

3.4.3 - Strategic Framework - Theme 2: Brisbane's Outstanding Lifestyle – Element 2.2 – Brisbane's Housing and Accommodation Choices

Specific Outcomes	Land Use Categories	Comments
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	N/a The development is not located within an activity centre or growth nodes area under transport corridors.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	N/a The proposed MCU does not propose or involve a residential development or dwelling houses.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	N/a The development does not propose or involve temporary accommodation.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	N/a The development does not propose or involve temporary accommodation.
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	N/a The development does not propose or involve temporary accommodation.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	N/a The proposed site does not include neighbour expansion within the Rural Zone.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	N/a The subject site is not located within a future suburban living area.

SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	N/a Rooming accommodation is not proposed.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	N/a Rooming accommodation is not proposed.
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	N/a Rooming accommodation is not proposed.

3.5.2 - Strategic Framework - Theme 3: Brisbane's clean and green leading environmental performance – Element 3.1 – Brisbane's Environmental values

Specific Outcomes	Land Use Categories	Comments
<p>SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.</p>	<p>L1 The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are:</p> <ul style="list-style-type: none"> a. Conservation; b. Environmental management; c. Rural; d. Rural residential; e. Open space; f. Sport and recreation. 	<p>Complies The proposed MCU does not impact the Greenspace System, biodiversity area, and the waterway networks, as the proposed development is not located within any of these sensitive areas.</p>
<p>SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.</p>	<p>L2.1 Development does not fragment environmental management, rural residential or rural lands.</p>	<p>Complies The proposed development will not fragment any environmental, rural or rural residential area.</p>
	<p>L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.</p>	<p>N/a The subject site is not located within the Emerging community zone and Industry investigation Zone.</p>
	<p>L2.3 Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.</p>	<p>Complies The proposed development will maintain the inter-urban breaks between Brisbane and the Moreton Bay Region.</p>

<p>SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.</p>	<p>L3 Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.</p>	<p>N/a The proposed development is not located within any high levels of ecosystem services area.</p>
<p>SO4 Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.</p>	<p>L4.1 Development protects areas of high ecological significance or high strategic biodiversity value, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.</p>	<p>Complies The proposed development is not located within any of the listed sensitive areas (koala habitats, high biodiversity areas).</p>
	<p>L4.2 Development for an urban purpose is located outside areas of high ecological significance or high strategic biodiversity value.</p>	<p>Complies The proposed development is not located within any of the listed sensitive areas (ecological significance, high strategic biodiversity value).</p>
	<p>L4.3 Roads and other infrastructure corridors avoid areas of significant biodiversity value and if overriding needs result in infrastructure being developed in areas of significant biodiversity value, the development offsets the lost values in locations enabling a net positive biodiversity outcome by providing compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>	<p>N/a The proposed development does not include any new roads or infrastructure corridors.</p>
<p>SO5 Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.</p>	<p>L5.1 Development provides an interface area to buffer against edge effects.</p>	<p>N/a The subject site provides a buffer zone with the area within the environmental overlay.</p>
	<p>L5.2 Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>	<p>N/a The proposed MCU does not include vegetation clearing.</p>
	<p>L5.3 Biodiversity areas are identified and incrementally restored, including through the use of environmental offsets.</p>	<p>N/a The proposed development is not located within any sensitive areas.</p>
<p>SO6 Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.</p>	<p>L6 Development for urban infrastructure provides for wildlife movement solutions at strategic locations as identified in the Streetscape hierarchy overlay.</p>	<p>N/a The proposed development is not located within any sensitive areas.</p>

S07 Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.	L7.1 Development along the Brisbane River corridor is managed on section by section, responding to the diverse local characteristics and values along its length.	N/a The subject site is not located within the Brisbane River corridor.
	L7.2 Development continues to contribute towards an extended public open space network along the river.	N/a The subject site is not located within the Brisbane River corridor.
	L7.3 Development in identified waterway corridors, wetlands and the Brisbane foreshore is sited, designed and managed to retain and enhance the performance of these locations for drainage, amenity, recreational, cultural and biodiversity values.	N/a The subject site is not located within the Brisbane River corridor.
S08 Brisbane's natural resource assets, including extractive resources such as quarries, are identified and protected from encroachment by incompatible development, including sensitive uses .	L8 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Complies The proposed development will safeguard Brisbane's natural resources and prevent encroachment upon the existing quarry located to the northwest.
S09 Brisbane's agricultural production, scenic amenity and environmental values of rural lands are protected.	L9 Development of Brisbane's rural areas balances the demands for use of rural lands for a broad range of rural industries and food production with the biodiversity, scenic amenity, outdoor recreation, landscape character and rural lifestyle values of those rural areas.	Complies The proposed MCU does not impact the agricultural production, scenic amenity and environmental values of the rural land.
S10 Brisbane's aquatic habitats and fisheries are protected.	L10 Development incorporates site measures that protect water habitats, aquatic quality, fish passages and downstream fisheries from water pollution and sedimentation.	N/a The proposed development area does not incorporate water habitats, and fish passages.
S11 Water quality is protected from adverse impacts of development.	L11 Waterway corridors wetlands, drinking water catchments including receiving waters, water supply buffer areas, water resource catchments and high ecological value water areas as indicated on the State Planning Policy Interactive Mapping System, and areas of potential and actual acid sulfate soil are managed to contribute to protecting water quality by: <ol style="list-style-type: none"> a. overlays; b. siting and design; c. specification management. 	N/a The proposed development is located outside waterway corridors and does not include wetlands and drinking water catchments.

3.7.7 - Strategic Framework - Theme 5: Brisbane's CityShape – Element 5.6 – Brisbane's Greenspace System

Specific Outcomes	Land Use Categories	Comments
SO1 The Greenspace System's values and functions are identified, retained and enhanced.	L1.1 Development protects land allocated for nature conservation, public open space and sporting and recreation uses.	N/a The development is not located within a land allocated for nature conservation, public open space and recreation uses.
	L1.2 Development intensity, land use allocation, siting and design protect the multiple values and functions of the Greenspace System.	N/a
	L1.3 Development does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities.	Complies The proposed MCU does not fragment high-value biodiversity areas and will not restrict fauna movement and rural activities.
SO2 The Greenspace System is expanded to protect areas with green space values.	L2 Development in the Greenspace System appropriately reflects the values of the site and ensures those areas of the site are protected or enhanced.	N/a
SO3 The Greenspace System provides an effective network of green space links and contributes to a regional network.	L3.1 Development supports the linkage of Greenspace System areas with open space and recreational and biodiversity values.	N/a The development is not located within a Greenspace System area with open space and recreational and biodiversity values.
	L3.2 Development enhances the Greenspace System to enable green space areas to connect with communities and integrate with regional green space in surrounding local government areas.	The proposed development will maintain the inter-urban breaks between Brisbane and the Moreton Bay Region.
	L3.3 Development protects the inter-urban breaks between Brisbane City and Moreton Bay Region, Somerset Region, Redland City and Logan City, as part of the Brisbane Greenspace System.	Complies The development does not affect the inter-urban breaks between Brisbane City and Moreton Bay Region.
	L3.4 Development is designed and managed to ensure Greenspace System areas provide physical breaks and buffers within the urban footprint.	Complies The proposed development will maintain the physical breaks and buffers within the urban footprint.
	L3.5 Corridors within the Greenspace System reinforce the sense of identity of local communities and assist in floodway and drainage functions and safe wildlife movement.	N/a The proposed development will maintain the inter-urban breaks between Brisbane and the Moreton Bay Region.
SO4	L4	N/a

The Greenspace System protects koala habitats.	Development protects koala habitat in biodiversity areas as mapped in the Biodiversity areas overlay.	The subject site is not located within a Koala habitat area.
SO5 The Greenspace System maintains and enhances the capacity of ecosystems to provide ecosystem services.	L5 Development identifies and protects areas with high levels of ecosystem services from development impacts.	N/a The proposed development is not located within a protected area.
SO6 Brisbane's existing extractive industry operations are managed to protect the Greenspace System.	L6 Existing extractive industry operations are managed to best-practice environmental standards to protect the values and functions of the Greenspace System.	N/a The subject site does not include an existing industry operation onsite.
SO7 Rural Neighbourhoods are a very low-density setting of houses in a rural-like or natural landscape.	L7 Development does not further fragment viable rural land.	Complies The proposed development does not fragment viable rural land.
SO8 Rural Neighbourhoods allow viable rural industries to operate within the context of rural activities, the Greenspace System rural living areas.	L8.1 Development is not adversely impacted by the edge impacts of rural production areas.	Complies The proposed MCU is not adversely impacted by the edge of rural production areas.
	L8.2 Development protects rural residential amenity.	Complies The development proposal will not impact the local rural residential amenity in term of sitting and appearance.
SO9 Rural Neighbourhoods protect biodiversity and landscape values and water quality.	L9.1 Development is residential in terms of building access, extent and siting and building design and landscaping is appropriately managed to protect biodiversity, landscape values and water quality.	N/a The development does not propose or involve any residential structure.