation (Wildlife) Regulation 1994* of the *Nature Conservation Act 1992*. Status categories are: E: Endangered; V: Vulnerable, PE: Presumed Extinct R: Rare and C: Common. C* denotes species proposed to be listed as either Endangered, Vulnerable or Rare (pers. comm. A.I.R. Bean)

COLUMN 2

As listed in the *Vine Forest Plant Atlas for South East Queensland*, Forster, Bostock, Bird and Bean, Queensland Herbarium, 1991. Status categories are: ENC: Endangered, not conserved, EPC: Endangered, poorly conserved, RNC: Rare, not conserved, RPC: Rare, poorly conserved, RWC: Rare, well conserved, CNC: Common, not conserved, CPC: Common, poorly conserved and CWC: common, well conserved.

COLUMN 3

Species known to be at a Northern (N), Southern (S), Eastern (E) or Western (W) limit of their geographical range. Information sourced from *The Summary Report and Species Checklist for Caloundra, Brisbane, Beenleigh and Murwillumbah*, W.J.F. McDonald & J.A. Elsol of the Botany Branch, Queensland Department of Primary Industries, 1984. That report is based on the information presented in the *Moreton Region Vegetation Map Series*.

COLUMN 4

Council categories of metropolitan/local significance:

1. Species whose distribution is poorly known within Brisbane City.
2. Species that have restricted distribution within Brisbane City.
3. Species that are presumed locally extinct within Brisbane City.

COLUMN 5

R&T: Rare and Threatened status, refer to column 1. Rare and Threatened category combines the Presumed Extinct, Endangered, Vulnerable and Rare categories as defined in the *Nature Conservation Act (Wildlife) Regulation 1994* of the *Nature Conservation Act 1992*.

OS: Otherwise Significant. Refers to those species either listed in Columns 2, 3 or 4, or species that are poorly known and/or have restricted distribution within South East Queensland or Queensland.

Schedule 4: Significant fauna species (vertebrate/mainland only)

Species		1	2	3	4	5	6	7
Tachyglossus aculeatus	Short-beaked Echidna	CS				ST	L/Low	N
Ornithorhynchus anatinus	Platypus	CS				PV	L/LocE	S
Dasyurus maculatus	Spotted-tailed Quoll	V	3RC			PV	M/RegE	E
Phascogale tapoatafa	Brush-tailed Phascogale			3KC		PV	M/LocE	S
Antechinus flavipes	Yellow-footed Antechinus					ST	L/Low	S
Antechinus stuartii	Brown Antechinus					ST	L/Low	S
Sminthopsis murina	Common Dunnart					ST	M/LocE	S
Planigale maculata	Common Planigale					ST	M/LocE	S
Perameles nasuta	Long-nosed Bandicoot					ST	L/Low	S
Phascolarctos cinereus	Koala	CS				PV	M/RegV	S
Petauriodes volans	Greater Glider					PV	M/LocE	S
Petaurus australis	Yellow-bellied Glider		3V			PV	M/LocE	E
Petaurus breviceps	Sugar Glider					AS	L/Low	N
Petaurus norfolcensis	Squirrel Glider					PV	L/Low	S
Aepyprymnus rufescens	Rufous Bettong					PV	M/LocE	S
Potorous tridactylus	Long-nosed Potoroo					PV	M/LocE	S
Thylogale stigmatica	Red-legged Pademelon					AS	L/Low	S
Thylogale thetis	Red-necked Pademelon					AS	L/Low	S
Macropus parryi	Whiptail Wallaby					ST	M/LocE	S
Petrogale penicillata	Brush-tailed Rock-wallaby	V				V	M/LocE	E
Macropus dorsalis	Black-striped Wallaby					ST	M/LocE	E
Macropus rufogriseus	Red-necked Wallaby					ST	M/LocE	N
Macropus giganteus	Eastern Grey Kangaroo					ST	M/LocE	S
Wallabia bicolor	Swamp Wallaby					ST	M/LocE	N
Sycnoycteris australis	Queensland Blossom Bat						L/Low	S
Nyctimene robinsoni	Queensland Tub-nosed Bat						L/Low	E
Rhinolophus megaphyllus	Eastern Horseshoe-bat						L/Low	S
Saccolaimus flaviventris	Yellow-bellied Bat						L/Low	S
Nyctophilus bifax	Nth. Qld. Long-eared Bat						L/Low	S
Scoteanax rueppelli	Greater Broad-nosed Bat						L/Low	S
Eptesicus pumilis	Little Cave Eptesicus						L/Low	S
Eptesicus trougtoni	Eastern Cave Eptesicus						L/Low	S
Falsistrellus tasmaniensis	Great Pipistrelle						L/Low	S
Melomys cervinipes	Fawn-footed Melomys						L/Low	S

Species		1	2	3	4	5	6	7
<i>Rattus fuscipes</i>	Bush Rat						L/Low	S
<i>Rattus tunneyi</i>	Pale Field-rat						L/Low	S
<i>Canis familiaris dingo</i>	Dingo						L/Low	
<i>Chelodina longicollis</i>	Eastern Long-necked Turtle						L/Low	S
<i>Oedura tryoni</i>	Spotted velvet Gecko						L/Low	S
<i>Oedura sp. cf rhombifera</i>	Velvet Gecko						N/A	S
<i>Underwoodisaurus milii</i>	Thick-tailed Gecko						L/Low	S
<i>Delma torquata</i>	Collared Delma	V	3V	3V		V	H/Vul	S
<i>Pygopus lepidopodus</i>	Common Scaly-foot						L/Low	S
<i>Gemmatophora nobbi</i>	Nobbi Dragon						L/Low	S
<i>Chlamydosaurus kingii</i>	Friiled Lizard						M/RegV	E
<i>Gonocephalus spinipes</i>	Southern Rainforest Dragon						L/Low	S
<i>Varanus gouldii</i>	Sand Monitor						L/Low	S
<i>Varanus varius</i>	Lace Monitor						L/Low	N
<i>Carlia schmeltzii</i>	Schmeltz's Rainbow Skink						L/Low	S
<i>Ctenotus arcanus</i>	Arcane Striped Skink		3K	3K			L/Low	S
<i>Ctenotus eurydice</i>	Eurydice's Striped Skink		3K				N/A	S
<i>Morethia taeniopleura</i>	Fire-tailed Skink						L/Low	S
<i>Egernia frerei</i>	Major Skink	R					L/Low	S
<i>Egernia major</i>	Land Mullet						L/Low	S
<i>Egernia striolata</i>	Tree Skink						L/Low	S
<i>Eroticioscincus graciloides</i>	Elf Skink	R	3RC	3RC			L/Low	S
<i>Eulamprus murrayi</i>	Murray's Skink		3RC	3RC			L/Low	S
<i>Lampropholis couperi</i>	Couper's Skink			3KC			L/Low	S
<i>Saproscincus rosei</i>	Challenger Skink	R					L/Low	S
<i>Antanersia maculosa</i>	Spotted Python						L/Low	S
<i>Acanthophis antarcticus</i>	Death Adder	R					M/RegE	S
<i>Demansia vestigiata</i>	Black Whip Snake						M/LocE	S
<i>Hoplocephalus stephensii</i>	Stephen's Banded Snake	R	3RC	3RC			M/RegV	S
<i>Holocephalus bitorquatus</i>	Pale-headed Snake						L/Low	S
<i>Oxyuranus sintcellatus</i>	Coastal Taipan						L/Low	E
<i>Pseudechis guttatus</i>	Spotted Black Snake						M/LocE	E
<i>Pseudechis porphyriacus</i>	Red-bellied Black Snake						M/RegV	N
<i>Simoselaps australis</i>	Australian Coral Snake						M/RegV	S
<i>Tropidechis carinatus</i>	Rough-scaled Snake						M/LocE	S
<i>Vermicella annulata</i>	Bandy Bandy						M/LocE	S

Species		1	2	3	4	5	6	7
<i>Crinia tinnula</i>	Wallum Froglet	V	3RC	3RC		IK	H/Vul	S
<i>Linnodynastes salmini</i>	Salmon-striped Frog						M/RegV	S
<i>Uperoleia laevigata</i>	Eastern Gungan						L/Low	S
<i>Uperoleia rocosa</i>	Chubby Gungan						L/Low	S
<i>Litoria alboguttata</i>	Greenstripe Frog						M/RegV	S
<i>Litoria brevipalmata</i>	Green-thighed Frog	R	3KC	3KC		IK	M/RegV	S
<i>Litoria lesueuri</i>	Stony-creek Frog						L/Low	N
<i>Litoria pearsoniana</i>	Cascade Treefrog	E	N/A				H/End	S
<i>Litoria tyleri</i>	Laughing Treefrog						L/Low	S
<i>Retropinna semonia</i>	Australian Smelt		N/A				L/Low	S
<i>Porochilus rendahli</i>	Rendahl's Tandan		N/A				L/Low	S
<i>Craterocephalus marjoriae</i>	Margories's Hardyhead		N/A				L/Low	S
<i>C. stercusmuscarum</i>	Fly Specked Hardyhead		N/A				L/Low	S
<i>Rhadinocentrus ornatus</i>	Soft-spined Sunfish		N/A				L/Low	S
<i>Ambassis agassizii</i>	Agassiz's Glassfish		N/A				M/LocE	S
<i>Maccullochella</i> sp.	Brisbane River Cod		N/A				N/A	E
<i>Glossamia aprion gillii</i>	Mouth Almighty		N/A				L/Low	E
<i>Gobiomorphus australis</i>	Striped Gudgeon		N/A				L/Low	S
<i>Hypseleotris klunzingeri</i>	Western Carp Gudgeon		N/A				L/Low	E
<i>Mogurnda adspersa</i>	Purple-spotted Gudgeon		N/A				M/LocE	E
<i>Philypnodon grandiceps</i>	Flathead Gudgeon		N/A				L/Low	S
<i>Philypnodon</i> sp.	Dwarf Flathead Gudgeon		N/A				N/A	S
<i>Dromaius novaehollandiae</i>	Emu						M/LocE	E
<i>Coturnix chinensis</i>	King Quail						L/Low	S
<i>Anas Castanew</i>	Chestnut Teal						M/LocE	E
<i>Tandornia radjan</i>	Burdekin Duck	R				SC	M/LocE	E
<i>Ixobrychus minutus</i>	Little Bittern			3R		SC	L/Low	S
<i>Dupetor flavicollis</i>	Black Bittern					SC	L/Low	S
<i>Plegadis falcinellus</i>	Glossy Ibis						L/Low	S
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	R				SC	M/LocE	S
<i>Pandion haliaetus</i>	Osprey					SC	M/LocE	S
<i>Haliaeetus lleucogaster</i>	White-bellied Sea-eagle				CJ		L/Low	S
<i>Circus approximans</i>	Swamp Harrier						L/Low	S
<i>Accipter fasciatus</i>	Brown Goshawk						L/Low	S
<i>Accipter novaehollandiae</i>	Grey Goshawk	R					M/LocE	S
<i>Erythrotriorchis radiatus</i>	Red Goshawk	E	3V	3VC			H/End	S

Species		1	2	3	4	5	6	7
<i>Aquila audax</i>	Wedge-tailed Eagle						L/Low	S
<i>Falco peregrinus</i>	Peregrine Falcon					SC	M/LocE	S
<i>Grus rubicundus</i>	Brolga						L/Low	S
<i>Dryolimnas pectoralis</i>	Lewins Rail	R					M/LocE	S
<i>Gallinula olivacea</i>	Bush-hen						L/Low	S
<i>Porzana pusilla</i>	Baillon's Crake						L/Low	S
<i>Porzana fluminea</i>	Australian Spotted Crake						L/Low	S
<i>Porzana tabuensis</i>	Spotless Crake						L/Low	S
<i>Turnix maculosa</i>	Red-backed Button-quail						L/Low	S
<i>Turnix velox</i>	Little Button-quail						L/Low	S
<i>Turnix melanogaster</i>	Black-breasted Button-quail	V	3VC	3VC		V	H/Vul	S
<i>Gallinago hardwickii</i>	Latham's Snipe				C,J	SC	L/Low	S
<i>Numenius madagascariensis</i>	Eastern Curlew	R	3RC	3RC	C,J	SC	M/LocE	S
<i>Tringa stagnatilis</i>	Marsh Sandpiper				C,J		L/Low	S
<i>Tringa nebularia</i>	Common Greenshank				C,J		L/Low	S
<i>Tringa terek</i>	Terek Sandpiper				J		L/Low	S
<i>Tringa hypoleucos</i>	Common Sandpiper				C,J		L/Low	S
<i>Limnodromus semipalmatus</i>	Asian Dowitcher				C,J	SC	L/Low	S
<i>Limicola falcinellus</i>	Broad-billed Sandpiper				C,J		L/Low	S
<i>Rostrallula benghalensis</i>	Painted Snipe	R		3K	C	IK	M/LocE	S
<i>Esacus magnirostris</i>	Beach Thick-knee	V		3VC		V	H/Vul	S
<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	R				SC	M/LocE	S
<i>Pluvius squatarola</i>	Grey Plover				C,J		L/Low	S
<i>Charadrius bicinctus</i>	Double Banded Plover						L/Low	S
<i>Charadrius leschenaultii</i>	Greater Sand Plover				C,J		L/Low	S
<i>Erythrogonys cinctus</i>	Red-kneed Dotterel						L/Low	S
<i>Pluvialis dominica</i>	Less Golden Plover				C,J		L/Low	N
<i>Sterna albifrons</i>	Little Tern	E		3RC			H/Vul	S
<i>Ptilinopus magnificus</i>	Wompoo Fruit-dove						L/Low	S
<i>Ptilinopus regina</i>	Rose-crowned Fruit-dove						L/Low	S
<i>Lopholaimus antarcticus</i>	Topknot Pigeon						L/Low	S
<i>Calyptorhynchus funereus</i>	Yellow-tailed Black-cockatoo						L/Low	S
<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo	V	3RC	3RC		R	M/LocE	S
<i>Cyclopsitta diophthalma coxeni</i>	Double-eyed Fig Parrot	E	3EC	3EC			M/RegE	E
<i>Pezoporus wallicus</i>	Ground Parrot	V	3RC	3RC			H/Vul	E

Species		1	2	3	4	5	6	7
<i>Cuculus saturatus</i>	Oriental Cuckoo				CJ		L/Low	S
<i>Ninox strenua</i>	Powerful Owl	V	3K	3K		R	H/Vul	S
<i>Ninox Connivens</i>	Barking Owl						M/LocE	S
<i>Tyto tenebricosa</i>	Sooty Owl	R		3RC		R	M/LocE	S
<i>Tyto novaehollandiae</i>	Masked Owl						M/LocE	S
<i>Tyto capensis</i>	Grass Owl			3KC		SC	M/LocE	S
<i>Eurostopodus mystacalis</i>	White-throated Nightjar						L/Low	N
<i>Todiramphus chloris</i>	Collared Kingfisher						L/Low	N
<i>Pitta versicolor</i>	Noisy Pitta						L/Low	S
<i>Sericornis citreogularis</i>	Yellow-throated Scrubwren						L/Low	S
<i>Sericornis magnirostris</i>	Large-billed Scrubwren						L/Low	S
<i>Sericornis sagittatus</i>	Speckled Warbler						L/Low	S
<i>Gerygone mouki</i>	Brown Gerygone						L/Low	S
<i>Acanthiza reguloides</i>	Buff-rumped Thornbill						L/Low	N
<i>Acanthiza lineata</i>	Striated Thornbill						L/Low	S
<i>Lichenostomus fasciogularis</i>	Mangrove Honeyeater						L/Low	N
<i>Lichenostomus melanops</i>	Yellow-tufted Honeyeater						M/LocE	S
<i>Phylidonyris nigra</i>	White-cheeked Honeyeater						L/Low	S
<i>Eopsaltria capito</i>	Pale Yellow Robin						L/Low	S
<i>Orthonyx temminckii</i>	Logrunner						L/Low	S
<i>Cinclosoma punctatum</i>	Spotted Quail-thrush						L/Low	S
<i>Falcunculus frontatus</i>	Crested Shrike-tit						L/Low	S
<i>Monarcha trivirgatus</i>	Spectacled Monarch						L/Low	S
<i>Monarcha leucotis</i>	White-eared Monarch						L/Low	S
<i>Myiagra cyanoleuca</i>	Satin Flycatcher						L/Low	S
<i>Rhipidura rufifrons</i>	Rufous Fantail						L/Low	S
<i>Coracina lineata</i>	Barred Cuckoo-shrike						L/Low	S
<i>Ptiloris paradiseus victoriae</i>	Paradise Riflebird						L/Low	S
<i>Ailuroedus crassirostris</i>	Green Catbird						L/Low	S
<i>Sericulus chrysocephalus</i>	Regent Bowerbird						L/Low	S
<i>Ptilonorhynchus violaceus</i>	Satin Bowerbird						L/Low	S

This version of the list is current as at date indicated. Ongoing review of the status of these species and additional species is being undertaken by Brisbane City Council and officers of the relevant State Government agencies. This list will be updated as a consequence of these further investigations.

Explanation of table and codes

COLUMN 1

As listed in Schedules 2, 3, 4 and 5 of the *Nature Conservation (Wildlife) Regulation 1994* (including amendments up to SL No. 36 of 1998) of the *Nature Conservation Act 1992*.

Status categories are E: Endangered, V: Vulnerable, R: Rare and CS: Species of cultural significance (as identified in Part 3, Section 9(2)(a)).

COLUMN 2

As listed in *An Atlas of Queensland's Frogs, Reptiles, Birds and Mammals*, edited by G.J. Ingram and R.J. Raven, Board of Trustees, Queensland Museum, 1991. Please note that fish were not included in the atlas and the code N/A identifies that this reference is not applicable to the particular species entry.

COLUMN 3

As listed in *Rare or Threatened Fauna of South East Queensland*, Department of Environment and Heritage, 1991.

Definitions of the codes used in *An Atlas of Queensland's Frogs, Reptiles, Birds and Mammals* and under the listing in *Rare or Threatened Fauna of South East Queensland* are taken from the publication *Rare and Threatened Plants of Queensland*, M.B. Thomas and W.J.F. McDonald, Department of Primary Industries, 1989.

DISTRIBUTION

- 1: Species known only from the type collection.
- 2: Species with a very restricted distribution in Australia and with a maximum geographic distribution of less than 100km. This category includes some species that occur outside Australia.
- 3: Species with a range greater than 100km in Australia but occurring in small populations that are mainly restricted to highly specific habitats.

CONSERVATION STATUS

- E: Endangered species at risk of disappearing from the wild state within 10 to 20 years if present land use and other causal factors continue to operate. This includes species with populations possibly too small to survive even if present in proclaimed reserves.
- V: Vulnerable species not presently endangered but at risk over a longer period of time through continued depletion, or which largely occur on sites likely to experience changes in land use which threaten the survival of the species in the wild.
- R: Species that are rare in Australia, but not currently considered endangered or vulnerable. Such species may be represented by a relatively large population in a relatively restricted area or by smaller populations spread over a wider range or by some intermediate combination of distribution patterns.
- K: Poorly known species that are suspected, but not definitely known, to belong to any of the above categories. At present accurate field distribution information is inadequate.

SUPPLEMENTARY CODES

- C: Species known to be represented in a National Park or other proclaimed reserve. The species may or may not be considered adequately conserved within the reserve/s, as indicated by the conservation coding assigned to it.
- *: Species of special interest and their status is considered to be indeterminate.

COLUMN 4

As listed under the (C) Agreement between the Government of Australia and the Government of The People's Republic of China for the protection of migratory birds and their environment, 1976 (CAMBA) and the (J) Agreement between the Government of Australia and the Government of Japan for the protection of migratory birds in danger of extinction and their environment, 1974 (JAMBA).

COLUMN 5

This column provides the status of a species as defined within one of the following documents:

- **Mammals:** *Australasian Marsupials and Monotremes—An Action Plan for their Conservation* compiled by Michael Kennedy, IUCN/SSC Australian Marsupial and Monotreme Specialist Group, 1992 and *The Action Plan for Australian Rodents* compiled by Anthony Lee in collaboration with the Australian Section of the IUCN/SSC Rodent Specialist Group and produced by ANCA (Endangered Species Program), 1995
- **Reptiles:** *The Action Plan for Australian Reptiles* compiled by H.G. Cogger, E.E. Cameron, R.A. Sadler & P. Egger, ANCA (Endangered Species Program), 1993
- **Frogs:** *The Action Plan for Australian Frogs* compiled by Michael Tyler, ANCA (Endangered Species Program), 1997
- **Fish:** *The Action Plan for Australian Freshwater Fish* compiled by R. Wagner and P. Jackson, ANCA (Endangered Species Program), 1993
- **Birds:** *Threatened and Extinct Birds of Australia* edited by S.Garnet, RAOU, 1993. Categories are: E: Endangered and V: Vulnerable.

Categories are: E: Endangered, V: Vulnerable, PV: Potentially Vulnerable, R: Rare, & PE: Probably Extinct, IK: Insufficiently Known, SC: Special Concern, ST: Stable and AS: Apparently Stable.

COLUMN 6

As listed under the draft Regional Wildlife Management Plan, Department of Environment (Oct. 1994) State wide threat categories for species are provided in the plan are as follows:

H—High (threatened at State or National level)

- End: Endangered species at National or State level
- Vul: Vulnerable species at National or State level
- Ex: Extinct.

M—Medium (threatened at Regional level)

- RegE: Regionally Endangered species (either in SE Region, or 50,000 s.k. or 4 degree blocks). For species other than HIGH category
- RegV: Regionally Vulnerable species (either in SE Region, or 50,000 s.k. or 4 degree blocks). For species other than HIGH category
- LocE: Locally threatened species in 2 or more areas/blocks. Includes Locally Endangered (either in Local Authority area, or 1/4 degree block).

L—Low (low level of threat)

- Low: Low threat or Secure—Rare, Uncommon, Common or Abundant.

U—Unknown

- Ukn: Uncertain, Poorly known or Rare species (no implication of threat).

N/A: status unavailable at this time.

COLUMN 7

Provides species status codes developed through a joint Brisbane City Council/Tim Low project, November 1996. The codes provided in this column are as follows:

S: Significant—Significant animals are animals that are rare in Brisbane, or animals that are uncommon in Brisbane and are becoming rare. They are species at risk of becoming extinct in Brisbane if future developments do not accommodate their ecological needs. They are species that do not adapt well to human impacts underway in Brisbane, and which are consequently much less numerous now, and more restricted in distribution, than they were prior to European settlement. Their occurrence indicates the presence of a habitat that is now rare in Brisbane, or of a habitat remnant that is not degraded, of a habitat type that usually occurs in Brisbane in a degraded state. As such, they are often indicators of rare or quality habitats.

N: Noteworthy—Noteworthy animals are animals that are uncommon in Brisbane. In the future they may become rare if future developments do not accommodate their needs. They do not adapt well to the human impacts underway in Brisbane, and consequently are less numerous now and more restricted in distribution than they were prior to European settlement. Their presence frequently indicates the occurrence of a habitat that is now uncommon in Brisbane, or of a widespread habitat in a relatively undegraded condition. As such, they are often indicators of habitat quality, especially where several noteworthy species occur together.

E: Extinct—Extinct animals are those that are known or presumed to have once occurred within Brisbane, but which are now strongly believed to be extinct.

Schedule 5: Significant Vegetation Communities

Council community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
<i>Banksia robur</i> , <i>Melaleuca linariifolia</i> , <i>Leptospermum polygalifolium</i>	bZ3b	Closed heathland on seasonally waterlogged alluvial plains near coast	12.3.13	Of concern
<i>Casuarina glauca</i> open forest	cM3a	<i>Casuarina glauca</i> open forest on margins of marine clay plains	12.1.1	Endangered
<i>Casuarina glauca</i> — <i>Melaleuca quinquenervia</i> + <i>Eucalyptus</i> spp. open forest	cM3a.1	<i>Casuarina glauca</i> open forest on margins of marine clay plains.	12.1.1	Endangered
		<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
<i>Casuarina cunninghamiana</i> + vine forest species + <i>Eucalyptus</i> riparian open forest	cM3nr	<i>Eucalyptus tereticornis</i> , <i>Callistemon viminalis</i> , <i>Allocasuarina cunninghamiana</i> fringing forest	12.3.1	Local/Citywide significance
<i>Casuarina glauca</i> open scrub	cS3b	<i>Casuarina glauca</i> open forest on margins of marine clay plains	12.1.1	Endangered
<i>Eucalyptus crebra</i> — <i>E. tereticornis</i> woodland	eM2b	<i>Eucalyptus crebra</i> , <i>E. tereticornis</i> woodland on metamorphics +/- interbedded volcanics	12.11.14	Of concern
<i>Eucalyptus robusta</i> — <i>E. tereticornis</i> , <i>Lophostemon suaveolens</i> woodland	eM2i	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
<i>Eucalyptus racemosa</i> — <i>Corymbia intermedia</i> woodland	eM2j	<i>Eucalyptus racemosa</i> woodland on sedimentary rocks	12.9/10.4	Local/Citywide significance
<i>Eucalyptus racemosa</i> +/- other <i>Eucalyptus</i> spp. woodland	eM2k	<i>Eucalyptus racemosa</i> woodland on sedimentary rocks	12.9/10.4	Local/Citywide significance
<i>Eucalyptus racemosa</i> +/- other <i>Eucalyptus</i> spp. heath understorey woodland	eM2k.1	<i>Eucalyptus racemosa</i> woodland on sedimentary rocks	12.9/10.4	Local/Citywide significance
<i>Eucalyptus tereticornis</i> woodland	eM2p	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
		<i>Eucalyptus tereticornis</i> , <i>corymbia intermedia</i> on remnant Tertiary surfaces, usually near coast. Deep red soils	12.5.2	Endangered

Council community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
<i>Eucalyptus tereticornis</i> — <i>Lophostemon suaveolens</i> — <i>E. siderophloia</i> woodland	eM2p.1	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
		<i>Eucalyptus tereticornis</i> , <i>Corymbia intermedia</i> on remnant Tertiary surfaces, usually near coast. Deep red soils	12.5.2	Endangered
		<i>Eucalyptus tereticornis</i> , <i>E. crebra</i> or <i>E. siderophloia</i> , <i>Lophostemon suaveolens</i> open forest on granite	12.12.12	Of concern
<i>Eucalyptus tereticornis</i> — <i>E. moluccana</i> woodland	eM2p.2	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
		<i>Eucalyptus moluccana</i> open forest on sedimentary rocks	12.9/10.3	Of concern
<i>Eucalyptus tereticornis</i> mixed eucalypt + <i>Melaleuca</i> spp. woodland	eM2p.3	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
		<i>Eucalyptus tereticornis</i> , <i>Corymbia intermedia</i> on remnant tertiary surfaces, usually near coast. Deep red soils	12.12.12	Of concern
<i>Eucalyptus seeana</i> — <i>E. major</i> woodland	eM2q	<i>Eucalyptus seeana</i> , <i>Corymbia intermedia</i> , <i>Angophora leiocarpa</i> woodland on sedimentary rocks	12.9/10.5	Local/Citywide significance
<i>Eucalyptus seeana</i> —mixed eucalypt and <i>Melaleuca</i> spp. woodland	eM2r	<i>Melaleuca quinquinervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquinervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>Eucalyptus propinqua</i> => major + mixed species woodland	eM2s	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Eucalyptus planchoniana</i> — <i>E. baileyana</i> + <i>E. tindaliae</i> open forest	eM3ab.1	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Eucalyptus tereticornis</i> — <i>E. crebra</i> / <i>siderophloia</i> — <i>Lophostemon confertus</i> / <i>suaveolens</i> open forest	eM3ae	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
		<i>Eucalyptus tereticornis</i> , <i>Corymbia intermedia</i> on remnant Tertiary surfaces, usually near coast. Deep red soils	12.5.2	Endangered

Council Community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
		<i>Eucalyptus tereticornis</i> , <i>E. crebra</i> or <i>E. siderophloia</i> , <i>Lophostemon suaveolens</i> open forest on granite	12.12.12.	Of concern
<i>Corymbia citriodora</i> — <i>E. carnea</i> / <i>E. acmenioides</i> — <i>E. crebra</i> / <i>E. siderophloia</i> open forest	eM3af	<i>Corymbia citriodora</i> — <i>E. crebra</i> open forest on sedimentary rocks	12.9/10.2	Local/Citywide significance
		Mixed tall open forest with <i>Corymbia citriodora</i> , <i>Eucalyptus siderophloia</i> , <i>E. major</i> on metamorphics +/- interbedded volcanics	12.11.5	Local/Citywide significance
<i>Eucalyptus carnea</i> / <i>Corymbia trachyphloia</i> — <i>E. siderophloia</i> open forest	eM3af.1	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Eucalyptus fibrosa</i> — <i>Corymbia henryi</i> open forest	eM3ah	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
		<i>Eucalyptus fibrosa</i> subsp. <i>fibrosa</i> open forest on sedimentary rocks	12.9/10.19	Local/Citywide significance
<i>Eucalyptus propinqua</i> => <i>E. major</i> — <i>E. tindaliae</i> open forest	eM3ai	Mixed forest of <i>Corymbia citriodora</i> , <i>Eucalyptus siderophloia</i> , <i>E. major</i> , <i>E. acmenoides</i> on sedimentary rocks	12.9/10.17	Local/Citywide significance
<i>Eucalyptus propinqua</i> => <i>E. major</i> + other eucalypt spp. open forest	eM3ak	<i>Eucalyptus siderophloia</i> , <i>E. propinqua</i> , <i>E. microcorys</i> +/- <i>E. pilularis</i> tall open forest on remnant Tertiary surfaces. Deep red soils	12.5.6	Endangered
<i>Eucalyptus acmenoides</i> — <i>E. propinqua</i> open forest	eM3b	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Corymbia intermedia</i> — <i>Eucalyptus microcorys</i> — <i>Lophostemon confertus</i> open forest	eM3K	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Corymbia citriodora</i> — <i>E. tereticornis</i> — <i>E. moluccana</i> plus other eucalypt spp. Open forest	eM3na	Mixed forest of <i>Corymbia citriodora</i> , <i>Eucalyptus siderophloia</i> , <i>E. major</i> , <i>E. acmenoides</i> on sedimentary rocks	12.9/10.17	Local/Citywide significance
<i>Eucalyptus moluccana</i> open forest	eM3o	<i>Eucalyptus moluccana</i> open forest on sedimentary rocks	12.9/10.3	Of concern
<i>Eucalyptus tindaliae</i> — <i>E. resinifera</i> open forest	eM3p	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance

Council community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
<i>Eucalyptus tindaliae</i> + other <i>Eucalyptus</i> spp. open forest	eM3p.1	Mixed open forest often with <i>Corymbia trachyphloia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
<i>Eucalyptus racemosa</i> — <i>Corymbia intermedia</i> open forest	eM3u	<i>Eucalyptus racemosa</i> woodland on sedimentary rocks	12.9/10.4	Local/Citywide significance
<i>Eucalyptus tereticornis</i> open forest	eM3x	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains forest	12.3.3	Endangered
<i>Eucalyptus tereticornis</i> — <i>E. siderophloia</i> open forest	eM3z	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>Eucalyptus tereticornis</i> — <i>E. moluccana</i> open forest	eM3z.a	Mixed open forest often with <i>Corymbia trachypholia</i> , <i>C. citriodora</i> , <i>Eucalyptus crebra</i> , <i>E. fibrosa</i> on quartzose sandstone	12.9/10.5	Local/Citywide significance
		<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>E. tereticornis</i> , <i>E. tessellaris</i> , + <i>Casuarina glauca</i> open forest	eM3zb	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>E. tereticornis</i> — <i>E. moluccana</i> + other eucalypts and vine forest affinity species open forest	eM3nr	<i>Eucalyptus moluccana</i> open forest on sedimentary rocks	12.9/10.3	Of concern
		<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
<i>Eucalyptus grandis</i> or <i>Eucalyptus saligna</i> tall open forest	eT3c	<i>Eucalyptus grandis</i> tall open forest on alluvial plains and associated lower slopes	12.3.2	Local/Citywide significance
<i>Melaleuca quinquenervia</i> woodland	mM2a	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern

Council community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
<i>Melaleuca quinquenervia</i> — <i>Lophostemon suaveolens</i> + other <i>Eucalyptus</i> spp. woodland	mM2b	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>Melaleuca quinquenervia</i> — <i>E. tereticornis</i> — <i>Eucalyptus</i> spp. woodland	mM2d	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>Melaleuca quinquenervia</i> open forest	mM3a	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
<i>Melaleuca quinquenervia</i> — <i>Eucalyptus robusta</i> open forest	mM3b	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
<i>Melaleuca quinquenervia</i> — <i>Eucalyptus tereticornis</i> — <i>Lophostemon suaveolens</i> open forest	mM3c	<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
Mixed <i>Melaleuca quinquenervia</i> open forest	mM3d	<i>Melaleuca quinquenervia</i> tall open forest near coastal alluvial plains	12.3.5	Of concern
		<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains	12.3.6	Local/Citywide significance
<i>Melaleuca nodosa</i> open scrub	mS3b	Sedgeland/herbland in low lying areas on complex of remnant Tertiary surface and Tertiary sedimentary rocks	12.5.9	Of concern
		<i>Melaleuca nodosa</i> low open forest on sedimentary rocks	12.9/10.10	Of concern
<i>Waterhousia floribunda</i> — <i>Casuarina cunninghamiana</i> — <i>Cinnamomum camphora</i> open forest	oM3a	Gallery rainforest (notophyll rainforest) on alluvial plains	12.3.1	Endangered
<i>Waterhousia floribunda</i> open forest with emergent <i>Eucalyptus grandis</i> and/or <i>Lophostemon confertus</i>	oM3b	Gallery rainforest (notophyll rainforest) on alluvial plains	12.3.1	Endangered
		<i>Eucalyptus grandis</i> tall open forest on alluvial plains and associated lower slopes	12.3.2	Local/Citywide significance

Council community description	Council code	South East Queensland bioregion regional ecosystem description	Regional ecosystem code	Conservation status
<i>Waterhousia floribunda</i> — <i>Melaleuca quinquenervia</i> + other riparian vegetation open forest	oM3c	Gallery rainforest (notophyll rainforest) on alluvial plains	12.3.1	Endangered
<i>Glochidion sumatranum</i> — <i>G. ferdinandi</i> + other species open forest	oM3d	<i>Eucalyptus tereticornis</i> , <i>Callistemon viminalis</i> , <i>Allocasuarina cunninghamiana</i> fringing forest	12.3.7	Local/Citywide significance
<i>Lophostemon confertus</i> open forest	tM3a	<i>Lophostemon confertus</i> tall open forest on Cainozoic igneous rocks	12.8.9	Of concern
<i>Lophostemon confertus</i> — <i>Corymbia intermedia</i> open forest	tM3b	<i>Lophostemon confertus</i> tall open forest on Cainozoic igneous rocks	12.8.9	Of concern
<i>Lophostemon confertus</i> + eucalyptus + vine forest species open forest	tM3c	<i>Lophostemon confertus</i> tall open forest on Cainozoic igneous rocks	12.8.9	Of concern
<i>Argyrodendron trifoliolatum</i> — <i>Pseudoweinmannia lachnocarpa</i> closed forest (Araucarian notophyll vine forest)	vM4a	Araucarian complex microphyll rainforest on Cainozoic igneous rocks	12.8.13	Of concern
		Araucarian complex microphyll rainforest on metamorphics + volcanics; northern half of bioregion	12.11.12	Local/Citywide significance
Closed forest altered in structure and composition by logging	vM4d	Araucarian complex microphyll rainforest on Cainozoic igneous rocks	12.8.13	Of concern
		Araucarian microphyll rainforest on metamorphics + volcanics; southern half of bioregion	12.11.11	Local/Citywide significance
Ephemeral wetlands (freshwater)	zE0a	Swamps with <i>Cyperus</i> spp., <i>Schoenoplectus</i> spp., and <i>Eleocharis</i> spp.	12.3.8	Of concern
		<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains	12.3.3	Endangered
Ephemeral wetlands (saline)	zEOb	Saltpan vegetation including grassland and hermland on marine clay plains	12.1.2	Local/Citywide significance
Mangroves	zF0a.1	Mangrove shrubland to low closed forest on marine clay plains and estuaries	12.1.3	Local/Citywide significance
Saltmarsh, littoral marsh, closed grassland and mudflats	zF0a.2	Saltpan vegetation including grassland and hermland on marine clay plains	12.1.2	Local/Citywide significance
Freshwater bodies with areas of aquatic vegetation	zW0a	Swamps with <i>Cyperus</i> spp., <i>Schoenoplectus</i> spp., <i>Eleocharis</i> spp.	12.3.8	Of concern
Freestanding water bodies and dams	zW0b	Swamps with <i>Cyperus</i> spp., <i>Schoenoplectus</i> spp., <i>Eleocharis</i> spp.	12.3.8	Of concern

Ongoing review of the status of these communities and other communities is being undertaken by Council and the relevant State Government agencies. This list will be updated as a consequence of these further investigations.

Explanation of table and codes:

1. Brisbane City Council community descriptions are sourced from the Kordas 1993 Citywide vegetation cover mapping.
2. Regional Ecosystem descriptions and Codes are derived from *Conservation Status of Queensland's Bioregional Ecosystems* (Sattler and Williams, 1999) produced by the Queensland Environmental Protection Agency.
3. Conservation Status

RAMSAR—where vegetation communities occur on sites listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (RAMSAR Convention) they are considered to be of Global/National significance (e.g. coastal areas of Moreton Bay).

'Of concern' or 'Endangered'—When assessing the status of Regional Ecosystems, it is recommended to check the latest Conservation Status as per the *Vegetation Management Act 1999*.

Local/City wide significance—Significant on the basis that at the City wide level, there is less than 40% of the original pre-clearing extent of the vegetation community remaining in Brisbane. As a result, the vegetation community is rare in Brisbane, or is uncommon in Brisbane and is becoming rare. Further loss of the vegetation community will mean it is at risk of becoming extinct in Brisbane if future developments do not accommodate their ecological needs. All communities of national or regional significance are also of Local/Citywide significance.

Schedule 6 Significant landscape trees

Includes:

1. As defined in the *Natural Assets Local Law 2003*
2. Trees of botanical significance
3. Trees of Historical and/or Cultural Significance
4. Large specimen trees
5. Trees contributing to local and city-wide amenity
6. Trees providing habitat for native fauna

When preparing a development proposal, significant landscape trees must be shown on a landscape concept plan in relation to the building and infrastructure layout.

Species	Address	Lot	Plan
Mixed species comprising mainly of: <i>Ficus benjamina</i> Weeping Fig <i>Eucalyptus microcorys</i> Tallowwood <i>Grevillea robusta</i> Silky Oak	2 Rusk St, Annerley (Area of land at the junction of Kent St and Cornwall St)	42	RP37992
2 <i>Delonix regia</i> Poinciana and 1 of <i>Araucaria cunninghamii</i> Hoop Pine	89 Agnes St, Auchenflower	3	RP70421
2 <i>Grevillea robusta</i> Silky Oak	85 Agnes St, Auchenflower	38	RP19673
<i>Eucalyptus moluccana</i> Gum-Topped Box	79 Payne St, Auchenflower	6	RP19678
<i>Ficus benjamina</i> Weeping Fig	Front of 7 Aldridge St, Auchenflower	1	SP118549
6 exceptionally good <i>Melaleuca quinquenervia</i> Large-Leaved Paperbark and several <i>Eucalyptus tereticornis</i>	Front of 32 Dixon St, Auchenflower	10	RP43623

Species	Address	Lot	Plan
and several <i>Araucaria cunninghamii</i> Hoop Pine			
<i>Eucalyptus moluccana</i> Gum-Topped Box	To rear of 15 Park Ave, Auchenflower	31	RP18823
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 26 Park Ave, Auchenflower	3	RP52973
2 <i>Araucaria bidwillii</i> Bunya Pine	Rear of 58 Markwell St, Auchenflower	2	RP804871
<i>Melaleuca quinquenervia</i> Large-Leaved Paperbark	Rear of 17 Markwell St, Auchenflower	2	RP19717
<i>Mangifera indica</i> Mango	Front of 6 Shaw St, Auchenflower	1 & 2	RP19719
<i>Delonix regia</i> Poinciana	Front of 203 Arthur Tce, Bardon	1	RP910403
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 69 Beatrice St, Bardon	316	RP20204
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 107 Coopers Camp Rd, Bardon	107A	RP62976
<i>Araucaria cunninghamii</i> Hoop Pine	24 Barnett Rd, Bardon	2	RP72349
<i>Araucaria cunninghamii</i> Hoop Pine	34 Barnett Rd, Bardon	39	RP20618
Mixed natives and exotics	Land to the rear of 34–146 Outlook Cres and 11–31 Vista Street, Bardon (*Note:- this includes 42 Properties)	2, 93–101, 106, 114–118, 120, 122, 124, 126, 128, 129, 133, 135, 137, 139, 141, 143, 144, 146–148, 151 1–3 1 & 2 103 & 105 1 1 & 2	RP20618 RP132476 RP63465 RP64948 RP97495 RP880858
<i>Ficus spp</i> Fig	Rear of 27 Lorward Ave, Bardon	5	RP52826
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 53 Lorward Ave, Bardon	285	RP20160
<i>Eucalyptus fibrosa</i> Broad-Leaved Red Ironbark	Front of 58 Nestor Ave, Bardon	8	RP222670
<i>Araucaria cunninghamii</i> Hoop Pine	To the side of 119 Leworthy St, Bardon	1	RP113593
<i>Eucalyptus microcorys</i> Tallowwood	Front of 10 Stuartholme Rd, Bardon	48	RP20610
Mixed natives with dominant <i>Eucalyptus microcorys</i> Tallowwood	Land to the rear of 110–144 Simpson Rd, Boundary Rd, Angus St, Bee St and Mackay Tce, Bardon (*Note:- this includes 44 properties)	1 & 2 1 3 82 1 1 & 2, 4 & 5 1 & 2 1 1 & 2 1 2	RP72456 RP56617 RP96440 RP122863 RP121288 RP20467 SP153559 RP811488 RP67429 RP84092 RP92140

Species	Address	Lot	Plan
		56, 62, 64, 68, 70, 72, 74, 76, 77, 82, 84–87, 91–99 1, 2 & 4 1, 3–8 6 88 & 90 3 & 4	RP20464 RP20464 RP20464 RP96440 RP122863 RP893786 RP54184 RP136262
<i>Araucaria cunninghamii</i> Hoop Pine	Front garden of 21 Brown St, Bardon	5	RP855594
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 20 Brown St, Bardon	1	RP51694
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 86 Boundary Rd, Bardon	155, 156	RP20110
<i>Araucaria cunninghamii</i> Hoop Pine	137 Boundary Rd, Bardon	1	RP58399
<i>Ficus benjamina</i> Weeping Fig	58 Merton Rd, Dutton Park. (Situated on the vacant lot adjacent to Park Rd Railway Station)	111	B3224
9 <i>Ficus benjamina</i> Weeping fig	123 Annerley Rd, Dutton Park	50	RP12286
<i>Ficus benjamina</i> Weeping Fig	151 Annerley Rd, Dutton Park	21	RP12289
Mixed <i>Eucalyptus species</i>	Land to the rear of 184–222 Herston Rd, Scott Rd, Aberleigh Rd and Parkhurst Ave, Herston (*Note: – this includes 44 Properties)	40 2 & 3 2 9 25–33 1 4–6 2 & 3 42 1 1 2 1, 15, 20–22, 24 1 & 2 1–7, 10/11, 13 & 14 1/2, 4 & 5 3, 37 2 1 & 2	RP145776 RP42057 RP44711 RP910847 RP1165 RP858831 RP.43619 RP92185 B3150 GTP101118 RP87218 RP1166 RP1165 RP86552 RP1167 RP82875 RP230140 RP104830 RP66402
2 <i>Mangifera indica</i> Mango	Junction of Derby St and Beaconsfield St, Highgate Hill	2	SP140398
<i>Ficus benjamina</i> Weeping Fig	Front of 114 Dornoch Tce, Highgate Hill	1	RP10794
<i>Ficus benjamina</i> Weeping Fig	Rear of 154 Dornoch Tce, corner Hampstead St, Highgate Hill (behind block of apartments)	91	RP889539
<i>Araucaria bidwillii</i> Bunya Pine	Front of 67 Hampstead Rd, Highgate Hill	7	RP214090

Species	Address	Lot	Plan
Row of <i>Eucalyptus tereticornis</i> Forest Red Gum	Front of 11A Dudley St, Highgate Hill	1	RP107866
2 <i>Eucalyptus tereticornis</i> Forest Red Gum	Front and rear of 11 Sankey St, Highgate Hill	2	RP56755
<i>Eucalyptus tereticornis</i> Forest Red Gum 2 <i>Melaleuca quinquenervia</i> Broad-Leaved Paperbark 3 <i>Corymbia citriodora</i> Spotted Gum	91–97 Dornoch Tce, Highgate Hill	1	RP143473
<i>Araucaria cunninghamii</i> Hoop Pine	92 Dornoch Tce, Highgate Hill	1	RP77320
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 30 Dauphin Tce, Highgate Hill	55	RP12103
<i>Araucaria cunninghamii</i> Hoop Pine	Front of 13 Bellevue St, Highgate Hill	19	RP11732
<i>Jacaranda mimosifolia</i> Jacaranda	Front of 60 Hampstead Rd, Highgate Hill	1	RP50550
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 45 Gladstone Rd, Highgate Hill	1	RP88302
<i>Ficus benjamina</i> Weeping fig	Front garden, 15a Gertrude St, Highgate Hill	35	RP12150
Mixed <i>Eucalyptus species</i>	69 Herston Rd, Kelvin Grove	1	RP134468
<i>Caesalpinia ferrea</i> Leopard Tree	25 Gona Pde, Kelvin Grove	904	SP151277
<i>Ficus obliqua</i> Small-Leaved Fig	7 Musk Ave, Kelvin Grove	2	SP151277
4 <i>Ficus benjamina</i> Weeping Fig	13 Windsor Rd, Kelvin Grove	5	SP144520
2 <i>Ficus benjamina</i> Weeping Fig	Front garden of 2 Haig Rd, Milton	1	RP813941
<i>Ficus benjamina</i> Weeping Fig	Front of 124 Enoggera Tce, (on corner of Otis Lane, next door to No 116) Paddington	4	RP47431
<i>Eucalyptus microcorys</i> Tallowwood	Front of 30 Collingwood St, Paddington	17	RP20463
<i>Eucalyptus tereticornis</i> Forest Red Gum	Rear of 32 Stafford St, Paddington	17	RP20691
<i>Jacaranda mimosifolia</i> Jacaranda	Front of 37A Stafford St, Paddington	61	RP20691
<i>Delonix regia</i> Poinciana	Front garden of 41 Stafford St, Paddington	23	RP67063
<i>Mangifera indica</i> Mango	Front garden of 35 Rockbourne Tce, Paddington	1	RP100672
2 <i>Eucalyptus species</i>	11 Rockbourne Tce, Paddington	7	RP20454
<i>Ficus benjamina</i> Fig	1 Ozanne St, Paddington	2	RP55552
<i>Araucaria cunninghamii</i> Hoop Pine	8 Croydon Rd, Paddington	47	RP20456
2 <i>Araucaria cunninghamii</i> Hoop Pine	14 Croydon Rd, Paddington	4	RP70057
<i>Eucalyptus moluccana</i> Gum-Topped Box	Rear of 3 Norwood Tce, Paddington	22	RP20459
<i>Corymbia citriodora</i> Spotted Gum	Rear of 258 Latrobe Tce, Paddington	1	RP20472

Species	Address	Lot	Plan
<i>Corymbia citriodora</i> Spotted Gum	Front of 27 Brigalow St, Paddington	74	RP20470
<i>Grevillea robusta</i> Silky Oak	Rear boundary between 109 and 111 Fernberg Rd, Paddington	20	RP19623
<i>Delonix regia</i> Poinciana	146 Beck St, Paddington	101	RP19636
1 <i>Ficus benjamina</i> Weeping Figs and 2 <i>Mangifera indica</i> Mango	2 Agars St, Paddington	24	RP19654
<i>Araucaria cunninghamii</i> Hoop Pine and <i>Eucalyptus molunana</i> Gum-topped Box	Rear of 53 Tooth Ave, Paddington	61	RP20457
<i>Ficus benjamina</i> Weeping Fig	38 Enoggera Tce, Red Hill	1	RP20645
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 37 Enoggera Tce, Red Hill	16	RP20722
<i>Ficus benjamina</i> Weeping Fig	77 Enoggera Tce, Red Hill	2	RP20727
<i>Araucaria cunninghamii</i> Hoop Pine	Front of 87 Enoggera Tce, Red Hill	27	RP20726
<i>Eucalyptus tereticornis</i> Forest Red Gum	25 Bramble Tce, Red Hill	5	RP113317
<i>Araucaria bidwillii</i> Bunya Pine	Rear of 99 Arthur Tce, Red Hill	3	RP20715
<i>Lophostemon confertus</i> Brush Box	34 Abraham St, Red Hill	34	RP20747
<i>Eucalyptus species</i>	36 Abraham St, Red Hill	32 & 33	RP20747
	65 Glenrosa Rd, Red Hill	1	RP20375
<i>Ficus virens</i> White Fig	112 Merivale St, front of Brisbane State High School, South Brisbane	10	CP896602
1 <i>Ficus benjamina</i> Weeping Fig	9 Oxford St, South Brisbane on the boundary of 39A Oxford St, South Brisbane	2	RP51965
19 <i>Ficus benjamina</i> Weeping Figs	Exhibition Centre on 98 Merivale St, South Brisbane	934	SSP107067
<i>Ficus benjamina</i> Weeping Fig	39A Oxford St, South Brisbane	2	RP51965
<i>Ficus virens</i> White Fig	88 Merivale St, outside South Bank Institute of TAFE on Glenelg St, South Brisbane	2	RP1416
<i>Delonix regia</i> Poinciana (Northside) <i>Agathis robusta</i> Kauri Pine (Southside)	104 Ernest St, St Andrew's Church, corner Vulture St/Ernest and Cordelia Sts, South Brisbane	1 (Northside) 4 (Southside)	SL11042 (Northside) SL11042S (Southside)
<i>Ficus virens</i> White Fig	112 Merivale St, front of Brisbane State High School, South Brisbane	10	CP896602
<i>Ficus benjamina</i> Weeping Fig	39 Annerley Rd, South Brisbane. In grounds of Mater Hospital, opposite entrance to Children's Hospital, on Raymond Tce	2	RP185046
<i>Araucaria cunninghamii</i> Hoop Pine	38A Dorchester St, South Brisbane	16	RP11691

Species	Address	Lot	Plan
<i>Ficus spp</i> Fig	10 Lower River Tce, South Brisbane. (East side of main access driveway to South Bank Apartments via Vulture St)	1	RP181095
<i>Araucaria cunninghamii</i> Hoop Pine	Front of 42 Bristol St, West End	136	RP55718
<i>Araucaria cunninghamii</i> Hoop Pine 3 <i>Araucaria bidwillii</i> Bunya Pine	51 Ferry Rd, West End	1	RP118609
<i>Agathis robusta</i> Kauri Pine <i>Araucaria bidwillii</i> Bunya Pine	60 Riverside Dve to North and South of Ferry Rd, West End	2	RP124659
<i>Corymbia citriodora</i> Spotted Gum <i>Eucalyptus tereticornis</i> Forest Red Gum	Side of 20 Drury St, West End	1	RP187021
<i>Mangifera indica</i> Mango	447 Montague Rd, West End	3	RP10974
3 <i>Araucaria cunninghamii</i> Hoop Pine	439 Montague Rd, West End	2	RP137861
<i>Melaleuca quinquenervia</i> Broad-Leaved Paperbark	Front of 31 New Buchanan St, West End	3	RP92122
<i>Melaleuca quinquenervia</i> Broad-leaved Paperbark	22 Gray Rd, West End	16	RP11006
<i>Ficus benjamina</i> Weeping Fig	Rear of 15 Doris St, West End	11	RP11261
<i>Ficus benjamina</i> Weeping Fig	124 Gray Rd (Rear of 47 Dornoch Tce), West End	4	RP46006
<i>Grevillea robusta</i> Silky Oak	Rear garden of 46 Spring St, West End	38	RP11217
<i>Ficus benjamina</i> Weeping Fig	Front of 31 Cambridge St, West End	66	RP11166
2 <i>Ficus benjamina</i> Weeping Fig	Front of 230 Boundary St, West End	1	RP45129
Group of <i>Delonix regia</i> Poinciana	Car Park adjacent to Sports House South, 842 Main St, Woolloongabba	5	SL11831
<i>Eucalyptus tereticornis</i> Forest Red Gum	93 Armytage St, Lota	1	RP33173
<i>Araucaria cunninghamii</i> Hoop Pine	Backyard of 3 Macdonald St, Lota	1	RP73548
<i>Eucalyptus grandis</i> Flooded Gum	Frontyard of 8 Belgamba St, Lota	139	RP33168
<i>Eucalyptus propinqua</i> Grey Gum	56 Alexander St, Lota	2	RP43730
<i>Eucalyptus tereticornis</i> Forest Red Gum	Frontyard of 140 Alastair St, Lota	202	RP33172
<i>Eucalyptus tereticornis</i> Forest Red Gum	Rear boundary of 137 Oceana Tce, Lota	1	RP33169
<i>Ficus obliqua</i> Small-Leaved Fig	Back boundary of 16 Hindes St, Lota	48	RP33227
<i>Eucalyptus signata</i> Scribbly Gum	Backyard of 118 Empire Ave, Manly West	243	RP33221

Species	Address	Lot	Plan
<i>Corymbia citriodora</i> Lemon Scented Gum	Backyard of 5 Andes St, Manly West	33	RP106060
<i>Eucalyptus tessellaris</i> Moreton Bay Ash	Frontyard of 15 Killarney Ave, Manly West	94	RP33221
<i>Mangifera indica</i> Mango	Backyard of 14 Curtis St, Manly	303	RP33153
<i>Araucaria cunninghamii</i> Hoop Pine	Back boundary of 52 Raeburn St, Manly	85	RP33153
<i>Araucaria cunninghamii</i> Hoop Pine	Backyard of 62 Gannon Ave, Manly	2	RP105398
<i>Ficus benjamina</i> Weeping Fig	Frontyard of 116 Manly Rd, Manly West	29	RP74820
<i>Mangifera indica</i> Mango	Backyard of 33 Milfoil St, Manly West near Leroy St boundary	43	RP84930
2 x <i>Delonix regia</i> Poinciana	Frontyard of 43 Milfoil St, Manly West	62	RP84930
<i>Ficus microcarpa var.hillii</i> Hills Weeping Fig	209 Manly Rd, Manly West	15	RP910195
<i>Delonix regia</i> Poinciana	Frontyard of 181 Manly Rd, Manly West	2	RP71949
<i>Araucaria cunninghamii</i> Hoop Pine	4 Sheryl St, Manly West	10	RP93410
<i>Delonix regia</i> Poinciana	Frontyard of 32 Tarwhine St, Manly West	77	RP153872
<i>Caesalpinia ferrea</i> Leopard Tree	Frontyard of 21 Graduate St, Manly West	116	RP132597
<i>Delonix regia</i> Poinciana	Backyard of 29 Tulkara St, Manly West	145	RP95830
<i>Corymbia intermedia</i> Pink Bloodwood	Frontyard of 140 Randall Rd, Wynnum West	35	RP103269
<i>Araucaria cunninghamii</i> Hoop Pine	Frontyard of 6 Hardwick St, Wynnum West	33	RP102480
2 x <i>Araucaria cunninghamii</i> Hoop Pine	Backyard of 302 Preston Rd, Wynnum West	1	RP60648
<i>Araucaria cunninghamii</i> Hoop Pine	Near front boundary of 326 Preston Rd, Wynnum West	8	RP815148
11 x <i>Mangifera indica</i> Mango	67 Plaza St, Wynnum West	99	SP186348
<i>Grevillea robusta</i> Silky Oak <i>Araucaria heterophylla</i> Norfolk Island Pine	Frontyard of 110 Randall Rd, Wynnum West	92	RP95085
<i>Delonix regia</i> Poinciana	Frontyard of 10 Stockyard St, Wynnum West	46	RP146190
<i>Flindersia australis</i> Crow's Ash	15 Oceana Tce, Manly	6	RP40079

Species	Address	Lot	Plan
<i>Ficus benjamina</i> Weeping Fig	Backyard of 44 Barrinia St, Manly	365	RP33153
<i>Mangifera indica</i> Mango	26 Oceana Tce, Manly	66	RP33032
<i>Mangifera indica</i> Mango	Backyard of 66 Ernest St, Manly	55	RP33142
2 x <i>Mangifera indica</i> Mango	Frontyard of 60 Ernest St, Manly	3	RP33450
<i>Eucalyptus tereticornis</i> Forest Red Gum	Northwest corner of 89 Ernest St, Manly	429	SL9450
2 x <i>Mangifera indica</i> Mango	Frontyard of 37 Ernest St, Manly	1	RP182768
<i>Mangifera indica</i> Mango	Backyard of 45 Yamboyna St, Manly	4	RP74979
<i>Araucaria cunninghamii</i> Hoop Pine	Backyard of 6 Oakley St, Manly	198	RP33142
<i>Araucaria cunninghamii</i> Hoop Pine	Rear garden of 104 Gordon Pde, Manly	14	RP33132
<i>Delonix regia</i> Poinciana	Frontyard of 91 Haylock St, Wynnum	68	RP43545
<i>Ficus benjamina</i> Weeping Fig	139 Kingsley Tce, Manly	8	RP194718
<i>Ficus benjamina</i> Weeping Fig	Front boundary 107 Boswell Tce, Manly	270	RP33017
<i>Ficus rubiginosa</i> Port Jackson Fig	Backyard of 127 Kingsley Tce, Manly	531	RP92622
<i>Eucalyptus tereticornis</i> Forest Red Gum	Backyard of 97 Walnut St, Wynnum	392	RP33003
<i>Mangifera indica</i> Mango	Backyard of 38 Clara St, Wynnum	2	RP32998
<i>Ficus rubiginosa</i> Port Jackson Fig 2 x <i>Ficus obliqua</i> Small-Leaved Fig 1 x <i>Ficus virens</i> White Fig	145 Florence St, Wynnum (adjacent Florence St boundary)	643	SL6243
<i>Araucaria cunninghamii</i> Hoop Pine	89 Bay Tce, Wynnum (Southern end of Florence St frontage)	100	SP151582
<i>Mangifera indica</i> Mango	Backyard of 70 Wilde St, Wynnum	145	RP33068
<i>Delonix regia</i> Poinciana	Frontyard of 21 Alkoomie St, Wynnum	65	RP33064
<i>Delonix regia</i> Poinciana	Frontyard of 79 Alkoomie St, Wynnum	45	RP33064
<i>Araucaria heterophylla</i> Norfolk Island Pine	Frontyard of 54 Prospect St, Wynnum	142	RP33076

Species	Address	Lot	Plan
Mixed mature and semi-mature <i>Eucalypts</i> and <i>Corymbia</i> species (local natives)	35 Hinckley St, Manly West	11	SP138457
<i>Delonix regia</i> Poinciana	Frontyard of 14 Goswell St, Manly West	1	RP78599
<i>Araucaria cunninghamii</i> Hoop Pine	26 Faine St, Manly West (Near Daisy Rd frontage)	1	RP81541
<i>Mangifera indica</i> Mango	Frontyard of 76 Blackwood Rd, Manly West	51	RP900672
<i>Eucalyptus tereticornis</i> Forest Red Gum	Backyard of 115 Wondall Rd, Wynnum West	22	RP97706
<i>Mangifera indica</i> Mango	Backyard of 34 Gordon Pde, Manly	3	RP114204
Numerous <i>Ficus</i> and <i>Araucaria species</i>	77 Buderim St, Wynnum	378 378	SL6111 & RP226441
2 x <i>Araucaria cunninghamii</i> Hoop Pine	Frontyard of 16 Elm St, Wynnum	92	RP33128
<i>Araucaria cunninghamii</i> Hoop Pine	Backyard of 23 Hutton Ave, Wynnum	2	RP63608
<i>Brachychiton rupestris</i> Narrow-leafed Bottle Tree	Frontyard of 126 Dibar St, Wynnum	11	RP62247
<i>Eucalyptus tereticornis</i> Forest Red Gum	Backyard of 23 Thomas St, Wynnum	15	RP33125
2 x <i>Mangifera indica</i> Mango	Side of 159 West Ave, Wynnum	105	RP33200
<i>Mangifera indica</i> Mango	Backyard of 149 West Ave, Wynnum	3	RP86640
<i>Delonix regia</i> Poinciana	Frontyard of 32 Ingleston St, Wynnum West	1	RP200255
<i>Eucalyptus microcorys</i> Tallowwood	Frontyard of 30 Meron St, Wynnum West	83	RP116704
<i>Corymbia citriodora</i> Lemon Scented Gum	Frontyard 80 Roseneath Pde, Wynnum West	8	RP111004
<i>Caesalpinia ferrea</i> Leopard Tree	Frontyard of 122 Preston Rd, Manly West	264	RP33207
<i>Caesalpinia ferrea</i> Leopard Tree	Frontyard of 94 Preston Rd, Manly West	15	RP33208
Group of mature <i>Eucalyptus species</i> (local natives)	Rear of 228 Preston Rd, Wynnum West	2	RP230214
<i>Araucaria cunninghamii</i> Hoop Pine	Rear of 67 Wondall Rd, Wynnum West	1	RP127597
<i>Eucalyptus tereticornis</i> Forest Red Gum	Rear of 159 Randall Rd, Wynnum West	1	RP180302
<i>Caesalpinia ferrea</i> Leopard Tree	Rear of 38 Claymeade St, Wynnum	126	RP96102
<i>Eucalyptus moluccana</i> Grey Box	Rear of 226 Wynnum North Rd, Wynnum	30	RP66928

Species	Address	Lot	Plan
<i>Araucaria cunninghamii</i> (Group) Hoop Pine	Rear of 268 Wynnum North Rd, Wynnum	1	RP79404
<i>Delonix regia</i> Poinciana	Frontyard of 265 Wynnum North Rd, Wynnum	1	RP92524
<i>Eucalyptus tereticornis</i> Forest Red Gum	Rear of 11 Wassell St, Wynnum	71	RP33080
<i>Araucaria cunninghamii</i> Hoop Pine	Frontyard of 32 Shepherd St, Wynnum	6	RP65287
<i>Eucalyptus tereticornis</i> Forest Red Gum	Frontyard of 35 Shepherd St, Wynnum	19	RP33080
<i>Delonix regia</i> Poinciana	Frontyard of 80 Ryder St, Wynnum	10	RP63869
<i>Mangifera indica</i> Mango	Backyard of 145 Prospect St, Wynnum	115	W4211
<i>Mangifera indica</i> Mango	Rear of 24 Allen St, Wynnum	73	RP33088
<i>Delonix regia</i> Poinciana	Frontyard of 22 Wynnum North Esp, Wynnum	73	RP33064

Noise Impact Assessment Planning Scheme Policy

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1 Introduction

Generally, this planning policy is called up by the following Codes for impact and code assessable development:

- Industrial Amenity and Performance Code
- Residential Design Codes
- Centre Amenity and Performance Code
- Service Station Code
- Subdivision Code
- Structure Planning Code.

The Noise Impact Assessment Planning Policy (NIAPSP) seeks to assist with the decision making process for management of noise impacts through the planning process. The policy will be used to determine the noise impacts of, and on, development, to help achieve better planning outcomes by addressing potential noise impacts at the design stage.

The policy recognises that consideration of the potential impacts of noise at the planning stage is more effective than noise mitigation following development.

The policy identifies the legislative approach to noise, provides noise criteria that can be used to determine noise impacts from noise immissions and emissions. The policy is further supported by noise planning guidelines and technical papers, which provide further guidance on the application of NIAPSP. They are more specific and provide interpretation of policy objectives outlined in this policy.

1.1 Nature and character of noise

Noise is often described as unwanted sound, and, by its very nature, can cause varying degrees of nuisance. Some sounds are considered to be noise by some people but not by others, however, the louder a sound, generally, the greater the annoyance or nuisance caused. The nature and character of a sound, even at low levels, may also cause annoyance.

Sound can have a number of characteristics and can be described in many ways. It is not possible to fully categorise every form of sound however this policy is intended to provide guidance for the majority of commonly experienced sounds.

‘Noise’ has become synonymous with ‘sound’ in common language. In this policy, noise will generally mean sound. Furthermore, sound is defined in Queensland legislation to include vibration and therefore guideline levels of acceptable vibration are also included.

1.2 Legislation governing noise

The key environmental noise legislation in Queensland for planning is the *Environmental Protection Act 1994* and the *Environmental Protection (Noise) Policy 1997* (EPP Noise). The EPP Noise does not seek to reduce noise in the environment to a minimum. It is a statutory instrument to achieve a balance between competing and often incompatible interests within the broad community. The EPP Noise seeks to provide a process so informed decisions can be made to objectively balance the needs of the people making noise with the needs of the people who do not want the noise.

The EPP Noise identifies a range of tools which can be applied in order to meet the objectives of the Act. These tools include:

- Specifying a long term **Acoustic Quality Objective** of achieving an ambient level of 55 dB(A) or less for most of Queensland's population living in residential areas while not intending that, in achieving the acoustic quality objective, any part of the existing acoustic environment be allowed to significantly deteriorate.

The 55 dB(A) however remains a broad overall guiding objective when there are no specific alternative guidelines.

- Providing a framework for:
 - making consistent and fair decisions that best protect Queensland's acoustic environment
 - developing noise management programs with the involvement of government entities, industry groups and the community
 - making accurate and consistent noise assessments
 - providing consumers with important information about noise
- Identifying acoustic environmental values to be enhanced or protected under the EPP Noise which are conducive to:
 - the wellbeing of the community or a part of the community, including its social and economic amenity
 - the wellbeing of an individual, including the individual's opportunity to have sleep, relaxation and conversation without reasonable interference from intrusive noise.

Note: the Environmental Protection Regulation 1998 sets noise levels to specifically deal with resolution of complaints, rather than setting planning criteria. It should therefore not be used in a planning and design context. However, the construction noise criteria in the Regulations will be used unless specific exemptions are given by Council in the development assessment process.

2 Application and object of NIAPSP

2.1 Policy Statement

The NIAPSP provides a basis upon which to make consistent and balanced planning decisions with regards to noise. Whilst maintaining alignment with state acoustic amenity objectives, it is slightly more prescriptive than the EPP Noise. This is intentional to provide greater guidance for a consistent framework in which accountable, co-ordinated and efficient planning decisions can be made in a timely manner.

NIAPSP also provides a basis upon which to achieve acceptable environmental solutions and performance criteria consistent with the City Plan Desired Environmental Outcomes.

2.2 Policy objectives

- To provide residents of development in *new* areas with a level of residential amenity which is sustainable for future generations
- To provide residents of development in *existing* areas with realistic expectations of acoustic amenity
- To provide industry with a level of certainty with respect to urban encroachment
- To facilitate appropriate development within the city through the application of a standard assessment process and set of criteria relating to acoustic amenity.

3 Noise sources

3.1 Noise emission & immission

In order to achieve the NIAPSP objectives, noise impacts must be assessed in terms of the effect that a development will have on the receiving environment. The receiving environment is both adjacent development (noise emission) and the internal environment of the proposed development (noise immission).

- **noise emission** is the noise emitted outwards (ie. the noise generated by the development).

Noise Emission should be considered for all development, with all potential sources of noise identified, quantified and mitigated in the planning and design stages. These sources include, but are not limited to, sound from industry, outdoor entertainment areas, car parks, drive-throughs attached to commercial development, and standard building equipment such as air conditioners, pumps and generators.

- **noise immission** is the noise received by the development when it is **immersed** in an ambient sound environment (ie. noise received by, or impacting on, the development from the surrounding environment).

For noise sensitive developments (especially residential development) this is sound from sources such as industry, road, air and rail traffic noise. Certain commercial developments may also be sensitive to external noise sources.

Another impact to consider is the future constraining effect on the land use of the surrounding area. For example, an industrial area generally creates noise

from day-to-day operations. Development of a noise sensitive land use next to an area likely to generate noise, now or in the future, will have a constraining effect on the noise generator unless noise control is implemented to ensure appropriate noise levels at the development.

3.2 Intrusive noise

The EPP Noise and NIAPSP refer to Intrusive Noise. It is the intrusiveness of noise on the internal and/or external receiving environment of the development that the NIAPSP seeks to limit.

Intrusiveness can be measured by the increase in level of various noise measurement parameters or descriptors used to describe acoustic amenity. The change should not be such as to detrimentally alter acceptable levels of acoustic amenity, nor such as to impact on the well-being and environmental values of the community and individuals.

The intrusiveness, or impact, of noise emission can be assessed in a number of ways. The method will depend on the sensitivity of the receivers of noise from the development and the character of the ambient noise level *without* the development, compared to the character of noise level with the development. Situations may arise where the existing noise levels are already too high for an area, in which case, it may be prudent to ensure that the development does not make matters worse.

The nature and character of noise can relate to its frequency/repetitiveness, duration, level, tonal characteristics, impulsiveness or vibration and whether it is steady, fluctuating, intermittent, or any combination of these.

4 Noise characteristics

4.1 Noise measurement descriptors

The appropriate noise descriptor depends on the type of noise source. Noise sources may be assessed differently because intrusiveness or annoyance relates to sound pressure level perception. For example, road traffic is assessed differently to rail. A best fit of annoyance with noise parameters for road traffic can be found using the $L_{10(18 \text{ hour})}$ descriptor or L_{eq} ; rail traffic is generally less frequent than road traffic and two different descriptors, $L_{eq(24 \text{ hours})}$ and $L_{Amax(pass-by)}$, are used to assess the level of annoyance.

Intrusive noise impact can be measured using a long-term (cumulative noise exposure) criteria and/or a short-term (emission or immission) criteria, depending on the receiving environment. The choice of criteria will depend on the sensitivity of the receiving

environment at particular times of day; for example, a school will have a requirement for suitable noise levels within the classrooms only during their use. As a 24 hour criteria would not be appropriate for such a use a short-term criteria should be used.

4.1.1 Cumulative noise exposure criteria

Cumulative sound pressure level parameters or descriptors such as L_{eq} or statistical metrics such as L_1 , L_{10} , L_{90} are defined or specified within predetermined time intervals, or the average of a number of time intervals.

For example, the $L_{10(18 \text{ hour})}$ parameter is used as a criterion metric for road traffic noise. An $L_{10(18 \text{ hour})}$ parameter is determined from the arithmetic average of 18 one-hour L_{10} levels from 6am to midnight. The choice of time interval will depend on the ambient noise environment, the type of sound source and the duration of the sound emitted or received by the development into or from that environment respectively.

Cumulative noise exposure criteria include, but are not limited to:

- a long-term background level, or the difference between background levels, which may be used for noise sources such as continuously operating air conditioning or refrigeration plant, or
- a long-term equivalent continuous sound pressure level (L_{eq}), or the difference between L_{eq} levels, which may be used for developments emitting sound throughout the day placed in an existing ambient receiving environment which has similar characteristics to the sound emitted by the development, or
- a long-term statistical level such as the L_{10} level, or the difference between like statistical levels, commonly used to represent general industrial noise or road traffic, or
- yearly day-night sound pressure level, sometimes used to assess the impacts of aircraft movements or operations.

4.1.2 Emission or immission noise exposure criteria

For the purposes of this policy, short-term measurements should be chosen to represent the use of a development, however measurement intervals shall not be less than 15 minutes.

Often, there will be more than one noise emission or immission criterion used to determine the noise impact associated with a development. Emission or immission noise exposure criteria include, but are not limited to:

- an average maximum sound pressure level, or the difference between such levels
- a background level (L_{90}), for relatively constant sound sources, or the difference between background levels
- an equivalent continuous sound pressure level (L_{eq}) or the difference between L_{eq} levels
- impulse or peak levels when considering such noise sources as shooting, pressure pulse operated bag filters or pile driving
- loudness or audibility rating scales for determining the impact on communication
- a maximum sound pressure level, often used in conjunction with an L_{eq} . For example, **noise** from a development may have a criteria that is to meet an L_{eq} of 55dB(A) and a maximum sound pressure level of 70dB(A)
- a sound **exposure** level, or the difference between sound exposure levels, used to assess possible sleep disturbance
- a statistical level, such as the L_{10} level, or the difference between like levels (the choice of percentile statistic should be representative of the sound under consideration), or
- vibration levels conforming to a standard weighting or measurement procedure such as AS2670—1990 “Evaluation of human exposure to whole-body vibration”.

5 Management of noise impacts

The preferred means of controlling noise impacts between incompatible land uses is the provision of suitable separation distances between those uses. Attenuation requirements vary with the time of occurrence of the noise and the characteristics and level of the noise. Noise generated at night would normally require a larger separation distance.

5.1 Design options

Reduction of noise impact from emission (protecting noise sensitive areas from noise generated by the development) can be achieved by:

- reducing the noise source sound pressure level
- enclosure of the noise source
- suitable location of the noise source taking advantage of any attenuation provided by barrier structures or by providing a buffer
- limiting the time and/or duration of the noise source.

Reduction of noise impact from immission (protecting the development from external noise sources) can be achieved by:

- devices such as sealed windows and/or double glazing
- minimising the window area facing a noise source
- barriers for low level receivers
- effective building orientation
- provision of an adequate separation distance between the development and noise source.

When considering noise immissions in relation to residential and other noise sensitive development adjacent to a railway corridor, regard should be had to noise contour information available from the Queensland Rail Noise Management Plan database. This information can assist in determining appropriate separation distances and measures.

When considering noise immissions in relation to residential and other noise sensitive development adjacent to main roads, regard should be had to Main Roads Department's *Road Traffic Noise Management: Code of Practice*. This information can assist in determining appropriate attenuation measures.

For development on land affected by the 20 ANEF contour or greater of the most recently endorsed ANEF plan, refer to the **Airports Planning Scheme Policy** for guidance on limitations on land uses, the appropriateness of any material change of use and design options for mitigating aircraft noise.

6 Planning assessment methodologies

Because the nature and character of noise is so varied, there is no single way to assess all possible impacts. This Planning Scheme Policy uses three fundamental assessment methodologies to determine the acoustic/vibration acceptability for a range of developments.

Any one or a combination of these methodologies may be needed to assess the acceptability of a particular development, depending on the nature and characteristics of the sound or vibration. Meeting the requirements of one particular methodology may not be an acceptable overall solution if another applicable methodology is not satisfied.

The three methodologies of assessment are:

- **Methodology One: Comparison of like parameters or descriptors**—Comparison, using a suitable sound descriptor, of the ambient sound character of an area without the development to that resulting with the development

- **Methodology Two: Application of AS2107**— Comparison with a defined set of sound pressure levels, for specified indoor areas occupied by people set out in Table 1 of *AS2107—1997*
- **Methodology Three: Sleep Awakenings**— Comparison with sleep levels.

Each of the three methodologies can be used to determine both emission levels and immission levels for a development but there will be a different emphasis depending on the type of development and its location. For example a residential block development application would focus more on the acceptable amenity that future occupants would have (immission) whereas industrial development would focus more on its emissions received by the adjacent uses. Refer to Council’s Noise Planning Guidelines for further guidance.

6.1 Considerations when applying the assessment methodologies

The following issues need to be taken into consideration when using the three methodologies to assess noise impacts.

6.1.1 Noise emissions and background creep

One of the aims of the policy is to prevent background creep, i.e. the progressive increase in background noise levels as new noise emitting activities locate in the area. To achieve this aim, the outside noise levels arrived at after applying the above emission assessment methodologies must not exceed the levels detailed in the table below:

Noise area category Appendix A AS1055.2 ^(a)	Permissible level of exceedance of $L_{A90,T}$ for the appropriate time of day		
	Where there is residential development	Where there is no residential development	Where background levels already exceed stated levels in AS1055.2 (i.e. without the proposed development)
R1	by 5dB(A)	N/A	The development’s noise contribution must still comply with the stated levels in AS1055.2
R2	by 5dB(A)	N/A	
R3	by 0dB(A)	By 10dB(A)	
R4			
R5			
R6			

(a) Refer to Appendix A in AS1055.2 for $L_{A90,T}$ levels for the noise area categories

6.1.2 Environmental Protection (Noise) Policy limits

The EPP Noise specifies noise levels (planning levels) that may be used as a guide in deciding a reasonable noise level. These planning levels will be considered by Council, when determining the appropriateness of noise attenuation measures. However, they will not be used as limiting criteria.

There are variations to some criteria stated in the EPP Noise in the NIAPP. For example, the planning levels for roads and railways are not necessarily applicable to the planning issues involved in determining the land use allowed next to those beneficial assets. In some cases, the second and third methodologies may be the most appropriate.

However, planning decisions should strive to ensure that outdoor recreation areas are not exposed to unreasonable noise from existing surrounding land use. If the existing land use is:

- a beneficial asset such as a railway corridor, it is necessary to comply with recommended levels for those uses prescribed in the EPP Noise
- a non-beneficial asset, compliance should be with the acoustic quality objective of 55dB(A) $L_{eq,24hrs}$

6.1.3 Future development, traffic growth and networks

When undertaking the noise assessment using the three methodologies, the assessment will need to take into account the:

- noise impacts from existing and proposed road and rail corridors, allowing for a 10 year traffic growth and changes to the transport network
- potential development types including building heights, such that internal noise levels meet AS2107.

6.2 Noise methodologies

The choice of assessment methodologies must be justified in the development application. The methodologies are:

6.2.1 Comparison of like parameters or descriptors

In comparison of like parameters, evaluate the receiving environment without the influence of the development using one or more of the noise exposure criteria, and compare to the noise characteristic of the resulting environment that includes noise from the development. Any chosen parameter/s must be justified based on the character of the ambient noise and the character of noise emitted from the development.

Comparison of like parameters will mostly be applicable to assessment of noise emissions, in which case, an acceptable environmental outcome using this methodology is achieved when the chosen parameter assessing the impact of the development does not exceed the same parameter describing the ambient noise by more than 3dB(A).

Note:

In the case that amplified or live music is being emitted by the proposed development or by other uses in the vicinity of the proposed development, Council will accept the comparison of unlike parameter descriptors to assess noise impacts.

6.2.2 Application of AS2107

This methodology applies to assessment of noise emissions and immissions for steady-state or quasi-steady-state sound such as noise from air conditioning systems, and noise from continuous road traffic.

AS2107 Acoustics—Recommended design sound levels and reverberation times for building interiors specifies recommended internal ambient noise levels for occupied spaces. *AS2107* has two categories of noise criteria for residential areas to account for residences built within a noisy environment (i.e. inner suburbs, major roads and commerce/industry) and those built in a quieter environment (i.e. outer suburbs, minor roads and no commerce/industry).

For this Policy, noise area categories R1—R3 identified in *AS1055.2* are taken to be outer suburbs with minor roads and no commerce/industry; and noise categories R4—R6 are taken to be inner suburbs with major roads and commerce/industry. During the daytime, *AS2107* noise levels will apply to living areas and at night time levels will apply to sleeping areas.

6.2.2.1 Adjustment process to determine acceptable outside noise level

The limiting criterion for noise levels **outside** an affected building is the adjusted maximum recommended noise level for an occupied building derived from the following six step process using *AS2107*.

Step 1 *Answer both a) and b)*

a) *Does the development or the operations of the development emit sound?*

No – (assessment not required for emission)

Yes – Go to 2

b) *Does the development or the operations of the development match the uses described in AS2107?*

No – (assessment not required for immission)

Yes – Go to 2

Step 2 *Does the development emit or experience sound that is steady state or quasi steady state? (steady state or quasi steady state may describe the fan of an air conditioner or a pool pump)*

No – End (this methodology is not applicable)

Yes – Go to 3

Step 3 *Determine the noise area category appropriate to the description of the neighbourhood as follows:*

Noise area category	Description of Neighbourhood
R1	Area with negligible transportation (local access roads)
R2	Areas with low density transportation (neighbourhood access roads)
R3	Area with medium density transportation or some commerce or industry (district access roads)
R4	Area with dense transportation or some commerce or industry (suburban routes)
R5	Areas with very dense transportation or in commercial districts or bordering industrial districts (motorways and arterial routes)
R6	Area with extremely dense transportation or within predominantly industrial districts

Note:

Some industrial and commercial sites are not predominant sources of high background sound pressure levels and R5 and R6 may not always apply. Use noise area category R4 in such cases.

Step 4 Determine the attenuation correction, *C*, from the following table.

Air conditioned?	Sealed windows or no windows facing the sound source?	Attenuation correction, <i>C</i>
Yes	Yes	Add 20dB(A)
No	Yes	Add 15dB(A)
No	No	Add 5dB(A)

OR where an acoustic assessment report is submitted with the development application, which demonstrates that a higher level of attenuation correction can be achieved to that shown above, due to the design of the proposed development, a higher attenuation correction may be used.

Step 5 Adjust for tonality or impulsiveness (does not apply to roads, railways or aircraft)

Although AS2107 uses steady state noise, further adjustments can be made to account for tonal or impulsive noise characteristics. Where sleep disturbance is not an issue (because of the time of the generation of the noise or because the receiving building does not contain beds) adjust the above method to determine the outside noise criterion as follows:

- if the noise is clearly *tonal*, reduce the limiting criterion by 5dB(A)
- if the noise is clearly *impulsive*, reduce the limiting criterion by 5dB(A).

Step 6 Limiting Criterion (noise level not to be exceeded)

The limiting criterion = AS2107 recommended level + *C* (step 4)—adjustment for tonality or impulsiveness (step 5).

Note:

The limiting criteria are in L_{Aeq} and would not represent an integration period shorter than 15 minutes. For road traffic, the integration period should be the maximum one hour L_{Aeq} for the time appropriate to the use taken from AS2107. For example, a bedroom limit would have a sensitive time at night between 10pm and 6am.

6.2.3 Sleep awakenings

Sleep awakening criteria may be used to assess the impact of a development on the receiving environment (emission) or if the development has uses that are sensitive to noise intrusion (inmission).

One of the fundamental noise interference issues is sleep disturbance. In 1992, the US Federal Interagency Committee on Noise (FICON), now referred to as FICAN, recommended a dose–response curve to predict the percentage of the exposed population expected to be awakened as a function of the exposure to single event noise levels expressed in terms of sound exposure level (L_{AE}). Although the dose–response curve was determined from data relating to aircraft noise, it can be used in the assessment of other noise sources because it provides a ‘field proven’ method for quantifying the potential for sleep disturbance. In 1997 this curve was reviewed after seven years of field research and a new curve was adopted by FICAN.

The adopted curve represents the upper limit of the data presented and should be interpreted as predicting the ‘maximum percent of the exposed population expected

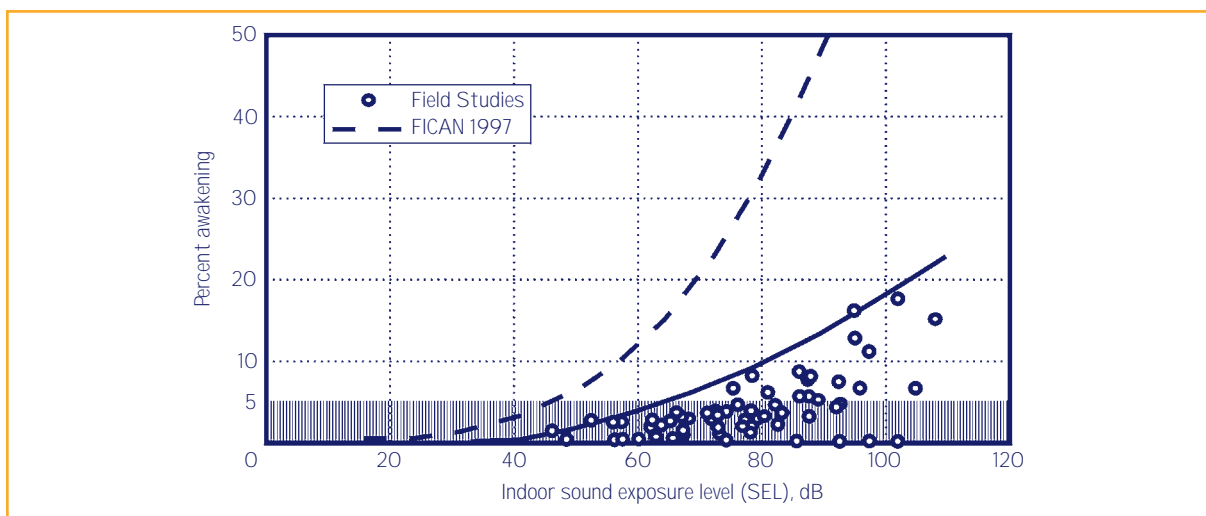


Figure a Recommended sleep disturbance dose—response relationship

to be behaviourally awakened', or the 'maximum % awakened'. Behaviourally awakened means woken up, not disturbed in their sleep.

Because this curve was based on long term residences it should not be applied to estimate sleep disturbance in camping grounds or other temporary residences. Nor should it be assumed that the curve could be generalised to include children, as only adults were included in the field studies. It is likely that the sleep disturbance curves are too low for children since they tend to sleep more soundly than adults. Also, these curves may be too high for noise sensitive populations, i.e. retirement villages and the like. However, notwithstanding these potential deficiencies, the assessment procedure outlined here should be used as an initial screen in the assessment of a development and in some cases more significant criteria may be applied.

The FICAN 1997 curve is represented by the following equation:

$$\text{Percentage Awakenings} = 0.0087 \times (L_{AE} - 30)^{1.79}$$

Note that the curve relates to indoor L_{AE} and generally a reduction of between 5dB(A) and 10dB(A) is applicable between the outside of a residence and a bedroom with open windows. The internal L_{AE} will be between 5dB(A) and 10dB(A) less than the values predicted for the outside of a residence.

Measurements of short duration events are made in terms of the sound exposure level (L_{AE}) observed for each activity/event. After correction for distance and other attenuating effects (for external noise measurements) these are compared with the published SEL(L_{AE})/percentage awakening curve.

The acceptable solution is the L_{AE} level representing 5% awakenings, which is a sound exposure level of approximately 65dB(A). [Actual L_{AE} for 5% awakenings is 64.801dB(A).]

7 Development application—noise impacts

Development that has the potential to generate noise (emission) or receive intrusive noise (immission) is required to address the issues outlined in the NIAPP and identify the noise impacts.

Listed below is a sequence of steps to be followed in determining the deemed acceptable solutions to noise impacts from and upon a development.

Each step should be addressed and documented in a report to Council by the applicant, although a justification of why the noise impact is not an issue may be all that is necessary.

7.1 Documentation required to accompany development application

Step 1 For **both emission** (noise generated by the development) and **immission** (noise impacting on the development), identify:

- noise source/s
- nature/character of the noise
- times of operation
- from AS2107 the use categories chosen that may apply
- type and proximity of adjacent land uses
- details of any prescribed planning levels in the EPP Noise that may apply to the adjacent land uses
- whether any noise data exists for those adjacent land uses, e.g. railway corridor noise contours from Queensland Rail. If so, include the data.

Step 2 Using the data collected in step 1 above, **select and justify** the appropriate noise planning assessment methodology(s) to determine the noise impacts on and from the development. (From section 5—like parameter assessment, application of AS2107, or sleep awakenings).

Step 3 Using the noise assessment methodologies from step 2 of this section (6.1), identify **if noise emission and/or immission complies with the calculated limiting criteria**. If noise may be unacceptable describe the control measures that will be used to ensure compliance.

8 Vibration

8.1 Vibration impact assessment

Vibration is included in the definition of noise in the *Environmental Protection Act 1994*. However, the parameters used to define vibration are not the same as those used to describe sound.

Vibration can generally be described in terms of acceleration, velocity or displacement. The most commonly used descriptor for vibration for structural damage and human comfort criteria is velocity.

AS2187.2—*Explosives—Storage Transport and Use, Part 2 Use of Explosives* describes the commonly used damage criteria for buildings in terms of peak particle velocity (PPV) in mm/s. The peak particle velocity is the maximum vector sum of three time synchronised velocity components and it is measured at the ground surface.

The recommended maximum peak particle velocity for different types of structures is shown in *Table 1*.

Table 1 Recommended transient maximum peak particle velocity for cosmetic damage

Type of building	Peak particle velocity (mm/s)
Houses and low-rise residential buildings; commercial buildings not included below	10
Commercial and industrial buildings or structures of reinforced concrete or steel construction	25

Table 2 Transient vibration guide levels for cosmetic damage

Type of building	Peak particle velocity (mm/s)	
Reinforced or framed structures; industrial and heavy commercial buildings	50 at 4Hz and above	
Unreinforced or light framed structures; residential or light commercial type buildings	4Hz to 15Hz	15Hz and above
	15 at 4Hz increasing to 20 at 15Hz	20 at 15Hz increasing to 50 at 40Hz and above

The values shown take into consideration both human discomfort and structural integrity together with the effect of sensitive equipment located within buildings. The values shown in *Table 1* are for initial guidance only and are to be used to assess both emission and immission. When levels exceeding these amounts are observed, further, more detailed analysis will be required.

More detailed analysis is outlined in *BS7385.2 B 1993 Measurement and Evaluation of Vibration in Buildings, Part 2, Guide to Damage Levels From Groundborne Vibration* which provides frequency range vibration levels. Building damage is more closely related to stress, which is related to displacement. Constant peak to peak displacement levels at differing frequencies translate to vibration velocity, which increases with frequency. Because of this, the criterion allows greater vibration velocity levels at higher frequency.

Table 2 shows the criteria from *BS7385.2*. Vibration from sources such as piling, construction activities, machinery or road/rail traffic are covered in these standards. The values shown in this table are component levels, not PPV.

Values referred to are at the base of the building. For unreinforced/light framed structures/residential/light commercial buildings (last row *Table 2*) at frequencies below 4Hz, a maximum displacement of 0.6mm (zero to peak) should not be exceeded.

For certain buildings, such as those of historical value or those containing equipment that is sensitive to vibration, vibration levels lower than those shown in the above tables may be required.

8.2 Human vibration comfort level assessment in buildings

Long term human exposure to vibration in buildings may cause annoyance. The levels at which annoyance occurs are much less than the structural damage criteria in buildings. *AS2670.2—1990—Evaluation of Human Exposure to Whole-body Vibration—Continuous and Shock-induced Vibration in Buildings (1 to 80 Hz)* describes a suggested vibration level in buildings for vibration in combined directions.

Vibration levels in one-third octave bands are acceptable if they are less than the following:

- 0.48mm/s at 1Hz, reducing to
- 0.18mm/s at 2Hz, then falling to
- 0.1mm/s at 8Hz and above to 80Hz.

If vibration levels exceed these values an acceptable environmental outcome may be to limit the occupation of the area or provide vibration isolation.

9 Australian Standards

Unless specified to the contrary, environmental noise and vibration must generally be assessed and measured in accordance with the guidelines outlined in the following *Australian Standards* or as updated:

- *AS1055—1997 Parts 1 to 3—Acoustics—Description and Measurement of Environmental Noise*
- *AS2107—1987—Acoustics—Recommended Design Sound Levels and Reverberation Times for Building Interiors*
- *AS2702—1984—Acoustics—Methods for the Measurement of Road Traffic Noise*

- *AS2021—1994—Acoustics—Aircraft Noise Intrusion—Building Siting and Construction*
- *AS/NZS3817—1998—Acoustics—Methods for the Description and Physical Measurement of Single Impulses or Series of Impulses*, which outlines appropriate ways to describe impulse noise
- *AS1259.1—1990—Acoustics—Sound level Meters—Non-integrating*
- *AS1259.2—1990—Acoustics—Sound level Meters—Integrating—Averaging*
- *AS2670.2—1990—Evaluation of Human Exposure to Whole-body Vibration—Continuous and Shock-induced Vibration in Buildings*
- *AS3671—1989 Acoustics—Road Traffic Noise Intrusion—Building Siting and Construction.*

The standards for measurement of noise are contained in *AS1055* and the Department of Environment and Heritage publication *Noise Measurement Manual*, 2nd edition.

10 Glossary

For the purposes of this Planning Scheme Policy, the following definitions apply:

Ambient noise: the all-encompassing noise at a point being a composite of sounds from near and far.

Background level ($L_{A\ 90,T}$): for a specified time interval, in relation to an investigation of a noise, means the A-weighted sound pressure level that is equalled or exceeded for 90% of that part of the interval in which the investigated noise is absent.

Dwelling: means any of the following structures or vehicles that are principally used as a residence:

- a house, unit, motel, nursing home or other building or part of a building
- a caravan, mobile home or other vehicle or structure on land
- a watercraft in a marina.

Impulsiveness: a single short burst or series of short bursts of sound pressure.

Intrusive noise: means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration:

- is clearly audible to, or can be felt by, an individual, and
- annoys the individual.

L_1 : for a specified time interval, means the A-weighted sound pressure level obtained by using time weighting ‘F’ that is equalled or exceeded for 1% of the interval.

L_{10} : for a specified time interval, means the A-weighted sound pressure level obtained by using time weighting ‘F’ that is equalled or exceeded for 10% of the interval.

$L_{10(18\ hour)}$: for a specified day, means the arithmetic average of 18 individual L_{10} 1 hour levels measured between 6am and midnight on the day.

$L_{A\ max,\ T}$ (**average maximum A-weighted sound pressure level**): for a specified time interval, means the arithmetic average of maximum A-weighted sound pressure level during the interval.

L_{OCT10} : for a specified time interval, means the linear (flat) frequency rating for a stated octave band that is equalled or exceeded for 10% of the interval.

L_{OCT90} : for a specified time interval, means the linear (flat) frequency rating for a stated octave band that is equalled or exceeded for 90% of the interval.

L_{max} : the maximum value of sound pressure level measured/estimated at a given location over a specified time interval.

Long term time interval: generally means a period of 8 hours or longer.

Noise:

- sound that a listener does not wish to hear
- sound from sources other than the one emitting the sound it is desired to receive, measure or record
- a class of sound of an erratic, intermittent or statistically random nature.

Noise immission: for noise at a place, means the receiving of the noise at the place from an external source.

Noise emission: noise from a particular source that may be emitted or transmitted.

Noise sensitive place: means any of the following places:

- a dwelling
- a library, child care facility, kindergarten, school, college, university or other educational institution
- a hospital, surgery or other medical institution
- a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the *Nature Conservation Act 1992*
- a marine park under the *Marine Parks Act 1982*
- a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.

Rating level ($L_{Ar,T}$): the time average A-weighted sound pressure level of a sound source during a specific time interval, plus specified adjustments for tonal and impulsive character of the sound.

Sound exposure level (L_{AE}): the instantaneous A-weighted sound pressure integrated over the specified time duration of the discrete noise event and referenced to a duration of 1 second.

Sound pressure level (weighted sound pressure level): the level of the frequency-weighted and time-weighted sound pressure, as determined by a sound pressure level meter.

Time average A-weighted sound pressure level ($L_{Aeq,T}$): also called the equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady state that, within a measured time interval (T), has the same mean square sound pressure as a sound under consideration whose level varies with time.

Tonal characteristic: presence of an audible tone that can be identified by third-octave or narrow-band analysis.

Planting Species Planning Scheme Policy

Contents

- 1 Introduction
- 2 Preferred species
- 3 Undesirable species

1 Introduction

The **Landscaping Code** and various other components of the City Plan promote planting that is consistent with Brisbane's subtropical climate and compatible with its natural environment. To this end, this Planning Scheme Policy promotes the use of local native and non-invasive introduced plant species in landscaping.

2 Preferred species

Species selection for landscaping in Brisbane should reflect both an overall subtropical character and specific vegetation themes of the local area.

A selection of suitable local native plant species for each suburb of Brisbane can be found in the joint Greening Australia and Council publication *Native Plants of Brisbane Lists*. Lists of plant species for each suburb can be obtained from Council's Call Centre. However, these lists should not be considered as exhaustive or restrictive.

In addition landscape designs should also consider the use of those non-invasive introduced plant species such as Weeping Fig, Frangipani and Mango, which are associated with the character of particular localities and architectural styles of Brisbane, and not considered undesirable species for landscaping.

Lists for Local Plans form part of the Planning Scheme Policy to provide direction on appropriate species selection.

Ithaca Local Plan Preferred Plant Species list

Species	Availability	Comments
Groundcovers and vines		
<i>Alocasia brisbanensis</i> Cunjevoi	Common	Previously known as <i>Alocasia macrorrhiza</i>
<i>Adiantum aethiopicum</i> Common maidenhair	Common	
<i>Adiantum hispidulum</i> Rough maidenhair	Selected native plant nurseries	
<i>Alpinea caerulea</i> Native ginger	Common	
<i>Carex appressa</i> Tall sedge	Common	
<i>Christella dentata</i> Binung	Selected native plant or fern nurseries	
<i>Cissus antarctica</i> Kangaroo vine	Common	Tends to smother other plants in mixed plantings
<i>Dianella brevipedunculata</i> Flax lily	Common	
<i>Dianella caerulea</i> Flax lily	Common	
<i>Dianella revoluta</i> Flax lily	Common	
<i>Doodia aspera</i> Prickly rasp fern	Specialist native plant or fern nurseries	
<i>Eustrephus latifolius</i> Wombat berry	Selected native plant nurseries	

Species	Availability	Comments
<i>Geitonoplesium cymosum</i> Scrambling lily	Selected native plant nurseries	
<i>Hardenbergia violacea</i> Native sarsparilla	Common	Fine scrambling plant
<i>Lomandra hystrix</i> Matrush	Common	
<i>Lomandra longifolia</i> Matrush	Common	
Groundcovers and vines		
<i>Millettia megasperma</i> Native wisteria	Selected native plant nurseries	Vine requiring strong support structure
<i>Oplismenus aemulus</i>	Selected native plant nurseries	Shade loving mat forming grass
Low and medium shrubs		
<i>Alyxia ruscifolia</i> Chain fruit		
<i>Cordyline petiolaris</i> Broad leaf palm lily	Common	
<i>Cordyline rubra</i> Palm lily	Common	
<i>Cyathea cooperi</i> Coin spotted tree fern	Common	
<i>Hibiscus heterophyllus</i> Native Hibiscus	Common	
<i>Pavetta australiensis</i> Butterfly bush	Common	
<i>Tabernaemontana pandacqui</i> Banana bush	Selected native plant nurseries	
Tall shrubs and trees		
<i>Acacia disparrima</i> Hickory wattle	Common	Previously known as <i>Acacia aulacocarpa</i>
<i>Acacia maidenii</i> Maiden's wattle	Common	
<i>Acacia melanoxylon</i> Blackwood	Common	
<i>Aemena smithii</i> Creek Lilly pilly	Common	
<i>Alchornea ilicifolia</i> Native holly	Selected native plant nurseries	
<i>Alectryon tomentosus</i> Hairy birds's eye	Selected native plant nurseries	Street tree species
<i>Allocasuarina littoralis</i> Black she-oak	Common	
<i>Aphananthe phillipinensis</i> Native elm	Selected native plant nurseries	
<i>Archontophoenix cunninghamiana</i> Bangalow palm	Common	

Species	Availability	Comments
<i>Araucaria cunninghamii</i> Hoop pine	Common	Feature tree for important corner sites, street tree species
<i>Backhousia myrtifolia</i> Carrol, Grey Myrtle	Common	
<i>Beilschmiedia obtusifolia</i> Blush Walnut	Difficult	
<i>Brachychiton discolor</i> Lacebark Tree	Common	
<i>Callistemon salignus</i> White bottlebrush	Common	
<i>Callistemon viminalis</i> Weeping bottlebrush	Common	
<i>Casuarina cunninghamiana</i> River Oak	Common	
<i>Castanospermum australe</i> Black bean	Common	Feature tree for important corner sites
<i>Corymbia intermedia</i> Pink bloodwood	Common	
<i>Cryptocarya laevigata</i> Glossy laurel	Common	
<i>Cryptocarya triplinervis</i> Three-veined laurel	Selected native plant nurseries	
<i>Cupaniopsis anacardioides</i> Tuckeroo	Common	Street tree species
<i>Dissiliaria baloghioides</i> Lancewood	Selected native plant nurseries	Street tree species
<i>Dysoxylum muelleri</i> Red bean	Difficult	
<i>Elaeocarpus grandis</i> Blue quandong	Common	Feature tree for important corner sites
<i>Elaeocarpus obovatus</i> Hard quandong	Selected native plant nurseries	Street tree species
<i>Eucalyptus siderophloia</i> Grey ironbark	Common	Larger area needed, previously known as <i>E. drepanophylla</i>
<i>Eucalyptus tereticornis</i> Forest red gum	Common	Feature tree for important corner sites, larger area needed
<i>Euroschinus falcata</i> Ribbonwood	Difficult	
<i>Ficus coronata</i> Sandpaper fig	Selected native plant nurseries	
<i>Ficus fraseri</i> Sandpaper fig	Selected native plant nurseries	
<i>Flindersia australis</i> Crow's ash	Common	Feature tree for important corner sites, street tree species
<i>Flindersia schottiana</i> Bumpy ash	Common	Street tree species

Species	Availability	Comments
<i>Glochidion ferdinandi</i> Cheese tree	Selected native plant nurseries	
<i>Glochidion sumatranum</i> Umbrella cheese tree	Selected native plant nurseries	
<i>Grevillea robusta</i> Silky oak	Common	Feature tree for important corner sites
<i>Guoia semiglauca</i> Wild quince	Selected native plant nurseries	Street tree species
<i>Harpullia pendula</i> Tulipwood	Common	Street tree species
<i>Hymenosporum flavum</i> Native frangipani	Common	Street tree species
<i>Lophostemon confertus</i> Brush box	Common	Feature tree for important corner sites, street tree species
<i>Lophostemon suaveolens</i> Swamp box	Common	
<i>Mallotus phillippensis</i> Red kamala	Selected native plant nurseries	
<i>Melaleuca nodosa</i> Prickly-leafed paperbark	Selected native plant nurseries	
<i>Neolitsea dealbata</i> White bolly gum	Selected native plant nurseries	
<i>Olea paniculata</i> Native olive	Selected native plant nurseries	
<i>Pittosporum revolutum</i> Brisbane laurel	Common	
<i>Polyscias elegans</i> Celerywood	Common	
<i>Randia chartacea</i> Narrow-leaved gardenia	Selected native plant nurseries	
<i>Rapanea variabilis</i> Muttonwood	Selected native plant nurseries	Street tree species
<i>Rhodospaera rhodanthema</i> Tulip satinwood	Selected native plant nurseries	Street tree species
<i>Stenocarpus sinuatus</i> Wheel of fire tree	Common	
<i>Sterculia quadrifida</i> Peanut tree	Selected native plant nurseries	
<i>Streblus brunonianus</i> Whalebone tree	Selected native plant nurseries	Street tree species
<i>Syzygium australe</i> Scrub cherry	Common	Street tree species
<i>Syzygium francisii</i> Water gum	Selected native plant nurseries	Feature tree for important corner sites
<i>Syzygium leuhmanii</i> Small-leaved lillypilly	Common	Street tree species

Species	Availability	Comments
<i>Syzygium oleosum</i> Blue Lilly Pilly	Selected native plant nurseries	
<i>Waterhousea floribunda</i> Weeping Myrtle	Common	Street tree species

Rosedale Urban Community Preferred Plant Species list

Species	Common Name
Large trees 10m+	
<i>Angophora leiocarpa</i>	Smooth Barked Apple
<i>Eucalyptus carnea</i>	White Mahogany
<i>Eucalyptus fibrosa</i>	Broad-Leaved Red Ironbark
<i>Eucalyptus intermedia</i>	Pink Bloodwood
<i>Eucalyptus maculata</i>	Spotted Gum
<i>Eucalyptus moluccana</i>	Gum Top Box
<i>Eucalyptus propinqua</i>	Small Fruited Grey Gum
<i>Eucalyptus resinifera</i>	Red Stringybark
<i>Eucalyptus signata</i>	Scribbly Gum
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash
<i>Lophostemon confertus</i>	Brush Box
Small trees <10m	
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Alphitonia excelsa</i>	Red Ash
<i>Banksia integrifolia</i>	Honeysuckle Oak
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Lophostemon suaveolens</i>	Swamp Box
<i>Melaleuca linariifolia</i>	Snow-in-summer
<i>Melaleuca quinquenervia</i>	Broad-leaved Tea Tree
<i>Melaleuca sieberi</i>	Small-leaved Paper Bark
<i>Mischocarpus pyriformis</i>	Woody Pear
<i>Petalostigma pubescens</i>	Quinine Berry
Medium shrubs 2—5m	
<i>Acacia complanata</i>	Flat-stemmed Wattle
<i>Acacia maidenii</i>	Maiden's Wattle
<i>Acacia penninervis</i>	Hickory Wattle
<i>Callistemon salignus</i>	White Bottlebrush
<i>Leptospermum trinervium</i>	Wild May

Species	Common Name
Low shrubs 1—2m	
Dodonea triquetra	Hop Bush
Hovea acutifolia	Pointed Leaf Hovea
Jacksonia scoparia	Dogwood
Leptospermum polygalifolium	Wild May
Lomatia silaifolia	Crinkle Bush
Pittosporum revolutum	Brisbane Laurel
Pultenaea villosa	Hairy Bush Pea
Groundcovers, grasses and vines	
Boronia rosmarinifolia	Forest Boronia
Dianella longifolia	Blue Flax Lily
Eustrephus latifolius	Wombat Berry
Goodenia rotundifolia	Yellow Fan Flower
Hardenbergia violacea	Sarsaparilla Vine
Lomandra longifolia	Spiny Matrush
Lomandra multiflora	Many Flowered Matrush
Melaleuca thymifolia	Thyme Myrtle
Pseuderanthemum variable	Love Flower

3 Undesirable species

There are particular undesirable species that are listed as either:

- **Declared Plants** under the *Rural Lands Protection Act (1985)*
- **Noxious Plants** under the Brisbane City Council Local Law Chapter 12, Division 1, Part 2
- **Environmental Weeds** as identified in *Brisbane City Council's Pest Management Plan*.

These undesirable species should not be used in any landscaping proposals due to the ecological damage they may cause. The abovementioned undesirable species are all identified in *Brisbane City Council's Pest Management Plan*.

A separate abridged version of this document, *List of Undesirable Plant Species*, is also available from Council's Call Centre.

Small Lot Housing Consultation Planning Scheme Policy

Contents

1. Introduction
2. Recommended consultation

1 Introduction

A new house or extension to a house on a small lot that complies with Part 1 of the Residential Design—Small Lot Code is self assessable and no planning application is required if the development site is not in a Demolition Control Precinct.

A small lot house that complies with Part 1 of the Residential Design—Small Lot Code and is in a Demolition Control Precinct is code assessable and requires a planning application.

In both cases consultation with adjoining landowners is recommended when proposing to build or extend a small lot house. Consultation improves relationships between neighbours and will minimise potential conflicts during the construction of the dwelling.

The following is the suggested format for the advisory letter:

Date
Name and Address of Land Owner
Dear Mr/Mrs
I am writing to you to let you know that I am (building a/extending my) house on a small lot at (address of property) which is (next to/across the street from) your property.
I expect construction to begin by (insert expected commencement date).
The house complies fully with Council's requirements for small lot houses, including building height, setbacks and length of dwelling, ensuring the house will not be too high, too large, too long or the walls too close to property boundaries.
As my house design complies with these regulations, (*an application to Council is not required and) it does not need to be advertised for public submissions.
I would be happy to show and discuss the plans with you. If you would like to see them, please contact me on telephone number (insert telephone number) to arrange a suitable time.
For your information I have enclosed a copy of Council's <i>Small Lot Housing Regulations</i> information brochure that outlines Council's requirements for small lot housing.
Yours sincerely
(Name of Land Owner)

* Delete for applications in a Demolition Control Precinct

2 Recommended consultation

When proposing to build or extend a house on a small lot, whether or not in a Demolition Control Precinct, it is recommended an advisory letter be sent to neighbouring landowners. The letter should advise:

- of the intention to build a new house or extend the existing home
- when construction is expected to commence
- that the proposed house design complies with the height, setback and length provisions of the Residential Design—Small Lot Code and does not need to be publicly advertised

The proponent of the house may also wish to provide the opportunity for neighbours to view the house plans.

The letter should be sent to all adjoining landowners. It is recommended that the letter also be sent to the three landowners on the opposite side of the same street (refer to *Figure a*).

For the neighbour's information, a copy of Council's *Small Lot Housing Regulations* information brochure should be sent with the letter. The brochure complements the advisory letter.

The advisory letter and Council brochure should be sent to the neighbouring properties following approval of the design by a building certifier, and at least 4–6 weeks prior to construction commencing.

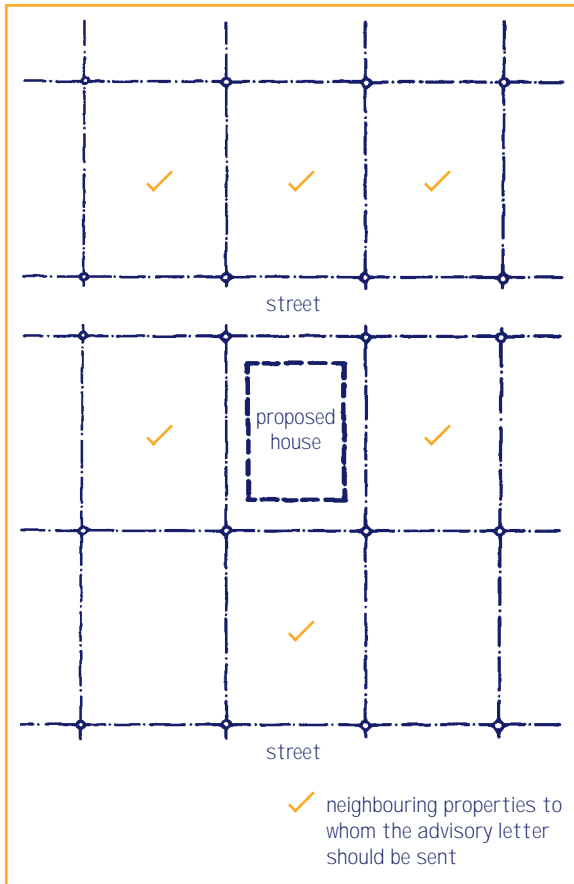


Figure a The advisory letter should be sent to adjoining neighbours and the three neighbours across the street

Telecommunication Towers Planning Scheme Policy

Contents

- 1 Introduction
- 2 Purpose
- 3 Guidelines to be considered in site selection and design
 - 3.1 Environmental impact and site selection
 - 3.2 Design and construction solutions
 - 3.3 Co-location
 - 3.4 Visual amenity
 - 3.5 Public safety

1 Introduction

This Planning Scheme Policy outlines the issues to be considered in the site selection and design of telecommunication towers and other telecommunications facilities.

2 Purpose

The purpose of this Planning Scheme Policy is to:

- encourage landowners/carriers to share infrastructure facilities or to co-locate (co-masting and co-siting) facilities where appropriate and practicable, to minimise adverse environmental and visual amenity impacts
- encourage impact mitigation measures that protect community values, especially visual character values
- encourage the adoption of best practice by carriers in terms of innovative design, environmental management and work practices, to accord with good engineering and environmental standards
- ensure appropriate consultation processes are undertaken by the telecommunication carriers
- ensure that public safety is maintained.

3 Guidelines to be considered in site selection and design

3.1 Environmental impact and site selection

Site selection and design considers:

- the impact of the proposed development on the historical, archaeological, architectural, anthropological, nature conservation and cultural and social values of the development site or adjoining land
- potential conflicts with other uses on the site, including:
 - access and movement throughout the site
 - the present use of the site
 - the Area where the site is located
 - possible future uses of the site
- present and future uses, including:
 - present uses in the vicinity
 - what Areas are in the vicinity
 - possible future uses of sites in the vicinity
- design and construction that facilitates sharing the site with other carriers
- design that prevents the loss of top soil and the flow of sediments into the stormwater system during and after construction, especially on elevated land and hilltops. Refer to Council's **Erosion and Sediment Control Standard**
- strategies to address impacts of noise and dust generated through the movement of heavy vehicles during construction on the environment and surrounding residents
- prevention of aesthetic degradation, particularly in areas of environmental significance and heritage places, through proper removal of waste material generated during construction
- management of site access to minimise any impact on the environment
- provision for adequate access to the site and for safe movement within the site
- provision of sufficient parking space within the site boundary for service vehicles
- mitigation of any potential unacceptable noise generated by the development through:
 - submission of a noise report where impact on noise sensitive uses is likely to occur, providing a statement of conformance with noise criteria specified in the *Environmental Protection Act 1994* or subordinate legislation of that Act

- indication of location of potential noise sources and predicted noise levels at the nearest residential or other noise sensitive places
- consideration of acoustic treatment for potential noise sources, including relocation of the source, and/or preservation of natural noise barriers, erection of barriers or other appropriate noise attenuation methods
- mitigation of shadows from structures over 10m in height that detract from the amenity of surrounding uses, particularly residential buildings, parks, child care centres and public spaces
- impacts such as instability, erosion of the land or other hazards caused by development on a site are addressed including an escarpment or other steep land
- the impacts of the proposed location of structures, access to these structures and the associated vegetation clearing on the conservation value of significant natural features such as wetlands, waterway corridors, fauna habitat, fauna movement corridor or flora habitat are mitigated, possibly involving the preparation of a proper management and protection plan
- the site location does not adversely impact on sensitive Commonwealth lands
- the proposed structure does not affect airport operations (refer to **Airports Planning Scheme Policy**).

3.2 Design and construction solutions

Solutions to minimise impacts on visual amenity are considered, including:

- existing vegetation is not to be removed from the site except in the area required for construction and works associated with the erection of the facility
- the facility is to be located so that surrounding landforms can be utilised to screen the facility
- where vegetation interferes with the proper functioning of telecommunication facilities, Council may give permission to remove that vegetation
- proposals within sites that have been clear felled or denuded of natural vegetation are to be accompanied by a proposal for major landscaping and screening works. Additional landscaping is to be of a sufficient density and height within two years following construction to screen the facility (to the satisfaction of Council), while maintaining personal security in the vicinity of the facility

- provision is to be made for a vegetated buffer between the site and any adjoining land that is in a Residential Area or contains residential buildings or other sensitive land uses such as a park
- the finish or colour of the structures is appropriate taking into account the backdrop and situation of the location, and reduces glare and reflectivity
- the design of the structure complements the surrounding environment
- the structure is limited to a reasonable height to achieve its function while minimising impacts on visual amenity
- when the structure is no longer required, the carrier agrees to remove the structure and reinstate the site
- screening is provided, or the structure is painted where mounted on a building.

3.3 Co-location

The location and design of facilities involves:

- sharing of existing sites where this will be less visually obtrusive than a number of sites
- location of telecommunications equipment on an existing building or structure (including antennae mounted on the roof of buildings or on the building facade where appropriate) with the visual treatments of additions aiming to minimise visual impact
- erection of new towers only in locations where the predominant land uses are utility installations, industries or commercial activities
- co-location with other compatible land uses and clear of residential or other sensitive uses.

3.4 Visual amenity

Provide an artist's impression or photo montage to support demonstration of how:

- site selection considers the elevation, visual prominence and visual significance of the site
- site selection considers the relative elevation of adjoining land
- site selection considers whether the site adjoins or is within the line of sight of existing or future residential areas
- the location of the structures within the site minimises visual amenity impacts
- the height, shape, form and bulk of the installation minimises visual amenity impacts

- the materials, configuration, finish and colour of the installation minimises visual amenity impacts
- the facility would appear from a street or other public place and how it would impact on the character of other development in the vicinity
- the facility would impact on the natural outlook of existing or proposed developments on sites in the vicinity.

3.5 Public safety

Site selection and design ensures:

- all measures are taken to ensure public health and safety
- power output levels from any transceiver tower are as low as possible and do not exceed the maximum exposure limit set by *AS2772.1—Radio Frequency Radiation—Maximum Exposure Levels*
- enclosure of the site by security fencing where it is necessary to prohibit access by the public and to maintain public safety
- erection of warning or information signs where necessary.

Transport, Access, Parking and Servicing Planning Scheme Policy

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6	Carpark layout design guidelines
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6.4	On-site circulation
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6.8	Carparking spaces

6.9	Provisions for vehicle occupants with disabilities
6.10	Typical carpark layouts
7	Design vehicles and vehicle turning templates
7.1	Design vehicles
7.2	Vehicle turning templates

The following guidelines are referred to in the **Transport, Access, Parking and Servicing Code**:

- Transport/Land Use Reports and Definitions
- Design Vehicle Guidelines
- Site Access Design Guidelines
- Servicing Layout Design Guidelines
- Carparking Spaces Guidelines
- Carpark Layout Design Guidelines
- Design Vehicles and Vehicle Turning Templates

1 Transport/land use reports and definitions

1.1 Transport/land use report guidelines

For most development applications, it will be sufficient that the design complies with the requirements of these and other relevant guidelines. Applications for major developments, capable of having significant impact on the external transport systems or the adjacent community, should be accompanied by a report addressing the transport impacts of the proposal normally prepared by a qualified person.

A transport/land use report should address the following issues:

- specific measures to ensure the proposal will contribute towards encouraging walking, cycling and greater use of public transport in preference to using private cars
- the need to improve public transport services and infrastructure as a result of the development
- measures to ensure maximum accessibility to public transport, including future expanded services
- a review of the existing and proposed traffic network and traffic operating conditions based on an appropriate planning horizon (with a minimum of 10 years)
- the amount of other traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of traffic on the movement of other traffic on the road system. This includes the impact of generated traffic on:

- key nearby intersections
- local streets in the neighbourhood of the development
- the environment
- existing nearby major traffic generating development
- the major road network
- existing parking supply and demand in the vicinity of the proposed development
- level of provision for parking in the development based on land use and public transport provision
- whether the proposed means of ingress to or egress from the site of the development are adequate and located appropriately according to the City’s Road Hierarchy
- adequate provision to be made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land
- movements of freight carrying vehicles associated with the proposal and how these are to be minimised
- the possibility of integration with adjacent development
- the effects on public transport, traffic operations and parking, of any temporary works required during construction
- any comments made by either Queensland Transport or the Department of Main Roads that comply with the rights and powers of these departments. They must be consulted on development adjacent or close to State controlled roads
- the existing and likely future amenity of the surrounding area
- a statement of all of the assumptions made in the preparation of the report and the design parameters adopted in the technical analysis.

Land uses expected to lead to higher levels of public transport usage, if located on a public transport route, include but are not limited to:

- airline stations
- backpackers hostels
- large business premises including office parks
- coach stations
- educational establishments particularly schools
- hospitals
- hotels
- major indoor and outdoor sport and recreation facilities
- higher density residential

- restaurants
- retirement villages
- shopping centres
- sport and convention centres.

1.2 Definitions

For the purposes of this Planning Scheme Policy the following definitions apply, some which are shown in Figure a.

Access driveway: the footpath crossing that provides access to a site and on which vehicles move between the external frontage road and the site boundary and vice versa.

Circulation aisle: an aisle performing the dual function of providing access to carparking spaces and providing access to other aisles.

Circulation road: a roadway contained within a development site, which does not provide direct access to parking spaces, but distributes traffic between entrance/exit driveways, circulation/parking aisles, and service areas.

Design vehicle: the vehicle for which a given development is to make on-site provision as described in this Planning Scheme Policy.

Development: the use of land or structure, for one or more of the purposes listed in this Planning Scheme Policy, for which definitions are contained in the City Plan.

Driveway: see Access driveway

Frontage road: the road fronting a development from which access is gained via a driveway. Some developments will have more than one frontage road.

Loading dock: the area for loading and unloading of vehicles generally incorporating a raised platform to facilitate operations. Loading and unloading can, however, take place from ground level.

Manoeuvring area: the part of a service area, adjacent to service bays, required by service vehicles to manoeuvre into the bays or to a position beside a loading dock.

Parking aisle: a carpark aisle used by cars to gain access to a parking space.

Queuing area: an area of roadway between the entry or exit driveway and the first conflict point or traffic control point within a carparking area, available for the storage of vehicles in a queue.

Service aisle: that portion of roadway between the access driveway and the service area. Service aisles may form part of the internal circulating road system.

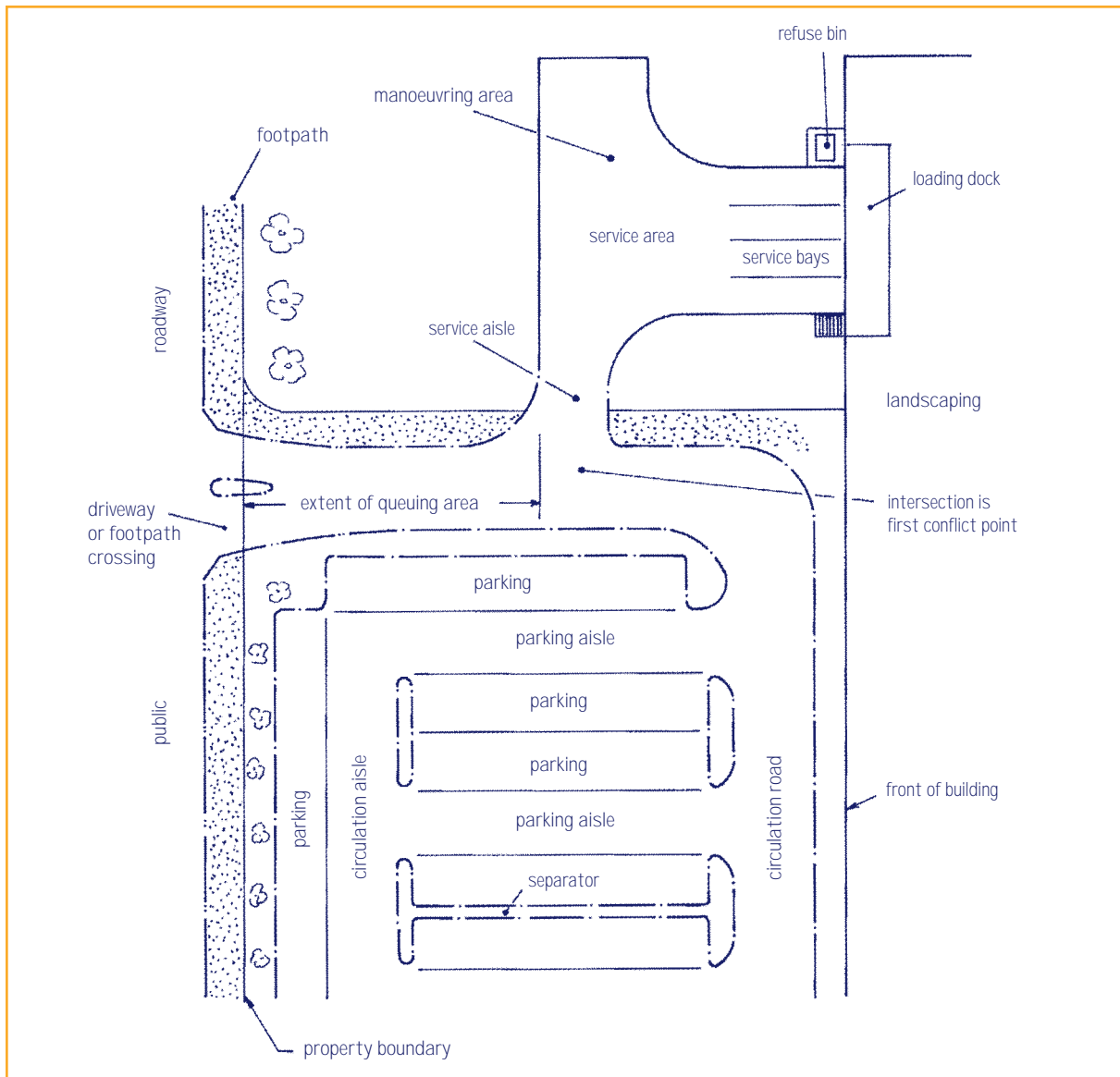


Figure a Illustration of definitions

Service area: the area on a development site allocated for manoeuvring, standing, loading or unloading of service vehicles.

Service bay: a parking bay for service vehicles engaged in loading/unloading and where a loading dock may or may not be provided.

Service vehicle: a vehicle used to supply or remove goods or services to/from a development.

Sight distance: the distance over which visibility occurs between a driver and an object, or between two drivers, at specific heights above the ground.

Sight line: a straight line of clear view between two objects over which sight distance is measured.

2 Design vehicle guidelines

2.1 Design vehicle selection

Developments are to be designed to accommodate the largest service vehicle likely to access the site.

Table 1 lists the development types recognised under the City Plan and the corresponding design vehicles for which provision is to be made. Provision may be varied from that specified, particularly for multiple use/activity developments or for the unique characteristics of a purpose built development.

Design vehicle types are nominated in *Table 1* (Columns 2, 3 and 4) for each development type. The vehicle nominated in Column 2 is to be used for access driveway design, and adequate on-site standing area as described in Section 2.2.1. The vehicles nominated

in Columns 3 and 4 are to be used for design of on-site servicing facilities as described in Sections 2.2.2 and 2.2.3.

Drawings in Section 7 show the design vehicle types to which reference is made in this Planning Scheme Policy and the corresponding dimensions and turning paths for the design of site access, internal roadways and manoeuvring areas.

2.2 Influence of frequency of access and road type

2.2.1 Occasional access

Site access is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multi-unit dwelling or office development and a refuse collection vehicle at a community activities facility.

Provision for servicing by the vehicle type nominated in Column 2 of *Table 1* is to ensure that:

- the vehicle can stand wholly contained within the site
- reverse manoeuvres are limited to one only, either to or from the site
- the swept path of the vehicle does not have a greater overall width than the access driveway.

2.2.2 Major road access

Where access to a site is via a major road, provision is to be made for servicing by the design vehicle nominated in Column 3 of *Table 1* to ensure it can:

- enter and leave the site in a forward direction
- traverse the site on circulation roads/aisles to access service areas
- manoeuvre on-site to allow parking and loading/unloading in a designated service area.

2.2.3 Minor road access

Where site access is via a minor road, on-site manoeuvring and full loading bay provision for the largest design vehicle is not essential. Therefore, the design vehicle nominated in Column 4 of *Table 1* is to be used for the design of on-site servicing provisions, as per Section 2.2.2 above, subject to the following:

- the Column 3 (major road) design vehicle can stand wholly contained within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces
- any on-street manoeuvring by the Column 3 (major road) design vehicle can be limited to reversing on or off the site in one movement only
- the swept path of the Column 3 (major road) design vehicle may cover the overall width of a two-way undivided driveway.

Table 1 Design vehicle for development type

Column 1	Design vehicle (Refer Section 7, Table 19)		
	Column 2	Column 3	Column 4
Development type⁽¹⁾	Occasional access	Regular access	
		Major road	Minor road
Caravan park	AV	RCV	MRV
Carpark	MRV	SRV	SRV
Cemetery	MRV	MRV	MRV
Child care facility	VAN	VAN	VAN
Community facilities	RCV	RCV	MRV
<i>Hall</i>			
<i>if music/concert</i>	RCV	RCV	LRV
<i>otherwise</i>	RCV	RCV	SRV
<i>Hospital</i>	RCV	RCV	LRV
<i>Youth club</i>	COACH	SRV	VAN
Display and sales activities	AV	AV	AV

Column 1	Design vehicle (Refer Section 7, Table 19)		
	Column 2	Column 3	Column 4
Development type⁽¹⁾	Occasional access	Regular access	
		Major road	Minor road
Educational purposes	COACH	COACH	COACH
Farm	AV	AV	AV
except where			
<i>Cattery or kennels</i>	SRV	SRV	SRV
<i>Intensive animal husbandry</i>	LRV	LRV	LRV
<i>Stockyard</i>	AV	AV	AV
Funeral parlour	RCV	RCV	SRV
Indoor sport and recreation	RCV	RCV	LRV
except where			
<i>Sports centre</i>	AV	AV	AV
Industry ⁽³⁾	AV	AV	AV
Multi-unit dwelling (where more than 10 units) ⁽²⁾	LRV	VAN	VAN
except where			
<i>Retirement village</i>	RCV	RCV	MRV
Office	RCV	Based on GFA (refer to Table 2)	
Outdoor sport and recreation ⁽³⁾	RCV	RCV	MRV
except where			
<i>Camping ground</i>	RCV	COACH	SRV
<i>Motor sport</i>	AV	AV	RCV
<i>Riding school</i>	LRV	LRV	MRV
<i>Zoo</i>	AV	LRV	MRV
Park	COACH	RCV	SRV
Restaurant ⁽³⁾	RCV	RCV	MRV
Service station	AV	AV	AV
except where			
<i>Car wash only</i>	SRV	SRV	SRV
<i>Vehicle repair only</i>	MRV	MRV	C&T
Shops	AV	AV	LRV
except where			
<i>Roadside stall</i>	RCV	RCV	MRV
<i>Showroom</i>	AV	AV	AV
<i>Veterinary facility</i>	MRV	SRV	SRV
Short term accommodation where ⁽²⁾			
<i>Backpacker's hostel</i>	SRV	SRV	VAN
<i>Hotel (refer to 2.3.3)</i>	AV	AV	RCV
<i>Motel (refer to 2.3.3)</i>	RCV	SRV	SRV

Column 1	Design vehicle (Refer Section 7, Table 19)		
	Column 2	Column 3	Column 4
Development type (1)	Occasional access	Regular access	
		Major road	Minor road
Utility installation	LRV	LRV	LRV
except where			
<i>Bus station, Landing</i>	COACH	COACH	COACH
<i>Airport, Port</i>	AV	AV	AV
<i>Marina</i>	AV	AV	RCV
<i>Veterinary facility</i>	MRV	SRV	SRV
<i>Warehouse</i>	AV	AV	AV

- (1) Where a development listed in Schedule 1 of Industrial Uses in Chapter 3 is contained in the Industry Area, has a site area in excess of 1,000m² and a frontage greater than 25m, the design vehicle will be that pertaining to a Schedule 2 listed Industry in Chapter 3.
- (2) Provision is to be made for on-site refuse collection for these residential uses. Areas provided for manoeuvring, loading and unloading of the design vehicle may include areas nominated as car spaces. Only very large residential developments should provide separate service bays or areas.
- (3) Areas provided for manoeuvring may include areas nominated as carparking spaces.

2.3 Number of bays required

The minimum numbers of on-site service bays to be provided for offices, shops and restaurants and hotels and motels are shown in *Tables 2, 3 and 4*.

As a guide, the total number of bays for multi-use developments can be determined by addition of the required bays for the individual development components. It is recognised, however, that large multiple-use development with centralised service vehicle areas require fewer service bays than the sum of the individual requirements. In such cases, or where the applicant for development wishes to make provision for fewer service vehicles, the advice of an experienced professional traffic engineer is to be sought.

2.3.1 Business

The majority of vans accessing business developments will be courier vehicles. Provision for these and taxis is to be positioned near main building entrances and can be in the form of short-stay layby areas. Bays provided for couriers and taxis are to be clearly visible from access driveways and/or frontage road/s.

Where emergency power generating facilities are to be installed, provision for fuel delivery is required.

Developments exceeding 1,000m² gross floor area should provide for access and on-site standing of an LRV (e.g. furniture removal van). A dedicated service bay is not required.

Table 2 Service bays required for business

Gross floor area (m ²)	Service bays required ⁽¹⁾			
	VAN	SRV	MRV	LRV
0—999	—	1	—	—
1,000—2,499	1	—	1	—
2,500—3,999	2	1	1	—
4,000—5,999	3	1	1	—
6,000—7,999	4	1	1	—
8,000—9,999	4	2	1	—
10,000—14,999	4	2	1	—
15,000—19,999	5	2	1	—
20,000—34,999	5	2	2	—
35,000—49,999	5	2	2	1
50,000—64,999	6	2	2	1
65,000 and over	6	2	3	1

- (1) For explanation of design vehicle types, see Section 7, Table 19.

2.3.2 Shop or restaurant

Table 3 Service bays required for shops or restaurants

Gross floor area (m ²)	Service bays required ⁽¹⁾				
	VAN	SRV	MRV	LRV	AV
0—199		1			
200—599	1		1		
600—999	1	1	1		
1,000—1,499	2	1	1		
1,500—1,999	2	2	1		
2,000—2,799	2	2	2		
2,800—3,599	2	2	2	1	
3,600—4,399	3	2	2	1	
4,400—6,499	3	2	2	1	1
6,500—8,499	4	2	2	1	1
8,500—11,499	4	3	2	1	1
11,500—14,749	5	3	3	1	1
14,750—17,999	5	3	3	1	1
18,000—20,999	6	3	3	1	1
21,000—23,999	6	3	3	2	1
24,000—26,999	6	3	3	2	2
27,000—29,999	6	3	3	3	2
30,000—32,999	7	3	3	3	2
33,000—35,999	7	3	4	3	2
36,000—38,999	8	3	4	3	2
39,000—41,999	9	3	4	3	2
42,000 and over	10	3	4	3	2

(1) Where gross floor area exceeds 200m² it is expected that provision be made for on-site refuse collection.

(2) For explanation of design vehicle types, see Section 7, Table 19.

The following requirements apply to shopping centres:

- the table is to be applied to each individual retail component comprising the development
- the service bays related to each component are to be located immediately adjacent to the component
- specialty shops in a shopping centre with a gross floor area less than 200m² will be grouped together and treated as a single retail component for the purposes of applying the above table. For this purpose, MRV class vehicles will be provided for in lieu of LRV and AV class vehicles.

For shopping centres in the Multi-purpose Centre 1—City Centre, LRV class vehicles can be substituted for AV class vehicles as design vehicles.

2.3.3 Hotel/motel

Table 4 Service bays required for hotel or motel

No. of rooms	Service bays required ⁽¹⁾			
	VAN	SRV	MRV	LRV
0—199	1		1	
200—399	1		1	1
400—599	1	1	1	1
600 and over	1	2	1	1

(1) For explanation of design vehicle types, see Section 7, Table 19.

The following details also apply to hotels/motels:

- the following provision is to be made for public areas such as bar, tavern, restaurant, meeting rooms, convention rooms, etc:
 - 1 MRV per 6,000m²
 - 1 Van per 1,000m²
- in the Multi-purpose Centre 1—City Centre, an LRV may be provided in lieu of an AV in *Table 1*
- provision is to be made for on-site refuse collection in all developments of this type
- short stay layby areas to be provided for tourist coaches, passenger set down, couriers (vans) and taxis near main building entrances, and are to be clearly visible from access driveways and/or frontage road/s
- hotels with large public function areas should consider provision of site area for standing of television relay vehicles.

3 Site access design guidelines

3.1 General

An access driveway creates a new intersection whose configuration is to satisfy the basic traffic design criteria for all intersections with regard to driver behaviour, safety of pedestrians and vehicle characteristics. Access treatments range from minor concrete crossovers to major signalised intersections.

The number of driveways accessing a particular site is to be kept to the minimum necessary to allow satisfactory traffic operation for the site. Generally, only a single access

point (entrance/exit) will be approved for any particular development. However, this may be relaxed where it can be demonstrated that safety and traffic operation on the road are not compromised, or where pedestrian safety can be improved by such a design.

Access driveways generally perform the dual function of providing access to carparking areas as well as to servicing areas and are to be located and designed to optimise public safety and convenience. In a large development, separation of car and service vehicle access may be appropriate, particularly when the volume of service vehicles comprises a significant proportion of the total volume of traffic generated by the development.

All developments are to provide internal traffic circulation to avoid use of the public road system for movements between carparking and/or servicing areas of a site.

Developments with access via signalised intersections or roundabouts may need to dedicate land as public roadway to ensure lawful priority of traffic movements under the *Traffic Act 1949*.

Access to developments is preferred via minor roads rather than major roads, provided the traffic generated by the development will not compromise the amenity of that road. In some cases, ameliorative works may be required in the minor road/s to alleviate possible amenity impacts.

3.2 Location

When determining the location of an access driveway the following design constraints are to be taken into consideration:

- characteristics of frontage road (type, traffic volumes, and vertical and horizontal geometry)
- sight distance requirements
- location of intersections, median openings, other driveways, etc.
- queue and turn lane lengths at signalised intersections
- location of existing services, bus stops, taxi ranks, traffic control devices and significant trees
- pedestrian and cyclist requirements
- other Council Planning Scheme Policy requirements, e.g. landscaping
- requirements of State transport authorities (if relevant).

Access to developments will not be permitted through bus stops and/or taxi ranks.

Driveways and their splays are not to protrude across shared property boundaries, or the projection of such a boundary line to the carriageway, except where joint property access is proposed.

As a general rule, driveways are to be located as far as possible from intersections in accordance with *Table 5*. Exceptions will only be permitted within the restricted areas where it can be demonstrated that safety and operational standards are not compromised.

Distances from intersections are to be measured from the point at which the frontage property boundaries intersect, disregarding any existing or proposed truncations.

Table 5 Driveway location

Type of frontage road	Adjacent feature	Minimum separation of minor driveway from adjacent feature
Minor	Minor intersection	10m from intersection
	Major intersection	20m from intersection
	Median break	10m from median nose
	Other driveway	3m along kerb
	Traffic signals	Clear of queue areas and turning lanes
Major	Minor intersection	20m from intersection
	Major intersection	30m from intersection
	Median break	15m from median nose
	Other driveway	15m along kerb
	Traffic signals	Clear of queue areas and turning lanes

3.3 External considerations

Access to major roads, if permitted at all, will usually be restricted to left-in/left-out traffic movements by means of a raised median. Construction of a central median may be required to ensure right turns in/out of the site are not possible.

Road widening and resultant land dedication may be necessary for the introduction of a median and/or left/right turn lane for access to a development.

Median breaks will generally not be approved on major roads to provide ingress to or egress from private property. However, median breaks to allow right turns and U-turns will normally be provided at regular intervals.

Breaks will only be specifically considered for major developments where:

- the entrance/exit is such that it can function as a public street with respect to priority controls (land dedication as road will often be necessary to achieve this)
- the spacing of the major intersections so formed is considered satisfactory for current operations and does not prejudice plans for future major traffic control
- the disruption to through traffic overall would be greater without the median break than it would if no break was provided.

Single median breaks should be used to provide access to more than one contiguous development, either by positioning the break opposite a driveway on a common boundary, or via internal access easements to which the Council will be a party.

Where a median break is approved it is to be accompanied by an indented right turn lane.

Where the major road does not have a central median, and it is appropriate to permit right turn access, it will usually be necessary to provide passing lane or turn lane treatments for both left and right turns into the site, which may require road widening and land dedication. For left or right turn lanes, a minimum length of 60m, consisting of a 30m lane and 30m taper would be expected.

The Council always maintains the right to construct central medians or close any median break, if this is considered necessary to improve traffic operating conditions.

3.4 Sight distance

All driveways are to be located and constructed so as to provide sight distances not less than those shown in Table 6. The driveways are measured from a point 5m outside the edge of the through carriageway as shown in Figure b.

Table 6 Sight distance for access driveways

Speed environment (kph)	Sight distance (metres)
50	90
60	110
70	130
80	150

Driveways may be accepted with sight distances less than those described above, but greater than the absolute minimum requirements described below in Table 7, where it can be satisfactorily demonstrated that there is no practicable alternative, and public safety will not be unreasonably compromised.

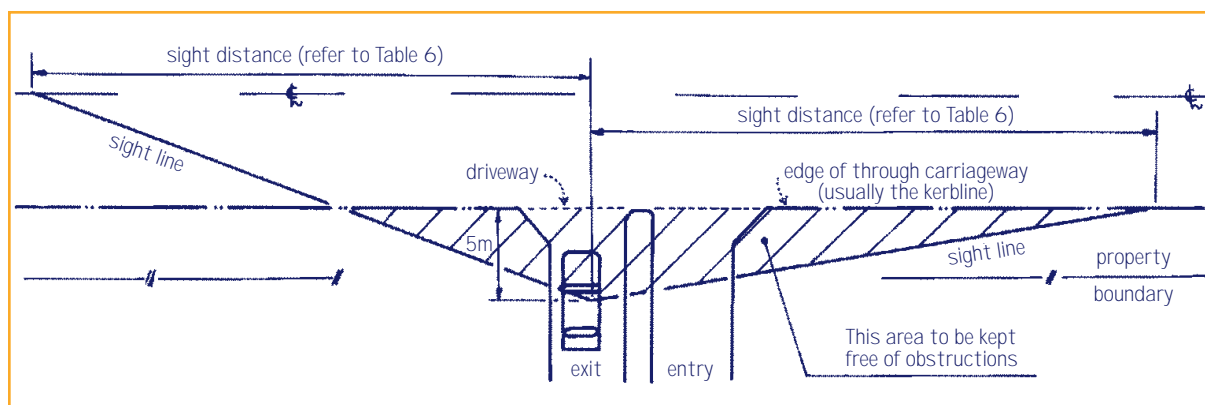


Figure b Location of sight line

Table 7 Absolute minimum site distance for access driveways

Access driveway	Speed environment (kph)			
	50	60	70	80
Distance for driveways providing access for up to 25 spaces from a minor road, measured from a point 3m out from the through carriageway	40	55	70	85
Distance for driveways providing access for up to 250 spaces from a minor road or up to 25 spaces from a major road, measured from a point 4m out from the through carriageway	55	70	85	105
Distance for driveways providing access for up to 500 spaces from a minor road or up to 250 spaces from a major road, measured from a point 5m out from the through carriageway	70	85	100	115

All sight distances described in *Table 6* and *Table 7* are measured from a height of eye of 1,150mm to a height of object of 600mm.

If driveways are in locations and situations where it cannot be reasonably assumed that vehicles will stop before attempting to cross or enter the external traffic stream, the minimum dimensions clear of the through carriageway from which sight distances are to be measured (3m and 4m respectively) will be increased to 5m.

Service vehicles require significantly longer gaps in traffic than cars to complete crossing, merging and turning manoeuvres. However, because of their increased conspicuity and driver eye height compared with drivers in cars, it is considered reasonable that sight distance for service vehicles be generally in accordance with *Table 6*.

To ensure adequate visibility between vehicles on a driveway and pedestrians on the footpath, sight splays are to be provided at the property boundary as shown in *Figure c*.

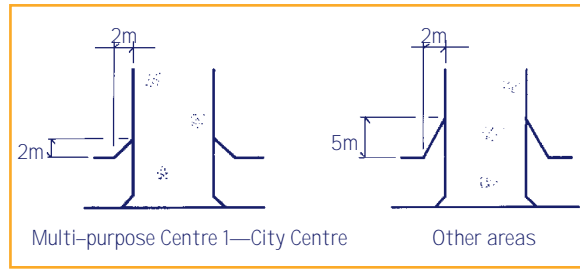


Figure c Minimum pedestrian sight splays

3.5 Driveway selection

3.5.1 General

The type and width of driveway appropriate for a development depends on:

- the volume of traffic generated at that driveway by the development
- the type of road to which access is sought
- the existing and predicted future traffic volumes of the road to which access is sought
- the number of carparking spaces served by the driveway
- the size and type of the largest vehicle likely to use the driveway on a regular basis (usually a service vehicle)
- the number of service bays served by the driveway.

Driveways are to be constructed in accordance with *Figure d*.

For roads under the control of the Department of Main Roads, its separate design requirements will need to be determined.

3.5.2 Driveway selection

A driveway type should be selected according to its function with regard to carparking or service vehicle requirements, or both. The following procedure is recommended for this purpose:

- determine driveway function and select driveway type from relevant table:
 - cars only, *Table 8*
 - service vehicles only, *Table 9*
- where a driveway provides access for both cars and service vehicles, a driveway suitable for both functions should be selected.

Seven types of standard driveways are shown in *Figure d*. For developments that generate large volumes of traffic, and where the use of a standard driveway would cause unacceptable delays or hazard to traffic, a fully channelised intersection may be required.

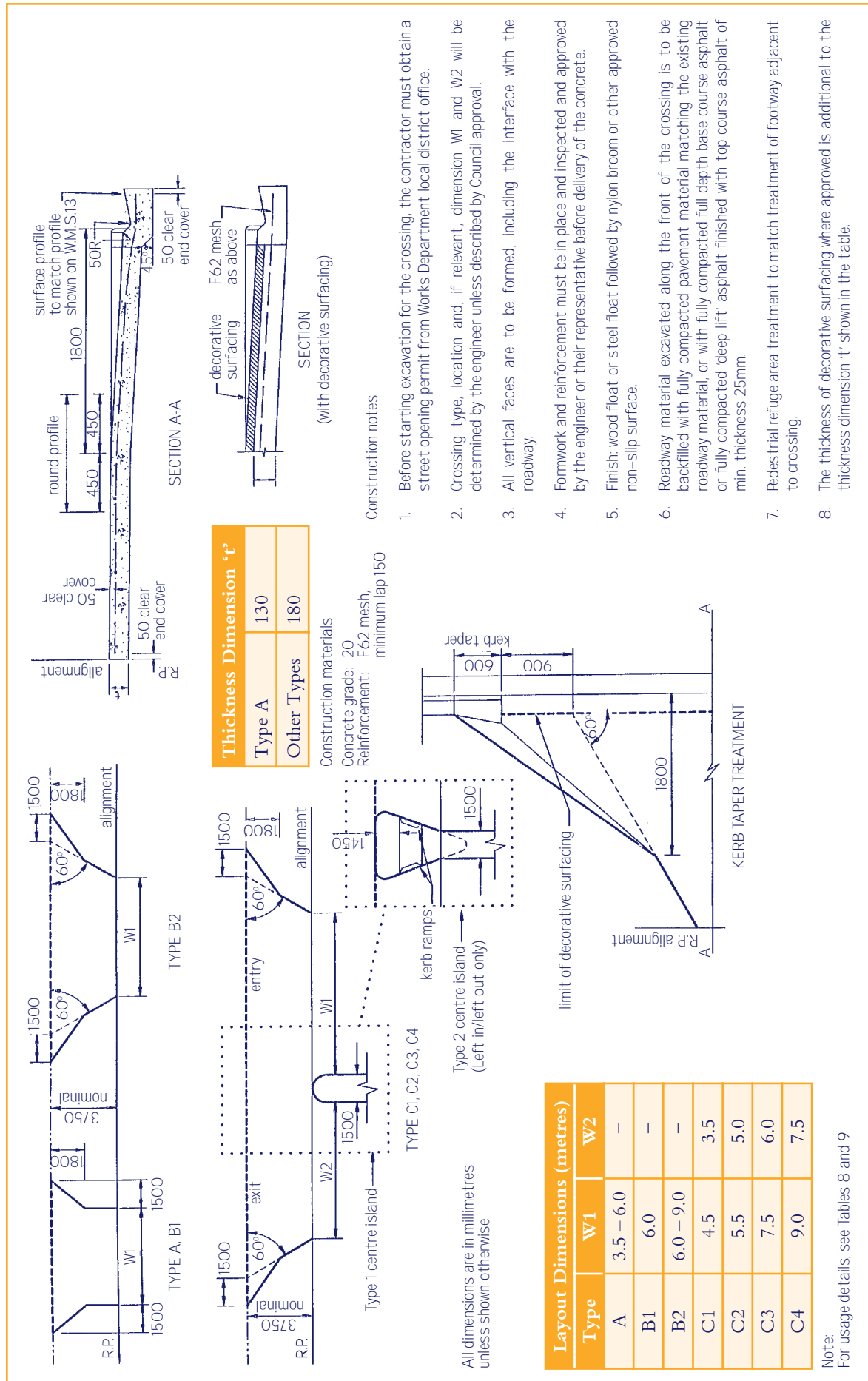


Figure d Standard non-residential vehicle crossing

Driveways for carparking areas

Each driveway of a carparking area having multiple points of access is to be designed on the basis of the

number of spaces effectively served by that driveway. The driveway type should then be selected from *Table 8*.

Table 8 Driveway selection for cars only

Turnover rate of carparking area ⁽¹⁾	Type of frontage road	Type of driveway Number of spaces in carparking area			
		1–25	26–250	251–500	over 500 ⁽²⁾
Low/Med	Minor	A ⁽³⁾	B2	C1	C3
Low/Med	Major	B1 (6m)	C1	C2	C3
High	Minor	B1 (7m)	C1	C2	C3
High	Major	B2 (7m)	C2	C3	C3

(1) Low to medium parking turnover rates are likely to be generated by residential, industrial and commercial developments. High parking turnover rates are likely to be generated by entertainment, transport, retail and fast food developments.

(2) Carparking areas containing over 500 spaces or generating more than 1,000vpd are to be assessed for the need of an appropriately designed channelised access intersection.

(3) On minor roads, residential (Type A) driveways less than the 6m wide are acceptable for streetscape enhancement, provided normal manoeuvring and queuing requirements are satisfied.

Driveways for service vehicles

Driveway types for service vehicles are determined according to the turning path requirements of the relevant design vehicle nominated in Column 2 of *Table 1*. The appropriate driveway is selected from *Table 9*.

The following details also apply to driveway selection for service vehicles:

- where traffic is required to be restricted to left in/out movements only, a type 2 driveway centre island is to be used

- for entry or exit only driveways, the relevant half of a Type C driveway is to be used
- where the volume of traffic generated by a development contains a substantial proportion of service vehicles and exceeds 500vpd, then a channelised access intersection may be required in place of a standard driveway.

Table 9 Driveway selection for service vehicles

Frontage road	Type of driveway		
	Minor road	Major road	Major road
Generated traffic	N/A	<100vpd	N/A
Nominated design ⁽¹⁾	Driveway type		Driveway type
VAN	A (6m)		C1
C&T	A (6m)		C1
SRV	B1 or B2 (6m)		C2
MRV	B2 (7m)		C2
LRV	B2 (7m)		C2
RCV	B2 (7m)		C2
COACH	B2 (9m)		C4
AV	B2 (9m)		C4

(1) For explanation of design vehicle types, see Section 7, Table 19

3.6 Provision for queues

Entry and exit driveways are to provide for queues of vehicles so that queues do not disrupt traffic operations on the frontage roads. There is not to be any internal intersections or parking manoeuvres within the defined queue area. Entry queues are of primary importance since they have the potential to most readily disrupt external traffic, but exit queues can also disrupt internal circulating traffic, thereby blocking entry lanes.

The extent of the design queuing area is a function of a number of factors, including:

- the size of the carparking area and the design turnover rates
- the type and capacity of any control facility
- the importance of the frontage road
- the design of the carparking area beyond the queuing area.

In the absence of more reliable site specific data, the queue requirements shown in *Table 10* are to be used as a preliminary guide. In some unusual design situations, greater queue provisions may be required.

Table 10 Minimum queuing provisions

Carparking area capacity (spaces)	Number of vehicles in queue
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–250	7
Over 250	7 plus 1% of capacity over 250 spaces (rounded upwards)

The minimum queue provision for any carparking area is one vehicle at the entry and one at the exit. Each vehicle is assumed to occupy 6m in length.

The required queuing area is to be distributed among the various accesses according to the expected traffic distribution characteristics of the site.

Where control facilities such as card readers, ticket machines, etc. are provided, normal provision for queues is made from that control point. Any such machines are to be positioned on a central median or behind a barrier that will protect them from damage by vehicles.

The queuing area in carparks using attendant parking is to be at least twice the length of that given in *Table 10*.

In the instances where security gates are proposed at the entrance to a development, the required queuing length is to be provided between the property boundary and the gate system. In addition to the queuing area, enough space is to be provided in front of the security gates to enable a car to manoeuvre and enter the road system in a forward gear.

A separate internal queuing space for vehicles is to be provided at drive-in takeaway facilities associated with fast food stores and hotel drive-in bottle shops (10 vehicles and 12 vehicles respectively).

In the design of a queuing area the following cross-section dimensions are to be used:

- single queuing lanes are to be a minimum of 3m wide with at least 300mm horizontal clearance provided on each side of the lane. An adjoining breakdown lane/strip 2m wide should be considered on one side of a single queuing lane
- multiple queuing lanes are to be a minimum of 2.7m each with at least 300mm horizontal clearance provided on each side of the queuing area.

3.7 Signs

Direction, regulatory, warning and information signs are to be erected on site to control traffic movements and driver behaviour and to warn of any potential safety hazards.

Signage also includes pavement markings.

Signs are to be provided on site to clearly indicate the existence and location of access points to carparking areas:

- where such parking areas are located at the rear of a development
- where access to the carparking area is not from the main frontage road
- where there are multiple access points serving different carparking areas
- where visitor parking is provided for multi-unit residential developments and is not visible from the frontage road or access driveway
- where ingress/egress is via one way driveways.

All traffic/parking control signs and pavement markings are to conform with the requirements of the relevant Council Standards or the *Manual of Uniform Traffic Control Devices (Queensland)*.

Where developments are expected to generate vehicular traffic movements during hours of darkness, self-illuminated and/or reflectorised signs complying with current State or national standards are to be provided.

3.8 Special requirements for Major Centres

The particular conditions encountered in the City Centre and City Centre-type environments having intense commercial activity call for differing design criteria from that normally required with a suburban development.

These environments are typified by the following conditions:

- high pedestrian volumes
- high utilisation of kerbside space, e.g. bus stops, taxi ranks, parking, loading
- a high level of signalisation—typically at most intersections
- platooned traffic flows
- a higher level of driver alertness
- lower vehicle speeds.

It is recognised that the normal design criteria for site access may not be applicable to these conditions and the appropriate design standards may reflect the lower vehicle speeds and greater driver alertness.

Access driveways within Major Centres will generally not be permitted within 30m of any signalised intersection and are to be located in consultation with Council. Shared access arrangements or amalgamation of smaller lots may be required to provide acceptable access for new developments.

Where significant traffic volumes access a site across a footpath carrying high pedestrian volumes, grade separation of the driveway may be necessary to resolve the pedestrian/vehicle conflict.

Driveways across footpaths carrying more than 300 pedestrians during the busiest hour of a normal weekday will only be accepted where it can be satisfactorily demonstrated that pedestrian priority will not be threatened.

Sight distances for access driveways in Major Centres are to be in accordance with *Figure b* measured from a point 3m from the edge of the through carriageway, and *Figure c*.

Carparking areas in Major Centres often require control facilities such as card readers and associated queuing requirements and ticket machines. These facilities need to be considered early in the design of the carparking areas, as they are difficult to incorporate once the carparking area is constructed.

4 Servicing layout design guidelines

4.1 General

Adequate facilities for servicing developments are to be provided on site to ensure loading/unloading activities do not occur on the street and compromise the safety and capacity of the public road system.

The design of site layouts is to provide for the operational requirements of service vehicles. Such requirements are based on vehicle dimensions and turning paths for which design templates have been derived and are provided in Section 7 of this Planning Scheme Policy. There are two types of templates:

- manoeuvring templates for movements made at stalling speeds and used for design of service areas
- turning templates for movements at low speed and used for driveway and internal roadway design.

If vehicles other than those for which templates are shown in Section 7.2 are proposed to service a development, manoeuvring provision is to be designed using dedicated templates that may already be available for the vehicles, or from computer generated turning paths, or from field trials of actual vehicle performance.

4.2 Location

Service areas are to be located close to service entrances (or other building entrances) to ensure they are able to be conveniently utilised and to discourage the use of other areas for loading/unloading.

Service areas are to be separated from areas of passenger vehicle or pedestrian movement.

4.3 Service aisles

Service aisles are roadways connecting service areas with driveways, and form part of the internal circulation road system. Required widths for straight sections of service aisles are to comply with those given in *Table 11*. The width of curved sections is determined by the swept path of the relevant design vehicle (refer to *Table 11*).

4.4 Service areas

A service area consists of space allocated for manoeuvring, standing and loading or unloading of service vehicles. Its size is determined by the addition of its components: manoeuvring area, service bays, loading docks and refuse collection zones. *Figure e* shows the areas necessary for manoeuvring into and out of loading bays and is suitable for preliminary design purposes. Detailed design should utilise turning templates. Areas such as that shown in *Figure e* are required unless drive through servicing facilities are provided.

Where the volume of service vehicle traffic is significant, manoeuvring areas larger than the minimum are to be provided in order to promote easier and more efficient vehicle movements.

Manoeuvring into a service bay is to be possible with all other bays occupied.

Service and manoeuvring areas are to be signed and delineated to encourage correct utilisation and discourage or restrict the parking of non-service vehicles within their boundaries. The configuration of the manoeuvring area is to allow the design vehicle to dock or park in a service bay with only one reverse movement. When a service vehicle is required to reverse into a loading dock, the design is to maintain the truck driver on the inside of the turning movement as shown in *Figure f*. This ensures that the truck driver's view of the loading bay is not obscured by parts of the vehicle or the truck load.

Designs necessitating turns through angles greater than 120° at minimum radii by articulated or large rigid vehicles can cause tyre, pavement or vehicle structural damage and therefore are to be avoided.

4.5 Service bays

The bay dimensions relevant to each design vehicle are given in *Table 11*. The width dimensions provide approximately 0.5m clearance each side of a vehicle to allow cabin door opening, clearance for mirrors, etc. and access to load restraints. The bay length dimensions provide similar clearances for access to loads and variations in overall vehicle size.

4.6 Refuse collection

Access for refuse collection vehicles to bins or compactors is to be maintained at all times. Where evidence from a refuse collection contractor indicates collection will occur outside normal service/delivery or business times, it may be permissible to allow refuse collection vehicles to utilise service bays or parking spaces for access.

The minimum vertical clearance required for movement of a refuse collection vehicle is 4.5m. Larger operational clearance dimensions are shown in *Table 11* for various types of collection systems. Any application proposing to utilise a waste collection system requiring clearances less than 4.5m for vehicle movement is to include a letter from the proposed waste collection contractor giving full details of the proposed system.

Within the City Centre preference is given to utilising refuse collection vehicles that can be accommodated within a maximum 4.5m vertical opening, to minimise visual impact on the streetscape caused by larger openings.

Where disposal of industrial or commercial liquid waste by discharge to road tankers is necessary, the road tanker is to be able to stand on-site and comply with all other relevant regulations.

4.7 Fuel deliveries

Provision for fuel deliveries for any purpose, e.g. emergency power plant, complies with *AS1940—The Storage and Handling of Flammable and Combustible Liquids* and Council's Local Laws.

Provision for a fuel delivery tank vehicle is to comply with the requirements for an LRV. Where a development is designed to accommodate a tank vehicle on site, and delivery occurs outside building operating times, use of an internal aisle or roadway for tank vehicle parking may be acceptable.

For other times, a separate parking bay that can be part of a multi-use area, e.g. forecourt, public space, may be provided.

4.8 Provision for queues

Provision is to be made to ensure service vehicles entering a site do not queue across footpaths or onto external roads. Also queuing of traffic exiting a site is to be accommodated within the property boundaries (minimum requirement: one design vehicle).

The site design is to prevent any manoeuvring, or intersections of internal roads, occurring within the defined queuing area. Internal roads or aisles shared by service vehicles and cars are to be designed to cater for the queuing requirements of both.

4.9 Sight distance

Sight distances applicable to service vehicles are to comply with the requirements described in Section 3.4.

4.10 Gradients

For maximum permissible gradients, refer to *Table 11*.

Changes of surface gradient are not to exceed an algebraic change of more than 5% (1:20).

Where this would be exceeded, a grade transition is to be provided. This is to prevent scraping of vehicle undersides or structural damage to articulated vehicle's towing connections (refer to *Figure g*).

A method of designing a grade transition assumes that the grade change does not exceed 5% (1:20) over a minimum horizontal distance equal to the length of the longest vehicle expected to traverse the site. An example follows.

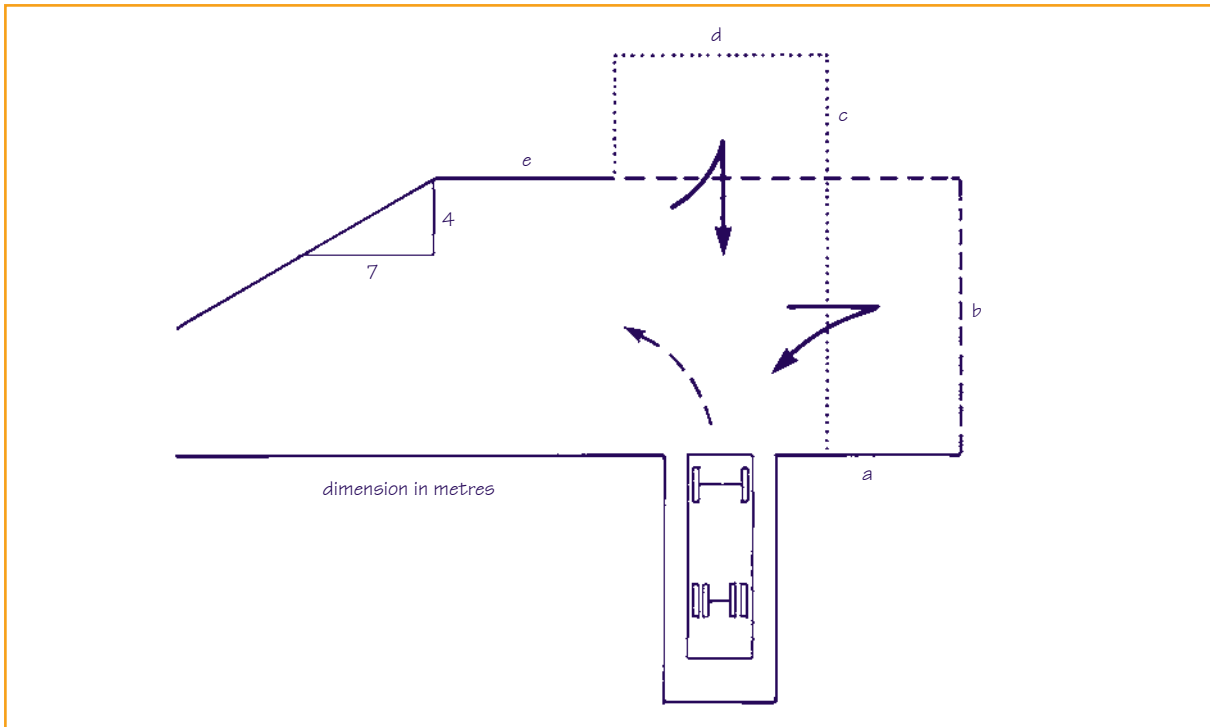


Figure e Manoeuvring area: preliminary design

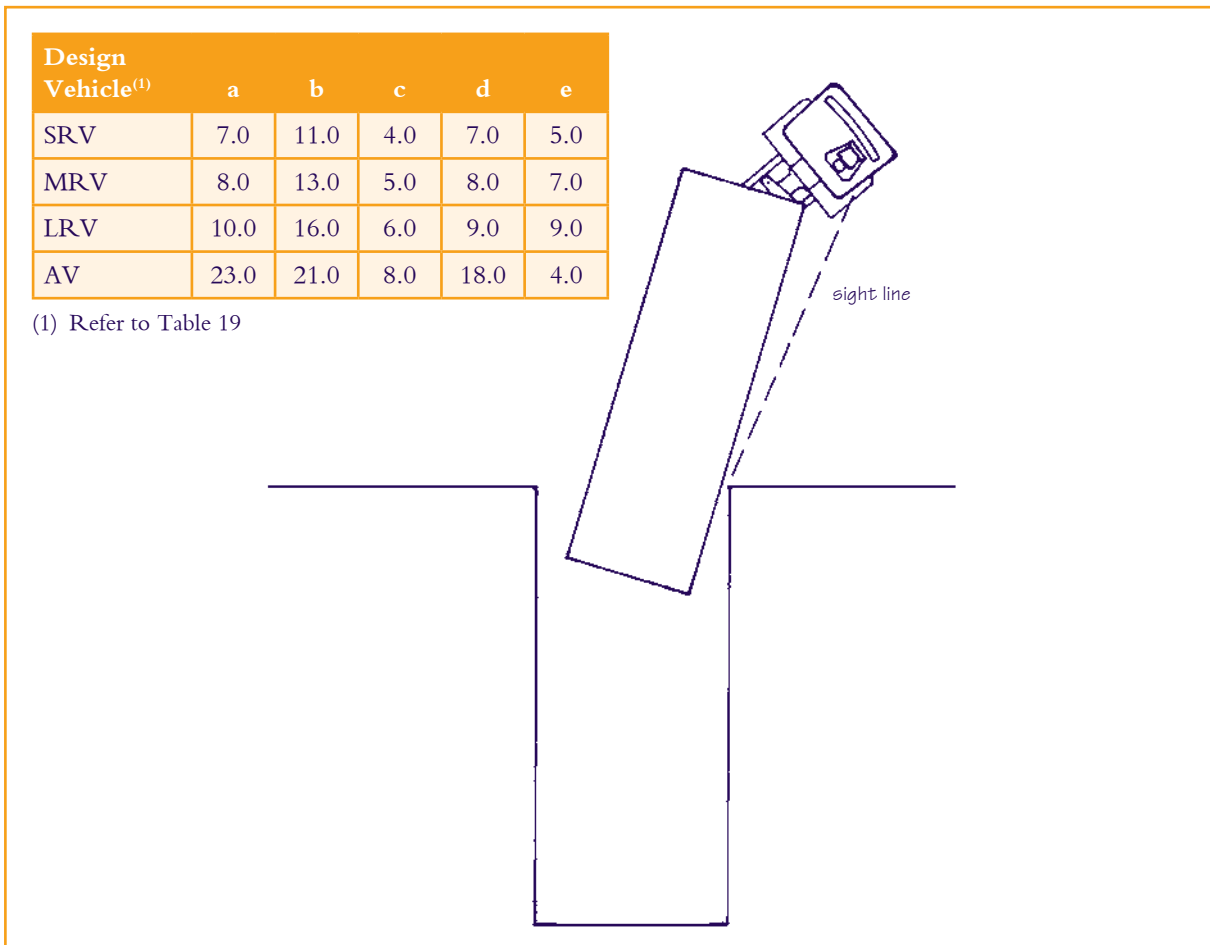


Figure f Preferred approach to service bays

Algebraic change of gradient = $1:8 - 1:20 = 12.5\% - 5.0\% = 7.5\%$ where $> 5\%$. Therefore, adopt intermediate gradient = $7.5\% \div 2 + 5\% = 8.75\%$, or approximately 1:11 over a 6.4m horizontal projection (assuming vehicle length = 6.4m.) (refer to *Figure h*).

The design of pavements with transverse gradients exceeding 5% are to be avoided as damage to vehicles and buildings may result from the displacement of the upper portion of the vehicle body or load.

The maximum change of grade able to be traversed by car-carrier types of AV is in the order of 2% due to a lower than normal under-carriage clearance.

4.11 Height clearance

The minimum height clearance required for each design vehicle is to comply with those given in *Table 11*. The minimum height is to be appropriately and clearly signed and measured from the floor to the lowest appurtenance on the ceiling, e.g. fire sprinklers, services, lighting fixtures and signs.

Care is to be exercised in building design to ensure adequate ceiling height clearance is retained throughout any grade transition (refer to *Figure i*). Areas of a site where height clearances change are to be clearly signed. Any facility to divert over height vehicles is also to be clearly signed.

Table 11 Design dimensions for service aisles and bays

	Design vehicle							
	VAN	C&T	SRV	MRV	LRV	RCV	COACH	AV
Minum service aisle width (m)								
– one way	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
– two way	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Minimum vertical clearance (m) ⁽²⁾	2.3	2.3 ⁽³⁾	3.5	4.5	4.5	4.5 ⁽⁴⁾	4.5	4.5
Minimum bay width (m) loading/standing	3.0	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Minimum bay length (m) loading/standing	5.4	14.5	7.0	9.0	11.0	10.5 ⁽⁵⁾	13.0	17.5
Platform height (m) ⁽⁶⁾	–	–	1.75–1.9	1.95–1.1	1.1–1.4	–	–	1.1–1.4
Maximum gradient								
– general surface, manoeuvring, aisles, loading bays	1:20	1:20	1:20	1:25	1:25	1:20	1:25	1:25
Ramps								
– straight	1:6	1:6	1:8	1:10	1:10	1:10	1:10	1:10
– curved ⁽⁷⁾	1:6	1:6	1:8	1:10	1:10	1:10	1:10	1:10
– queuing area	1:10	1:10	1:10	1:25	1:25	1:25	1:25	1:25
– traffic control point	1:20	1:20	1:20					

(1) For an explanation of design vehicle types, see Section 7, Table 19.

(2) At changes in grade the required clearance height is to be maintained at all points (refer to *Figure i*).

(3) Special trailers, e.g. horse-floats and caravans, may require greater clearance height.

(4) Operating clearances: front load 6.1m, side-load 6.7m, rear (roll-off) 7.1m.

(5) Dimension is exclusive of bin storage area.

(6) Applicable only where loading dock is provided.

(7) Measured at inside of constructed curve.

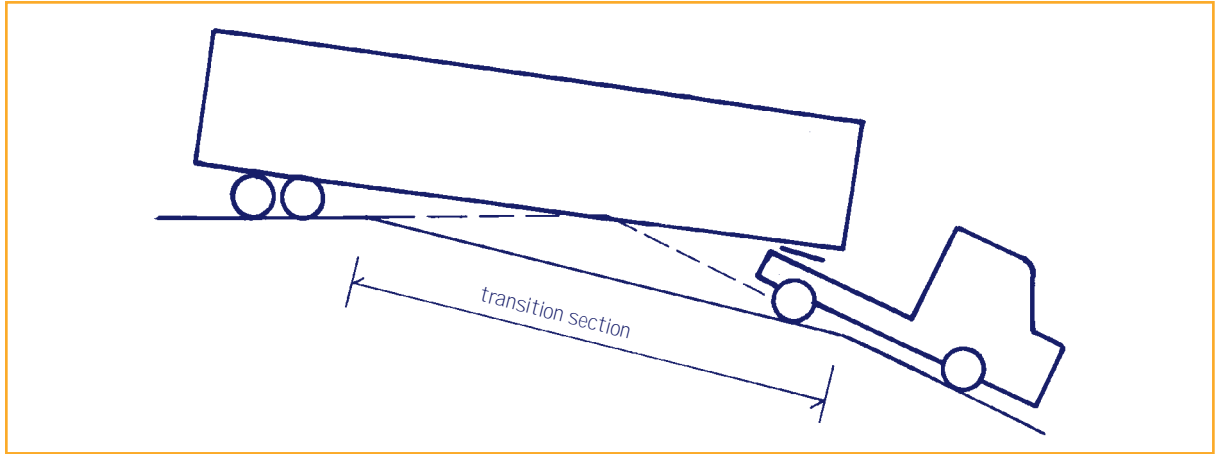


Figure g Grade transition

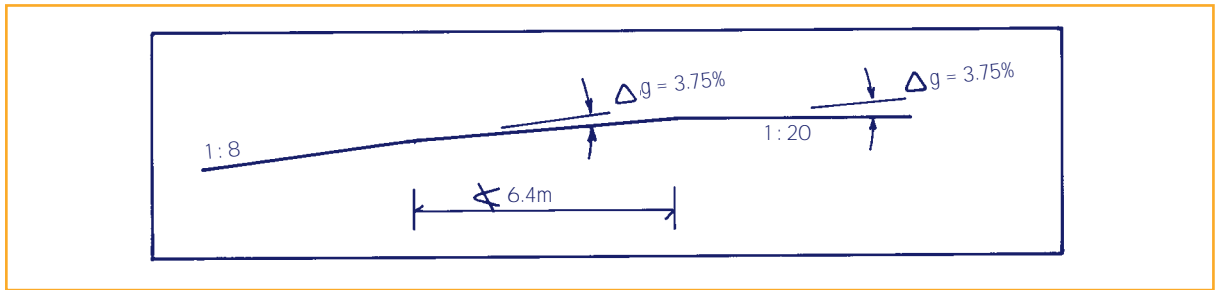


Figure h Grade transition design example

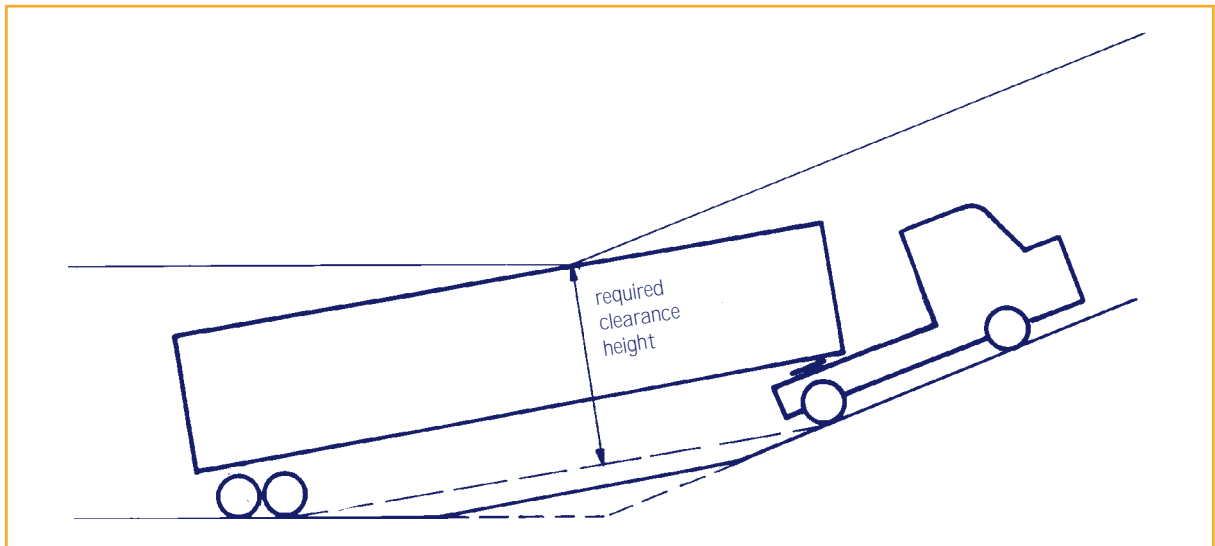


Figure i Clearance height past grade change

Additional height clearance is required for refuse collection vehicles when lifting refuse receptacles. This is dependent on the type of collection system used and varies as indicated in the notes to *Table 11*.

4.12 Provision for construction

For a development all construction and associated loading, unloading and storage of materials are to be provided for on site.

Where it is not possible to comply with this requirement, and for sites within Major Centres and/or where a site gains its access directly from a major road, a submission detailing the proposed arrangements is required. Such a submission is to contain a statement of the developer's intention for the following:

- vehicular access details
- time period over which construction will occur
- kerbside allocations, e.g. parking, bus stops
- provision of alternative pedestrian routes, past or around the site
- specified hours of loading/unloading required
- remote loading areas
- employee and visitor parking areas.

Kerbside area/loading zones are not to be used for the storage of goods and/or construction materials and equipment, or for the washing of equipment or vehicles.

5 Carparking spaces guidelines

Guidelines for carparking spaces are shown in *Table 12*. For the purposes of the guidelines:

- the term car space means adequate space for the parking of a design vehicle car (the 'Medium Car' defined in *Table 18*), together with provision for access to such space, provided that the term does not include a parking area made available for rent, lease, or other separate occupation for a period exceeding two days unless that development is for the purpose of a carpark
- where the number of parking spaces calculated in accordance with this table is not a whole number, then the minimum number of spaces to be provided is to be the whole number next above the calculated number
- where a rate of carparking is not defined in the following table, the applicant is responsible for providing evidence in support of the carparking proposed to be provided, for assessment by Council in determining the application
- the carparking rate in any relevant Local Plan overrides the carparking rates in the table
- in a case where the purpose is proposed on land included in a Multi-purpose Centre, the applicable carparking rate is as indicated opposite 'Centre Activities'.

Table 12 Carparking spaces

Development	Parking rate
Caravan park	11 spaces per 10 sites plus 1 space per 10 sites as visitor spaces
Centre activities where in a Centre and where: <ul style="list-style-type: none"> • the boundary of the site is within 200m of a railway station entry or a busway station, or • a major public transport interchange is incorporated within and directly accessible to the Centre and the interchange includes dedicated bus parking bays and transit facilities being seating, ticket vending machines and facilities and security posts 	a maximum of 1 space per 20m ² GFA at ground floor level and 1 space per 50m ² GFA above ground floor level
Centre activities where in a Centre in any other circumstance	a minimum of 3 spaces per 50m ² GFA at ground floor level and 1 space per 30m ² GFA above ground floor level
Child care facility	1 car space per 5 children. 60% of the parking is to be designated for staff and may be provided in tandem. If the proposal is within the grounds of a site that already provides plentiful staff parking, or if there are other alternatives available for carparking, the above parking requirement may be modified

Development	Parking rate														
Community facilities	5 spaces plus 1 space per 30m ² GFA														
<i>Hospital</i>	50 spaces plus 1 space per 65m ² GFA														
<i>Licensed club</i>															
<i>less than 1,500m² GFA</i>	1 space per 15m ² GFA														
<i>1,500m² or greater GFA</i>	40 spaces plus 1 space per 25m ² GFA														
<i>Hall or theatre</i>	1 space per 10m ² GFA														
<i>Church</i>															
<i>where fronting a designated road</i>	1 space per 10m ² GFA														
<i>where includes a hall</i>	as above and refer to notes at front of Section 5														
<i>all other cases</i>	1 space per 12m ² GFA														
Display and sales activities	3 spaces per 50m ² GFA														
<i>except where:</i>															
<i>Auction depot</i>	2 spaces plus 1 space per 100m ² GFA														
<i>Vehicle sales yard or Plant sales and hire</i>	2 spaces plus 2 spaces per 5 employees														
Education purposes															
<i>if primary or secondary school</i>	1 space per 2 staff														
<i>tertiary, including TAFE</i>	1 space per 2 staff and 1 space per 10 students														
<i>otherwise</i>	Refer to notes at the front of Section 5														
House	Refer house Code and/or Residential Design—Small Lot Code														
Indoor sport and recreation															
<i>squash</i>	6 spaces per court														
<i>indoor cricket or other court game</i>	20 spaces per pitch or court														
<i>swimming</i>	15 spaces plus 1 space per 100m ² GFA														
<i>gymnasium</i>	1 space per 10m ² GFA														
<i>otherwise</i>	Refer to notes at the front of Section 5														
Industry	2 spaces per tenancy or lot plus 1 space per 100m ² GFA														
Multi-unit dwelling	As in the following table, the total rounded up to the nearest whole number:														
	<table border="1"> <thead> <tr> <th rowspan="2">dwelling unit size/ number of bedrooms</th> <th colspan="2">average vehicle spaces per dwelling</th> </tr> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>location:</td> <td></td> <td></td> </tr> <tr> <td>Small (<75m²) or 1 bedroom</td> <td>1</td> <td>1.25</td> </tr> <tr> <td>Other</td> <td>1.25</td> <td>1.5</td> </tr> </tbody> </table>	dwelling unit size/ number of bedrooms	average vehicle spaces per dwelling		A	B	location:			Small (<75m ²) or 1 bedroom	1	1.25	Other	1.25	1.5
dwelling unit size/ number of bedrooms	average vehicle spaces per dwelling														
	A	B													
location:															
Small (<75m ²) or 1 bedroom	1	1.25													
Other	1.25	1.5													
	<p>where:</p> <p>A means any part of the site is within 200m of a pedestrian entry to a railway station, busway station, ferry terminal or within 100m of a major road (except where the site has access to a road where on-street parking restrictions apply)</p>														

Development	Parking rate
<p><i>except where:</i></p> <p><i>Retirement village</i></p> <p><i>Boarding house</i> <i>qualifying for a subsidy for aged persons or persons with disabilities, accommodation under any law</i></p>	<p>B means any other circumstances</p> <p>Tandem parking may be used where 2 spaces are provided for 1 dwelling</p> <p>1 space per 6 nursing home beds</p> <p>1 space per 4 hostel unit beds</p> <p>1 space per self-contained unit</p> <p>plus visitor parking at the rate of 50% of resident parking requirements</p> <p>1 space per bed</p> <p>1 car space per 3 dwellings</p>
Office	1 space per 30m ² GFA
Outdoor sport and recreation	
<i>Camping ground</i>	1.1 spaces per site
<i>Coursing horse racing, pacing or trotting, motor sport</i>	1 space per 5 persons to be seated plus 1 space per 5m ² of other area
<i>Football</i>	50 spaces per field
<i>Lawn bowls</i>	30 spaces per green
<i>Swimming</i>	15 spaces plus 1 space per 100m ² of site area
<i>Tennis</i>	6 spaces per court
<i>Court games</i>	20 spaces per court
<i>Otherwise</i>	Refer to notes at the front of Section 5
Restaurant	
<i>less than 400m² GFA</i>	1 space per 8m ² GFA
<i>400m² or greater GFA</i>	30 spaces plus 1 space per 20m ² GFA
Service Station	
<i>where vehicle repair and service</i>	10 spaces plus 1 space per 60m ² GFA
Shop	3 spaces per 50m ² GFA
Short term accommodation	
	1 space per unit
	1 space per 16m ² GFA for any dining room as part of a motel
	1 space per 30m ² GFA for non-residential component of a hotel
<i>except where</i>	
<i>Backpackers hostel</i>	1 space per 100m ² GFA and parking for a mini-bus
Single Unit Dwelling	Refer Residential Design—Single Unit Dwelling Code
Warehouse and storage	2 spaces per tenancy or lot plus 1 space per 100m ² GFA
Otherwise not defined	Refer to notes at the front of Section 5

GFA = gross floor area

(1) Indicates that in a case where a car space made available as visitor parking is provided as a tandem parking space in a manner satisfactory to Council, such car space shall be regarded as a car parking space.

6 Carpark layout design guidelines

6.1 General

On-site carparking areas are to be designed to ensure they are safe and convenient to use, thereby encouraging their use in preference to on-street parking. This can be achieved through consideration of the following design principles.

‘Mandatory design principles’ (Section 6.2.1) are intended to satisfy the primary objectives of traffic and user safety and are to be incorporated in all carparking areas. The application of ‘Desirable design principles’ (Section 6.2.2) as minimum requirements will produce safe carparking layouts that are convenient to use. Typical layouts of carparking facilities are shown in Section 6.10 of this Planning Scheme Policy.

Where existing older buildings are being redeveloped, it is recognised that it may not be possible to fully comply with these principles. Any solution proposed would still have to be demonstrated to be safe and workable.

6.2 Design principles

6.2.1 Mandatory design principles

Following are mandatory design principles for carpark layout design:

- restrict vehicles to low speeds in the vicinity of pedestrian activity. This is achieved through use of appropriate road geometry or physical devices designed to limit speed
- provide sight distances appropriate for the likely operating speeds in all areas of potential pedestrian/vehicle and vehicle/vehicle conflict, in particular, sight distances of at least 2.5 seconds of travel time at the likely prevailing speed for conflicting movements. This will often require splayed corners on structures and careful treatment of landscaping and sign placement in areas of potential conflict
- ensure no reversing of vehicles, particularly service vehicles, is to occur in areas of high pedestrian activity
- ensure on-site traffic congestion does not impact on the external traffic system.

6.2.2 Desirable design principles

Following are desirable design principles for carpark layout design:

- design for a progressive reduction in speed environment in moving between the road and a parking space

- avoid dead-end aisles, and design for efficient and simple space search patterns
- avoid cross intersections
- ensure that aisles intersect circulation roads and circulation aisles as near to right angles as possible (intersection geometry is unlikely to be satisfactory at angles less than 75 degrees)
- provide a clearly defined pedestrian network that:
 - closely follows demand lines
 - ensures that pedestrian movements through carparking areas are along aisles rather than across them
 - minimises the potential for vehicular/pedestrian conflict
 - minimises likely vehicle operating speeds and congestion levels at the conflict points
 - provides for pedestrian and vehicular queues at the conflict points
- avoid long straights on circulation roadways, and large areas of open carparking that encourage high operating speeds and shortcutting when the carparking area is not full. Separators between parking rows are usually necessary
- restrict the maximum length of parking aisles to 100m, unless additional measures are adopted to ensure vehicle speeds are kept low
- within large developments, provide for relatively uncongested public transport and service vehicle movement through the site, without using parking aisles
- provide adequate site lighting, and avoid abrupt changes in lighting levels during both day and night operation
- provide adequate queuing areas for drive through facilities that will not block primary circulation roadways or site access driveways (occasional queuing in parking aisles is normally of little consequence)
- ensure on-site traffic congestion does not hinder satisfactory operation of the carparking facility
- ensure that the design of all storage areas, fire escapes, loading areas, refuse collection areas, etc. complies with the requirements of the overall project design
- speed humps should not be necessary in a well designed carparking area where speeds are controlled by circulation road and aisle geometry. If speed humps are provided, their profile should be as described in *Figure j*. Humps are not to be located in entry/exit queuing areas, intersection areas, or on curved roadways

- where at-grade parking areas are necessary or unavoidable, shade parking areas by trees that are selected, planted and maintained to achieve shade coverage of the carpark within ten years of its establishment. Refer to **Planting Species Planning Scheme Policy** for details of complying species
- shade trees are provided at the ratio of 1 tree for every 6 carparking spaces. One third of these trees are to be accommodated in larger unsealed areas instead of diamond shaped openings.

6.3 Location of carparking areas

Car parking spaces are to be located on the site so as to be more convenient to use than alternative on-street spaces. The provision of shelter or improved security can increase the attractiveness of on-site parking.

A minimum of 40% of the total site parking requirement, including all public and visitor carparking spaces, is to be clearly visible from the street, with the remainder becoming visible as entering vehicles move through the front carparking area first seen from the street. Public and visitor parking spaces are to be located closest to building entrances, while employee parking can be relatively more remote.

Parking spaces are not to be located inside security fences, in likely outdoor storage areas, in areas likely to be used for heavy vehicle manoeuvring (particularly opposite and adjacent to loading doors), or out of sight at the rear of the buildings.

6.4 On-site circulation

6.4.1 General

Carparking areas are to be designed on the basis of a hierarchy of internal roadways that range from those primarily providing for vehicle movement, to those primarily providing for access to parking spaces. The descending order of roadway importance is to be: Circulation Roads, Circulation Aisles and Parking Aisles.

6.4.2 Circulation roads

Circulation roads connect entry/exit driveways with circulation/parking aisles and so do not provide direct access to parking spaces. They also can provide for traffic circulating between carparking areas.

Minimum widths of straight circulation roads are to be in accordance with *Table 13*.

Table 13 Minimum widths of straight circulation roads

Type of circulation road	Width of circulation road
One-way, one-lane	3m (5m if over 20m long)
One-way, two-lane	6m
Two-way, one-lane ⁽¹⁾	5m (up to 25vph) 6.2m (up to 1000vph)
Two-way, two-lane	6.5m (101 to 300vph) 7.5m (over 300vph)

(1) Two-way usage of one-lane circulation roads is permitted in small, low turnover carparking areas where it can be demonstrated that:

- the two-way one-lane section is more than 15m from the footpath crossing
- any congestion generated will not extend onto the street
- it will operate at a satisfactory level of safety
- delays produced will not encourage parking in inappropriate locations elsewhere.

Dimensions are to be measured to nominal kerb faces with a clearance from the nominal kerb face of not less than 0.3m to obstructions higher than 0.15m (refer to *Figure k*). If a median is proposed, it should not be less than 0.6m wide, provided it can be clearly seen, and not less than 1.2m wide if it needs to carry signs.

Where a circulation road leading from a narrow driveway (less than 6m) is 30m or longer, or the sight distance from one end to the other is restricted, the driveway and circulation road are to be increased to a minimum of 6m wide for at least the first 6m inside the property boundary. Passing opportunities are to be provided at least every 30m on long driveways.

In circumstances where it can be expected that control facilities such as card readers or ticket machines are likely to be installed, the circulation road width is to be increased by 1.2m to make allowance for these devices.

Additional turning lanes are to be provided where necessary in carparking layouts of high traffic generating developments.

The dimensions in *Table 13* relate to the circulation roads' function as access roadways to carparking areas. Greater widths may be required to accommodate buses or service vehicles.

Curved circulation roads and ramps are to have minimum dimensions in accordance with *Figure l*. Two-way curved circulation roads and ramps are to be separated by a median when the outer kerb radius (dimension R_o on *Figure l*) is 15m or less. A median is optional on larger radii curves.

6.4.3 Circulation aisles

Circulation aisles provide access to parking spaces and to other aisles.

In small, low turnover carparking areas typically having less than 50 spaces, two-way circulation aisles may be only 6.2m wide, but in all other design situations, they are not to be less than 6.5m wide. Circulation aisles are inappropriate in parts of larger carparking areas that have high turnover rates.

6.4.4 Parking aisles

Parking aisles provide access to parking spaces.

In general, all parking aisles are to provide for two-way traffic movement and have a minimum width of 6.2m. In restricting circumstances this width may be reduced with a corresponding increase in the width of the parking bays. Refer to *Figure m* for the relationship between parking aisle width and parking space width.

The minimum width of two-way parking aisles providing access to high turnover spaces of 2.7m wide is to be 7m.

Terminated aisles are to extend not less than 2m beyond the last parking space in the aisle to allow for manoeuvres into and out of that parking space, or alternatively an 8m aisle is to be provided directly behind the last parking space. Refer to *Figure n*.

The maximum length of parking aisles is to be 100m unless provision is made to ensure speeds are minimised.

One-way aisle arrangements will only be permitted where it can be satisfactorily demonstrated that a two-way aisle arrangement would be impracticable, and appropriate design will ensure one-way aisles will only be used for one-way traffic operation.

Two design situations necessitate consideration of turning vehicles: curved roadways and ramps, and the provision for turning movements at intersections. The standard of design adopted depends on the frequency of likely vehicular conflict between opposing streams of traffic.

Design standards appropriate for cars are set out in *Figure o*.

These curves and intersections are designed such that turning cars have no need to cross the centre line (whether marked or not) of circulation roads or circulation aisles, or parking aisles providing access to more than 50 parking spaces.

Where larger vehicles are expected to use curved and intersecting roadways and ramps, or where higher operating speeds are proposed, appropriate allowance is to be made by the provision of larger curves and appropriate widths of turning paths based on the turning templates in Section 7.2 of this Planning Scheme Policy.

6.5 Sight distance

The minimum sight distances at all areas of pedestrian/vehicle and vehicle/vehicle conflict is to be in accordance with *Table 14*.

Measurement of these sight distances is depicted in *Figure p*.

No reversing of vehicles, particularly service vehicles, is to occur in areas of high pedestrian activity.

Table 14 Minimum sight distances at conflict points

Location of conflict point	Minimum site distance	
	for pedestrians	for vehicles
Circulation roads	3.0m	20m
Circulation aisles	2.5m	15m
Parking aisles	2.0m	10m
At two-way right angle turns	—	10m

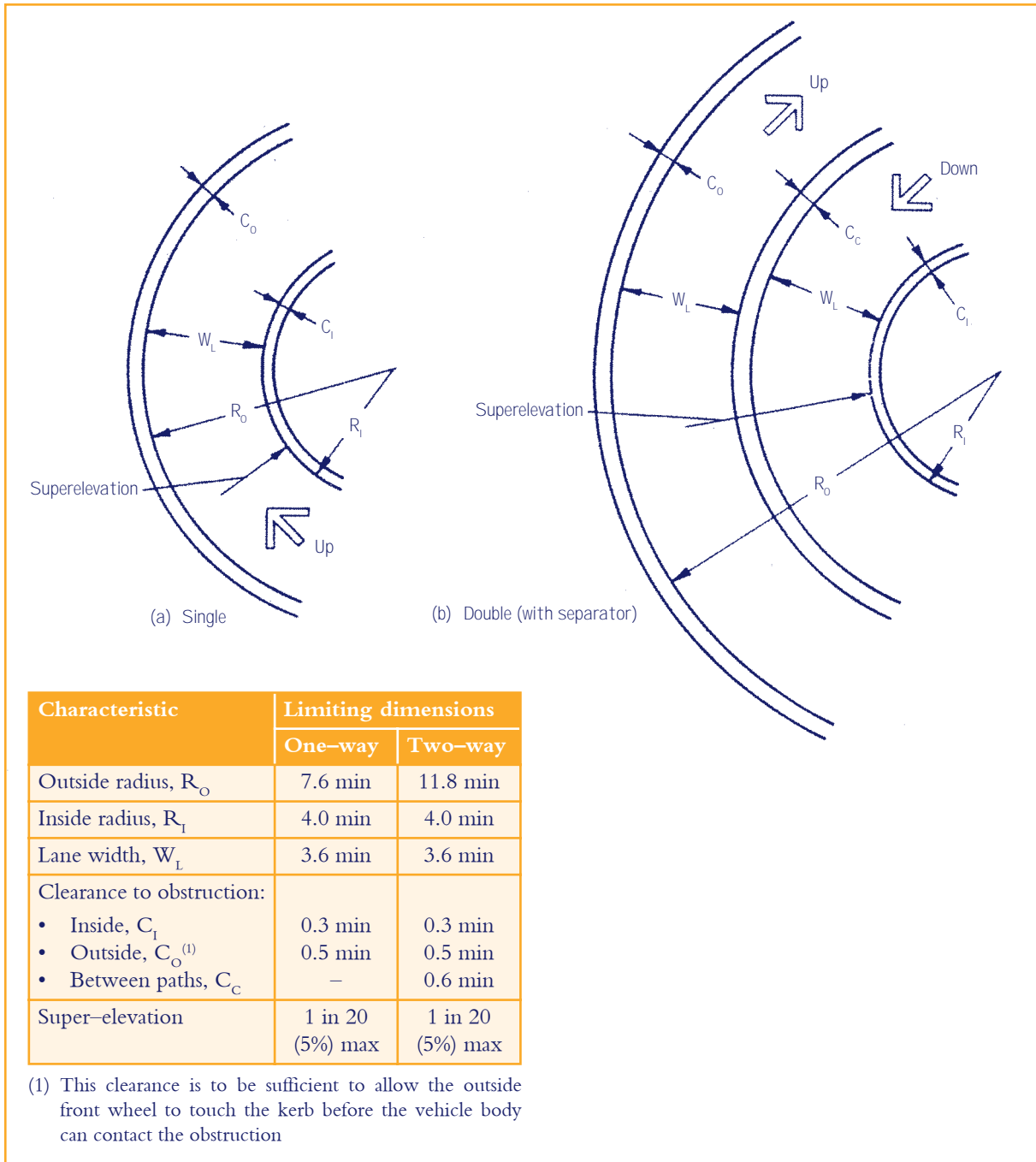


Figure 1 Dimensions of curved circulation roadway and ramps (Source: AS2890.1-1993)

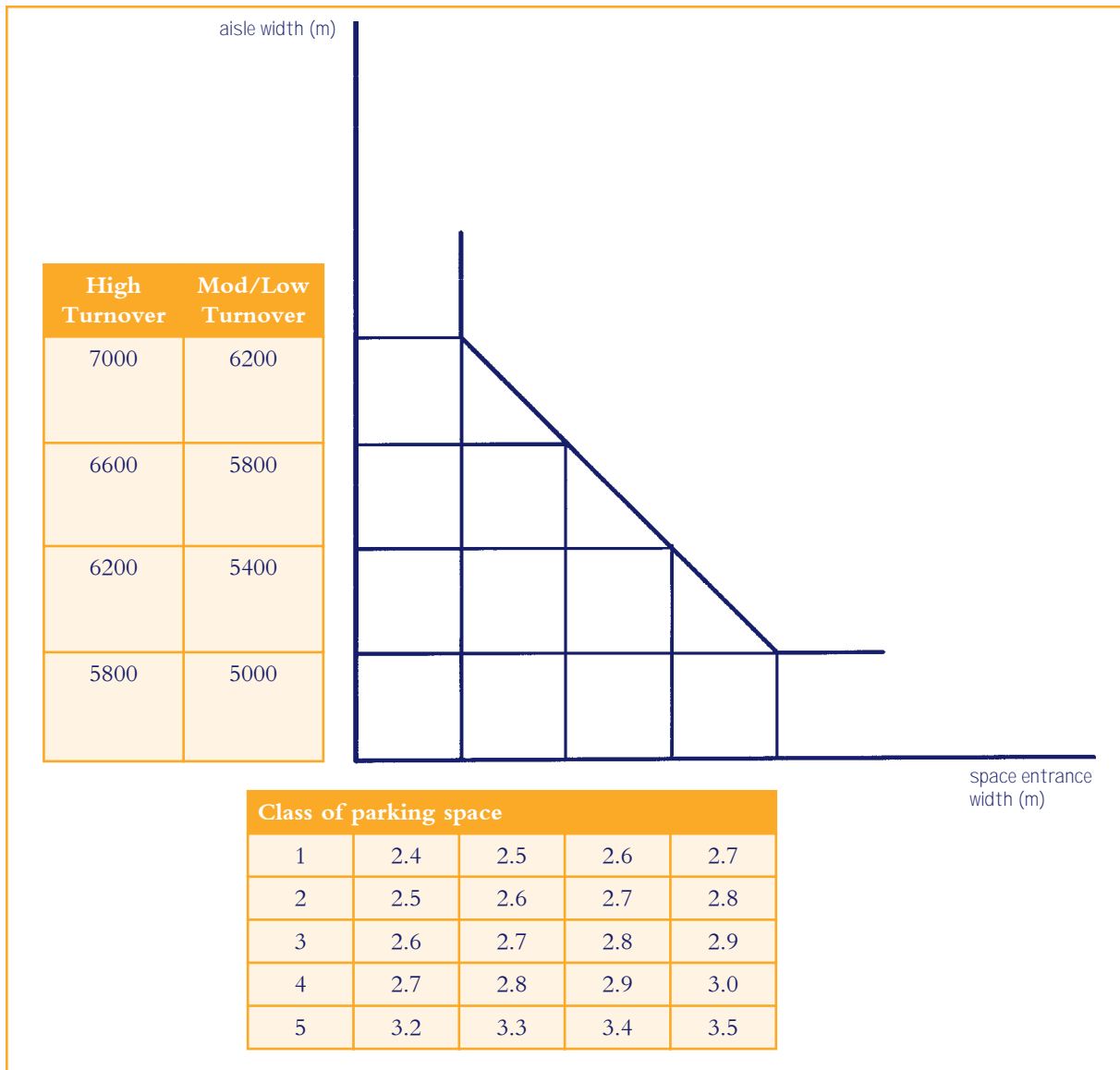


Figure m Relationship of aisle width to space entrance width

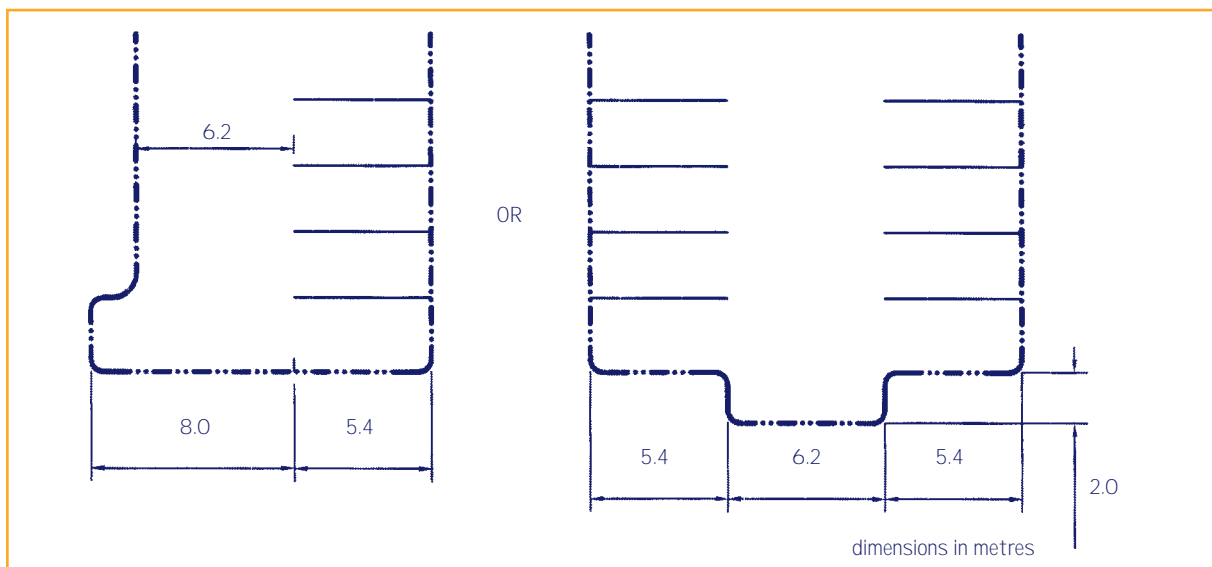


Figure n Terminated aisle treatments

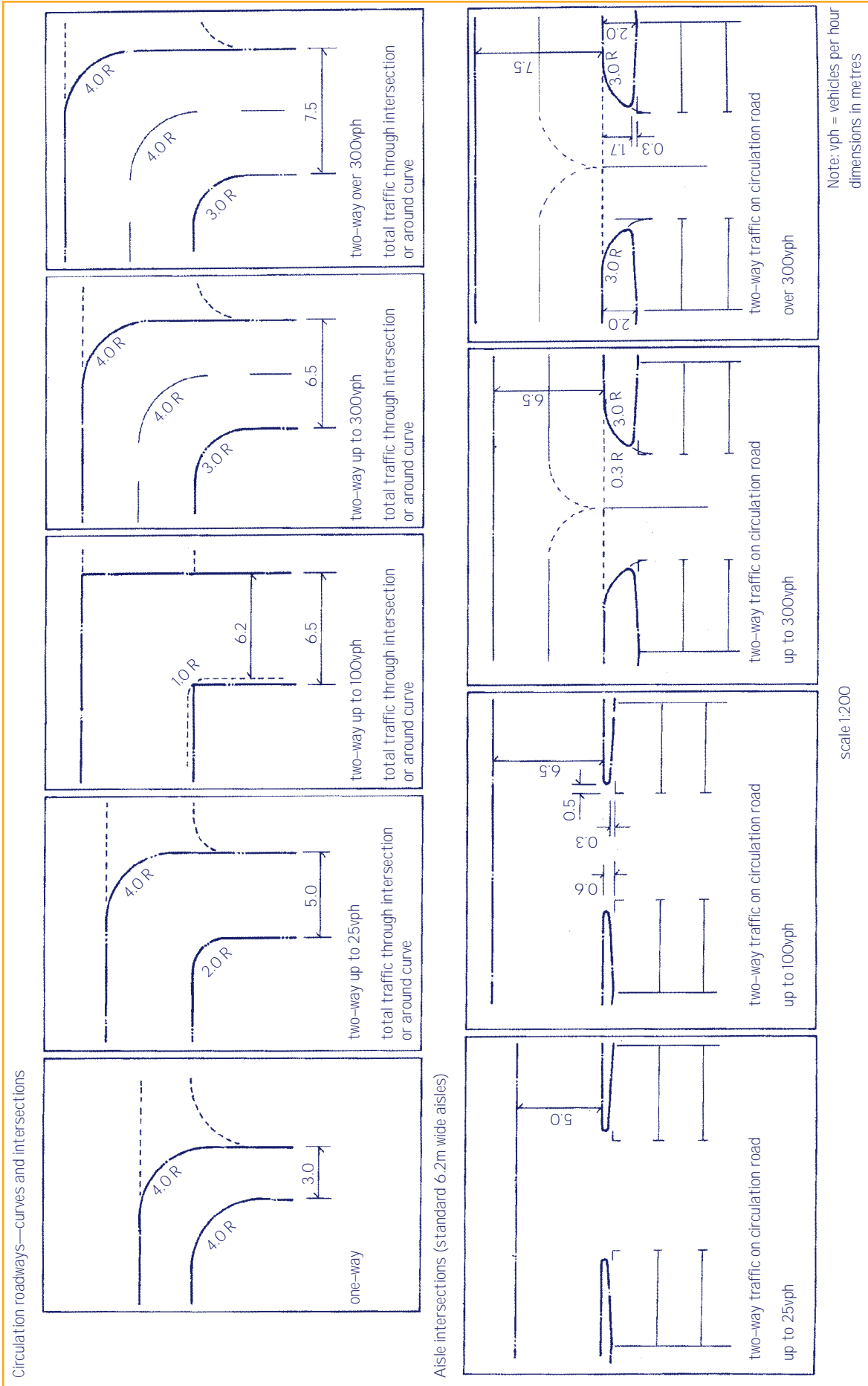


Figure 0 Provisions for turning vehicles

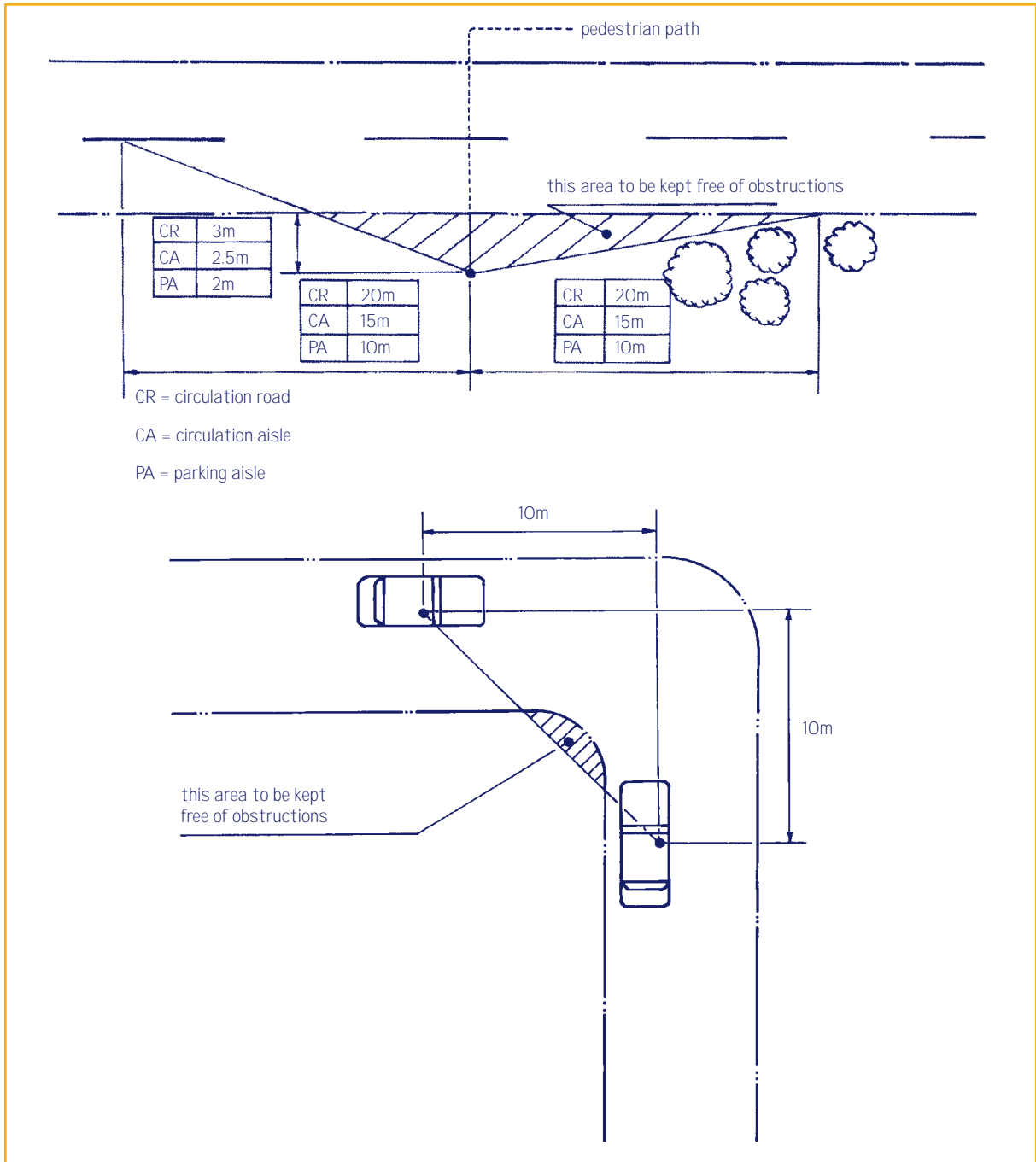


Figure p Locations of sight lines at conflict points

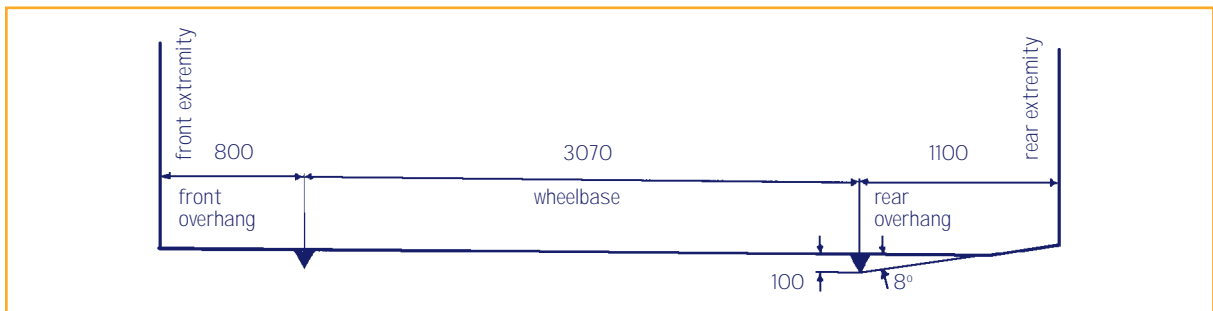


Figure q Transition and change of grade template (Source: AS2890.1-1993)

6.6 Gradients

Minimum gradients of carparking areas are defined by drainage requirements, and depend on the type of surface and its roughness (refer to *AS2890.1—Parking Facilities*).

Maximum gradients are defined by consideration of vehicle performance, user comfort, likely operating speeds and, in some cases, the control of opening car doors and the manoeuvrability of prams, wheelchairs and shopping trolleys.

Desirable maximum gradients are shown in *Table 15*. Gradients are defined for the purposes of this section as the maximum total gradient incorporating longitudinal and transverse components.

The component of the gradient in the carparking area across parking spaces is not to exceed 1 in 20 (5%). If gradients steeper than this are encountered, some large car doors become difficult to control and minor damage to cars may result.

At changes of grade of 1 in 12.5 (8%) or more, a transition is to be provided with length in metres equal to one fifth of the percentage change of grade. The transition can be straight or a vertical curve, the latter providing better user comfort. At changes of grade, the required clear height is to be maintained at all points.

All transitions and change of grade are to be checked by use of the template and method shown in *Figure q*.

6.7 Height clearance

6.7.1 General requirements

To permit access for all vehicles expected to use the carparking area, the minimum clear height between the floor and any overhead obstructions is to be 2.3m. The minimum clear height, as measured to the lowest appurtenance on the ceiling, e.g. fire sprinklers, services, lighting fixtures and signs, is to be appropriately and clearly signed.

Where arrangements are made to divert over height vehicles within the carparking area, the minimum headroom is to be no less than 2.1m. The reduced height and alternative route are to be clearly signed.

Particular attention is to be paid to the headroom available at the beginning or end of a ramp, due to the reduction in clear height that occurs when a car bridges the change of grade.

6.7.2 Height clearance for disabled user spaces

Disabled carparking spaces are to have a minimum height clearance of 2.5m extending from the open end of the bay to a point not less than 2.16m from the front of the bay. Refer to *Figure r*.

Table 15 Maximum gradients

Location	Maximum gradient
Parking areas for people with disabilities	1 in 40 (2.5%)
Parking spaces, circulation and parking aisles in:	
Public carparking area (prams and shopping trolleys likely)	1 in 15 (6.7%)
Tenant carparking area in residential building	1 in 15 (6.7%)
Public carparking area (prams/trolleys likely)	1 in 12 (8.3%)
Employee carparking area	1 in 10 (10%)
Straight circulation road or ramp	1 in 6 (16.7%)
Curved circulation road or ramp (at inside kerb)	1 in 6 (16.7%)
Circulation road or ramp (at inside kerb)	1 in 6 (16.7%)
Circulation road, ramp or driveway within 6m of a property boundary, traffic control point or marked pedestrian crossing	1 in 20 (5%)
Uphill queue area	1 in 12 (8.3%)
Super-elevation on curved roadway or ramp camber	1 in 12 (8.3%)

6.8 Carparking spaces

6.8.1 Widths of parking spaces

The minimum widths of carparking spaces are indicated in *Table 16* for the types of carparking area users described. These widths are based on considerations of door opening requirements and frequency of use.

Parking areas that are shared by different categories of users have spaces of the greatest width required by any of the user types.

Different carparking areas on the one site can provide for different categories of users, provided the user types are adequately and clearly separated, e.g. an employee carparking area may have narrower spaces than a visitor carparking area on the same site.

In fully reserved carparking areas, up to 20% of spaces may be small car (50th percentile) spaces, provided such spaces are no smaller than 5m long by 2.3m wide and are appropriately signed as being for small cars only.

Some spaces, particularly those near entry/exit driveways and where aisle widths are constrained, may need to be wider (up to 3.5m) to allow satisfactory access to the space, since such spaces can only be practically approached by a vehicle making a minimum radius turn. The relationship between aisle width and space entrance width is shown in *Figure m*.

If the side boundary of a space is adjacent to an obstruction greater than 150mm high and placed so as to restrict doors from opening, 0.3m is to be added to the width of the space.

6.8.2 Lengths of parking spaces

Except for small car spaces and parallel parking spaces, all bays are not to be less than 5.4m long.

Tandem parking spaces (combined length of 10.8m) are not appropriate in visitor or public parking areas, but may be acceptable in the following situations:

- residential developments where both spaces are attached to one unit
- reserved carparking areas where both spaces are allocated to a single tenant.

Fully enclosed spaces are 0.6m longer to allow for pedestrian access around the vehicle with the garage doors closed.

Wheel stops can be used, so long as they do not cause parked vehicles to extend into the aisle. They are to be located 0.5m from the closed end of the parking space, with no obstructions higher than 150mm within the 0.5m overhang area. Pedestrian areas are to be set back at least 1m from the face to the stop. The area of overhang cannot be considered to form part of the landscaped area, whatever the surface treatment.

The normal length of a parallel parking space is 6m, this length being reduced to 5.4m if the space is at the open end of the row of spaces, or increased by 0.3m if closed by a kerb at one end, and by 0.6m if closed by a kerb at both ends. Lengths of parallel parking spaces are depicted diagrammatically in *Figure s*.

Table 16 Minimum space widths

Class of space	Minimum width of space (mm)	User types
1	2.4	Reserved parking with low turnover rates, such as employee carparking areas at industrial and commercial premises
2	2.5	Public carparking areas with low turnover rates, such as central city carparking areas, sporting venues, etc.
3	2.6	Public carparking areas with moderate turnover rates, such as suburban shops and medical centres
		Reserved spaces where passengers and goods can be expected to be loaded or unloaded, such as tenant carparking areas in residential buildings
		Visitor parking at commercial, industrial and residential premises
4	2.7	Small public carparking areas with high turnover rates (typical duration of stay 30 minutes or less), particularly shopping centres up to 1,000m ² GFA, kiss'n'ride areas, fast food stores etc.
5	3.2	Parking spaces reserved for people with disabilities

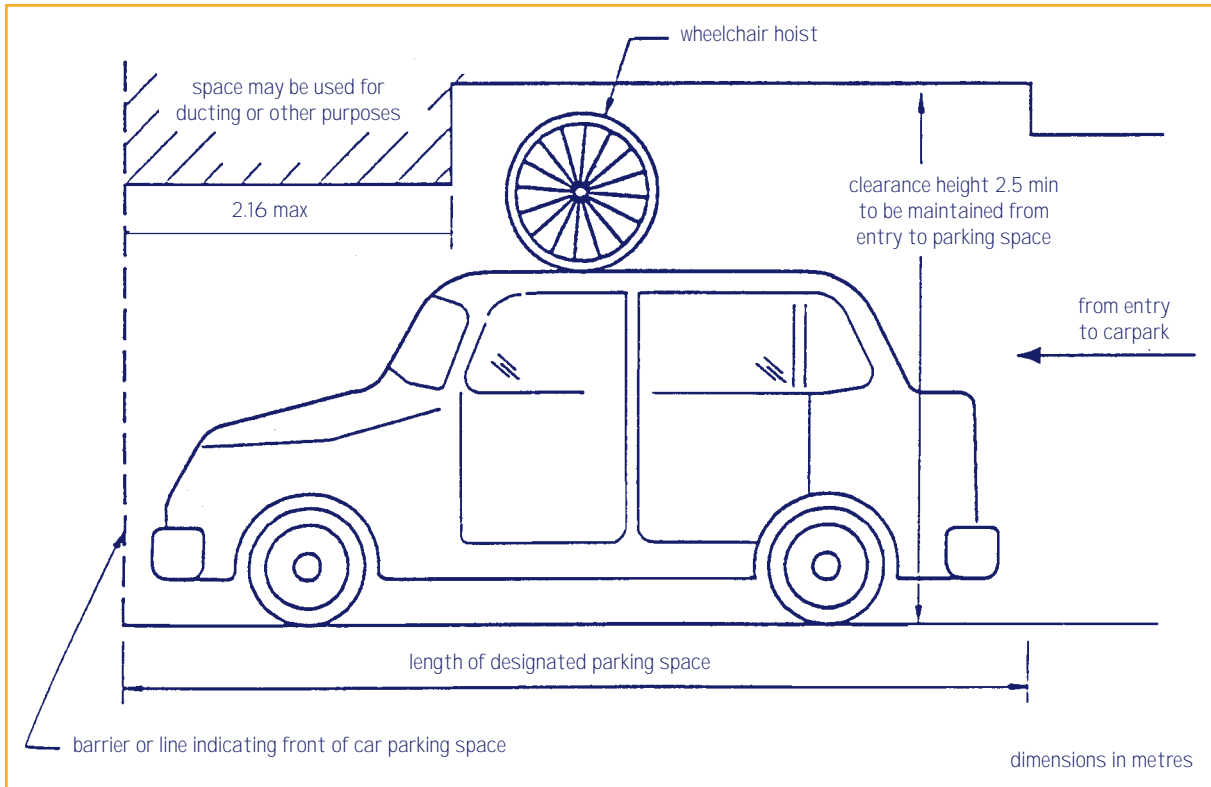


Figure r Vertical clearance required above car spaces for people with disabilities (Source: *AS2890.1-1993*)

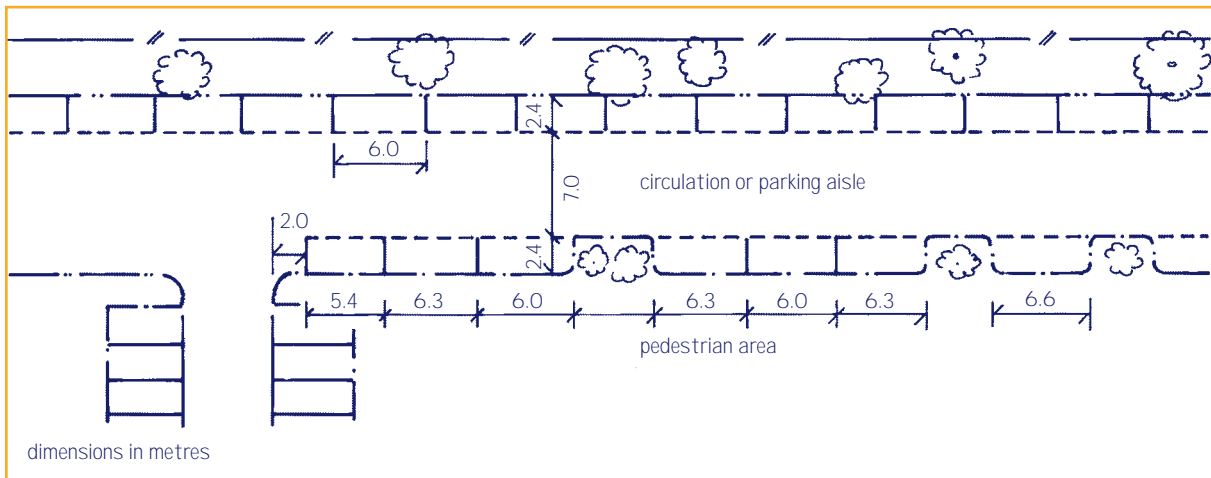


Figure s Parallel parking

6.8.3 Fully enclosed garages

For detached housing or similar developments where straight entry into the garage is possible, the garage is to have minimum internal dimensions of 6m by 3m with a minimum doorway opening of 2.4m.

In situations where there is insufficient manoeuvring space for the design vehicle in front of the garage to allow straight entry, the garage is to have minimum internal dimensions of 6m by 3.2m with a minimum doorway opening of 3m. A reduction of doorway and garage widths will be considered where the garage is set back a significant distance from the access aisle to provide a greater manoeuvring area in front of the garage that will enable the design vehicle to achieve a straight entry.

Intrusions into the garage area will only be allowed in areas shown in *Figure t*.

Tandem garages are to have a minimum internal length of 11.4m.

6.8.4 Clearance around parking spaces

All parking spaces are to be basically rectangular in shape. However, there may be some intrusions into the rectangular form of the parking space by columns or other structures, provided that such intrusions are at the closed end of the space and within defined limits. Additional areas outside the rectangular form are to be clear of structures to allow for door openings and the turning manoeuvre into the space. The allowable intrusions and the additional clearance areas, which may be an unoccupied part of an adjacent space, are shown in *Figure t*.

In most carparking areas, provision is made for door openings on both sides of the vehicle. However, in permanently reserved, long term employee carparking areas for industrial and commercial uses, provision may be made for door openings on one side only.

6.8.5 Designated parking spaces

Where parking spaces have been specially provided for a designated vehicle class or category of user, they are to be clearly signed to indicate that specific vehicle class or user, e.g. visitor parking, people with disabilities, taxis, motorcycles or bicycles. Standard symbolic messages are preferred where appropriate.

6.9 Provisions for vehicle occupants with disabilities

Provision of parking and general access is to be made in accordance with the requirements of *Australian Standards AS1428* and *AS2890.1*, particularly for

parking space width and location, manoeuvring areas for wheelchairs, gradients, location of stairs, ramps, doorways and signage.

The demand for these additional requirements varies with land use/development type. Generally, parking spaces for vehicle occupants with disabilities are to be provided at a rate of 1 space per 100 ordinary parking spaces, except for the development types listed in *Table 17*, for which the number specified is shown. In all cases, a minimum provision of one space will be required.

Table 17 Number of parking spaces for vehicle occupants with disabilities

Development	Size	Number of disabled parking spaces
Business	All	1/4,500m ² GFA
Bank	All	1
Restaurant	All	1/300m ² GFA

Furthermore, there are requirements contained within the Building Code of Australia for the provision of car parking spaces for people with disabilities, together with requirements for appropriate signage. Refer to D3.5 of Volume 1 of the BCA

GFA = gross floor area

6.10 Typical carpark layouts

Refer to *Figures u* to *aa*.

7 Design vehicles and vehicle turning templates

7.1 Design vehicles

7.1.1 Cars

The design vehicles used throughout the carparking sections of these guidelines are designated small, medium and large cars. They correspond to cars having critical dimensions approximating to 50th, 85th and 99th percentile dimensions respectively, derived from *AS2890.1*, and the research on which it was based. The critical dimensions of these vehicles are contained in *Table 18*.

These composite design vehicles do not necessarily correspond to a particular car, e.g. an actual car with a 50th percentile length is likely to be lower than the 50th percentile height dimension. Nevertheless, the composite dimension vehicles are considered to be quite appropriate for design purposes.

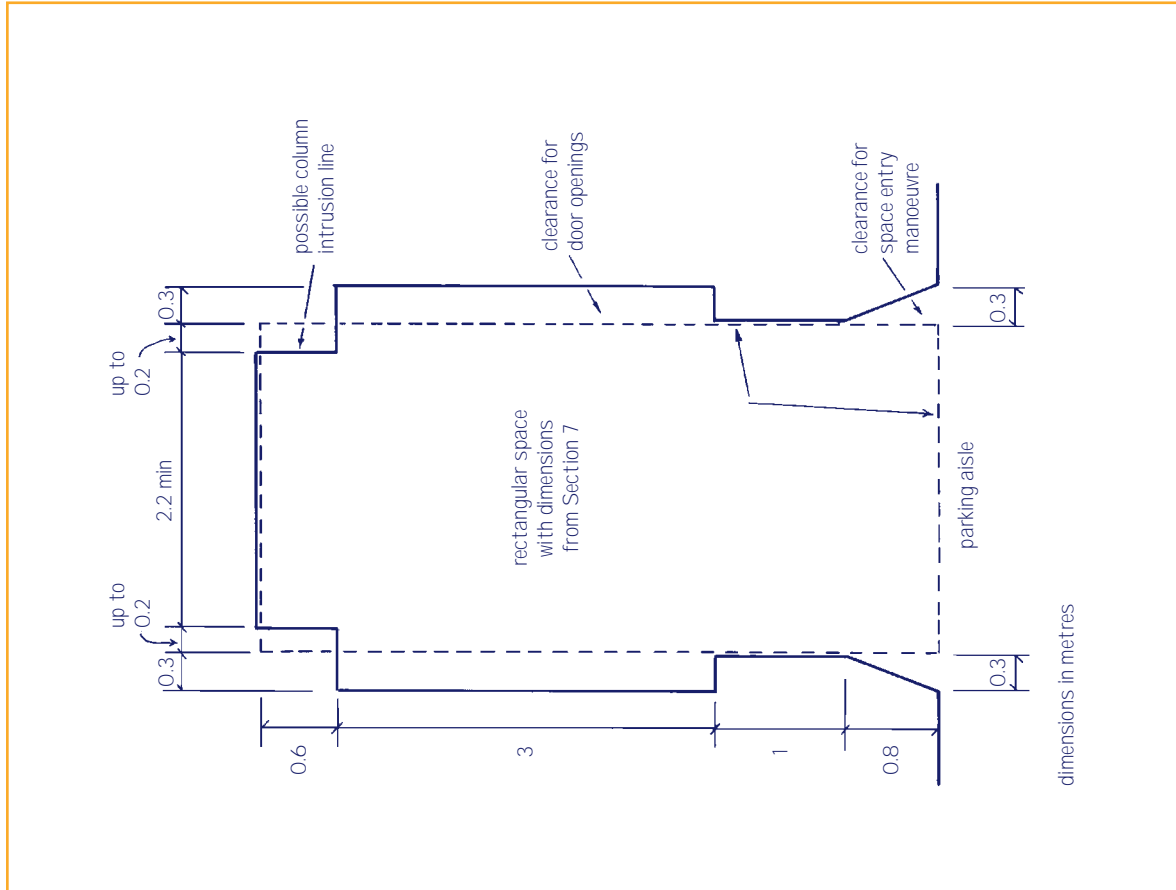


Figure t Clearances around carparking space

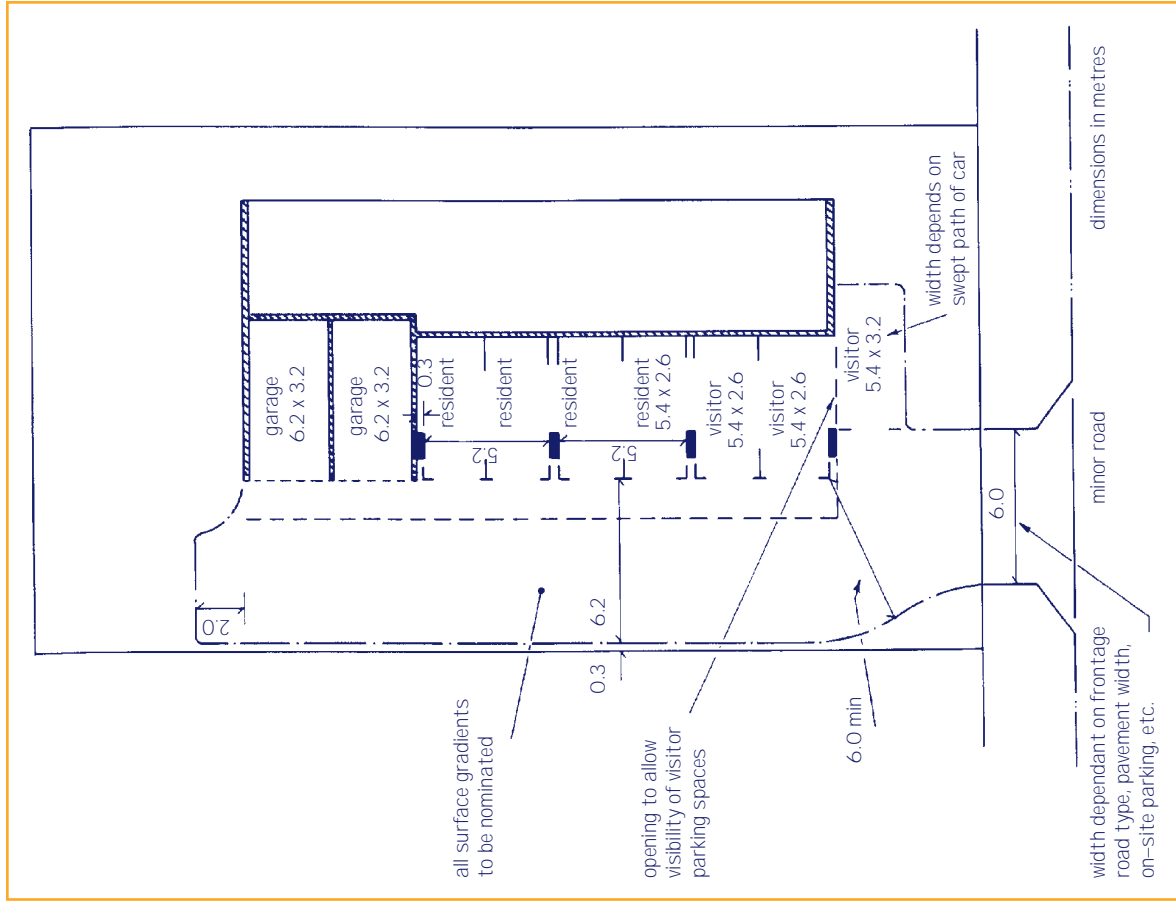


Figure u Typical layout: multiple dwelling

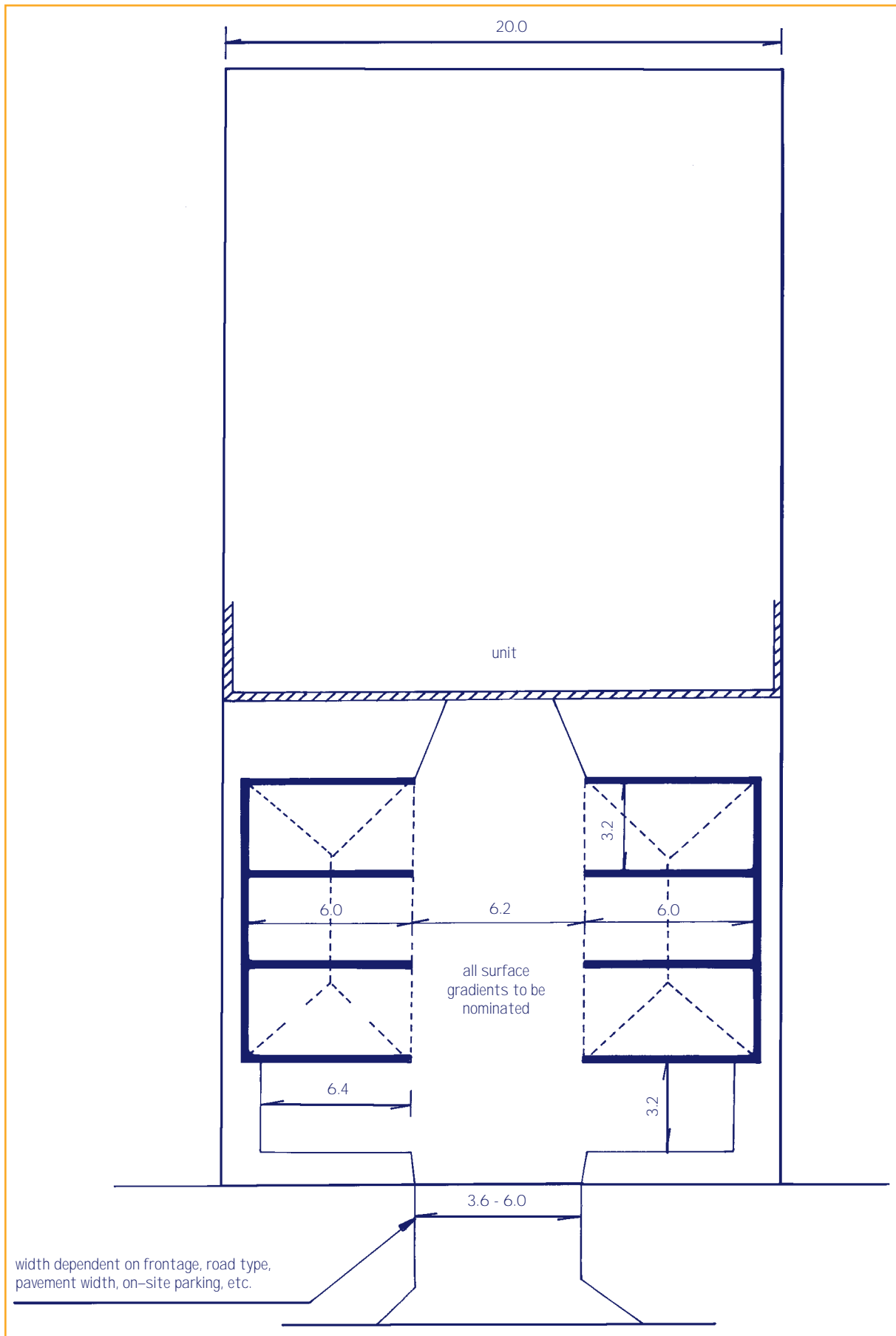


Figure v Typical layout: multiple dwelling

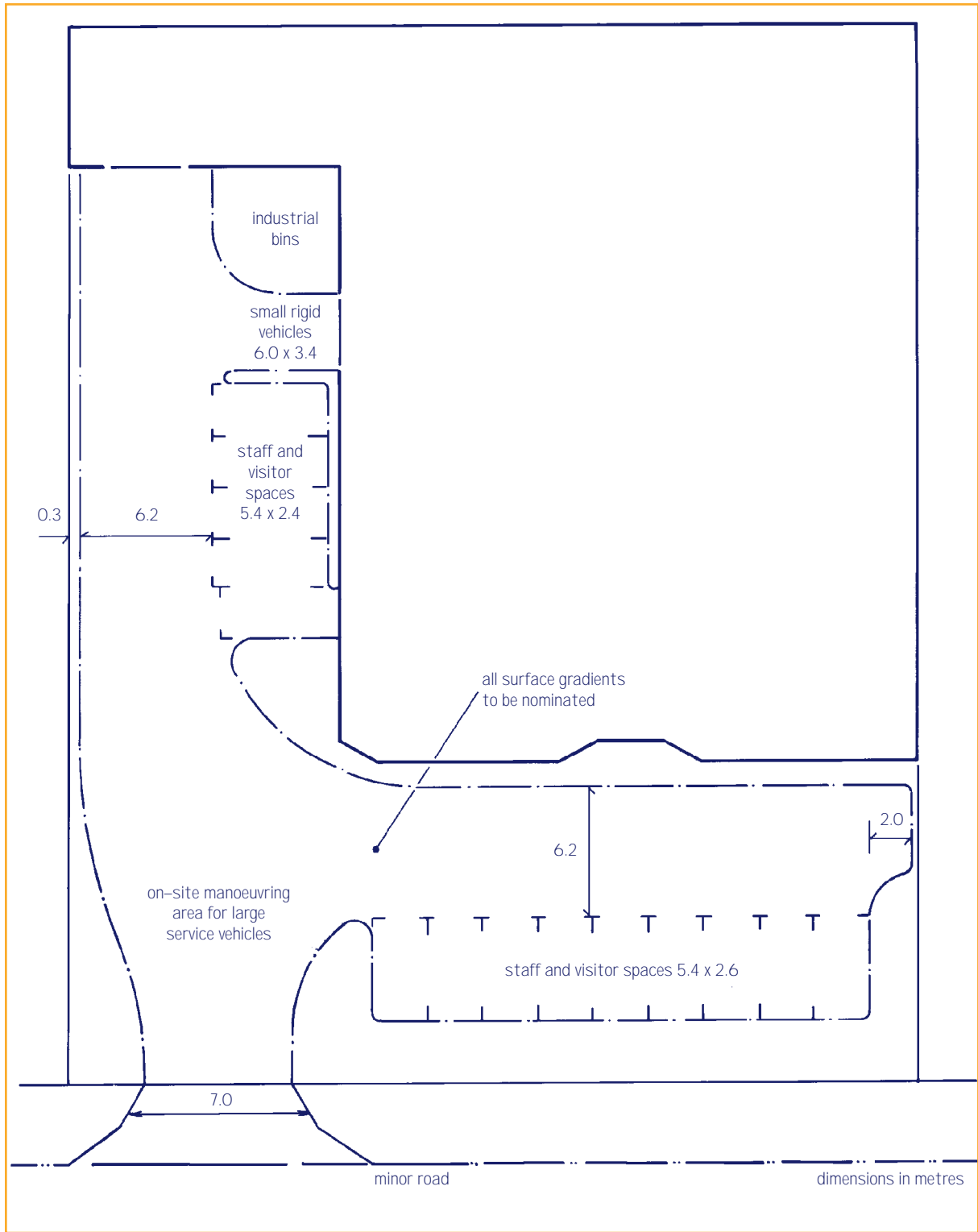


Figure w Typical layout: small industrial development

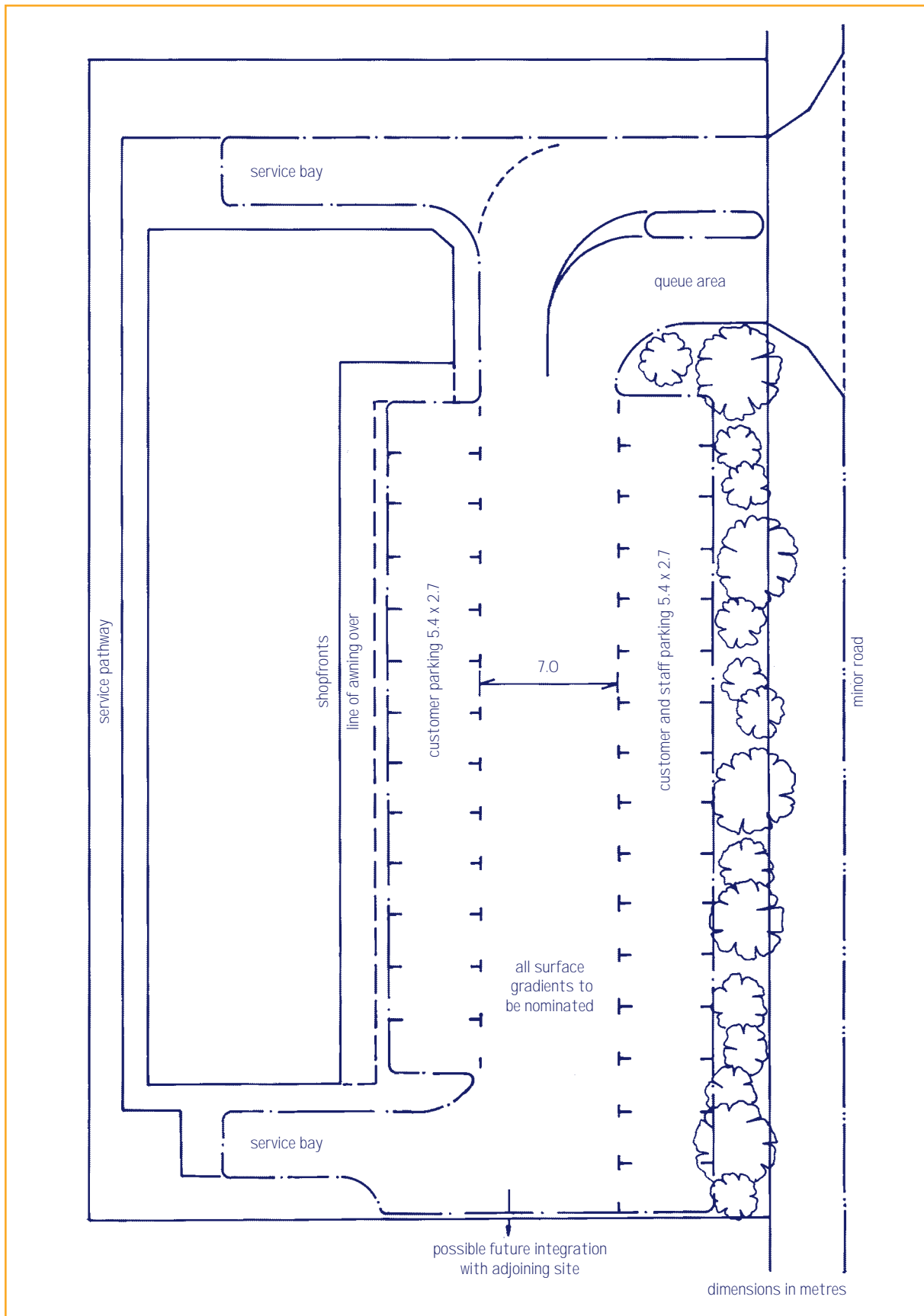


Figure x Typical layout: small retail development

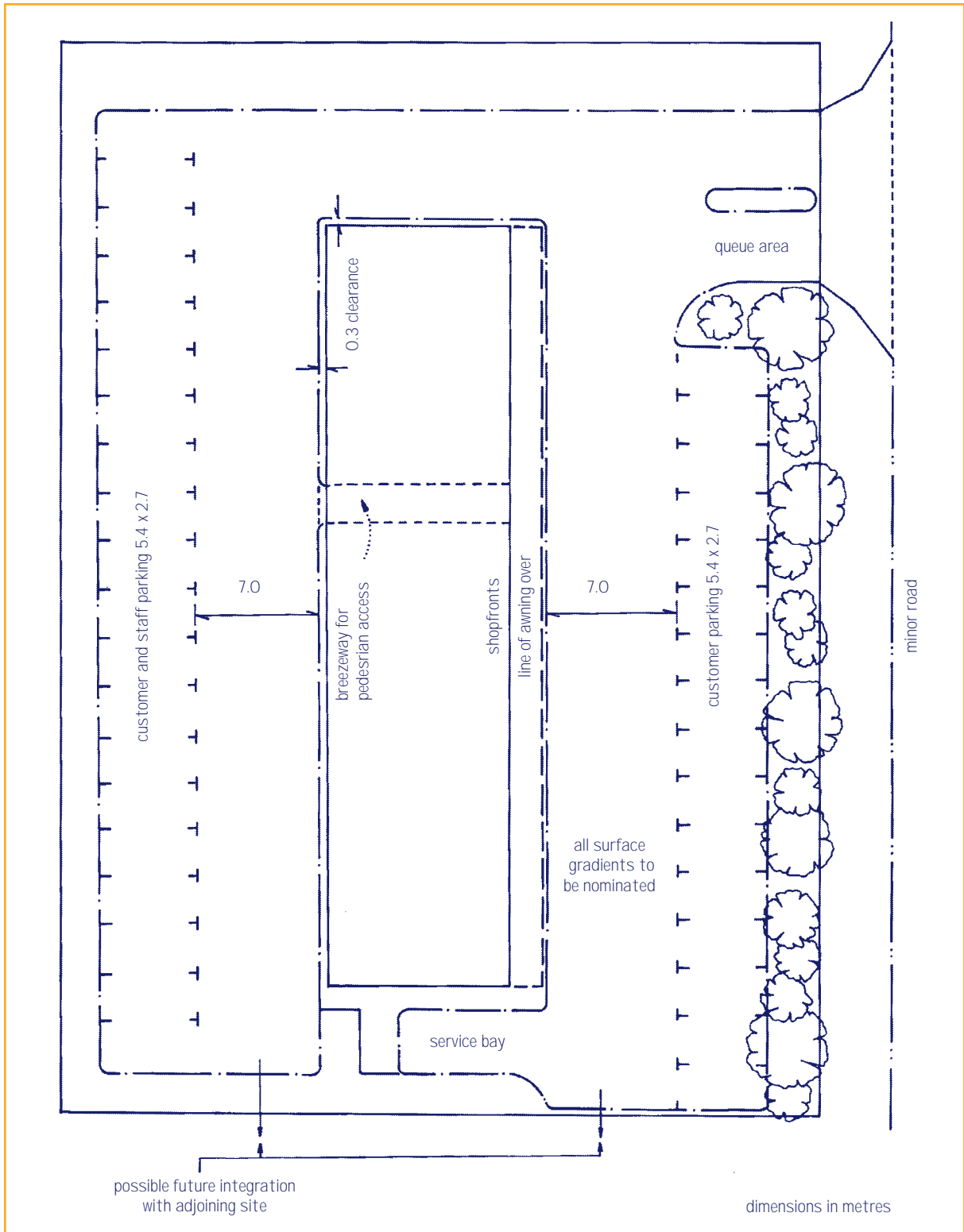


Figure y Typical layout: small retail development

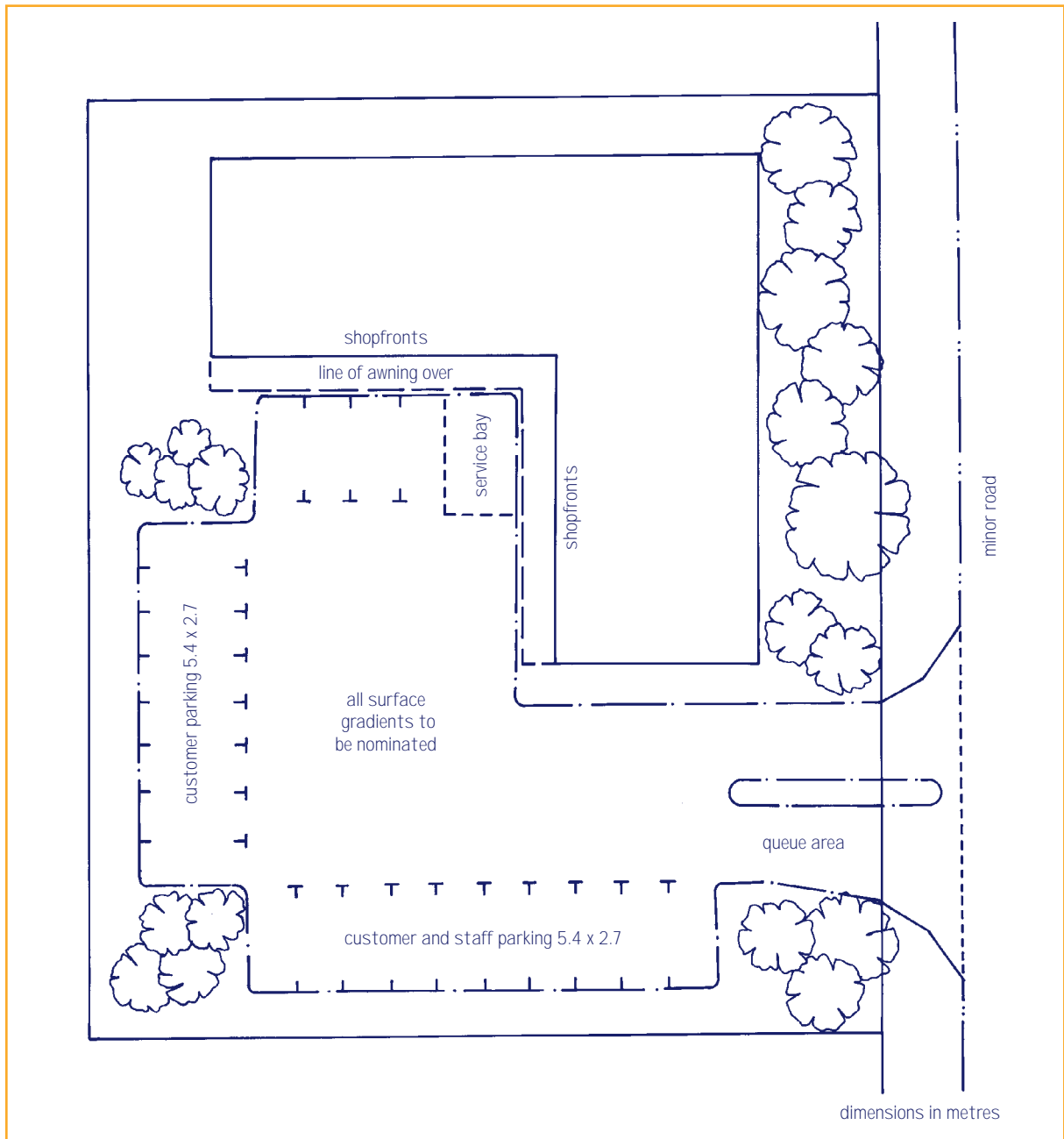


Figure z Typical layout: small retail development

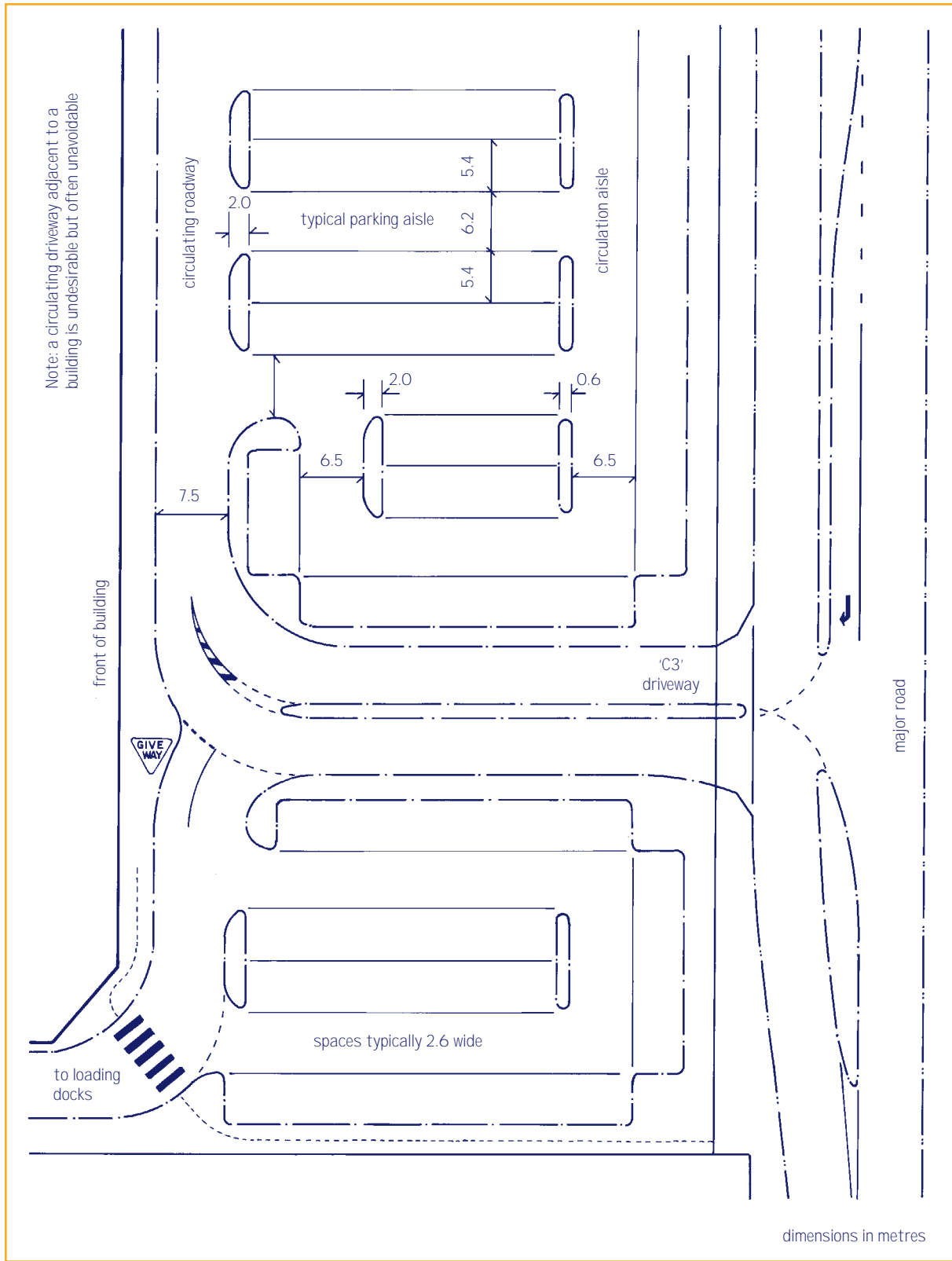


Figure aa Typical layout: large retail development

Table 18 Critical dimensions of adopted design vehicles

Dimensions ⁽¹⁾	Small car	Medium car	Large car
Length	4,450	4,740	5,370
Width	1,660	1,860	1,960
Height (determined by van heights) ⁽²⁾	1,900	2,100	2,300
Wheelbase	2,540	2,820	3,070
Front overhang	813	813	996
Rear overhang	1,100	1,100	1,300
Track	1,400	1,530	1,560
Minimum turn radii			
At outside of body	5,560	6,600	6,900
At outside of front wheel	5,100	6,100	6,400
Minimum approach angle ⁽³⁾	10°	10°	8°
Minimum departure angle ⁽³⁾	8°	8°	8°
Central ground clearance ⁽³⁾	140	140	100
Maximum swept path width	2,800	3,000	3,000
Manoeuvring template figure number	ac	ad	ae

All dimensions in millimetres

- (1) Critical dimensions do not all apply to particular vehicles.
- (2) Vehicle heights all reflect van heights in current usage, the 99th percentile height including provision for a roof rack.
- (3) Refer to *Figure ab* for definition of these dimensions.

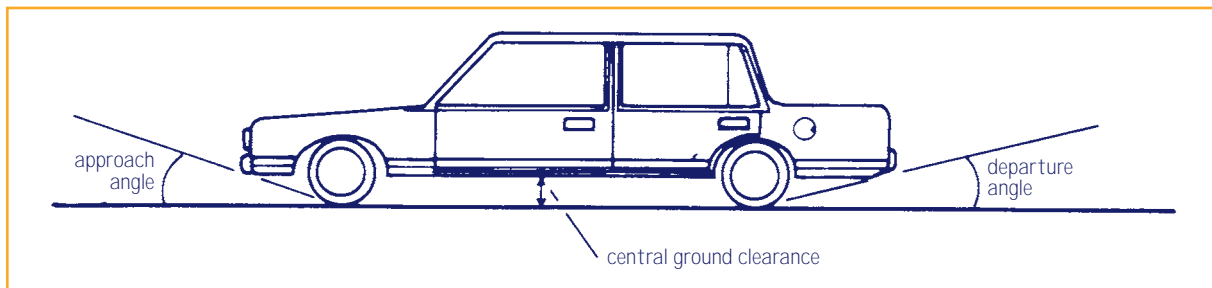


Figure ab Design car definitions

7.1.2 Service vehicles

The origins of the design vehicles selected for use in the service vehicle sections of this Planning Scheme Policy are described in *Table 19*.

7.2 Vehicle turning templates

These templates are intended for use in the preparation of internal designs. The design of external roadways and intersections will generally be to the appropriate standards of Council, Department of Main Roads or AUSTRROADS.

7.2.1 Cars

The different design cars will be used in different design situations, as appropriate, and as described in these guidelines.

Generally, the small car is to be used for the design of facilities for small cars, the medium car for the design of normal parking spaces and aisles, and the large car for the design of access roadways. The relevant turning path templates are shown in *Figures ac to ae*. These templates show an additional area required to provide clearance to obstructions. The vehicle paths are inappropriate for design purposes without allowance for working clearances.

Table 19 Design vehicles

Design vehicle	Figure number	Description/type
C&T	af ag	Car and Trailer, equivalent to AUSTRROADS ‘Car and Caravan’, or similar to the Department of Harbour and Marine ‘Car and Boat Trailer’
VAN	ah ai	A 99.8th percentile vehicle equivalent to the Council’s ‘large car’
SRV	aj ak	Small Rigid Vehicle as in <i>AS2890.1</i> , but incorporating a body width of 2.33m
MRV	al am	Medium Rigid Vehicle equivalent to Council’s 8 tonne truck
LRV	an ao	Large Rigid Vehicle described by <i>AS2890.1</i> as Heavy Rigid Vehicle
RCV	ap aq	Industrial Refuse Collection Vehicle
COACH	ar as	Inter–City 12.2m Tourist Bus from AUSTRROADS
AV	at au	17m Articulated Vehicle from AUSTRROADS
DRCV	av	Domestic Refuse Collection Vehicle included for on street design purposes

7.2.2 Service vehicles

Provision for service vehicles in commercial developments is based on the operational requirements of those vehicles. Such requirements are based on vehicle turning paths for which design templates can be derived and are provided. Relevant templates are shown in *Figures af to av*.

A minimum horizontal clearance (prescribed below) is to be provided outside the vehicle extremities when applying the templates to a plan drawing. The templates are divided into two sets:

- turning templates for access driveway and access way design. These are based on the swept path of the vehicle at a speed higher than stalling speeds. A clearance for varying vehicle characteristics and driver judgement and skill of 0.5m is to be allowed when using the templates
- manoeuvring templates for service area design. These are for manoeuvres undertaken at stalling or minimum speeds. A clearance of 0.3m to all permanent obstructions is to be allowed when using the templates.

In situations where complex manoeuvres are required by large vehicles in restricted areas, the designer is to conduct field trials to establish the manoeuvring areas required and engage the services of an experienced professional engineer.

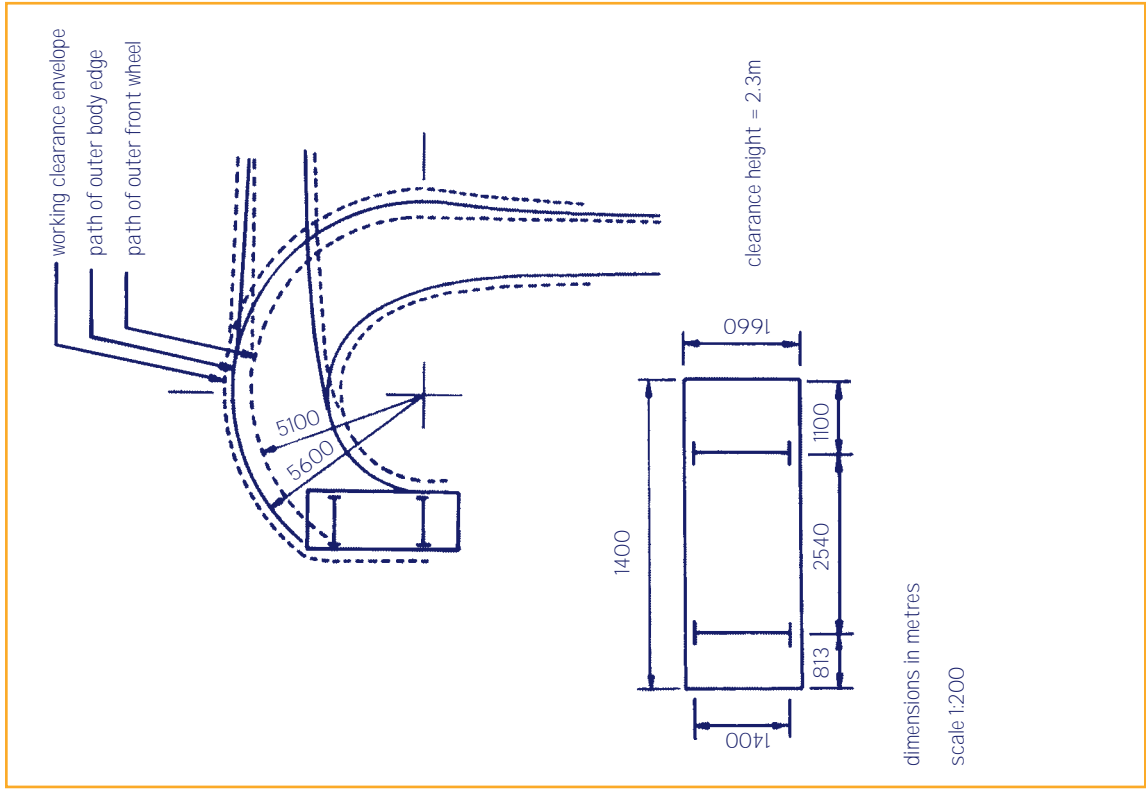


Figure ac Manoeuvring template: small car 5.1mR

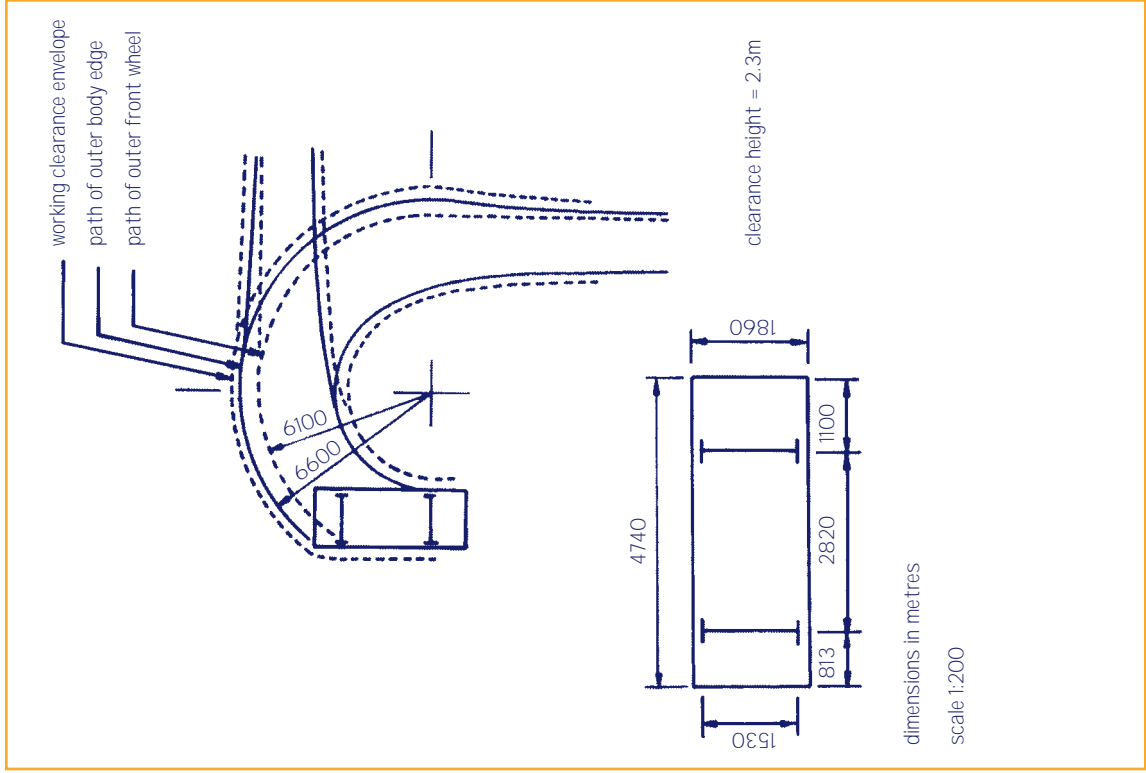


Figure ad Manoeuvring template: medium car 6.1mR

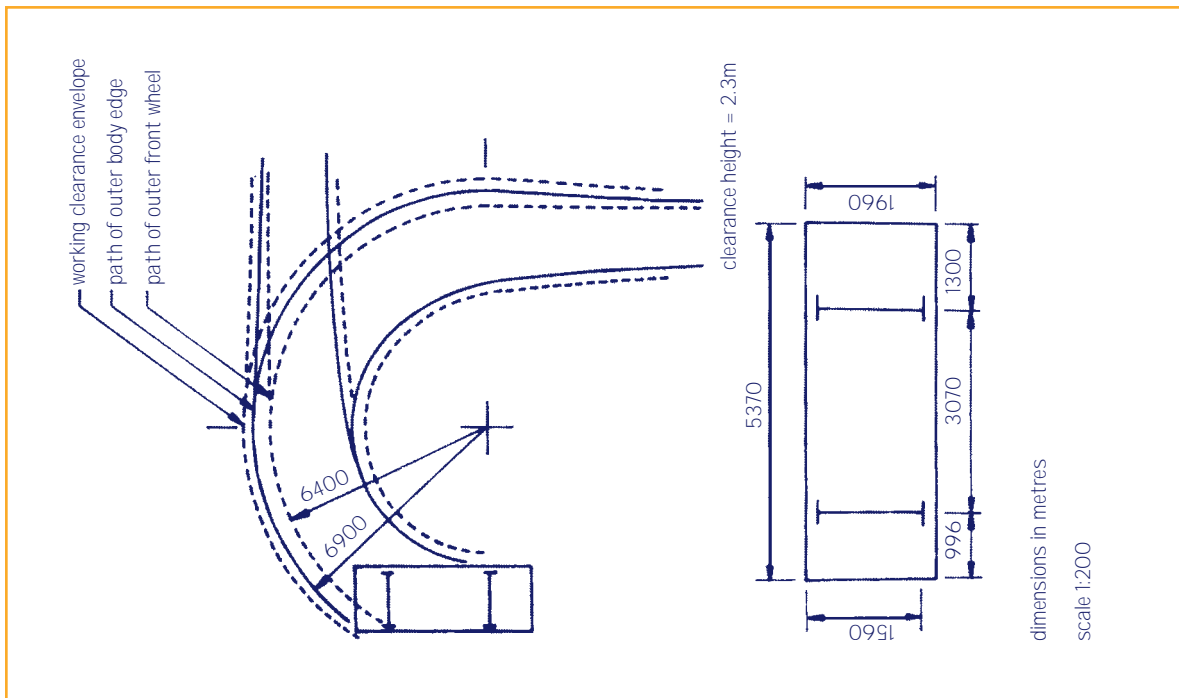


Figure ae Manoeuvring template: large car 6.4mR

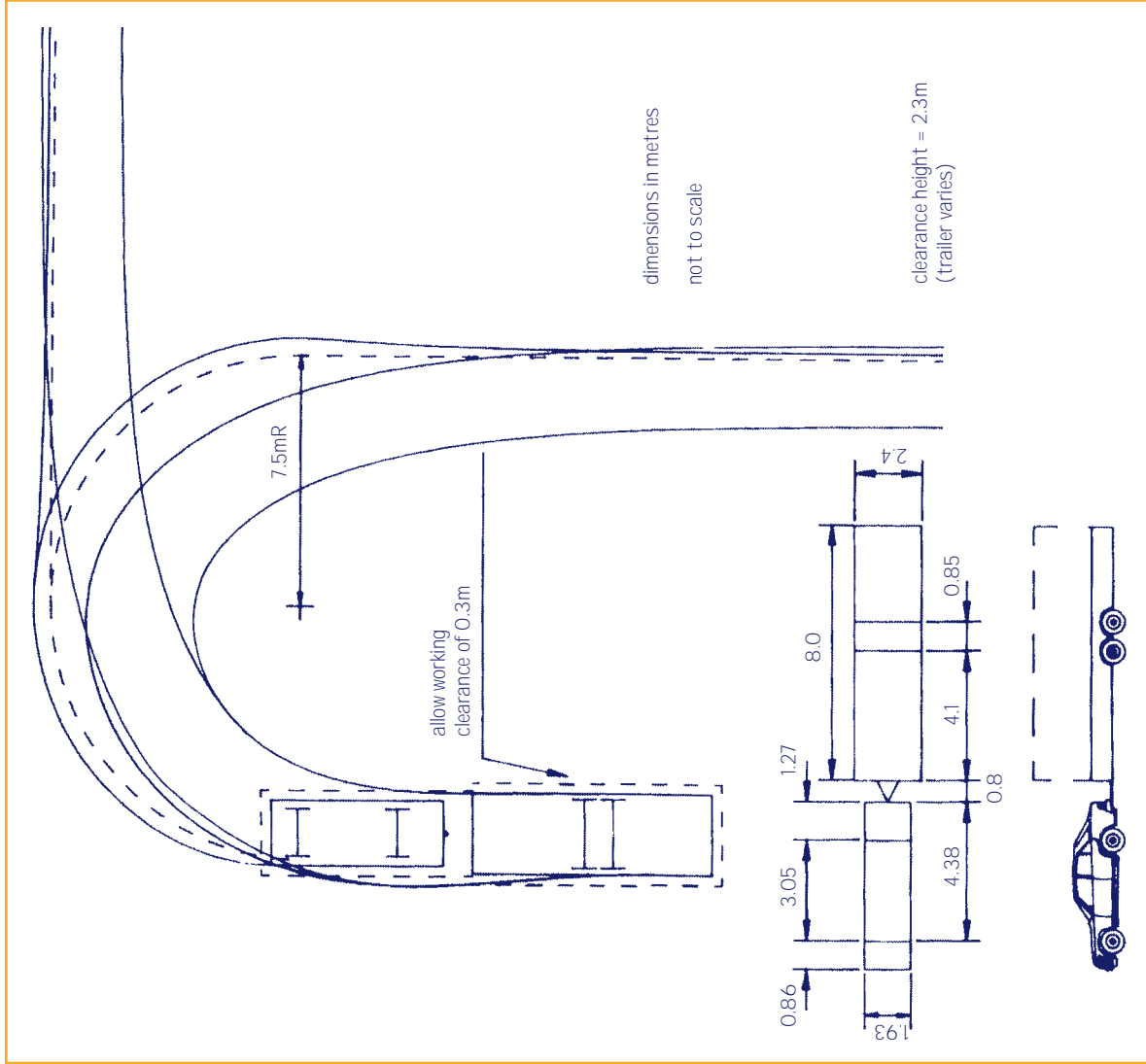


Figure af Manoeuvring template: car and trailer 7.5mR

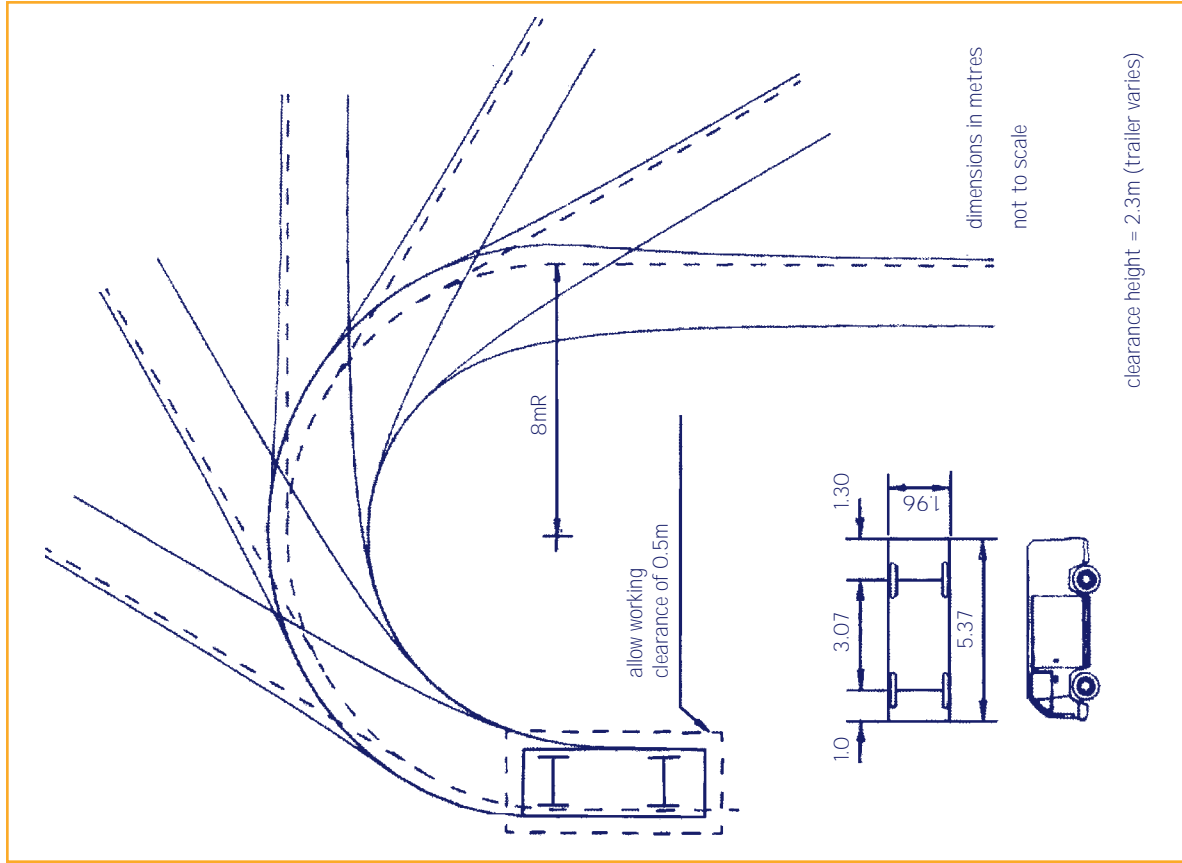


Figure ah. Turning template: van 8mR

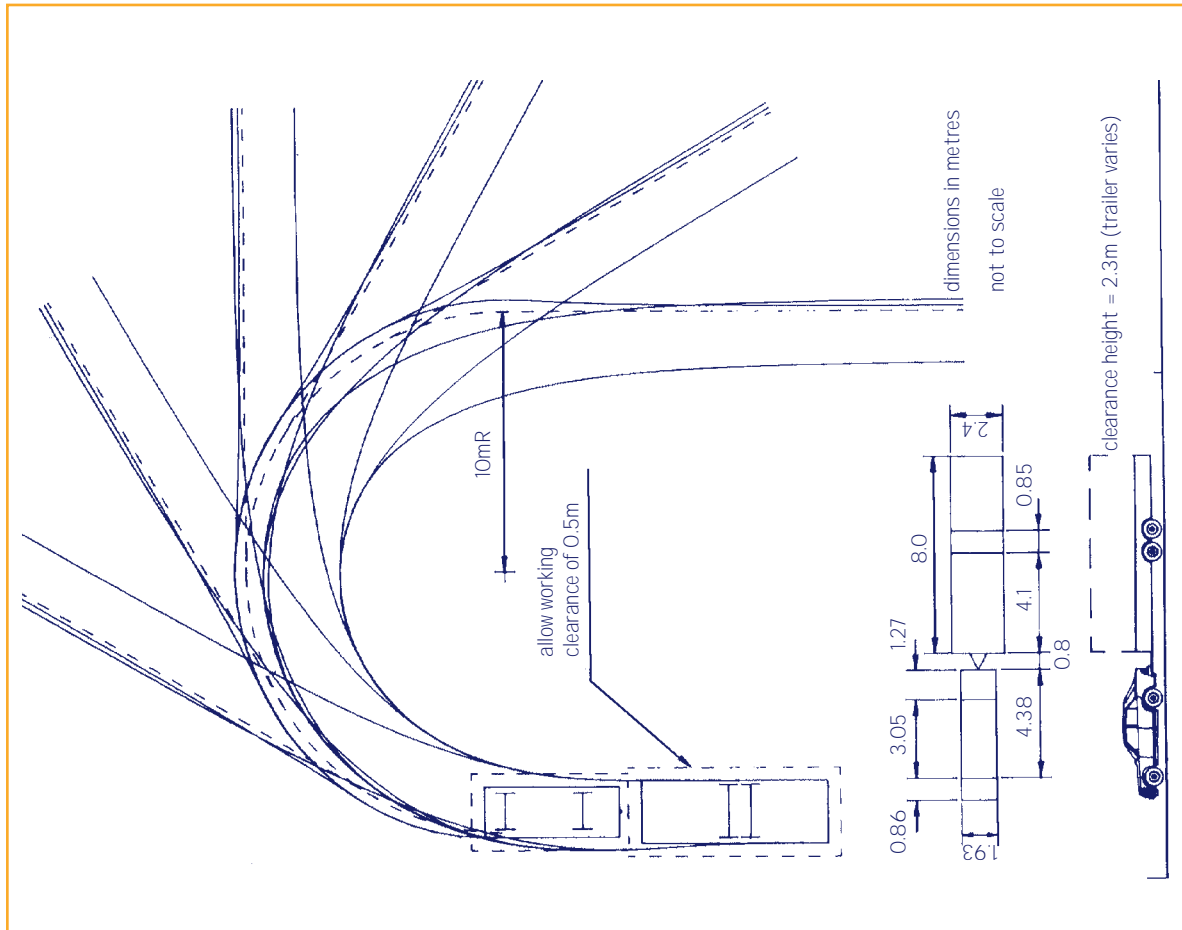


Figure ag. Turning template: car and trailer 10mR

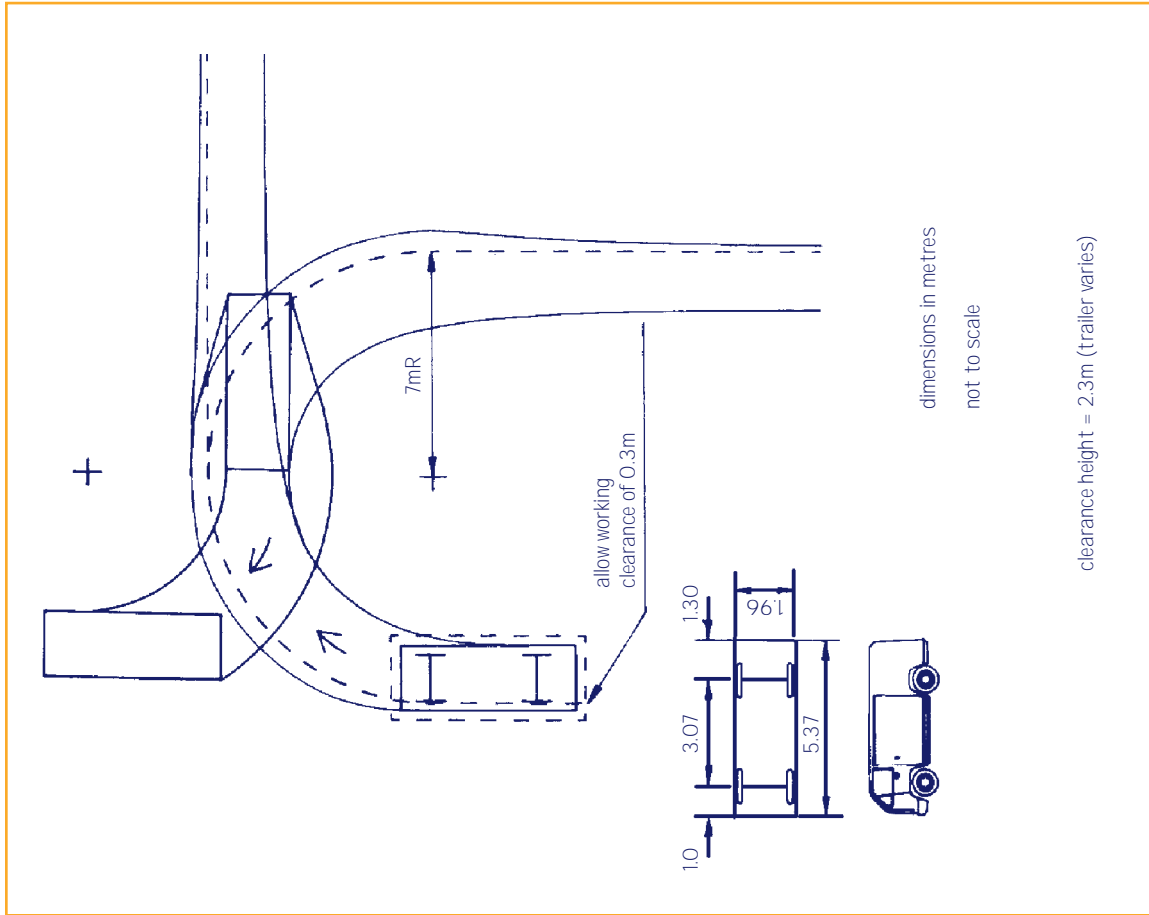


Figure ai Manoeuvring template: van 7mR

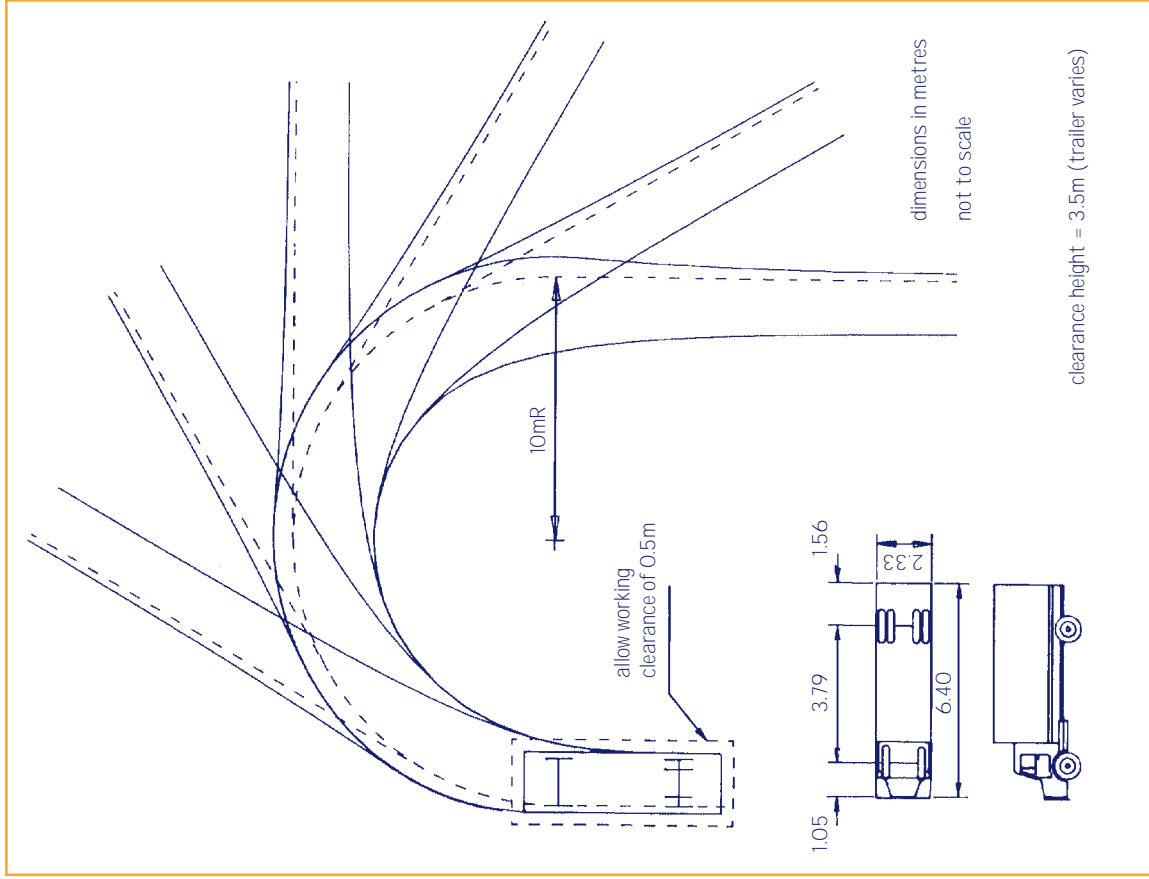


Figure aj Turning template: small rigid vehicle 10mR

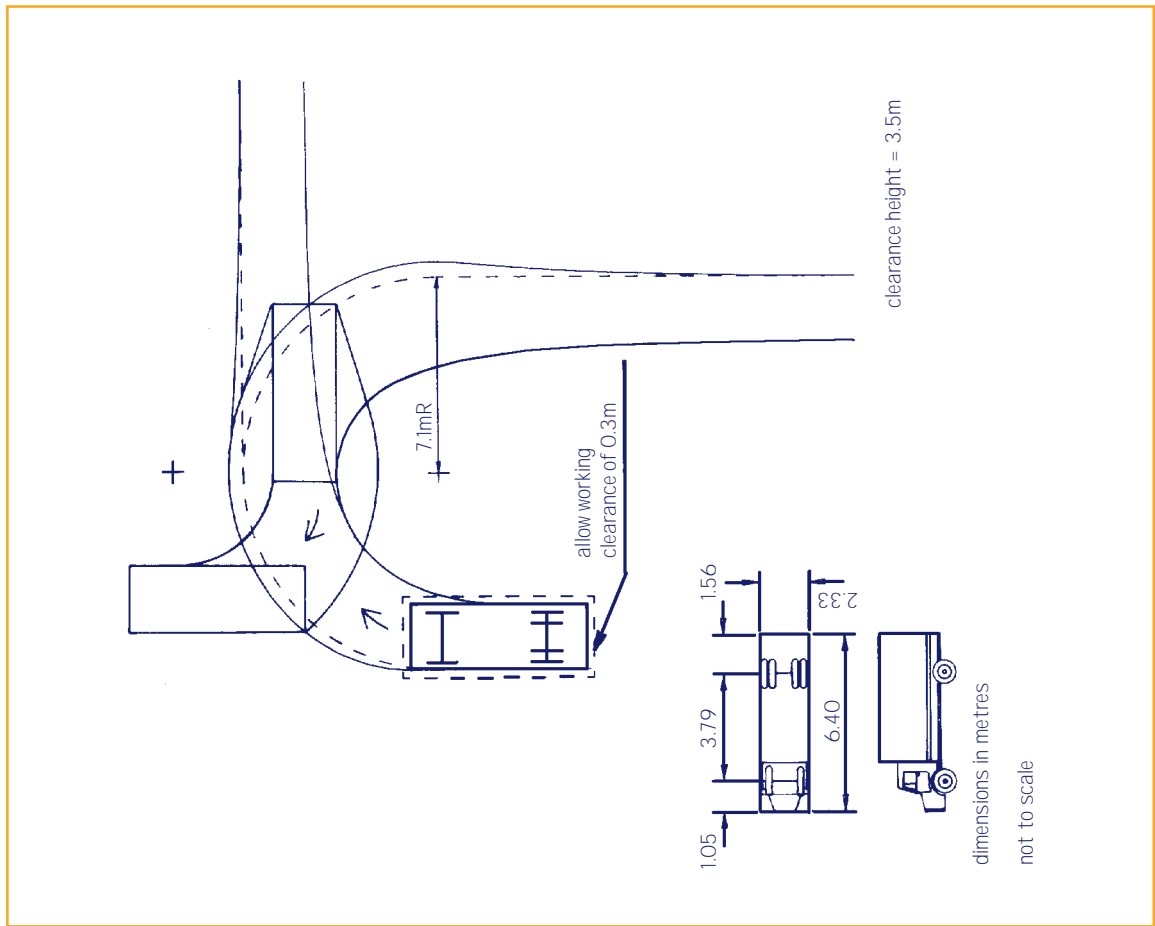


Figure ak Manoeuvring template: small rigid vehicle 7.1mR

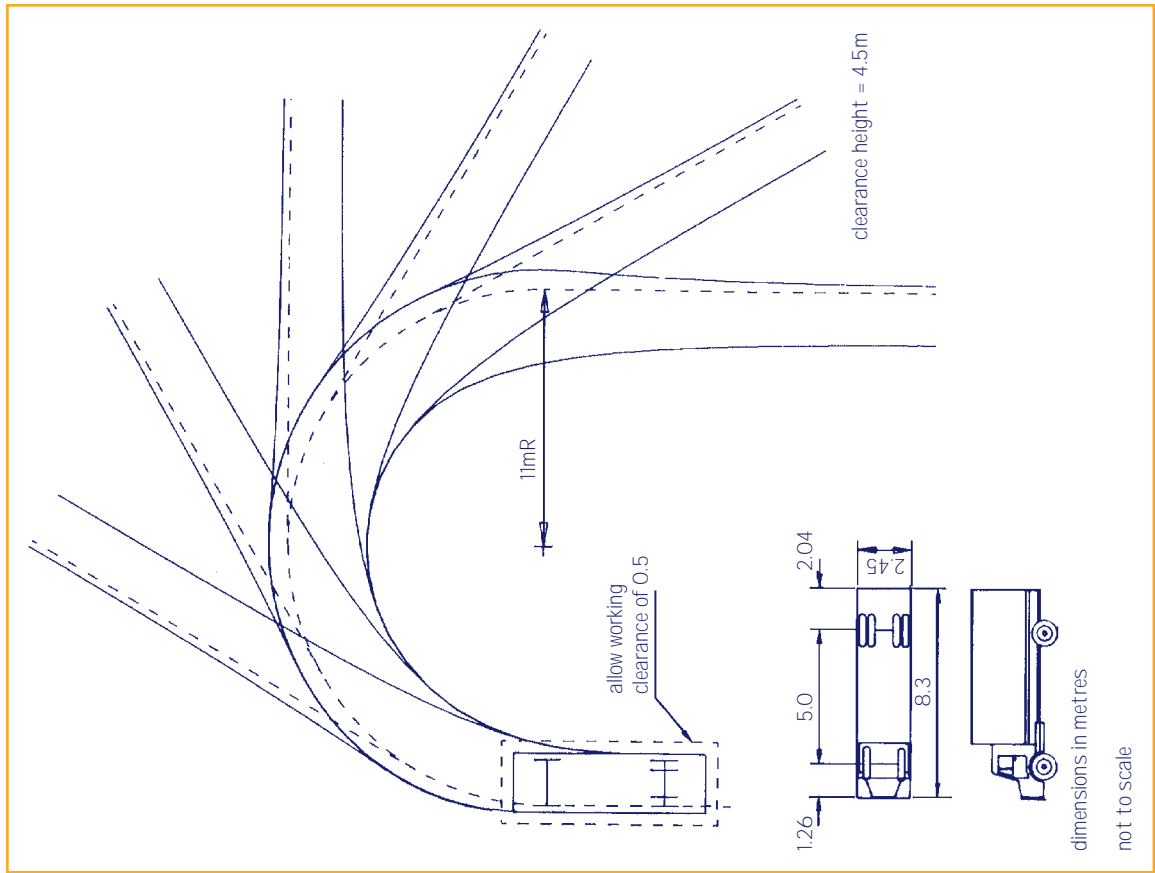


Figure al Turning template: medium rigid vehicle 11mR

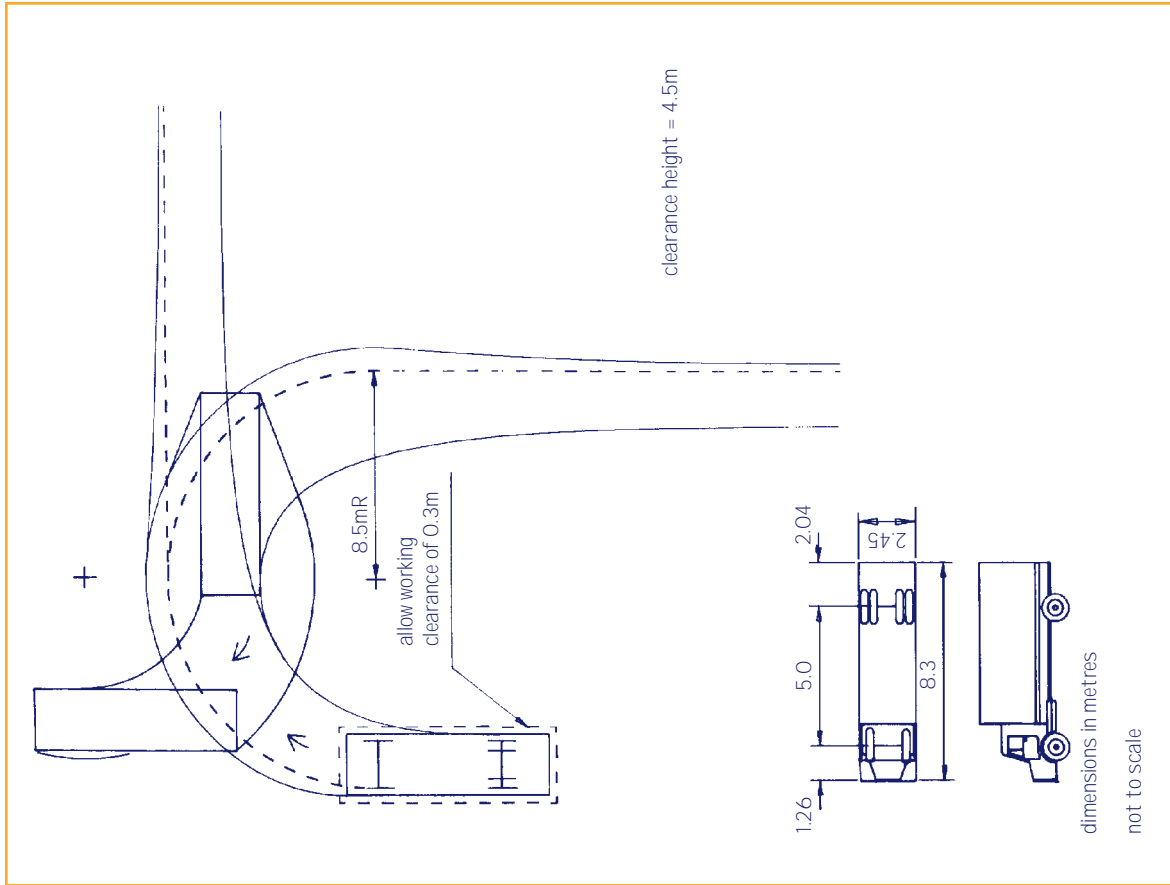


Figure am

Manoeuvring template: medium rigid vehicle 8.5mR

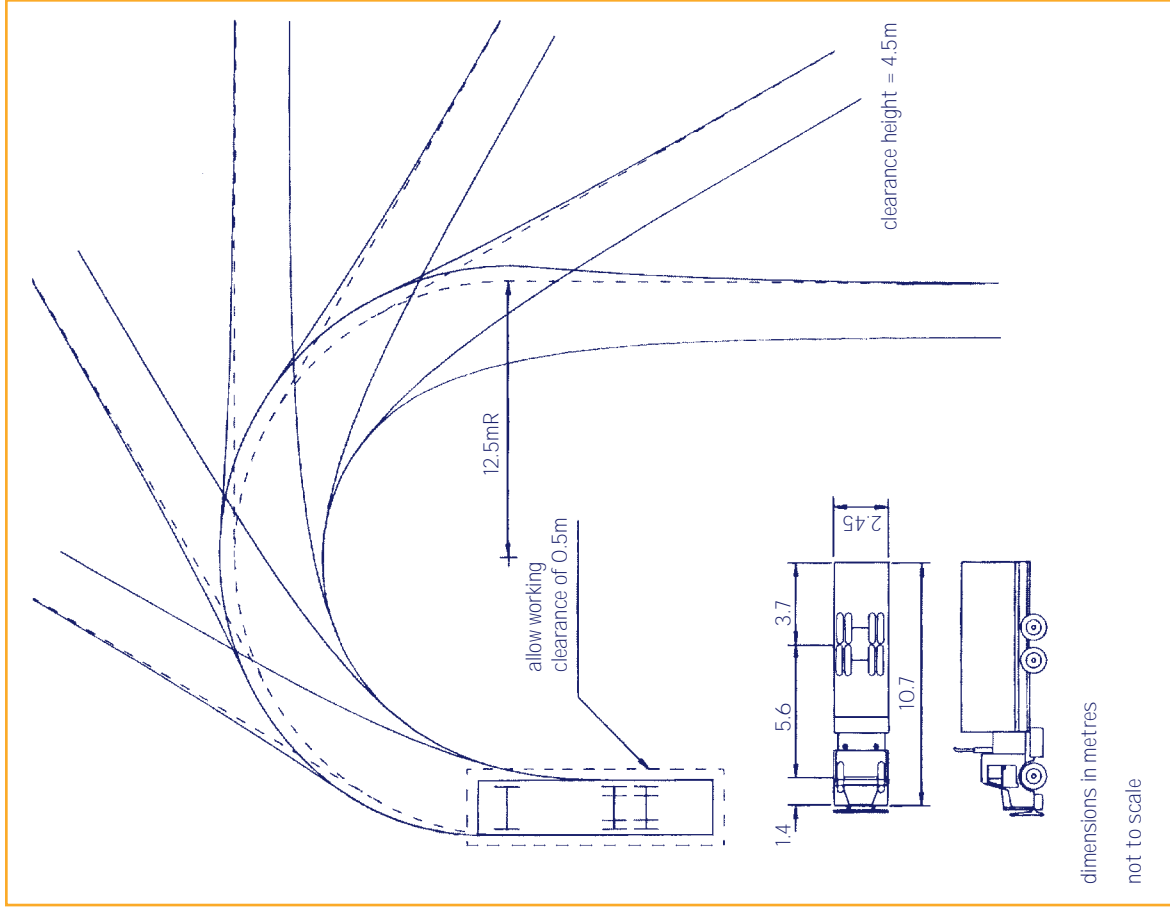


Figure an

Turning template: large rigid vehicle 12.5mR

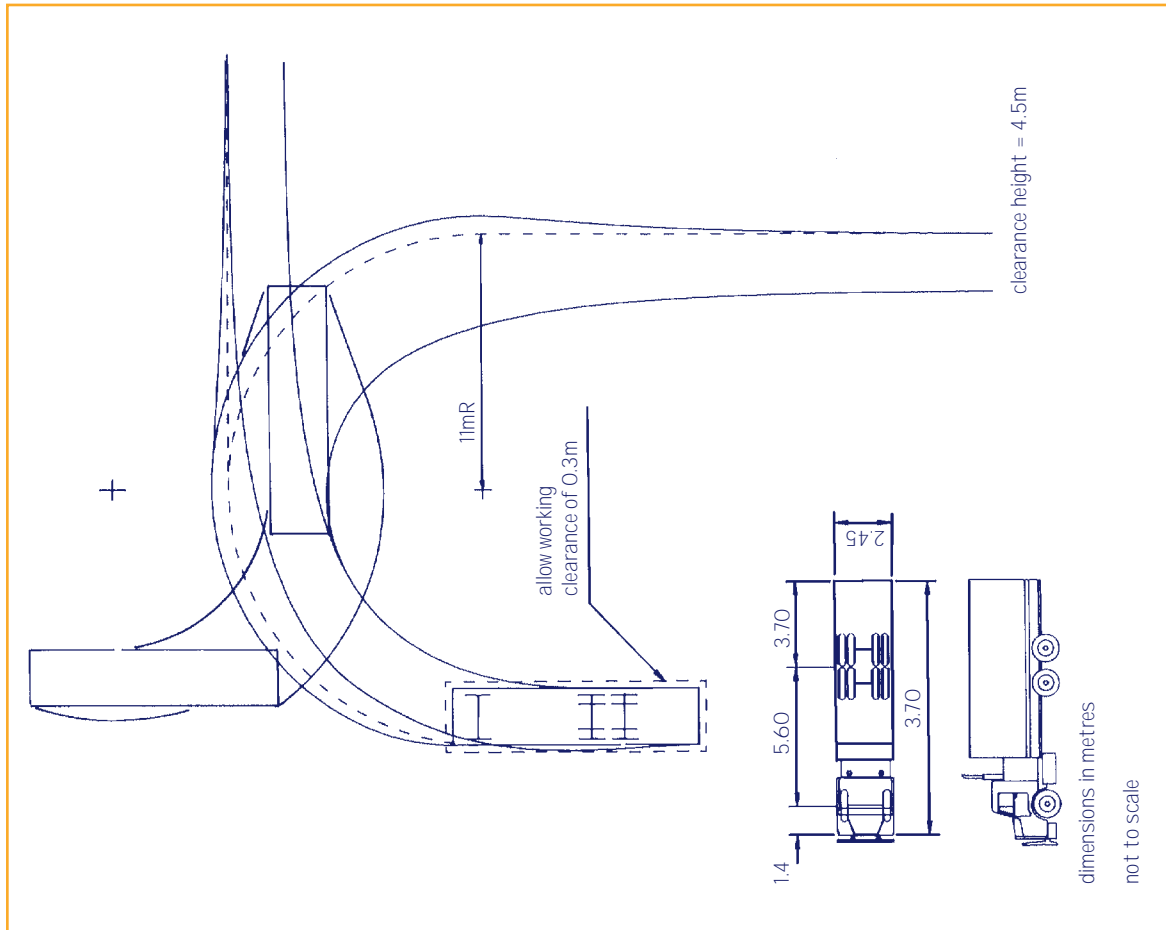


Figure a0 Manoeuvring template: large rigid vehicle 11mR

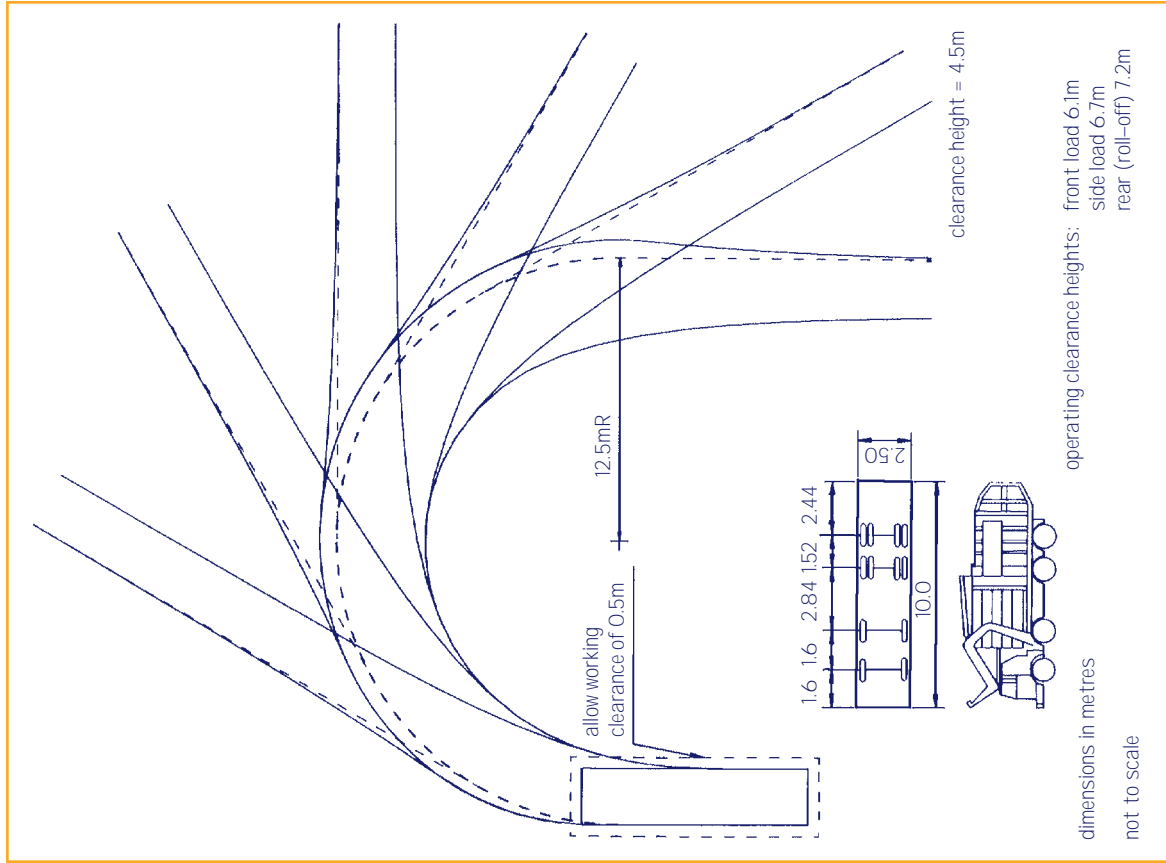


Figure a1 Turning template refuse vehicle 12.5mR

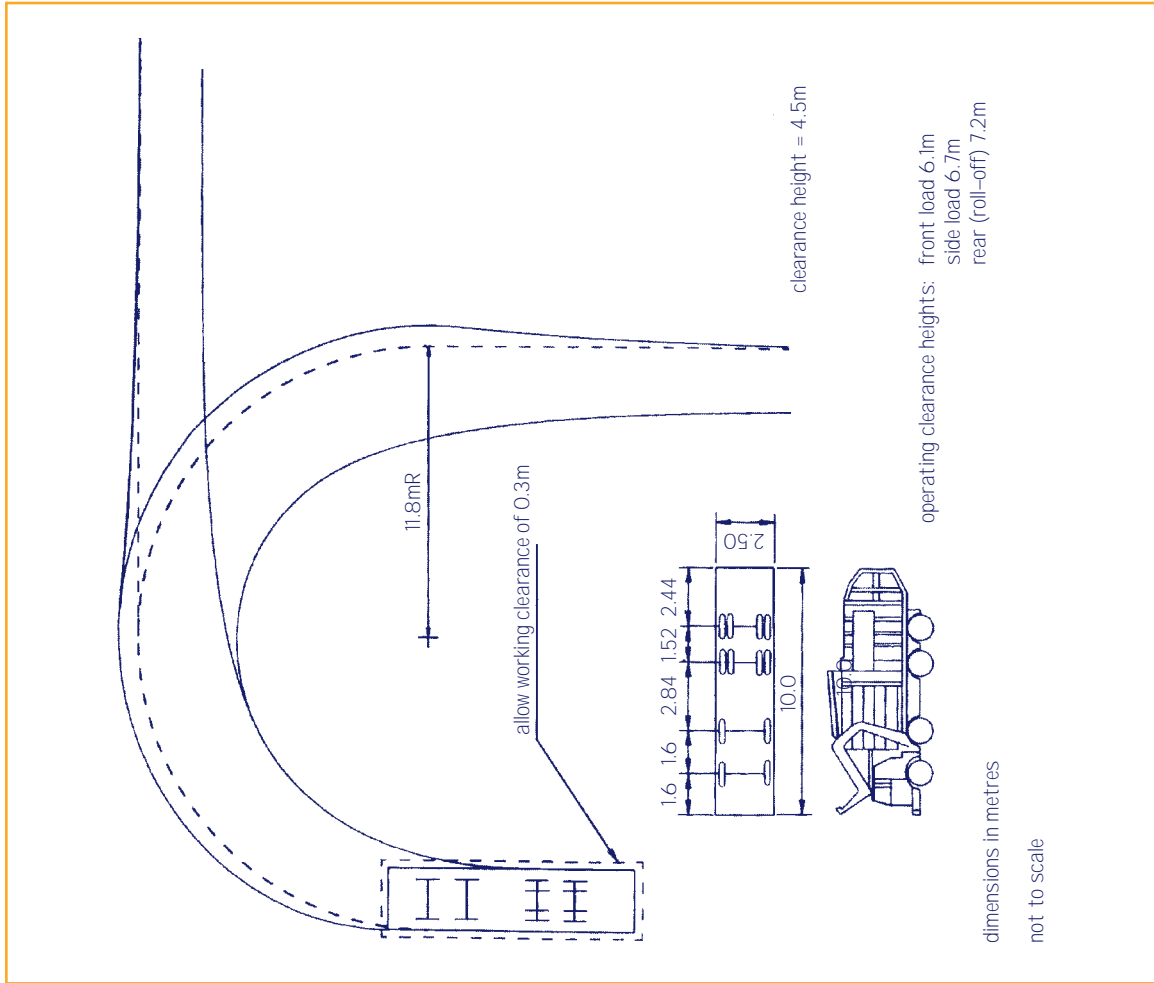


Figure aq Manoeuvring template: refuse collection vehicle 11.8mR

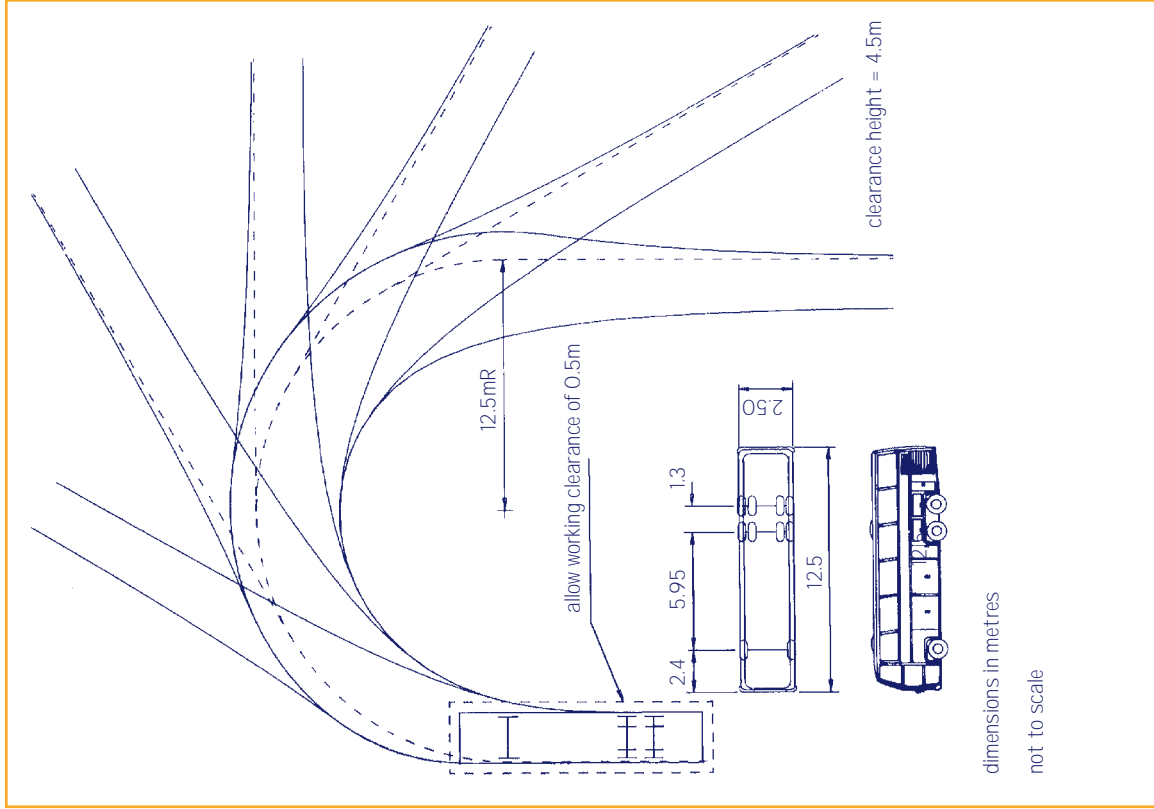


Figure ar Turning template coach (tourist bus) 12.5mR

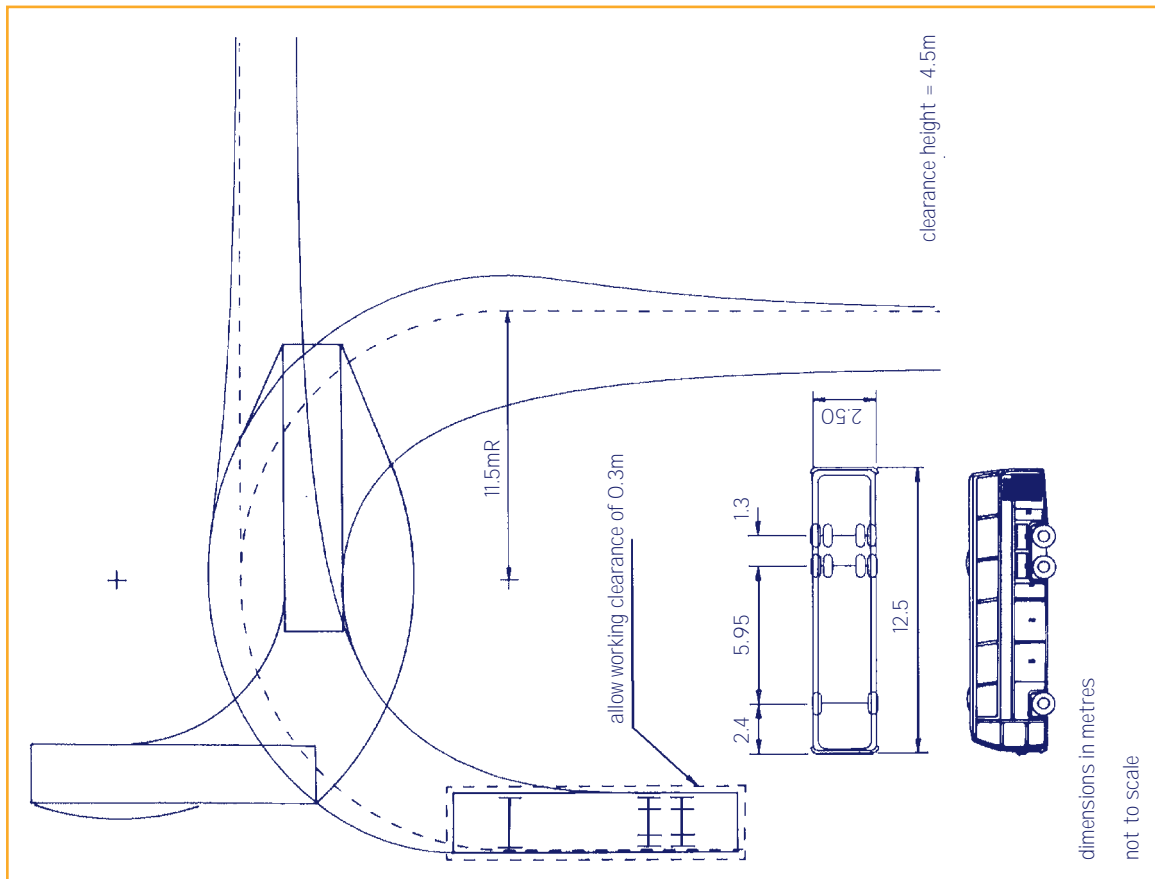


Figure as Manoeuvring template: coach (tourist bus) 11.5mR

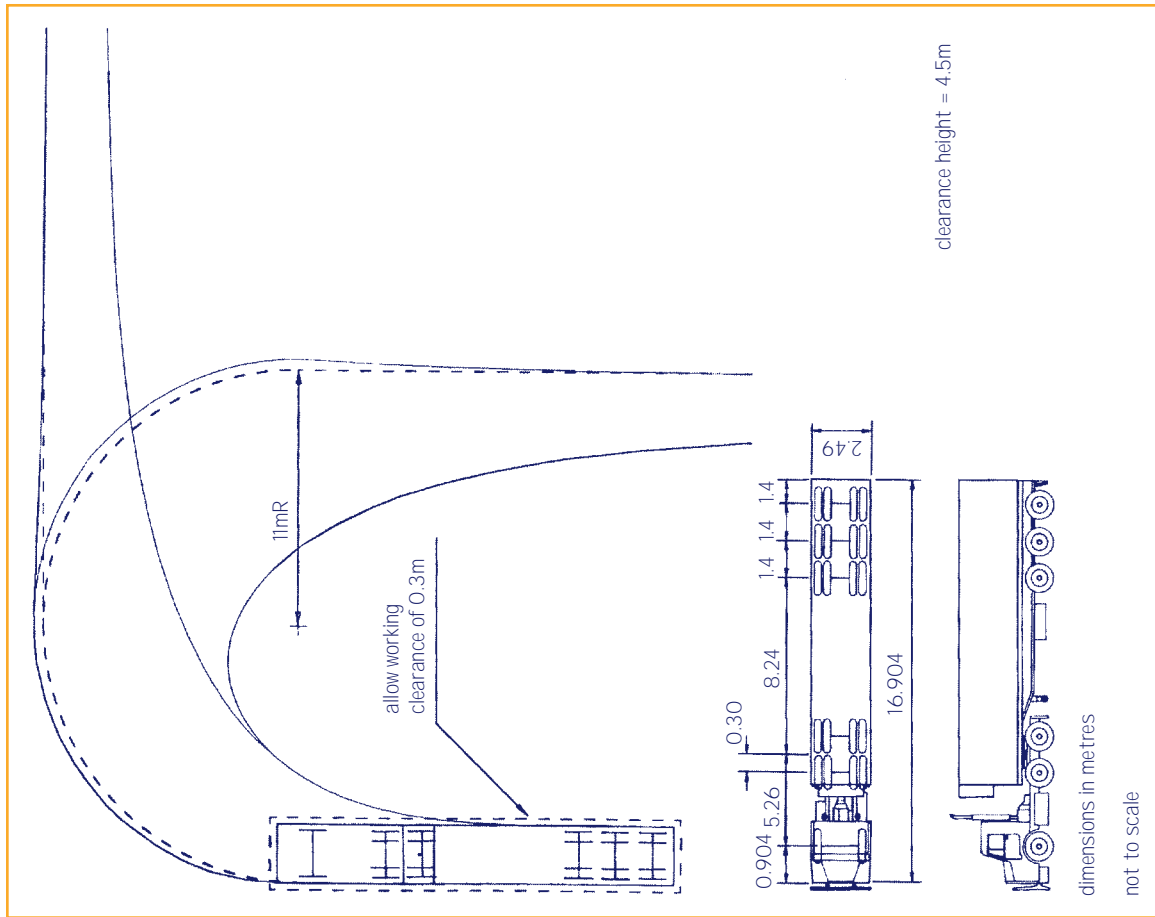


Figure at Manoeuvring template: articulated vehicle 11mR

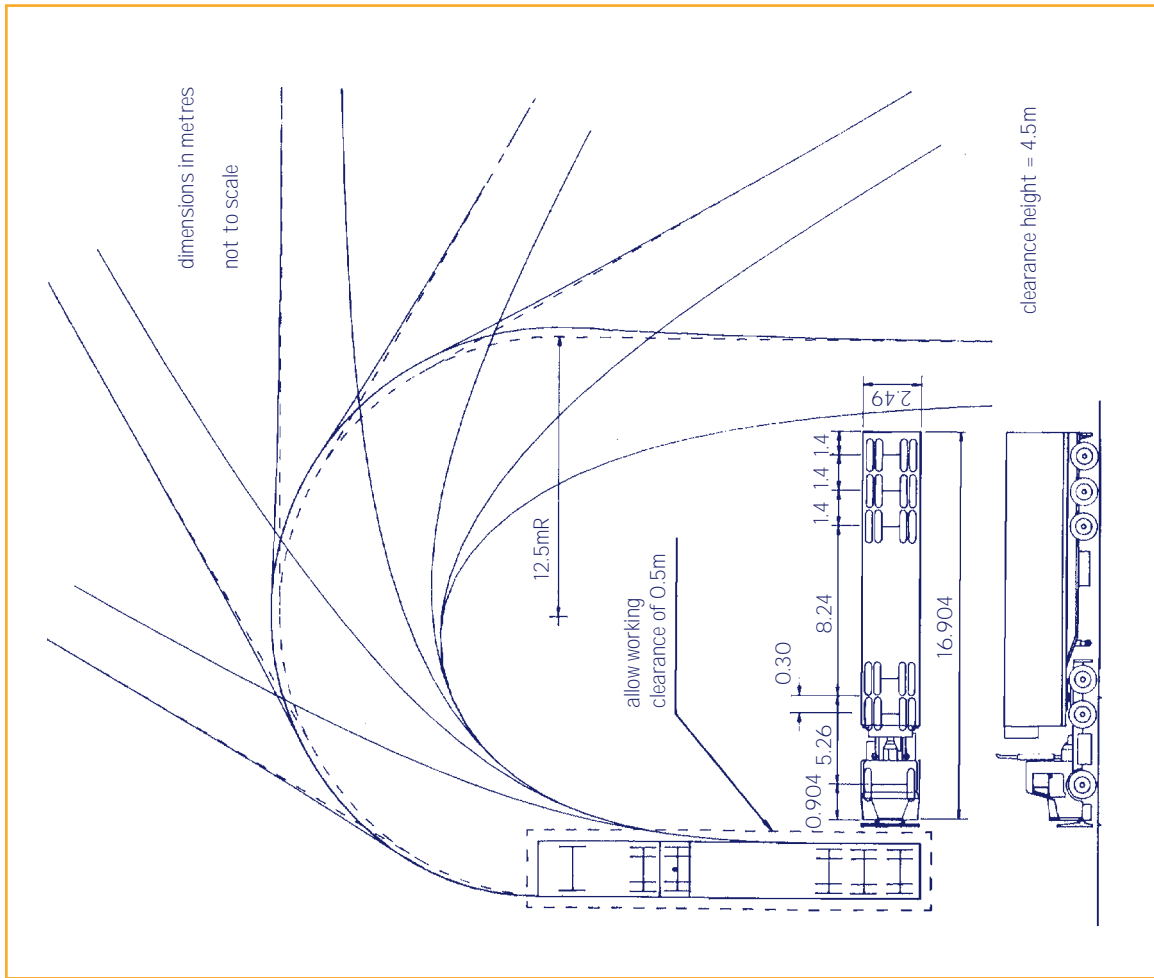


Figure au Turning template: articulated vehicle 12.5mR

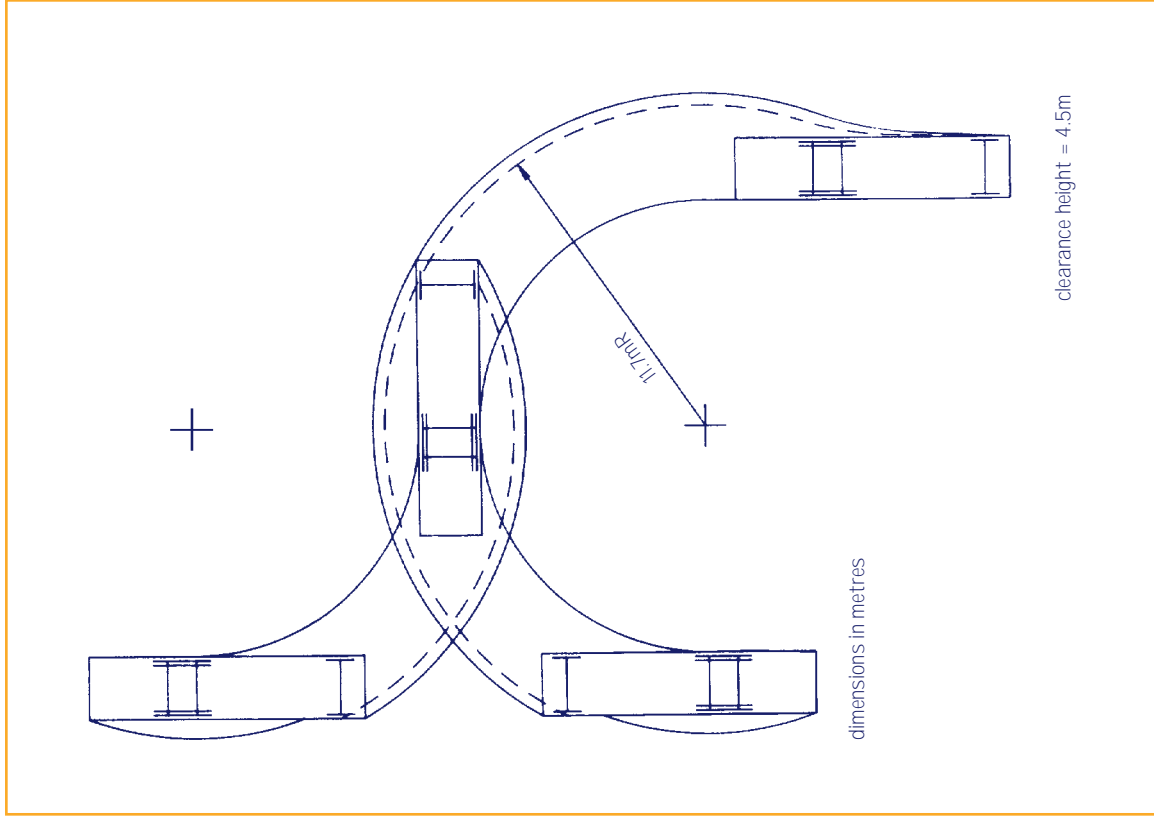


Figure av Manoeuvring template: domestic refuse collection vehicle 11.7mR

Transport and Traffic Facilities Planning Scheme Policy

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- 3 Cyclist facilities
- 4 Public transport
- 5 Road hierarchy
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 - 5.4 District access routes
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 - 7.2 Industrial subdivisions

1 Introduction

In the City of Brisbane, transport and traffic facilities planning and design is undertaken in accordance with the requirements of Austroads guidelines and *Queensland Streets—Design Guidelines for Subdivisional Streetworks*, including the *Australian Model Code for Residential Development (AMCORD)*.

The following sections highlight Council's preferred solutions for aspects covered by these documents. Generally these have been developed with experience over time from the application of the standards/guidelines.

For information on detail design, the Council's **Subdivision and Development Guidelines** should be consulted.

2 Pedestrian facilities

Provision for pedestrians is to be primarily on footpaths within road reserves, although walkways through developments, residential subdivisions and open space areas, particularly as linkages to public transport routes and activity nodes, are also required.

Verges are normally to be 4.25m wide, with a 1.2m footpath. In commercial and high activity areas they are to be fully paved.

Footpaths are to be provided along both sides of all major roads and neighbourhood accesses that serve as bus routes. Other neighbourhood accesses have a footpath on one side. On low speed, low volume local accesses, pedestrians share the carriageway with vehicles and bicycles.

Pedestrian walkways through developments and residential estates are to be a minimum of 5m wide with a minimum 1.2m footpath, which is to be increased to 2.5m when required to provide a shared facility with bicycles. Walkways are to be as wide and short as is feasible to make them as obvious, convenient and secure as possible, e.g. the ideal walkway between a residential cul-de-sac and a major road has the full width residential street right of way contiguous with that of the major road, so that a concrete strip of the order of only 5m length would form the link.

3 Cyclist facilities

Cyclist facilities are generally to be provided for on the carriageway on all of the major road system, in accordance with the Bicycle Brisbane Plan, by means of marked bicycle lanes or wide kerbside lanes. Bikeways on verges or through open space areas are not attractive to commuter cyclists and are mostly provided in the vicinity of schools for school children and for recreational cycling.

On the minor road system cyclists share the carriageway with other road users.

Because of conflicts between cyclists and pedestrians, in some situations shared pathways are not appropriate and segregated facilities are required.

Bikeways are to be a minimum of 2.5m wide, 3m being required in areas of heavy usage.

4 Public transport

Public transport relies fundamentally on pedestrian access to stations, terminals and stops for its success and viability.

Provision for access is often required through developments, subdivisions and open space areas. It is desirable to encourage highest people generating land uses to locate as close as possible to public transport facilities and conversely, not give over valuable land in the vicinity of these facilities to carparking or passive open space.

The maximum straight line distance is to be 400m to existing and future stops on a public transport route for 90% of the lots proposed in a subdivision.

The preference is for buses to be routed on traffic routes carrying more than 3,000 vehicles per day. Indented bus bays and associated facilities are to be provided where appropriate along the route, in particular at signalised intersections that enable pedestrians to cross safely.

It is difficult to achieve speed control on neighbourhood accesses if they are to be used as bus routes. Buses are to travel at a maximum of 40kph, the same as other vehicles. The most appropriate treatment, because mounting of kerblines at speed control devices by buses is not acceptable, is shown in *Figure a*.

Pedestrian links are to be provided from adjacent minor roads and particularly from cul-de-sac heads to public transport routes.

In large developments provision for rail and busway stations, ferry terminals or bus interchanges may be required.

5 Road hierarchy

The road hierarchy is shown in the Planning Scheme Maps. It enables the development of a safe and efficient road system catering for the movement of people and goods while maintaining the amenity of urban areas.

The road hierarchy is divided into two broad categories:

- minor roads, which provide for local movement and individual property access. They comprise the larger proportion of the road system and hence provide the majority of walkways and bikeways
- major roads, which provide the major movement function for people and goods.

The intent for each of the components of the Road Hierarchy is described below. Details of road construction standards for each of the road types indicated in this section are contained in the Council's **Subdivision and Development Guidelines**.

5.1 Motorways

These provide for inter and intra-regional connections, and direct longer distance traffic around heavily developed areas. It is intended that motorways will:

- be constructed to limited access arterial standard
- be designed for the efficient and safe movement of high volumes of people and goods
- be designed to help present attractive landscaped entrances and routes through Brisbane
- incorporate design measures to minimise environmental impacts on surrounding land uses

- provide for bikeways separate from vehicle carriageways
- typically have four or six lanes when fully developed
- not provide property access.

5.2 Arterial routes

Arterial routes provide intra-city connections between major activity centres and residential areas of the City. It is intended that arterial routes will:

- be constructed to type F standard or better
- be designed for the efficient and safe movement of high volumes of people and goods
- be designed to help present attractive landscaped entrances and routes through Brisbane
- incorporate design measures to minimise environmental impacts on surrounding land uses
- avoid pedestrian, bicycle and vehicular traffic conflicts
- where practicable be designed to provide bikeways on the carriageway of the road
- typically have four or six lanes when fully developed
- ideally have no direct property access.

5.3 Suburban routes

Suburban routes connect arterial roads through and around suburbs. It is intended that suburban routes will:

- be constructed to type D standard
- be designed for the efficient and safe movement of moderate to high volumes of people and goods
- be designed to present attractive landscaped routes
- incorporate design measures to minimise environmental impacts on surrounding developments
- avoid pedestrian, bicycle and vehicular traffic conflicts
- where practicable be designed to provide bikeways on the carriageway of the road
- typically have two to four lanes when fully developed
- ideally have no direct property access.

5.4 District access routes

District access routes carry primarily district based traffic. It is intended that district accesses will:

- be constructed to type D standard
- be designed to carry freight associated with the local or suburban area
- minimise environmental impacts on surrounding activities
- provide walkways and bikeways and bus routes. Where practicable, bikeways should be provided on the carriageway of the road
- typically have two lanes
- ideally have no direct property access.

In Brisbane, many of these routes have direct property access allowed and therefore traffic management is to reflect and protect residential amenity while providing the traffic movement function.

5.5 Neighbourhood access

Neighbourhood accesses collect low volumes of local traffic. It is intended that neighbourhood accesses will:

- be constructed to type C standard
- provide direct property access
- minimise environmental impacts on surrounding activities
- be designed to provide safe use by pedestrians and cyclists and avoid conflicts between pedestrians, bicycles and vehicular traffic.

5.6 Local access

Local accesses provide for individual property access. It is intended that local accesses will:

- be constructed to type A or B standard
- minimise environmental impacts on surrounding activities
- provide a pedestrian and cyclist preferred environment
- be designed to provide safe use by pedestrians and cyclists and avoid conflicts between pedestrians, bicycles and vehicular traffic.

5.7 Industrial access

Industrial accesses provide for individual property access. It is intended that industrial accesses will:

- be constructed to type E standard
- minimise environmental impacts on surrounding activities

- provide a pedestrian and cyclist preferred environment
- be designed to provide safe use by pedestrians and cyclists and avoid conflicts between pedestrians, bicycles and vehicular traffic
- serve industrial areas and link directly to district access routes.

6 Major roads

Existing and proposed major roads are shown on the Road Hierarchy Planning Scheme Map.

Direct access to new developments and subdivisions is usually not appropriate to these roads which currently carry or in the future will be carrying in excess of 3,000 vehicles per day at speeds generally in excess of 60kph. Major roads are used as bus public transport routes and commuter cycling routes.

The typical cross-sections used in Council are as shown in *Figure b*. Although cross-sections showing bikeways on the verges are included, they are infrequently used in practice, because of commuter preference for on-carriageway facilities and other design factors. The 6m median is used to enable most vehicles to completely shelter during crossing or turning manoeuvres and to provide for landscaping. *Table 1* provides a summary of road design elements applicable to major roads.

Intersections with other major roads and some higher order minor roads would normally be signalised. Two lane roundabouts are generally considered to be inappropriate options, primarily because of their incompatibility with pedestrians and cyclists and shortcomings in terms of capacity, coordination, control of priority and driver performance.

7 Minor roads

Existing minor roads are shown on the Planning Scheme Maps. *Table 1* provides a summary of road design elements applicable to minor roads. The following approach is used for the planning and design of elements of the minor road system for subdivisions, both residential and industrial.

7.1 Residential subdivisions

While drivers have the expectation of high speed/high traffic volume conditions on major roads, they should expect that speed and volumes are constrained in residential areas.

Although speed control is commonly achieved by the use of speed control devices, it is not the preferred approach. In retrofitting exercises, such as in local area traffic management (LATM) schemes where the road network is fixed, alternatives are usually not possible.

In new subdivision layouts, however, a tight road alignment design is the preferred approach. Speed control devices generally are not well perceived by either road users or nearby residents, and designers should look to better alternatives where practicable. If the installation of speed control devices has to be resorted to, acceptable standards are given below.

Road design in higher density residential areas is similar to that used in lower density areas, but with the exception that the requirements for on-road parking are greater.

In rural residential areas, higher maximum speeds are appropriate and on-road parking needs are lower.

7.1.1 Layout design

Following are the guidelines for layout design:

- circulation between near neighbourhoods is to promote travel via roads used for local access rather than state controlled roads
- good pedestrian/cyclist connectivity internally and to the road network is to be provided
- cul-de-sac and loop layouts are to ensure strict control of traffic speeds and volumes
- no more than three minor roads should need be traversed from the most remote lot to the nearest accessible district access
- travel time for a vehicle in a low speed residential environment should be no greater than 90 seconds
- for network legibility, consistent forms of speed control treatment are to be used along Neighbourhood Accesses
- priority at intersections is to be defined by means of paving or a concrete strip across the minor leg. This will also assist network legibility
- to minimise maintenance commitments and improve visual amenity, signs and pavement markings would not normally be used, except at:
 - roundabouts
 - entrances to low speed residential areas, where 'Local Traffic Area 40kph' signs are to be used
 - locations where isolated devices might be installed, where standard manual of uniform traffic control devices (MUTCD) practice applies
- night time conspicuity of speed control devices is to be enhanced by street lighting and reflector markers on kerb faces, where considered appropriate
- the design vehicle for residential minor roads, including cul-de-sacs, is the Council standard design refuse collection vehicle.

7.1.2 Volume limits on minor roads

Following are the guidelines for volume limits on minor roads:

- to determine traffic volumes on individual roads, assume a generation rate of 10 vehicles per day (vpd) per lot in a typical low density subdivision and 6vpd per residential unit for a higher density development. Allow greater provision for higher generating development, such as where shops, sporting venues or schools are proposed
- potential rat-running is to be prevented through appropriate layout design, i.e. ensure that a local residential neighbourhood is not permeable to vehicular traffic although it should be to pedestrians and cyclists
- individual lot access is to be permitted only on minor roads that will ultimately carry less than 3,000vpd
- maximum acceptable volumes are 3,000vpd on minor roads with 7.5m pavement (neighbourhood access), and 750vpd on minor roads with 5.5m pavement (local access)
- where a residential area is accessed by one road and that road is likely to carry more than 1,000vpd, alternative emergency access is to be provided.

7.1.3 Speed control

Following are the design guidelines for speed control:

- designers are to aim to restrict vehicle speed to a maximum of 40kph on district accesses and 30kph on local accesses. Speed control by tight bends is preferred although speed control devices may also be used.

Satisfactory control can be achieved by restricting car paths (2m wide between lines of kerb) to a maximum of 20mR, typically at spacings of 120m in a 40kph zone and 75m in a 30kph zone. Horizontal deflection devices are preferred to the vertical deflection type. A tight bend has an inside kerb radius of 10mR.
- the most useful devices are:
 - deflected T, with splitter islands (shown in *Figure c*)
 - traffic islands (shown in *Figure d*)
 - roundabout (12mR outside radius) (shown in *Figure e*).

Where centre-median traffic islands are used, mountable kerbing is required so as to encourage trucks to mount the islands rather than the verges. Landscaping in the locations shown in the figures, as well as discouraging mounting of verges, also contributes to the slowing effect and is to be included for installations.

- effective speed control for cars through use of devices typically requires negotiation by a design refuse vehicle mounting kerbs, usually internal to the device. Mountable kerb height and profile on islands/medians are to be as shown in *Figure f*.
- the overall length of treatments and of islands within treatments are to be minimised to reduce impact on access to abutting allotments and to on-road parking.

7.1.4 Cross-sections

Following are the guidelines for cross-sections:

- design is to be based on the 'single moving lane' concept. Special passing provision is usually not required in residential minor roads
- **local access**—pavement width is to be a minimum of 5.5m where up to 750vpd (750 vpd equates to 75 lots in a Low Density Residential Area catchment)—this 5.5m width provides for one moving lane and one parking lane
- **neighbourhood access not carrying buses**—pavement width is to be a minimum 7.5m up to 3,000vpd (300 lots in Low Density Residential Area catchment)—this provides for one moving lane and two parking lanes
- **neighbourhood access carrying buses**—pavement width is to be a minimum of 6m plus two 2.5m wide parking lanes—this provides for two moving lanes and two parking lanes with kerb buildouts primarily to narrow the effective width of the street and enhance landscaping opportunities
- the maximum acceptable length of 3.5m wide access driveways is 20m. Before approval would be given to such driveways, acceptance from the Waste Management Unit for refuse collection is required
- verges are generally 4.25m wide. This may be reduced to 3m at localised points of constriction such as at speed control devices or at cul-de-sac heads.

7.1.5 On-road parking

Following are the guidelines for on-road parking:

- parallel parking is generally to be adequately provided for within the standard carriageway cross-section
- visitor parking is to be available at the rate of 1 space on road per 2 residential lots; in higher density areas more is required

- Cul-de-sac and small lot (less than 15m frontage) locations may require, in addition, indented bays or other special provision. Additional on-road parking space may also be required near parks and other community facilities
- where designs allow for cars to be parked opposite a verge crossover on roads less than 7.5m in width, the crossover is to be 5m wide at the kerbline
- cul-de-sac design is to ensure no blockage by parked vehicles by appropriate location of driveways at heads.

7.1.6 Geometric design

Following are the guidelines for geometric design:

- sight distance, because of the single moving lane concept, is double the stopping distance. This is particularly relevant at tight bends
- general minimum sight distances—from eye height to eye height—should be 60m in a 40kph zone and 40m in a 30kph zone. Eye height from a car is to be taken to be 1.15m
- curve widening is required on tight bends on 5.5m wide streets—1m for less than 20mR and 0.5m for between 20mR and 30mR
- a kerb return radius of 6m at street intersections is generally appropriate
- a typical approach at an intersection between a neighbourhood access and a major road is shown in *Figure g*
- a typical approach to alter the priority of one street with another at a T-intersection is shown in *Figure h*.

7.2 Industrial subdivisions

Industrial subdivisions require wide carriageways and large turnaround areas to accommodate semi-trailers and possibly larger design vehicles such as B-doubles.

In Brisbane, a 14m carriageway is used for all industrial minor roads to provide for movement, manoeuvring, parking and on-road bicycles.

Table 1 Major and minor road design elements

Road design criteria	Minor roads			Major roads			
	Local Access	Neighbourhood access		Industrial access	District access	Suburban route	Arterial route
		Non bus route	Bus route				
Individual lot access	yes	yes	yes	yes	no	no	no
Reserve width (min)	14m ⁽¹⁾	16m ⁽¹⁾	19.5m ⁽¹⁾	22.5m	19.5m–24m	33m–38m	40m–45m
Verge width (min) ⁽²⁾	4.25m ⁽³⁾	4.25m	4.25m	4.25m	4.25m ⁽⁴⁾	4.25m ⁽⁴⁾	4.25m ⁽⁴⁾
Traffic catchment (max)	100 lots	300 lots	300 lots				
Traffic volume (range)	0–750vpd	750–3,000vpd	3,000vpd (max)		3,000–15,000vpd or more	15,000–35,000vpd or more	>35,000vpd or more
Design speed	40kph (max)	40kph (max)	40kph (max)	60kph (max)	60kph (min)	80kph (min)	80kph (min)
Carriageway:							
– width	5.5m	7.5m	11m	14m	11m	2 x 7.3–9.25m and 6m median	2 x 10.8–12.75m and 6m median
– of lanes—moving	1	1 or 2	2	2	2	4 ⁽⁵⁾	6 ⁽⁶⁾
– parking	1	2 or 1	2	2	none	none	none
Constructed footpaths	not required	one side	both sides	both sides	both sides	both sides	both sides
Cycle provision	on carriageway	on carriageway	on carriageway	on carriageway	on carriageway	on carriageway	on carriageway
Grade:							
– desirable maximum	10%	10%	6%	5%	6%	6%	6%
– absolute maximum	16.7%	16.7%	10%	8%	10%	10%	10%
Sight distance (general)	as per Qld Streets	as per Qld Streets	as per AUSTROADS	as per AUSTROADS	as per AUSTROADS	as per AUSTROADS	as per AUSTROADS

- (1) Relaxable subject to verge width
- (2) Verge width for roads providing frontage to open space relaxable to 1.5m subject to service corridor considerations
- (3) Verge widths for local access roads servicing less than 30 lots relaxable to 3m where justified by additional streetscaping and landscaping provision. Total minimum reserve width of 11.5m
- (4) Where a bikeway is proposed on the verge, verge width is 6.5m
- (5) In some instances a suburban route may have 2 lanes, depending on expected traffic volume
- (6) In some instances an arterial route may have 4 lanes, depending on expected traffic volume.

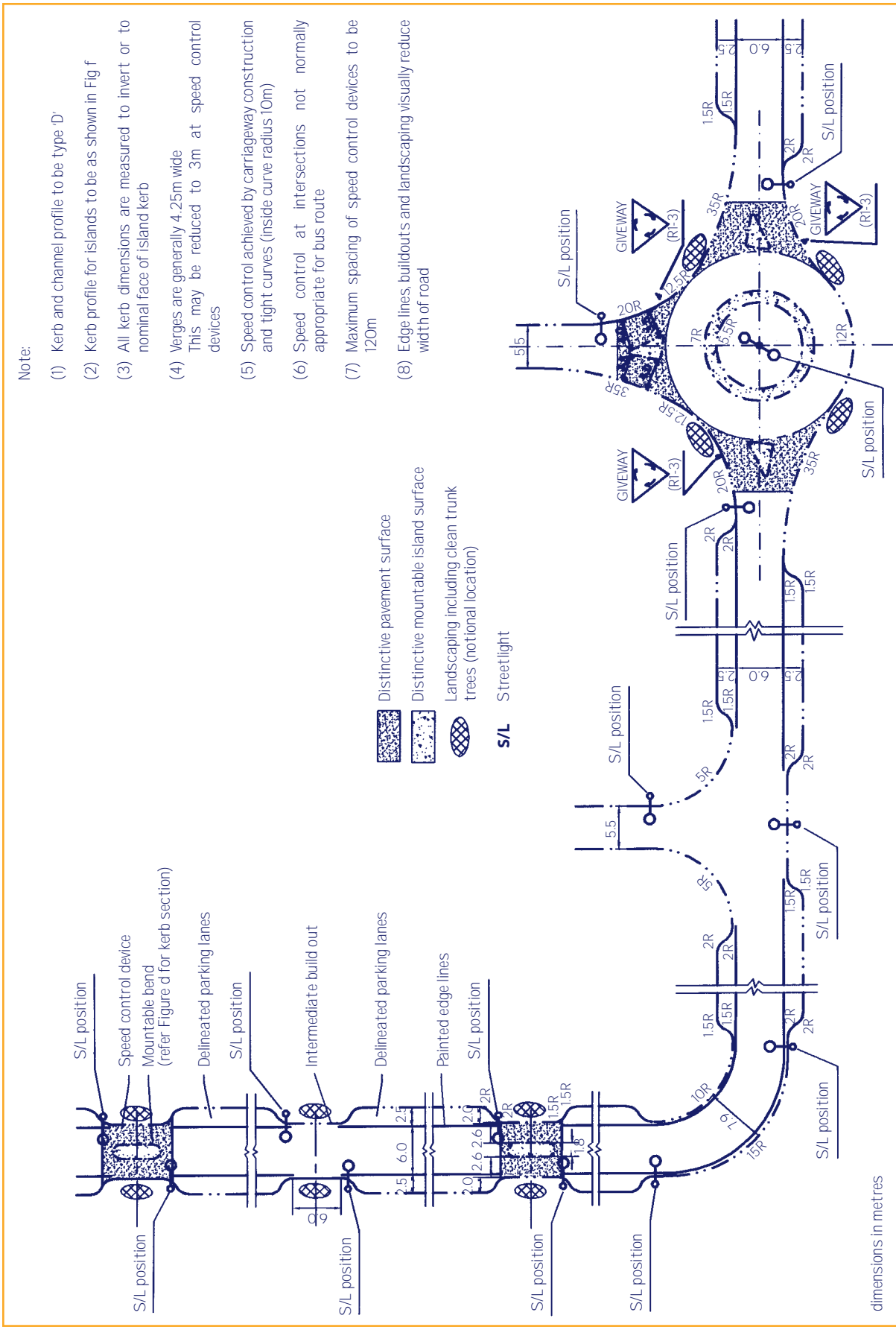
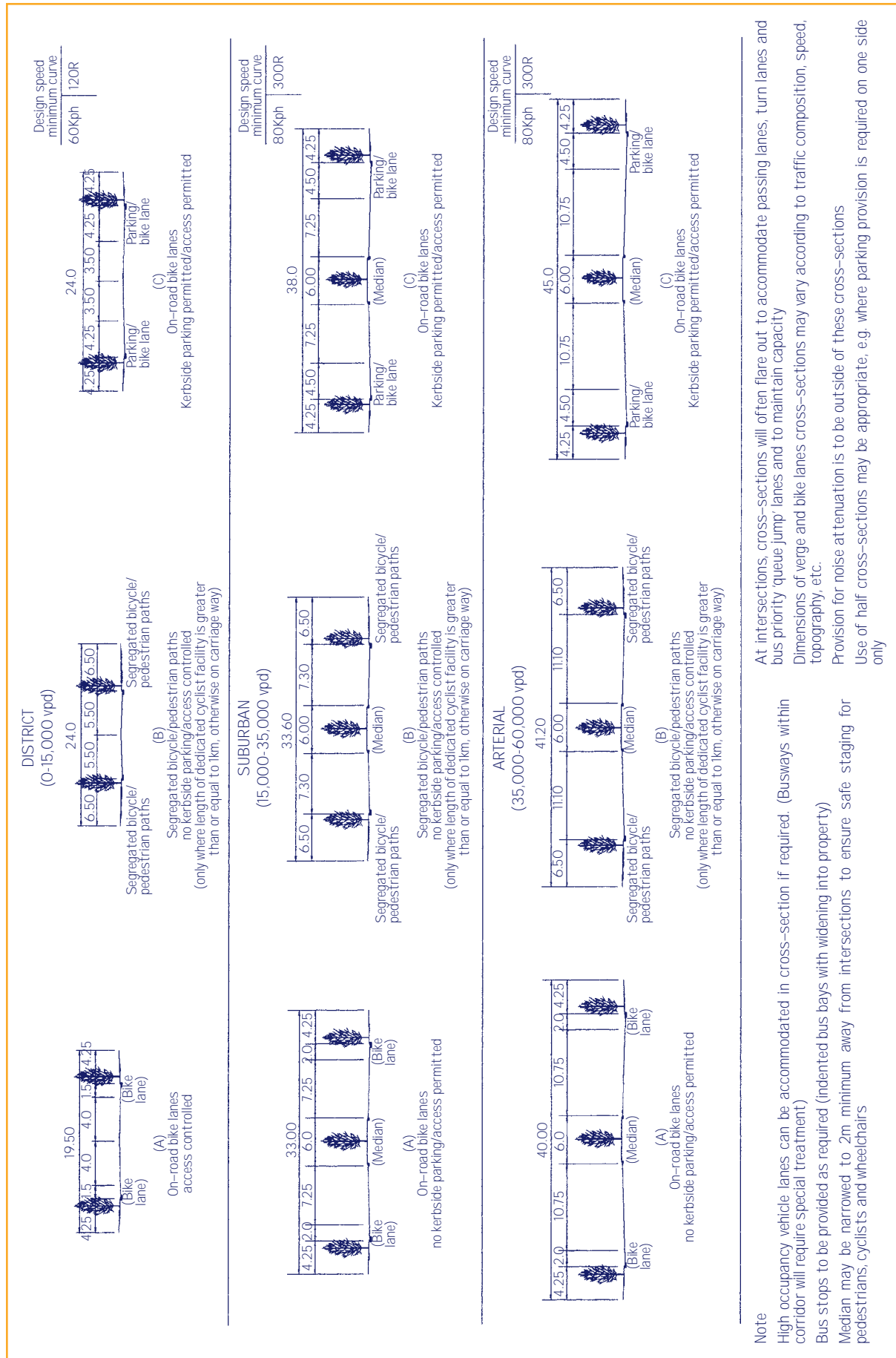


Figure a Neighbourhood access—Bus route



Note
 High occupancy vehicle lanes can be accommodated in cross-section if required. (Busways within corridor will require special treatment)
 Bus stops to be provided as required (indented bus bays with widening into property)
 Median may be narrowed to 2m minimum away from intersections to ensure safe staging for pedestrians, cyclists and wheelchairs

At intersections, cross-sections will often flare out to accommodate passing lanes, turn lanes and bus priority 'queue jump' lanes and to maintain capacity
 Dimensions of verge and bike lanes cross-sections may vary according to traffic composition, speed, topography, etc.
 Provision for noise attenuation is to be outside of these cross-sections
 Use of half cross-sections may be appropriate, e.g. where parking provision is required on one side only

Figure b Typical road cross-sections

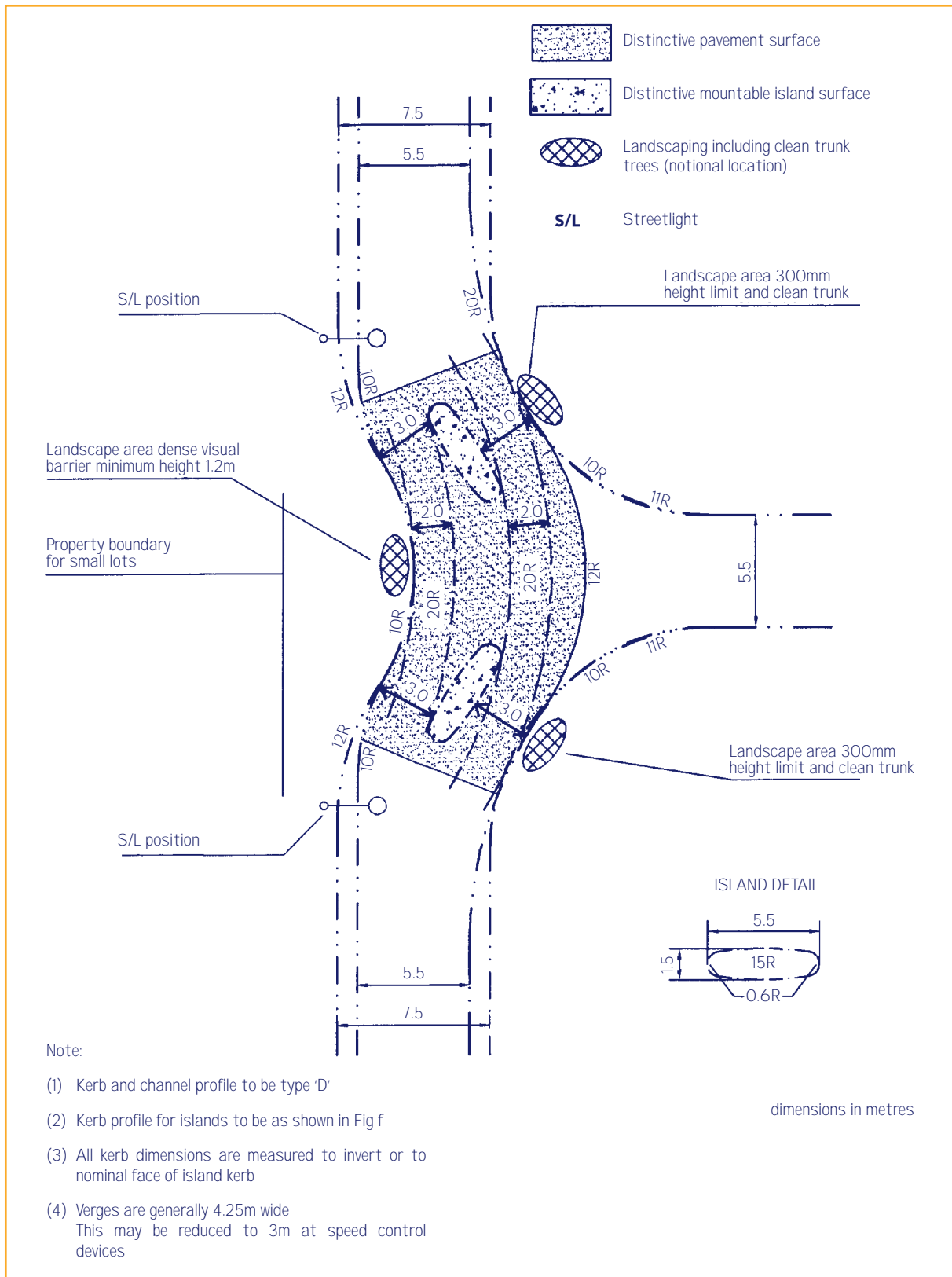


Figure c Deflected T-intersection speed control device

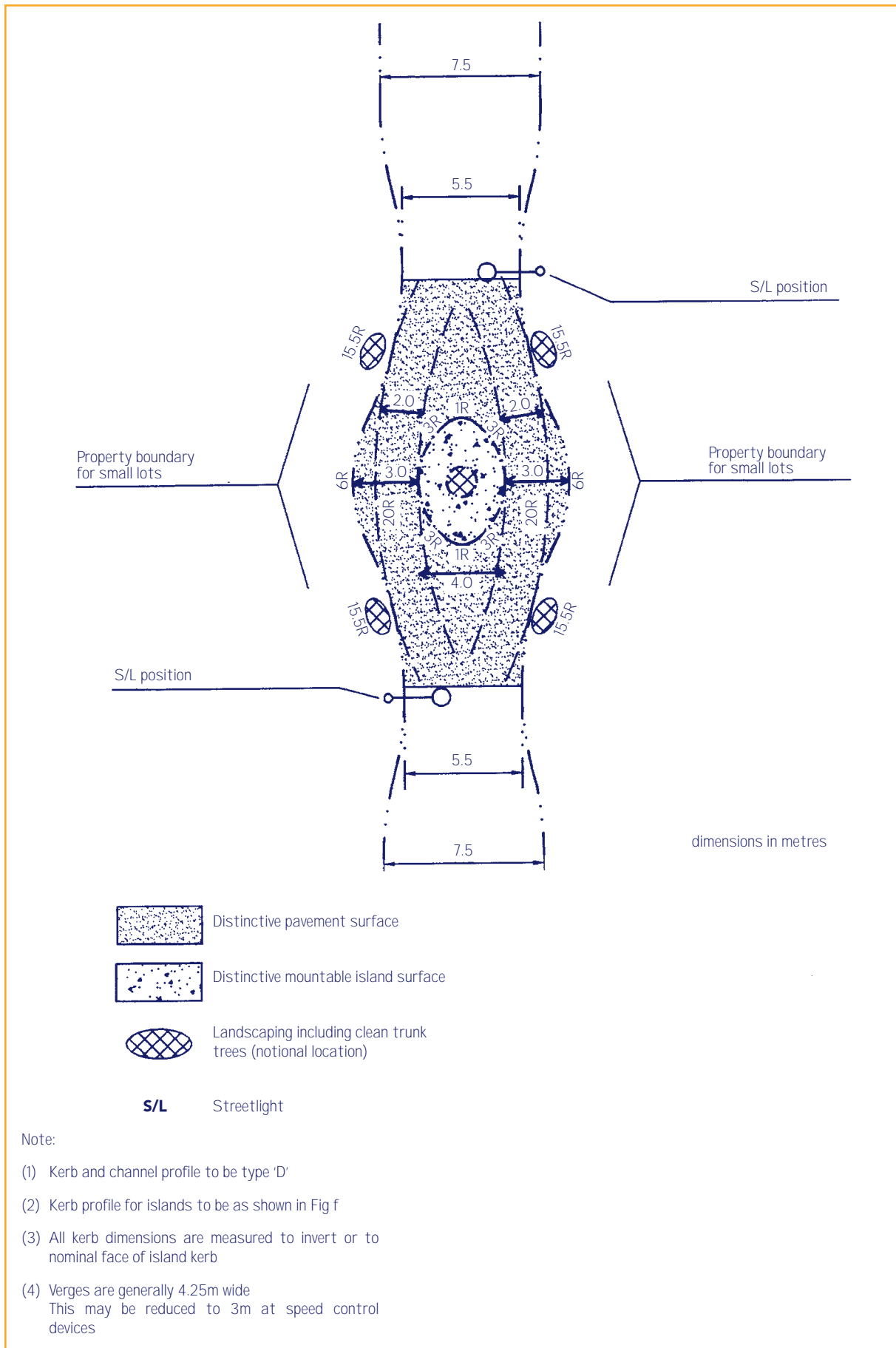


Figure d Traffic island speed control device

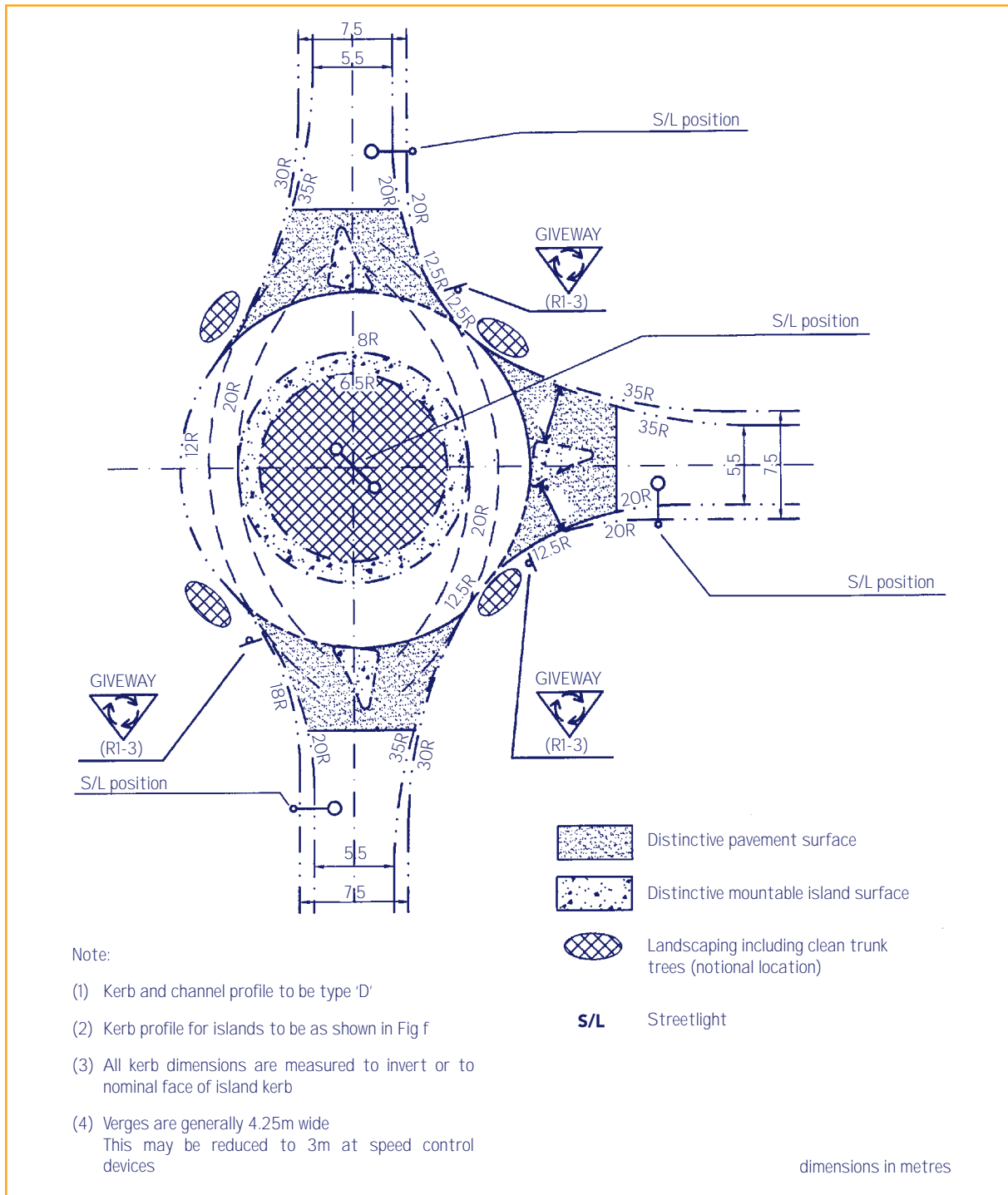


Figure e Minor road roundabout

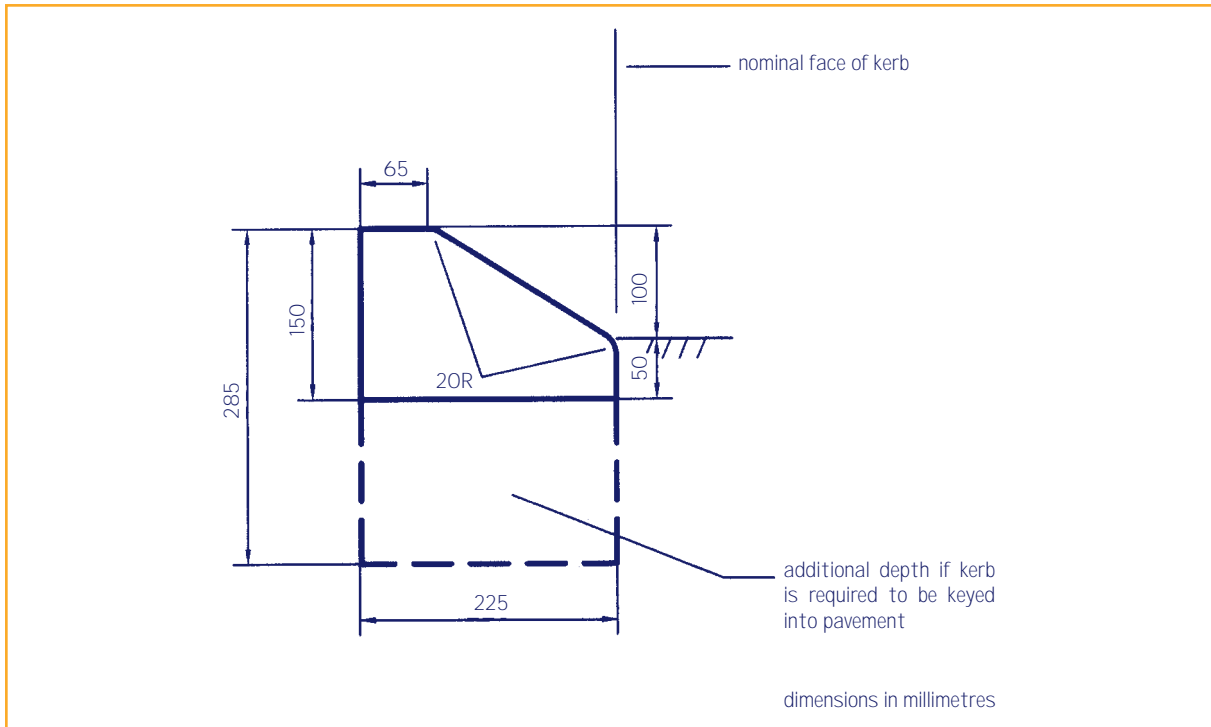


Figure f Mountable kerb profile

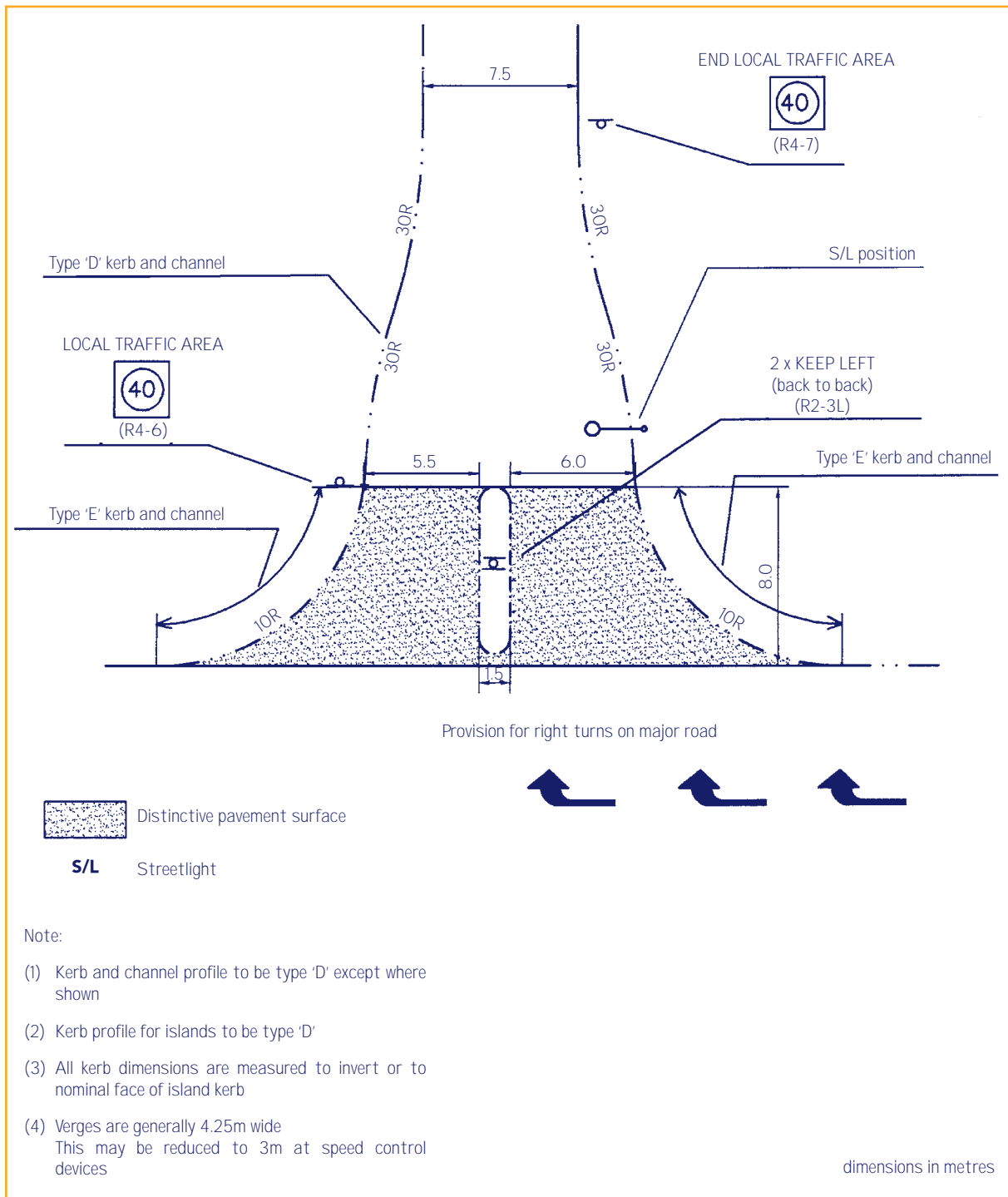


Figure g Neighbourhood access/major road intersection treatment

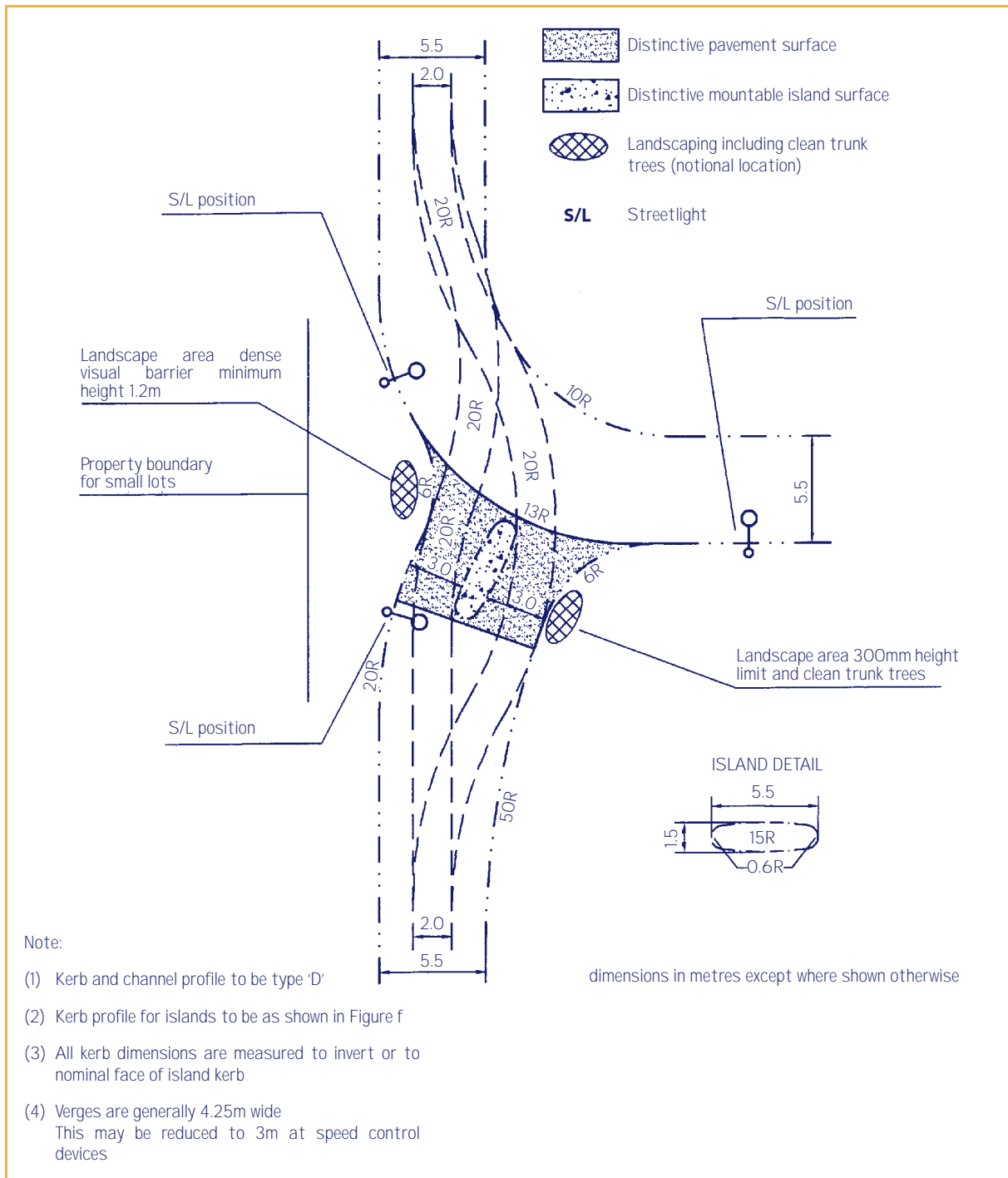


Figure h Priority altered T-intersection speed control device

Independent Design Advisory Panel Planning Scheme Policy

Contents

- 1 Introduction
- 2 Role
- 3 Purpose
- 4 Scope of advice
- 5 Objectives and strategies

1 Introduction

Under the Act, the Integrated Development Assessment System (IDAS) allows Council to ask for advice on a development application at any stage provided that IDAS time frames are met. This can be achieved through a **Planning Scheme Policy**.

2 Role

The Independent Design Advisory Panel (IDAP) will give the Council design advice on the quality of public and private development so as to improve the planning, urban design, built form and landscape of Brisbane.

This advice is to be provided with a strategic focus, consistent with established design principles, and is aimed at promoting excellence in design as a foundation for Brisbane's future growth and quality of life.

3 Purpose

The purpose of the panel is to:

- provide Council with independent advice on the design quality and appropriateness of applications, concepts, precinct structures, sites, policies and guidelines within the City Centre and other nominated parts of the City
- promote community awareness of the importance of high quality urban design to civic amenity, Brisbane identity and a subtropical lifestyle
- promote Council with advice on development proposals as per the terms of the *Integrated Planning Act 1997*
- actively engage with the Council and the community on matters relevant to design excellence and good urban form
- provide advice on the assessment of proposals to reposition or demolish existing character homes, having regard to the impact on existing streetscape, the amenity of surrounding properties and the provisions of the Neighbourhood Plan.

4 Scope of advice

IDAP is to advise the Council on ways to achieve design excellence in Brisbane's built form as it is embodied in:

- physical **places** (including, but not limited to precincts, sites, areas and corridors, landscapes, vegetation, vistas, building complexes, buildings, structures and their immediate surrounds)
- **objects and artwork** (including movable objects and collections of objects).

5 Objectives and strategies

- (a) To have referred to IDAP matters concerning the design quality/excellence of public and private projects in Brisbane, to consider such matters and to provide advice thereon to Council:
 - on design quality and appropriateness of certain applications, projects, policies and guidelines within the City Centre and other nominated parts of the City
 - with a post-evaluative assessment of the success or otherwise of certain development applications, design policy, codes and legislation, in relation to development outcomes and court findings
- (b) To formulate initiatives for Council, consistent with high quality design outcomes, and provide advice thereon to Council. To define the concept and development of design excellence by:
 - providing Council with advice on additions and deletions to *City Plan 2000*
 - acting as a reference and peer review body for design reports, urban design/planning studies and other design related bodies of work
 - advising Council on the development of an articulated and comprehensive design strategy for Brisbane
- (c) To work with the community in the advocacy, encouragement, understanding, use and improvement of the design quality of Brisbane and to provide advice thereon to Council:
 - on IDAP's perception and understanding of design issues, trends and public awareness
 - on the co-ordination of design resources and on forms of presentation both to citizens of Brisbane and to visitors

- to assist Council in encouraging community interest in, and recognition of good design
 - on design issues and concerns that arise within the community
- (d) To assist Council in the promotion of a wider appreciation of design excellence and the unique design qualities of Brisbane and its value in cultural, educational and economic terms, and to provide Council with advice on the identification, display and promotion of materials, resources, objects, landscapes and buildings of high design quality for Brisbane.

Zillmere Centre Master Plan Planning Scheme Policy

1 Introduction

The purpose of this Centre Master Plan is to provide assistance to applicants in applying some of the provisions of the **City Plan Centre Design Code** to the Zillmere Centre. To that end, the Zillmere Centre Master Plan has been adopted as a Planning Scheme Policy and provides greater clarity on how to achieve the intent of particular Acceptable Solutions or Performance Criteria contained within the **Centre Design Code**.

This Master Plan has been developed in consultation with landowners, business operators and local residents.

The Zillmere Centre was identified as an area requiring detailed planning within the Mid-North District. The extent of the Centre is shown in *Map A—Zillmere Centre Master Plan* and includes all sites in the Multi-purpose Centre—Suburban Centre Area classification. An economic analysis demonstrated that centre activities should not expand beyond this defined Centre.

2 Design guidelines

The detailed urban design solutions of the Zillmere Centre Master Plan that assist in implementing the intent and principles of the **Centre Design Code**, via guidance on how to achieve particular Acceptable Solutions or Performance Criteria, are indicated on the attached *Map A*, and discussed in detail below.

2.1 Street spaces

The street spaces are the active frontages of the Centre. They consist of shop fronts and major pedestrian paths and comprise:

- focal points
- pedestrian places
- pedestrian places opposite residential areas.

2.1.1 Focal points

The focal point at the end of Zillmere Road, near the railway station is an important meeting place for people using the railway station. It also has the potential to be closed off and used for special events. This focal point should be supported by shade landscaping, seating and lighting. Any development should be designed to complement the use of the area for special events.

The intersection of Zillmere and Handford Roads is an important focal point for vehicular and pedestrian movement. The building design, orientation and landscaping of these corner sites should contribute to the visual significance of this intersection.

2.1.2 Pedestrian places

The ground levels of buildings in these locations are to maintain active frontages with visual connections between the building interior and outdoor spaces. Any existing traditional building facades are to be maintained along these frontages. New infill development west of Handford Road should incorporate 'timber and tin' materials and be designed to complement the established traditional character.

The built-to-boundary setback should be maintained with awnings extending over the footpath and appropriate street tree planting incorporated to provide a pedestrian friendly environment.

2.1.3 Pedestrian places opposite residential areas

Development along these strips is to provide a minimum 3m landscaped setback to soften the transition between the Centre and surrounding residential development.

2.2 Shared spaces

Shared spaces are combined pedestrian and vehicular spaces located off the public street network. They include car parking areas, driveways and Centre development adjacent to these spaces.

Shared spaces must be pedestrian friendly environments with access and parking designed to improve functionality and safety of movement throughout the centre.

Easements are to be provided in favour of all properties adjoining shared spaces to facilitate access and circulation within the Centre. Safe and convenient paths are to be located within the access easements.

Directional signage to these spaces should be provided for easy identification from the public street network.

Service areas adjacent to or near shared spaces should be attractive and measures incorporated to minimise any potential impacts such as odour and noise.

2.2.1 Specific additional provisions applying to the north-eastern shared space

To assist in the creation of a pedestrian friendly environment for the Centre, any development adjacent to the north-eastern shared space is to:

- provide active frontages with visual connections between the interior and outdoor spaces (e.g. shop entrances, display windows)
- incorporate attractive landscaping, lighting and pedestrian shelter such as awnings.

Car parking for sites abutting this shared space is to be designed to contribute to a central shared car park as indicated on *Map A* and is to be supported by shade landscaping, seating areas and lighting.







Provision for a pedestrian link is also to be made from this shared space to any future development to the east of the Centre.

2.2.3 Pedestrian links

Pedestrian links are to be provided to connect the shared spaces to Zillmere and Handford Roads. These links must be pedestrian friendly environments and could take the form of laneways or arcades. All links must be well integrated with the Centre and clearly legible.

Map A: Zillmere Centre Master Plan



-  Master Plan boundary
-  Pedestrian link
-  Pedestrian place
-  Pedestrian place opposite residential area
-  Shared space
-  Focal point

