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RECEIVED
10-11-2026
APPLICATION REF
A007147353

ii. City Plan Codes / Benchmarks

7.2.3.1 Calamvale district neighbourhood plan code

7.2.3.1.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Calamvale district neighbourhood plan area if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
    b. impact assessable development.
2. Land in the Calamvale district neighbourhood plan area is identified on the NPM-003.1 Calamvale district neighbourhood plan map.
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to Table 5.9.11.A, Table 5.9.11.B, Table 5.9.11.C and Table 5.9.11.D.

7.2.3.1.2 Purpose

1. The purpose of the Calamvale district neighbourhood plan code is to provide finer grained planning at a local level for the Calamvale district neighbourhood plan area.
2. The purpose of the Calamvale district neighbourhood plan code will be achieved through overall outcomes.
3. The overall outcomes for the neighbourhood plan area are:
    a. Development creates functional and integrated communities.
    b. Land subject to development constraints, character or environmental values indicated in a figure in this neighbourhood plan code or shown on an overlay map is protected from inappropriate development in order to maintain its character, natural and ecological significance.
    c. Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.
    d. Neighbourhood centres already existing in the neighbourhood plan area serve the retail, commercial, community and service needs of the local community and centre activities do not expand outside of land already included in a zone in the Centre zones category.
    e. Expansion of the Calamvale Community College integrates with surrounding pedestrian, cyclist and road networks, and existing and future residential areas.
    f. Development in a potential development area addresses the location of the land, availability of services, environmental constraints, amenity and existing patterns of development, to ensure an integrated development outcome.
    g. Residential development in a potential development area identified in Figure a provides for a mix of housing types, styles and densities, in particular:
        i. Very low density residential areas as shown in Figure a which comprise dwelling houses at a yield of 5 dwellings per hectare to ensure minimal disturbance to areas of environmental and scenic value;
        ii. Low density residential — dwelling houses areas as shown in Figure a which comprise predominantly dwelling houses at a yield of 12 dwellings per hectare, with multiple dwellings only developed where waterway corridors or valued vegetation is protected through a community management

scheme or appropriate mechanism;

iii. Low density residential — dwelling houses and multiple dwellings areas as shown in Figure a which comprise development densities at a yield of 21 dwellings per hectare.

Note—Densities and yields are to be calculated excluding parts of the site that are not within a potential development area. These include areas with development constraints or character or environmental values identified in overlay maps. Yields and maximum gross floor area for multiple dwellings and dual occupancy are to be calculated across the potential development area including all access ways and roads respectively.

h. Multiple dwellings are not accommodated in the Low density residential zone, including where in a potential development area.
i. Development in the low impact industry potential development area fronting Learoyd Road is in accordance with an industrial structure plan and the provisions of the Low impact industry zone or General industry A zone precinct of the Industry zone.
j. Development ensures that existing industrial operations north of Learoyd Road and east of Paradise Road are not prejudiced.

7.2.3.1.3 Performance outcomes and acceptable outcomes

Table 7.2.3.1.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If development for an industrial or warehouse use where on land fronting Learoyd Road		
PO1 Development provides an efficient and orderly road layout which: a. does not adversely affect the traffic-carrying capacity of Learoyd Road; b. minimises conflicts between residential and industrial vehicular traffic.	**AO1** Development ensures all new lots are accessed from an internal road network with a single entry point from Learoyd Road.	NA
PO2 Development involving reconfiguring of a lot provides for adequate separation and buffering from adjoining residential uses to ensure a high level of visual amenity.	**AO2** Development accommodates a densely planted, three-tiered, landscaped and mounded buffer at least 20m wide as part of the road reserve on the eastern side of the access road intersecting with Learoyd Road.	NA

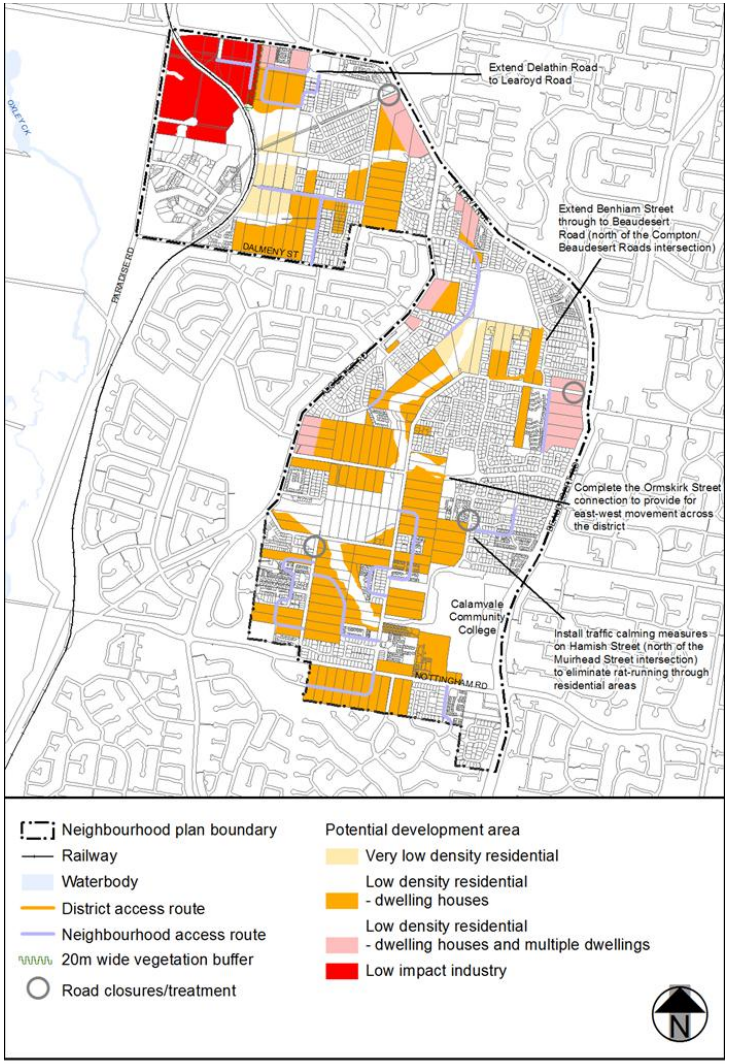


Figure a—Calamvale district

View the high resolution of Figure a—Calamvale district

9.3.6 Dual occupancy code

9.3.6.1 Application

1. This code applies to assessing a material change of use if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
    b. impact assessable development for a dual occupancy or a use of a similar nature.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy.

9.3.6.2 Purpose

1. The purpose of the Dual occupancy code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development has a site area and frontage width that is sufficient for the scale and form of the dual occupancy to deliver a comfortable living environment with minimal impacts on neighbours.
    b. Development in the Low density residential zone is located on larger sites and reflects the low density form and character of these locations.
    c. Development of a new building is of a bulk and scale that positively contributes to the intended form and character of the local area and street context.
    d. Development is of a height that is appropriate to the strategic and local context and is in keeping with community expectations consistent with the following:
        i. 3 storeys in the Up to 3 storeys zone precinct of the Low—medium density residential zone;
        ii. 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low—medium density residential zone;
        iii. 2 storeys in the 2 storey mix zone precinct of the Low—medium density residential zone;
        iv. 2 storeys in the Infill housing zone precinct of the Character residential zone;
        v. 2 storeys in the Low density residential zone.
    e. Development provides boundary setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site.
    f. Development in lower density residential areas reflects the amenity, form and character of these areas.
    g. Development ensures that the siting of a building and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
    h. Development ensures that the proportion of buildings to on-site open space provides a high level of residential amenity for occupants and adjoining residents including access to natural light, sunlight and breeze to support outdoor subtropical living.
    i. Development provides private open space for each dwelling that enhances residential amenity and provides for outdoor living to capitalise on Brisbane's

subtropical climate.

j. Development provides on-site landscaping that accentuates Brisbane's subtropical landscape character, positively contributes to the immediate streetscape, interfaces with neighbouring premises, supports outdoor living and subtropical planting, assists in reducing urban heat island effects and is located to support the retention and establishment of large, subtropical shade trees.
k. Development provides on-site parking which does not negatively impact on residents or the amenity of adjoining streetscapes.
l. Development addresses, overlooks and positively contributes to the immediate streetscape.
m. Development protects and provides visual privacy for residents adjoining and within the site through appropriate separation of buildings and screening.
n. Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

9.3.6.3 Performance outcomes and acceptable outcomes

Table 9.3.6.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of dual occupancy buildings considering site features such as heritage or character buildings, significant vegetation and slope; b. deliver useable private open space for each dwelling; c. achieve safe and convenient vehicle access to the site; d. accommodate on-site parking and vehicle manoeuvring for residents and visitors; e. minimise the impact of new driveways on the streetscape and the availability of on-street parking; f. not adversely impact on the amenity and privacy of adjoining residents. Note—Guidance on significant vegetation is provided in the Vegetation	**AO1** Development site area and frontage width meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	Complies

planning scheme policy.		
PO2 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates appropriate development intensity.	**AO2** Development in the Infill housing zone precinct of the Character residential zone is limited to 1 dwelling per 300m^2 of site area.	NA
PO3 Development is of a bulk and scale that is consistent with the intended form and character of the local area having regard to: a. existing buildings that are to be retained; b. significant infrastructure or service constraints such as tunnels; c. existing and proposed building heights in the local area and street; d. the impact of slope on the building envelope; e. adjoining buildings and separation of buildings to maintain amenity and privacy.	**AO3** Development is contained within the building envelope for the site created by applying: a. the maximum building height; b. front, rear and side boundary setback requirements; c. acceptable outcomes for built to boundary walls. Refer to Figure a. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	Complies The additional Dwelling has been located to achieve compliance with AO3.

PO4 Development has a building height which is consistent with the streetscape, local context and intent for the area having regard to: a. proximity to high-frequency public transport services; b. the predominant height of existing or approved buildings in the street; c. providing appropriate separation and a sensitive transition between houses and higher scale building forms; d. street conditions such as street width; e. the topography of the area and site slope; f. view points and corridors; g. solar access to adjoining residences.	**AO4.1** Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.B. Editor's note—The site frontage is measured at the property line on the primary road boundary. **AO4.2** Development in the 2 or 3 storey mix zone precinct of the Low—medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists) has a building height within 10m of the common boundary that does not exceed 9.5m or 2 storeys.	Complies The additional Dwelling has been located to achieve compliance with AO4.
PO5 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground storey dwellings from the street; d. relates to the existing streetscape and setback pattern.	**AO5** Development provides a street frontage setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C.	Complies The additional Dwelling has been located to achieve compliance with AO5.
PO6 Development provides a rear boundary setback that: a. provides for open space and landscaping; b. supports the separation of buildings to provide visual and acoustic privacy without reliance on screening; c. maximises the opportunity to retain and protect significant vegetation or establish large subtropical shade trees.	**AO6.1** Development provides a rear boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C. **AO6.2**	Complies The additional Dwelling has been located to achieve compliance with AO6.

Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	Development in a newly developing or large-scale infill development area on a lot with an average depth of 25m or less, except where adjoining an existing dwelling house, provides a rear boundary setback that is: a. 3m, where the building is 1 storey and less than 4.5m in building height; or b. 4.5m, where the building is 2 storeys and less than 7.5m in building height.	
PO7 Development provides side boundary setbacks that: a. minimise the impact of development on the amenity and privacy of adjoining residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for natural light, sunlight and breezes.	**AO7** Development provides side boundary setbacks that comply with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C. Refer to Figure b and Figure c.	Complies The additional Dwelling has been located to achieve compliance with AO7.
PO8 Development in the Low density residential zone or Character residential zone provides side boundary setbacks that reflect the character and form intended for these areas that is generally characterised by separate buildings.	**AO8** Development in or adjoining the Low density residential zone or Character residential zone: a. does not incorporate built to boundary walls; or b. incorporates a built to boundary wall only where the built to boundary wall matches the extent of an existing built to boundary wall on the adjoining property; or c. includes a maximum of one built to the boundary wall on a side boundary where the owner of an adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	NA
PO9 Development in the Low—medium density residential zone, Medium density residential zone or High density residential zone provides side boundary setbacks at	**AO9** Development in the Low—medium density residential zone, Medium density residential zone or High density residential zone:	NA

ground storey level that reflect a more intense form of development and may include built to boundary walls.	a. may incorporate built to boundary walls located on both side boundaries; or b. does not incorporate built to boundary walls where adjoining premises are located in the Low density residential zone or Character residential zone unless the owner of the adjoining premises does not object to a building being located less than 1.5m from their side boundary. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
PO10 Development that involves built to boundary walls does not impact on the amenity or privacy of residents of adjoining premises.	**AO10.1** Development ensures that a built to boundary wall is: a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m^2; b. not located within 1.5m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; d. where on the side boundaries of a corner lot, located towards the front of the lot and separated; e. a maximum height of 3m from the ground level; f. low maintenance and constructed of pre-finished materials. Refer to Figure d. **AO10.2** Development ensures a built to boundary wall has a maximum length of: a. 15m, where located in the Low—medium density residential zone, Medium density residential zone or High density residential zone; or b. 9m, where permitted in the Low density residential zone or Infill housing zone precinct of the Character residential zone.	NA

PO11 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is in keeping with the intended form and character of the local area and immediate streetscape; b. provides for a high level of residential amenity including access to natural light, sunlight and breeze; c. supports outdoor subtropical living and subtropical planting.	**AO11** Development has a building footprint or site cover that complies with the requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the maximum building footprint is 50%.	Complies
PO12 Development is of a bulk and scale akin to a domestic dwelling and minimises overbearing development for adjoining dwelling houses and their private open space.	**AO12** Development results in a combined total length of the building or building components that does not exceed 25m. Note—Length includes garages, decks, balconies, verandahs and other projections. Length excludes eaves and sunhoods.	Complies
PO13 Development provides open space and landscaping that: a. comprises primarily private open space; b. provides residents with useable private outdoor space; c. provides outlook for dwellings; d. provides deep-planting areas to retain significant vegetation to protect or establish large subtropical shade trees; e. reduces a site's impervious areas; f. provides natural shade to mitigate heat island impacts. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	**AO13.1** Development provides private open space which comprises: a. for ground-floor dwellings, a minimum area of $35m^2$ and a minimum dimension of 3m, of which a minimum of $12m^2$ is covered; b. for dwellings above ground floor, a balcony with a minimum area of $16m^2$ and a minimum dimension of 3m. Note—The measurement of private open spaces must not include areas for utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. **AO13.2** Development incorporates private open space that is directly accessible from the main internal living space and is located with a north or east orientation.	Complies Each Dwelling is provided with complaint private open space areas.

	AO13.3 Development locates open space and landscaping to: a. protect and retain significant vegetation; b. provide an opportunity for the establishment of large subtropical shade trees; c. provide an opportunity for the co-location of deep planting areas to support the retention of significant vegetation and establish large subtropical shade trees within the street or on adjoining premises.	
PO14 Development minimises the impact of car parking on the streetscape.	**AO14** Development for covered car parking on a site is: a. located behind the front building line; b. not more that 40% of the street frontage.	Complies
PO15 Development ensures that a building is orientated to the street to facilitate casual surveillance of the street and to provide visual interest.	**AO15.1** Development results in the entry to each dwelling being covered, lit and visible from the street. **AO15.2** Development has windows or balconies on the facades facing the street. Note—This acceptable outcome/performance outcome is not applicable for a dual occupancy dwelling located at the rear of the site.	NA The new Dwelling is at the rear of the site.
PO16 Development ensures that front boundary fencing: a. facilitates casual surveillance of the street; b. enables the use of private open space; c. assists in highlighting entrances to the property; d. provides a positive interface to the streetscape. Refer to Figure e.	**AO16.1** Development ensures that: a. the height of a new fence on a street frontage is a maximum of: i. 1.2m, where fence construction is solid or less than 50% transparent; ii. 1.5m, where fence construction is at least 50% transparent; iii. 1.8m and solid, where the site is on an arterial road; or b. no fencing is provided.	NA No new feces are proposed.

	AO16.2 Development ensures that where a solid front fence or wall above 1.2m high and longer than 10m is provided, indentations of a minimum depth of 0.5m, material variation or landscaping are provided to add visual interest and soften the visual impact.	
	AO16.3 Development ensures that side fencing provided in front of the main building line on the front boundary is not more than 1.2m high where solid or 1.5m where 50% transparent to the front boundary, except where it has a noise mitigation function.	
PO17 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	**AO17.1** Development that is within 2m for the ground storey, or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook; or b. where a window: i. has a sill height of 1.5m above the floor level of that storey; or ii. is covered by fixed obscured glazing in any part of the window below 1.5m above floor level of that storey; or iii. has fixed external screens; or iv. where at the ground storey, are screened by fencing to a height of 1.8m above ground level. c. where a deck, balcony, terrace, or roof deck, has fixed screening. Refer to Figure f. **AO17.2**	Complies The second storey windows oriented to the south (towards Arrosa Street) are not provided with screening. But with the combination of the setback from the new Dwelling to the southern boundary (5.67m) plus an additional setback of approximately 5m to the properties within Arrosa Street.

	Development ensures that a roof deck or viewing platform is: a. set back a minimum of 1.5m from the side boundary; b. no more than 7m above ground level or on an upper storey roof, whichever is the lesser. Note—Screening provisions apply to these spaces to the side boundary, in order to protect adjoining residents' amenity and privacy.	
	AO17.3 Development that results in a direct view from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, including screening from floor level to 1.5m above floor level.	
	AO17.4 Development incorporates screening devices that are: a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure f); b. offset a minimum of 0.3m from the face of any window; c. hinged or otherwise attached to facilitate emergency egress.	
PO18 Development is located to achieve the air quality (planning) criteria in Table 9.6.3.6.D and odour criteria in Table 9.3.6.3.E. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO18** Development is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Complies
PO19 Development contributes to contained, sustainable and	**AO19** Development is designed and sited in compliance with a	Does Not Comply A basic Structure Plan is provided, but not a detailed

functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	structure plan prepared in accordance with the Structure planning planning scheme policy where: a. on a site 7,000m^2 or greater; or b. for 20 or more dwellings if in the Emerging community zone.	plan. Alternative Outcome - Due to the scale of the development a basic Structure Plan has been provided to show how a subdivision could be established, without compromising the long term viability of the low density zoning anticipated. In Aligns opinion the Structure Plan provided is able to demonstrate to Council that the location of the new Dwelling will not compromise the future development potential of the site and should be acceptable.

Table 9.3.6.3.B—Site requirements and building heights

Zone	Zone precinct	Maximum building height	Minimum site requirements	
			Site area (m^2)	Frontage width (m)
Low density residential	—	2 storeys and 9.5m	3,000	40

Character residential	Infill housing	2 storeys and 9.5m	800	20	
Low—medium density residential	2 storey mix	2 storeys and 9.5m		600	15
	2 or 3 storey mix where: a. the site has frontage to a road with a reserve width of 15.5m or more; b. a dedicated pedestrian access point of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station. Note—Development in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists) has a building height within 10m of the common boundary that does not exceed 9.5m and does not exceed 2 storeys.	3 storeys and 11.5m		600	15
	2 or 3 storey mix - in all other circumstances	2 storeys and 9.5m		600	15
	Up to 3 storeys	3 storeys and 11.5m		600	15

Note—Car parking areas more than 1m above ground level are considered a storey and included in the calculation of height.

Note—Walking distance can be demonstrated on a site context plan.

Editor's note—section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.

Table 9.3.6.3.C—Boundary setbacks

Building/wall height	**Minimum boundary setback (m)**				
	Front		**Rear**		**Side**
	To balcony	**To wall**	**To balcony**	**To wall**	
1 storey and up to 4.5m	4	6	4.5	6	1.5
2 storeys and up to 9.5m	4	6	4.5	6	1.5m to 4.5m 2.0m to 7.5m then 2.0m plus 0.5m /3m above 7.5m
2 storeys and up to 9.5m and where located on	4	6	4.5	6	1.5m to 7.5m then

a lot with a street frontage of 15m or less					1.5m plus 0.5m /3m above 7.5m
3 storeys and up to 11.5 m	4	6	6		1.5m to 4.5m 2.0m to 7.5m then 2.0m plus 0.5m /3m above 7.5m

Note—
- Boundary setbacks to balconies are measured to the edge of the balcony or balustrading, whichever is closer to the boundary.
- For development located on a site with 2 or more street frontages, all common boundaries with adjoining lots are considered side boundaries.
- Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.

Table 9.3.6.3.D—Air quality (planning) criteria

Pollutant	**Averaging time**	**Health outcome protected**	**Criteria including background (µg/m^3;)**	**Criteria including background (ppm)**
Particulate matter less than 10µm (PM10)	24 hours	Health and wellbeing	50	-
Particulate matter less than 2.5µm (PM2.5)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Acetone	1 hour	Health and wellbeing	22,000	9.2
Benzene	Annual	Health and wellbeing	10	0.003
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
MDI (diphenylmethane diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Methyl ethyl ketone	1 hour	Odour	3,200	1.1

Methyl isobutyl ketone	1 hour	Odour	230	0.05	
Methyl styrene	1 hour	Odour	140	0.029	
n-Butanol	1 hour	Odour	500	0.16	
n-Butyl acetate	1 hour	Odour	1,020	0.21	
n-Hexane	1 hour	Health and wellbeing	3,200	0.9	
Styrene	1 hour	Odour	65	0.014	
	7 days	Health and wellbeing	280	0.06	
TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate)	1 hour	USEPA extremely toxic	0.04	-	
Toluene	1 hour	Odour	958	0.23	
	24 hours	Health and wellbeing	4,100	1	
	Annual	Health and wellbeing	410	0.1	
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25	
	Annual	Health and wellbeing	950	0.2	

Note—

- Criteria that are stated in $\mu g/m^3$ are able to be referenced to 0*C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.

Table 9.3.6.3.E—Odour criteria

Pollutant	Averaging time	Health outcome protected	Criteria (odour units-OU)
Odour	1 hour	Odour	0.5OU for tall stacks

Odour	1 hour	Odour	2.5OU for ground level and wake-affected plumes from short stacks

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

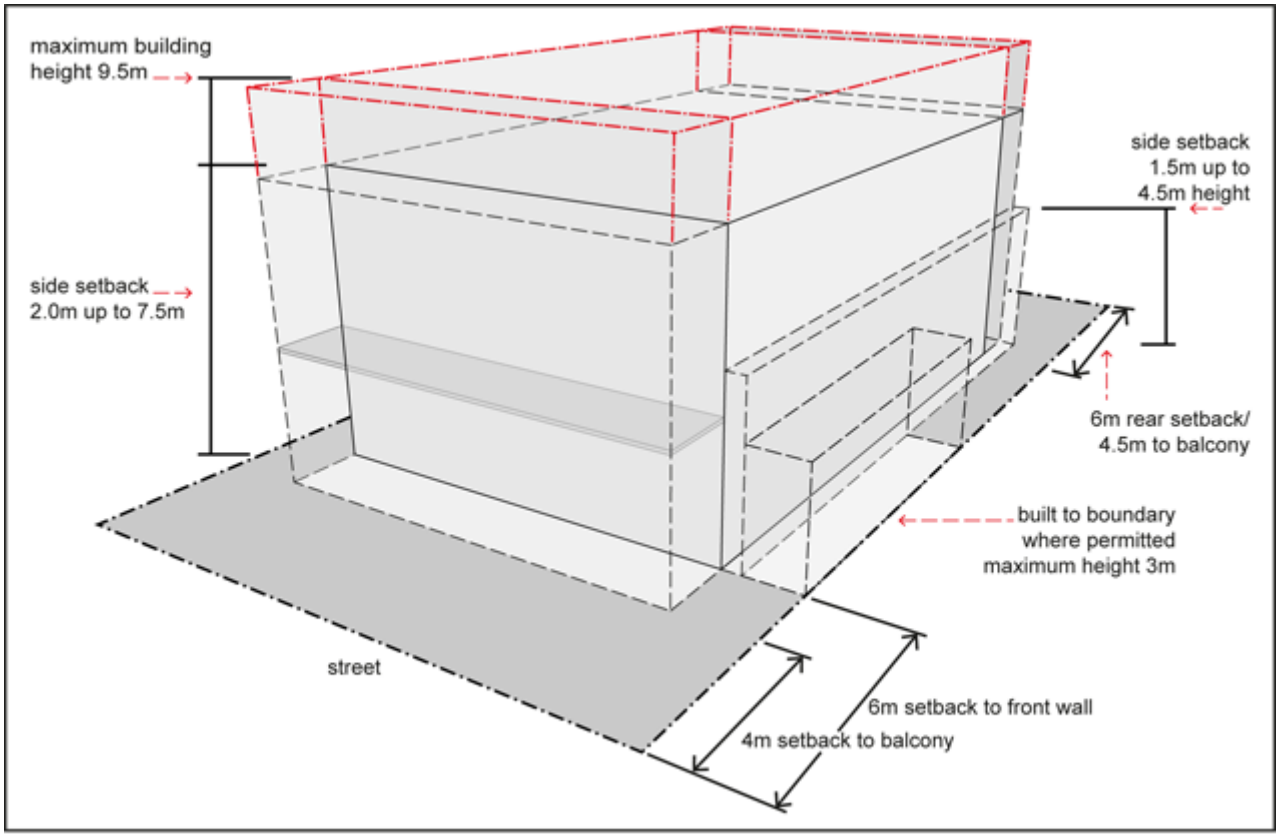


Figure a—An example of the building envelope for a 2 storey dual occupancy

View the high resolution of Figure a—An example of the building envelope for a 2 storey dual occupancy

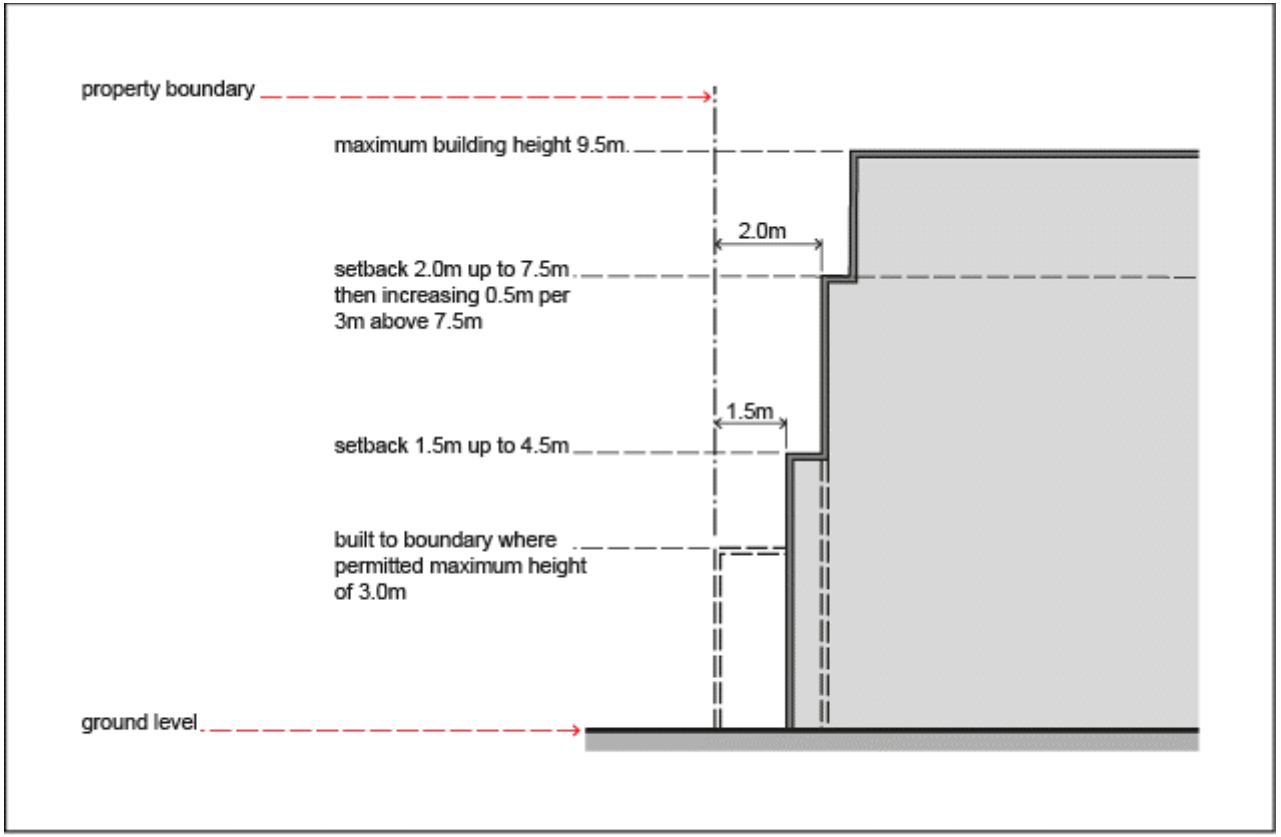


Figure b—Side boundary setbacks for a 2 storey dual occupancy

View the high resolution of Figure b—Side boundary setbacks for a 2 storey dual occupancy

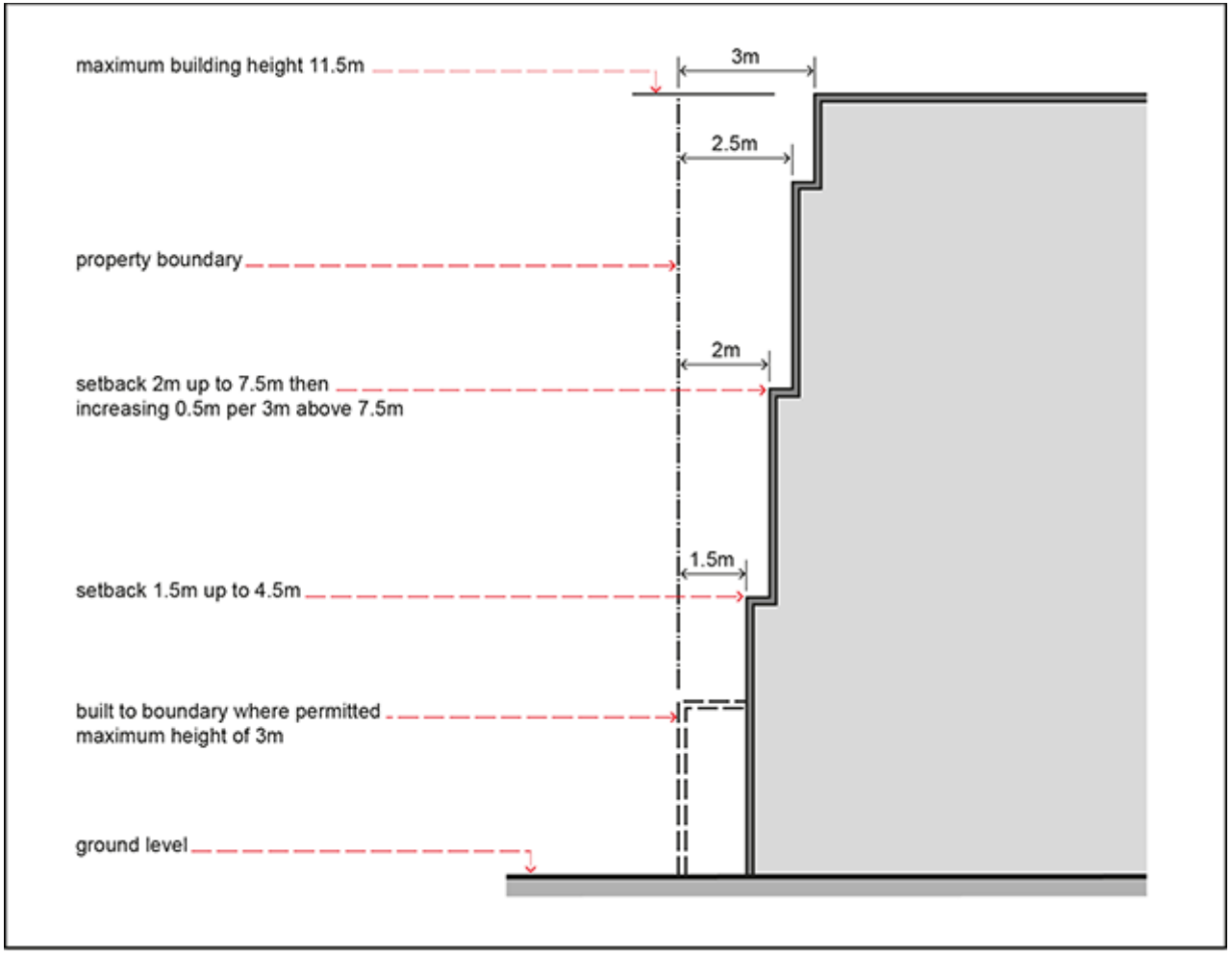


Figure c—Side boundary setbacks for a 3 storey dual occupancy

View the high resolution of Figure c—Side boundary setbacks for a 3 storey dual occupancy

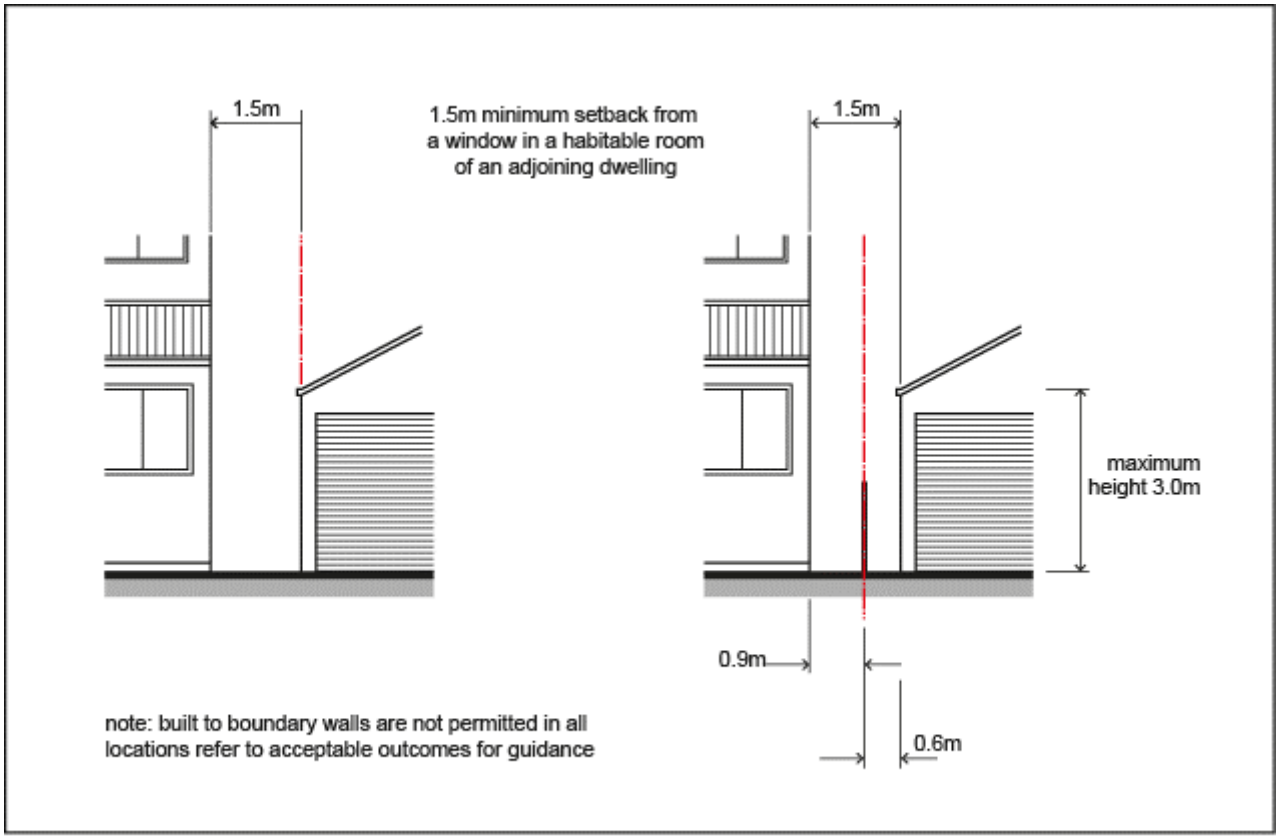


Figure d—Built to boundary walls

View the high resolution of Figure d—Built to boundary walls



Figure e—Fencing

View the high resolution of Figure e—Fencing

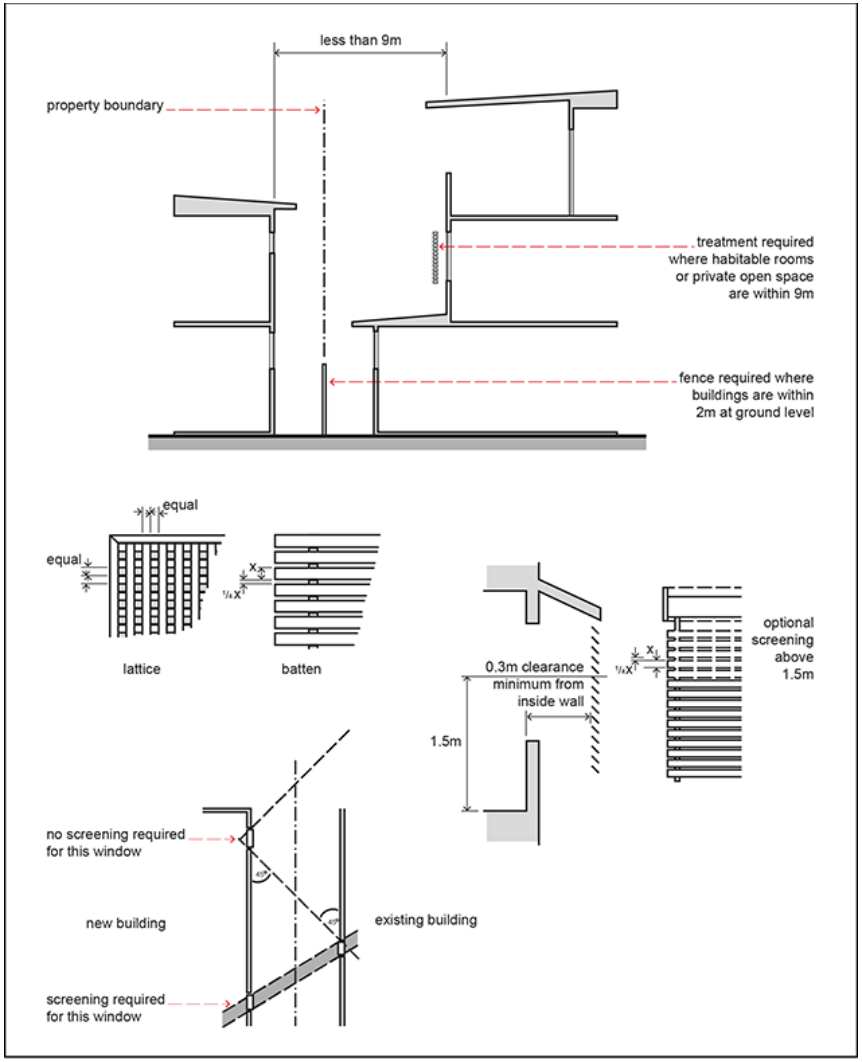


Figure f—Privacy and screening

View the high resolution of Figure f—Privacy and screening

8.2.2 Airport environs overlay code

8.2.2.1 Application

1. This code applies to assessing development in the Airport environs overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. Land in the Airport environs overlay is identified on the Airport environs overlay maps and is included in the following sub-categories:
    a. Obstacle Limitation Surfaces (OLS) sub-categories:
        i. approach and departure limitation surface boundary and contours sub-category;
        ii. conical limitation surface contours sub-category;
        iii. horizontal limitation surface boundary sub-category;
        iv. transitional surface sub-category;
        v. runway centreline sub-category.
    b. Procedures for Air Navigation Services—Aircraft Operational Surfaces (PANS-OPS) sub-categories:
        i. procedures for air navigation surfaces (PANS) sub-category.
    c. Bird and bat strike zone sub-categories:
        i. distance from airport 0-3km sub-category;
        ii. distance from airport 3-8km sub-category;
        iii. distance from airport 8-13km sub-category.
    d. Public safety area sub categories:
        i. public safety area sub-category;
        ii. airport runway sub-category.
    e. Light intensity sub-categories;
        i. Zone A - 0 candela - 600m wide 1000m from runway strip sub-category;
        ii. Zone B - 50 candela - 900m wide 2000m from runway strip sub-category;
        iii. Zone C - 150 candela - 1200m wide 3000m from runway strip sub-category;
        iv. Zone D - 450 candela - 1500m wide 4500m from runway strip sub-category;
        v. within 6km - Max intensity of light sources 3 degrees above horizon sub-category.
    f. Aviation facilities sub-categories:
        i. aviation facilities sub-category;
        ii. glidepath - 1500m at 30 degrees sub-category;

iii. distance from NDB - 500m sub-category;
iv. distance from radar - 4,000m sub-category;
v. distance from VHF - 500m sub-category;
vi. distance from VOR - 1000m sub-category;
vii. distance from outer marker - 50m sub-category.

g. Australian Noise Exposure Forecast (ANEF) contour sub-categories:
i. ANEF 40-45 sub-category;
ii. ANEF 35-40 sub-category;
iii. ANEF 30-35 sub-category;
iv. ANEF 25-30 sub-category;
v. ANEF 20-25 sub-category.

h. Height restriction zone sub-categories:
i. height restriction zone 15m sub-category;
ii. height restriction zone 45m sub-category;
iii. height restriction zone 90m sub-category.

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

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Editor's note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- Noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy.

8.2.2.2 Purpose

1. The purpose of the Airport environs overlay code is to:
a. Implement the policy direction in the Strategic framework, in particular:
i. Theme 1: Brisbane's globally competitive economy and Element 1.2 — Brisbane's industrial economy;
ii. Theme 5: Brisbane's CityShape and Element 5.1 — Brisbane's City Centre and Element 5.2 — Brisbane's Major Industry Areas.
b. Provide for the assessment of the suitability of development in the Airport environs overlay.

2. The purpose of the code will be achieved through the following overall outcomes:
a. Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.
b. Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.
c. Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.

d. Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.
e. Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.
f. Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.
g. Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.
h. Development avoids increased risks to public safety near airport runways.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	NA The proposed additional Dwelling will be a single storey in height.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or	**AO2** Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s,	Na

Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	**AO3** Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	NA
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats. **AO4.2** Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	NA
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	**AO5.1** Development does not increase the number of people living, working or congregating in the Public safety area sub-categories. **AO5.2** Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	NA

Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	**AO6.1** Development ensures that outdoor lighting: a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator. **AO6.2** Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	NA
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	**AO7** Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when	NA

	proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30: b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50. **AO8.2** Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	NA

	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	**AO9.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category. **AO9.2** Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	NA

Table 8.2.2.3.B—Internal noise criteria

Use	**Activity of internal space**	**L_{AMax} 'S' time weighting**

Caretaker's accommodation Childcare centre Community residence Dual occupancy Dwelling house Dwelling unit Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation	Sleeping areas	50dB(A)
	Other habitable rooms	55dB(A)
Resort complex Rural workers' accommodation Short-term accommodation Tourist park	Sleeping areas	55dB(A)
Educational establishment	Libraries, study areas and sleeping areas	50dB(A)
	Teaching areas and other habitable rooms	55dB(A)
Community care centre Health care service Hospital	Sleeping areas, wards, theatres, treatment and consulting rooms	50dB(A)
Office	Private offices and conference rooms	55dB(A)
	Open offices, drafting	65dB(A)
	Typing, data processing	70dB(A)
Other	Comply with AS 2021-2015 Acoustics—Aircraft noise intrusion—Building siting and construction, adopted 12 February 2015	

Note—

- L_{AMax} 'S' time weighting is the A-weighted maximum sound pressure level of aircraft noise measured using the slow responsive time
- Rw: weighted sound reduction index
- dB(A): A-weighted decibels

8.2.3 Bicycle network overlay code

8.2.3.1 Application

1. This code applies to assessing development of land adjoining or having frontage to (i.e. where the overlay sub-category is located in adjoining road reserve, public land or river), or traversed by, cycle routes or Riverwalks identified in the Bicycle network overlay map, if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    b. impact assessable development.
2. The Bicycle network overlay map identifies the following sub-categories:
    a. Primary cycle route sub-category;
    b. Secondary cycle route sub-category;
    c. Local cycle route sub-category;
    d. Riverwalk — Typology 1 (City reaches north and south) sub-category;
    e. Riverwalk — Typology 2 (Urban reaches) sub-category;
    f. Riverwalk — Floating walkway (Riverwalk connection subject to future construction) sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- bicycle network design and construction, guidance is provided in the Infrastructure design planning scheme policy;
- planting species selection, guidance is provided in the Planting species planning scheme policy.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

8.2.3.2 Purpose

1. The purpose of the Bicycle network overlay code is to:
    a. Implement the policy direction in the Strategic framework in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
        ii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 — Brisbane's transport infrastructure networks.
    b. Provide for the assessment of the suitability of development in the Bicycle network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development contributes to the safe and efficient operation of the existing and planned bicycle network.
    b. Cycle routes and pathways are integrated, connected, direct, convenient, legible, safe and suitably shaded to cater for cyclists of all skill levels.
    c. Cycle routes are designed and constructed to fulfil the transit functions corresponding to their network classification allowing commuter and recreation

cyclists to travel efficiently and safely.

d. The Riverwalk component of the bicycle network provides a continuous inner-Brisbane riverside publicly dedicated shared pedestrian and cyclist pathway; including pavement, shade trees, furniture and lighting; as well as public amenity outcomes such as shade structures, public art and viewing platforms at key locations.
e. Development does not compromise the completion of the bicycle network.

8.2.3.3 Performance outcomes and acceptable outcomes

Table 8.2.3.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	**AO1** Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).	NA No change to the existing conditions within Benhiam Street are proposed.
PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: a. the long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	**AO2** Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: a. for long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	NA

c. the provision of long term, existing and planned infrastructure for the bicycle network which: i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	c. the standards for the bicycle network in the Infrastructure design planning scheme policy.	
PO3 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the	**AO3** No acceptable outcome is prescribed.	NA

Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category		
PO4 Development contributes to the creation of publicly accessible riverfront by providing a shared, continuous riverside pathway.	**AO4** Development fronting the river provides a publicly accessible riverfront pathway via a linear land dedication of 10m width as measured from the riverfront ambulatory boundary.	NA
PO5 Development provides a high-quality, vibrant and safe riverside path with a strong pedestrian and cyclist amenity focus.	**AO5.1** Development designs and constructs Riverwalk for the full river frontage of its site, including tree planting, furniture, lighting, balustrading and pavement treatments in compliance with the off-road pathways and public riverside facilities standards in the Infrastructure design planning scheme policy. **AO5.2** Development ensures that new Riverwalk sections are designed and constructed to connect to existing adjoining sections of the Riverwalk.	NA
	AO5.3 Development provides connections between the Riverwalk and adjoining riverfront premises, street networks, pathways, public infrastructure and other destinations in compliance with the public riverside facilities standards in the Infrastructure design planning scheme policy.	
PO6 Development ensures that Riverwalk contributes to the sense of place and cultural significance of the river with	**AO6** Development includes public art along the Riverwalk where specified in a neighbourhood plan, in compliance	NA

inclusion of public art to highlight: a. activity nodes; b. entrances and gateways; c. landmarks and features of interest; d. visual connectors to the river.	with the public art standards in the Infrastructure design planning scheme policy.	
PO7 Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	**AO7.1** Development retains and enhances existing riparian vegetation through the design and construction of Riverwalk. **AO7.2** Riverwalk and adjoining development is planted with large subtropical riparian tree species that are complementary in scale and height to the adjacent built form. Note—For suitable plant species, refer to the Planting species planning scheme policy.	NA
PO8 Development adjoining Riverwalk: a. contributes to the creation of a vibrant and active waterfront; b. provides direct access to Riverwalk; c. allows for visual interaction and surveillance of the public domain.	**AO8.1** Development adjoining land in the Riverwalk — Typology 1 sub-category incorporates active frontages at the ground storey for a minimum of 90% of the riverside frontage. **AO8.2** Development adjoining land in the Riverwalk — Typology 2 sub-category orientates living areas, balconies and private open space at the ground storey to the Riverwalk frontage for passive surveillance.	NA
PO9 Development ensures that the interface between the Riverwalk and the Brisbane River: a. supports a safe and publicly accessible waterfront; b. enhances the views of the river, both near and far.	**AO9.1** Development ensures that the design and construction of any structure over water is in compliance with the standards in the Infrastructure design planning scheme policy. **AO9.2**	NA

	Development ensures that any revetment wall: a. minimises impact on the riparian edge; b. is constructed in compliance with the standards in Infrastructure design planning scheme policy.	

8.2.4 Biodiversity areas overlay code

8.2.4.1 Application

1. This code applies to assessing development in the Biodiversity areas overlay, if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    b. impact assessable development.
2. Land in the Biodiversity areas overlay is identified on the Biodiversity areas overlay map and is included in the following sub-categories:
    a. High ecological significance sub-category;
    b. High ecological significance strategic sub-category;
    c. General ecological significance sub-category;
    d. General ecological significance strategic sub-category;
    e. Koala habitat area sub-category.
    f. Matters of state environmental significance sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.
4. A neighbourhood plan code may vary the application of this code. Where that occurs, the neighbourhood plan code prevails to the extent it varies from this code.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- an environmental offset, guidance is provided in the Offsets planning scheme policy.

Note—Biodiversity areas mapping:
- The Biodiversity areas overlay mapping includes areas with both existing biodiversity values and areas of strategic biodiversity value.
- The Biodiversity areas overlay mapping has been undertaken on a city-wide scale. Ecological assessments may be appropriate in order to assess the broader impact of development on desired biodiversity values and outcomes for the locality, area or the region. Such an assessment may be considered as part of relevant information in revision and refinement of the biodiversity outcomes in the locality.
- In such cases the revision and refinement of biodiversity outcomes may be dealt with as part of the development proposal. Prior to undertaking such an assessment, discussions should be undertaken with Council to identify existing and planned biodiversity values for the site. In undertaking the assessment and proposing alternate outcomes, the existing values and planned biodiversity outcomes for the site, area, locality and region must be considered and provided for. This assessment should also address the practicality, based on the extent of existing developments, of being able to achieve the planned biodiversity values and outcomes for the site.

Note—In accordance with the *Environmental Offsets Act 2014*, environmental offsets as identified in performance outcome PO9 and acceptable outcome AO9 of this code will be applicable only where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance and all reasonable on-site mitigation measures for the development have been, or will be, undertaken.

8.2.4.2 Purpose

1. The purpose of the Biodiversity areas overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
        ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
    b. Provide for the assessment of the suitability of development in the Biodiversity areas overlay.
    c. Provide for the protection, avoidance or mitigation of impacts to matters of local environmental significance and matters of state environmental significance.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.
    b. Protection and enhancement of waterways and foreshores with significant biodiversity values.
    c. Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions.
    d. Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland.
    e. Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.
    f. All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.
    g. Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a dwelling house or associated filling or excavation		
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological	**AO1.1** Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category. Note—Where there is no approved development footprint plan, a	NA The proposal is for a Dual Occupancy.

features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development. **AO1.2** Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m^2 where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m^2 where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a.	
	AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m^2 which adjoins the development footprint plan. Refer to Figure c.	
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	**AO2** Development ensures that the development footprint plan conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect	

	habitat; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site; c. provides connectivity between areas to be conserved for biodiversity purposes on site; d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	
Section B—If for filling or excavation		
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	**AO3** Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: a. the High ecological significance sub-category; b. the High ecological significance strategic sub-category; c. the General ecological significance sub-category; d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	NA No filling or excavation is proposed at the rear.
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and	**AO4.1** Development:	Complies All structures are proposed outside the mapped areas

ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4. **AO4.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.	of high ecological significance.
	AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological	

	significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for each new residential lot to be created which is: i. $1000m^2$ or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. $2500m^2$ or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; g. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
	AO4.4 Development is designed to minimise edge effects by	

	locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas; e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	**AO5** Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	NA No new road is proposed.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and restored to ensure the area's long-term viability.	**AO6.1** Development: a. ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the	NA

Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3 **AO6.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.	
	AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and	

	with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m^2 or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m^2 or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category;	**AO7.1** Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy.	NA

c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	**AO7.2** Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. **AO7.3** Development ensures that landscaping and open space areas incorporate koala habitat trees.	
PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	**AO8.1** Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. **AO8.2** Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	NA
If a site is wholly or partly located in the High ecological significance sub-category, the High ecological		

significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.	**AO9** No acceptable outcomes is prescribed.	Complies No works are proposed within the mapped High Ecological Significance sub area.

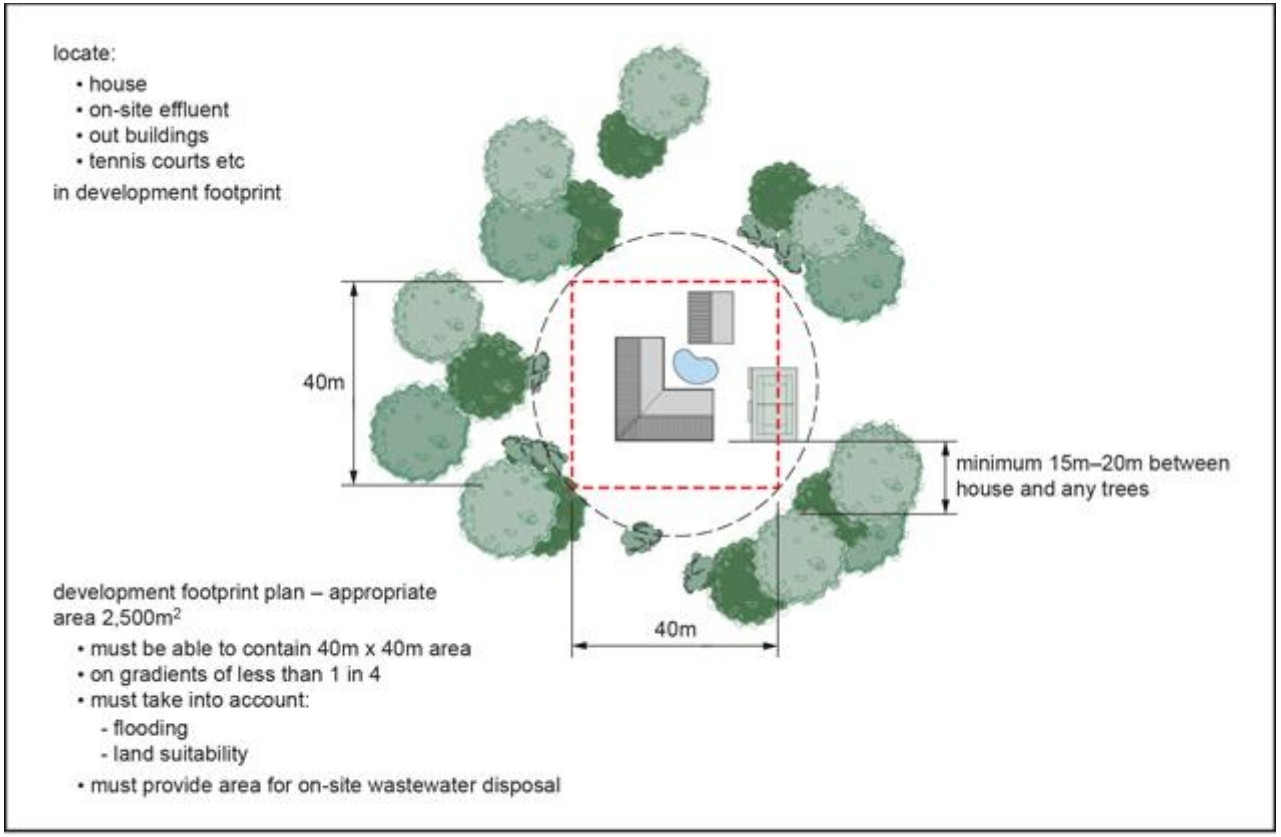


Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2,500m²

View the high resolution of Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2500m2

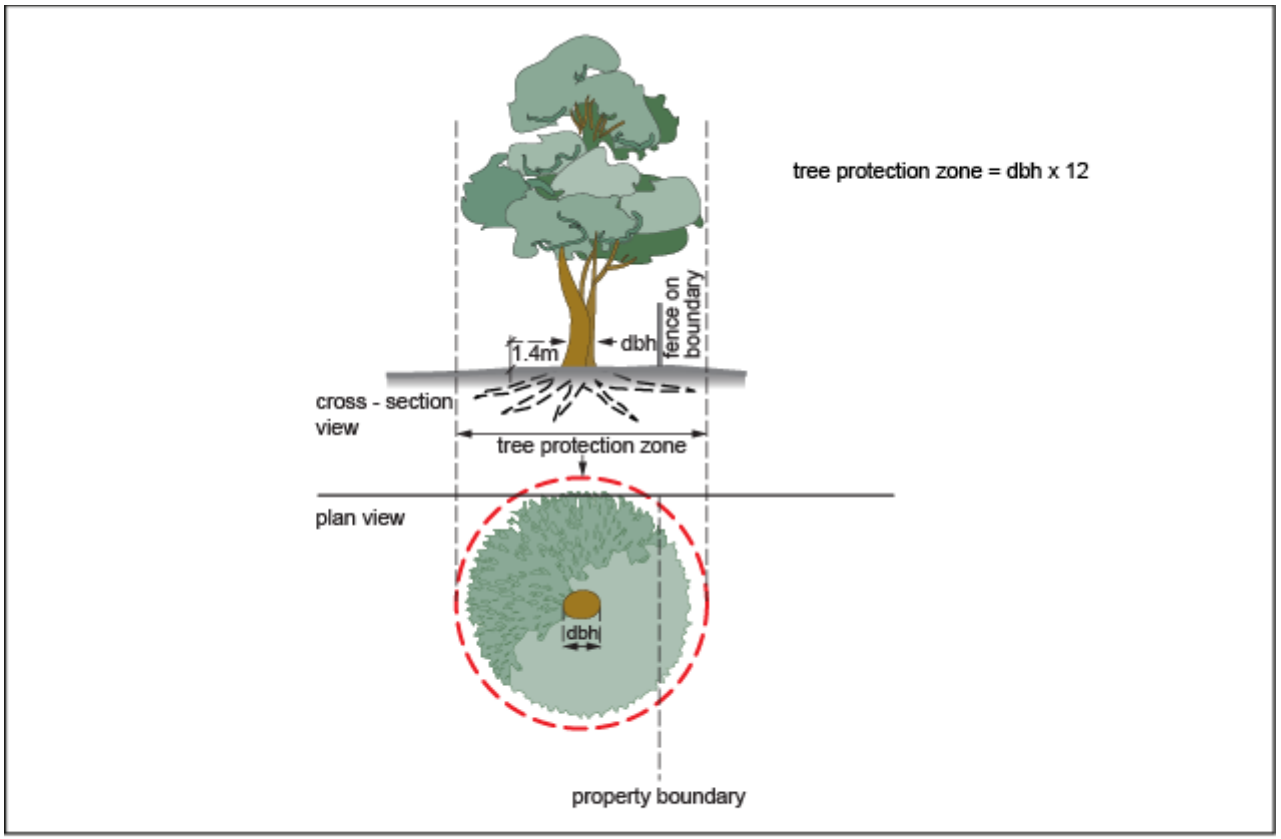


Figure b—Tree protection zone

View the high resolution of Figure b—Tree protection zone

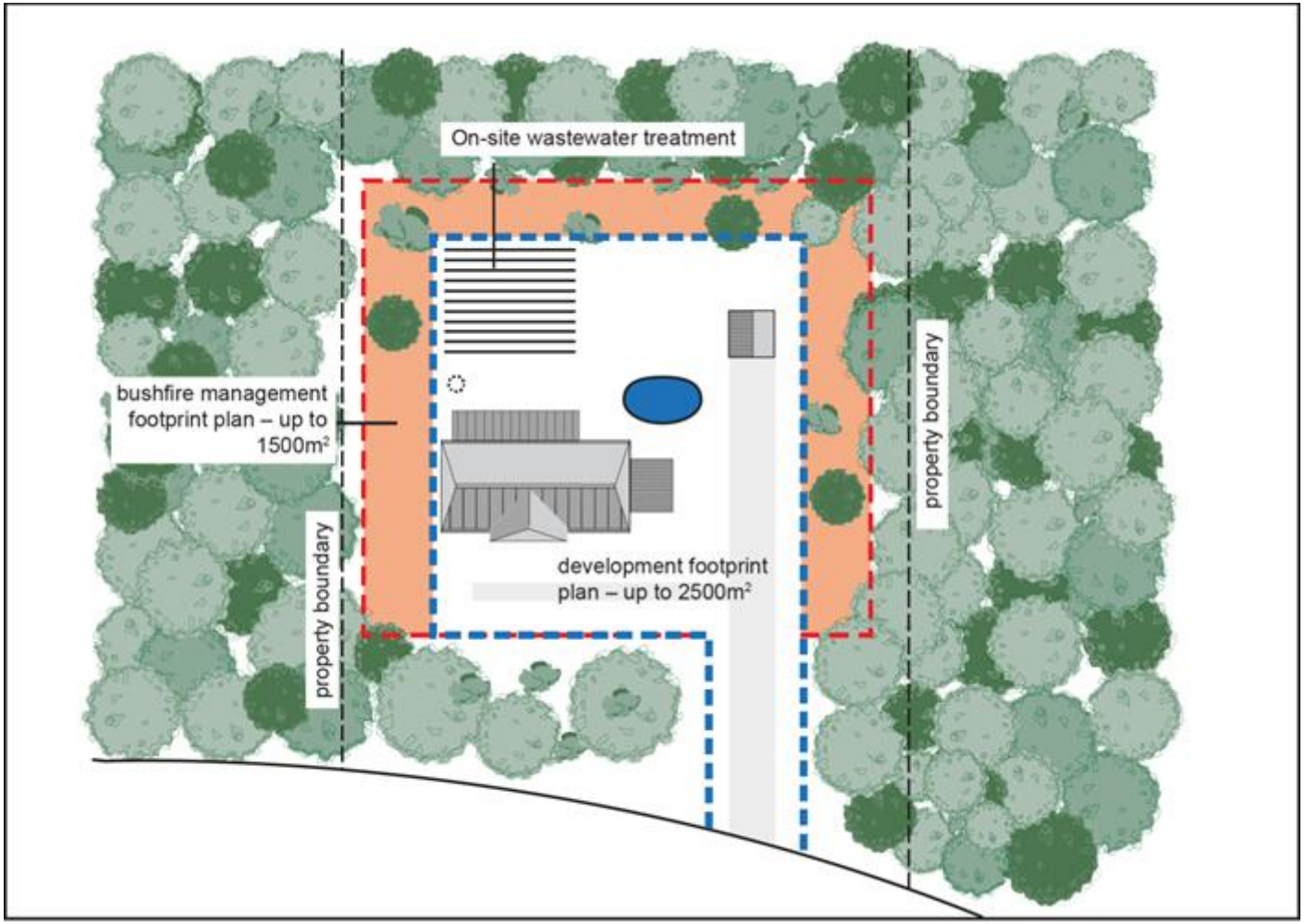


Figure c—Example of an approved development footprint plan and bushfire management footprint plan

View the high resolution of Figure c—Example of an approved development footprint plan and bushfire management footprint plan

Table 8.2.4.3.B—Significant vegetation communities (regional ecosystems)

Significant vegetation communities (regional ecosystems) are:

a. those listed as endangered or of concern under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as 'endangered' or 'of concern' under the *Vegetation Management Act 1999*;
c. those identified as being of city-wide significance (less than 40% of pre-clearing area remaining) within the Brisbane local government area.

Note—Each Regional Ecosystem Code (RE Code) is derived from the Conservation Status of Queensland's Bioregional Ecosystems (Sattler and Williams, 1999).

Note—Changes to Commonwealth and State listing of vegetation communities may occur. As such, the Commonwealth and State status of vegetation communities will need to be checked by the applicant.

RE Code	South East Queensland regional ecosystem descriptions
12.9-10.16	Araucarian microphyll to notophyll vine forest on sedimentary rocks
12.9-10.7a	*Eucalyptus tereticornis, Eucalyptus siderophloia* and/or *Eucalyptus crebra, Corymbia intermedia* and *Lophostemon suaveolens* woodland. Occurs on Cainozoic and Mesozoic sediments in coastal areas.
12.9-10.7	*Eucalyptus crebra* woodland on sedimentary rocks
12.9-10.4	*Eucalyptus racemosa* woodland on sedimentary rocks
12.9-10.3	*Eucalyptus moluccana* on sedimentary rocks
12.9-10.2/ 12.9-10.17	*Corymbia citriodora, Eucalyptus crebra* open forest on sedimentary rocks / Open forest complex often with *Eucalyptus acmenoides, Eucalyptus major, Eucalyptus siderophloia* +/- *Corymbia citriodora* on sedimentary rocks
12.9-10.12	*Eucalyptus seeana, Corymbia intermedia, Angophora leiocarpa* woodland on sedimentary rocks
12.5.3a	*Eucalyptus seeana* +/- *Eucalyptus racemosa subsp. racemosa*, *Corymbia intermedia, Angophora leiocarpa, Eucalyptus siderophloia, Lophostemon suaveolens* open forest. Occurs on complex of remnant Tertiary surfaces +/- Cainozoic and Mesozoic sediments
12.5.3	*Eucalyptus tindaliae* and/or *Eucalyptus racemosa* open forest on remnant Tertiary surfaces
12.3.8	Swamps with *Cyperus spp., Schoenoplectus* spp. and *Eleocharis* spp.
12.3.7	*Eucalyptus tereticornis, Melaleuca viminalis, Casuarina cunninghamiana* fringing forest

12.3.6	*Melaleuca quinquenervia, Eucalyptus tereticornis, Lophostemon suaveolens* woodland on coastal alluvial plains
12.3.5	*Melaleuca quinquenervia* open-forest on coastal alluvial plains
12.3.3	*Eucalyptus tereticornis* woodland to open forest on alluvial plains
12.3.11	*Eucalyptus siderophloia, Eucalyptus tereticornis, Corymbia intermedia* open forest on alluvial plains usually near coast
12.3.1	Gallery rainforest (notophyll vine forest) on alluvial plains
12.12.28	*Eucalyptus moluccana* open forest on Mesozoic to Proterozoic igneous rocks
12.12.14	Shrubby woodland usually of rocky near coastal areas on Mesozoic to Proterozoic igneous rocks
12.12.12	*Eucalyptus tereticornis, Eucalyptus crebra* or *Eucalyptus siderophloia, Lophostemon suaveolens* open forest on granite
12.11.8	*Eucalyptus melanophloia, Eucalyptus crebra* woodland on metamorphics +/- interbedded volcanics
12.11.5j	Woodland to open forest of *Eucalyptus racemosa* subsp. *racemosa* and/or *Eucalyptus seeana*. Other characteristic species include *Lophostemon suaveolens, Corymbia intermedia, Eucalyptus siderophloia, Corymbia citriodora, Eucalyptus pilularis* on low-altitude coastal metamorphics around Brisbane. *Melaleuca quinquenervia* may be present and at times becomes locally co-dominant. Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.5a	Open forest of *Eucalyptus tindaliae, Eucalyptus carnea* +/- *Corymbia citriodora subsp. variegata, Eucalyptus crebra, Eucalyptus major, Eucalyptus helidonica, Corymbia henryi, Angophora woodsiana, Corymbia trachyphloia* (away from the coast) or *Eucalyptus siderophloia, Eucalyptus microcorys, Eucalyptus racemosa* subsp. *Racemosa, Eucalyptus propinqua* (closer to the coast). Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.14	*Eucalyptus crebra, Eucalyptus tereticornis* woodland on metamorphics +/-interbedded volcanics
12.1.1	*Casuarina glauca* open forest on margins of marine clay plains
12.1.2	Saltpan vegetation including grassland, herbland and sedgeland on marine clay plains.
12.11.1	Simple notophyll vine forest often with abundant *Archontophoenix cunninghamiana* (gully vine forest) on metamorphics +/- interbedded volcanics.
12.11.10	Notophyll vine forest +/- *Arucucaria cunninghamii* on metamorphics +/- interbedded volcanics
12.11.11	*Araucarian microphyll* vine forest on metamorphics +/- interbedded volcanics

12.11.18	*Eucalyptus moluccana* woodland on metamorphics +/- interbedded volcanics. Usually higher altitudes.
12.11.9	*Eucalyptus tereticornis* subsp. *Tereticornis* subsp. *basaltica* open forest on metamorphics +/- interbedded vocanics. Usually higher altitudes.
12.12.13	*Araucarian Complex microphyll* to *notophyll* vine forest on Mesozoic to Proterozoic igneous rocks.
12.12.19x2	Vegetation complex of rocky headlands on sedimentary rocks.
12.12.3	Open forest complex with *Corymbia citriodora* subsp. *variegata, Eucalyptus siderophloia* or *E.crebra, E.major, E.acmenoides* or *E. helidonica* on Mesozoic to proterozoic igneous rocks.
12.2.5	*Corymbia intermedia* +/- *Lophostemon confertus* +/- *Banksia* spp. +/- *Callitris columellaris* open forest on beach ridges
12.2.7	*Melaleuca quinquenervia* open forest on sand plains.
12.3.11a	*Eucalyptus tereticornis* and/or *E. siderophloia* open forest with vine forest understory on alluvial plains.
12.3.11b	*Eucalyptus tereticornis* and *E. racemosa* subsp. *racemosa* open forest often with shrub layer of *Melaleuca nodosa* on alluvial plains.
12.3.3a	*Eucalyptus crebra, E. tereticornis, Corymbia tessellaris, C. citriodora* subsp. *variegata* woodland to open forest usually on high level *Quaternay alluvium*.
12.3.3d	*Eucalyptus moluccana* woodland on *Quaternary alluvium*
12.3.5a	*Melaleuca quinquenervia, Casuarina glauca* +/- *Eucalyptus tereticornis, E. siderophloia* open forest on low coastal alluvial plains
12.3.7c	Billabongs and ox-bow lakes containing either permanent or periodic water bodies
12.5.13a	*Microphyll* to *notophyll* vine forest +/- *Araucaria cunninghamii* on remnant Tertiary surfaces
12.5.1g	*Eucalyptus planchoniana* and/or *E. baileyana* dominated woodland to open forest on remnant Tertiary surfaces
12.5.2a	*Corymbia intermedia, Eucalyptus tereticornis* woodland on remnant Tertiary surfaces, usually in coastal areas with deep red soils
12.5.2b	*Eucalyptus tereticornis* +/- *Corymbia intermedia, Lophostemon suaveolens* and *C. citriodora* subsp. *variegata* open forest on sub-coastal remnant Tertiary surfaces usually with deep red soils
12.5.4a	*Melaleuca quinquenervia* woodland on complex of remnant Tertiary surfaces and Cainozoic and Mesozoic sediments
12.5.6b	*Eucalyptus siderophloia, Corymbia intermedia, E. propinqua* or *E. major* open forest on remnant Tertiary surfaces. Usually deep red soils

12.5.7	*Corymbia citriodora* subsp.*variegta* +/- *Eucalyptus crebra, E. helidonica* or *E. carnea* open forest on remnant Tertiary surfaces. Usally deep red soils
12.5.7b	*Eucalyptus moluccana* open forest on complex of remnant Tertiary surface and Tertiary sedimentary rocks
12.5.7c	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp.*fibrosa* +/- *C. citriodora* subsp. *variegata, E. major, E. carnea* open forest on a complex of remnant Tertiary surfaces and Tertiary sedimentary rocks
12.5.9a	*Melaleuca nodosa* low open forest on remnant Tertiary surfaces
12.8.17	*Eucalyptus melanophloia* +/- *E. crebra, E. tereticornis, Corymbia tessellaris* woodland on Cainozoic igneous rocks
12.8.20	Shrubby woodland with *Eucalyptus racemosa* subsp. *racemosa* on Cainozoic igneous rocks
12.8.3	Complex *notophyll* vine forest on Cainozoic igneous rocks. Altitude <600m
12.9-10.17a	*Lophostemon* spp. dominated open forest on sedimentary rocks
12.9-10.17b	*Corymbia citriodora* subsp. *variegata* mixed open forest on Cainozoic and Mesozoic sediments
12.9-10.17c	*Eucalyptus carnea* and/or *E. tindaliae* and/or *E.helidonica* open forest on Cainozoic and Mesozoic sediments
12.9-10.17d	Open forest generally containing *Eucalyptus siderophloia, E. propinqua, Corymbia intermedia* on sedimentary rocks
12.9-10.19a	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp. *fibrosa* open forest on sedimentary rocks
12.9-10.22	Closed sedgeland/shrubland on sedimentary rocks. Generally coastal

Table 8.2.4.3.C—Significant flora species

Significant flora species are:

a. those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
c. those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	**Common name**
Acacia attenuate	whipstick wattle

Acacia baueri subsp. baueri	no common name or plant group
Acacia hispidula	hairy wattle
Acacia juncifolia	rush-leaved wattle
Acacia quadrilateralis	wattle
Acacia mariae	golden-top wattle
Acomis acoma	daisy
Acrostichum aureum	leather fern
Adriana tomentosa var. tomentose	woolly bitterbush
Angophora woodsiana	smudgee
Astrotricha umbrosa	no common name or plant group
Austromyrtus glabra	no common name or plant group
Avicennia marina subsp. Australasica	grey mangrove
Baeckea diosmifolia	fringed baeckea
Banksia oblongifolia	dwarf banksia
Banksia spinulosa var. collina	golden candlesticks
Baumea acuta	pale twig rush
Boronia polygalifolia	dwarf boronia
Boronia rosmarinifolia	forest boronia
Brasenia schreberi	water shield
Capparis velutina	velvet-leaved caper berry
Cassinia compacta	tall cassinia

Chamaecrista concinna	no common name or plant group
Choricarpia leptopetala	brown myrtle
Choricarpia subargentea	giant ironwood
Corchorus cunninghamii	native jute
Corymbia citriodora subsp. variegata	spotted gum
Corymbia gummifera	red bloodwood
Corymbia henryi	large-leaf spotted gum
Corymbia intermedia	pink bloodwood
Cupaniopsis shirleyana	wedge-leaved tuckeroo
Cyperus aquatilis	flat sedge
Cyperus semifertilis	missionary nutgrass
Daviesia wyattiana	long-leaved bitter pea
Dillwynia retorta var. phylicoides	hairy parrot pea
Dipodium Hamiltonianum	yellow hyacinth orchid
Dipodium pulchellum	hyacinth orchid
Dissiliaria baloghioides	lancewood
Diuris parvipetala	no common name or plant group
Dodonaea peduncularis	stalked hop bush
Drosera binata	fork-leaved sundew
Durringtonia paludosa	no common name or plant group
Echinostephia aculeata	prickly tape vine

Enydra fluctuans	enydra
Epacris obtusifolia	common heath
Eriachne rara	wanderrie grass
Eucalyptus baileyana	Bailey's stringybark
Eucalyptus bancroftii	orange gum
Eucalyptus biturbinata	grey gum
Eucalyptus curtisii	Plunkett mallee
Eucalyptus dura	smooth-branched ironbark
Eucalyptus grandis	flooded gum
Eucalyptus major	Queensland grey gum
Eucalyptus melanophloia	silver-leaf ironbark
Eucalyptus microcorys	tallow wood
Eucalyptus moluccana	gum-topped box
Eucalyptus pilularis	blackbutt
Eucalyptus planchoniana	needlebark stringybark
Eucalyptus propinqua	small-fruited grey gum
Eucalyptus psammitica	sandstone mahogony
Eucalyptus racemosa	scribbly gum
Eucalyptus resinifera	red mahogany
Eucalyptus robusta	swamp mahogany
Eucalyptus saligna	Sydney blue gum

Eucalyptus seeana	narrow leaf red gum
Eucalyptus tereticornis	forest red gum
Eucalyptus tindaliae	Tindale's stringybark
Ficus opposita var. aculeata	sandpaper fig
Fimbristylis acicularis	rush
Flemingia parviflora	flemingia pea
Gahnia clarkei	tall sawsedge
Gossia gonoclada	angle-stemmed myrtle
Gossia inophloia	no common name or plant group
Hakea plurinervia	Queensland hakea
Haloragis exalata subsp. velutina	no common name or plant group
Hernandia bivalvis	grease nut
Hibbertia diffusa	wedge guinea flower
Homalanthus stillingiifolius	small-leaved bleeding heart
Hovea ramulosa	hovea
Hydrocharis dubia	frogbit
Hygrophila angustifolia	karamat
Hypolepis glandulifera	downy ground fern
Isotropis foliosa	no common name or plant group
Keraudrenia sp. (Chermside S.T.Blake 23068)	no common name or plant group
Leptospermum brachyandrum	weeping tea-tree

Lilaeopsis brisbanica	no common name or plant group
Logania pusilla	no common name or plant group
Lomandra obliqua	lomandra
Lophostemon confertus	brush box
Macadamia integrifolia	macadamia nut
Macadamia ternifolia	Maroochie nut
Macrozamia lucida	pineapple zamia
Macrozamia macleayi	zamia palm
Macrozamia miquelii	zamia
Marsdenia coronata	no common name or plant group
Marsdenia longiloba	slender marsdenia
Maundia triglochinoides	no common name or plant group
Melaleuca decora	decorative paperbark
Melaleuca irbyana	bush-house paperbark
Melichrus procumbens	jam tarts
Mentha diemenica	slender mint
Micrantheum ericoides	no common name or plant group
Myriophyllum latifolium	milfoil
Notelaea lloydii	narrow-leaved mock-olive
Nothoalsomitra suberosa	corky cucumber
Owenia venosa	crow’s apple

Pararistolochia praevenosa	Richmond birdwing vine
Parsonsia brisbanensis	Brisbane parsonsia
Parsonsia eucalyptophylla	gargaloo
Parsonsia lilacina	crisped silkpod
Passiflora herbertiana subsp. herbertiana	native passionfruit
Persicaria elatior	smartweed
Phaius australis	swamp orchid
Phyllanthus microcladus	small-leaved phyllanthus
Picris conyzoides	no common name or plant group
Platylobium formosum	flat pea
Podolobium aciculiferum	needle shaggy pea
Polygala linariifolia	native milkwort
Pomaderris lanigera	woolly pomaderris
Proiphys cunninghamii	Brisbane lily
Pseudovanilla foliata	giant climbing orchid
Pterostylis nigricans	no common name or plant group
Pterostylis scoliosa	no common name or plant group
Pultenaea euchila	orange pultenaea
Pultenaea flexilis	graceful bush-pea
Pultenaea spinosa	spiny bush-pea
Rhinerrhiza divitiflora	raspy root orchid

Rhodomyrtus psidioides	native guava
Ricinocarpos speciosus	no common name or plant group
Sarcochilus dilatatus	brown butterfly orchid
Scaevola ramosissima	purple fan-flower
Scleria novae-hollandiae	sedge
Solanum mentiens	no common name or plant group
Sophora fraseri	brush sophora
Stylidium tenerum	tiny trigger plant
Symplocos harroldii	hairy hazelwood
Thesium australe	austral toadflax
Triglochin microtuberosum	water ribbons
Viola betonicifolia subsp. betonicifolia	showy violet
Westringia eremicola	slender westringia
Xanthorrhoea fulva	swamp grass tree
Xylomelum salicinum	woody pear
Zieria furfuracea subsp. gymnocarpa	Belmont zieria

Table 8.2.4.3.D—Significant fauna species

Significant fauna species are:

a. those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
c. those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	Common name
Aves (birds)	
Accipiter fasciatus	brown goshawk
Accipiter novaehollandiae	grey goshawk
Erythrotriorchis radiatus	red goshawk
Circus approximans	swamp harrier
Aquila audax	wedge-tailed eagle
Haliaeetus leucogaster	white-bellied sea eagle
Lophoictinia isura	square-tailed kite
Pandion cristatus	osprey
Ninox connivens	barking owl
Ninox strenua	powerful owl
Tyto longimembris	grass owl
Tyto novaehollandiae	masked owl
Tyto tenebricosa tenebricosa	sooty owl
Actitis hypoleucos	common sandpiper
Calidris acuminata	sharp-tailed sandpiper
Calidris ferruginea	curlew sandpiper
Calidris melanotos	pectoral sandpiper
Limicola falcinellus	broad-billed sandpiper
Ardea modesta	eastern great egret

Ardea ibis	cattle egret
Arenaria interpres	ruddy turnstone
Botaurus poiciloptilus	Australasian bittern
Ixobrychus flavicollis	black bittern
Ixobrychus dubius	little bittern
Calidris alba	sanderling
Calidris canutus	red knot
Calidris tenuirostris	great knot
Calidris ruficollis	red-necked stint
Calidris subminuta	long-toed stint
Calidris acuminata	sharp-tailed sandpiper
Charadrius bicinctus	double-banded plover
Charadrius leschenaultii	greater sand plover
Charadrius mongolus	lesser sand plover
Charadrius veredus	oriental plover
Pluvialis dominica	American golden plover
Pluvialis fulva	Pacific golden plover
Pluvialis squatarola	grey plover
Ephippiorhynchus asiaticus	black-necked stork
Erythrogonys cinctus	red-kneed dotterel
Grus rubicunda	brolga

Haematopus fuliginosus	sooty oystercatcher
Limnodromus semipalmatus	Asian dowitcher
Limosa lapponica	bar-tailed godwit
Limosa limosa	black-tailed godwit
Burhinus grallarius	bush stone-curlew
Numenius madagascariensis	eastern curlew
Numenius minutus	little curlew
Esacus neglectus	beach stone-curlew
Numenius phaeopus	whimbrel
Philomachus pugnax	ruff
Plegadis falcinellus	glossy ibis
Porzana fluminea	Australian spotted crake
Porzana pusilla	Baillon's crake
Porzana tabuensis	spotless crake
Lewinia pectoralis	Lewin's rail
Gallinago hardwickii	Latham's snipe
Rostratula australis	painted snipe
Chlidonias leucopterus	white-winged black tern
Sternula albifrons	little tern
Onychoprion anaethetus	bridled tern
Thalasseus bengalensis	lesser crested tern

Hydroprogne caspia	Caspian tern
Sterna hirundo	common tern
Sterna sumatrana	black-naped tern
Gelochelidon nilotica	gull-billed tern
Tringa brevipes	grey-tailed tattler
Tringa incana	wandering tattler
Tringa nebularia	common greenshank
Tringa glareola	wood sandpiper
Tringa stagnatilis	marsh sandpiper
Xenus cinereus	terek sandpiper
Zoothera lunulata	Bassian thrush
Anas castanea	chestnut teal
Anseranas semipalmata	magpie goose
Nettapus coromandelianus	cotton pygmy-goose
Tadorna radjah	radjah shelduck
Calyptorhynchus banksii	red-tailed black-cockatoo
Calyptorhynchus funereus	yellow-tailed black-cockatoo
Calyptorhynchus lathami	glossy black-cockatoo
Cyclopsitta diophthalma coxeni	Coxen's fig-parrot
Lathamus discolor	swift parrot
Pezoporus wallicus wallicus	ground parrot

Acanthiza lineata	striated thornbill
Acanthiza reguloides	buff-rumped thornbill
Ailuroedus crassirostris	green catbird
Amaurornis moluccana	pale-vented bush-hen
Apus pacificus	fork-tailed swift
Chthonicola sagittata	speckled warbler
Cinclosoma punctatum	spotted quail-thrush
Excalfactoria chinensis	king quail
Turnix maculosus	red-backed button-quail
Turnix melanogaster	black-breasted button-quail
Turnix velox	little button-quail
Orthonyx temminckii	logrunner
Pitta versicolor	noisy pitta
Climacteris erythrops	red-browed treecreeper
Cormobates leucophaea	white-throated treecreeper
Coracina lineata	barred cuckoo-shrike
Cuculus optatus	oriental cuckoo
Daphoenositta chrysoptera	varied sittella
Eurostopodus mystacalis	white-throated nightjar
Falcunculus frontatus	crested shrike-tit
Gerygone mouki	brown gerygone

Hirundapus caudacutus	white-throated needle-tail
Lichenostomus melanops	yellow-tufted honeyeater
Melithreptus gularis	black-chinned honeyeater
Phylidonyris niger	white-cheeked honeyeater
Lopholaimus antarcticus	topknot pigeon
Ptilinopus magnificus	wompoo fruit-dove
Ptilinopus regina	rose-crowned fruit-dove
Ptilinopus superbus	superb fruit-dove
Merops ornatus	rainbow bee-eater
Menura alberti	Albert's lyrebird
Microeca fascinans	jacky winter
Carterornis leucotis	white-eared monarch
Monarcha melanopsis	black-faced monarch
Symposiarchus trivirgatus	spectacled monarch
Myiagra alecto	shining flycatcher
Myiagra cyanoleuca	satin flycatcher
Podargus ocellatus plumiferus	plumed frogmouth
Pomatostomus temporalis	grey-crowned babbler
Ptiloris paradiseus	paradise riflebird
Sericornis citreogularis	yellow-throated scrubwren
Sericornis magnirostra	large-billed scrubwren

Sericulus chrysocephalus	regent bowerbird
Smicrornis brevirostris	weebill
Struthidea cinerea	apostlebird
Tregellasia capito	pale-yellow robin
Hirundo rustica	barn swallow
Mammalia (mammals)	
Phascolarctos cinereus	koala
Tachyglossus aculeatus	short-beaked echidna
Ornithorhynchus anatinus	platypus
Dasyurus maculatus maculatus	spotted-tailed quoll (southern subspecies)
Austronomus australis	white-striped freetail bat
Chalinolobus dwyeri	large-eared pied bat
Chalinolobus picatus	little pied bat
Kerivoula papuensis	golden-tipped bat
Miniopterus australis	little bent-wing bat
Miniopterus schreibersii oceanensis	eastern bent-wing bat
Mormopterus norfolkensis	east coast freetail bat
Nyctimene robinsoni	eastern tube-nosed bat
Nyctophilus gouldi	Gould's long-eared bat
Nyctophilus corbeni	eastern long-eared bat
Rhinolophus megaphyllus	eastern horseshoe-bat

Saccolaimus flaviventris	yellow-bellied sheathtail bat
Scoteanax rueppellii	greater broad-nosed bat
Syconycteris australis	eastern blossom bat
Vespadelus pumilus	eastern forest bat
Falsistrellus tasmaniensis	eastern false pipistrelle
Myotis macropus	southern myotis
Pteropus alecto	black flying-fox
Pteropus poliocephalus	grey-headed flying-fox
Pteropus scapulatus	little red flying-fox
Trichosurus caninus	short-eared possum
Acrobates pygmaeus	feathertail glider
Petaurus australis australis	yellow-bellied glider (southern subspecies)
Petaurus breviceps	sugar glider
Petaurus norfolcensis	squirrel glider
Petauroides volans	greater glider
Phascogale tapoatafa	brush-tailed phascogale
Antechinus flavipes	yellow-footed antechinus
Antechinus subtropicus	subtropical antechinus
Planigale maculata	common planigale
Macropus dorsalis	black-striped wallaby
Macropus parryi	whiptail wallaby

Wallabia bicolor	swamp wallaby
Macropus giganteus	eastern grey kangaroo
Thylogale stigmatica	red-legged pademelon
Thylogale thetis	red-necked pademelon
Melomys cervinipes	fawn-footed melomys
Aepyprymnus rufescens	rufous bettong
Sminthopsis murina	common dunnart
Perameles nasuta	long-nosed bandicoot
Potorous tridactylus tridactylus	long-nosed potoroo
Pseudomys gracilicaudatus	eastern chestnut mouse
Xeromys myoides	water mouse
Rattus fuscipes	bush rat
Rattus lutreolus	swamp rat
Rattus tunneyi	pale field-rat
Reptilia (reptiles)	
Amphibolurus nobbi	no common name
Antaresia maculosa	no common name
Carlia munda	no common name
Carlia schmeltzii	no common name
Acanthophis antarcticus	common death adder
Demansia vestigiata	black whip snake

Hoplocephalus bitorquatus	pale-headed snake
Hoplocephalus stephensii	Stephen’s banded snake
Pseudechis guttatus	spotted black snake
Pseudechis porphyriacus	red-bellied black snake
Tropidechis carinatus	rough-scaled snake
Oxyuranus scutellatus	taipan
Vermicella annulata	bandy-bandy
Chelodina expansa	broad-shelled river turtle
Chelodina longicollis	eastern snake-necked turtle
Ctenotus arcanus	arcane striped skink
Delma plebeia	common delma
Delma torquata	collared delma
Bellatorias major	land mullet
Bellatorias frerei	major skink
Egernia striolata	tree skink
Eroticoscincus graciloides	elf skink
Eulamprus murrayi	Murray's skink
Lampropholis couperi	Couper's skink
Morethia taeniopleura	fire-tailed skink
Ophioscincus ophioscincus	a legless burrowing skink
Oedura sp. cf rhombifera	velvet gecko

Oedura tryoni	southern spotted velvet gecko
Underwoodisaurus milii	thick-tailed gecko
Chlamydosaurus kingii	frilled lizard
Pygopus lepidopodus	common scaly-foot
Varanus gouldii	sand monitor
Varanus varius	lace monitor
Amphibia (amphibians)	
Adelotus brevis	tusked frog
Crinia tinnula	wallum froglet
Cyclorana alboguttata	greenstripe frog
Limnodynastes salmini	salmon striped frog
Limnodynastes tasmaniensis	spotted grassfrog
Litoria brevipalmata	green thighed frog
Litoria freycineti	wallum rocketfrog
Litoria olongburensis	wallum sedgefrog
Litoria wilcoxii	stony creek frog
Litoria pearsoniana	cascade treefrog
Litoria tyleri	southern laughing treefrog
Mixophyes fasciolatus	great barred frog
Pseudophryne major	great brown broodfrog
Taudactylus diurnus	southern dayfrog

Uperoleia laevigata	eastern gungan
Uperoleia rugosa	chubby gungan
Actinopterygii (ray-finned fish)	
Ambassis agassizii	Agassiz's glassfish
Craterocephalus marjoriae	Marjorie's hardyhead
Craterocephalus stercusmuscarum	fly-specked hardyhead
Glossamia aprion	mouth almighty
Gobiomorphus australis	striped gudgeon
Hypseleotris klunzingeri	western carp gudgeon
Maccullochella sp.	Brisbane river cod
Mogurnda adspersa	purple spotted gudgeon
Nannoperca oxleyana	oxleyan pygmy-perch
Neoceratodus forsteri	Queensland lungfish
Philypnodon grandiceps	flathead gudgeon
Philypnodon macrostomus	dwarf flathead gudgeon
Porochilus rendahli	Rendahl's catfish
Pseudomugil mellis	honey blue eye
Retropinna semoni	Australian smelt
Rhadinocentrus ornatus	soft-spined sunfish
Chondrichthyes (cartilaginous fish)	
Dasyatis fluviorum	estuary stingray

Malacostraca (class of crustaceans)	
Euastacus setosus	Mt Glorious spiny crayfish

8.2.8.A Community purposes network overlay code

8.2.8.A.1 Application

1. This code applies to assessing development in the Community purposes network overlay, if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    b. impact assessable development.
2. Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories:
    a. Existing trunk park sub-category;
    b. Existing non-trunk park sub-category;
    c. Existing community facilities and land for community facilities sub-category;
    d. LGIP planned land for community facilities specific location sub-category;
    e. LGIP planned park acquisition specific location sub-category;
    f. LGIP planned park upgrade specific location sub-category;
    g. LGIP planned park embellishment specific location sub-category;
    h. LGIP planned corridor park specific location sub-category;
    i. Long term land for community facilities specific location sub-category;
    j. Long term park specific location sub-category;
    k. Long term corridor park specific location sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—Standards for the provision of trunk infrastructure are specified in the Local government infrastructure plan.

8.2.8.A.2 Purpose

1. The purpose of the Community purposes network overlay code is to:
    a. Implement the policy direction in the Strategic framework in particular:
        i. Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 — Brisbane's other infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery;
        ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
    b. Provide for the assessment of the suitability of development in the Community purposes network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the

existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan.

b. Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans.
c. Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.
d. Development does not compromise the completion of the Community purposes network.

8.2.8.A.3 Performance outcomes and acceptable outcomes

Table 8.2.8.A.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: a. to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, visual, cultural and biodiversity values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of intended users; e. to provide, in appropriate locations, that provide	**AO1** Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	NA

for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.		
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan: i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.	**AO2** No acceptable outcome is prescribed.	NA
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the parks network in the Long term infrastructure plans and an	**AO3** Development protects a park shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the parks network, the Long term infrastructure plans;	NA

applicable neighbourhood plan; b. the existing and planned infrastructure for the parks network in the Local government infrastructure plan; i. the provision of long term, existing and planned infrastructure for the parks network which: ii. is required to service the development or existing and future urban development in the planning scheme area; or iii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	b. for existing and planned infrastructure for the parks network, the Local government infrastructure plan; c. the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: a. to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, social and cultural values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of the intended users;	**AO4** Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	NA

e. to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.		
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.	**AO5** No acceptable outcome is prescribed.	NA
PO6 Development protects land for community facilities	**AO6** Development protects land for community facilities	NA

shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the land for community facilities network which: i. is required to service the development or existing and future urban development in the planning scheme areas; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	network shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; b. for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; c. the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	

8.2.9 Critical infrastructure and movement network overlay code

8.2.9.1 Application

1. This code applies to assessing development in the Critical infrastructure and movement network overlay, if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    b. impact assessable development.
2. Land within the Critical infrastructure and movement network overlay is identified on the Critical infrastructure and movement network overlay map and is included in the following sub-categories:
    a. Critical assets sub-category;
    b. Critical infrastructure and movement planning area sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

8.2.9.2 Purpose

1. The purpose of the Critical infrastructure and movement network overlay code is to:
    a. Implement the policy direction in the Strategic framework in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.3 — Brisbane's healthy and safe communities;
        ii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
    b. Provide for the assessment of the suitability of development in the Critical infrastructure and movement network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development is able to gain appropriate vehicular access to the critical movement and infrastructure network during and immediately after a natural disaster event, including floods up to the 0.05% AEP (2000 year ARI) flood event.
    b. Development with special emergency access or evacuation needs can be accessed during and immediately after a natural disaster event, or are otherwise able to maintain essential functions during these events.
    c. Development ensures that land uses, that have a potential to impact on people, property and the environment, can be efficiently accessed or evacuated by emergency services during and immediately after a natural disaster event, an onsite management response appropriately addresses evacuation, and essential supplies can be provided.
    d. Development is located to allow for the efficient provision of emergency management services.
    e. Development does not cause environmental harm, risk public safety or compromise the necessary function of infrastructure essential to disaster response or

the wellbeing of the community due to isolation of the development in a natural disaster event.

8.2.9.3 Performance outcomes and acceptable outcomes

Table 8.2.9.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.	**AO1** Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: i. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; ii. includes a business continuity plan for the operation of the use or throughout the natural disaster event.	NA

Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		
PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.	**AO2** Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. has been designed to operate in all flood events without human intervention.	NA
Access by emergency services to medium impact industry, high impact industry or special industry		
PO3 Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.	**AO3** Development for medium impact industry, high impact industry or special industry: a. has direct vehicular access a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	NA

8.2.11 Flood overlay code

8.2.11.1 Application

1. This code applies to assessing development in the Flood overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. Land in the Flood overlay is identified on the Flood overlay map and is included in the following sub-categories:
    a. Brisbane River flood planning area 1 sub-category;
    b. Brisbane River flood planning area 2a sub-category;
    c. Brisbane River flood planning area 2b sub-category;
    d. Brisbane River flood planning area 3 sub-category;
    e. Brisbane River flood planning area 4 sub-category;
    f. Brisbane River flood planning area 5 sub-category;
    g. Creek/waterway flood planning area 1 sub-category;
    h. Creek/waterway flood planning area 2 sub-category;
    i. Creek/waterway flood planning area 3 sub-category;
    j. Creek/waterway flood planning area 4 sub-category;
    k. Creek/waterway flood planning area 5 sub-category;
    l. Overland flow flood planning area sub-category.

Editor's note—For the purposes of the overlay, the Pine and South Pine rivers are treated as Creek/waterway flood planning area sub-categories.

Note—The Flood overlay is a 'natural hazard area' for the purpose of the State Planning Policy. Within this area, susceptibility to flooding has been identified. The natural hazard area identified on the Flood overlay map may not reflect the full extent of the flood affected area.

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

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- management of flood hazard or hydraulic hazard, guidance is provided in the Flood planning scheme policy;
- filling or excavation within the Creek/waterway flood planning area sub-categories, guidance is provided in the Compensatory earthworks planning scheme policy;
- handling or storage of hazardous materials, guidance is provided in the Management of hazardous chemicals in flood affected areas planning scheme policy;
- standards and specifications for public assets in a park, guidance is provided in the Infrastructure design planning scheme policy;
- standards and specifications for stormwater drainage assets, guidance is provided in the Infrastructure design planning scheme policy.

Editor’s note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category

and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is required, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.11.2 Purpose

1. The purpose of the Flood overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 — Brisbane's healthy and safe communities;
        ii. Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
    b. Provide for the assessment of the suitability of development in the Flood overlay.
2. The purpose of the Flood overlay code will be achieved through the following overall outcomes:
    a. Development minimises exposure of people and property to unacceptable risk from flood hazard in all flood events.
    b. Development and infrastructure mitigates the flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
    c. Development does not unduly burden the city's counter-disaster response capacity, including emergency services access during a flood emergency.
    d. Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.
    e. Development involving essential community infrastructure remains functional during and immediately after flood events.
    f. Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation.
    g. Development ensures that essential building services or services essential for the development are designed, located and operated to minimise the flood risk to people, minimise damage to property, disruption to building function, and re-establishment time after a flood event.
    h. Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of floodwater.
    i. Development does not, directly or cumulatively, cause or increase adverse impacts on other properties or land within the floodplain from flooding.
    j. Development and infrastructure mitigates the impacts of hydraulic hazard due to predictable future increases in rainfall intensity on flooding.
    k. Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of flooding.

8.2.11.3 Performance outcomes and acceptable outcomes

Table 8.2.11.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments

Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	**AO1.1** Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	NA
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	

PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	**AO2** Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3	**AO3**	Does Not Comply

Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.	Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	The subject site is slightly impacted by the creek/waterway flood planning area 4, which is noted as non compliable with a Dual Occupancy. Alternative Outcome - The proposed new Dwelling is located well outside the flood prone area. It is noted that no flood free access is available to the property, but residence can shelter in place should a flood event occur.
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.	**AO4.1** Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D. **AO4.2** Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	NA

Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event; c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	**AO5.1** Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. **AO5.2** Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	Complies The area of the additional Dwelling is not mapped as flood prone.

PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	**AO6.1** Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services. **AO6.2** Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	Complies The area of the additional Dwelling is not mapped as flood prone
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	**AO7.1** Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. **AO7.2**	Complies

	Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	**AO8** Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Complies
PO9 Development ensures that the building and site design: a. maintains the conveyance capacity of existing overland flow paths and creek/waterways; b. ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event;	**AO9.1** Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: a. complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; b. not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	NA

c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	**AO9.2** Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: a. has a ground level within the undercroft area that is free draining; b. does not involve excavation below ground level of more than 300mm within the undercroft area.	
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	**AO10** Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	NA
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	**AO11.1** Development provides an access or driveway into the site which is: a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood.	Complies The subject site is slightly impacted by the creek/waterway flood planning area 4, which is noted as non compliable with a Dual Occupancy.

	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	**AO12** Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	NA
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	**AO13.1** Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply. **AO13.2** All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	NA
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	**AO14** Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood	NA

	planning scheme policy.	
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	**AO15** Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	NA
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity	**AO16** a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in	NA

flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: a. minimise the risk to people from flood hazard; b. minimise damage to property from flood hazard; c. facilitate safe and efficient evacuation. Note— • Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. • Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. • Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	**AO17.1** Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. **AO17.2** Development provides for reconfiguring a lot design that achieves a road and lot layout which: a. provides trafficable vehicular egress for evacuation during a defined flood event; b. optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy. **AO17.3** Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a	NA

	hydraulic hazard greater than 0.6m^2/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	
PO18 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure.	**AO18.1** Development involving reconfiguring a lot ensures: a. all lots comply with the flood planning levels in Table 8.2.11.3.J; b. a new road complies with the flood planning levels in Table 8.2.11.3.F. **AO18.2** Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	NA
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	

Table 8.2.11.3.B—Flood planning levels for a dwelling house (excluding BCA building classification 10a)

Flooding	Minimum habitable floor level	Minimum non-habitable floor level

source		**(i.e. utility areas, garage, laundry, storage room and basement entries)**
Brisbane River	1% AEP flood level + 500mm	2% AEP flood level + 300mm
Creek/ waterway	1% AEP flood level + 500mm	1% AEP flood level + 300mm
Overland flow	2% AEP flood level + 500mm	2% AEP level + 300mm
	Note—Where no detailed flood level information is available from the Council such as an overland flow path, a Registered Professional Engineer Queensland with expertise in flood studies is to derive the relevant flood level and certify that the development level for the dwelling house, including any secondary dwelling, meets the required flood immunity standards.	

Note—
- Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these flooding sources.
- Where development involves a building undercroft this may result in a higher floor level than the minimum habitable and non-habitable floor levels in Table 8.2.11.3.B.
- Flood planning levels for a dwelling house from storm-tide inundation are located in the Coastal hazard overlay code.

Table 8.2.11.3.C—Land use compatibility with flood hazard

C — Land use is compatible with the flood hazard subject to meeting all other relevant requirements.

— Flood risk assessment in accordance with requirements of the Flood planning scheme policy is required to demonstrate the use is compatible with the flood hazard.

Accommodation activities	**Brisbane River flood planning area sub-category**						**Creek/waterway flood planning area sub-category**					**Overland flow flood planning area sub-category**
	5	4	3	2B	2A	1	5	4	3	2	1	
Community residence	C	#	#	#	#	#	C	#	#	#	#	#
Dual occupancy	C	C	#	#	#	#	C	#	#	#	#	C
Dwelling unit	C	C	#	#	#	#	C	#	#	#	#	C
Multiple dwelling (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C

Multiple dwelling (4+ storeys)	C	C	C	#	#	#	C	#	#	#	#	C
Nature-based tourism	C	C	C	#	#	#	C	#	#	#	#	C
Relocatable home park	C	#	#	#	#	#	C	#	#	#	#	C
Residential care facility	#	#	#	#	#	#	#	#	#	#	#	#
Resort complex	C	C	C	#	#	#	C	#	#	#	#	C
Retirement facility	C	#	#	#	#	#	#	#	#	#	#	C
Rooming accommodation, short-term accommodation or hotel where including accommodation (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C
Rooming accommodation, short-term accommodation or hotel where including accommodation (4+ storeys)	C	C	C	#	#	#	C	#	#	#	#	C
Tourist park	C	C	#	#	#	#	C	C	#	#	#	C
Commercial land uses	**Brisbane River flood planning area sub-category**						**Creek/waterway flood planning area sub-category**					**Overland flow flood planning area sub-category**

	5	4	3	2B	2A	1	5	4	3	2	1	
Agricultural supplies store	C	C	#	#	#	#	C	#	#	#	#	C
Animal husbandry	C	C	#	#	#	#	C	#	#	#	#	C
Animal keeping	C	C	#	#	#	#	C	#	#	#	#	C
Aquaculture	C	C	#	#	#	#	C	#	#	#	#	C
Bulk landscape supplies	C	C	C	C	C	C	C	C	C	#	#	C
Car park ancillary to another use	C	C	C	C	C	#	C	C	#	#	#	C
Car wash	C	C	C	C	C	#	C	C	#	#	#	C
Food and drink outlet	C	C	#	#	#	#	C	C	#	#	#	C
Function facility	C	C	#	#	#	#	C	#	#	#	#	C
Garden centre	C	C	C	#	#	#	C	C	#	#	#	C
Hardware and trade supplies	C	C	#	#	#	#	C	C	#	#	#	C
Home-based business	C	C	#	#	#	#	C	#	#	#	#	C
Hotel (where not including accommodation)	C	C	#	#	#	#	C	#	#	#	#	C
Market	C	C	C	#	#	#	C	C	#	#	#	C
Nightclub entertainment facility	C	C	#	#	#	#	C	#	#	#	#	C
Office	C	C	#	#	#	#	C	#	#	#	#	C

Outdoor sales	C	C	#	#	#	#	C	C	#	#	#	C
Parking station	C	C	C	C	C	#	C	C	#	#	#	C
Roadside stalls	C	C	C	#	#	#	C	C	#	#	#	C
Sales office	C	C	#	#	#	#	C	C	#	#	#	C
Shop, Adult store	C	C	#	#	#	#	C	#	#	#	#	C
Shopping centre	C	#	#	#	#	#	C	#	#	#	#	C
Showroom	C	C	#	#	#	#	C	C	#	#	#	C
Theatre	C	C	#	#	#	#	C	#	#	#	#	C
Tourist attraction	C	C	C	#	#	#	C	C	#	#	#	C
Veterinary service	C	C	#	#	#	#	C	#	#	#	#	C
Wholesale nursery	C	C	C	C	C	C	C	C	C	#	#	C
Community land uses	**Brisbane River flood planning area sub-category**						**Creek/waterway flood planning area sub-category**					**Overland flow flood planning area sub-category**
	5	4	3	2B	2A	1	5	4	3	2	1	
Childcare centre	C	#	#	#	#	#	C	#	#	#	#	#
Club	C	C	#	#	#	#	C	C	#	#	#	C
Community care centre	C	#	#	#	#	#	C	#	#	#	#	C
Community use	C	#	#	#	#	#	C	C	#	#	#	C

Educational establishment (and outdoor education centre)	C	#	#	#	#	#	C	#	#	#	#	C
Environment facility	C	C	C	C	C	C	C	C	C	C	C	C
Health care service	C	#	#	#	#	#	C	#	#	#	#	C
Hospital	#	#	#	#	#	#	#	#	#	#	#	#
Indoor sport and recreation	C	C	#	#	#	#	C	C	#	#	#	C
Major sport, recreation and entertainment facility	C	#	#	#	#	#	C	C	#	#	#	C
Motor sport facility	C	C	C	#	#	#	C	C	C	#	#	C
Outdoor sport and recreation	C	C	C	#	#	#	C	C	#	#	#	C
Park	C	C	C	C	C	C	C	C	C	C	C	C
Place of worship	C	#	#	#	#	#	C	C	#	#	#	C
Special purpose land uses	**Brisbane River flood planning area sub-category**						**Creek/waterway flood planning area sub-category**					**Overland flow flood planning area sub-category**
	5	4	3	2B	2A	1	5	4	3	2	1	
Air service	C	#	#	#	#	#	C	#	#	#	#	C

Cemetery	C	C	C	#	#	#	C	C	#	#	#	C
Crematorium	C	#	#	#	#	#	C	#	#	#	#	C
Detention facility	#	#	#	#	#	#	#	#	#	#	#	C
Emergency services	#	#	#	#	#	#	#	#	#	#	#	#
Funeral parlour	C	#	#	#	#	#	C	#	#	#	#	C
Landing	C	C	C	C	C	C	C	C	C	C	#	C
Major electricity infrastructure	#	#	#	#	#	#	#	#	#	#	#	#
Port service	C	C	C	#	#	#	C	C	C	C	#	C
Substation	C	#	#	#	#	#	C	#	#	#	#	#
Telecommunications facility	C	#	#	#	#	#	C	#	#	#	#	#
Utility installation	C	#	#	#	#	#	#	#	#	#	#	#
Industry land uses	**Brisbane River flood planning area sub-category**						**Creek/waterway flood planning area sub-category**					**Overland flow flood planning area sub-category**
	5	4	3	2B	2A	1	5	4	3	2	1	
Extractive industry	C	C	C	#	#	#	C	C	C	#	#	C
High impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Intensive animal industry	C	C	#	#	#	#	C	#	#	#	#	C

Intensive horticulture	C	C	C	#	#	#	C	C	#	#	#	C
Low impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Marine industry	C	C	C	#	#	#	C	C	#	#	#	C
Medium impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Research and technology industry	C	#	#	#	#	#	C	#	#	#	#	C
Rural industry	C	C	C	C	C	C	C	C	C	#	#	C
Service industry	C	C	#	#	#	#	C	C	#	#	#	C
Service station	C	#	#	#	#	#	C	#	#	#	#	C
Special industries	C	#	#	#	#	#	#	#	#	#	#	C
Transport depot	C	#	#	#	#	#	C	#	#	#	#	C
Warehouse	C	C	#	#	#	#	C	#	#	#	#	C

Note—Caretaker's accommodation and home-based business are considered ancillary to the dominant land use.

Table 8.2.11.3.D—Flood planning categories for development types

BCA building classification(1)	**Development types and design levels, assigned design floor or pavement levels**	**Category — refer to Table 8.2.11.3.L for flood planning levels**
Class 1—4	Habitable room(2)	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services(2) control room	Category B Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)

	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport[4], unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services[2] of a Class 2 or Class 3 building only	Category A[6]
	Basement parking entry[3]	Category C + 300mm
Class 5, Class 6, or Class 8	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Garage or car park located in the building undercroft[3]	Category C
	Carport[4] or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Basement parking entry[3]	Category C
	Essential electrical services[2]	Class 8 — Category C[6] Class 5 & 6 — Category A[6]
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Vehicular manoeuvring area	Category D
	Essential electrical services[2]	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving	0.2% AEP flood

	children, such as a childcare centre	
	Garage or car park located in the building undercroft(3)	Category C
	Carport(5) or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Essential electrical services(2)	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed(5) or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

Notes—
(1) Refer to the Building Code of Australia for definitions of building classifications.
(2) Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.
(3) Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps into the basement must comply with the applicable flood planning levels in this table.
(4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.
(5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.
(6) Where essential electrical services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform with the flood planning levels for Category A for Residential development, and the relevant basement entry level of all other uses. To ensure flood immunity, basements require a waterproof basement design to prevent flood waters entering the basement.

- A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.
- A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.
- Where a building has a combination of uses that includes a component of classes 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood planning level requirement.
- Use classes for residential development also include basement storage.

Table 8.2.11.3.E— Building undercroft clearances

Flooding source	**Minimum clearance requirement(1)(3)**

Overland flow— Hydraulic Hazard (DV <0.6 m^2/s and depth <600mm in 2% AEP flood event)	Lowest floor level is to be 1.5m(2) above the highest ground elevation in undercroft area
Overland flow— Hydraulic Hazard (DV >0.6 m^2/s or depth >600mm in 2% AEP flood event)	Lowest floor level is to be 2.5m(2) above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 1, 2 or 3 sub-categories)	Lowest floor level is to be 2.5m(2) above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 4 sub-category)	Lowest flood level is to be 1.5m(2) above the highest ground elevation in undercroft area

Notes—
(1) The minimum undercroft only relates to the minimum clearance requirements from ground level to the finished floor level and not minimum flood planning levels. Where the flood planning level requirement with freeboard results in a higher finished floor level that higher level needs to be adopted.
(2) Refer to the Flood planning scheme policy for explanatory material regarding clearances and considerations.
(3) The minimum undercroft clearance only applies to the area of undercroft above the relevant flood extent or flood planning area sub-category.

Table 8.2.11.3.F—Flood planning levels for a new road

Flooding source(1)	**Minimum design levels at the crown of the road (m AHD)(2)**	
	Residential development	**Industrial or commercial development**
Brisbane River(3)	Defined flood level	5% AEP flood level
Creek/waterway	1% AEP flood level	2% AEP flood level
Overland flow	2% AEP flood level	2% AEP flood level

Notes—
(1) Where the road is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.
(2) Where flood levels are not available from Council's FloodWise Property Report, such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.
(3) A risk management approach determining flood planning levels of roads for Brisbane River flooding can be applied as an alternative to Table 8.2.11.3.F. Typically such roads would have a flood immunity no worse than the surrounding roads that support a similar land use, otherwise a Flood Risk Assessment which complies with the relevant requirements of the Flood planning scheme policy is provided.

Table 8.2.11.3.G—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	Minimum design levels
Emergency services	0.2% AEP flood
Emergency services, where for an emergency shelter	0.5% AEP flood
Emergency services, where for police facilities	0.5% AEP flood
Hospital and health care service where associated with a hospital	0.2% AEP flood
Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood
State-controlled roads Major or minor electricity infrastructure not otherwise listed in this table Utility installation where for rail transport services Air service Telecommunications facility	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations (as defined in the *Electricity Act 1994*) or renewable energy facility.	0.2% AEP flood
Major electricity infrastructure where a major switch yard	0.2% AEP flood
Substations	0.5% AEP flood
Utility installation where for a sewage treatment plant	Defined flood event
Utility installation where for a water treatment plant	0.5% AEP flood

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

Table 8.2.11.3.H—Table of processes requiring additional assessment in a flood planning area

Process

(1) Oil refining or processing
(2) Producing, refining or processing gas or fuel gas
(3) Power station, including the activity of generating electricity by using fuel
(4) Producing, quenching, cutting, crushing or grading coke
(5) Waste incinerator, including thermal treatment of waste
(6) Pulp or paper manufacturing
(7) Tannery or works for curing animal skins, hides or finishing leather
(8) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing
(9) Rendering plant, including meat processing
(10) Manufacturing chemicals, poisons and explosives
(11) Manufacturing fertilisers involving ammonia
(12) Manufacturing polyvinyl chloride plastic
(13) Major hazard facilities for the storage and handling of dangerous goods
(14) Storage of hazardous chemicals in quantities that would exceed the hazardous chemicals flood hazard threshold set out in Table 8.2.11.3.M
(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products
(16) Manufacturing or processing plaster
(17) Enamelling workshop
(18) Galvanising works
(19) Anodising or electroplating workshop
(20) Powder coating workshop
(21) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote

(22) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste
(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre
(24) Abattoir, including meat processing
(25) Recycling chemicals, oils or solvents
(26) Waste disposal activity (other than waste incinerator), including waste transfer station operation
(27) Recycling, storing or reprocessing regulated waste, including regulated waste treatment
(28) Manufacturing batteries and battery recycling
(29) Drum and container reconditioning
(30) Water treatment
(31) Sewage treatment

Table 8.2.11.3.I—Suitability of reconfiguring a lot within a flood planning area

C — Reconfiguring a lot is suitable within a flood planning area

— Flood risk assessment in accordance with the requirements of the Flood planning scheme policy is required to demonstrate the mitigation of risk from flood hazard

Flood planning area	**Creek/waterway flood planning area sub-categories**			**Brisbane River flood planning area sub-categories**		
	Residential	**Industrial**	**Other**	**Residential**	**Industrial**	**Other**
1	#	#	#	#	#	#
2/2a;2b	#	#	#	#	C	#
3	#	#	#	#	C	C
4	C	C	C	C	C	C

5	C	C	C	C	C	C

Notes—
- A flood risk assessment is required for residential reconfiguring a lot development where creating more than two new lots in the overland flow flood planning area sub-category.
- Additional requirements apply for the Brisbane River flood planning area sub-category if the 1% AEP flood level is greater than 12.8m AHD.
- Minimum site levels, requirements for no adverse off site impacts and other provisions in the planning scheme still apply.

Table 8.2.11.3.J—Flood planning levels for reconfiguring a lot

Flooding source(1)	**Minimum lot levels (m AHD)(2)**		
	Residential (creating 6 or less lots with no new road)	**Residential (creating more than 6 lots), or a new road**	**Other than residential**
Brisbane River	2% AEP flood level + 300mm	1% AEP flood level + 0.3m	1% AEP flood level
Creek/waterway	Minimum 300m^2 area at the 1% AEP flood level + 300mm(3)	1% AEP flood level + 300mm	2% AEP flood level
Overland flow	Minimum 300m^2 area at the 2% AEP flood level + 300mm(3)	2% AEP flood level + 300mm	2% AEP flood level

Notes—
(1) Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.
(2) Where flood levels are not available from Council's FloodWise Property Report such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.
(3) The 300m^2 area is considered suitable for siting a dwelling house with open space area at or above the nominated flood planning level.

Table 8.2.11.3.K—Flood planning levels for existing road providing access to or fronting a development

Flooding source(1)	**Minimum design levels at the crown of the road (m AHD)(2)(3)**		
	Local road	**Neighbourhood road**	**District road, suburban road, arterial road**
Brisbane River	5% AEP flood level	2% AEP flood level	2% AEP flood level
Creek/waterway	5% AEP flood level	2% AEP flood level	2% AEP flood level

Overland flow	5% AEP flood level	5% AEP flood level	5% AEP flood level

Notes—
(1) Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.
(2) Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding a suitably qualified Registered Professional Engineer in Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.
(3) The design standard for industry access is the 5% AEP flood level for all flooding sources.

Table 8.2.11.3.L—Categories of flood planning levels

Flooding source(1)	**Minimum design floor or pavement levels (m AHD)(2) (refer to Table 8.2.11.3.D for assignment of these categories)**				
	Category A	**Category B**	**Category C**	**Category D**	**Category E**
Brisbane River	1% AEP flood level + 500mm	1% AEP flood level + 300mm	DFL	5% AEP flood level	5% AEP flood level
Creek/ waterway	1% AEP flood level + 500mm	1% AEP flood level + 300mm	1% AEP flood level	1% AEP flood level	5% AEP flood level
Overland flow	2% AEP flood level + 500mm	2% AEP flood level + 300mm	2% AEP flood level	2% AEP flood level	5% AEP flood level

Notes—
(1) Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.
(2) Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.

Table 8.2.11.3.M—Hazardous chemicals flood hazard threshold

Hazardous chemicals flood hazard threshold means any of the following:
A hazardous chemical listed in schedule 11 of the Work Health and Safety Regulation 2011 in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms

A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Chronic II category that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code and assigned to Packing Group III that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms

8.2.18 Road hierarchy overlay code

8.2.18.1 Application

1. This code applies to assessing development on of land adjoining or having frontage or access to roads identified in the Road hierarchy overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development, where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. The Road hierarchy overlay map identifies the following sub-categories:
    a. Motorway sub-category;
    b. Arterial road sub-category;
    c. Suburban road sub-category;
    d. District road sub-category;
    e. Neighbourhood road sub-category;
    f. Local road sub-category;
    g. Future motorway sub-category;
    h. Future arterial road sub-category;
    i. Future suburban road sub-category;
    j. Future district road sub-category;
    k. Primary freight route sub-category;
    l. Primary freight access sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to road types, traffic impact reports and hierarchy design and construction, guidance is provided in the Infrastructure design planning scheme policy.

Note—Laneways are a type of public road identified in the Road hierarchy overlay and are required in locations where specified in the Streetscape hierarchy overlay map.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.18.2 Purpose

1. The purpose of the Road hierarchy overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 4: Brisbane's highly effective transport and infrastructure and Element 4.1 — Brisbane's transport infrastructure networks;
        ii. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity.
    b. Provide for the assessment of the suitability of development in the Road hierarchy overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain.
    b. Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.
    c. Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.
    d. Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.
    e. Development does not compromise the completion of the road hierarchy.
    f. Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.

8.2.18.3 Performance outcomes and acceptable outcomes

Table 8.2.18.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of:	**AO1.1** Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating	Complies The existing vehicle crossover will be utilised by the new Dwelling.

i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	potential. **AO1.2** Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	**AO2.1** Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area. **AO2.2** Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a	Complies The one additional Dwelling will not adversely impact on the safety and operations of Benhiam Street.

	signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	**AO3** No acceptable outcome is prescribed.	NA
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.	**AO3A** No acceptable outcome is prescribed.	NA

Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which: i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	**AO4** Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	NA
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major	**AO5** Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	NA

road network.		
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.	**AO6.1** Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy. **AO6.2** Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	NA
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	**AO7** Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	NA

PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	**AO8** Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	NA

8.2.19 Significant landscape tree overlay code

8.2.19.1 Application

1. This code applies to assessing development in the Significant landscape tree overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. Land in the Significant landscape tree overlay is identified on the Significant landscape tree overlay map and is included in the following sub-categories:
    a. Landscape features sub-category;
    b. Individual or group Significant landscape tree site sub-category;
    c. Significant landscape tree — adjoining site sub-category;
    d. Significant landscape tree — vegetation protection order sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—The Natural Assets Local Law contains requirements for carrying out works on protected vegetation.

Editor's note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- the selection of planting species, guidance is provided in the Planting species planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.19.2 Purpose

1. The purpose of the Significant landscape tree overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity.
    b. Provide for the assessment of the suitability of development in the Significant landscape tree overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development retains the landscape character values, such as visual amenity, shade and cooling, habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation, stormwater management, oxygen production and carbon sequestration, and pollution reduction, provided by a significant landscape tree.
    b. Development configures site design and development layouts to ensure that the tree protection zone of any significant landscape tree is protected, and

enables unimpeded access of the tree's roots to an uncompacted, natural subsoil stratum.

c. Development configures individual lots, lot boundaries, proposed building pads, the alignment and design of new roads and areas of open space, to protect the tree protection zone of a significant landscape tree.
d. Development involving an extension to existing premises, including a dwelling house is sensitively sited and designed to protect the tree protection zone of a significant landscape tree.

8.2.19.3 Performance outcomes and acceptable outcomes

Table 8.2.19.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house Note—If in the Landscape features sub-category, a plan for the site is to identify the location of any significant landscape tree that meets the criteria of a significant landscape tree of the species and dimensions listed in Table 8.2.19.3.B. Note—If in the Individual or group significant landscape tree site sub-category, the Significant landscape tree — adjoining site sub-category or the Significant landscape tree — vegetation protection order sub-category, a site survey is to identify the location of trees listed in Table 8.2.19.3.C on the site or on the land adjoining the site.		
PO1 Development: a. incorporates vegetation that has the landscape character values, including visual amenity, shade and cooling, wildlife habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation and pollution reduction by a significant landscape tree; or b. if in the exceptional circumstance where a significant landscape tree cannot be retained, replaces a significant landscape tree with replacement trees which result in no net loss of the tree canopy area within 3 years. Note—Refer to the Vegetation planning scheme policy for additional guidance on measures to protect significant landscape trees and to the exceptional circumstances under which a significant landscape tree may be removed or replaced.	**AO1** Development: a. is located outside the tree protection zone of a significant landscape tree; or b. is only within the tree protection zone of a significant landscape tree where a qualified arborist provides a written certification that the nature of the development activities will not adversely impact on the tree's health and stability. Refer to Figure a. Note—Refer to AS 4970-2009 Protection of trees on development sites. This standard provides guidance on the care and protection of trees throughout the development process from site analysis, through design stages to final construction.	NA

Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or for reconfiguration of a lot Note—If in the Landscape features sub-category, a plan for the site is to identify the location of any significant landscape tree that meets the criteria of a significant landscape tree of the species and dimensions listed in Table 8.2.19.3.B. Note—If in the Individual or group significant landscape tree site sub-category, the significant landscape tree site — adjoining sub-category or the Significant landscape tree — vegetation protection order sub-category, a site survey is to identify the location of trees listed in Table 8.2.19.3.C on the site or on the land adjoining the site.		
PO2 Development: a. incorporates vegetation that has the landscape character values, including visual amenity, shade and cooling, wildlife habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation and pollution reduction provided by a significant landscape tree; or b. if in the exceptional circumstance where a significant landscape tree cannot be retained, replaces a significant landscape tree with replacement trees which result in no net loss of the tree canopy area within 3 years. Note—Refer to the Vegetation planning scheme policy for additional guidance on measures to protect significant landscape trees and to the exceptional circumstances under which a significant landscape tree may be removed and replaced.	**AO2** Development: a. is located outside the tree protection zone of a significant landscape tree and protects the significant landscape tree by: i. providing any water supply, sewerage, electricity, telecommunications and gas infrastructure alignment that avoids encroachment into the tree protection zone. Refer to Figure a; ii. locating car parking spaces, driveways and other hardstand, soil compacting uses outside the tree protection zone. Refer to Figure a; or b. is only located within a tree protection zone of a significant landscape tree where a qualified arborist provides written certification that the nature of the development activities will not adversely impact on the tree's health, longevity and stability. Note—Refer to AS 4970-2009 Protection of trees on development sites. This standard provides guidance on the care and protection of trees throughout the development process from site analysis, through design stages to final construction.	Complies
Section C—If for assessable development for reconfiguring a lot Note—If in the Landscape features sub-category, a plan for the site is to identify the location of any significant landscape tree that meets the criteria of a significant landscape tree of the species and dimensions listed in Table 8.2.19.3.B. Note—If in the Individual or group significant landscape tree site sub-category, the Significant landscape tree — adjoining site sub-category or the Significant landscape tree — vegetation protection order sub-category, a site survey is to identify the location of trees listed in Table 8.2.19.3.C on the site or on the land adjoining the site.		

PO3 Development: a. incorporates vegetation that has the landscape character values, including visual amenity, shade and cooling, wildlife habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation and pollution reduction provided by a significant landscape tree into the subdivision design and development layout of buildings and infrastructure; or b. if in the exceptional circumstance where a significant landscape tree cannot be retained, replaces a significant landscape tree with replacement trees which result in no net loss of the tree canopy area within 3 years. Note—Refer to the Vegetation planning scheme policy for additional guidance on measures to protect significant landscape trees and to the exceptional circumstances under which a significant landscape tree may be removed and replaced.	**AO3** Development ensures the subdivision design and development layout protects a significant landscape tree by: a. including a significant landscape tree or group of trees: i. in a wider than standard verge in a road reserve; or ii. in the centre of a roundabout in a road reserve; or iii. at the frontage of a proposed lot within the standard 6m setback area; or iv. at the rear of a longer-than-average individual lot; or v. in common property such as communal recreation space or wider than standard accessway in a community title scheme; b. providing any water supply, sewerage, electricity, telecommunications and gas infrastructure alignment that avoids encroachment into the tree protection zone of a significant landscape tree. Refer to Figure a; c. locating car parking, driveways and other hardstand, soil compacting uses outside the tree protection zone. Refer to Figure a. Note—Refer to AS 4970-2009 Protection of trees on development sites. This standard provides guidance on the care and protection of trees throughout the development process from site analysis, through design stages to final construction.	NA

Table 8.2.19.3.B—Significant landscape tree species and dimensions where in the Landscape features sub-category

For land in the Landscape features sub-category, the following tree species are significant landscape tree if having the stated dimensions.

Note—Trunk diameter is measured at a point 1.4m above ground level.		
Species	**Common name**	**Dimensions**

Ficus benjamina *Ficus obliqua* *Ficus platypoda* *Ficus microcarpa var. hillii* *Ficus bengaliensis* *Ficus macrophylla* *Ficus religiosa* *Ficus virens* *Ficus watkinsiana*	fig trees	Greater than or equal to — 100cm trunk diameter
Mangifera indica	mango tree	Greater than or equal to — 80cm trunk diameter
Delonix regia *Jacaranda mimosifolia*	poinciana jacaranda	Greater than or equal to — 80cm trunk diameter
Araucaria cunninghamii *Araucaria bidwillii* *Agathis robusta*	native pines	Greater than or equal to — 60cm trunk diameter
Eucalyptus tereticornis *Eucalyptus microcorys* *Eucalyptus racemosa*	forest red gum tallow wood scribbly gum	Greater than or equal to — 60cm trunk diameter

Table 8.2.19.3.C—Significant landscape trees in specific locations

For land in the Individual or group significant landscape tree site sub-category or Significant landscape tree — adjoining site sub-category or the Significant landscape tree — vegetation protection order sub-category, the following tree species are significant landscape trees:

1. tree species listed as mixed natives or exotic in Table 8.2.19.3.C if having the stated dimensions listed in Table 8.2.19.3.B;
2. the other tree species listed in Table 8.2.19.3.C.

Species	**Address**	**Real property description (lot and plan)**
Albion		
Melaleuca sp. paperbark	29 Amy St (Albion race track north cnr.)	L2 SP154864
Eucalyptus tereticornis forest red gum	29A Amy St (mid north boundary)	L1 SP154864

Alderley		
Araucaria cunninghamii hoop pine	32 Braeside Terrace (rear of)	L54 RP20309
Eucalyptus crebra narrow-leaved ironbark	34 Braeside Terrace (close to boundary of 38)	L52 RP20309
Ficus virens white fig	122 Chelford St (rear of)	L5 RP89614
Jacaranda mimosifolia jacaranda	39 David St (front of)	L2 RP63256
Annerley		
Ficus benjamina weeping fig	391 Annerley Rd (front of)	L2 RP99381
Cupaniopsis parvifolia small-leaved tuckeroo	50 Clive St (on rear boundary)	L46 RP37819
Eucalyptus sp. Eucalyptus	21 Cosker Street (rear of)	L55 RP37541
Ficus benjamina weeping fig	37 Gowrie St (Waldheim St frontage)	L0, 1-33 SP237929
Ficus benjamina weeping fig	561 Ipswich Rd (cnr front of)	L3 RP45558
Eucalyptus tereticornis forest red gum	45 Norman St (back corner of yard)	L16 RP37818
Araucaria cunninghamii hoop pine	30 Taunton St (front of/common land)	L0, 1-4 SP128791
Brachychiton populneus kurrajong	103 Waterton St (rear of)	L200 RP37498
Ascot		
Araucaria bidwillii bunya pine	14 Sutherland Ave (front of)	L2 RP45780
Ashgrove		
Flindersia sp. crows ash	38 Beth Eden Tce (rear of lot)	L35/36 RP20484
Araucaria cunninghamii hoop pine	24 Brown Pde (rear garden)	L91 RP40843
Lophostemon confertus brush box	15 Panorama St	L51 SP223580
Ficus virens white fig	74 St Johns Avenue (rear of)	L278 RP42308

Lophostemon confertus brush box	11 View St	L1 RP58351
Ficus benjamina weeping fig	24 Woodland St (rear of)	L2 RP164527
Aspley		
Jacaranda mimosifolia jacaranda	27 Doynton Pl (rear of)	L1 SP239720
2 x Araucaria cunninghamii hoop pine	35 Doynton Pl (front of)	L3 SP239720
Conifer sp. conifer	29 Terrence St (front corner)	L818 RP112258
Auchenflower		
2 x *Grevillea robusta* silky oak	85 Agnes St	L38 RP19673
2 x *Delonix regia* poinciana 1 x *Araucaria cunninghamii* hoop pine	89 Agnes St	L3 RP70421
Ficus benjamina weeping fig	7 Aldridge St (front of)	L1 SP118549
Araucaria cunninghamii hoop pine	47 Cadell St (rear of)	L10 RP817824
6 x *Melaleuca quinquenervia* large-leaved paperbark Several *Eucalyptus tereticornis* forest red gum Several *Araucaria cunninghamii* hoop pine	32 Dixon St (front of)	L10 RP43623
Melaleuca quinquenervia large-leaved paperbark	17 Markwell St (rear of)	L2 RP19717
2 x *Araucaria bidwillii* bunya pine	58 Markwell St (rear of)	L2 RP804871
Eucalyptus moluccana gum-topped box	15 Park Ave (to rear of)	L31 RP18823
Araucaria cunninghamii hoop pine	47 Cadell St (rear of)	L10 RP817824
Eucalyptus moluccana gum-topped box	79 Payne St	L6 RP19678
Mangifera indica mango	6 Shaw St (front of)	L1-2 RP19719
Eucalyptus sp. gum tree	19 Wienholt St (back corner)	L1 RP189935

Bald Hills		
Ficus microcarpa var. hilli Hill's weeping fig	2 Ana St (rear of)	L1 RP859803
Ficus macrophylla Moreton Bay fig	1978 Gympie Rd (Linkfield Rd frontage)	L6 SP122593
Balmoral		
Delonix regia poinciana	65 Fifth Ave (front corner)	L1 SP161309
Ficus benjamina weeping fig	118 Fifth Ave (rear of)	L2 RP65512
Banyo		
Delonix regia poinciana	1 Coronet Street (front garden)	L20 RP103134
Delonix regia poinciana	419 Earnshaw Road (rear eastern corner)	L9 RP84918
Corymbia maculata spotted gum	425 Earnshaw Rd (Kagoola Street frontage)	L1 RP34635 L8 RP98070
Eucalyptus tereticornis forest red gum	228 St Vincents Road (back garden)	L345 and L363 RP34623
Bardon		
Delonix regia poinciana	203 Arthur Tce (front of)	L1 RP910403
2 x *Eucalyptus spp.* Gum tree	5 Bardon Esp. (rear of lot)	L3 RP82625
Araucaria cunninghamii hoop pine	24 Barnett Rd	L2 RP72349
Araucaria cunninghamii hoop pine	34 Barnett Rd	L39 RP20618
Araucaria cunninghamii hoop pine	69 Beatrice St (rear of)	L316 RP20204
Araucaria cunninghamii hoop pine	86 Boundary Rd (rear of)	L155-156 RP20110
Araucaria cunninghamii hoop pine	137 Boundary Rd	L1 RP58399
Araucaria cunninghamii hoop pine	20 Brown St (rear of)	L1 RP51694

Araucaria cunninghamii hoop pine	21 Brown St (front garden of)	L5 RP855594
Araucaria cunninghamii hoop pine	107a Coopers Camp Rd	L2 RP62976
Araucaria cunninghamii hoop pine	119 Leworthy St (to the side of)	L1 RP113593
3 x *Ficus macrocarpa var. hillii* Hill's fig	37 Lorward Ave	L8 RP52826
Araucaria cunninghamii hoop pine	53 Lorward Ave (rear of)	L285 RP20160
Mixed natives and exotics	Land to the rear of 34, 36, 38, 42, 42A, 46, 48, 50, 52, 54, 56, 56A, 58, 60, 68, 70, 72, 74, 76, 78, 82, 84, 86, 90, 96, 102, 106, 108, 112, 114, 122, 130, 132, 134, 136, 138, 140, 142, 144 and 146 Outlook Crescent 9, 11, 11A, 15, 15A, 17, 19, 21, 21A, 23, 25, 27, 29, 31 and 33 Vista Street	L93-98 RP20618 L100-106 RP20618 L114-133 RP20618 L135-144 RP20618 L146-148 RP20618 L151-152 RP20618 L1-3 RP132476 L10-11 SP137661 L103 RP64948 L105 RP64948 L1-2 RP97495 L1-2 RP88085
Eucalyptus fibrosa broad-leaved red ironbark	58 Nestor Ave (front of)	L8 RP222670
Mixed natives with dominant *Eucalyptus microcorys* tallowwood	Land to the rear of 4, 6, 8, 10, 12, 14, 16 and 20 Angus Street 3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 17, 19 and 21 Bee Street 4, 8, 10, 12, 14, 16, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 Boundary Road 52 Carroll Street 55, 57, 59, 61, 65 and 69 Mackay Terrace 96, 100, 100A, 106, 110, 114, 120, 124, 126, 130, 132, 136, 136A, 138, 142, 144, 144A and 144B Simpsons Road	L56RP20464 L62-77 RP20464 L84-87 RP20464 L91-99 RP20464 L1-2 RP96440 L1-2 RP72456 L1 RP56617 L1 RP121288 L1-2 RP20467 L4-5 RP20467 L1-2 SP153559 L1-2 RP811488 L1-2 RP67429

		L1 RP84092 L2 RP92140 L1-3 SP184041 L1,3-8 RP122863 L3-4 RP136262 L88,90 RP54184 L6, 96 RP893786 L1-2,4 RP63083
Eucalyptus microcorys tallowwood	10 Stuartholme Rd (front of)	L47-48 RP20610
Bowen Hills		
Diploglottis campbelli small leaved tamarind*, Syzygium aqueum* watery rose apple	30 Cintra Rd (rear of lot)	L3 RP40430
Eucalyptus moluccana gum-topped box	3 Down Street (front garden)	L14 RP10115
Eucalyptus microcorys tallowwood	14 Dunlop Street (south east section of block)	L3 RP212536 L23 RP10110
Ficus benjamina weeping fig	600 Gregory Tce (RNA Showgrounds)	L703 SP288048
Jacaranda mimosifolia jacaranda	15 Roche Avenue (south east corner)	L0, 1-6 BUP11965
Bracken Ridge		
Ficus obliqua small-leaved fig	110 Norris Rd	L3 RP57225
Bridgeman Downs		
Eucalyptus grandis flooded gum	459 Albany Creek Rd (front eastern boundary)	L2 RP868571
Eucalyptus sp. gum tree	509 Albany Creek Rd (rear north eastern corner)	L2 RP93242
Ficus macrophylla Moreton Bay fig	515 Albany Creek Rd (front east side)	L3 RP93242
Eucalyptus grandis flooded gum	543 Albany Creek Rd (front boundary, centre)	L5 RP93242
2 x *Eucalyptus tereticornis* forest red gum	831 Beams Rd (back garden)	L4 RP201956

Corymbia citriodora lemon scented gum	837 Beams Rd (rear north eastern corner)	L1 RP201956
2 x Eucalyptus spp. gum trees	879 Beams Rd (front entrance)	L3 SP227361
Corymbia citriodora lemon scented gum	888 Beams Rd (front garden)	L2 RP219782
Eucalyptus major grey gum	1016 Beams Rd (west side of block)	L6 RP853250
Eucalyptus tereticornis forest red gum	452 Beckett Rd (front right of site)	L11 SP227442
2 x *Eucalyptus tereticornis* forest red gum	7 Booyong Pl (rear of lot)	L4 SP205030
Eucalyptus tereticornis forest red gum	117 Bridgeman Rd (front right)	L63 RP847648
Group of *Eucalyptus tereticornis* forest red gum	123 Bridgeman Rd (front of site)	L1 RP29305
Ficus macrophylla Moreton Bay fig	169 Bridgeman Rd (front garden)	L1 RP219782
Corymbia henryi large leaved spotted gum 3 x *Eucalyptus tereticornis* forest red gum	240 Bridgeman Rd (centre and southern boundary)	L3 RP228201
Eucalyptus tereticornis forest red gum	14 Bronson St (southern boundary, centre)	L5 RP806325
4 x *Eucalyptus tereticornis* forest red gum	110 Camelot Pl (back boundary and front corner)	L9 RP896841
Group of *Eucalyptus spp.* gum trees	125 Camelot Pl (rear of block)	L3 RP896842
4 x *Eucalyptus tereticornis* forest red gum	170 Camelot Pl (front left)	L6 RP896842
3 x *Eucalyptus and Corymbia sp.* gum trees	22 Centurion St (Flametree St frontage)	L46 RP151158
2 x *Eucalyptus microcory*s tallowwood	12 Cotswold Pl (south side of garden)	L1 RP896825
Corymbia intermedia pink bloodwood	1 Flametree St (southern boundary)	L13 RP817243
Eucalyptus sp. gum tree	7 Flametree St (northern boundary)	L0 GTP934
3 x Araucaria cunninghamii hoop pine	176 Graham Rd (front right)	L40 SP281153
1 x *Ficus benjamina* weeping fig 1 x *Eucalyptus tereticornis* forest red gum	181 Graham Rd	L8 RP29303

1 x *Araucaria bidwilli* bunya pine		
Corymbia henryi large leaved spotted gum	188 Graham Rd (centre middle)	L1 RP71365
Araucaria cunninghamii hoop pine	15 Hoop Pine Pl (front garden)	L36 RP817255
Eucalyptus grandis flooded gum	8 Neville Rd (Beams Rd frontage)	L5 RP75707
Group of *Eucalyptus tereticornis* forest red gum	28 Retreat St (mature Eucalypts front garden)	L3 RP46081
Eucalyptus tereticornis forest red gum	31 Retreat St (left side garden)	L3 SP214868
Delonix regia poinciana	50 Retreat St (front garden)	L2 RP178844
2 x *Araucaria cunninghamii* hoop pine	30 Ridley Rd (north and west sides)	L1 RP172120
Ficus virens white fig	2036 Roghan Rd (front garden)	L3 SP227362
2 x *Eucalyptus sp.* gum	2108 Roghan Rd (front of site)	L1 RP54766
Group of *Eucalyptus tereticornis* forest red gum	40 Tiverton Pl (front of site)	L14 RP858993
Group of *Araucaria spp.* bunya and hoop pines	60 Tiverton Pl (front right corner of garden)	L12 RP858993
Group of Eucalyptus microcorys tallowwood and *Eucalyptus tereticornis* forest red gum	91 and 95 Tiverton Pl (southern boundary and northern portion of site)	L101/102 SP242194
Brighton		
Araucaria heterophylla Norfolk Island pine	53 High Street (eastern rear corner)	L358 RP29077
Ficus sp. fig	6 Twenty-first Ave (Back garden)	L58 S2750
Brisbane City		
2 x Ficus benjamina weeping fig	373 Ann Street (Adelaide St frontage)	L3 B31227
Ficus benjamina weeping fig	118 Eagle St	L37 SL11040
Ficus benjamina weeping fig	427 Queen St	L19 RP207927

Bulimba		
Araucaria cunninghamii hoop pine	71 McConnell St (front of)	L89 RP12579
Ficus macrophylla Moreton Bay fig	122 Quay St (rear of)	L24 SP262903
Calamvale		
Ficus obliqua small-leaved fig	28 Samuel St (front of)	L15 SP188620
Camp Hill		
Grevillea robusta silky oak	50 Boundary Ave (rear of)	L114 RP13178
Delonix regia poinciana	21 Bovelles Street (front garden)	L28 RP40007
Delonix regia poinciana	26 Carranya Street (front garden)	L71-72 RP13109
Araucaria cunninghamii hoop pine	24 Grant Street (back garden)	L276 RP40830
Ficus sp. fig	25 Lloyd Street (front yard of)	L2 RP64506
Araucaria cunninghamii hoop pine	27 Martha Street (back garden)	L4 RP43089
Eucalyptus tereticornis forest red gum	10 Pinecroft St (back of yard)	L29 RP13122
Lophostemon confertus Queensland brush box	18 Warilda Street (front garden)	L31-32 RP13111
Eucalyptus tereticornis forest red gum	53 Warilda Street (back garden)	L4 RP42013
Araucaria cunninghamii hoop pine	94 Waverley Road (back garden)	L4 RP59401
Carina		
Araucaria cunninghamii hoop pine	12 Bruce St (Dickenson St frontage)	L32 RP13198
Ficus sp. fig	13 Leith St (northern boundary)	L92 RP95313
Macadamia integrifolia macadamia	25 Mee Street (western rear corner)	L20 RP73092
Carseldine		

Grevillea robusta silky oak *Eucalyptus grandis* flooded gum	15 Burgundy St (back boundary and front boundary)	L1,2 RP152418
Chapel Hill		
Corymbia henryi large-leaved spotted gum	176 Chapel Hill Rd (front of)	L2 SP182188
Chelmer		
Araucaria cunninghamii hoop pine	54 Chelmer St East (front boundary)	L79 RP29379
Araucaria cunninghamii hoop pine	21 Glenwood St (rear garden)	L101 RP80089
Araucaria cunninghamii hoop pine	54 Glenwood St (rear garden)	L42 RP75439
Ficus benjamina weeping fig, *Jacaranda mimosifolia* jacaranda	35 Hanlan St (Northern boundary)	L5 SP281931
Araucaria cunninghamii hoop pine	56 Hargreaves Ave (rear garden)	L16/17 RP29376
2 x *Araucaria cunninghamii* hoop pine	59 Hargreaves Ave (rear garden)	L92/93 RP29376
Ficus benjamina weeping fig	10 Lama St (front garden of)	L1 RP41425
2 x *Ficus benjamina* weeping fig	76 Laurel Ave (front boundary)	L110-112 RP29370
Araucaria heterophylla Norfolk Island pine	34 Queenscroft St (front side boundary)	L5 RP81777
Jacaranda mimosifolia jacaranda	107 Queenscroft St (front garden)	L19/20 RP74518
Jacaranda mimosifolia jacaranda	113 Queenscroft St (front garden)	L22 RP74518
Jacaranda mimosifolia jacaranda	92 Rosebery Tce (front of)	L2 RP55646
Araucaria cunninghamii hoop pine	10 Sutton St (front garden)	L0/1-10 BUP9318
Chermside		
Macadamia integrifolia macadamia	18 Sammells Dr (back corner)	L1,2 RP64966
Clayfield		

1 x *Jacaranda mimosifolia* jacaranda 1 x *Libidibia ferrea* leopard tree	10 Batman St (front of)	L49 RP34144
Jacaranda mimosifolia jacaranda	18 Batman St (rear of)	L3 RP34327
Mangifera indica mango	11 Hockings St (rear of lot)	L6 RP33849
Mangifera indica mango	13 Hockings St (rear of lot)	L7 RP33849
Mangifera indica mango	15 Hockings St (rear of lot)	L8 RP33849
2 x *Mangifera indica* mango	17 Hockings St (rear of lot)	L9 RP33849
Ficus benjamina weeping fig	44 Miles St (north corner front)	L65,66 RP19193
Ficus virens white fig	9 Union St (rear of/boundary with 3A)	L6 RP45025
Ficus microcarpa var. hilli Hill's weeping fig	23 Union St (front of)	L1 RP61132
Coopers Plains		
3 x *Eucalyptus microcorys* tallowwood 1 x *Eucalyptus intermedia* pink bloodwood (now *Corymbia intermedia*)	427 Musgrave Rd (front of)	L1 RP102403
Coorparoo		
Cassia siamia kassod tree	56 Beresford Terrace (front garden)	L21 RP48327
Araucaria cunninghamii hoop pine	3 Brae Street (north corner of block)	L4 SP169100
Ficus benjamina weeping fig	15 Brae Street (back garden)	L55-57 RP13064
Jacaranda mimosifolia jacaranda	49 Buena Vista Avenue (front garden)	L3 RP71085
Eucalyptus tereticornis forest red gum	93 Canopus Street (Crucis Street frontage)	L1 RP75689
Araucaria cunninghamii hoop pine	236 Cavendish Road (east corner)	L2 RP53434
Jacaranda mimosifolia jacaranda	349 Cavendish Road (front garden)	L28 RP45846
Ficus benjamina weeping fig	89 Chatsworth Road (east side of block)	L19-20 RP13218

2 x *Eucalyptus tereticornis* forest red gum	159 Chatsworth Rd (rear of)	L4 RP42967
Flindersia australis crows ash	171 Chatsworth Road (east side of block)	L2 RP90810
Delonix regia poinciana	16 Greens Road (front garden)	L1 RP102393
Eucalyptus tereticornis forest red gum	2 Kanumbra St (rear of)	L1 RP66496
2 x *Eucalyptus tereticornis* forest red gum	4 Kanumbra St (rear of)	L12 RP42967
Araucaria cunninghamii hoop pine	28 Kelsey Street (back garden)	L2 RP76212
Araucaria cunninghamii hoop pine	118 Lade Street (back garden)	L2-3 RP13229
Araucaria cunninghamii hoop pine	37 Nicklin Street (back garden)	L95 RP13046
Ficus macrophylla Moreton Bay fig	15 Riddings St (back of yard)	L274,275 RP12739
Araucaria cunninghamii hoop pine	6 Stirrat St (front of yard)	L49 RP13033
Eucalyptus propinqua grey gum	7 Stirrat St	L5 RP13033
Araucaria cunninghamii hoop pine	25 Wellstead Avenue (back garden)	L47 RP13068
2 x *Mangifera indica* mango	23 Welwyn Crescent (south corner of block)	L99 RP43565
Ficus benjamina weeping fig	71 Wellington St (rear of)	L290 RP13047
Araucaria cunninghamii hoop pine	28 Wills Street (back garden)	L62 RP42395
Brachychiton rupestris Queensland bottle tree	63 York Street (front garden)	L63-64 RP13068
3 x *Araucaria columnaris* Cook pine	66 York St (common land)	L0, 1-6 BUP1851
Corinda		
2 x *Araucaria cunninghamii* hoop pine	14 Allan Tce (western side)	L1 RP73795
Araucaria cunninghamii hoop pine	11 Ardoyne Rd (front garden)	L40 RP29762

Jagera pseudorhus foam bark tree	21 Ardoyne Rd (northern boundary)	L37 RP29762
Flindersia australis crows ash	49 Ardoyne Rd (centre back of yard)	L24-26 RP29762
Agathis robusta kauri pine	93 Clewley St (front of)	L1 RP91692
2 x *Agathis robusta* kauri pine	186 Cliveden Ave	L10 RP29762
Agathis robusta kauri pine	188 Cliveden Ave	L11 RP29762
Agathis robusta kauri pine	190 Cliveden Ave	L12 RP29762
Mangifera indica mango	25 Donaldson St (back corner)	L129 RP29656
Araucaria cunninghamii hoop pine	11 Harrowby St (rear of)	L11 RP29566
2 x *Ficus macrophylla* Moreton Bay fig	151 Lynne Grove Ave (southern side)	L10 RP133467
Agathis robusta kauri pine	54 Menin Rd (front of yard)	L32 RP29529
Corymbia trachyphloia brown bloodwood	31 Morcom Ave (Morcom Ave boundary)	L21 RP40463
Darra		
3 x *Eucalyptus tereticornis* forest red gum	74 Redhead St	L66 RP90234
Araucaria cunninghamii hoop pine	18 Scotts Rd (rear of)	L1 RP91602
Deagon		
Grevillea robusta silky oak	38 Albury Street (rear of)	L2 RP63001
Eucalyptus tereticornis forest red gum	25 Blackwood Road (rear of)	L1 RP158781
Araucaria cunninghamii hoop pine	54 Blackwood Road (back garden)	L68 RP29258
Eucalyptus tereticornis forest red gum	65 Blackwood Road (northern corner)	L3 SP278308
Ficus benjamina weeping fig	133 Board Street (racecourse complex Board Street frontage)	L2 RP159310

Delonix regia poinciana	20 Braun Street (front garden)	L10-11 RP42455
Group of native trees	41 Braun Street (Sandgate State High School, northern part of site adjacent to Depot Road and Braun Street) where native trees over 8m in height with a diameter at breast height greater than 450mm	L273 SL3223
Eucalyptus tereticornis forest red gum	85 Braun Street (southern corner of carpark)	L1 RP179169
Group of *Eucalyptus sp.* gum trees	147 Braun Street (rear of)	L163-164 RP29260
Delonix regia poinciana	10 Burralong Street (front garden)	L156-157 RP29261
Eucalyptus tereticornis forest red gum	69 Doris Street (rear of)	L3 RP73231
Eucalyptus tereticornis forest red gum	8 Edith Street (Central Avenue frontage)	L128 RP29244
Corymbia tessellaris Moreton Bay ash	82 Edith Street (rear of)	L34 RP29237
Eucalyptus tereticornis forest red gum	9 Emily Street (back garden)	L18-19 RP29235
Grevillea robusta silky oak	17 Eva Street (rear of)	L18 RP29254
Corymbia tessellaris Moreton Bay ash	61 Henderson Road (rear of)	L173 RP29258
2 x *Mangifera indica* mango	11 Hickson Road (southern boundary)	L228 RP29258
Mangifera indica mango	14 Loftus Street (rear garden)	L41 RP818589
Grevillea robusta silky oak	30 Nearra Street (rear garden)	L7-8 RP65830
Mangifera indica mango	73a Nearra Street (rear garden)	L2 SP228946
Melaleuca leucadendra weeping paperbark	78 Nearra Street (Utalong Street frontage)	L292 RP29261
Group of 3 *Eucalyptus sp.* gum trees	97 Nearra Street (front garden)	L1 RP104737
Ficus benjamina weeping fig	38 Scott Street (front of)	L94-95 RP29224
Mangifera indica mango	21 Utalong Street (front garden)	L63 RP29261

Araucaria cunninghamii hoop pine	41 Utalong Street (rear garden)	L83 RP29261
Doolandella		
12 x *Mangifera indica* mango	839 Blunder Road (avenue of 12 mango trees at front of site)	L1 RP61390
Dutton Park		
9 x *Ficus benjamina* weeping fig	112 Annerley Road	L206 SL8028
Ficus benjamina weeping fig	151 Annerley Road	L21 RP12289
Ficus benjamina weeping fig	58 Merton Road (situated on the vacant lot adjacent to Park Road Railway Station)	L111 B3224
Ficus microcarpa var. hilli Hill's Fig	63 Deighton Road (north-west)	L1 RP45029
Mangifera indica Mango	56 Park Road West (rear garden)	L24 RP12273
East Brisbane		
2 x *Mangifera indica* mango	4 Gresham St (southern boundary)	L2 RP911808
Ficus rubiginosa rock fig	8 Heath St	L38 SP157305
Eight Mile Plains		
Group of *Eucalyptus spp.* gum	65 Holmead Road (various across site)	L81 SP115498
Group of *Eucalyptus spp.* and *Corymbia spp.* gum	24 Levington Road (throughout site)	L1 RP169907
Group of *Eucalyptus* tereticornis forest red gum	75 Levington Road (Levington Road frontage)	L0 SP232001
Groups of *Araucaria cunninghamii* hoop pine	17 Lilywood Street (central area of site)	L2 SP114772
Araucaria cunninghamii hoop pine	21 Liverpool Street (rear of garden)	L1 RP85018
Araucaria cunninghamii hoop pine	44 Liverpool Street (front corner)	L136 RP13407
5 x *Mangifera indica* mango	2569 Logan Rd (east and west sides of site)	L5 RP100268

Eucalyptus microcorys tallowwood and 7 x *Eucalyptus tereticornis* forest red gum	2759 Logan Road (throughout site)	L1 SP323756
2 x *Araucaria cunninghamii* hoop pine	78 London Street (front garden)	L218-219 RP13407
Group of *Eucalyptus spp.* and *Corymbia spp.* gum	39 Maisie Place (front garden)	L371 RP893660
2 x *Mangifera indica* mango	48 Miles Platting Road	L36-37 RP13407
Angophora leiocarpa smooth barked apple	160 Miles Platting Road (near entry of Lilywood Street)	L31 SP327882
Grevillea robusta silky oak, 2 x *Eucalyptus spp.* gum	370 Underwood Road (back middle of site)	L4 RP90217
3 x *Eucalyptus acmenoides* white mahogany and 4 x *Eucalyptus microcorys* tallowwood	390 Underwood Road (middle and side of site)	L5 RP90217
Enoggera		
3 x *Araucaria cunninghamii* hoop pine	32 Lone Pine St (rear of yard)	L65 RP40797
Everton Park		
Grevillea Robusta silky oak	7 Braidwood St (western cnr of yard)	L21 RP95741
Eucalyptus tereticornis forest red gum	10 Nitawill St (front garden)	L2 RP166879
Fairfield		
Delonix regia Poinciana	11 Brassey Street (north frontage)	L0-6 BUP1410
Delonix regia Poinciana	21 Brassey Street (north frontage)	L84-85 RP37252
Delonix regia Poinciana	116 Brisbane Corso (north-east corner)	L123 RP42362
Delonix regia Poinciana	153 Brougham Street (south-west corner)	L32 RP65419
Ficus benjamina Weeping Fig	61 Fairfield Road (eastern frontage)	L73 RP40800
Delonix regia Poinciana	249 Fairfield Road (north-east corner)	L19 RP37247
Delonix regia Poinciana	58 Forsyth Street (south-west corner)	L2 RP137964

2 x *Araucaria cunninghamii* Hoop Pines	37 Hefferan Street (western frontage)	L60 RP40800
Delonix regia Poinciana	73 Mildmay St (rear of common land)	L0, 1-7 SP258802
Delonix regia Poinciana	48 Newcastle Street (west side)	L1 RP43216
Eucalyptus tereticornis Forest Red Gum	61 Turner Avenue (west side of block)	L92 RP42362
Ferny Grove		
Araucaria cunninghamii hoop pine, *Araucaria bidwillii* bunya pine, *Grevillea robusta* silky oak, *Ficus spp.* figs	84 McGinn Rd	L1 RP77396
Fig Tree Pocket		
Eucalyptus tereticornis forest red gum	59 and 61 Mandalay St (shared on boundary)	L217 RP133978 L216 RP133978
Eucalyptus sp. gum tree	6 Nauria St (front garden)	L4 SP292681
Corymbia henryi large-leaved spotted gum	21A Norman St (northern corner)	L1 SP292681
Ficus watkinsiana strangler fig	19 River Park Rd (rear of)	L22 RP801849
Forest Lake		
*Eucalyptus racemosa s*cribbly gum	1 Sarabah Pl (front of yard)	L189 RP909461
*Eucalyptus racemosa s*cribbly gum	3 Sarabah Pl (front of yard)	L188 RP909461
Graceville		
Ficus benjamina weeping fig	6 Dan St (front north western corner)	L1 RP63595
Delonix regia poinciana	72 Kew Rd (front garden)	L158/159 RP29388
Cinnamomum camphora camphor laurel	39 Molonga Tce (front garden)	L2 RP96414
Delonix regia poinciana	75 Mortlake Rd (front garden)	L98/99 RP29388
Delonix regia poinciana	41 Mortlake Rd (front garden)	L115 RP73818

Ficus benjamina weeping fig	262 Oxley Rd (front corner)	L1 RP78339
Delonix regia poinciana	31 Wylie St (front garden)	L2 RP63254
Greenslopes		
2 x Eucalyptus saligna blue gum	30 Baron Street (rear garden)	L353 RP37417
Eucalyptus tereticornis forest red gum	43 Barradine Street (back yard)	L147 RP13218
Araucaria cunninghamii hoop pine	45 Bunya Street (back garden)	L326/327 RP12933
Eucalyptus tereticornis forest red gum	21 Dansie Street (front garden)	L0,1-4 SP132636
2 x Araucaria cunninghamii hoop pine, *Ficus benjamina* weeping fig	40 Dansie Street (back garden)	L1 RP13004
Delonix regia poinciana	117 Earl Street (front garden)	L2 RP76457
Ficus benjamina weeping fig	8 Hunter Street (front garden)	L225-226 RP12906
Mangifera indica mango	70 Marquis Street (front garden)	L296 RP81261
Mangifera indica mango	72 Marquis Street (front garden)	L50-51 SP261733
2 x *Araucaria cunninghamii* hoop pine	8 Merinda St (front of)	L55 RP54174
Ficus benjamina weeping fig	92 Old Cleveland Rd (Lilly St frontage)	L1 RP12804
Eucalyptus grandis rose gum	76 Peach Street (side garden)	L11 SP151589
Araucaria cunninghamii hoop pine	148 Sackville Street (rear garden)	L51 RP13229
Ficus benjamina weeping fig	68 Thomas Street (rear garden)	L20 RP42490
Ficus benjamina weeping fig	27 Vera Street (rear garden)	L356-357 RP12942
Ficus benjamina weeping fig	Corner Logan Road and Beanga Street	Adjacent to L86 RP13206
Gumdale		

Eucalyptus signata scribbly gum (now *Eucalyptus racemosa*)	683 New Cleveland Road	L1 SP272288
Hamilton		
Ficus virens white fig	14 Circe St (southern corner)	L79-81 RP33541
5 x *Araucaria cunninghamii* hoop pine, 11 x *Cinnamomum camphora* camphor laurel, 1 x *Ficus benjamina* weeping fig	30 College St (western boundary and adj. to central carpark)	L339-347, 377-380 RP33619
4 x *Mangifera indica* mango 4 x *Araucaria cunninghamii* hoop pine, 5 x *Cinnamomum camphora* camphor laurel, 2 x *Ficus obliqua* small-leaved fig, 1 x *Delonix regia* poinciana	40 College St (site perimeter and north western corner)	L348-350, 369-375 RP33619
3 x *Ficus benjamina* weeping fig	50 College St (northern boundary)	L354, 355, 364, 365 RP33619
Ficus benjamina weeping fig	53 Eldernell Tce	L1 RP99361
Ficus benjamina weeping fig	66 Langside Road (front of)	L1 RP33542
Ficus virens white fig	56 Windmere Rd (rear of/Dennison St frontage)	L10 RP46719
Hawthorne		
Ficus watkinsiana strangler fig	40 Amy St (rear of)	L25 RP12476
Melaleuca quinquenervia broad-leaved paperbark	95 Barton Rd	L68 RP12503
Ficus benjamina weeping fig	70 Beatrice St (back garden)	L1 RP69274
Eucalyptus tereticornis forest red gum	80 Elliot St (eastern back corner)	L357 RP12486
Ficus benjamina weeping fig	100 Riding Rd (northern boundary of yard)	L168 RP12817
Hemmant		
2 x *Araucaria cunninghamii* hoop pine	72 Aquarium Avenue (Eastern boundary)	L1 RP162743

Delonix regia poinciana	163 Fleming Road (Front garden)	L11 RP33342
Eucalyptus racemosa scibbly gum *Mangifera indica* mango	214 Fleming Road (Eucalyptus front garden, mango at rear)	L3 SP118579
Ficus benjamina weeping fig	27 Poppy Street (South west area of site)	L54 RP222671
Ficus benjamina weeping fig	47 Wyuna Court (North west corner)	L466 SL6767
Hendra		
Ficus benjamina weeping fig	172 Butterfield St (front of)	L2 RP43323
Jacaranda mimosifolia jacaranda	32 Flemington St (rear of)	L11 RP33721
1 x *Jacaranda mimosifolia* jacaranda, 2 x *Delonix regia* poinciana	70 Zillman Rd (Lukin St frontage)	L1 RP47914
Araucaria cunninghamii hoop pine	1/116 Zillman Rd (front of yard)	L1-5 SP277390
Herston		
Mixed native and exotic species	Land to the rear of 14, 16, 20, 22, 24, 26, 28, 30 and 34 Aberleigh Road 184, 190, 192, 194, 196, 202, 206, 208, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230 and 232 Herston Road 2, 6, 8, 8A, 9, 10, 10A, 11, 12, 14, 15, 16, 17 and 19 Parkhurst Avenue 8, 10, 12, 14, 16, 18, 20, 24, 26, 30, 32, 34, 36, 40, 42, 46 and 50 Scott Road	L0,1-8 BUP2801 L2-3 RP42057 L2 RP44711 L37 RP230140 L0,1-8 BUP106792 L15-33 RP1165 L0,1-3 BUP12593 L4-6 RP43619 L1-3 RP92185 L42 B3150 L1-4 GTP101118 L0,1-8 BUP3286 L1-2 RP1166 L1-2 RP86552 L1,2,4,5 RP82875 L3 RP230140

		L0,1-9 BUP1177 L0,1-4 SP130927 L1 RP66402 L0,1-4 SP117690 L2 RP75197 L1 RP92185 L1-7,10,11,13,14 RP1167
Highgate Hill		
Araucaria cunninghamii hoop pine	13 Bellevue Street (front of)	L19 RP11732
Araucaria cunninghamii hoop pine	30 Dauphin Terrace (rear of)	L55 RP12103
Eucalyptus tereticornis forest red gum 2x *Melaleuca quinquenervia* broad-leaved paperbark 3 x *Corymbia citriodora* spotted gum	91-97 Dornoch Terrace	L0,1-49 BUP2892
Araucaria cunninghamii hoop pine	92 Dornoch Terrace	L1 RP77320
Ficus benjamina weeping fig	114 Dornoch Terrace (front of)	L1 RP10794
Ficus benjamina weeping fig	154 Dornoch Terrace, corner Hampstead Street (behind block of apartments)	L0,1-15 BUP103568
Ficus virens white fig	159 Dornoch Tce (back southern corner)	L8 RP212230
Row of *Eucalyptus tereticornis* forest red gum	11 and 11a Dudley Street	L1-2 RP107866
Ficus benjamina weeping fig	15a Gertrude Street (front garden)	L35 RP12150
Araucaria cunninghamii hoop pine	45 Gladstone Road (rear of)	L1 RP88302
Jacaranda mimosifolia jacaranda	60 Hampstead Road (front of)	L1 RP50550
Araucaria bidwillii bunya pine	67 Hampstead Road (front of)	L0,1-10 BUP8986
Ficus obliqua small-leaved fig	22 Julia St (rear of)	L2 RP11730
2 x *Eucalyptus tereticornis* forest red gum	11 Sankey Street (front and rear)	L2 RP56755

Delonix regia Poinciana	23 Rosecliffe Street (north-east frontage)	L0-8 BUP2184
Holland Park		
Jacaranda mimosifolia jacaranda	96 Abbotsleigh Street (back garden)	L11 RP48807
Araucaria cunninghamii hoop pine	173 Abbotsleigh Street (back garden)	L3 RP68825
Lophostemon confertus Queensland brush box	31A David Rd (rear of)	L2 RP104446
Araucaria cunninghamii hoop pine	41 Murton Ave (Glindemann Dr frontage)	L28 RP47672
Araucaria cunninghamii hoop pine	362 Nursery Rd (rear of)	L7 RP71222
Araucaria cunninghamii hoop pine	20 Raff Avenue (rear garden)	L13 RP13250
Ficus benjamina weeping fig	66 Raff Avenue (rear garden)	L20 RP13251
5 x *Araucaria cunninghamii* hoop pine	169 Seville Rd (southern side of rear yard)	L164 RP67529
Holland Park West		
Syzygium oleosum blue lilly-pilly	12 Hamel Road (front garden)	L7 RP58410
Delonix regia poinciana	37 Hamel Road (north corner of block)	L1 RP63805
1 x Ficus oblique small-leaved fig *1 x Delonix regia* poinciana	1008 Logan Road (front of property)	L1 RP865356
Eucalyptus tereticornis forest red gum	183 Nursery Road (road side frontage)	L0, 1-8 BUP858
Inala		
Brachychiton rupestris Qld Bottle Tree	11 Andromeda St (front of yard)	L467 RP111287
Indooroopilly		
Eucalyptus tereticornis forest red gum	3 Bougainvillea Ave (south western corner)	L22 RP84920
Ficus microcarpa var. hillii Hill's weeping fig	140 Central Ave (common land)	L0, 1-34 BUP11111

Agathis robusta kauri pine	9 Ivy St (front of)	L26 RP23406
Corymbia citriodora spotted gum	10 Nawarra St (boundary with 8 Nawarra St)	L39 RP99749
Araucaria cunninghamii hoop pine	46 Newcross St (front of yard)	L0, 1-6 GTP477
Eucalyptus tereticornis forest red gum	92 Ward St (back of yard)	L236, 237 RP23373
Kalinga		
Libidibia ferrea leopard tree	26 Lydia St (rear of)	L118 RP19513
Kangaroo Point		
4 x *Ficus benjamina* weeping fig	9 Leopard Street (front of)	L6-9 RP11332
Ficus benjamina weeping fig	826 Main St (Vulture St frontage)	L2 RP65389
Ficus benjamina weeping fig	30 O'Connell St (front of common land)	L0, 1-49 BUP10880
Ficus benjamina weeping fig	40 O'Connell St (front of common land)	L0, 1-6 SP128581
Kangaroo Point peninsula		
Group of mature trees and exotic trees	23 Castlebar Street (various locations on campus grounds)	L10 RP135198
3 x *Delonix regia* poinciana	98 Holman Street (front of property)	L0 and 1 to 43 BUP105155
Araucaria bidwillii bunya pine	21 Lambert Street (front of property)	L36 SP190816
3 x *Ficus superba* deciduous fig	57 Lambert Street (along Shafston Avenue frontage)	L0 and 1 to 44 BUP12106
Ficus benjamina weeping fig	90 Lambert Street (corner of Lambert Street and O'Connell Street)	L0 and 1 to 17 BUP1537
Araucaria bidwillii bunya pine *Grevillea robusta* silky oak *Castanospermum australe* Moreton Bay chestnut	112 Lambert Street (front corner and rear garden)	L2 RP94412
Karana Downs		

Eucalyptus tereticornis forest red gum	12 Kooralla Ct (back corner of yard)	L22 RP206941
Kelvin Grove		
Libidia ferrea leopard tree	25 Gona Pde	L904 SP151277
Araucaria bidwillii bunya pine	104 Herston Rd (front of/boundary with 106 Herston Rd)	L4 RP43171
Ficus obligua small-leaved fig	7 Musk Ave	L2 SP151277
Ficus sp. fig	14 Park St (rear of yard)	L4 RP20350
Ficus benjamina weeping fig	9 Rochester Tce (rear of)	L9 RP130176
4 x *Ficus benjamina* weeping fig	13 Windsor Rd	L5SP144520
Lota		
Eucalyptus tereticornis forest red gum	140 Alastair St (front yard of)	L202 RP33172
Eucalyptus propinqua grey gum	56 Alexander St	L2 SP190113
Eucalyptus grandis flooded gum	8 Belgamba St (front yard of)	L139 RP33168
Ficus obliqua small-leaved fig	16 Hindes St (back boundary)	L48 RP33227
Araucaria cunninghamii hoop pine	3 Macdonald St (backyard of)	L1 RP73548
Lutwyche		
Ficus microcarpa var. hillii Hill's weeping fig	452B Lutwyche Rd	L40 SP252275
Jacaranda mimosifolia jacaranda	25 Fuller St (rear of lot)	L2 RP71388
Lytton		
Araucaria cunninghamii hoop pine, 3 x *Ficus obliqua* small leaved fig, 2 x *Ficus microcarpa* small fruited fig	2002 Lytton Road (Western boundary)	L4 RP852211
Ficus obliqua small leaved fig	2002 Lytton Road (North eastern boundary)	L1 RP226381

Ficus microcarpa var hilli Hill's fig	160 South Street (Fort Lytton Road, east side)	L116 NPW564
Manly		
Ficus benjamina weeping fig	44 Barrinia St (backyard of)	L365 RP33153
Ficus benjamina weeping fig	107 Boswell Tce (front boundary)	L270 RP33017
Mangifera indica mango	14 Curtis St (backyard of)	L303 RP33153
2 x *Mangifera indica* mango	37 Ernest St (front yard of)	L1 RP182768
Mangifera indica mango	66 Ernest St (backyard of)	L55 RP33142
Eucalyptus tereticornis forest red gum	89 Ernest St (northwest corner)	L429 SL9450
Araucaria cunninghamii hoop pine	62 Gannon Ave (backyard of)	L2 RP105398
Mangifera indica mango	34 Gordon Pde (backyard of)	L3 RP114204
Araucaria cunninghamii hoop pine	102 Gordon Parade (rear garden of)	L14 RP33132
Ficus rubiginosa rock fig	127 Kingsley Tce (backyard of)	L531 RP92622
Ficus benjamina weeping fig	139 Kingsley Terrace	L8 RP194718
Mangifera indica mango	180 Mountjoy Tce (back yard)	L118 RP33142
Araucaria cunninghamii hoop pine	6 Oakley St (backyard)	L198 RP33142
*Flindersia australi*s crows ash	15 Oceana Tce	L12 RP40079
Mangifera indica mango	26 Oceana Tce	L66 RP33032
Araucaria cunninghamii hoop pine	52 Raeburn St (back boundary of)	L85 RP33153
4 x *Mangifera indica* mango	39 Wood St	L140 RP33153
Mangifera indica mango	45 Yamboyna St (backyard of)	L4 RP74979
Manly West		

Corymbia citriodora spotted gum	5 Andes St (backyard of)	L33 RP106060
Mangifera indica mango	76 Blackwood Rd (front yard of)	L51 RP900672
Eucalyptus signata scribbly gum	118 Empire Ave (backyard of)	L243 RP33221
Araucaria cunninghamii hoop pine	26 Faine St (Near Daisy Rd frontage)	L1 RP81541
Delonix regia poinciana	14 Goswell St (front yard of)	L1 RP78599
Libidibia ferrea leopard tree	21 Graduate St (front yard of)	L116 RP132597
Mixed mature and semi-mature *Eucalyptus* and *Corymbia* species (local natives)	35 Hinckley St	L11 SP138457
Eucalyptus tessellaris Moreton Bay ash	15 Killarney Ave (front yard of)	L94 RP33221
Ficus benjamina weeping fig	116 Manly Rd (front yard of)	L29 RP74820
Ficus microcarpa var. hillii Hill's weeping fig	209 Manly Rd	L15 RP910195
Mangifera indica mango	33 Milfoil St (backyard near Leroy St boundary)	L43 RP84930
2 x *Delonix regia* poinciana	43 Milfoil St (front yard of)	L62 RP84930
Libidibia ferrea leopard tree	94 Preston Rd (front yard of)	L15 RP33208
Libidibia ferrea leopard tree	122 Preston Rd (front yard of)	L264 RP33207
Araucaria cunninghamii hoop pine	171b Preston Rd (backyard of)	L2 RP118319
Araucaria cunninghamii hoop pine	4 Sheryl St	L10 RP93410
Delonix regia poinciana	32 Tarwhine St (front yard of)	L77 RP153872
Delonix regia poinciana	29 Tulkara St (backyard of)	L145 RP95830
Milton		
9 x *Ficus benjamina* weeping fig	124 and 140 Caxton Street	L581 RP227070 L357 SP161706

Ficus platypoda rock fig	50 Gordon St (rear of)	L0, 1-4 SP247679
Mitchelton		
Araucaria heterophylla Norfolk Island Pine	71 Osborne Rd (front of lot)	L56/57 RP18795
Moorooka		
Delonix regia poinciana	54 Beaudesert Rd (front garden)	L1 RP53884
Ficus sp. fig	353 Beaudesert Rd (back corner)	L1 RP58009
Eucalyptus tereticornis forest red gum	10 Belair St (rear garden)	L37 RP40249
2 x *Eucalyptus moluccana* gum-topped box	61 Beverley Hill St (front of)	L22 RP82762
Araucaria cunninghamii hoop pine	99 Blomfield St (Nettleton Cres frontage)	L46 RP71238
Group of *Mangifera indica* mango	74 Chaucer St (Carson St frontage)	L9 SP121708
Araucaria cunninghamii hoop pine	22A Charmaine St (north corner)	L2 RP104832
Eucalyptus microcorys tallowwood	27 Charmaine St (rear garden)	L85 RP85346
Araucaria cunninghamii hoop pine	77 Homestead St (back of yard)	L311 RP46085
Group of *Araucaria cunninghamii* hoop pine	16 Delville Ave (front garden)	L47 RP43084
Araucaria cunninghamii hoop pine	88 Delville Ave (north-east corner)	L98 RP43084
Mangifera indica mango	13 Fegen Dr (back garden)	L72 RP71238
Eucalyptus tereticornis forest red gum	60 Fegen Dr (rear of)	L63 RP71236
Lophostemon confertus brushbox	86 Fegen Dr (front of)	L89 RP71236
Eucalyptus tereticornis forest red gum	103 Fegen Dr (front of)	L81 RP115406
Eucalyptus microcorys tallowwood	40 Gaba Tepe St (north-east corner)	L2 SP148329
Araucaria cunninghamii hoop pine	32 Gainsborough St (front corner)	L0 BUP7589

Group of *Mangifera indica* mango (1 of)	8/72 Gainsborough St (Carson St frontage)	L8 SP118486
Araucaria cunninghamii hoop pine	48 Goodwin Tce (rear garden)	L47 RP46084
Grevillea robusta silky oak	121 Hamilton Rd (near boundary of 111 Hamilton Rd)	L0 GTP2430
Eucalyptus microcorys tallowwood	17 Hawtree St (centre of site)	L188 RP37845
Eucalyptus tereticornis forest red gum	9 John Bright St (rear of)	L175 RP37872
Jacaranda mimosifolia jacaranda	69 Keats St (rear corner)	L1 RP45593
Eucalyptus sp. gum tree	130 Keats St (front garden)	L283 RP37832
Grevillea robusta silky oak	54 Koala Rd (Weir St frontage)	L136 RP46084
Jacaranda mimosifolia jacaranda	25 La Monte St (Hillview Tce frontage)	L342 RP46085
Eucalyptus tereticornis forest red gum	1 Mametz St (rear garden)	L27 RP43084
Araucaria cunninghamii hoop pine	54 Mayfield Rd (back corner)	L402 RP46085
Delonix regia poinciana	89A Mayfield Rd (front corner)	L22 RP115404
Jacaranda mimosifolia jacaranda	20 and 20A Morshead St (back garden)	L1 and 2 SP337564
Araucaria cunninghamii hoop pine	13 Muriel Ave (front garden)	L10 SP221957
Mangifera indica mango	8 Nettleton Cres (boundary of 10 Nettleton Cres)	L2 RP71238
Eucalyptus microcorys tallowwood	9 Newman Rd (rear garden)	L50 RP52365
Corymbia citriodora lemon scented gum	5 O'Neil St (front garden)	L60 RP115351
Corymbia citriodora lemon scented gum	18 Rabaul St (south-west corner)	L71 RP115351
Eucalyptus tereticornis forest red gum	420 Tarragindi Rd (north-east corner)	L38 RP85346
Eucalyptus crebra narrow-leaved ironbark	441 Tarragindi Rd (north-west corner)	L85 RP115406
Eucalyptus saligna blue gum	480 Tarragindi Rd (front garden)	L58 RP86772

Eucalyptus saligna blue gum	488 Tarragindi Rd (front garden)	L59 RP86772
Eucalyptus microcorys tallowwood	492 Tarragindi Rd (front garden)	L60 RP86772
Delonix regia poinciana	23 Tonks St (front garden)	L24 RP68230
Eucalyptus moluccana gum-topped box	25 Tonks St (back garden)	L25 RP68230
*Mangifera indica m*ango	19 Weir St (back garden)	L138 RP46084
Mt Gravatt East		
Araucaria cunninghamii hoop pine	11 Gatton St (front garden)	L141 RP13382
Murrarie		
Eucalyptus tereticornis forest red gum	50C Goodman Rd	L51 SP225274
Eucalyptus tereticornis forest red gum	39 Paringa Road (Western side of car park)	L6 SP179372
8 x *Eucalyptus tereticornis* forest red gum	168 Paringa Road (South east corner)	L408 CP885750
2 x *Ficus microcarpa var hilli* Hill's fig	188 Paringa Rd (South east corner and eastern boundary)	L43 SP227024
New Farm		
Mangifera indica mango	365 Bowen Terrace (Barker Street frontage)	L4 RP158072
2 x *Jacaranda mimosifolia* jacaranda	388 Bowen Tce (front side garden)	L13 RP54676
Jacaranda mimosifolia jacaranda	30 Chambers St (front of)	L35 RP9135
Delonix regia poinciana	35 Merthyr Rd (front of)	L48 RP8718
Ficus sp. fig	186 Moray Street (Herbert Street frontage)	L2 RP170672
Ficus benjamina weeping fig	127 Moreton St (front of)	L0, 1-6 BUP105527
Ficus virens white fig	34 Turner Ave (cnr Oxlade Dr)	L18 RP8780

Newmarket		
2 x *Araucaria cunninghamii* hoop pine	112 Abuklea St	L8 RP19917 (front of) & L9 RP19917 (rear of)
2 x *Araucaria cunninghamii* hoop pine	30 Sale Yards Ln (front of common land)	L0, 1-9 SP268426
Ficus macrophylla Moreton Bay fig	47 Watson St (rear of)	L1 RP60528
Araucaria cunninghamii hoop pine	46 Yarradale St (back corner of yard)	L32/33 RP20006
Newstead		
Group of *Ficus spp.* Figs	94 Breakfast Creek Road (southern section of block)	L600 RP864272
Delonix regia poinciana	161 Breakfast Creek Road (north west corner of the block)	L506 SL6021
Northgate		
Araucaria cunninghamii hoop pine	43 Cook Street (mid north side boundary)	L24 RP34520
Araucaria cunninghamii hoop pine	51 Cook Street (rear boundary)	L4 RP64678
Ficus benjamina weeping fig	30 Junior Terrace (back garden)	L550 to L551 RP34599
Araucaria cunninghamii hoop pine	136 Gympie Street (front corner)	L1 RP62283
2 x *Corymbia citriodora* spotted gum 1 x *Ficus microcarpa var. hillii* Hill's weeping fig	39 Junior Tce (rear of)	L1 RP63004 & L2 RP63004
Eucalyptus microcorys stringybark	321 Melton Road (behind 43 Allworth Street)	L1 RP164296
Araucaria cunninghamii hoop pine	5 Station Avenue (rear eastern boundary)	L10 RP34595
Mangifera indica mango	14 Station Avenue (front garden)	L69 RP34595
Nudgee		
Eucalyptus tereticornis forest red gum	35 Aramis Place (rear northern corner)	L41 RP866748
Mangifera indica mango	431 St Vincents Road (front north corner)	L1 RP50949

Araucaria cunninghamii hoop pine	91 Red Hill Road (back garden)	L9 RP84177
Nudgee Beach		
Ficus benjamina weeping fig	43 O'Quinn St (front of yard)	L48 RP34146
Nundah		
Delonix regia poinciana	62 Cameron Street (front of lot)	L1 RP84897
Eucalyptus grandis flooded gum	64 Cameron Street (front yard)	L2 RP84897
Mangifera indica mango	3 Collins St and 10 Westacott St (shared on rear boundary)	L0, 1-12 BUP105723 L10 RP851117
Ficus macrocarpa var. hillii Hill's fig	49 Melton Road (Hows Road frontage)	L2 RP33946
Corymbia citriodora spotted gum	29 Olive St (rear of)	L42 RP34707
Paddington		
Ficus benjamina weeping fig 2 x *Mangifera indica* mango	2 Agars St	L2 SP247539
Araucaria cunninghamii hoop pine	57 Bank Tce (rear of)	L45 RP19642
Delonix regia poinciana	146 Beck St	L101 RP19636
Jacaranda mimosifolia jacaranda	15 Bernhard St (eastern boundary)	L27 RP19635
Corymbia citriodora spotted gum	37 Brigalow St (front of)	L69,70 RP20470
Eucalyptus microcorys tallowwood	30 Collingwood St (front of)	L17 RP20463
Araucaria cunninghamii hoop pine	8 Croydon Rd	L47 RP20456
2 x *Araucaria cunninghamii* hoop pine	14 Croydon Rd	L4 RP70057
Ficus benjamina weeping fig	124 Enoggera Tce (on corner of Otis Lane, next door to No:116)	L4 RP47431

Delonix regia poinciana	30 Fernberg Rd (southern side of yard)	L94 RP19643
Grevillea robusta silky oak	109 Fernberg Rd (rear boundary)	L20 RP19623
Ficus virens white fig	267 Given Tce (rear of common land/boundary with 261 Given Tce)	L0, 1-5 BUP8542
Mangifera indica mango	215 Kennedy Tce (Jubilee Tce frontage)	L8 RP20768
Eucalyptus intermedia pink bloodwood (now *Corymbia intermedia*)	9 Latrobe Tce (Cochrane St frontage)	L29 RP19572
Mangifera indica mango	25 Latrobe Tce (front of common land)	L0, 1-5 BUP5499
Grevillea robusta silky oak	54 Latrobe Tce (front of)	L2 RP110181
Araucaria cunninghamii hoop pine	98 Latrobe Tce (on boundary with 100 Latrobe Tce)	L196 RP19623
Eucalyptus grandis flooded gum	121 Latrobe Tce (rear of)	L41 RP20691
Jacaranda mimosifolia jacaranda	144 Latrobe Tce (front garden of)	L1 RP19629
Grevillea robusta silky oak	173 Latrobe Tce (front of/boundary with 177 Latrobe Tce)	L11 RP20462
Ficus rubiginosa rock fig	180 Latrobe Tce (front of)	L1 RP19634
Mangifera indica mango	190 Latrobe Tce (Bernhard St frontage)	L4 RP19635
2 x *Ficus benjamina* weeping fig	217 and 217A Latrobe Tce (rear of)	L54 RP20459 and L55 RP20459
Corymbia citriodora spotted gum	258 Latrobe Tce (rear of)	L1 RP20472
Eucalyptus moluccana gum-topped box	3 Norwood Tce (rear of)	L22 RP20459
Araucaria cunninghamii hoop pine	20 Norwood Tce (rear of)	L32 RP20459
Mangifera indica mango	35 Rockbourne Tce (front garden of)	L1 RP100672
2 x *Eucalyptus* spp.	11 Rockbourne Tce	L7 RP20454

Eucalyptus tereticornis forest red gum	32 Stafford Street (rear of)	L17 RP20691
Jacaranda mimosifolia jacaranda	37 Stafford St (front of)	L60 RP20691
Araucaria cunninghamii hoop pine *Eucalyptus moluccana* gum-topped box	53 Tooth Ave (rear of)	L61 RP20457
Jacaranda mimosifolia jacaranda	16 Wolseley St (rear of)	L2 RP149607
Petrie Terrace		
Delonix regia Poinciana	14 Clifton Street	L2 RP10648
Delonix regia Poinciana	71 Hale Street	L1 RP10654
Ceiba pentandra Kapok tree and other mixed native and exotic species of historical and cultural significance	83 Petrie Terrace	L329 RP145429 L343 RP145429
Red Hill		
Lophostemon confertus brush box	34 Abraham St	L34 RP20747
Podocarpus elatus plum pine	50 Arthur Tce (rear of/boundary of 54 Arthur Tce)	L2 RP113317
Delonix regia poinciana	69 Arthur Tce	L31 RP851844
Araucaria bidwillii bunya pine	99 Arthur Tce (rear of)	L3 RP20715
Eucalyptus tereticornis forest red gum	25 Bramble Tce	L5 RP113317
Araucaria cunninghamii hoop pine	37 Enoggera Tce (rear of)	L16 RP20722
Ficus benjamina weeping fig	77 Enoggera Tce	L0,1-8 BUP3478
Araucaria cunninghamii hoop pine	87 Enoggera Tce (front of)	L27 RP20726
Eucalyptus species	65 Glenrosa Rd	L1 RP20375
Robertson		
Ficus microcarpa hills weeping fig	15 Parnassus St (street frontage)	L0, 1-25 SP105771

Jacaranda mimosifolia jacaranda *Magnolia sp.* magnolia		
Rochedale		
Delonix regia poinciana	23 School Road (front corner)	L1 RP78857
Salisbury		
Group of *Eucalyptus/Corymbia sp.* gum tree	45 Assembly St (front of site)	L1 RP168837
Jacaranda mimosifolia jacaranda	15 Birchdale St (back garden)	L143 RP87131
2 x Araucaria cunninghamii hoop pine, 2 x *Araucaria bidwillii* Bunya pine	7 Blackwood Rd (front corner)	L1 SP260025
Ficus lyrata fiddle leaf fig	22 Blackwood Rd (back corner)	L9 SP195654
2 x *Eucalyptus spp.* gum tree	136 Blackwood Rd (front of site)	L17 SP329588
Eucalyptus microcorys tallowwood, *Corymbia intermedia* pink bloodwood	140 Blackwood Rd (Tamblyn Rd frontage)	L18 SP329588
Eucalyptus seeana narrow-leaved red gum	180 Blackwood Rd (Blackwood Rd frontage)	L127 RP82714
Jacaranda mimosifolia jacaranda	9 Caedmon St (rear garden)	L54 RP73735
Araucaria cunninghamii hoop pine	17 Chalfont St (rear garden)	L31 RP87131
Araucaria cunninghamii hoop pine	184 Douglas Rd (front corner)	L358 RP37990
Eucalyptus tereticornis forest red gum	3 Dulcie St (front corner)	L43 RP85772
Delonix regia poinciana	277 Evans Rd (rear of)	L1 RP88733
Grevillea robusta silky oak	297 Evans Rd (rear garden)	L11 RP87131
Eucalyptus microcorys tallowwood	2 Georgina St (front corner)	L15 RP88346
Grevillea robusta silky oak	44 Golda Ave (Ainsworth St frontage)	L12 SP323837

Araucaria cunninghamii hoop pine	66 Golda Ave (centre of site)	L2 RP115578
Group of *Araucaria cunninghamii* hoop pine and *Eucalyptus spp.* gum tree	73 and 89 Golda Ave Araucaria (Golda Ave frontage) Eucalyptus spp. (rear of site)	L1 RP123210 L8 RP174540
Group of *Araucaria sp.* bunya and hoop pine	108 Golda Ave (centre of site)	L4 RP809183
Araucaria cunninghamii hoop pine *Eucalyptus microcorys* tallowwood	35 Harlen Rd (front garden)	L31 RP38021
Eucalyptus grandis flooded gum	148 Henson Rd (side boundary, rear corner)	L200 RP37990
Group of trees incl. native and memorial trees	25 Industries Rd (RSL Memorial Park)	L1203 SL11481
Delonix regia poinciana	4 Kellett Rd (near Blackwood Rd corner)	L72 RP37990
Corymbia citriodora lemon scented gum	29 Launceston St (rear garden)	L49 RP97210
Mangifera indica mango	97 Lillian Ave (front corner)	L1 RP105309
2 x *Eucalyptus species* gum tree	137 Lillian Ave (south-east corner)	L25 RP38021
Delonix regia poinciana	188 Lillian Ave (rear garden)	L33 RP37990
Araucaria cunninghamii hoop pine *Eucalyptus microcorys* tallowwood	26 Lowndes St (front garden)	L85 RP97012
Jacaranda mimosifolia jacaranda	9 Marfayley St (rear garden)	L120 RP92902
Corymbia citriodora lemon scented gum	11 Massinger St (back corner)	L35 RP73735
2 x Jacaranda mimosifolia jacaranda	29 Massinger St (back garden)	L43 RP73735
Mangifera indica mango	31 Massinger St (back garden)	L44 RP73735
Delonix regia poinciana	182 Ness Rd (Tamblyn Rd frontage, north-west corner)	L2 SP127229
Corymbia citriodora lemon scented gum	18 Norval St (front garden)	L2 RP167129
Delonix regia poinciana	8 Olivia Ave (front garden)	L2 RP61880

Eucalyptus sp. gum tree	11 Olivia Ave (rear of site)	L12 RP38009
Eucalyptus sp. gum tree	13 Olivia Ave (rear of site)	L11 RP38009
Araucaria cunninghamii hoop pine	384 Orange Grove Rd (rear garden)	L12 RP88346
Araucaria cunninghamii hoop pine	47 Regis St (rear garden)	L8 RP71389
Corymbia citriodora lemon scented gum	31 Salford St (rear garden)	L68 RP97210
Corymbia citriodora lemon scented gum	34 Salford St (front garden)	L96 RP97210
Araucaria cunninghamii hoop pine	29 Wincott St (front garden)	L103 RP87131
Sandgate		
Araucaria cunninghamii hoop pine	78 Alexandra Street (front garden)	L7 RP74442
Grevillea robusta silky oak	112 Alexandra Street (rear garden)	L17 RP74973
Grevillea robusta silky oak	10 Barton Street (rear garden)	L64 RP217315
Eucalyptus tereticornis forest red gum	16 Barton Street (rear garden)	L61 RP4608
Araucaria cunninghamii hoop pine	9 Beatham Street (rear garden)	L53 RP4601
Araucaria cunninghamii hoop pine	20 Beatham Street (front garden)	L2 RP83784
2 x *Araucaria cunninghamii* hoop pine	28 Borella Street (front garden)	L33 RP40928
Delonix regia poinciana	48 Borella Street (front garden)	L21 RP66154
Jacaranda mimosifolia jacaranda	44 Bracken Ridge Road (Wighton Street frontage)	L50 RP29211
Jacaranda mimosifolia jacaranda	8 Connaught Street (rear garden)	L4 RP29199
Grevillea robusta silky oak	10 Connaught Street (rear garden)	L62-63 RP29197
Eucalyptus tereticornis forest red gum	69 Connaught Street (rear garden)	L102 RP29197
2 x *Eucalyptus tereticornis* forest red gum	64 Eagle Terrace (Rainbow Street frontage)	L1 RP47157

Ficus racemosa Indian fig	26 Flinders Parade (Cliff Street frontage)	L5 RP845608
Mangifera indica mango	30 Griffith Street (rear garden)	L7-8 RP29146
Mangifera indica mango	74 Hoskins Street (rear garden)	L2 RP62478
Melaleuca leucadendra weeping paperbark	113 Hoskins Street (front garden)	L28 RP74973
Group of native trees and *Delonix regia* poinciana	28A Lagoon Street (rear)	L10 S2782
Mangifera indica mango	47 Loudon Street (front garden)	L4 RP4651
Delonix regia poinciana	23 Lunn Street (rear of)	L1 RP4648
Araucaria columnaris Cook Island pine	72 Nash Street (front corner)	L185 RP66490
2 x *Mangifera indica* mango	86 Nash Street (rear garden)	L5 RP62478
Araucaria cunninghamii hoop pine	94 Nash Street (rear garden)	L108 RP29197
Mangifera indica mango	61 Palm Avenue (southern corner)	L2 RP44684
Araucaria cunninghamii hoop pine	23 Paul Street (front garden)	L1 RP29133
Eucalyptus tereticornis forest red gum	9 Perkins Street	L31 RP29154
2 x *Mangifera indica* mango	47 Perkins Street (rear garden)	L2 RP50492
Ficus sp. fig	17 Rainbow Street (rear garden)	L9-10 RP4623
Group of native trees	54 Rainbow Street (Sandgate State School, northeast part of site adjacent to Keogh and Lagoon Streets) where native trees over 8m in height with a diameter at breast height greater than 450mm	L3 S2792
Group of Eucalypts and *Corymbia*, *Lophostemon suaveolens* swamp box, *Ficus obliqua* small leaf fig	58 Rainbow Street (Anglican Church front and sides of site)	L2 C850

Mangifera indica mango	170 Rainbow Street (rear garden)	L35 RP4649
Mangifera indica mango	181 Rainbow Street (Beatham Street frontage)	L9 RP4601
Grevillea robusta silky oak	234 Rainbow Street (rear garden)	L4 RP4480
Ficus benghalensis banyan	Corner of Palm Ave and Rainbow Street (adjacent to 235 Rainbow Street)	Adjacent to L36 RP892442
Mangifera indica mango	33 Seasome Avenue (rear garden)	L1-2 GTP1263
Ficus macrophylla Moreton Bay fig	30 Sixth Avenue (front corner)	L406 S277
Grevillea robusta silky oak	129 Southerden Street (rear garden)	L5 RP29197
Grevillea robusta silky oak	21 Verney Street (rear garden)	L53 RP60587
Mangifera indica mango	1 Wakefield Street (front corner)	L1 RP46123
Ficus sp. fig	81C Wakefield Street (front corner)	L4 RP154380
Sherwood		
Eucalyptus tereticornis forest red gum	83 Berry St (front yard)	L1 RP29452
Eucalyptus dunnii Dunn's gum	24 Borden St (rear boundary)	L238, 239 RP29441
2 x *Ficus benjamina* weeping fig	26 Douglas St (front garden)	L1 RP80322
2 x *Eucalyptus tereticornis* forest red gum	80 Hamilton St (southern boundary)	L4 SP138680
Ficus benjamina weeping fig	3 Jolimont St (front boundary)	L9 RP142323
Araucaria cunninghamii hoop pine	11 Junction St (eastern boundary)	L3 RP151790
Ficus benjamina weeping fig	39 Linda St (front boundary)	L3 RP90383
Araucaria cunninghamii hoop pine	20 Magazine St (back garden)	L26 RP29452
2 x *Araucaria cunninghamii* hoop pine	351 Oxley Rd (front garden)	L1 RP92111

Araucaria cunninghamii hoop pine	373 Oxley Rd (southern boundary)	L1 RP151790
Araucaria cunninghamii hoop pine	58A Robertson St (rear garden)	L30 RP29712
2 x *Flindersia australis* crow's ash *Araucaria bidwillii* bunya pine	533 Sherwood Rd (rear and centre of site)	L1 RP29612
Shorncliffe		
Ficus benjamina weeping fig	50 Allpass Parade (rear garden)	L6-7 RP4578
Eucalyptus sp. gum tree	69 Allpass Parade (north of former Fish Cooperative building)	L423 SP158144
Delonix regia poinciana	6 Ashford Street (front garden)	L47 SP266655
Group of figs and mangoes	31 Ashford Street (front garden)	L121 RP4612
Mangifera indica mango, *Eucalyptus sp.* gum tree	33 Ashford Street (front and rear garden)	L120 RP4612
Eucalyptus sp. gum tree	35 Ashford Street (rear garden)	L119 RP4612
Mangifera indica mango	4 Eagle Terrace (Signal Row frontage)	L4 RP199113
Group of trees including figs and camphor laurel	20 Friday Street (Shorncliffe State Primary School, centre and southwestern part of site) where native trees over 8m in height with a diameter at breast height greater than 450mm	L2 CP850293
Ficus sp. fig	28 Friday St (Collins Lane frontage)	L9 RP4496
Araucaria cunninghamii hoop pine	125 Palm Avenue (rear garden)	L6 RP62424
Mangifera indica mango	65 Pier Ave (south eastern side of block)	L2 RP4520
Group of trees including figs, camphor laurels, poinciana	2 Railway Parade (Shorncliffe railway station)	L88 CP827279
Araucaria bidwillii Bunya pine	43 Raymond Street (north eastern corner)	L1 and L4 RP102935

Araucaria bidwillii Bunya pine	20 Wharf Street (front garden)	L97 SP116595
Eucalyptus tereticornis forest red gum	58A Wharf Street (northern boundary — adjacent to Curlew Park)	L1 RP11140
South Brisbane		
Ficus benjamina weeping fig	39 Annerley Road (in grounds of Mater Hospital, opposite entrance to Children's Hospital, on Raymond Terrace)	L2 RP185046
Araucaria cunninghamii hoop pine	38a Dorchester Street	L16 RP11691
Delonix regia poinciana (Northside) *Agathis robusta* kauri pine (Southside)	104 Ernest Street, St Andrew's Church (corner Vulture Street/Ernest and Cordelia Streets)	L1 SL11042 (Northside) L4 SL11042S (Southside)
Melaleuca viminalis weeping bottlebrush (syn. *Callistemon viminalis*)	19 Eskgrove St (front of)	L63 RP11010
Ficus sp. fig	10 Lower River Terrace, South Brisbane (east side of main access driveway to South Bank Apartments via Vulture Street)	L01-92 BUP5840
Ficus virens white fig	97 Merivale St, outside South Bank Institute of TAFE on Glenelg Street	L22 CP817735
19 x *Ficus benjamina* weeping fig	Exhibition Centre on 98 Merivale St	L934 SSP107067
Ficus virens white fig	112 Merivale St, front of Brisbane State High School	L10 SP237735
Ficus benjamina weeping fig	9 Oxford Street on the boundary of 39a Oxford Street	L2 RP51965
Ficus benjamina weeping fig	39a Oxford Street	L2 RP95549
Jacaranda mimosifolia Jacaranda	87 Gloucester Street (rear garden)	L1 RP76601
Spring Hill		
Araucaria cunninghamii Hoop Pine	28 Berry Street (back garden)	L3 RP10196

Ficus benjamina weeping fig	201 Boundary St (cnr Boundary and School St)	L10 SP120689
Elaeocarpus grandis blue quandong 2 x *Araucaria cunninghamii* hoop pine	487 Boundary St (front and side of lot)	L4 and L13 RP10457
Eucalyptus propinqua Grey Gum	53 Bowen Street (corner of Turbot Street)	L3 RP10133
Ficus benjamina Weeping Fig	128 Bowen Street (central frontage of site)	L0,1-35 BUP102973
Jacaranda mimosifolia Jacaranda	26 Bradley Street (front courtyard)	L2 RP10395
4 x *Ficus microcarpa var.hilli* Hill's Fig	24 Gregory Terrace (north west boundary)	L1 RP890876
Ficus macrophylla Moreton Bay fig *Ficus benjamina* Weeping fig *Cupaniopsis anacardioides* Tuckeroo	70 Gregory Terrace (southern boundary frontage)	L941 SP259287
2 x *Araucaria cunninghamii* Hoop Pine	423 Gregory Terrace (south west and south east corners)	L2 RP10544
Mangifera indica Mango	93 Isaac Street (front garden)	L36 RP10481
2 x *Delonix regia* Poinciana	47, 47a Kennigo Street (front garden)	L42,57 RP9788
Araucaria cunninghamii Hoop Pine	179 Kennigo Street (front garden)	L0,1-18 BUP236
3 x *Araucaria cunninghamii* Hoop Pine	134 St Pauls Terrace (northern part of site)	L2 SL841384
Araucaria cunninghamii Hoop Pine	27 Wedd Street (back garden)	L4 RP10467
St Lucia		
Eucalyptus microcorys tallowwood	9 Carmody St (back of yard)	L23, 24 RP23343
Eucalyptus propinqua grey gum	15 Carmody St (back of yard)	L25 RP23343
Eucalyptus tereticornis forest red gum	19 Carmody St (back of yard)	L27 RP23343
Delonix regia poinciana	89 Eighth Ave (front of)	L565 RP23342
Eucalyptus propinqua grey gum	91 Eighth Ave (front of)	L564 RP23342

Corymbia citriodora lemon scented gum	19 Ironside St (front of yard)	L34 RP23343
Corymbia citriodora lemon scented gum	23 Ironside St (front of yard)	L35 RP23343
Ficus benjamina weeping fig	160 Macquarie St (rear of/waterfront)	L2 RP847255
6 x *Araucaria cunninghamii* hoop pine	1 Napier St (rear of property)	L146/147 RP23345
Eucalyptus tereticornis forest red gum	1 Sir Fred Schonell Dr (front of)	L1 RP23292
2 x *Ficus sp.* fig	50 Walcott St/6 Rock St (Walcott St frontage)	L1 RP77354
Sunnybank		
Grevillea robusta silky oak	103 Dixon St	L6 S3475
Chorisia speciosa silk floss tree	9 Lister St (rear of)	L7 RP111842
Ficus microcarpa var. hillii Hill's weeping fig	259 McCullough St (front of)	L0, 1-28 BUP7513
1 x *Persea americana* avocado tree 2 x *Libidibia ferrea* leopard tree	289 McCullough St	L1 RP162915
Sunnybank Hills		
Araucaria cunninghamii hoop pine	43 Ashdown St (adj to 1 Hendy St)	L7 SP254732
Araucaria cunninghamii hoop pine	45 Ashdown St (adj to 1 Hendy St)	L6 SP254732
Araucaria cunninghamii hoop pine	1 Hendy St (front northern side of yard)	L14 SP278918
Jacaranda mimosifolia jacaranda	23 Heritage Cl (back southern corner of yard)	L9 SP140124
Taringa		
Ficus rubiginosa rock fig	43 Adsett Street (Fig in back garden)	L179 RP23418
Eucalyptus microcorys tallowwood	50 Adsett Street (rear of)	L2 RP42340
Eucalyptus microcorys tallowwood	52 Adsett Street (rear of)	L1 RP42340

Delonix regia poinciana	78 Beatrice Street (corner of Beatrice and Norman Street)	L62 SP119884
Araucaria bidwillii bunya pine *Ficus sp.* fig	12 Bellevue Pde (common land)	L0, 1-28 BUP9584
Delonix regia poinciana	25 Ellerslie Crescent (northern boundary)	L4 RP60851
Ficus benjamina weeping fig	49 Ellerslie Cr (front of)	L1 RP61296
Delonix regia poinciana	20 Harrys Road (front of)	L3 RP54441
Araucaria cunninghamii hoop pine	68 Hillsdon Rd (rear corner)	L5 SP101300
Albizia species	89 Indooroopilly Road (front corner of)	L0,1,2,3 SP128232
Eucalyptus tereticornis forest red gum	144 Indooroopilly Road (on Alexandra Avenue frontage)	L1 RP229882
Albizia lebbeck siris tree	3 Kings Road (fronting Cunningham Street)	L1 RP23451
Delonix regia poinciana	8 Kings Road (front western boundary)	L120 RP23418
Ficus rubiginosa rock fig	34 Marmion Parade (rear of)	L70 RP23660
Eucalyptus acmenoides white mahogany	40 McCaul St (front of)	L56 RP49358
Araucaria cunninghamii hoop pine	151 Moggill Road (rear garden of)	L14 RP23643
2 x *Grevillea robusta* silky oak	25 Murray St	L1 RP128332
Agathis robusta kauri pine *Delonix regia* poinciana	52 Seven Oaks Street (Kauri Pine centre of lot adjacent to car park, Poinciana middle of front boundary)	L1 RP218414
2 x *Araucaria cunninghamii* hoop pine	49 Stanley Terrace (rear of)	L1—11 BUP6220
Araucaria cunninghamii hoop pine	4 Sundridge Street (on Westerham Street frontage)	L146 RP42097
Eucalyptus grandis flooded gum	28 Sundridge Street (front of)	L1—17 BUP7330
Eucalyptus tereticornis forest red gum	16 Swann Road (north eastern boundary)	L2 RP44888

Tarragindi		
Ficus obliqua small-leaved fig	24 Benbow St (rear of)	L133 RP40378
Eucalyptus tereticornis forest red gum	19 Bramston St (rear of lot)	L53 RP38078
Delonix regia poinciana	28 Tarragindi Rd (front of yard)	L105 RP37568
Acmena smithii narrow-leaved lillypilly	21 Thornycroft St (rear of)	L34 RP69375
Teneriffe		
Ficus benjamina weeping fig	239 Arthur St (Small St frontage)	L0, 1-5 BUP102330
Araucaria cunninghamii hoop pine	46 Kingsholme St (rear of)	L2 RP9165
Brachychiton rupestris narrow-leaved bottle tree	25 Walker Ave	L1 RP69917
Tennyson		
Araucaria cunninghamii hoop pine	4 David St (south eastern corner)	L1 RP69310
Araucaria cunninghamii hoop pine, *Jacaranda mimosifolia* jacaranda, *Delonix regia* poinciana	28 Dexter St (side and rear boundary)	L36/37 RP44221
Eucalyptus tereticornis forest red gum	69 Vivian St (eastern entrance to the Terrace Playing Fields)	L1 RP37738
The Gap		
Ficus macrophylla Moreton bay fig	2 Bottletree Place (Kaloma Road frontage)	L4 RP184855
Eucalyptus grandis flooded gum	14 Desbet Street (front garden)	L7 RP152933
Eucalyptus tereticornis forest red gum	54 Glenbrae Street (Bombala Street frontage)	L87 RP100453
Ficus benjamina weeping fig	106 Payne Road (on verge outside of property)	L3 RP103106
Eucalyptus microcorys tallowwood	118 Payne Rd	L4 SP155922

Araucaria cunninghamii hoop pine	201 Payne Road (front garden)	L5 RP78738
Eucalyptus tereticornis forest red gum	208 Payne Road (front of lot)	L2 RP80605
Delonix regia poinciana	20 Sassafras Street (front garden)	L41 RP110812
Eucalyptus tereticornis forest red gum	65 School Road (northern corner)	L20 RP95610
Ficus obliqua small-leaved fig	81 School Road (front of lot)	L12 RP95610
Eucalyptus tereticornis forest red gum	6 Tullira Street (on verge boundary)	L115 RP139939
Ficus microcarpa var.hillii Hill's weeping fig	845 Waterworks Rd (golf course frontage)	L2 SP125840
Eucalyptus tereticornis forest red gum	1073 Waterworks Road (rear north corner of lot)	L1 RP153630
Toowong		
Eucalyptus tereticornis forest red gum	17 Bywong St (front of bowls club car park)	L12/13 SL6273
Flindersia australis crows ash	143A Sylvan Rd (on cnr)	L50 RP160556
Upper Kedron		
Araucaria cunninghamii hoop pine	298 Levitt Road	L2 RP162875
Flindersia australis crows ash	433 Levitt Road	L23 SP243774
Araucaria bidwillii bunya pine	458 Levitt Road	L2 RP805394
Araucaria cunninghamii hoop pine *Grevillea robusta* silky oak *Ficus* spp. fig trees *Jagera pseudorhus* foambark	71 Ross Road	L4 RP211443
Upper Mt Gravatt		
Eucalyptus microcorys tallowwood	59 Wanda Rd (front of yard)	L4 RP90115
Wavell Heights		

Grevillea robusta silky oak	110 Hamilton Rd (rear of)	L20 RP62714
Ficus benjamina weeping fig	103 Rode Rd (front of)	L1 RP34726
Ficus macrophylla Moreton Bay fig	29 Spence Rd (rear of)	L6 RP41275
Wakerley		
Eucalyptus tereticornis forest red gum	12 Bailey St (front of yard)	L1051 SP209061
Melaleuca quinquenervia broad-leaved paperbark	22 Gray Rd (back corner)	L16 RP11006
West End		
2 x *Ficus benjamina* weeping fig	230 Boundary Street (front of)	L1 RP45129
Araucaria cunninghamii hoop pine	62 Bristol St (rear of lot)	L30 RP11232
Ficus benjamina weeping fig	31 Cambridge Street (front of)	L66 RP11166
Ficus benjamina weeping fig	15 Doris Street (rear of)	L11 RP11261
Corymbia citriodora spotted gum *Eucalyptus tereticornis* forest red gum	20 Drury St (side of)	L0,1-6 BUP5947
Araucaria cunninghamii hoop pine 3 x *Araucaria bidwillii* bunya pine	51 Ferry Road	L1 RP118609
Agathis robusta kauri pine *Araucaria bidwillii* bunya pine	60 Ferry Road	L2 RP124659
Melaleuca quinquenervia broad-leaved paperbark	22 Gray Road	L16 RP11006
Ficus benjamina weeping fig	124 Gray Road (rear of 47 Dornoch Terrace	L4 RP46006
Mangifera indica mango	447 Montague Road	L3-4 RP10974
3 x *Araucaria cunninghamii* hoop pine	439 Montague Road	L2 RP137861
Melaleuca quinquenervia broad-leaved paperbark	31 New Buchanan St (front of)	L3 RP92122

Grevillea robusta silky oak	46 Spring Street (rear garden of)	L38 RP11217
Macadamia integrifolia macadamia	21 Turin St (rear of lot)	L63 RP11203
Willawong		
Ficus macrophylla Moreton Bay fig	38 Bowhill Road (southern side of house)	L1 RP84296
Eucalyptus tereticornis forest red gum	340 Gooderham Road (Camden Road frontage, mid area of property)	L1 RP219866
Eucalyptus tereticornis forest red gum	359 Gooderham Road (western area of property)	L3 RP188305
Araucaria cunninghamii hoop pine	5 Ray St (front of)	L2 RP911360
Ficus macrocarpa var. hilli Hill's fig	267 Sherbrooke Road (front of property in south east corner)	L4 RP80241
Wilston		
Ficus obliqua small-leaved fig	20 Vale Street (rear of)	L353 RP19902
Windsor		
Eucalyptus sp. Gum tree	36 Jessop St (rear of lot)	L5 RP1829
2 x *Mangifera indica* mango	125 Maygar St (rear of)	L22 RP19273
Wishart		
Ficus obliqua small-leaved fig	28 Coora St (common land)	L0, 1-102 SP174001
Woolloongabba		
Mixed species comprising mainly of: *Ficus benjamina* weeping fig *Eucalyptus microcorys* tallow wood *Grevillea robusta* silky oak	20 Cornwall St	L1 SP107652
Delonix regia poinciana	34 Lockhart St	L11 SP215615

Ficus obliqua small-leaved fig	19 Lotus St (rear of)	L1 RP188079
Group of *Delonix regia* poinciana	842 Main Street (Carpark adjacent to Sports House South)	L1 SP182798
Ficus microcarpa var. hillii Hill's weeping fig	21 Sword St (rear of)	L89 RP11919
Wooloowin		
Ficus benjamina weeping fig 2 x *Araucaria cunninghamii* hoop pine	81 Adamson St Ficus sp (rear of) Araucaria sp (front of)	L15 RP80907 & L16 RP80907
Ficus benjamina weeping fig	130 Kedron Park Rd	L123 SP248971
Eucalyptus grandis flooded gum	34 Thorrold St (rear of)	L263 SP216120
Wynnum		
Delonix regia poinciana	21 Alkoomie St (front yard of)	L65 RP33064
Delonix regia poinciana	79 Alkoomie St (front yard of)	L45 RP33064
Mangifera indica mango	24 Allen St (rear of)	L73 RP33088
Araucaria cunninghamii hoop pine	89 Bay Tce (Southern end of Florence St frontage)	L100 SP151582
2 x *Mangifera indica* mango	242 Bay Tce (Walnut St frontage)	L13 SP160701
Numerous *Ficus* and *Araucaria* species	77 and 77a Buderim St	L378 SL6111 & L378 RP226441
Mangifera indica mango	38 Clara St	L2 RP32998
Libidibia ferrea leopard tree	38 Claymeade St (rear of)	L126 RP96102
Brachychiton rupestris narrow-leaved bottle tree	126 Dibar St (front yard of)	L11 RP62247
2 x *Araucaria cunninghamii* hoop pine	16 Elm St (front yard of)	L92 RP33128
Ficus rubiginosa rock fig 2 x *Ficus obliqua* small-leaved fig	145 Florence St (adjacent Florence St boundary)	L643 SL6243

1 x *Ficus virens* white fig		
Delonix regia poinciana	91 Haylock St (front yard of)	L68 RP43545
Araucaria heterophylla Norfolk Island pine	54 Prospect St (front yard of)	L142 RP33076
Mangifera indica mango	145 Prospect St (backyard of)	L115 W4211
Ficus sp. fig	160 Prospect St (rear of lot)	L213 W4211
Delonix regia poinciana	80 Ryder St (front yard of)	L10 RP63869
Araucaria cunninghamii hoop pine	32 Shepherd St (front yard of)	L6 RP65287
Eucalyptus tereticornis forest red gum	35 Shepherd St (front yard of)	L19 RP33080
Eucalyptus tereticornis forest red gum	32 Tamaree Ave (rear of)	L42 SP155195
Eucalyptus tereticornis forest red gum	23 Thomas St (backyard of)	L15 RP33125
Eucalyptus tereticornis forest red gum	Walnut St (backyard of)	L392 RP33003
Eucalyptus tereticornis forest red gum	9 Wassell St, Wynnum (rear of)	L71 RP33080
Mangifera indica mango	149 West Ave (backyard of)	L3 RP86640
2 x *Mangifera indica* mango	159 West Ave (side of)	L105 RP33200
Mangifera indica mango	70 Wilde St (backyard of)	L145 RP33068
Delonix regia poinciana	22 Wynnum North Esp (front yard of)	L73 RP33064
Eucalyptus moluccana grey box	226 Wynnum North Rd (rear of)	L30 RP66928
Delonix regia poinciana	265 Wynnum North Rd (front yard of)	L1 RP92524
Araucaria cunninghamii (Group of) hoop pines	268 Wynnum North Rd (rear of)	L1 RP79404
Wynnum West		
Araucaria cunninghamii hoop pine	6 Hardwick St (front yard of)	L33 RP102480

Ficus benjamina weeping fig	8 Herswell Avenue (Back garden east side)	L22 RP137227
Delonix regia poinciana	32 Ingleston St (front yard of)	L1 RP200255
Eucalyptus microcorys tallowwood	30 Meron St (front yard of)	L83 RP116704
16 x *Mangifera indica* mango	13 North Rd (Railway corridor opp. Bernay's Road)	L121 SP130034
26 x *Mangifera indica* mango	Iona College, 59 North Road (End of Euston Street, Iona College adjoining to railway line)	L2 RP192630
11 x *Mangifera indica* mango	67 Plaza St	L99 SP186348
Group of mature *Eucalyptus* species (local natives)	228 Preston Rd (rear of)	L2 RP230214
2 x *Araucaria cunninghamii* hoop pine	302 Preston Rd (backyard of)	L1 RP60648
Araucaria cunninghamii hoop pine	326 Preston Rd (near front boundary)	L8 RP815148
Grevillea robusta silky oak *Araucaria heterophylla* Norfolk Island pine	110 Randall Rd (front yard of)	L92 RP95085
Eucalyptus tereticornis forest red gum	159 Randall Rd (rear of)	L1 RP180302
Corymbia citriodora spotted gum	80 Roseneath Pde (front yard of)	L8 RP111004
Delonix regia poinciana	10 Stockyard St (front yard of)	L46 RP146190
Araucaria cunninghamii hoop pine	67 Wondall Rd (rear of)	L1 RP127597
Eucalyptus tereticornis forest red gum	115 Wondall Rd (backyard of)	L22 RP97706
Yeronga		
Corymbia citriodora spotted gum	29 Eversley Tce (rear of common land)	L0, 1-7 SP249361
Ficus benjamina weeping fig	22 Killarney St (common land/Belfast St frontage)	L0, 1-5 SP259019

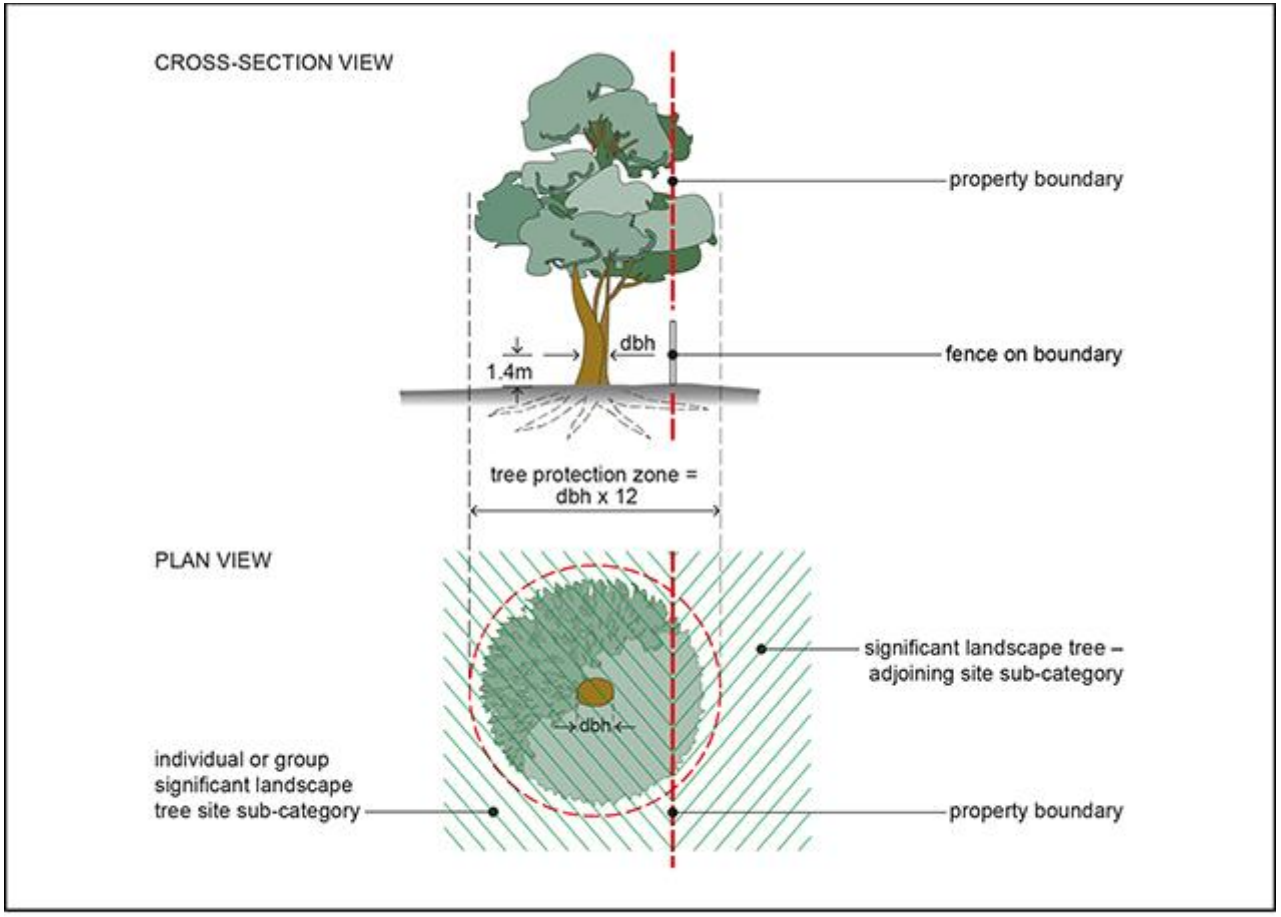


Figure a—Tree protection zone

View the high resolution of Figure a—Tree protection zone

8.2.20 Streetscape hierarchy overlay code

8.2.20.1 Application

1. This code applies to assessing development of land adjoining or having frontage to (i.e. where the overlay sub-category is located in adjoining road reserve or public land), or traversed by or containing, any of the overlay sub-categories identified in the Streetscape hierarchy overlay map, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. The Streetscape hierarchy overlay map identifies the following sub-categories:
    a. Subtropical boulevard — in centre verge width 6m sub-category;
    b. Subtropical boulevard — in centre verge width 5m sub-category;
    c. Subtropical boulevard — in centre verge width 3.75/4.25m sub-category;
    d. Subtropical boulevard — out of centre verge width 6m sub-category;
    e. Subtropical boulevard — out of centre verge width 5m sub-category;
    f. Subtropical boulevard — out of centre verge width 3.75/4.25m sub-category;
    g. Centre street major sub-category;
    h. Centre street minor sub-category;
    i. Neighbourhood street major sub-category;
    j. Neighbourhood street minor sub-category;
    k. Industrial street sub-category;
    l. Pathway link sub-category;
    m. Corner land dedication sub-category;
    n. Locality street sub-category;
    o. Laneway sub-category;
    p. Wildlife movement solution sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- design of public realm, guidance is provided in the Infrastructure design planning scheme policy.
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.20.2 Purpose

1. The purpose of the Streetscape hierarchy overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
        ii. Theme 4: Brisbane's highly effective transport and infrastructure and Element 4.1 — Brisbane's transport infrastructure networks.
    b. Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.
    b. Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration.
    c. Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.
    d. Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.
    e. Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.
    f. Development maintains options for the safe movement of wildlife along a corridor.

8.2.20.3 Performance outcomes and acceptable outcomes

Table 8.2.20.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as	NA Due to the scale of the development no change to the streetscape is proposed.

appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected. **AO2.2** Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies No street trees are proposed to be removed.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	**AO3.1** Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. **AO3.2** Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	NA
	AO3.3 Development ensures that public art is provided in a	

	corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	**AO4** Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	Complies No trees at the rear of the site are proposed to be removed.

Table 8.2.20.3.B—Required verge widths for the streetscape hierarchy

Streetscape type	Required width
Any Streetscape type adjoining the frontage of a lot which forms part of Council's public park network	In compliance with the Infrastructure design planning scheme policy
Subtropical boulevard — in centre verge width 6m	6m

Subtropical boulevard — in centre verge width 5m	5m
Subtropical boulevard — in centre verge width 3.75/4.25m	3.75m or 4.25m for new roads
Subtropical boulevard — out of centre verge width 6m	6m
Subtropical boulevard — out of centre verge width 5m	5m
Subtropical boulevard — out of centre verge width 3.75/4.25m	3.75m or 4.25m for new roads
Centre street major	5m
Centre street minor	3.75m or 4.25m for new roads
Neighbourhood street major	3.75m or 4.25m for new roads
Neighbourhood street minor	3.75m or 4.25m for new roads
Industrial street	3.75m or 4.25m for new roads
Pathway link	In compliance with Chapter 4 Pathway design outside the road corridor of the Infrastructure design planning scheme policy
Corner land dedication	Range $25m^2$ to $81m^2$
Locality street	In compliance with the Infrastructure design planning scheme policy
Laneway	In compliance with the Infrastructure design planning scheme policy