

BRISBANE CITY COUNCIL POLICY

AFFECTING THE TOWN PLAN OR ANY PART OF SUCH PLAN

Establishment and Co-ordination Committee's recommendation of 4th December, 1978 presented to Council on 5th December, 1978, and ADOPTED.

BRISBANE RIVER FLOODS - RESTRICTION ON RESIDENTIAL USE

That the Council adopts the following as policy under Section 11 of the City of Brisbane Town Planning Act 1964-1977:-

- (1) Consent should not be granted to development -
  - (a) being a development commenced after the appointed day and not being the erection of a building or other structure involving erection carried out in relation to an existing building or any use of such building or other structure; and
  - (b) containing more than one dwelling unit or one rooming unit,  
if the floor level of any habitable room is at or below the level of the Brisbane River flood which would have a height at the Brisbane City Gauge of 3.7 metres above the Australian Height Datum.
- (2) The Board should not approve an application in respect of a proposal plan providing for a subdivision of land in which any proposed residential allotment would be so inundated by the waters of the Brisbane River flood which would have a height at the Brisbane City Gauge of 3.7 metres above the Australian Height Datum that such allotment would not -
  - (a) contain a sufficient site for a detached house; and
  - (b) have access to such site; and
  - (c) have such access from roads,  
which site, access and roads would be above such a flood.