Exhibit 913

Statement of Gary White

Attachments 1, 4, 6, 21
Dear Minister,

Attention: Glenn Bodhingen, Planning Services

Old 402
Brisbane Albert Street
Qld 402
Box 31
The Honorable Desley Boyle

11 June 2004

Re: First Stage Interest Review - Mid-2004 City Plan Amendment Package

As this amendment was approved by the City Planning Board on 16 June 2004, Council resolved to amend the Brisbane City Plan 2000 in accordance with.

The proposed amendment package was also presented to the Department for review. The proposed amendments include:

- A change to the area classification of a car park in Sandgate to Multifunction Area to Multi-Purpose Centre and a consequent change to Sandgate District Plan.
- An amendment to ensure the level of assessment for small lot houses in Emerging Community Area is consistent with other area classifications.
- An amendment to New Farm and Teneriffe Waterfront Local Plan to improve structure and detail of the proposed Mid-2004 City Plan amendment package.
- The proposed Mid-2004 City Plan amendment package is in accordance with Section 11 of the Schedule.

Should you wish to discuss any of the proposed changes, please do not hesitate to contact.

Yours sincerely,

Manager, City Planning Division

[Redacted]

Amended Design Guidelines have also been introduced to regulate the size and location of houses.

Annexed design guidelines have also been introduced to regulate the size and location of houses.

Amended Design Guidelines have also been introduced to regulate the size and location of houses.

Annexed design guidelines have also been introduced to regulate the size and location of houses.

Amended Design Guidelines have also been introduced to regulate the size and location of houses.

Annexed design guidelines have also been introduced to regulate the size and location of houses.

Amended Design Guidelines have also been introduced to regulate the size and location of houses.
Plan recommending its retention for regional level car parking.

Local Plan included in City Plan

Plan proposed in consultation with residents in 1995, and is reflected in the Sandgate District Local Area Plan. The utilization of a portion of the community centre was considered in the Sandgate District Local Area Plan, but was considered to be more appropriate for the Sandgate Shopping Centre. It is proposed to reallocate part of the property at the Sandgate Shopping Centre.

Sandgate District Local Plan

Changing the area classification of car parking in the Sandgate Shopping Centre

The amount of land for car parking is to be determined within the area of administration for a small local area, in the interests of protecting the amenity of the area and avoiding any significant impact on the existing uses of the area.

Amendments to ensure the level of assessment for a small local area in the interests of community area is consistent with other area classifications

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

For other local plans

Determining the level of assessment for a development is consistent with the process required for other local plans.
The proposed development of the proposed building will ensure consistency in the determination of building

Government Regulations and Planning Policies

The proposed amendments will ensure that the City Plan is consistent with relevant State

Implications of Proposal

Changes to the Oswinham Heritage Act:
The Oswinham Heritage Act (City Planning Branch) has been involved in

involved in the development of the proposed building.

Arts and urban designs from Local Planning and Design (City Planning Branch) have been

The Urban Planning and Sustainability Committee has been consulted and supports the

Committee

Consultation

In accordance with statutory requirements of the Local Government Act 1997 (Qld),

The draft amendments will be exhibited for public comment over a 20 business day period.

Local Government and Planning for Consultation of State interests, under the Minister's approval,

should Council agree to proceed, the proposed amendments will be referred to the Minister for

Annexures are submitted at Appendix C of
THAT IT BE RESOLVED THAT -

OPEN SPACE PROVISIONS IN THE BOWEN HILLS LOCAL PLAN

To Include a New precinct, Require Light Industrial Activities to be Rejected and to Clarify

interests

a copy of each proposed amendment to the planning scheme for consideration of the

COUNCIL, pursuant to Section 9(3) of Schedule 1 of the Interim Planning Act 1997 (IPA),

Amendments to the Planning Scheme.

DEFINITIONS are set out in Attachment D submitted,

and State Local Plans and City Plan Related Definitions

To Set Maximum Building Heights for Development in Multi-Purpose and Special Use Centres

interests

a copy of each proposed amendment to the planning scheme for consideration of the

COUNCIL, pursuant to Section 9(3) of Schedule 1 of the Interim Planning Act 1997 (IPA),

Amendments to the Planning Scheme.

Annexed to this resolution is the recommended draft

Introduction of New State Planning Policies

To Respond to Amendments to the Queensland Health Act, Child Care Act and the

CITY PLAN 2000 (the Planning Scheme) To Include a New Precinct, To Prepare

COUNCIL PROPOSALS TO PREPARE AMENDMENTS TO THE BRISBANE

THAT IT BE RESOLVED THAT -

RECOMMENDATION:

72.
COUNCIL, pursuant to Section 9(2) of Schedule 1 of the Integrated Planning Act 1997 (IPA), PROPOSES SUCH AMENDMENTS TO THE PLANNING SCHEME.

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

(ii) Pursuant to Section 1(1) of Schedule 1 of the Integrated Planning Act 1997 (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO IMPROVE THE STRUCTURE OF THE LEVEL OF ASSESSMENT TABLES, REMOVE REDUNDANT PROVISIONS AND TO CLARIFY THE DESIGN GUIDELINES FOR HOUSES IN THE NEW FARM AND TENERIFFE HILL LOCAL PLAN as set out in Attachment F submitted.

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

THAT IT BE RESOLVED THAT –

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

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

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

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

(i) Pursuant to Section 1(1) of Schedule 1 of the Integrated Planning Act 1997 (IPA), COUNCIL PROPOSES TO PREPARE AMENDMENTS TO THE BRISBANE CITY PLAN 2000 (the planning scheme) TO IMPROVE THE STRUCTURE OF THE LEVEL OF ASSESSMENT TABLES, REQUIRE LIGHT INDUSTRIAL ACTIVITIES TO BE RETAINED AND TO CLARIFY PRECINCT INTENTS OF THE NEWSSTEAD AND TENERIFFE WATERFRONT LOCAL PLAN as set out in Attachment G submitted.

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

THAT IT BE RESOLVED THAT –

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

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

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

AMENDMENTS TO THE PLANNING SCHEME

COUNCIL, pursuant to section 9(2) of schedule 1 of IPA, proposes such amendments to the planning scheme as set out in Attachment A, entitled "San Diego District Local Plan" as revised and consolidated amendment to Sandgate Shopping Centre from "Park and Ride" and consolidated amendment to San Diego Shopping Centre from "parking area" to "multi-purpose centre". Amendment is to change the area classification of the land used for car parking in the Sandgate Shopping Centre from "park and ride" to "multi-purpose centre" and amend the area classification for the land used for car parking in the Sandgate Shopping Centre from "park and ride" to "multi-purpose centre".

THAT IT BE RESOLVED THAT —

To ensure the level of assessment for a small lot house in the Exempted Community Area is consistent with other area classifications. Amendments to the planning scheme as set out in Attachment B, entitled "San Diego District Local Plan" as revised and consolidated amendment to Sandgate Shopping Centre from "parking area" to "multi-purpose centre". Amendment is to change the area classification of the land used for car parking in the Sandgate Shopping Centre from "park and ride" to "multi-purpose centre".

THAT IT BE RESOLVED THAT —

To introduce location and design criteria for new driveways in schools. Amendments to the planning scheme as set out in Attachment C, entitled "San Diego District Local Plan" as revised and consolidated amendment to Sandgate Shopping Centre from "parking area" to "multi-purpose centre". Amendment is to change the area classification of the land used for car parking in the Sandgate Shopping Centre from "park and ride" to "multi-purpose centre".
Pursuant to Section 9(3) of Schedule 1 of IPA, Council directs that the Minister be given a copy of such proposed amendments to the planning scheme for consideration of State interests.

(iii)
Attachments C to J
Summary of amendments

City Plan Amendments
MID 2004
Attachment B
att. C

The detailed amendments proposed to achieve these outcomes are documented at

Attachment D

attachment C

Updating the list of matters to be taken into account when preparing an acid sulfate soils
suitability report and acid sulfate soils planning scheme policy

•

Updating the references to the new acid sulfate soils planning policy in the acid
suitability report and any applicable work on a heritage place by the State Heritage Council

•

Recognising that exempt from the Heritage Place Code

•

Recognising that work granted an exemption contrary to the modelled Queensland

•

Community Use, and Home Business Codes to the most recently introduced State

•

Government child care regulations

•

Updation references in the Child Care Facility, Commercial Character Building

•

To ensure the plan is compliant with the new legislation, it is necessary to update a number

of provisions in the City Plan such as:

Landside

•

State Planning Policy 0.03 – Mitigating the Adverse Impacts of Flood, Bushfire and

Soils

•

State Planning Policy 2.02 – Planning and Managing Development Involving Acid

Suitable

The State has recently updated the Queensland Heritage Act and Child Care

Amendments to reflect recent changes to the Queensland Heritage Act and Child Care

Attachment C

Attachments C to J
Existing light industrial uses in order to minimise industrial floor space that may need to be
redeveloped: hence, mixed-use development, as well as discouraging land uses and diversity from causing or allowing
such space to be created, or well as discouraging land uses and diversity from causing or allowing
such space to be created.

This gives Council a degree of certainty with respect to the amount of industrial floor
areas that new development and existing development use. The minimum legal size of existing commercial
properties is 150 square meters (including floors). The minimum legal size of existing
commercial properties is 150 square meters (including floors).

The purpose of a requirement that other similar levels of light industrial floor area
be considered is to ensure that new development, if new development is feasible, is
specifically included within the Local Plan. The purpose of a requirement that other similar levels of light industrial floor area
be considered is to ensure that new development, if new development is feasible, is
specifically included within the Local Plan. The purpose of a requirement that other similar levels of light industrial floor area
be considered is to ensure that new development, if new development is feasible, is
specifically included within the Local Plan.

Precedent "use" restrictions.

Specific code provisions have been included for the Ross Street Precinct to ensure
that its potential within the Inner City Light Industrial Study is.

Specific code provisions have been included for the Ross Street Precinct to ensure
that its potential within the Inner City Light Industrial Study is.

The first study was a master planning exercise over land currently included in the Local
Plan. The first study was a master planning exercise over land currently included in the Local
Plan. The first study was a master planning exercise over land currently included in the Local
Plan.

The second study was a master planning exercise over land currently included in the Local
Plan. The second study was a master planning exercise over land currently included in the Local
Plan. The second study was a master planning exercise over land currently included in the Local
Plan.

The purpose of the second study was to investigate the potential for mixed-use development
within the existing master planning exercise over land currently included in the Local
Plan. The purpose of the second study was to investigate the potential for mixed-use development
within the existing master planning exercise over land currently included in the Local
Plan. The purpose of the second study was to investigate the potential for mixed-use development
within the existing master planning exercise over land currently included in the Local
Plan.

Amendments to Bowen Hills Local Plan to include a new Precinct Intent improve

Attachment A

The detailed amendments proposed to achieve these outcomes are documented as

Attachment B

from the tower side.

The proposed amendments nominated a maximum height of 18 or more. The proposed amendments nominated a maximum height of 18 or more. The proposed amendments nominated a maximum height of 18 or more.
Attachment E

The detailed amendments proposed to achieve these outcomes are documented at

In planning Instrument: Environmental and Planning are addressed in the Integrated Planning

Penalties for the unlawful removal of existing buildings have been deleted, as are the

These provisions give greater certainty to the size and location of dwellings on all lots.

The use of this floor area (GFA) as a tool for controlling the size of houses, the use of GFA as a

Amendments are proposed in relation to the size and positioning of houses in the Low

These special areas are no longer considered necessary.

Amendments are proposed to define and delimiting special areas within the Local Plan.

Elaborate the consistency and reduce confusion for users of the Plan.

Chapter 2 is proposed to be deleted in a minor Plan in an exception only Plan, this will

The New Farm and Tenement Hill Local Plan is a stand-alone document with respect to

Amendments to New Farm and Tenement Hill Local Plan to improve the structure.

Attachment F

The detailed amendments proposed to achieve these outcomes are documented at

and circulation within the Local Plan area, were reviewed.

As part of this proposal to allow mixed-use development within the new Ross Street Precinct,
Amendments to make new driveways in schools subject to location and design

Attachment G

The details of the amendments proposed to achieve these outcomes are documented at the Commercial Road Precinct.

Additional requirements for the Commercial Road Precinct, similar to those proposed for Rezone Discussion (from residential by residential activities), are being addressed through the existing commercial and industrial activities currently included in the Light Industry Precinct. The existing light industry activities and the Light Industry Precinct are similar to those proposed for the Commercial Road Precinct. Additional amendments to the Commercial Road Precinct are also necessary to further clarify the intent to eliminate the inconsistency and reduce confusion for users of the Plan.

Chapter 3: Local Plan Administration.

The Newstead and Teneriffe Waterfront Local Plan is a standard area, formal and comprehensive planning instrument, designed to guide development and urban renewal in the area. The Plan provides a framework for urban design and development in the area, including the Newstead and Teneriffe Waterfront Local Plan.

The Newstead and Teneriffe Waterfront Local Plan is a standard area, formal and comprehensive planning instrument, designed to guide development and urban renewal in the area. The Plan provides a framework for urban design and development in the area, including the Newstead and Teneriffe Waterfront Local Plan.
Purpose Centre.

In the Sandgate District Local Plan, it is considered appropriate to reclassify the land to Multi-Use Shopping Centre. The amendment associated with the Sandgate Shopping Centre, the inclusion of the car park with the Sandgate Shopping Centre, and the amendment of the car park, was included in the Sandgate District Local Plan proposed in 1996. The amendment of the car park with the Sandgate Shopping Centre, and the inclusion of the car park in the Sandgate Shopping Centre, was included in the amendment of the car park proposed in 1996. The area has been utilized for car parking since 1965. The car parking was included in the area as part of the Multi-Use Shopping Centre. The balance of the car parking was included in the Multi-Use Shopping Centre.

It is proposed to reclassify that part of the property, including the car parking associated with the Sandgate Shopping Centre, to Multi-Use Shopping Centre. The proposal is consistent with the car parking associated with the Sandgate Shopping Centre.

Parcel Area to Multi-Use Purpose Centre

Changing the area classification of car parking in the Sandgate Shopping Centre from Multi-Use Purpose Centre to Multi-Use Purpose Centre.

Attachment 1

The detailed amendments proposed to achieve these outcomes are documented at Attachment 1.

The amended area classification for Multi-Use Purpose Centre.

The amendment affects the level of assessment for small lot houses in the Emerging Community Area.

This is consistent with other area classifications where the house design must comply with the ESD guidelines.

Annexments 1 to ensure the level of assessment for a small lot house in the Emerging Community Area.

Attachment 1

The detailed amendments proposed to achieve these outcomes are documented at Attachment 1.

The proposed amendments address this situation by including additional self-assessable

The proposed amendments will be subject to the same environment standards as other developments under City Plan.
To ensure the existing car park is not utilised for other centre purposes following its reclassification, a consequential amendment is to be made to the Sandgate District Local Plan requiring its retention for ground level car parking.

The detailed amendments proposed to achieve these outcomes are documented at Attachment J.
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<th>Role</th>
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<tr>
<td>Ms Elizabeth Campbell</td>
<td>Community Engagement Officer</td>
<td></td>
<td></td>
<td>153 William Street</td>
</tr>
<tr>
<td>Mr Neil Chapman</td>
<td>Chairman</td>
<td></td>
<td></td>
<td>Level 9, 61 Mary Street</td>
</tr>
<tr>
<td>Mr Ian Lett</td>
<td>Director</td>
<td></td>
<td></td>
<td>Can Park Road &amp; Exchange Park</td>
</tr>
<tr>
<td>Mr Bob Dooley</td>
<td>Director</td>
<td></td>
<td></td>
<td>GPO Box 1405</td>
</tr>
<tr>
<td>Ms Sharlene Storey</td>
<td>Manager - Planning, Development and Coordination</td>
<td></td>
<td></td>
<td>Michael House, 41 George Street</td>
</tr>
<tr>
<td>Ms Rachel O’Donnell</td>
<td>Manager - Planning, Development and Coordination</td>
<td></td>
<td></td>
<td>Social Finance</td>
</tr>
<tr>
<td>Ms Annie O’Donnell</td>
<td>Manager - Planning, Development and Coordination</td>
<td></td>
<td></td>
<td>115 George Street</td>
</tr>
<tr>
<td>Ms Jane Jones</td>
<td>Manager - Planning, Development and Coordination</td>
<td></td>
<td></td>
<td>400 Business Old 400</td>
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**Brisbane Amenities Contacts**

Complete Contact Details
<table>
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<tr>
<th>Name</th>
<th>Title/Department</th>
<th>Email Address</th>
<th>Postal Address</th>
<th>Telephone</th>
<th>Facsimile</th>
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<tr>
<td>Mr. Andrew Foley</td>
<td>Planning Officer, Department of Primary Industries and Fisheries</td>
<td></td>
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<tr>
<td>Mr. Marshall Motion</td>
<td>Manager, Department of Public Works</td>
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<tr>
<td>Mr. Colin Hunter</td>
<td>Manager, Land Management</td>
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<tr>
<td>Mr. Ben Mancewicz</td>
<td>Principal Project Officer</td>
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<tr>
<td>Ms. Linda Minney</td>
<td>Principal Facilities Services Officer</td>
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<tr>
<td>Ms. Richard Churchill</td>
<td>Manager, Education Queensland</td>
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<tr>
<td>Mr. Peter Gill</td>
<td>Senior Town Planner</td>
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<tr>
<td>Ms. Robyn Hesse</td>
<td>Planning Manager SEQ, Environmental Protection Agency</td>
<td></td>
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State Planning Policies
Child Care Act, Queensland Heritage Act and
Amendments to Respond to Changes in the
Brisbane City Plan 2000:
Proposed mid 2004 amendments to

Attachment C
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### Minor Corrections

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### Amendments in Response to the Introduction of New State Planning Policies

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### Amendments in Response to Changes in the Queensland Heritage Act

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### Queensland Heritage Act and State Planning Policies

Brisbane City Plan 2000: Amendments to respond to changes in the Child Care Act.

Attachment C Proposed mid 2004 Amendments to
Government child care legislation.

This amendment updates the references in the Codes to the most recently introduced State Legislation including the Child Care Act 2002 and the Child Care Regulation 2003.

Reason

A child care facility will also need to comply with the relevant State Government Child Care Facility with.

Replace the existing non-pluralized note under “Where involving a material change of use to a

Proposed Amendment

Section 4 – Performance Criteria and Acceptable Solutions

Section

67 – Community Use Code
61 – Commercial/Charter Bus/Building Code
30 – Centre Amenity and Performance Code

Page

5

Chapter

C1

Amendment Number
Government child care legislation.

This amendment updates the references in the codes to the most recently introduced State

Reason

legislation including the Child Care Act 2002 and the Child Care Regulation 2003.

"A child care facility will also need to comply with the relevant State Government

Replace the existing non-statutory note with

Proposal Amendment

Section 2 - Purpose

Section 55 - Child Care Facility Code

Page

Chapter

Amendment Number
Government child care legislation.
This amendment updates the reference in the Codes to the most recently introduced State
Reason

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

and inherent

Regulations 1991,

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

Imperial assessable development: delete:
in acceptable solution AG for self assessable development and acceptable solution AG for

Proposed Amendment

Section 4 - Performance Criteria and acceptable Solutions

Section

98 - Home Business Code

Page

5

Chapter

C3

Amendment Number
The Heritage Act does not trigger heritage assessment for minor work such as maintenance.

The Heritage Act does not trigger heritage assessment against the Heritage Act itself.

The Heritage Register will not apply to any heritage assessment where it is listed in the City Plan Heritage Register.

The Code will not apply to any heritage assessment where the work consists of an "Excised Work" pursuant to Section 5 of the Queensland Heritage Regulation 1992.

Delete the "6. Heritage Place Code" under Section 1.1, being:

1.1

Section

6. Heritage Place Code

Page

5

Chapter

4

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

Heritage Council for commercial insurance, and as part of Council's assessment process the application must be referred to the planning approval. The development application must be lodged with Council in the first Development Assessment System (IDAS) provisions of the Integrated Planning Act 1997

Recently the Heritage Act was amended to make it compliant with the Integrated

issues by the Heritage Council:

prior assessment of the heritage issues. Point (c) recognised prior assessment of heritage

only where code assessment under City Plan either because of their minor nature or due to

Section 13 of the Heritage Code identifies buildings and other works on a heritage place that

Reason

Deletion point (c) in Section 13 and adjust the subsequent points accordingly.

Proposed Amendment

1.3

Section 89 - Heritage Place Code

Page 6

Chapter C5

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

Reason

- Landslide
- State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Soils
- State Planning Policy 2/02 - Planning and Managing Development Involved with Existing and New Points

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

Proposed Amendment

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

Section

6

Page

1

Chapter

6

Amendment Number
The balance of the Code is consistent with the requirements of the new SP.

merely updates the references.

The current note does not refer to the new State Planning Policy SP. This amendment

Reason

Suitable Soils

State Planning Policy 2/02 - Planning and Managing Development Involving Acid

Any Acid Suitable Soil Report or management plan must also be in accordance with

following new non-stationary note:

delike the non-stationary note after the 2nd paragraph of Section 2 and replace with the

Proposed Amendment

2 - Using this Code

Section

13 - Acid Suitable Soil Code

Page

5

Chapter

C7

Amendment Number
Policy and associated guidelines in the Planning Scheme Policy.

This amendment merely includes reference to the new Acid Sulfate Soil Planning

Reason

management and investigation of acid sulfate soils.

Acid Sulfate Soils and the associated guidelines provide additional information on the

State Planning Policy 2/02 - Planning and Managing Development Involving Acid

Insert the following new paragraph following the 3rd paragraph of Section 1:

Proposed Amendment

1 - Introduction

Section

5 - Acid Sulfate Soil Planning Scheme Policy

Page

Appendix

 Amendement Number
Guidelines the Reference document for Preparing an Acid Sulfate soil Investigation Report

With the Introduction of the new Acid Sulfate Soil State Planning Policy and associated

Reason

Local Government and Planning

Department of Natural Resources and Mines and Planning Services, Department of

Involving Acid Sulfate Soils (2002) Produced by Natural Resource Services,

State Planning Policy 2020 Guideline - Planning and Managing Development

And replace with the following new document reference:

1. Team, Department of Natural Resources

Queensland (1998) Produced by the Queensland Acid Sulfate Soils Investigation

Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in

In the 2nd paragraph of Section 2 delete the following document reference being:

Proposed Amendment

2 - Acid Sulfate Soil Investigation Reports

Section

6 - Acid Sulfate Soil Planning Scheme Policy

Page

2

Appendix

C9

Amendment Number
Planning Scheme Policy and State Planning Policy Guideline.

The amendment will ensure consistency between the Soil Planning Scheme Policy, State Planning Scheme Policy, and the Acid Sulfate Soil Management Plan. The matter identified in the proposal for this amendment is the need for greater consistency in matters concerning Acid Sulfate Soils.

Reason

Details of the treatment and management of surface drainage waters for disturbed Acid Sulfate Soils

In the second paragraph of Section 3 add the following new dot point to the list:

- Proposed Amendment

3. Acid Sulfate Soil Management Plans

Section 6. Acid Sulfate Soil Planning Scheme Policy

Page 2

Appendix

C10

Amendment Number
Heritage Register Planning Scheme Policy to indicate that sites can be listed in both Heritage
Registers. The deletion of the dot point avoids this confusion. There is sufficient information in the
actually part of the City Plan Register that those sites highlighted in the City Plan are also being listed in the State Register. The
City Plan or the dot point was meant to explain that the State Heritage Register was not a product of
deleted dot point was meant to explain that the State Heritage Register was not a product of
Register highlights those sites that are also included in the State Heritage Register. The
Register given its local significance, for information purposes the City Plan Heritage
Heritage is common for a State Heritage Listed building to also be listed in the City Plan Heritage.
Planning Scheme.

Reason

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

• List of Places in the Queensland Heritage Register of the Queensland Heritage Act 1992
Delete the “dot point of the section being:

Proposed Amendment

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

Section

6

Page

1

Chapter

C11

Amendment Number
The term "relocation" is used in this Act to cover the act of relocating a building on the site.

The term "relocation" was used in the Planning Provisions regarding the relocation of a building within a building. The term "relocation" was used to cover the act of relocating a building or site. Discussion on the relocation of a building within the development industry reveals that the term could be misinterpreted to mean that building does not trigger the need for planning approval.

This section lists the circumstances under which the demolition, removal or relocation of a building may be exempt from planning approval.

Reason

"Demolishing or removing a building within the development industry" refers to the words "demolishing or removing or relocating a building" and replaces with the words "exempt development identified by the Plan." The 2nd dot point under the sub-heading "Exempt Development Identified by the Plan."
The use of the term "citation" is inappropriate in the context of this paragraph. A "citation" is not the term used in the official report used to support the removal of a building from the Heritage Register. This paragraph refers to the documentation prepared to support the removal of a building.

In the 2nd paragraph of Section 1 delete the word "citation" and replace with the word "reason.

Proposed Amendment

1. Application

Section

88 - Heritage Place Code

Page

5

Chapter

C13

Amendment Number
Good morning Malcolm

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

Regards
Lyndy

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

Lyndy

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

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

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

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

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

Phone: 
Fax: 
Email: 

Counter Disaster and Rescue Services
Department of Emergency Services
GPO Box 1425
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It may contain confidential or privileged information or both.
No confidentiality or privilege is waived or lost by any mis transmission.
If you receive this correspondence in error please delete it from your system immediately and notify the sender.
You must not disclose, copy or relay on any part of this correspondence, if you are not the intended recipient.
Any opinions expressed in this message are those of the individual sender except where the sender expressly,
and with the authority, states them to be the opinions of the Department of Emergency Services, Queensland.
## Mid 2004 Amendment Package to Brisbane City Plan

**First State Interest Review**

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

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

State agency comments and Council response (16 August 2004)
Response to State issues.doc

Lyndy,

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

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

Regards

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

This message has passed through an insecure network. Please direct all enquiries to the message author.
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<td>Education Queensland</td>
<td>Attachment H</td>
<td>The proposed amendment seeks to impose development assessment conditions on the State that, under IPA, is self-assessable on land designated for educational or community use. The proposed amendment reduces the powers of the Minister for Education and Minister for the Arts through defining and limiting the concept of self-assessment. EQ and/or its service providers comply with Council requirements for accessing public thoroughfares from school sites. The planning, design and construction of infrastructure internal to EQ's sites is, under IPA, a matter for the Crown.</td>
<td>This would not appear to be in the State's interest and Education Queensland seeks to reject the proposed amendment.</td>
<td>State interest</td>
<td>The proposed amendments seek to mitigate the impacts of new school driveways in residential areas, particularly the introduction of non-local traffic into quiet local and neighbourhood streets. The amendments are to address the practices of private schools in particular. As stated in Education Queensland comments they already comply with Council’s requirements for accessing public thoroughfares from school. As such the proposed amendments should not impact upon EQ’s operations, as they already adhere to these principles. Therefore Council requests the proposed amendments be retained as the State’s interests are not unduly impact in this instance.</td>
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<td>Sport and Recreation</td>
<td>Attachment G</td>
<td>The following comments are offered for consideration, (given the maps provided do not provide scale measurements to assess the actual size of open space areas), to encourage more active recreation / informal sport participation within this local community. Since the Newstead Riverpark area designations include a mix of uses that increases permanent (residents) and transient (weekend / after hours users) population density in the area, it is suggested the open space allocated within the Riverpark area allow sufficient space for families, social gatherings and local employees to participate in informal / modified versions of sporting activities (eg. soccer, cricket, football, hockey, softball). It is clear this area and the areas surrounding Newstead and Teneriffe Waterfront attempt to cater for walking / cycling activities through the provision of walk/cycleways, however the only space large enough to encourage more active recreation / informal sport is New Farm Park which is some distance away and increasingly utilised as population density in the Fortitude Valley, Newstead, New Farm area increases. It is recommended to undertake close analysis</td>
<td>For information</td>
<td>The amendments to the Newstead Local Plan (relating to Newstead Riverpark) have been proposed in order to ensure the Local Plan reflects the preliminary approval granted by Council over the entire site in December 2002. The preliminary approval formalised an extensive Master Planning process that was finalised in 2001. The landscape concept outlined in the Master Plan envisages that proposed public outdoor spaces within Newstead Riverpark will support the overall urban design structure of the site, through a sequence of perceived 'experiences', carefully articulated within a cohesive framework. These outdoor spaces will be designed to both compliment activities within the buildings, as well as providing for independent uses. It is intended to activate these spaces both day and night, as well as on weekends, providing residents with an outdoor environment that supports</td>
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<td>of the open space areas allocated within the Newstead Riverpark to cater for more active recreation / informal sport participation within this local community of increasing population density and decreasing access to useable open space.</td>
<td></td>
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<td>both private and communal recreation and provides opportunities for social interaction. The Central Park running through the centre of the residential areas is specifically intended to provide those recreational opportunities nominated by S&amp;R. Central Park will offer a large open setting that functions as an urban common, or 'green', fostering relaxation and informal passive and active recreation. Detailed planning and design is being undertaken with Environment and Parks (BCC) and the developers to further refine and deliver the Master Plan's landscape concept. Council appreciates Sport and Recreation's comments and will consider these as part of the detailed open space planning and design process; however, as the purpose of the proposed amendments to the local plan is to</td>
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State agency comments – first State interest review (forwarded to Council from comment 22 July 2004)
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5 Components of the Plan that do not
   form part of the Scheme .......................6
1 Introduction

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

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

2 Structure of the Plan

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

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

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

The Plan draws together the outcomes for the City from:

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

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

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

These intentions will be achieved in two ways through:

- Council’s role in assessing development proposals
- other Council and State Government legislation and programs, including investment in infrastructure and services as set out in the Corporate Plan and action plans prepared under the Corporate Plan.
4 The role of the Plan in relation to the Integrated Planning Act 1997

A.1 Ecological Sustainability

The Plan has been prepared under the Integrated Planning Act 1997 (the Act), which sets out the requirements for integrated planning and integrated development assessment in Queensland. The Plan has been prepared to advance the purpose of the Act, which is to seek to achieve ecological sustainability. The Act defines ecological sustainability as the balance that integrates:
- protection of ecological processes and natural systems at local, regional, State and wider levels
- economic development
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

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

In advancing the purpose of ecological sustainability, the Act requires that the Plan integrates and coordinates the following core matters, which are central to the jurisdiction of the Plan:
- land use and development
- infrastructure
- valuable features.

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

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

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

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

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

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

A.2 How the City Plan advances the purpose of the Act

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

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

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

The maintenance of cultural, economic, physical and social wellbeing of people and communities is also clearly dependent on all three core matters. The Plan provides a framework for land use and development that will ensure protection of natural and man-made valuable features that contribute to the amenity, identity and cultural values of the City. Different types of land uses and development are directed to areas that will protect amenity and cultural values, and the allocation of land to the various residential areas reflects the ability to provide communities with adequate infrastructure, including basic utilities and community facilities. In addition, the development standards established by the Plan will provide for public health and safety.
5 Components of the Plan that do not form part of the Scheme

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

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