

**E&C REPORT – 6 JUNE 2016 – CLAUSE D – ATTACHMENT D**

# DUTTON PARK- FAIRFIELD

## Neighbourhood Plan

BRISBANE CITY PLAN 2014 (PLANNING SCHEME) AMENDMENT PACKAGE - 2016



Brisbane City Council has developed a Dutton Park-Fairfield neighbourhood plan to guide the future development, coordinate land-use and infrastructure, and protect the things that the community values.

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# Draft Dutton Park-Fairfield Neighbourhood Plan

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## Glossary

Abbreviation	Term
AO	Acceptable outcome
LGIP	Local Government Infrastructure Plan
MCU	Material Change of Use
PIP	Priority Infrastructure Plan
PO	Performance outcome
PSP	Planning Scheme Policy
ROL	Reconfiguration of Lot
SPA	<i>Sustainable Planning Act 2009</i>

## Executive Summary

The draft Dutton Park-Fairfield neighbourhood plan and supporting amendments provide finer grained planning at a local level, which will guide future development and coordinate land use and infrastructure.

### Dutton Park-Fairfield neighbourhood plan boundary

The draft Dutton Park-Fairfield neighbourhood plan boundary is outlined in Figure 1.

The draft Dutton Park-Fairfield neighbourhood plan is a new neighbourhood plan for the Woolloongabba, Dutton Park, Annerley and Fairfield areas, which seeks to retain the character of the area whilst allowing for development to enhance the health and knowledge areas in Brisbane. Higher density development will be encouraged through proposed catalyst sites and precincts.

Consequentially, the boundaries of the existing West End-Woolloongabba district neighbourhood plan and the Moorooka-Stephens district neighbourhood plan will be amended to create the Dutton Park-Fairfield neighbourhood plan area.

### Key planning outcomes

New development in the neighbourhood plan area is intended to do the following.

- Facilitate the growth of specialised health and knowledge facilities including providing for a range of supporting uses to:
  - increase allowable buildings heights to 15 to 20 storeys around the Mater Hospital and Stanley Street/Annerley Road to facilitate the expansion of health and knowledge and supporting uses, whilst being sympathetic to surrounding heritage buildings and character areas
  - support a specific mix of uses of five to eight storeys along Annerley Road, transitioning building heights to neighbouring character areas.
- Create a vibrant pedestrian precinct near the south-east corner of Stanley Street and Annerley Road, with an arcade connecting Trinity Lane, Merton Road, Stanley Street and Annerley Road to activate heritage buildings and enhance connectivity.
- Create a high quality streetscape along Annerley Road which emphasises its importance as a key link between the Mater Hospital and Boggo Road Urban Village.
- Protect the character and heritage buildings which make Dutton Park-Fairfield unique by:
  - rezoning areas with traditional building character which are currently zoned Low-medium density residential to Character residential (Infill housing)
  - retaining the Low-medium density residential zone and removing the Traditional building character overlay where the traditional character of the street has been determined to not comprise character housing
  - protecting heritage buildings in Stanley Street and encouraging their re-use
  - transitioning building heights from the Mixed use zone along Annerley Road to adjacent character residential areas.
- Promote increased densities for residential development on large sites near railway and busway stations.

### Proposed precincts

Precincts have been defined within the neighbourhood plan to further support the achievement of the planning outcomes and provide more detailed provisions specific to those areas.

The draft Dutton Park-Fairfield neighbourhood plan includes 2 precincts, including 6 sub-precincts.

- **NPP-001: Mater Hill precinct**
  - Key areas for change are focused in the new Mater Hill precinct which includes the Mater Hospital and areas zoned for ancillary uses to the hospital, which support the existing major institutions of the Mater Hospital and Lady Cilento Children's Hospital.

- The Mater Hill precinct has a mix of uses to support the Mater Hospital and the Lady Cilento Children's Hospital (NPP-001a) as well as Somerville House and St Laurence's College (NPP-001d). A specified mix of supporting uses will be located in the adjacent Stanley Street and Annerley Road precinct, which excludes multiple dwelling residential units (NPP-001b). Residential dwellings will be provided for in the Annerley Road sub-precinct (NPP-001c).
- **NPP-002: Boggo Road Urban Village precinct**
  - The Boggo Road Urban Village precinct facilitates the development of the Boggo Road Urban Village as a centre for research in eco-sciences within a vibrant inner-city mixed use precinct. The two sub-precincts, Boggo Road Urban Village north sub-precinct (NPP-002a) and Boggo Road Urban Village south sub-precinct (NPP-002b) will facilitate medium to high density residential areas, research facilities and a small scale retail centre.

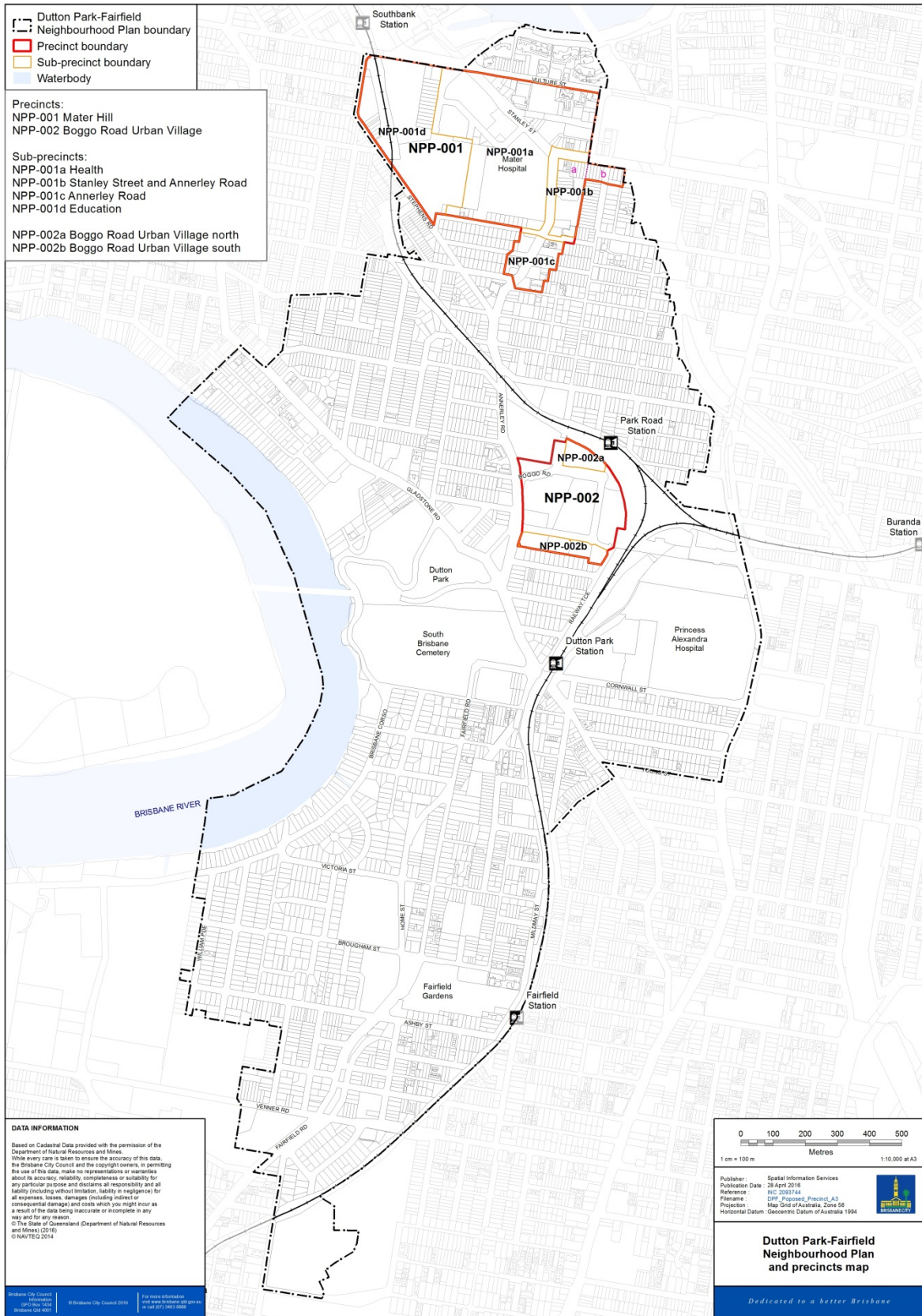


Figure 1: Dutton Park-Fairfield neighbourhood plan boundary and precincts

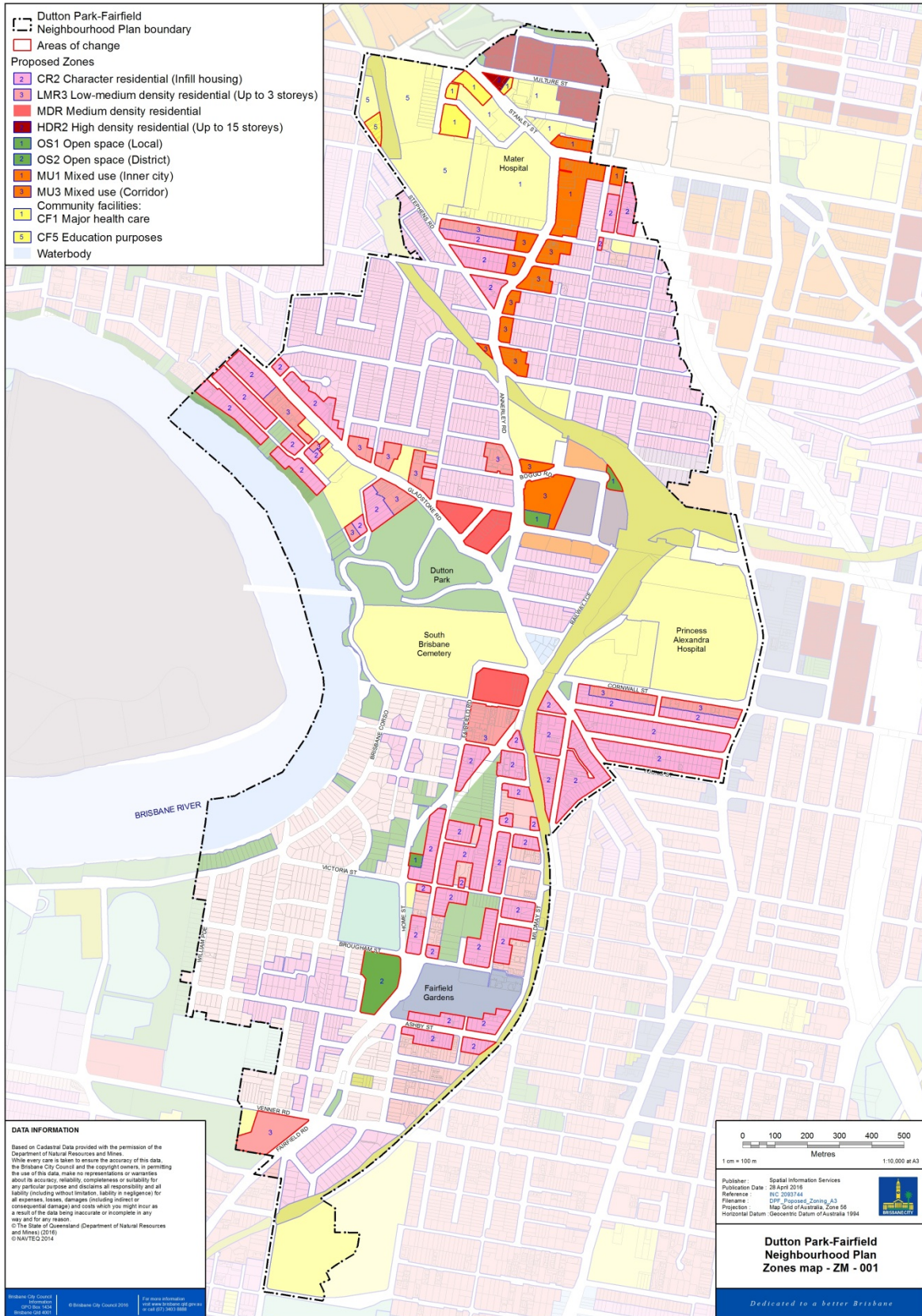
## **Proposed zoning changes**

The following areas are proposed to be rezoned in order to achieve the key planning outcomes.

See Figure 2 overleaf for areas of proposed zoning change.



Figure 2: Areas of proposed zoning change



## Proposed overlay changes

The following overlay amendments are proposed in order to achieve the key planning outcomes.

OM-001.1 Active frontages in residential zones overlay map	Amend the map to identify proposed active streets in residential areas.
OM-004.1 Dwelling house character overlay map	Amend the map to identify areas no longer denoted as housing for policy purposes
OM-008.1 Heritage overlay map	Amend the map to identify sites proposed for local heritage significance
OM-016.2 Pre-1911 building overlay map	Amend the map to identify pre-1911 buildings proposed following an analysis of the plan area
OM-019.1 Significant landscape tree overlay map	Amend the map to identify significant landscape tree following an analysis of the plan area
OM-019.2 Streetscape hierarchy overlay map	Amend the map to identify streetscape hierarchy following an analysis of the plan area
OM20.1 Traditional building character overlay map	Amend the map to identify addition and removal of traditional building character following an analysis of Low-medium density residential and Character residential zones in the plan area
OM-020.2 Transport air quality corridor overlay map	Amend the map to identify transport air quality following an analysis of the plan area

## Interim LGIP Amendments

Neighbourhood Planning have analysed the outcomes of the proposed plan and confirmed that no changes are required to the interim LGIP based on these proposed changes to *Brisbane City Plan 2014*.

## Background

Council proposes to introduce the Dutton Park-Fairfield neighbourhood plan to guide future development and coordinate land use and infrastructure in parts of Woollongabba, Dutton Park, Fairfield and Annerley.

Council commenced the neighbourhood planning process in Dutton Park-Fairfield in February 2015 and released the draft Dutton Park-Fairfield neighbourhood plan strategy in October 2015. This document was open for public consultation from 30 October to 11 December 2015. Feedback received on the draft strategy has been used in the preparation of the proposed amendment, along with feedback received through the Community Planning Team (CPT) and the broader community throughout the planning process to date. Internal Council stakeholders and Queensland Government agencies have also been involved in preparing the proposed amendment.

Council has developed the draft Dutton Park-Fairfield neighbourhood plan planning scheme amendment package (the amendment package) to amend *Brisbane City Plan 2014*. The amendment package forms a major amendment to the planning scheme and has been prepared in accordance with *Statutory Guideline 04/14 Making and amending local planning instruments*.

The amendment package consists of a new neighbourhood plan code for Dutton Park-Fairfield, revised zones and overlay mapping and subsequent consequential amendments to *Brisbane City Plan 2014*. The amendment package provides a blueprint to guide future development in the Dutton Park-Fairfield area.

## Summary of proposed amendments to *Brisbane City Plan 2014*

The amendment package includes the following:

**Neighbourhood plan:** The new Dutton Park-Fairfield neighbourhood plan code, associated maps and figures, tables of assessment and zoning changes within the area.

**Supporting amendments:** changes to the citywide planning scheme provisions to reflect findings of local investigations. These amendments include changes to the overlays.

**Consequential amendments:** include consequential changes to numbering, cross-references and headings.

The draft Dutton Park-Fairfield neighbourhood plan amendment package consists of changes to the following parts of *Brisbane City Plan 2014*.

- Part 1 About the planning scheme
  - Table 1.2.2
- Part 3 Strategic framework
  - amend all references to Mater and Mater Children's hospitals to Mater and Lady Cilento Children's hospitals in map sfm-002 and SFM-SFM, 3.7 Theme 5: Brisbane's CityShape, Table 3.7.5.1-Specific outcomes and land use strategies, L1.1(c)
  - Table 3.7.5.1
- Part 5 Levels of assessment
  - West End-Woolloongabba district neighbourhood plan tables
  - Dutton Park-Fairfield neighbourhood plan tables
- Part 7 Neighbourhood plans
  - Moorooka-Stephens district neighbourhood plan code
  - West End-Woolloongabba district neighbourhood plan code
  - Dutton Park-Fairfield neighbourhood plan code
- Part 8 Overlays
  - Significant landscape tree overlay code
  - Pre-1911 overlay code
- Schedule 2 Mapping
  - CityShape 2031 Land use strategic framework map
  - Strategic framework selected transport corridors and growth nodes map
  - Zoning map
  - Moorooka-Stephens neighbourhood plan map
  - West End-Woolloongabba neighbourhood plan map
  - Dutton Park-Fairfield neighbourhood plan map
  - Active frontages in residential areas overlay map
  - Heritage overlay map
  - Pre-1911 overlay map
  - Streetscape hierarchy overlay map
  - Traditional building character overlay map
  - Dwelling house character overlay map
  - Significant landscape tree overlay map
  - Transport air quality overlay map
- Schedule 6 Planning scheme policies
- Appendix 2 Table of amendments
- Other consequential amendments:
  - Minor consequential changes to numbering of provisions, cross-references, table headings and numbering

The current *Brisbane City Plan 2014* can be viewed on Council's website at [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au).

The amendment package **does not** propose changes to the following parts of the planning scheme:

- Part 2 State planning policies
- Part 5 Levels of assessment
  - Moorooka-Stephens district neighbourhood plan tables

- Part 4 Priority infrastructure plan
- Part 6 Zone codes
- Part 9 Development codes
- Part 10 Other plans
- Schedule 1 Definitions
- Schedule 3 Priority infrastructure plan mapping and support material
- Schedule 4 Notations
- Schedule 5 Land designated for community infrastructure
- Appendix 1 Index and glossary of abbreviations and acronyms

## Part 1 About the planning scheme

Amendments to this part of the planning scheme are consequential amendments to reflect the inclusion of the draft Dutton Park-Fairfield neighbourhood plan and amendments to the boundaries of the Moorooka-Stephens district neighbourhood plan and the West End-Woolloongabba district neighbourhood plan.

**Table 1 – Proposed amendments to Part 1 About the planning scheme**

Planning scheme reference	Proposed amendment	Type of change
Table 1.2.2—Neighbourhood plans precincts and sub-precincts	Amend the list of precincts and sub-precincts in the Moorooka-Stephens district neighbourhood plan to remove: <ul style="list-style-type: none"> <li>• NPP-002: Fairfield Gardens</li> </ul>	Text
Table 1.2.2—Neighbourhood plans precincts and sub-precincts	Amend the list of precincts and sub-precincts in the West End-Woolloongabba district neighbourhood plan to remove: <ul style="list-style-type: none"> <li>• NPP-002: Mater Hill</li> <li>• NPP-002a: Mater Hill a</li> <li>• NPP-002b: Mater Hill b</li> </ul>	Text
Table 1.2.2—Neighbourhood plans precincts and sub-precincts	Insert a row for the Dutton Park-Fairfield neighbourhood plan with the following precincts: <ul style="list-style-type: none"> <li>• NPP-001: Mater Hill</li> <li>• NPP-001a: Health</li> <li>• NPP-001b: Stanley Street and Annerley Road (a)</li> <li>• NPP-001c: Stanley Street and Annerley Road (b)</li> <li>• NPP001d: Annerley Road north</li> <li>• NPP001e: Education</li> <li>• NPP-002: Boggo Road Urban Village</li> <li>• NPP002a: Boggo Road Urban Village north</li> <li>• NPP002b: Boggo Road Urban village south</li> </ul>	Text

## Part 2 State planning provisions

No amendments are required to this part of the planning scheme.

## Part 3 Strategic framework

Amend Table 3.7.5.1 as follows.

**Table 3.7.5.1 – Specific outcomes and land use strategies**

Specific outcomes	Land use strategies
<b>SO1</b> Special centres are characterised by a dominant use or activity that is reflected in the zone.	<b>L1.1</b> Brisbane's Special Centres include: (a) Queensland University of Technology (b) Southbank Institute of Technology (c) Mater and Lady Cilento Children's Hospitals (d) Boggo Road Urban Village (e) Kelvin Grove Urban Village

Specific outcomes	Land use strategies
	(f) Royal Brisbane Hospital (g) Princess Alexandra Hospital (h) University of Queensland (i) Enoggera Military Camp (j) Griffith University, Mount Gravatt Campus (k) Griffith University Innovation Park (l) Griffith University, Nathan Campus (m) Prince Charles Hospital (n) Brisbane Technology Park. <b>L1.23</b> The Community facilities zone applies to major hospitals and their associated medical research institutes, where incorporated on the site.
<b>SO2</b> Special Centres enhance and contribute to their surrounding area.	<b>L2.1</b> Special Centres integrate with surrounding areas, respect the amenity of nearby sensitive uses and are accessible and inclusive. <b>L2.2</b> Special Centres provide for the unique mix of activities in a concentrated or co-located manner and at a scale that optimises the functioning of uses.
<b>SO3</b> Special Centres with a precinct which operates as a knowledge hub precinct builds on the city's tertiary education and research infrastructure	<b>L3.1</b> Development within and around Special Centres will strengthen the role of the area for knowledge-based activities (such as research and development in resources, health and education) and enhance the functioning of the precincts as major employment generators. <b>L3.2</b> Development in a knowledge hub precinct will support the core function of the precinct by either complementing existing activities, broadening the diversity and scope of services or providing accommodation for workers, students and visitors, as outlined in the Specialised centre development code.

## Part 4 Priority infrastructure plan

No amendments are required to this part of the planning scheme.

## Part 5 Tables of assessment

Inserting levels of assessment relevant to development in the Dutton Park-Fairfield neighbourhood plan area.

**Table 2 – Proposed amendments to Part 5 Tables of assessment**

Planning scheme reference	Proposed amendment	Type of change
Table 5.9.1—Neighbourhood plan level of assessment changes	Insert a row for the Dutton Park-Fairfield neighbourhood plan as follows: <ul style="list-style-type: none"><li>• MCU: Change</li><li>• ROL: No change</li><li>• Building work: No change</li><li>• Operational work: No change</li></ul>	Text
Table 5.9.1 – Neighbourhood plan level of assessment changes	Insert Tables 5.9.21.A, 5.9.21.B, 5.9.21.C and 5.9.21.D for the Dutton Park-Fairfield neighbourhood plan as detailed below.	Text



**Table 5.9.46.A—Moorooka-Stephens district neighbourhood plan: material change of use**

<b>Use</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
<b>If in the neighbourhood plan area</b>		
MCU, if assessable development	<b>No change</b>	Moorooka-Stephens district neighbourhood plan code

**Table 5.9.46.B— Moorooka-Stephens district neighbourhood plan: reconfiguring a lot**

<b>Use</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
<b>If in the neighbourhood plan area</b>		
ROL, if assessable development	<b>No change</b>	Moorooka-Stephens district neighbourhood plan code
<b>If in the Clifton Hill War Service Homes Estate precinct (NPP-001)</b>		
Character zone precinct of the Character residential zone	<b>Impact assessment</b>	
	If a reconfigured lot is less than 800 m <sup>2</sup>	The planning scheme including: Moorooka-Stephens district neighbourhood plan code Subdivision code Character residential zone code Prescribed secondary code

**Table 5.9.46.C— Moorooka-Stephens district neighbourhood plan: building work**

<b>Use</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
Building work, if assessable development	<b>No change</b>	Moorooka-Stephens district neighbourhood plan code

**Table 5.9.46.D— Moorooka-Stephens district neighbourhood plan: operational work**

<b>Use</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
Operational work, if assessable development	<b>No change</b>	Moorooka-Stephens district neighbourhood plan code

**Table 5.9.68.A—West End-Woolloongabba district neighbourhood plan: material change of use**

Use	Level of assessment	Assessment criteria
<b>If in the neighbourhood plan area</b>		
MCU, if assessable development where not listed in this table	<b>No change</b>	West End-Woolloongabba district neighbourhood plan code
<b>If in the West End estate precinct (NPP-001), where in the Character residential zone</b>		
Dwelling house	<b>Impact assessment</b>	
	If not complying with acceptable outcomes AO3.1, or AO3.2, or AO5.1, or AO6.1, or AO12 in the West End-Woolloongabba district neighbourhood plan code	The planning scheme including: West End-Woolloongabba district neighbourhood plan code Character residential zone code

**Table 5.9.68.B—West End-Woolloongabba district neighbourhood plan: reconfiguring a lot**

Use	Level of assessment	Assessment criteria
<b>If in the neighbourhood plan area</b>		
ROL, if assessable development where not listed in this table	<b>No change</b>	West End-Woolloongabba district neighbourhood plan code
<b>If in the West End estate precinct (NPP-001)</b>		
Character residential zone	<b>Impact assessment</b>	
	If amalgamating lots not associated with an existing or approved building	The planning scheme including: West End-Woolloongabba district neighbourhood plan code Subdivision code Character residential zone code Prescribed secondary code

**Table 5.9.68.C—West End-Woolloongabba district neighbourhood plan: building work**

Use	Level of assessment	Assessment criteria
<b>If in the neighbourhood plan area</b>		
Building work, if assessable development	<b>No change</b>	West End-Woolloongabba district neighbourhood plan code

**Table 5.9.68.D—West End-Woolloongabba district neighbourhood plan: operational work**

Use	Level of assessment	Assessment criteria
<b>If in the neighbourhood plan area</b>		
Operational work, if assessable development	<b>No change</b>	West End-Woolloongabba district neighbourhood plan code

**Table 5.9.21.A—Dutton Park-Fairfield neighbourhood plan: material change of use**

Use	Level of assessment	Assessment criteria
<b>If in the neighbourhood plan area</b>		
MCU, if assessable development where not listed in this table	<b>No change</b>	Dutton Park-Fairfield neighbourhood plan code
<b>If in the Health sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001a) where in the Community facilities zone Major health care zone precinct</b>		
Educational establishment (where a university or technical institute)	<b>Self assessment</b>	Community facilities code – Section A acceptable outcomes only
	If involving an existing premises with no increase in gross floor area where complying with all self-assessable acceptable outcomes	
Educational establishment (where a university or technical institute)	<b>Code assessment</b>	Community facilities code – Section A acceptable outcomes only
	If involving an existing premises with no increase in gross floor area where not complying with all self-assessable acceptable outcomes	
	If involving a new premises or an	Community facilities code

<b>Use</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
	existing premises with an increase in gross floor area	Community facilities zone code Dutton Park-Fairfield neighbourhood plan code Prescribed secondary code
Food and drink outlet where not a restaurant or bistro	<b>Code assessment</b>	
	If less than 250 m <sup>2</sup> gross floor area	Community facilities code Community facilities zone code Dutton Park-Fairfield neighbourhood plan code Prescribed secondary code
Residential care facility	<b>Code assessment</b>	
		Community facilities code Community facilities zone code Dutton Park-Fairfield neighbourhood plan code Prescribed secondary code
Shop	<b>Code assessment</b>	
	If less than 250 m <sup>2</sup> gross floor area	Community facilities code Community facilities zone code Dutton Park-Fairfield neighbourhood plan code Prescribed secondary code
<b>If in the Mater Hill precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001) where in the Mixed use zone</b>		
MCU, if assessable development where for garden centre, hardware and trade supplies, home based business, multiple dwelling, residential care facility, retirement facility, rooming accommodation or showroom	<b>Impact assessment</b>	Centre of mixed use code Dutton Park-Fairfield neighbourhood plan code Mixed use zone code Prescribed secondary code
<b>If in the Boggo Road Urban Village Precinct Dutton Park-Fairfield neighbourhood plan/NPP-002) where in the Mixed use corridor zone precinct</b>		
Shop	<b>Impact assessment</b>	
	If greater than 1,500 m <sup>2</sup> gross floor area where for a shop or shop component of a shopping centre	Centre of mixed use code Dutton Park-Fairfield neighbourhood plan code Mixed use zone code Prescribed secondary code

**Table 5.9.21.B—Dutton Park-Fairfield neighbourhood plan: reconfiguring a lot**

<b>Development</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
ROL, if assessable development	<b>No change</b>	Dutton Park-Fairfield neighbourhood plan code

**Table 5.9.21.C—Dutton Park-Fairfield neighbourhood plan: building work**

Development	Level of assessment	Assessment criteria
Building work, if assessable development where not listed in this table	<b>No change</b>	Dutton Park-Fairfield neighbourhood plan code

**Table 5.9.21.D—Dutton Park-Fairfield neighbourhood plan: operational work**

Development	Level of assessment	Assessment criteria
Operational work, if assessable development	<b>No change</b>	Dutton Park-Fairfield neighbourhood plan code

## Part 6 Zones

No amendments are required to this part of the planning scheme, however, amendments have been made to zone maps in Schedule 2 of *Brisbane City Plan 2014*.

## Part 7 Neighbourhood plans

Amendments are required to the Moorooka-Stephens district neighbourhood plan code and the West End-Woolloongabba neighbourhood plan code to remove reference to areas now covered in the Dutton Park-Fairfield neighbourhood plan.

Amendments are required to include the Dutton Park-Fairfield neighbourhood plan code which identifies precincts, details design provisions and lists maximum building heights specific to the Dutton Park-Fairfield area.

**Table 4 – Proposed amendments to Part 7 Neighbourhood plans**

Planning scheme reference	Proposed amendment	Type of change
Table 7.1.1 – Neighbourhood plan codes	Insert row 7.2.4.3 for the Dutton Park-Fairfield neighbourhood plan code and map NPM-004.3	Text
<i>Insert new</i> 7.2.4.3 – Dutton Park-Fairfield neighbourhood plan code	Insert the Dutton Park-Fairfield neighbourhood plan code and supporting Figure a as detailed below	Text and figure
7.2.13.7 Moorooka-Stephens district neighbourhood plan code  7.2.13.7.1 Application (2)(b)	Delete '(b) Fairfield Gardens precinct (Moorooka-Stephens district neighbourhood plan/NPP-002)'	Text
7.2.13.7 Moorooka-Stephens district neighbourhood plan code  7.2.13.7 Application (2)(c)	Relabel NPP-002 to '(c) Moorvale shopping centre precinct (Moorooka-Stephens district neighbourhood plan/NPP-002)	Text

Planning scheme reference	Proposed amendment	Type of change
7.2.13.7 Moorooka-Stephens district neighbourhood plan 7.2.13.7.2 Purpose (5)(a)	Delete '(5) (a) Fairfield Gardens precinct (Moorooka-Stephens district neighbourhood plan/NPPP-002) overall outcomes are: (a) Expansion of this precinct may be considered where it would improve the diversity of services provided to the community and be undertaken in an integrated manner with enhancements to public transport nodes and services.	Text
7.2.13.7 Moorooka-Stephens district neighbourhood plan 7.2.13.7.2 Purpose (6)	Relabel NPP-002 to 'Moorvale shopping centre precinct (Moorooka-Stephens district neighbourhood plan/NPP-002) overall outcomes are.'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code 7.2.23.2.1 Application (b)(i)and(ii)	Delete '(2)(b)(i)and(ii) Mater Hill precinct (West End-Woolloongabba district neighbourhood plan/NPP-002): (i) Mater Hill a sub-precinct (West End-Woolloongabba district neighbourhood plan/NPP-002a); Mater Hill b sub-precinct (West End-Woolloongabba district neighbourhood plan/NPP-002b).	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code 7.2.23.2.2 Purpose (3)(a)	Delete '(3)(a) the major health institutions located in or adjoining the area, including the Mater and Princess Alexandra hospitals, remain as focal points for their important services, facilities and employment opportunities and are enhanced by better access by all transport modes and the encouragement of ancillary uses such as offices and accommodation in and around these institution to meet their growing needs'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code 7.2.23.2.2 Purpose (note)	Delete 'Note – These State facilities are both designated as community infrastructure under State Government jurisdiction.'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code 7.2.23.2.2 Purpose (3)(c)(d) (i)(ii)and(iii)(e)(i)(ii) and(iii)(f)and(g)	Delete (c) 'The Woolloongabba centre maintains its historically significant presence to Stanley Street and development accommodates active street frontages.  Delete (d)(i)(ii)and(iii) 'The Mater Hospital includes major hospital and medical facilities as well as ancillary uses including administration, educational and research facilities, specialty services, and a range of other services for use by employees, patients and visitors to the hospital. Development of this site: (i) ensures the scale and intensity of development is respectful of the existing heritage buildings on the site and of nearby residential and educational uses in terms of building heights, overshadowing and traffic impacts' (ii) concentrates major hospital and medical facilities with a high-intensity built form and scale north of the existing heritage buildings to maximise access to and from car parking facilities and the Mater Hill busway station; (iii) locates lower intensity ancillary uses that support the hospital and medical facilities in the southern portion of the site near Clarence Street.'  Delete (e) 'The Princess Alexandra Hospital is an important medical facility for Brisbane and the region with land immediately to the north of the site providing an opportunity for the	Text

Planning scheme reference	Proposed amendment	Type of change
	<p>development of education and research facilities that would service this and other institutions, such as universities. Development of the site: (i) addresses the traffic implications of the development; (ii) enhances walking and cycling access and integration with existing and future public transport; focuses on the architectural treatment of the building and high-quality landscaping, given the high visibility of the site.'</p> <p>Delete (f) 'Boggo Road Urban Village is a mixed use area including residential, retail, commercial, environmental research and recreational facilities. A busway station on the Eastern busway corridor links Buranda Busway Station with the University of Queensland. Development of this site has regard for the site's residential neighbours and the heritage significance of the gaol. Any extension of Merton Road into this precinct is not consistent with the outcomes sought.'</p> <p>Delete (g) 'Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.'</p>	
<p>7.2.23.2 West End-Woolloongabba district neighbourhood plan code</p> <p>7.2.23.2.2 Purpose (5)(a)(i)and(ii)and (b)(i)and (ii)</p>	<p>Delete (5) 'Mater Hill precinct (West End-Woolloongabba district neighbourhood Plan NPP-002) overall outcomes are: (a) Development in the Mater Hill a sub-precinct (West End-Woolloongabba district neighbourhood Plan NPP-002a): (i) ensures that office and shop activities on sites fronting Stanley Street provide an active street frontage to reinforce the commercial building form of Stanley Street; (ii) encourages residential uses on the upper storeys, given the sub-precinct's location next to the Mater Hospital, the South Bank railway station and busway stations; (b) Development in the Mater Hill b sub-precinct (West End-Woolloongabba district neighbourhood Plan NPP-002b): (i) has hospital supporting uses such as outpatient services that are consistent with the outcomes sought on lower levels fronting Hancock Street, where impacts on surrounding residential uses are addressed; (ii) encourages short-term accommodation given the its location next to the Mater Hospital, and the South Bank railway station and busway stations.</p>	Text
<p>7.2.23.2 West End-Woolloongabba district neighbourhood plan code</p> <p>Table 7.2.23.2.3.A</p>	<p>Amend AO6.2 to 'Development results in any new ground storey having a ceiling height a minimum of 2.4m to the street, as shown in Figure a.'</p>	Text
<p>7.2.23.2 West End-Woolloongabba district neighbourhood plan code</p> <p>Table 7.2.23.2.3.A</p>	<p>Amend AO7 to 'Development results in any ground storey being recessed a minimum of 2m from the front building line of the level above. Note – refer to Figure a.'</p>	Text

Planning scheme reference	Proposed amendment	Type of change
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.A	Amend AO9 to 'Development is in accordance with Figure b, and the composition of entries and verandahs, car accommodation and roof shape conform to the overall street pattern.'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.A	Amend AO10.1 Note to 'Note – Verandahs may be enclosed if they retain a lightweight transparent appearance and are capable of being reversed. Refer to Figure b.'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.A	Amend AO13.3 Note to 'Note – Refer to Figure a.'	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.A	Delete 'If in the Mater Hill precinct (West End-Woolloongabba district neighbourhood plan/NPP-002), where in the Mater Hill a sub-precinct (West End-Woolloongabba district neighbourhood plan/NPP-002a) PO14, AO14.1, AO14.2, AO14.3, AO14.4, AO14.5, PO15, AO15.1, AO15.2 and AO15.3.	
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.A	Delete 'If in the Mater Hill precinct (West End-Woolloongabba district neighbourhood plan/NPP-002), where in the Mater Hill b sub-precinct (West End-Woolloongabba district/NPP-002b) PO16, AO16.1, AO16.2, AO16.3, AO16.4, AO16.5, PO17 and AO17.	Text
7.2.23.2 West End-Woolloongabba district neighbourhood plan code Table 7.2.23.2.3.B	Delete 'If in the Mater Hill a sub-precinct (West End-Woolloongabba district neighbourhood plan/NPP-002a) Any development in this precinct 6, not specified, not specified.  Delete 'It in the Mater Hill b sub-precinct (West End-Woolloongabba district neighbourhood plan/NPP-002b) Any development in this precinct, 6, not specified, not specified.	Text
Figure a – West End-Woolloongabba district neighbourhood plan	Delete 'Figure a – Mater Hill'	Figure
Figure b – West End-Woolloongabba district neighbourhood plan	Amend 'Figure b – Elements of typical elevation' to 'Figure a – Elements of typical elevation'	Figure text
Figure c – West End-Woolloongabba district neighbourhood plan	Amend 'Figure c – Elevation' to 'Figure b – Elevation'	Figure text



Planning scheme reference	Proposed amendment	Type of change
Figure d – West End-Woolloongabba district neighbourhood plan	Delete 'Figure d – Stanley Street'	Figure
Figure e – West End-Woolloongabba district neighbourhood plan	Amend 'Figure e – Significant views' to 'Figure d – Significant views'  Amend map to exclude areas now included within the Dutton Park-Fairfield neighbourhood plan area.  Remove VS4 from figure and legend.  Remove VW1 from figure and legend, amend consequential numbering and figure labelling.	Figure

**Insert as follows:**

### **7.2.13.7 Moorooka-Stephens district neighbourhood plan code**

#### **7.2.13.7.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Moorooka-Stephens district neighbourhood plan areas if:
  - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a neighbourhood plan (section 5.9); or
  - (b) impact assessable development.
- (2) Land in the Moorooka-Stephens district neighbourhood plan area is identified on the NPM-0013.7 Moorooka-Stephens district neighbourhood plan map and includes the following precincts:
  - (a) Clifton Hill War Service Homes Estate precinct (Moorooka-Stephens district neighbourhood plan/NPP-001)
  - (b) Moorvale shopping centre precinct (Moorooka-Stephens district neighbourhood plan/NPP-002).
- (3) When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—This neighbourhood plan includes a table of assessment with level of assessment variations to those in section 5.5, 5.6, 5.7, and 5.8 and 5.10. Refer to Table 5.9.46A, Table 5.9.46B, Table 5.9.46C and Table 5.9.46D.

#### **7.2.13.7.2 Purpose**

- (1) The purpose of the Moorooka-Stephens district neighbourhood plan code is to provide finer grained planning at a local level for the Moorooka-Stephens district neighbourhood plan area.
- (2) The purpose of the Moorooka-Stephens district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.

- (3) The overall outcomes for the neighbourhood plan area are:
- (a) Character housing is complemented by new housing types that meet the needs of the community.
  - (b) The functionality of Ipswich Road is maintained and protected from commercial ribbon development.
  - (c) The extension of vehicle sales yards along Ipswich Road between Cracknell Road and Beaudesert Road is not consistent with the outcomes sought.
  - (d) The traditional character of specific commercial and shopping areas is reinforced and their pedestrian and landscape amenity enhanced, including the Moorvale shopping centre precinct and the centre at Chardons corner.
  - (e) Significant environmental features such as Toohey Forest, Rocky Water Holes Creek and Stable Swamp Creek are preserved for the ecological and recreational values.
- (4) Clifton Hill War Service Homes Estate precinct (Moorooka-Stephens district neighbourhood plan/NPP-001) overall outcomes are the following.
- (a) Residential development complements the war workers and soldiers settlement housing that contributes strongly to the character of the area.
  - (b) To preserve the character of the area, house lots in the precinct are retained at their original size and as such, reconfiguring of a lot where the resulting lot is less than 800m<sup>2</sup> is not appropriate.
  - (c) Subdivision of an existing or approved building may be supported.
- (5) Moorvale shopping centre precinct (Moorooka-Stephens district neighbourhood plan/NPP-002) overall outcomes are:
- (a) The shopping centre provides retailing and personal services for the district while maintaining the existing character of the centre.

### 7.2.13.7.3 Assessment criteria

The following table identifies the assessment criteria for assessable development.

**Table 7.2.13.7.3—Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<b>If involving subdivision in the Clifton Hill War Service Homes Estate precinct (Moorooka-Stephens district neighbourhood plan/NPP-001)</b>	
<b>PO1</b> Development involving subdivision of lots must preserve the traditional streetscape character, setting of houses and gardens, and rhythm of house spacing.	<b>AO1</b> Development has a minimum site area of 800m <sup>2</sup> created by any re-subdivision.
<b>If in the Moorvale shopping centre precinct (Moorooka-Stephens district neighbourhood plan/NPP-003)</b>	
<b>PO2</b> Development reflects and reinforces the existing traditional built character of the shopping centre and enhances its amenity for pedestrians.	<b>AO2.1</b> Development is built to the front property boundary.
	<b>AO2.2</b> Development includes an awning across the full frontage.

Performance outcomes	Acceptable outcomes
<b>If fronting Ipswich Road</b>	
<p><b>PO3</b> The functionality and safety of Ipswich Road for vehicles, cyclists and pedestrians are maintained.</p>	<p><b>AO3</b> Development for an non-residential purpose does not provide vehicular access from Ipswich Road.</p>

**Insert as follows:**

## **7.2.23.2 West End-Woolloongabba district neighbourhood plan code**

### **7.2.23.2.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the West End-Woolloongabba district neighbourhood plan areas if:
  - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a neighbourhood plan (section 5.9); or
  - (b) impact assessable development.
- (2) Land in the West End-Woolloongabba district neighbourhood plan area is identified on the NPM-023.2 West End-Woolloongabba district neighbourhood plan map and includes the following precincts:
  - (a) West End estate precinct (West End-Woolloongabba district neighbourhood plan/NPP-002).

Editor's note—Part of the neighbourhood plan area is covered by the Woolloongabba priority development areas which Economic Development Queensland is responsible for planning under the *Economic Development Act 2012*.

- (3) When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—this neighbourhood plan includes a table of assessment with level of assessment variations to those in section 5.5, 5.6, 5.7, and 5.8 and 5.10. Refer to Table 5.9.68.A, Table 5.9.68.B, Table 5.9.68.C and Table 5.9.68.D.

### **7.2.23.2.2 Purpose**

- (1) The purpose of the West End-Woolloongabba district neighbourhood plan code is to provide finer grained planning at a local level for the West End-Woolloongabba district neighbourhood plan area.
- (2) The purpose of the West End-Woolloongabba district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
- (3) The overall outcomes for the neighbourhood plan area are the following.
  - (a) Views of significance to the City Centre and locality from the public realm are maintained and enhanced, including:
    - (i) across the West End peninsula to the City Centre and the ridgeline of the Taylor Ranges
    - (ii) to significant landmarks within the locality
    - (iii) to the Brisbane river.
- (4) West End estate precinct (West End-Woolloongabba district neighbourhood plan NP-001) overall outcomes are the following.
  - (a) Dwelling houses are preserved in their current form, scale and setting, so the original historical character and pattern of development in this precinct of relatively intact, historically significant grouping of small 19<sup>th</sup> century and early 20<sup>th</sup> century workers cottages, characterised by one-storey timber and tin detached dwelling houses on small narrow lots, is retained.

### **7.2.23.2.3 Assessment criteria**

The following table identifies the assessment criteria for assessable development.

**Table 7.2.23.2.3.A—Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<p><b>PO1</b></p> <p>Development is of a height, scale and form that achieved the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>(a) consistent with the anticipated density and assumed infrastructure demand</li> <li>(b) aligned to community expectations about the number of storeys to be built</li> <li>(c) proportionate to and commensurate with the utility of the site area and frontage width</li> <li>(d) designed to as not to cause a significant and undue adverse amenity impact to adjoining development</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site.</li> </ul> <p>Note—Development that exceeds the intended umber of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p><b>AO1</b></p> <p>Development complies with the number of storeys and building height in Table 7.2.23.2.3.B.</p> <p>Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been carried in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>
<p><b>PO2</b></p> <p>Development minimises visual impacts to view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p><b>AO2.1</b></p> <p>Development minimised impacts on views, as shown in Figure c.</p>
	<p><b>AO2.2</b></p> <p>Development enhances opportunities for views and vistas from the view point.</p>
<b>If in the West End estate precinct (West End-Woolloongabba district neighbourhood plan/NPP-001</b>	
<p><b>PO3</b></p> <p>Development retains the original historic character and pattern of development.</p>	<p><b>AO3.1</b></p> <p>Development retains buildings built in 1946 or before.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO3.2</b> Development ensures that buildings built in 1946 or before are sited at the front of the site facing the street frontage.</p>
<p><b>PO4</b> Development presents as small lots with narrow street frontages</p>	<p><b>AO4.1</b> Development does not straddle existing lot boundaries.</p> <p><b>AO4.2</b> Development results in 1 dwelling house and no secondary dwelling house on each lot.</p>
<p><b>PO5</b> Development: (a) retains the original historic character and pattern of development (b) is consistent with the form, mass, scale and rhythm of other dwelling houses built in 1946 or before in the street an precinct.</p>	<p><b>AO5.1</b> Development has a maximum site cover of 50% of the site area.</p> <p><b>AO5.2</b> Development of a dwelling house is set back from the front alignment within 20% of the average setback of adjoining buildings fronting the same street.</p> <p><b>AO5.3</b> Development, where there are 2 street frontages, has a primary street frontage that the majority of houses in the street front. The secondary street frontage complies with the rear boundary requirements.</p> <p><b>AO5.4</b> Development, if new building work on corner sites, has a minimum setback along the longer frontage of 1.5 m.</p> <p><b>AO5.5</b> Development has a minimum rear boundary setback of 6 m.</p> <p><b>AO5.6</b> Development on corner sites for new building works has a minimum setback along the longer frontage for new of 1.5 m.</p> <p><b>AO5.7</b> Development has no built to boundary walls.</p>
<p><b>PO6</b> Development provides for building heights and alterations to the front elevation that are sympathetic to adjacent and existing dwelling houses and does not detract from the character streetscape.</p>	<p><b>AO6.1</b> Development results in a front elevation that is a maximum of 4.8 m above ground for a minimum of 65% of the front elevation.</p> <p><b>AO6.2</b> Development results in any new ground storey having a ceiling height a minimum of 2.4 m to the street, as shown in Figure a.</p> <p>Note—Traditional verandah roofing was approximately 2.1m at the edge. Excavating under a dwelling house or a combination of raising and excavating is preferred to achieve compatible scale and height.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO7</b></p> <p>Development provides for new ground-storey enclosures that are recessed in line with the main building core, as seen from the street.</p>	<p><b>AO7</b></p> <p>Development results in any ground storey being recessed a minimum of 2 m from the front building line of the level above.</p> <p>Note—Refer to Figure a.</p>
<p><b>PO8</b></p> <p>Development for dwelling houses and new buildings must retain or use traditional pitched roof forms and architectural elements that:</p> <p>(a) are sympathetic to the existing and adjacent buildings built in 1946 or before in the street</p> <p>(b) new building work is the same form and scale as surrounding character houses and is not pseudo-historic replication.</p>	<p><b>AO8.1</b></p> <p>Development has roof forms that are pyramidal with side front gable or reverse gable only.</p> <p>Note—Mono pitch and skillion roofs to the street are not consistent with the outcomes sought.</p>
	<p><b>AO8.2</b></p> <p>Development has a minimum roof pitch of 26.5°.</p>
<p><b>PO9</b></p> <p>Development for:</p> <p>(a) new buildings complement the form, scale and traditional character of dwelling houses built in 1946 or before in the street</p> <p>(b) new building work is the same form and scale as surrounding character houses and is not pseudo-historic replication.</p>	<p><b>AO9</b></p> <p>Development is in accordance with figure b, and the composition of entries and verandahs, car accommodation and roof shape conform to the overall street pattern.</p> <p>Note – Contemporary detailing is restricted to the rear of the dwelling.</p>
<p><b>PO10</b></p> <p>Development has a street elevation with a verandah similar to other dwelling houses built in 1946 or before in the street</p>	<p><b>AO10.1</b></p> <p>Development results in street elevations composed of full-length verandahs or a combination of projecting gabled rooms with verandahs.</p> <p>Note – Verandahs may be enclosed if they retain a lightweight transparent appearance and are capable of being reversed. Refer to Figure b.</p>
	<p><b>AO10.2</b></p> <p>Development has external stairs on the front elevation to access the first floor.</p>
<p><b>PO11</b></p> <p>Development that has fences visible from the street that are low and transparent and complement traditional fencing styles in the precinct.</p>	<p><b>PO11</b></p> <p>Development has a maximum front fence height of 1.2m with timber paling or wire.</p>
<p><b>PO12</b></p> <p>Development of new buildings use lightweight materials that are sympathetic to other dwelling houses built in 1946 or before in the street.</p>	<p><b>AO12</b></p> <p>Development of new buildings use lightweight materials that are sympathetic to other dwelling houses build in 1946 or before in the street.</p> <p>Note – Traditional materials are painted timber walls and corrugated metal roof sheeting.</p>
<p><b>PO13</b></p> <p>Development has parking that does not</p>	<p><b>AO13.1</b></p> <p>Development on a site that does not have existing</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
dominate the appearance and setting of the dwelling house when viewed from the street.	car parking does not require any new onsite car parking.
	<b>AO13.2</b> Development has garages or carports that are not located between the front elevation and the front boundary, and are: <ul style="list-style-type: none"> <li>(a) located a minimum of 2 m behind the building line</li> <li>(b) a maximum width of 3 m.</li> </ul>
	<b>AO13.3</b> Development has other car parking that is single width only and is recessed 2 m behind the building line. Note – Refer to Figure a.
	<b>AO13.4</b> Development has a maximum driveway crossover width of 3 m.

**Table 7.2.23.2.3.B – Maximum building height**

<b>Development</b>	<b>Building height (number of storeys)</b>	<b>Building height (m)</b>	<b>Building height to rear and side eaves (m)</b>
<b>If in the West End estate precinct (West End-Woolloongabba district neighbourhood plan/NPP-001)</b>			
Any development in this precinct	2	9.5	6.2





Figure a—Elements of typical elevation

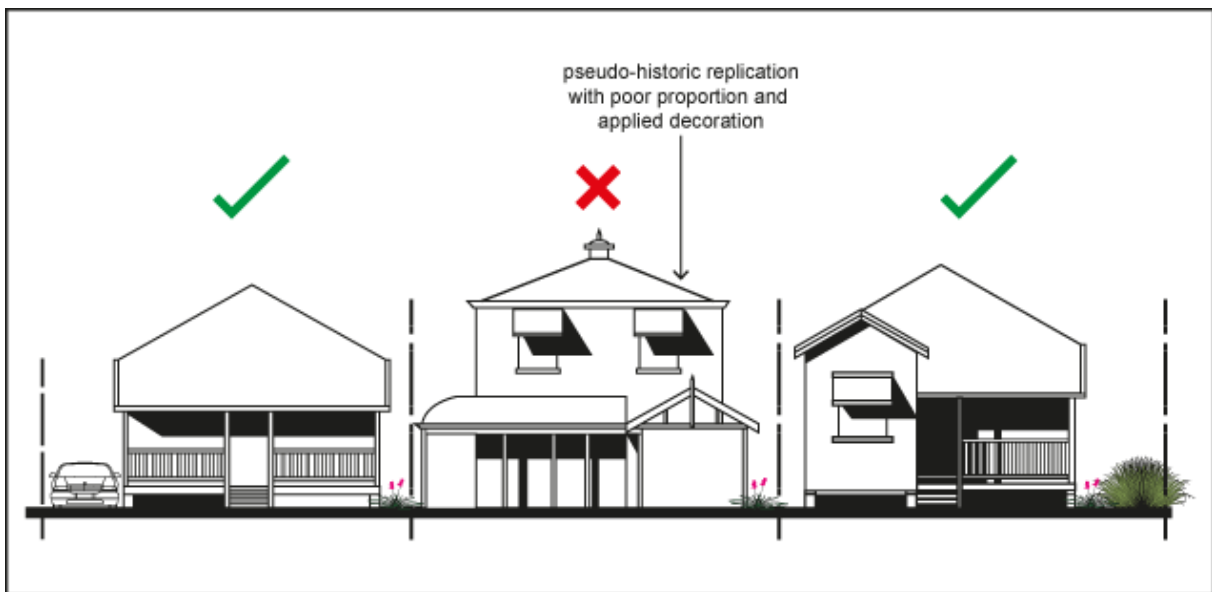
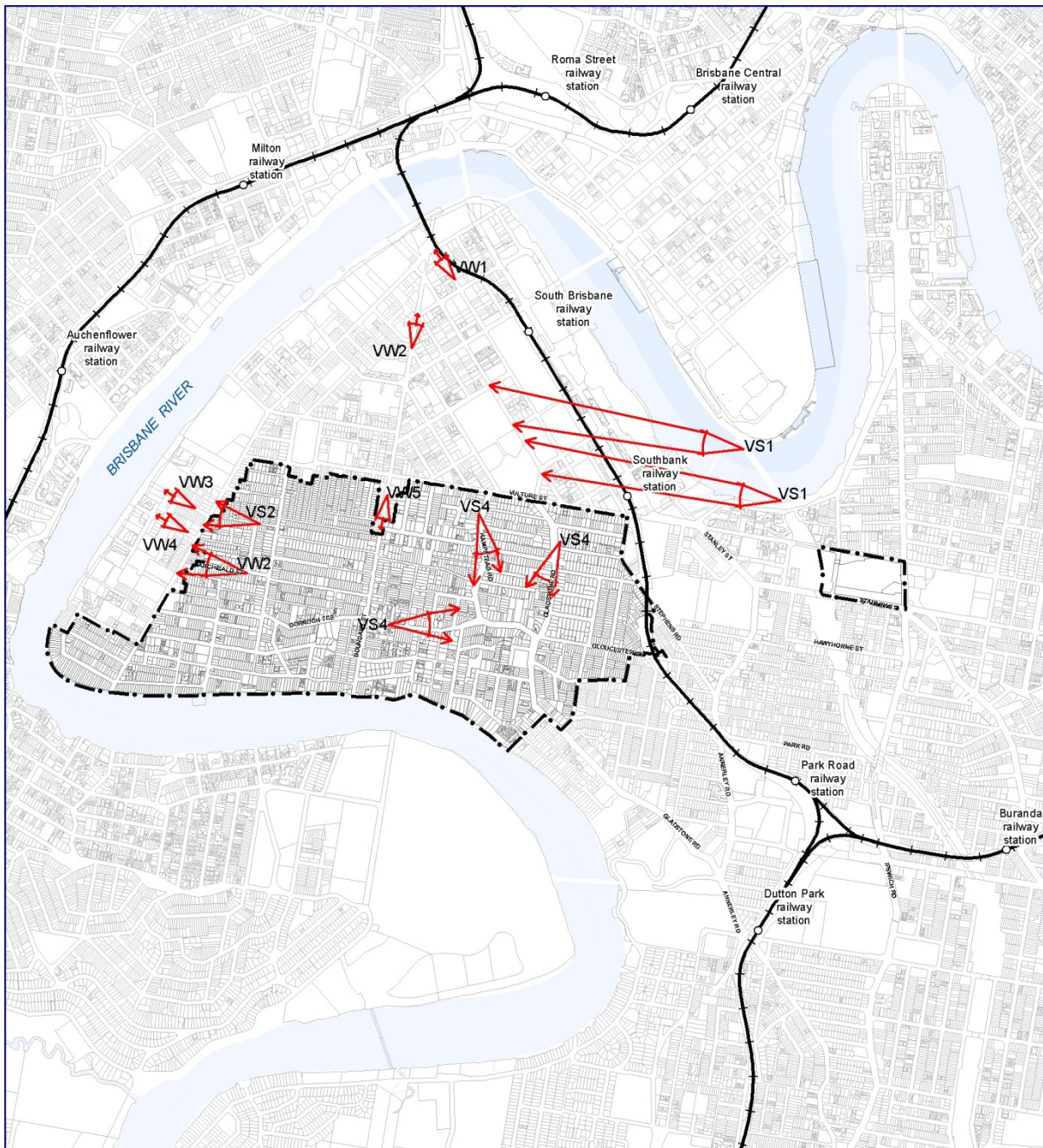


Figure b—Elevation



Neighbourhood plan boundary <b>VIEW SHED</b> Views from Captain Cook Bridge to Mt Coot-tha and the D'Aguiar Ranges <b>VS1</b> From Victoria St to Mt Coot-tha and the D'Aguiar Ranges <b>VS2</b> From Archibald St to Mt Coot-tha and the D'Aguiar Ranges <b>VS3</b> Views to Torbreck from surrounding areas <b>VS4</b>	<b>VIEW WINDOW</b> <b>VW1</b> From the intersection of Merivale St and Peel St looking north-west along Merivale St <b>VW2</b> From the intersection of Boundary St and Edmondstone St looking north along Boundary St <b>VW3</b> From the intersection of Montague Rd and Victoria St looking north-west along Victoria St to the Brisbane River <b>VW4</b> From the intersection of Montague Rd and Kurilpa St looking north-west along Kurilpa St to the Brisbane River <b>VW5</b> From the intersection of Brighton Rd and Boundary St looking south to the Boundary St bridge	From the intersection of Montague Rd and Kurilpa St looking north-west along Kurilpa St to the Brisbane River From the intersection of Brighton Rd and Boundary St looking south to the Boundary St bridge
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Figure c Significant views

### **7.2.4.3 Dutton Park-Fairfield neighbourhood plan code**

#### **7.2.4.3.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Dutton Park-Fairfield neighbourhood plan area if:
  - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for neighbourhood plan (section 5.9); or
  - (b) impact assessable development.
- (2) Land in the Dutton Park-Fairfield neighbourhood plan area is identified on the NPM-004.3 Dutton Park-Fairfield neighbourhood plan map and includes the following precincts:
  - (a) Mater Hill precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001)
  - (b) Boggo Road Urban Village precinct (Dutton Park-Fairfield neighbourhood plan/NPP-002).
- (3) When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note— This neighbourhood plan includes a table of assessment with level of assessment variations to those in sections 5.5, 5.6, 5.7, 5.8 and/or 5.10. Refer to Table 5.9.21.A, Table 5.9.21.B, Table 5.9.21.C and Table 5.9.21.D.

Editor's note—Part of the neighbourhood plan area is covered by the Woolloongabba priority development areas which Economic Development Queensland is responsible for planning under the Economic Development Act 2012.

#### **7.2.19.5.2 Purpose**

- (1) The purpose of the Dutton Park-Fairfield neighbourhood plan code is to provide finer grained planning at a local level for the Dutton Park-Fairfield neighbourhood plan area.
- (2) The purpose of the Dutton Park-Fairfield neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
- (3) The overall outcomes for the neighbourhood plan area are:
  - (a) Development of the Princess Alexandra, Mater, and Lady Cilento Children's hospitals facilitates the growth of specialised health and knowledge facilities to create integrated health and knowledge precincts, supported by a mix of ancillary uses, with dedicated public transport infrastructure.
  - (b) Development preserves heritage places, and heritage buildings are retained conserved and re-used.
  - (c) Development minimises impacts on areas of traditional building character in the Character residential, Character or Infill zones by providing transitions in building height.
  - (d) Development achieves a high quality built form and public realm that supports the creation of walkable catchments to public transport and pedestrian and cyclist networks through the provision of streetscape treatments, plazas and arcades.
  - (e) Development in the Mixed use zone along Annerley Road and in the Neighbourhood centre zone near Dutton Park Railway Station activates street frontages and supports accessibility to centre activities via building design that emphasises shelter, shade, legible paths and crossing points.

- (f) Development on Annerley Road, and other arterial roads, creates subtropical, shady pedestrian boulevards including corner land dedications at key intersections.
  - (g) Development provides for the potential integration of Gair Park with development fronting Maldon Street including maintaining access for pedestrians and cyclists through the park.
  - (h) Development does not adversely affect the structural integrity of ongoing operation and maintenance of major transport infrastructure.
- (4) The Mater Hill precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001) outcomes are:
- (a) Development supports the growth of specialised and regionally significant health services, health research and education within an established character residential suburb. Heritage buildings are retained and repurposed to maintain a strong identity for this centre.
- (5) The Health sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001a) overall outcomes are:
- (a) Growth of a regionally significant health services, research and education centre is consistent with an endorsed master plan.
  - (b) Provides for the expansion of regionally significant health and knowledge uses by support for building heights up to 20 storeys.
  - (c) Ensures that a range of complementary uses are co-located with major health care activities including technical institutes, residential care facilities, cafes and shops.
  - (d) Provides high density short-term accommodation for health services and research workers and visitors.
  - (e) Integrates development with high frequency public transport infrastructure and develops strong active transport linkages to minimise private transport demands.
  - (f) Minimises operational and service noise from the Mater Hospital and Lady Cilento Children's Hospital to residential property fronting Clarence Street.
- (6) The Stanley Street and Annerley Road sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001b) overall outcomes are:
- (a) Accommodates a mix of non-residential uses which support the Mater and Lady Cilento Children's Hospitals including health care services, conference facilities, offices, short-term accommodation, food and drink outlets, and does not provide for multiple dwellings, rooming accommodation, residential care or retirement facilities.
  - (b) Creates a vibrant day and night pedestrian precinct destination in the mixed use area south of Stanley Street including an arcade immediately behind heritage listed buildings, a plaza space next to the Princess Theatre on Annerley Road and public art in prominent locations.
  - (c) Retains and reuses heritage buildings on Stanley Street and Annerley Road by ensuring that active uses are located in Stanley Street and the arcade.
  - (d) Enhances pedestrian amenity and connectivity between Trinity Lane and Annerley Road by providing an arcade.
  - (e) Manages interface between new development and character residential areas by providing transitions in building heights between development in the mixed use zone and the character residential zone, particularly in the Stanley Street and Annerley Road sub-precinct (b) where maximum building heights are reduced.

- (f) Consolidates access and service arrangements by locating a service lane from Merton Road to Catherine Street in the mixed use area adjacent to the character residential area.
- (7) The Annerley Road sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001c) overall outcomes are:
- (a) Supports the development of ancillary uses near the Mater Hospital up to 10 storeys.
  - (b) Achieves a mix of health care services, conference facilities, offices, short-term accommodation, food and drink outlets, and excludes long term residential uses.
  - (c) Manages interface between new development and character residential areas by providing transitions in building heights between development in the mixed use zone and the character residential zone.
- (8) The Education sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001d) overall outcomes are:
- (a) Provides for the continued operation of preparatory, primary and secondary education facilities which contributes to supporting a specialised health and knowledge centre within inner city Brisbane, consistent with an endorsed master plan.
  - (b) Manages the interface between character residential areas and education purposes along the Stephens Road frontage:
    - i. by maintaining a residential scale up to 3 storeys where facing residential zoned areas with traditional building character,
    - ii. managing traffic demands on-site to minimise on-street vehicle activity.
  - (c) Manages the interface between education purposes and the Health sub-precinct NPP-001a by ensuring new development is consistent with the building heights, up to 10 storeys, established in an endorsed master plan.
  - (d) Facilitates a high degree of pedestrian access to the high frequency public transport infrastructure and supports active transport linkages to minimise private transport demands.
- (9) The Boggo Road Urban Village precinct (Dutton Park-Fairfield neighbourhood plan/NPP-002) overall outcomes are:
- (a) Facilitates the development of the Boggo Road Urban Village as a centre for research in eco-sciences within a vibrant inner-city mixed use precinct.
  - (b) Achieves a mix of medium to high density residential, research facility and office uses including providing for a new, small-scale supermarket and retail centre.
  - (c) Ensures the protection, conservation and reuse of heritage listed gaol buildings for use purposes including community facility (eg museum), market, shop, food and drink outlet, hotel, function facility and educational establishment uses.
  - (d) Provides a highly active pedestrian link through the centre of the Boggo Road Urban Village lined by active frontage uses.
  - (e) Manages adverse amenity impacts of the railway and busway through the design and placement of appropriate uses.
  - (f) Provides pedestrian and cyclist connections from the Boggo Road busway station to surrounding residential and employment areas.

### 7.2.4.3.3 Assessment criteria

**Table 7.2.4.3.3 – Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<p><b>PO1</b> Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>(a) consistent with the anticipated density and assumed infrastructure demand</li> <li>(b) aligned with community expectations about the number of storeys to be built</li> <li>(c) proportionate to and commensurate with the utility of the site area and frontage width</li> <li>(d) designed so as to not cause a significant and undue adverse amenity impact to adjoining development</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.</li> </ul> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p><b>AO1</b> Development complies with the number of storeys and building height in Table 7.2.4.3.4.</p> <p>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>
<b>If in the Health sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001a)</b>	
<p><b>PO2</b> Development has, and is undertaken in accordance with, a Master Plan that:</p> <ul style="list-style-type: none"> <li>(a) provides a mix of health services, education and research uses</li> <li>(b) demonstrates that the scale and design of new buildings will respect and respond to the cultural significance of the heritage buildings and spaces</li> <li>(c) preserves heritage buildings through the retention, conservation and adaptive reuse of heritage buildings and spaces</li> <li>(d) activates the ground storey of buildings fronting pedestrian connections and open spaces, where compatible with health services operations, to ensure passive surveillance of these spaces</li> <li>(e) provides a high quality public realm with a</li> </ul>	<p><b>AO2</b> No acceptable outcome is prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>strong pedestrian focus through subtropical landscaping, streetscape improvements and passive surveillance</p> <p>(f) provides high quality pedestrian and cyclist access within the sub-precinct that connects with high frequency public transport infrastructure and promotes reduction in private transport demands</p> <p>(g) provides vehicular access and circulation to the site compatible with health services operations</p> <p>(h) provide an air quality analysis that responds to building heights that exceed the height of the smoke (coal fired boiler) stack.</p>	
<b>If in the Stanley Street and Annerley Road precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001b)</b>	
<p><b>PO3</b></p> <p>Development creates an arcade to:</p> <p>(a) provide pedestrian access</p> <p>(b) provide a buffer to heritage buildings</p> <p>(c) activate heritage buildings by enabling pedestrian access from the rear.</p>	<p><b>AO3</b></p> <p>Development provides an arcade at the rear of the heritage listed buildings on Stanley Street as indicated in Figure a.</p>
<p><b>PO4</b></p> <p>Development creates an informal meeting place for workers, visitors and local residents by providing a new plaza within the Stanley Street and Annerley Road sub-precinct that:</p> <p>(a) is at least 10 m wide for the length of the Princess Theatre</p> <p>(b) is regularly shaped</p> <p>(c) is highly visible from Annerley Road.</p> <p>(d) complements and provides a positive interface to the Princess Theatre</p>	<p><b>AO4</b></p> <p>Development provides a plaza where indicated in Figure a.</p>
<p><b>PO5</b></p> <p>Development ensures that access for all vehicles including for site servicing minimises disruption and reduces visual impact on building frontages, pedestrian circulation areas, plazas and arcades.</p>	<p><b>AO5.1</b></p> <p>Development provides a shared service lane along the eastern boundary of the Stanley Street and Annerley Road sub-precinct which provides access from Merton Road and Catherine Street, where indicated in Figure a.</p>
	<p><b>AO5.2</b></p> <p>Development does not gain access from Annerley Road unless no alternative access point can be provided.</p>
<p><b>PO6</b></p> <p>Development ensures that the front boundary setbacks relate to the existing setback patterns of heritage buildings along Annerley Road.</p>	<p><b>AO6</b></p> <p>Development for a podium has a front setback of 0m to the front property boundary along Annerley Road between Stanley and Catherine Streets.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO7</b> Development for a new premises adjacent to or in the vicinity of a heritage place maintains and enhances the heritage place and its surrounds.</p>	<p><b>AO7</b> Development provides a podium height which aligns with parapet levels of adjacent heritage buildings.</p>
<p><b>PO8</b> Development provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences by:</p> <ul style="list-style-type: none"> <li>(a) stepping down in height and scale</li> <li>(b) minimising impacts including those from overlooking and visual dominance</li> <li>(c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.</li> </ul>	<p><b>AO8.1</b> Development where adjoining a zone in the Residential zones category in the Stanley Street and Annerley Road sub-precinct (b) precinct:</p> <ul style="list-style-type: none"> <li>(a) has a building height of no more than one storey higher than the maximum allowable height of the adjoining property within 10 m from the common property boundary</li> <li>(b) all structures, except adjoining boundary fences, are set back a minimum of 4 m from the common boundary</li> <li>(c) an acoustic and visual screen fence of 2 m height is provided on the common boundary.</li> </ul>
	<p><b>AO8.1</b> Development where across a minor road from a zone in the Residential zones category in the Stanley Street and Annerley Road sub-precinct (b):</p> <ul style="list-style-type: none"> <li>(a) has a building height of no more than 4 storeys within 10 m from the property boundary to that street</li> <li>(b) has a heavily landscaped front setback</li> <li>(c) buildings are provided with modulation and articulation with variations in the wall and roof plan every 10 m.</li> </ul>
<p><b>If in the Education sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001d)</b></p>	
<p><b>PO9</b> Development has, and is undertaken in accordance with, a Master Plan that:</p> <ul style="list-style-type: none"> <li>(a) provides a mix of preparatory, primary and secondary education uses</li> <li>(b) demonstrates that the scale and design of new buildings will respect and respond to the cultural significance of the heritage buildings and spaces</li> <li>(c) building heights step down to neighbouring residential areas</li> <li>(d) provides a high quality public realm and internal access circulation with a strong pedestrian focus through subtropical landscaping, streetscape improvements and passive surveillance</li> <li>(e) provides high quality pedestrian and cyclist access that connects with high frequency public transport infrastructure and promotes reduction in private transport demands</li> <li>(f) provides vehicular access and circulation to the site compatible with education</li> </ul>	<p><b>AO9</b> No acceptable outcome is prescribed.</p>



Performance outcomes	Acceptable outcomes
operations.	
<b>If in the Boggo Road Urban Village (Dutton Park-Fairfield neighbourhood plan/NPP-002)</b>	
<p><b>PO10</b> Development for retail and commercial:</p> <ul style="list-style-type: none"> <li>(a) is principally concentrated along the Village centre link between Boggo Road and Peter Doherty Street with a shop (supermarket) no greater than 1500 m<sup>2</sup> provides a neighbourhood level service</li> <li>(b) provides pedestrian access to the supermarket that is legible and convenient</li> <li>(c) makes provision at street level for uses that support active streets along the Village centre link.</li> </ul>	<p><b>AO10.1</b> Development adjoining the Village centre link between Boggo Road and Peter Doherty Street, provides continuous active uses, such as shops and food and drink outlets, at street level, including access and orientation to the street.</p> <hr/> <p><b>AO10.2</b> Development for a shop does not exceed 1,500 m<sup>2</sup> in gross floor area where for a shop or shop component of a shopping centre</p>
<p><b>PO11</b> Development provides a transition to adjoining residential and education purpose areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences or the operation of the education purposes by:</p> <ul style="list-style-type: none"> <li>(a) stepping down in height and scale</li> <li>(b) minimising impacts including those from overlooking and visual dominance</li> <li>(c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.</li> </ul>	<p><b>AO11.1</b> Development in the Boggo Road Urban Village North sub-precinct where adjoining, or within 40 metres of, an Education purposes zone has a building height of no more than nine storeys.</p> <hr/> <p><b>AO11.2</b> Development in the Boggo Road Urban Village South sub-precinct where adjoining the Character Residential zone provides a rear setback of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres where for the first 2 storeys or 7 metres</li> <li>(b) 15 metres where exceeding 2 storeys in height.</li> </ul>

**Table 7.2.4.3.4– Maximum building height in storeys**

Site area	Building height (number of storeys)		
	800 m to less than 1,200 m <sup>2</sup>	1,200 m <sup>2</sup> to <2,500 m <sup>2</sup>	2,500 m <sup>2</sup> or greater
Site frontage	20 m	20 m to 30 m	30 m
<b>If in the Health sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001a)</b>			
Development of a site in the Community facilities major health care zone precinct	20 storeys		
Development of a site in the High density residential (up to 15 storeys) zone precinct	20 storeys		
Development of a site in the Mixed use (Inner city) zone precinct	20 storeys		
<b>If in the Stanley Street and Annerley Road sub precinct a (Dutton Park-Fairfield neighbourhood plan/NPP-001b)</b>			
Development of a site in the Mixed use (Inner city) zone precinct	6 storeys	12 storeys	15 storeys
<b>If in the Stanley Street and Annerley Road sub precinct b (Dutton Park-Fairfield neighbourhood plan/NPP-001b)</b>			
Development of a site in the Mixed use (Inner city) zone precinct	5 storeys	8 storeys	
<b>If in the Annerley Road sub precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001c)</b>			
Development of a site in the Mixed use (Corridor) zone precinct	5 storeys	8 storeys	10 storeys
<b>If in the Mixed-use zone and not in a precinct of the Dutton Park-Fairfield neighbourhood plan/NPP-001</b>			
Development of a site in the Mixed use (Corridor) zone precinct	5 storeys	8 storeys	
<b>If in the Education sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-001d)</b>			
Development of a site fronting Stephens Road	3 storeys (within 20m of Stephens Road alignment)		
Development of a site fronting Graham Street or adjoining health sub-precinct NPP-001a	10 storeys (where not conflicting with Stephens Road building height specification)		
<b>If in the Boggo Road Urban Village Precinct (Dutton Park-Fairfield neighbourhood plan/NPP-002)</b>			
Development of a site in the Specialised centre (Major education & research facility) zone precinct	8 storeys		
<b>If in the Boggo Road Urban Village north sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-002a)</b>			
Development of a site in the Mixed use Corridor zone precinct	12 storeys (refer note)		
<b>If in the Boggo Road Urban Village south sub-precinct (Dutton Park-Fairfield neighbourhood plan/NPP-002b)</b>			
Development of a site in the Mixed use Corridor zone precinct	5 storeys		

Note—Separate [setback](#) and [building height](#) requirements apply to sites in the Boggo Road Urban Village North sub-precinct that adjoin or are located within 40 metres of a site in the Community Facilities - Education Purposes zone precinct in accordance with [AO11.1](#).

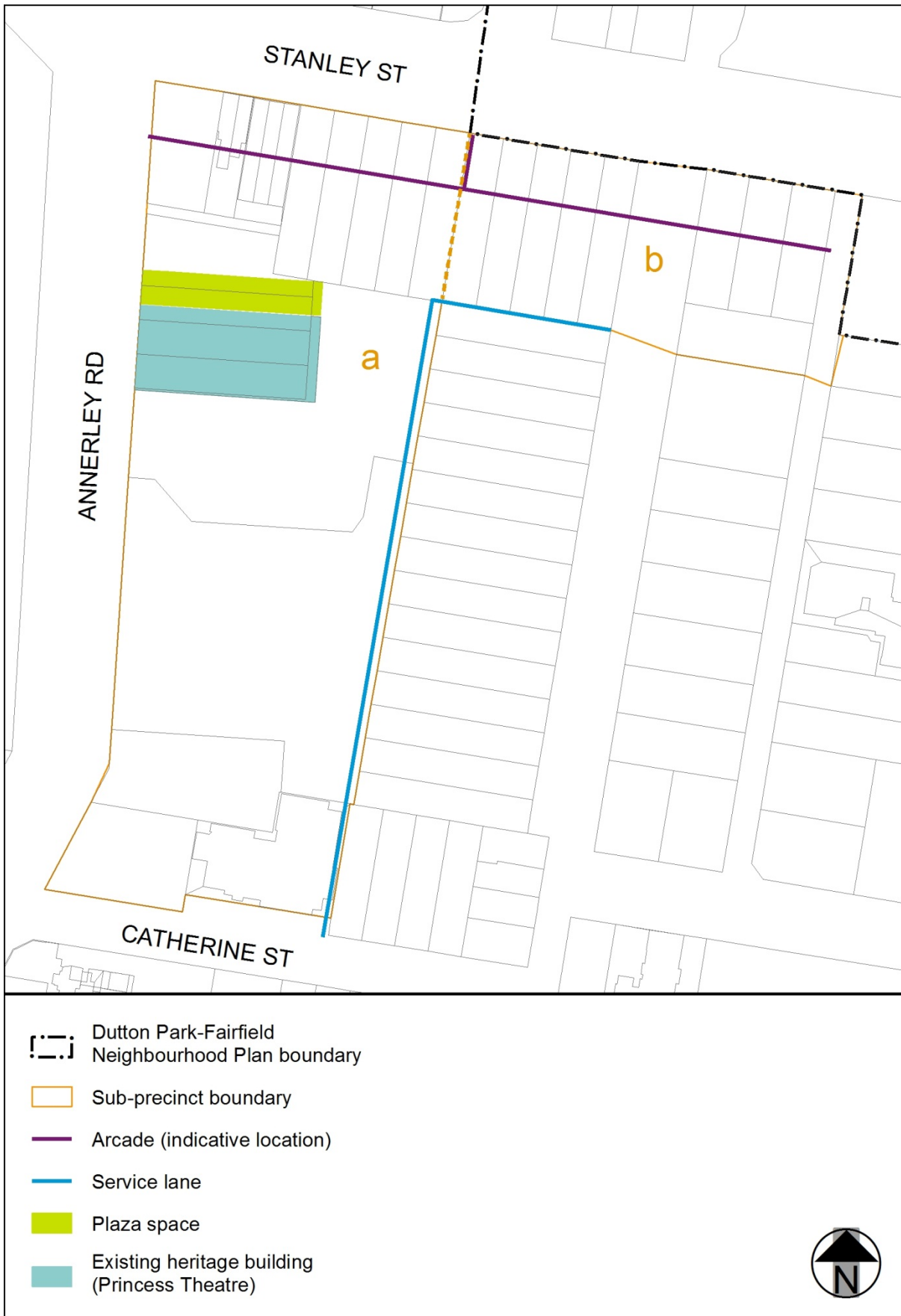


Figure a – Dutton Park-Fairfield Neighbourhood Plan Stanley Street and Annerley Road sub-precinct NPP-001b

## Part 8 Overlays

Amend the Significant landscape tree overlay code to include significant landscape trees within the Dutton Park-Fairfield neighbourhood plan area. No other overlay code amendments are proposed. Refer to Schedule 2 for overlay mapping changes.

**Table 5 – Proposed amendments to Part 8 Overlays**

Planning scheme reference	Proposed amendment	Type of change
Table 8.2.16.3	Pre-1911 building overlay code, insert the rows 'additional criteria if involving removal in education sub-precinct' and performance/acceptable outcomes as PO3/AO3 as detailed below in Table 8.2.16.3 and renumber the remaining performance/acceptable outcomes.	Text
Table 8.2.19.3.C	Significant landscape tree overlay code, insert the rows as per below in Table 8.2.19.3.C.	Text

### Pre-1911 building overlay code

Replace the overlay code table as follows:

Table 8.2.16.3—Criteria for assessable development

Performance outcomes	Acceptable outcomes
<b>If involving removal or demolition in the Emerging community zone, Low density residential zone, Low-medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone, unless otherwise identified by a neighbourhood plan precinct in the following sections of this Code</b>	
<b>PO1</b> The building must not be capable of structural repair.	<b>AO1</b> The building is demonstrated by an engineering report prepared by a <a href="#">Registered Professional Engineer Queensland</a> to be structurally unsound and not reasonably capable of being made structurally sound. Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1911 or earlier against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'.
<b>If involving demolition of a part of a building in the Emerging community zone, Low density residential zone, Low-medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone</b>	
<b>PO2</b> The building does not lose an integral component that contributes to its traditional building character.	<b>AO2</b> The part of the building constructed in the federation era or earlier is retained.
<b>Additional criteria if involving removal in the Education sub-precinct (Dutton Park-Fairfield neighbourhood plan/(NPP-001d)</b>	
<b>PO3</b> The building must be structurally capable of relocation to another site where the traditional building character is legally protected.	<b>AO3</b> The building: a) is demonstrated to be structurally capable of relocation b) is relocated to a receiving site legally secured in the Traditional building character overlay c) has architectural elements such as chimneys reinstated where they were not capable of relocation in situ.

Performance outcomes	Acceptable outcomes
	<p>Note—Written proof identifying the receiving site has been secured is required.</p> <p>Note—The site in the Traditional building character overlay to which the building is relocated will be noted on the <a href="#">Traditional building character overlay map</a> under section 391 of the Act.</p>
<b>If involving demolition in all other zones</b>	
<p><b>PO4</b> The building must not be capable of structural repair or relocation.</p>	<p><b>AO4</b> The building is demonstrated by an engineering report prepared by a <a href="#">Registered Professional Engineer Queensland</a> to be:</p> <ol style="list-style-type: none"> <li>a) structurally unsound</li> <li>b) not reasonably capable of being made structurally sound or capable of relocation.</li> </ol> <p>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1911 or earlier against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound.'</p>
<b>If involving removal in all other zones</b>	
<p><b>PO5</b> The building must be structurally capable of relocation to another site where the traditional building character is legally protected.</p>	<p><b>AO5</b> The building:</p> <ol style="list-style-type: none"> <li>a) is demonstrated to be structurally capable of relocation</li> <li>b) is relocated to a receiving site legally secured in the Traditional building character overlay</li> <li>c) has architectural elements such as chimneys reinstated where they were not capable of relocation in situ.</li> </ol> <p>Note—Written proof identifying the receiving site has been secured is required.</p> <p>Note—The site in the Traditional building character overlay to which the building is relocated will be noted on the <a href="#">Traditional building character overlay map</a> under section 391 of the Act.</p>

## Significant landscape tree overlay code

**Table 8.2.19.3.C**

Insert elements into the table as follows:

Species	Address	Real property description (lot and plan)
<b>Dutton Park</b>		
<i>Ficus microcarpa</i> var. <i>hilli</i> (Hill's Fig)	63 Deighton Road (north-west)	L1 RP45029
<i>Mangifera indica</i> (Mango)	56 Park Road West (rear garden)	L24 RP12273
<b>Fairfield</b>		
<i>Delonix regia</i> (Poinciana)	58 Forsyth Street (south-west corner)	L2 RP137964
<i>Delonix regia</i> (Poinciana)	249 Fairfield Road (north-east corner)	L19 RP37247
<i>Delonix regia</i> (Poinciana)	116 Brisbane Corso (north-east corner)	L123 RP42362
<i>Delonix regia</i> (Poinciana)	153 Brougham Street (south-west corner)	L32RP65419
<i>Delonix regia</i> (Poinciana)	48 Newcastle Street (west side)	L1 RP43216
<i>Eucalyptus tereticornis</i> (Forest Red Gum)	61 Turner Avenue (west side of block)	L92 RP42362
<i>Delonix regia</i> (Poinciana)	11 Brassey Street (north frontage)	L0,1,2,3,4,5,6 BUP1410
<i>Delonix regia</i> (Poinciana)	21 Brassey Street (north frontage)	L84-85 RP37252
2 x <i>Araucaria cunninghamii</i> (Hoop Pines)	37 Hefferan Street (western frontage)	L60 RP40800
<i>Ficus benjamina</i> (Weeping Fig)	61 Fairfield Road (eastern frontage)	L73 RP40800
<b>Highgate Hill</b>		
<i>Delonix regia</i> (Poinciana)	23 Rosecliffe Street (north-east frontage)	L0,1-8 BUP2184
<b>South Brisbane</b>		
<i>Jacaranda mimosifolia</i> (Jacaranda)	87 Gloucester Street (rear garden)	L1 RP76601

## Part 9 Development codes

No amendments are required to this section of the planning scheme.

## Part 10 Other plans

No amendments are required to this section of the planning scheme.

## Schedule 1 Definitions

No amendments are required to this section of the planning scheme.

## Schedule 2 Mapping

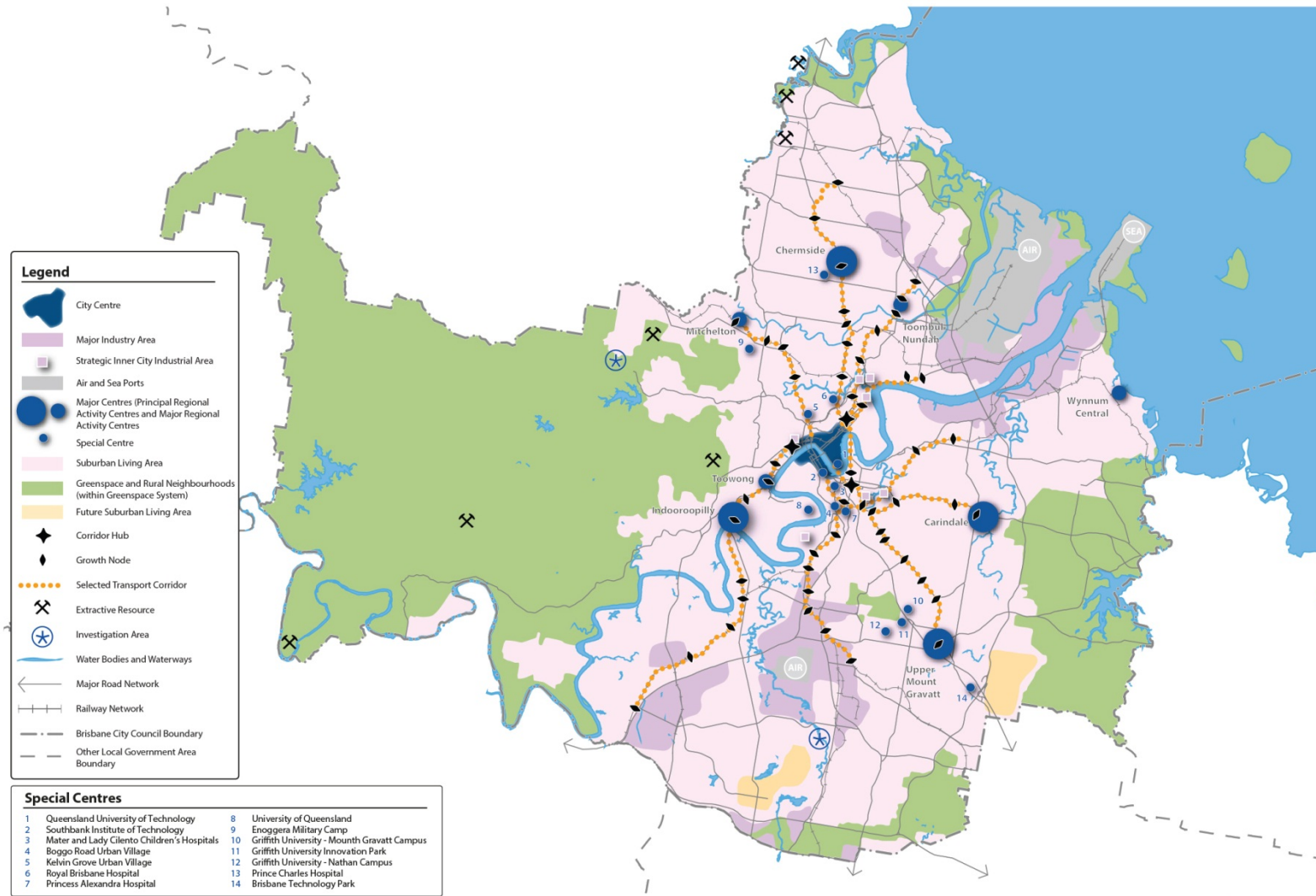
Amend the strategic framework, zone, neighbourhood plan and overlay maps to include the Dutton Park-Fairfield neighbourhood plan and consequential amendments. Amend the boundaries of the Moorooka-Stephens district neighbourhood plan map and the West End-Woolloongabba neighbourhood plan map to allow for the Dutton Park-Fairfield neighbourhood plan boundary.

**Table 6 – Proposed amendments to Schedule 2 Mapping**

Planning scheme reference	Proposed amendment	Type of change
Strategic framework maps – SFM-002	Amend SFM-002 to change '3 Mater and Children's Hospitals' to 'Mater and Lady Cilento Children's Hospitals' in the legend as per <i>Map 1 – SFM-002 Brisbane CityShape 2031 land use strategic framework map</i>	Map
Strategic framework maps – SFM-003	Amend SFM-003 to change 'Growth Node – Future' to 'Growth Node – planned' in the Dutton Park-Fairfield neighbourhood plan area as per <i>Map 2 – SFM-003 Brisbane selected transport corridors and growth nodes strategic framework map</i>	Map
Zone Maps – ZM-001	Amend ZM-001 zone maps in the Dutton Park-Fairfield plan area as per <i>Map 3 - ZM-001 Zone Map (Proposed Zones)</i>	Map
Table SC2.3.1– Neighbourhood plan maps	Insert a row for NPM-004.3 Dutton Park-Fairfield neighbourhood plan map	text
NPM-013.7 Moorooka-Stephens district neighbourhood plan map	Amend the map NPM-013.7 Moorooka-Stephens district neighbourhood plan map as per <i>Map 4 – NPM-013.7 Moorooka-Stephens district neighbourhood plan map</i>	Map
NPM-023.2 West End-Woolloongabba district neighbourhood plan map	Amend the map NPM-023.2 West End-Woolloongabba district neighbourhood plan map as per <i>Map 5 – NPM-023.2 West End-Woolloongabba neighbourhood plan map</i>	Map
<i>Insert new</i> NPM-004.3 Dutton Park-Fairfield neighbourhood plan map	Include <i>Map 6 – NPM-004.3 Dutton Park-Fairfield neighbourhood plan map</i>	Map
OM-001.1 Active frontages in residential zones overlay map	Amend the map OM-001.1 Active frontages in residential zones overlay map per <i>map 7 – OM001.1 Active frontages in residential zones overlay map</i>	Map
OM-004.1 Dwelling house character overlay map	Amend the map OM-004.1 Dwelling house character overlay map as per <i>Map 8 – OM-004.1 Dwelling house character overlay map</i>	Map
OM-008.1 Heritage overlay map	Amend the map OM-008.1 Heritage overlay map as per <i>Map 9 – OM-008.1 Heritage overlay map</i>	Map
OM-016.2 Pre-1911 building overlay map	Amend the map OM016.2 Pre-1911 overlay map as per <i>Map 10 – OM-016.2 Pre-1911 building overlay map</i>	Map
OM-019.1 Significant landscape tree overlay map	Amend the map OM-019.1 Significant landscape tree overlay map as per <i>Map 11 – OM-019.1 Significant landscape tree overlay map</i>	Map

Planning scheme reference	Proposed amendment	Type of change
OM-019.2 Streetscape hierarchy overlay map	Amend the map OM-019.2 Streetscape hierarchy overlay map as per <i>Map 12 – OM-019.2 Streetscape hierarchy overlay map</i>	Map
OM20.1 Traditional building character overlay map	Amend the map OM-20.1 Traditional building character overlay map as per <i>Map 13 – OM-020.1 Traditional building character overlay map</i>	Map
OM-020.2 Transport air quality corridor overlay map	Amend the map OM20.2 Transport air quality corridor overlay map as per <i>Map 14 – OM20.2 Transport air quality corridor overlay map</i>	Map



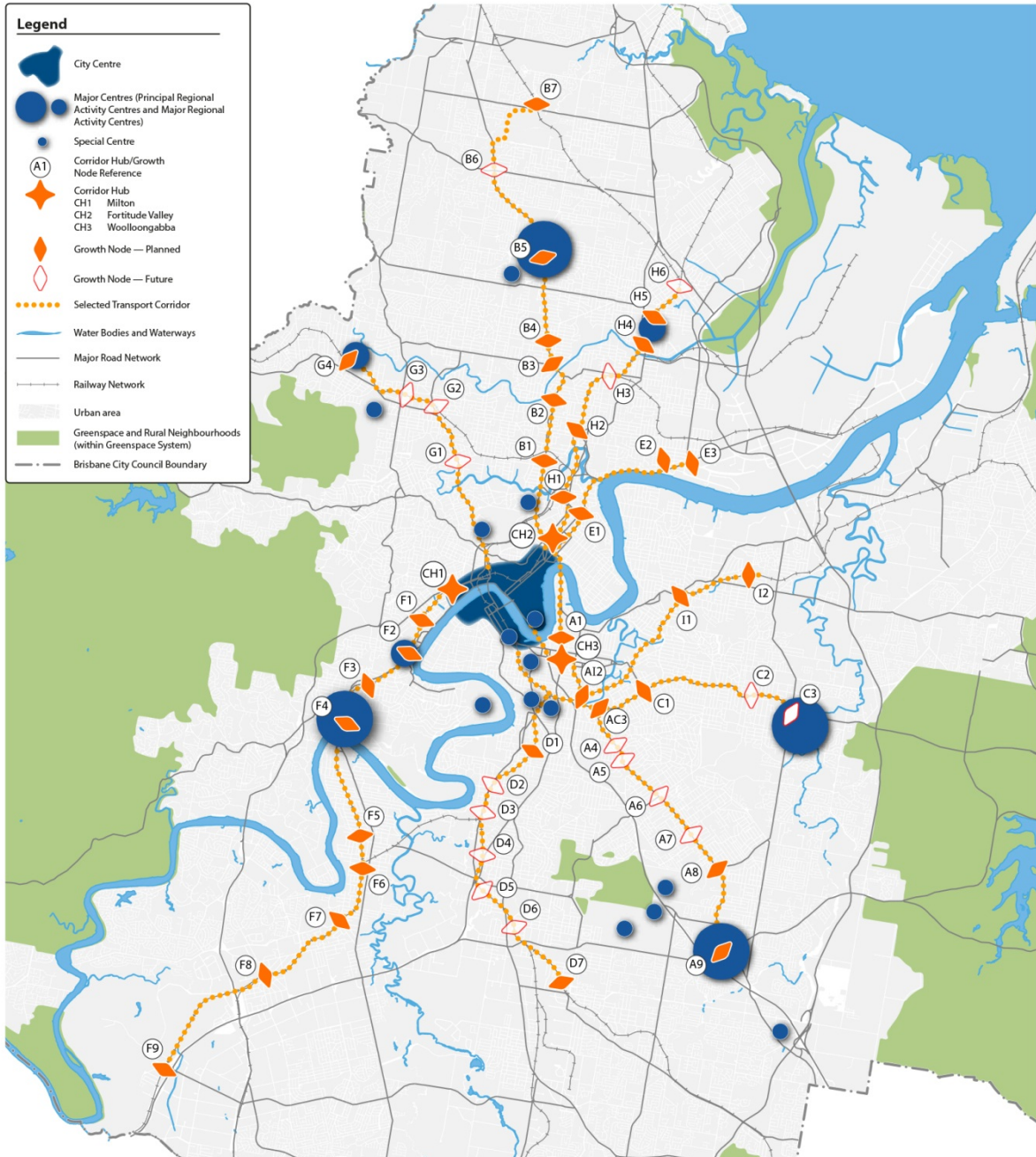


SFM-002 BRISBANE CITYSHAPE 2031 LAND USE STRATEGIC FRAMEWORK MAP  
Adopted by Council, effective 30 June 2014



BRISBANE CITY  
Planning Scheme

Map 1 – SFM-002 Brisbane CityShape 2031 land use strategic framework map



**Selected Transport Corridors and Growth Nodes**

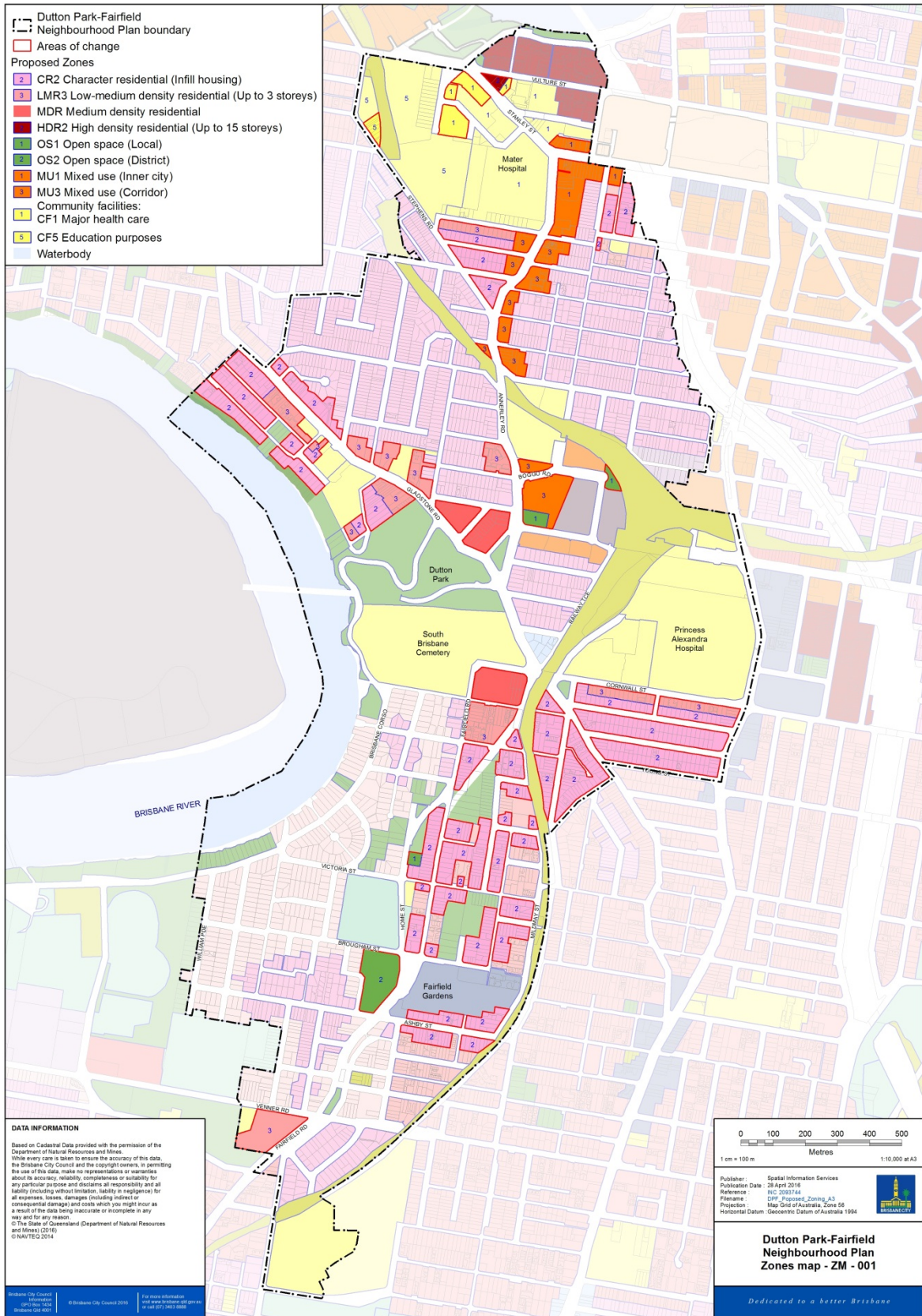
A. Logan Road transport corridor	B. Gympie Road and Northern Busway transport corridor	C. Old Cleveland Road and Eastern Busway transport corridor	D. Brisbane South Rail transport corridor	E. Kingsford Smith Drive transport corridor	F. Brisbane South-west Rail transport corridor	G. Enoggera Road and North-west Rail transport corridor	H. Brisbane North-east Rail transport corridor	I. Brisbane East Rail transport corridor
A1 Kangaroo Point	B1 Windsor	AC3 Stones Corner	D1 Fairfield	E1 Newstead Riverpark	F1 Auchenflower	G1 Newmarket	H1 Bowen Hills	A12 Buranda
A12 Buranda	B2 Lutwyche	C1 Coorparoo	D2 Yeronga	E2 Racecourse Road	F2 Toowong	G2 Alderley	H2 Albion	I1 Morningside
AC3 Stones Corner	B3 Gordon Park	C2 Carina	D3 Yeerongpilly	E3 Northshore Hamilton	F3 Taringa	G3 Enoggera	H3 Eagle Junction	I2 Cannon Hill
A4 Greenslopes	B4 Kedron	C3 Carindale	D4 Moorooka		F4 Indooroopilly	G4 Mitchelton	H4 Toombul	
A5 Greenslopes Mall	B5 Cherside		D5 Rocklea		F5 Sherwood		H5 Nundah	
A6 Holland Park	B6 Aspley		D6 Salisbury		F6 Corinda		H6 Northgate	
A7 Mount Gravatt East	B7 Carseldine		D7 Coopers Plains		F7 Oxley			
A8 Mount Gravatt Central					F8 Darra			
A9 Upper Mount Gravatt					F9 Wacol			



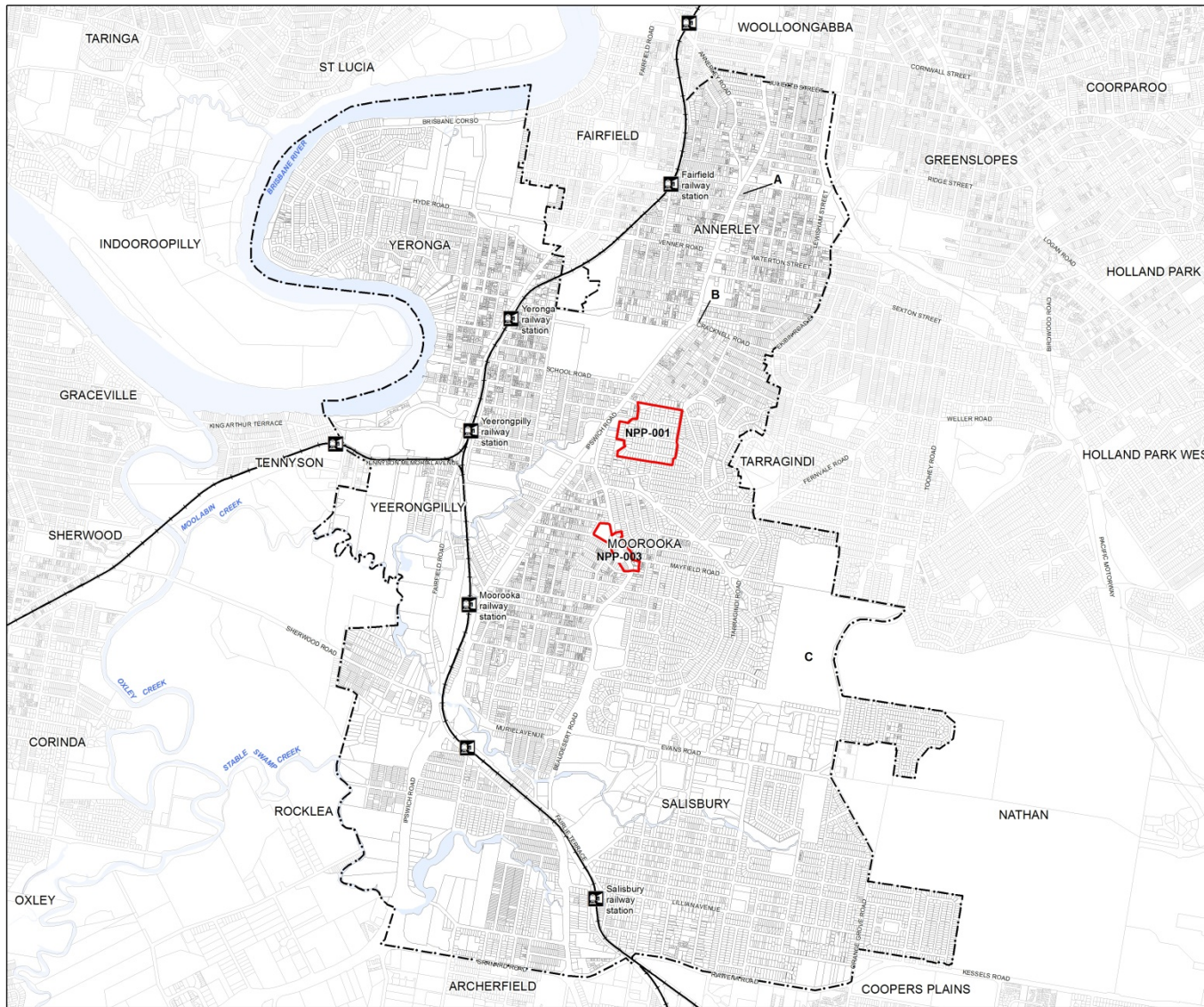
SFM-003 BRISBANE SELECTED TRANSPORT CORRIDORS AND GROWTH NODES STRATEGIC FRAMEWORK MAP  
Adopted by Council, effective 30 June 2014



Map 2 – SFM-003 Strategic framework map



Map 3 – ZM-001 Zone Map (Proposed Zones)



**BRISBANE CITY  
Planning Scheme**

**Moorooka - Stephens district  
Neighbourhood plan map**

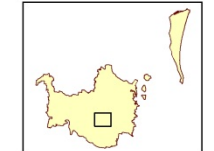
- Neighbourhood plan boundary
- Precinct boundary
- DADB 09-05-2016
- Railway station
- Waterbody
- Railway

**Precincts:**  
 NPP-001. Clifton Hill War Service  
 Homes Estate  
 NPP-003. Moorvale shopping centre

**Points of Interest:**  
 A. Annerley Junction  
 B. Chardon's Corner  
 C. Toohey Forest

NOTES: This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to.  
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 Horizontal Datum: Geocentric Datum of Australia 1994  
 Approximate Scale @ A3 1:24,000

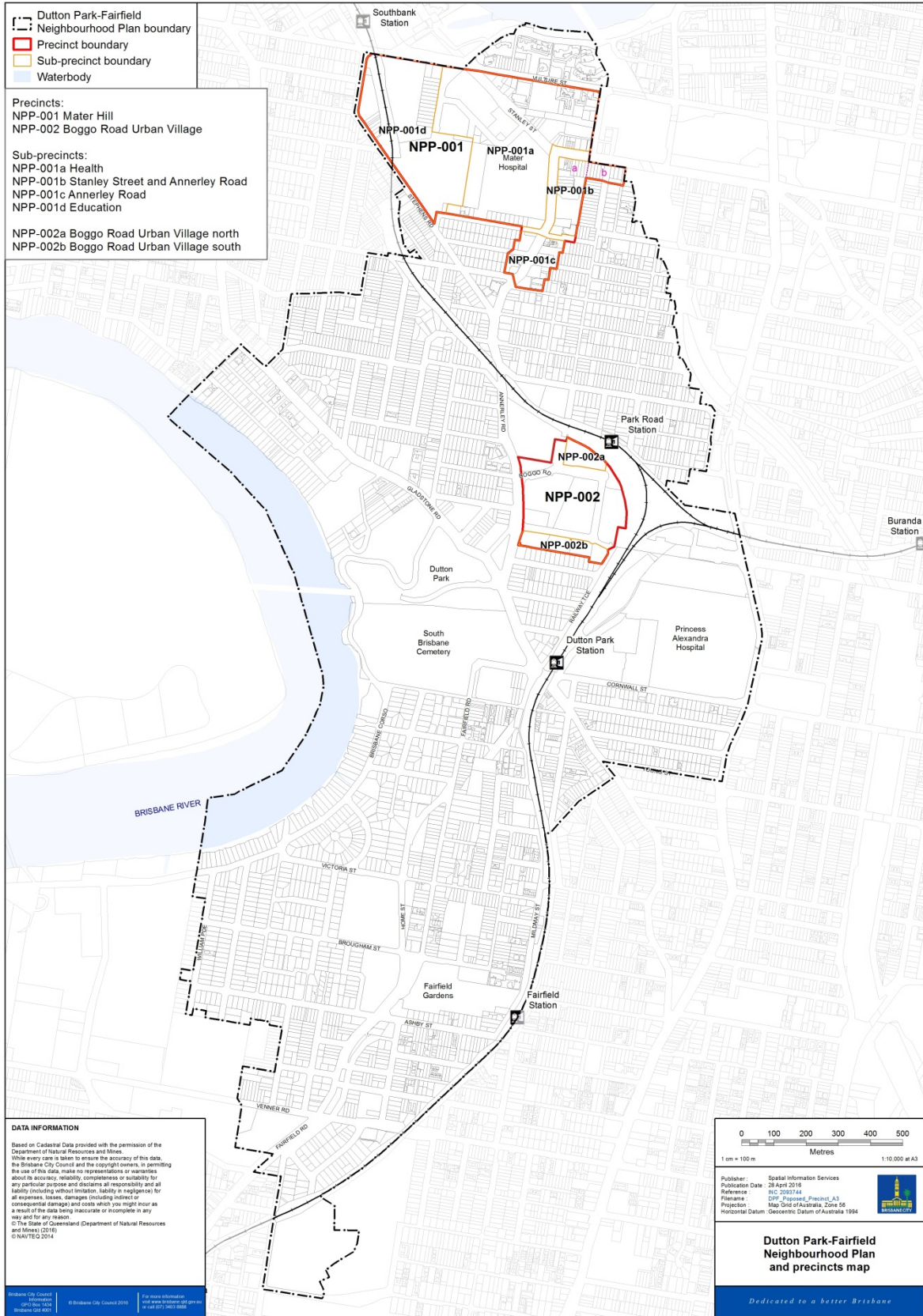


**NPM - 013.7**

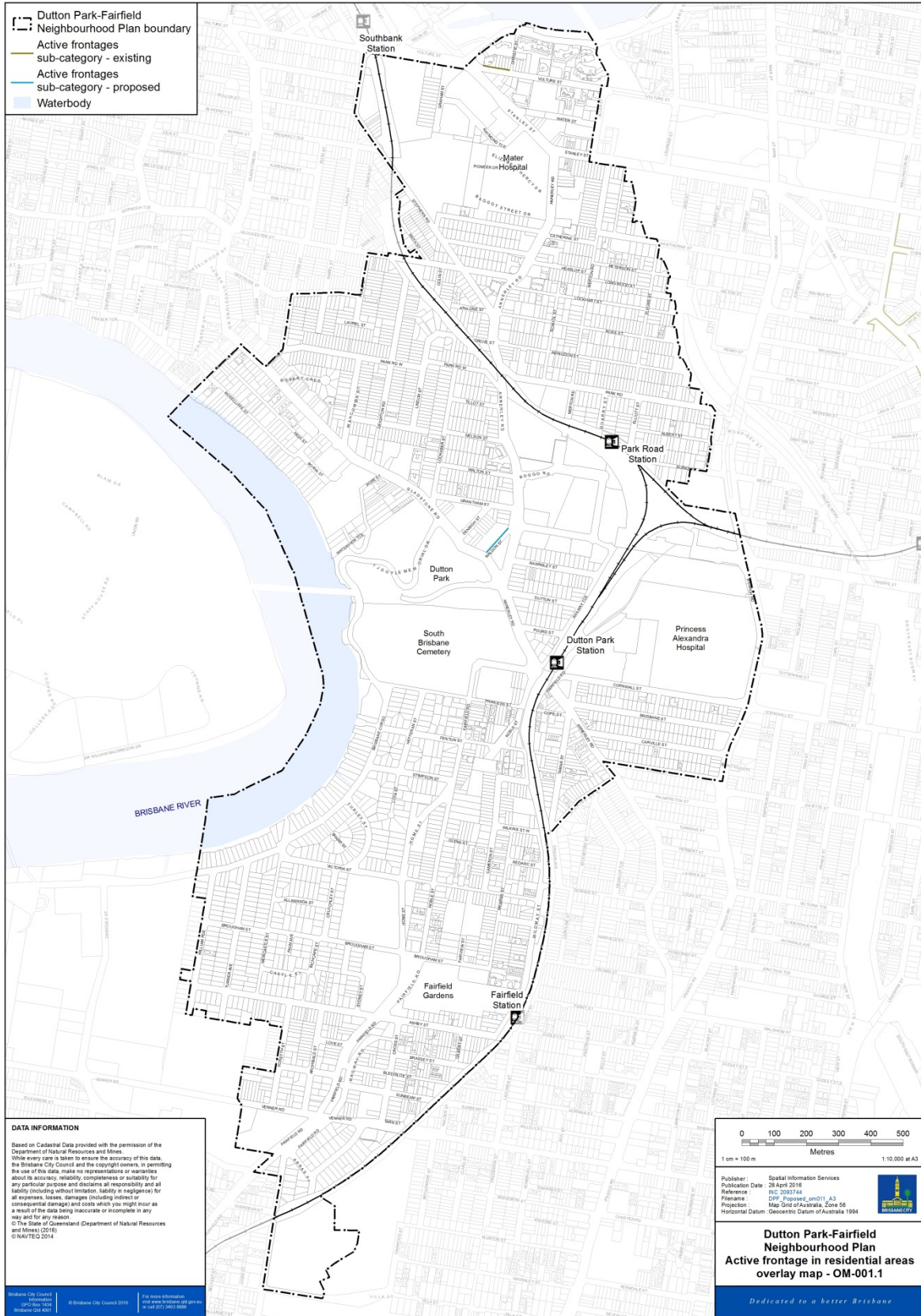
Map 4 – NPM-013.7 Moorooka-Stephens district neighbourhood plan map



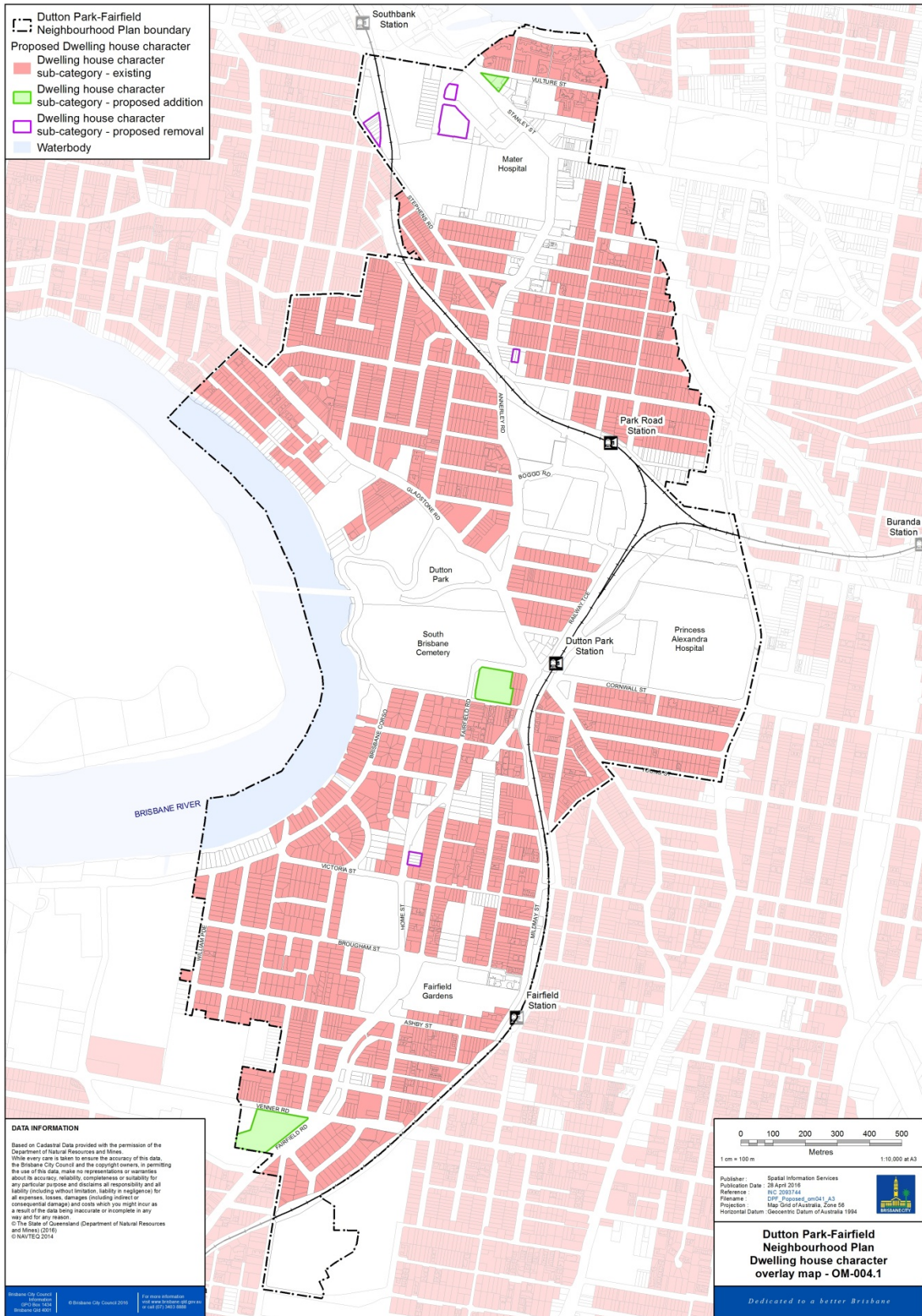
Map 5 – NPM023.2 West End-Woollongabba neighbourhood plan map



Map 6 - NPM-004.3 Dutton Park-Fairfield neighbourhood plan map

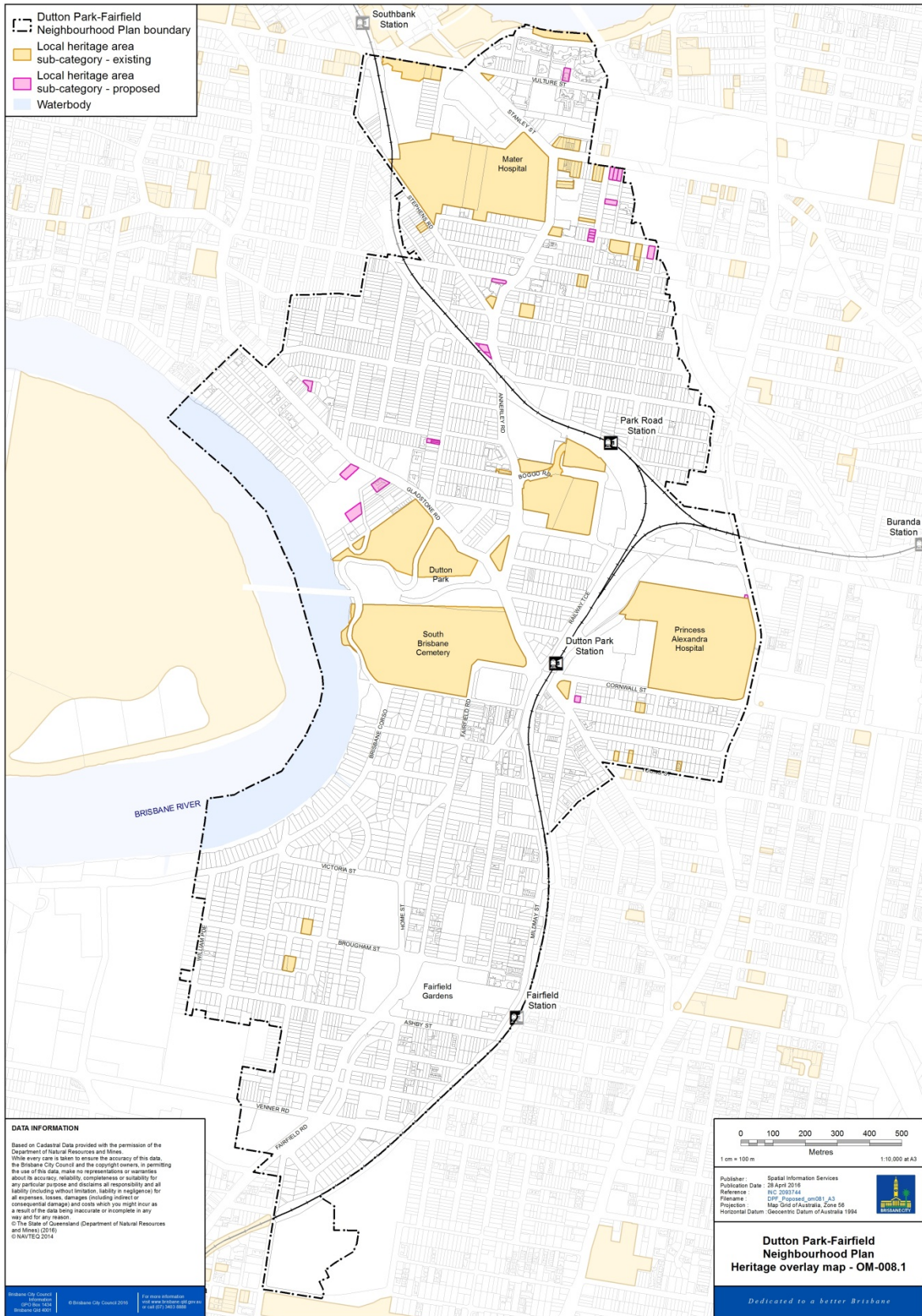


Map 7 – OM-001.1 Active frontages in residential zones overlay map

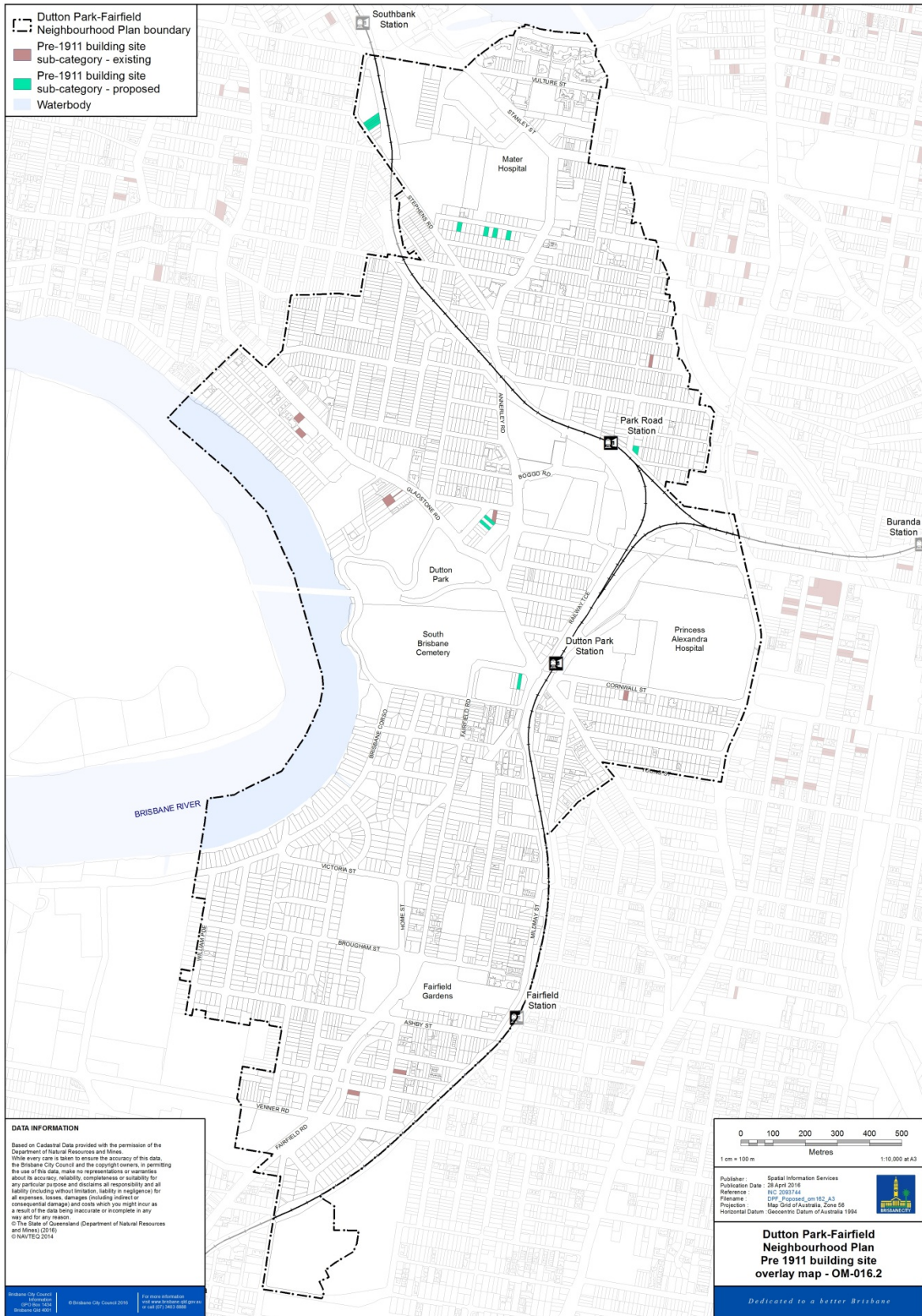


Map 8 – OM-004.1 Dwelling house character overlay map

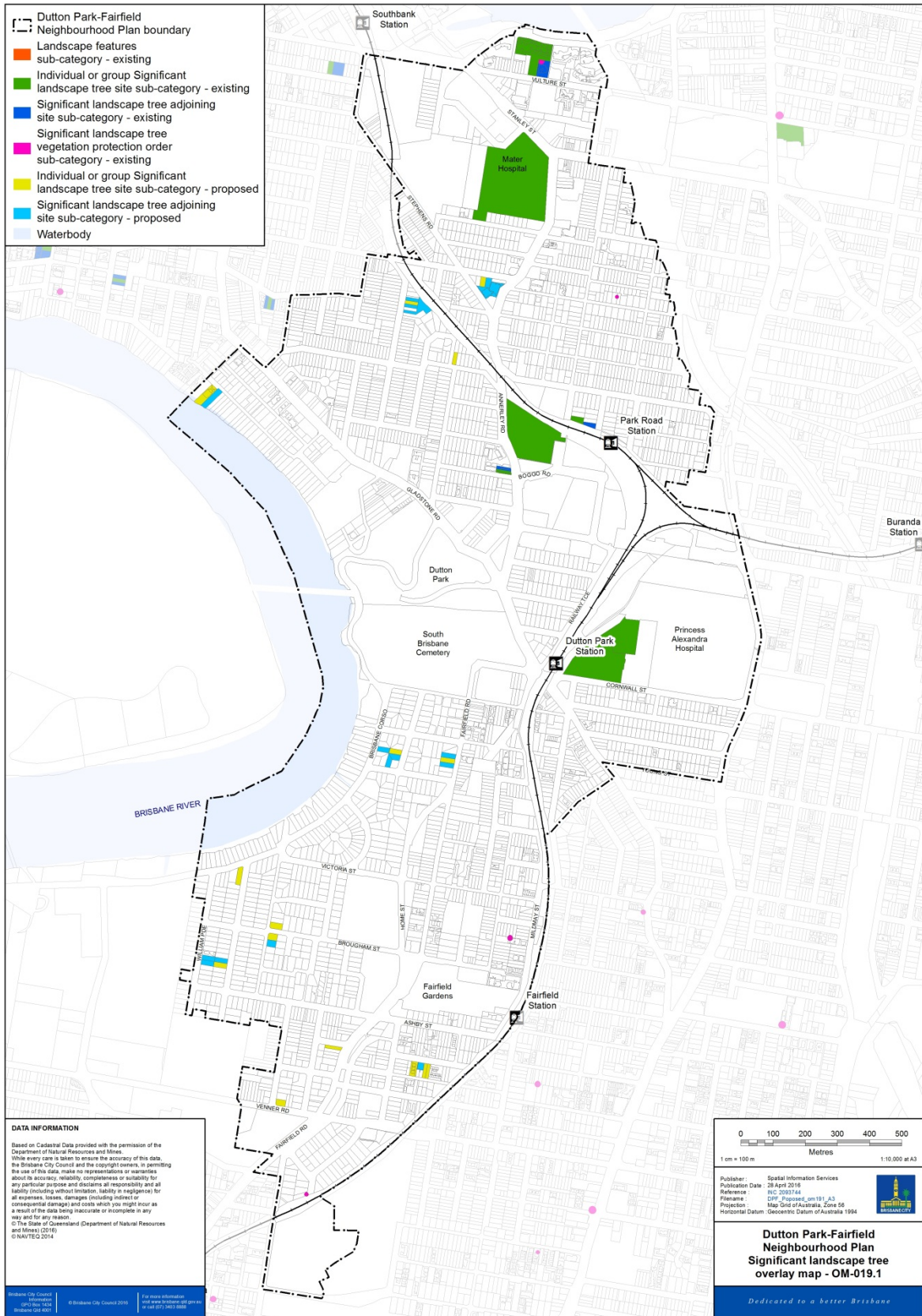




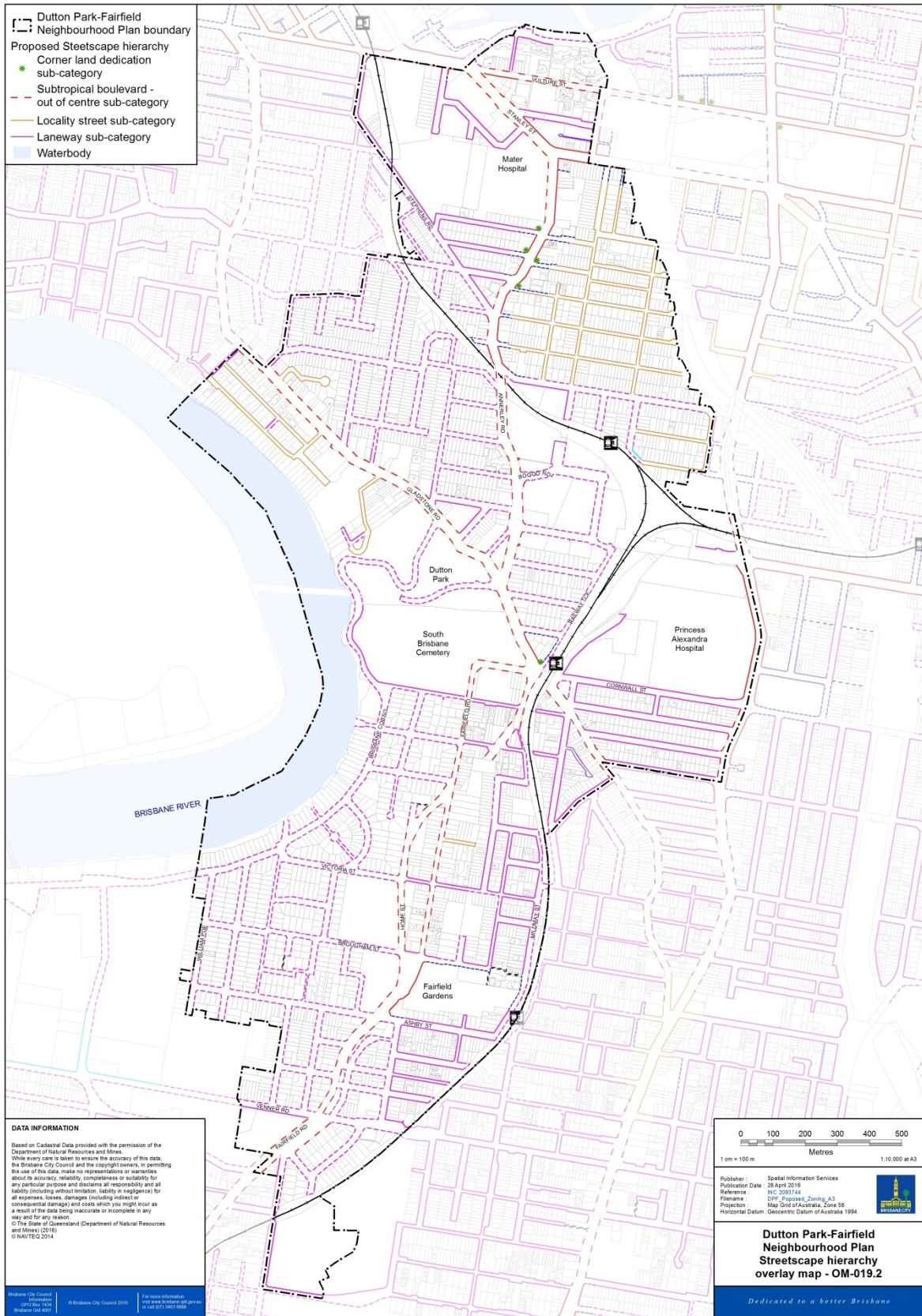
Map 9 – OM-008.1 Heritage overlay map



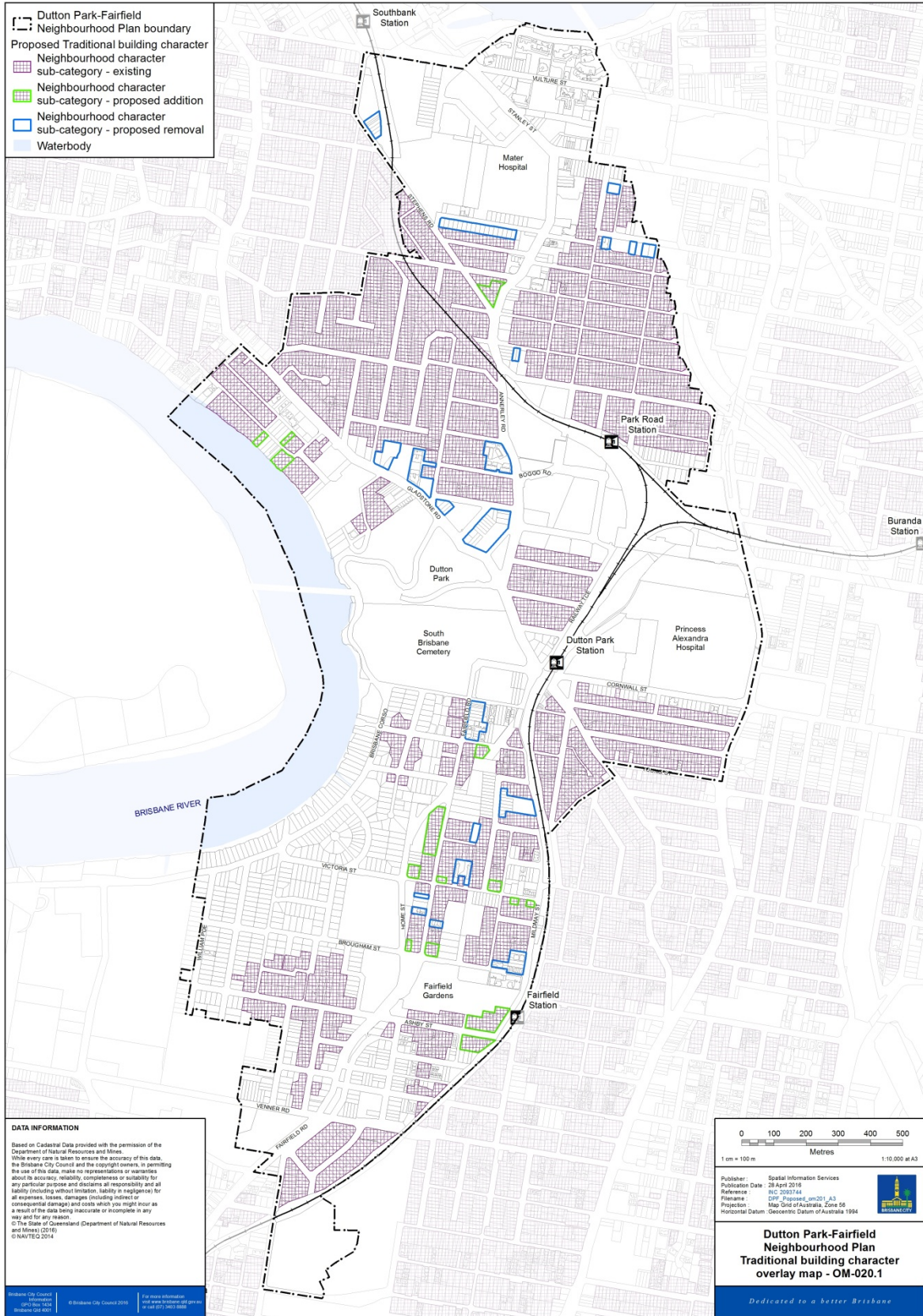
Map 10 – OM-016.2 Pre-1911 building overlay map



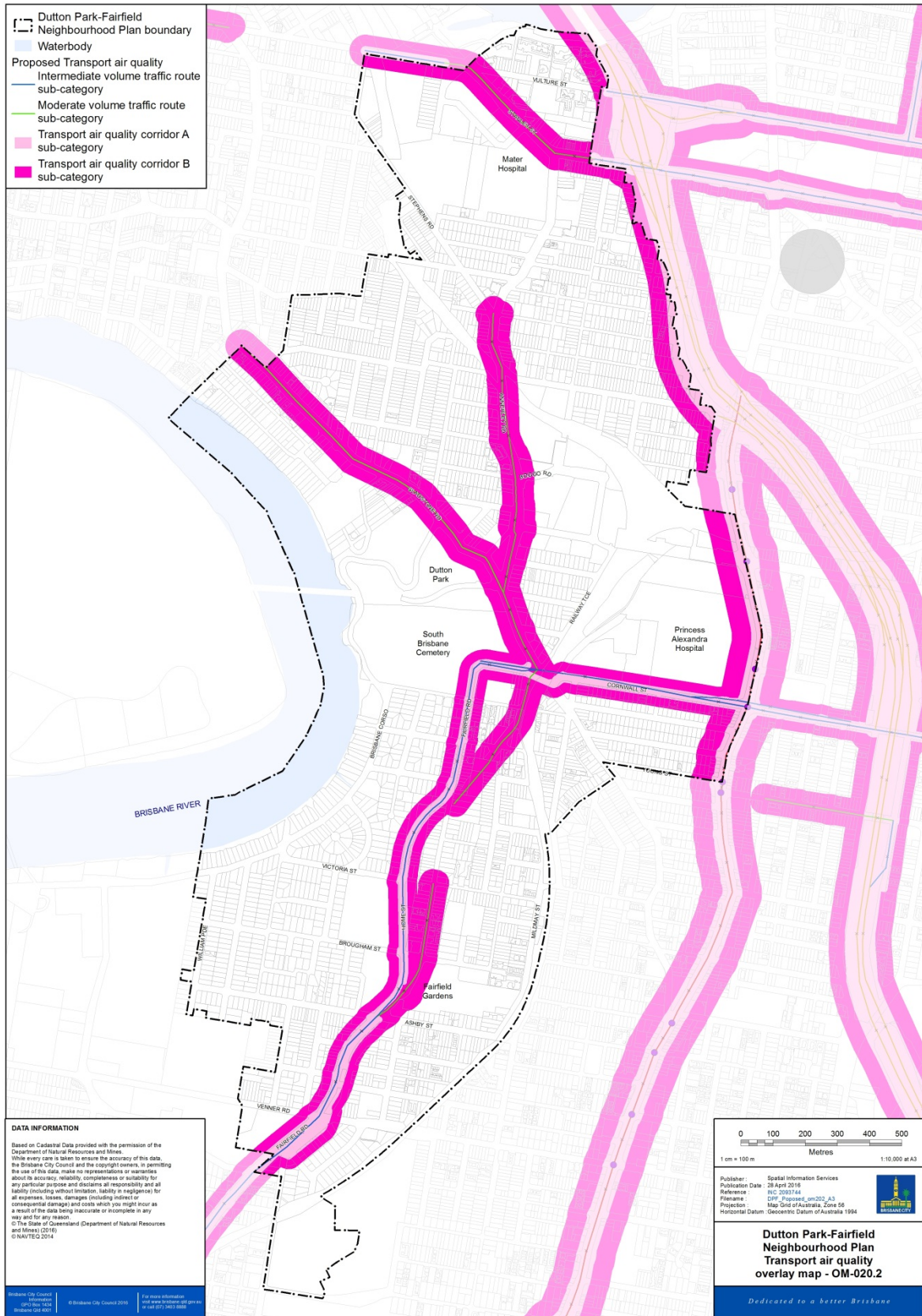
Map 11 – OM-019.1 Significant landscape tree overlay map



Map 12 – OM-019.2 Streetscape hierarchy overlay map



Map 13 – OM-020.1 Traditional building character overlay map



Map 14 – OM-020.2 Transport air quality overlay map

## Schedule 3 Priority Infrastructure Plan mapping and support material

No amendments are required for this section of the planning scheme.

## Schedule 4 Notations required under the Sustainable Planning Act 2009

No amendments are required for this section of the planning scheme.

## Schedule 5 Land designated for community infrastructure

No amendments are required for this section of the planning scheme.

## Schedule 6 Planning scheme policies

The planning scheme policy index table below lists all the planning scheme policies currently applicable. The amendment package requires changes to SC6.16 Infrastructure design planning scheme policy.

Planning scheme policy index

Number	Planning scheme policy title	Action
SC6.2	Air quality planning scheme policy	No change
SC6.3	Biodiversity areas planning scheme policy	No change
SC6.4	Bushfire planning scheme policy	No change
SC6.5	Coastal hazard planning scheme policy	No change
SC6.6	Commercial character building planning scheme policy	No change
SC6.7	Compensatory earthworks planning scheme policy	No change
SC6.8	Concrete batching plants planning scheme policy	No change
SC6.9	Consultation planning scheme policy	No change
SC6.10	Crime prevention through environmental design planning scheme policy	No change
SC6.11	Flood planning scheme policy	No change
SC6.12	Graffiti prevention planning scheme policy	No change
SC6.13	Heritage planning scheme policy	No change
SC6.14	Independent design advisory panel planning scheme policy	No change
SC6.15	Industrial hazard and risk assessment planning scheme policy	No change
<b>SC6.16</b>	<b>Infrastructure design planning scheme policy</b>	<b>Amend Section 5.3</b>
SC6.17	Landscape design guidelines for water conservation planning scheme policy	No change
SC6.18	Landslide planning scheme policy	No change
SC6.19	Management of hazardous chemicals in flood affected areas planning scheme policy	No change
SC6.20	Management plans planning scheme policy	No change
SC6.21	Noise impact assessment planning scheme policy	No change

Number	Planning scheme policy title	Action
SC6.22	Offsets planning scheme policy	No change
SC6.23	Park management plan planning scheme policy	No change
SC6.24	Planting species planning scheme policy	No change
SC6.25	Potential and actual acid sulfate soils planning scheme policy	No change
SC6.26	Refuse planning scheme policy	No change
SC6.27	Social and health impact assessment planning scheme policy	No change
SC6.28	Storage and dispensing of petroleum products planning scheme policy	No change
SC6.29	Structure planning planning scheme policy	No change
SC6.30	Traditional building character planning scheme policy	No change
SC6.31	Transport, access, parking and servicing planning scheme policy	No change
SC6.32	Transport air quality corridor planning scheme policy	No change
SC6.33	Vegetation planning scheme policy	No change

## Infrastructure design planning scheme policy

Due to changes in zoning, consequential amendments to the Infrastructure design planning scheme policy are required for the Dutton Park-Fairfield neighbourhood plan area.

**Table 7 – Proposed amendments to Schedule 7 Planning Scheme policies**

Planning scheme reference	Proposed amendment	Type of change
SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Section 5.3 Locality streets within neighbourhood plan areas and other locations, 5.3.3 Dutton Park-Fairfield	Replace section 5.3.3 Dutton Park-Fairfield streetscape locality advice with section 5.3.8 as below.	Text and figure
SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, consequentially renumber locality streets within neighbourhood plan areas and other locations	<p>Renumber locality streets within neighbourhood plan areas and other locations as follows.</p> <ul style="list-style-type: none"> <li>• 5.3.4 Fortitude Valley</li> <li>• 5.3.5 Kelvin Grove Urban Village</li> <li>• 5.3.6 Milton Station</li> <li>• 5.3.7 Newstead Teneriffe waterfront</li> <li>• 5.3.8 South Brisbane riverside</li> <li>• 5.3.9 Spring Hill</li> <li>• 5.3.10 Woolloongabba centre</li> <li>• 5.3.11 Wynnum-Manly</li> </ul>	Text



### 5.3.3 Dutton Park-Fairfield

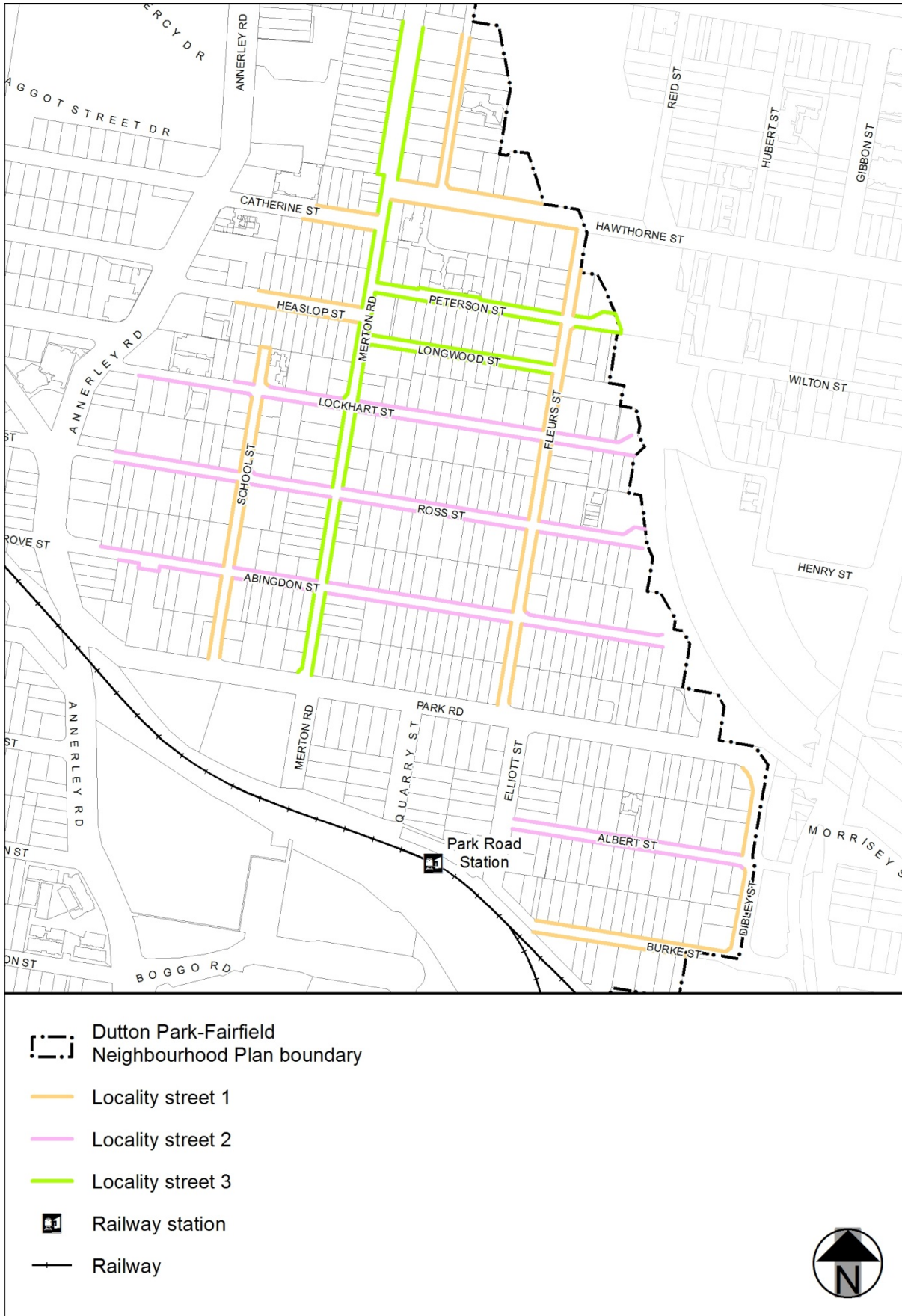


Figure a – Dutton Park-Fairfield Neighbourhood Plan Locality Streetscape Extent

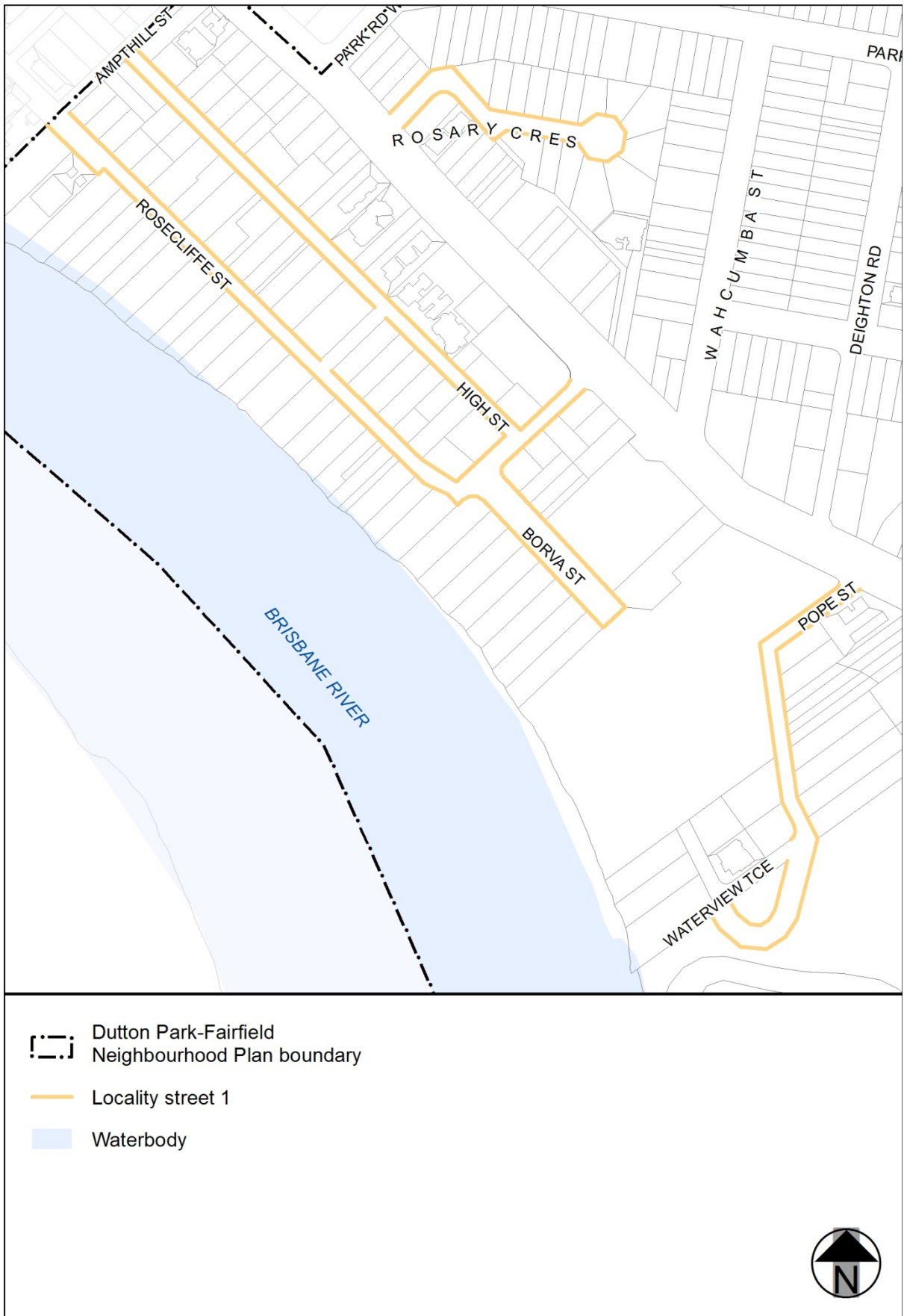


Figure b – Dutton Park-Fairfield Neighbourhood Plan Locality Streetscape Extent

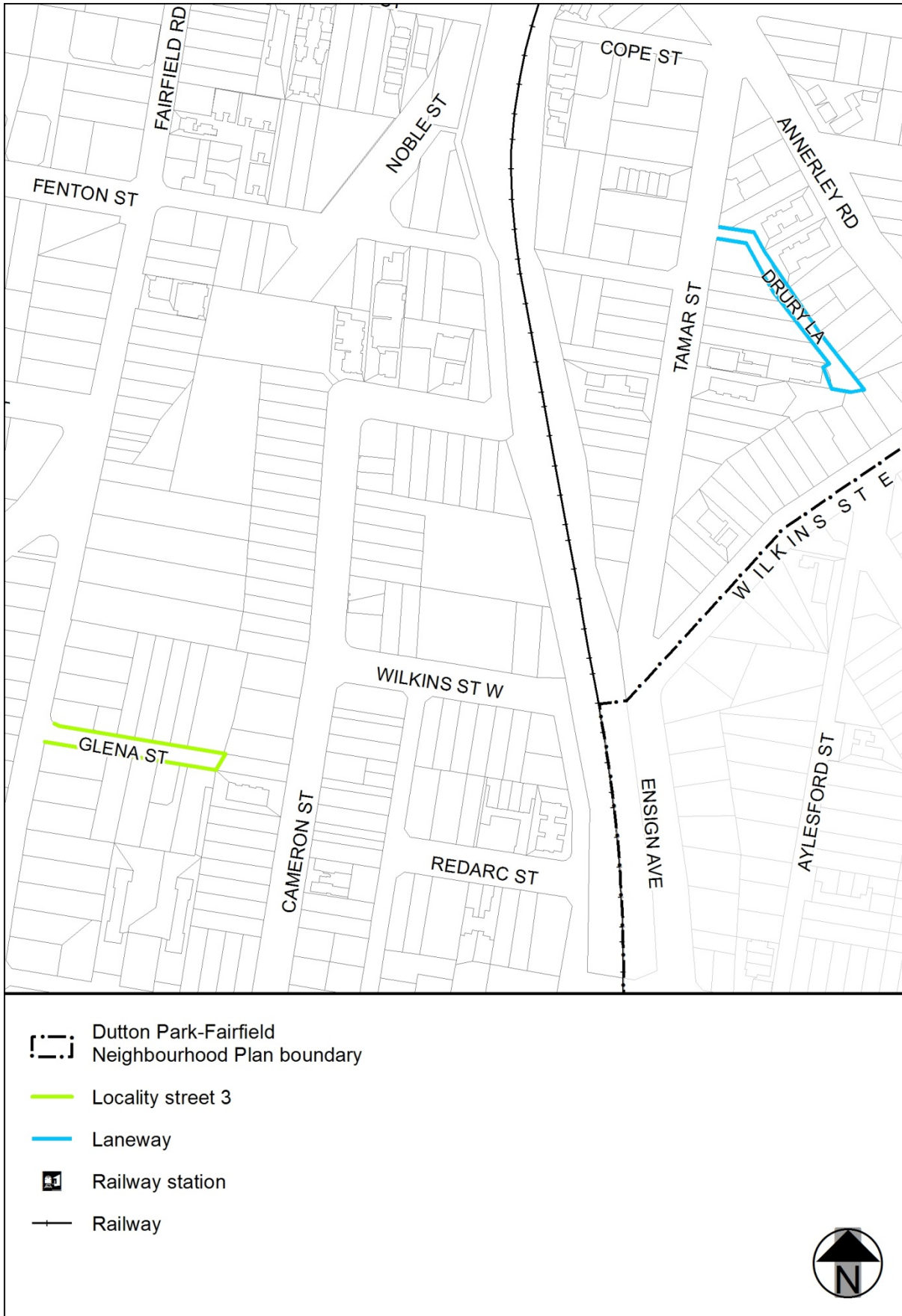


Figure c – Dutton Park-Fairfield Neighbourhood Plan Locality Streetscape Extent

5.3.3.1 Location and extent

- (1) The Locality Streets in the Dutton Park-Fairfield Neighbourhood Plan area are indicated on the Dutton Park-Fairfield Locality Streetscape Extent map in Figure 5.3.3.1a, Figure 5.3.3.1b and Figure 5.3.3.1c.
- (2) All streetscape works occurring within the Locality Streets indicated in Figure 5.3.3.1a, Figure 5.3.3.1b and Figure 5.3.3.1c must comply with the character specified in this document.
- (3) Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

### 5.3.3.2 Standard footway elements and materials

- (1) These locality guidelines are to be read in conjunction with Chapter 3 – Road corridor design of the Infrastructure design planning scheme policy.
- (2) Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
- (3) The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

### 5.3.3.3 Streetscape hierarchy

#### 5.3.3.3.1 Streetscape types overview

- (1) The locality streets within the Dutton Park-Fairfield Neighbourhood Plan area are exceptions to the standard streetscape hierarchy.
- (2) The streetscape type and specifications for locality streets in this area are outlined in Table 5.3.8.3.1A and shown in Figure 5.3.3.1a, Figure 5.3.3.1b and Figure 5.3.3.1c.

**Table 5.3.3.3.1A - Streetscape type and specifications**

<b>Component</b>	<b>Locality Streets Type 1 in the Dutton Park-Fairfield Neighbourhood Plan area</b>
<b>Verge width</b>	Retain existing width.
<b>Description</b>	Full width pavement.
<b>Unobstructed pavement</b>	Refer to Table 5.3.3.3.1B.
<b>Paving Materials</b>	Full width asphalt (a) Type: BCC Type 1 asphalt (b) Width: 25 mm thick
<b>Tactile markers</b>	Type: Concrete tactile paver Supplier: Chelmstone, Urbanstone or approved equivalent Colour: CCS 'Pewter'
<b>Driveways</b>	Broom finished concrete
<b>Furniture</b>	No furniture

<b>Component</b>	<b>Locality Streets Type 1 in the Dutton Park-Fairfield Neighbourhood Plan area</b>
<b>Trees</b>	<p>Street trees planted in asphalt footpaths are to be planted in garden beds or tree grates and are permitted in accordance with the footway width requirements set out in Table 5.3.3.3.1B.</p> <p>Streets trees include:</p> <ul style="list-style-type: none"> <li>(a) a mix of tree species laid out in an informal manner with clusters of trees</li> <li>(b) medium and small crown trees to be planted at minimum 2 m spacing, if within garden beds, or minimum 6 m spacing outside of garden beds</li> <li>(c) large crown feature trees to be planted at minimum 10m centres.</li> </ul> <p>Distance:</p> <ul style="list-style-type: none"> <li>(a) All tree centrelines are 750 mm from the nominal face of the kerb and a minimum of 600 mm from the edges of the pavement.</li> </ul> <p>Layout:</p> <ul style="list-style-type: none"> <li>(a) A mix of species, in a single row at the rear of kerb</li> <li>(b) To be planted as singles and in pairs or clusters.</li> </ul>
<b>Component</b>	Locality Streets Type 2 in the Dutton Park-Fairfield Neighbourhood Plan area.
<b>Verge width</b>	As existing verge width.
<b>Description</b>	1.2 m wide <sup>(1)</sup> concrete footpath in turf.
<b>Unobstructed pavement</b>	Refer to Table 5.3.3.3.1B.
<b>Paving Materials</b>	Broom finished concrete
<b>Tactile markers</b>	Type: Concrete tactile paver Supplier: Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
<b>Driveways</b>	Broom finished concrete
<b>Furniture</b>	No furniture
<b>Trees</b>	<p>Street trees planted in asphalt footpaths are permitted in accordance with the footway width requirements set out in Table 5.3.3.3.1B.</p> <p>Streets trees include:</p> <ul style="list-style-type: none"> <li>(a) a mix of tree species laid out in an informal manner with clusters of trees</li> <li>(b) medium and small crown trees to be planted at minimum 2 m spacing, if within garden beds, or minimum 6 m spacing outside of garden beds</li> <li>(c) large crown feature trees to be planted at minimum 10 m centres.</li> </ul> <p>Distance:</p> <ul style="list-style-type: none"> <li>(a) All tree centrelines are 750 mm from the nominal face of the kerb and a minimum of 600 mm from the edges of the pavement.</li> </ul> <p>Layout:</p> <ul style="list-style-type: none"> <li>(a) A mix of species, in a single row at the rear of kerb</li> <li>(b) To be planted as singles and in pairs or clusters.</li> </ul>
<b>Component</b>	Locality Streets Type 3 in the Dutton Park-Fairfield Neighbourhood Plan area
<b>Verge width</b>	An existing verge width.
<b>Description</b>	1.2 m wide <sup>(1)</sup> concrete footpath or full width turf

Component	Locality Streets Type 1 in the Dutton Park-Fairfield Neighbourhood Plan area
<b>Unobstructed pavement</b>	Refer to Table 5.3.3.3.1B as applicable.
<b>Paving Materials</b>	Broom finished concrete <sup>(2)</sup>
<b>Tactile markers</b>	Type: Concrete tactile paver Supplier: Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
<b>Driveways</b>	Broom finished concrete
<b>Furniture</b>	No furniture
<b>Trees</b>	Street trees are permitted in accordance with the footway width requirements set out in Table y.  Streets trees include: (a) a mix of tree species laid out in an informal manner with clusters of trees (b) medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds (c) large crown feature trees to be planted at minimum 10m centres.  Distance: (a) All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.  Layout: (a) A mix of species, in a single row at the rear of kerb (b) To be planted as singles and in pairs or clusters.

Notes: (1) Where existing verge width allows.  
(2) Where concrete footpath is required.

**Table 5.3.3.3.1B— Footway width exceptions**

Verge widths (from nominal face of kerb)	Garden bed width	Street trees	Unobstructed pavement width
Less than 1.65 m	No garden beds	No	Full width
1.65 m-2.49 m	No garden beds	No	1.2 m
2.5 m and wider	No garden beds	Yes	1.2 m

### 5.3.3.4 Planting

#### 5.3.3.4.1 Street trees

- (1) Street trees are permitted and Section 3.7.5 Design standards for street tree planting sets out the approved street tree species for use on the various streets within the Dutton Park-Fairfield area.
- (2) Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct.
- (3) Where two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Section 3.7.5 Design standards for street tree planting is required.

# Appendix 1 Index and glossary of abbreviations and acronyms

No amendments are required for this section of the planning scheme.

## Appendix 2 Table of amendments

Amendments required to this section of the planning scheme are 'consequential' amendments to acknowledge the amendment process to adopt the Dutton Park-Fairfield neighbourhood plan.

**Table 8 – Proposed amendments to Appendix 2 Table of amendments**

Planning scheme reference	Proposed amendment	Type of change
Table AP2.1—Table of amendments	Insert date of adoption and effective date, planning scheme version number, amendment type and summary of amendments as a result of the Dutton Park-Fairfield neighbourhood plan	Text




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