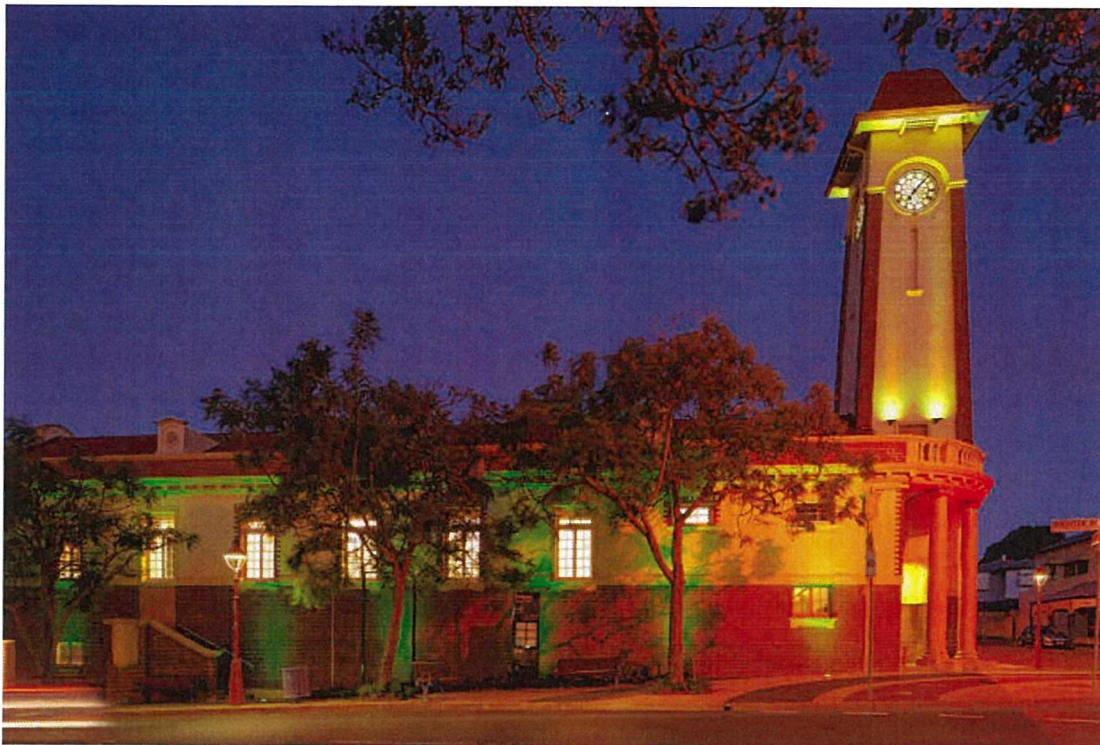


E&C REPORT – 23 NOVEMBER 2020 – CLAUSE G – ATTACHMENT B

Sandgate district draft neighbourhood plan

Brisbane City Plan 2014

Amendment Package – November 2020



Dedicated to a better Brisbane

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Part A: Explanatory Notes

Purpose

The purpose of these explanatory notes is to provide context to the Sandgate district draft neighbourhood plan amendment package (the draft amendment package) including the key outcomes of the Sandgate district neighbourhood plan (the neighbourhood plan) and the process undertaken to develop the neighbourhood plan. The explanatory notes are for information only and do not form part of the draft amendment package.

Introduction

The draft amendment package sets out the statutory amendments required to amend *Brisbane City Plan 2014* (the planning scheme) to incorporate proposed updates to the existing neighbourhood plan. It contains two parts: this explanatory statement (for information only) and the draft amendment package, which specifies the proposed statutory changes to the planning scheme.

Background

Brisbane City Council (Council) proposes to update the existing neighbourhood plan to guide future development and coordinate land use in the Sandgate district including the suburbs of Sandgate, Shorncliffe, Deagon and Brighton.

Council has developed the draft amendment package to amend the planning scheme. The draft amendment package forms a major amendment to the planning scheme as defined in the *Planning Act 2016* and has been prepared in accordance with the *Minister's Guidelines and Rules*.

Council commenced the neighbourhood planning process to focus on Sandgate, Shorncliffe and Deagon in February 2019. The Sandgate district neighbourhood plan draft strategy (the draft strategy) was released in October 2019 and was open for public consultation from 8 October 2019 to 4 November 2019. Feedback from the community, including the Community Planning Team (CPT) meetings, online survey and strategy responses, has been used in the preparation of the draft amendment package. Internal Council stakeholders have also been involved in preparing the draft amendment package.

Community engagement

The neighbourhood planning process involved a series of community engagement stages. The neighbourhood planning process commenced in March 2019. An online survey to inform the draft strategy was carried out from March 2019 to April 2019, and the CPT met three times between May 2019 and June 2019.

Feedback received during the three CPT meetings informed the draft strategy. The draft strategy was released for public consultation from 8 October 2019 to 4 November 2019. Feedback on the draft strategy was used to inform the draft amendment package.

Summary of community engagement activities

Following is a summary of the key community engagement activities that have informed the development of the neighbourhood plan.

Event type	Date and location	Number of people
Online issues survey	March 2019 to April 2019	538
Interactive mapping	March 2019 to April 2019	213
CPT	Thursday 9 May 2019 – Sandgate RSL Memorial Hall	21
	Thursday 6 June 2019 – Sandgate RSL Memorial Hall	24
	Thursday 27 June 2019 – Sandgate RSL Memorial Hall	15
Information kiosks	Thursday 24 October 2019 – Sandgate Town Hall	250
	Saturday 26 October 2019 – Sandgate Scouts Hall	100
Newsletter	Newsletter 1 – March 2019 Newsletter 2 – October 2019	Newsletters were sent to 4982 residents and businesses
E-bursts (email updates)	E-burst 1 – 15 April 2019 E-burst 2 – 9 October 2019	Distributed to residents registered at the time of the e-burst

Draft strategy feedback

The draft strategy received 698 responses. The community also provided five submissions by petitions to Council. Table 1 provides a summary of key issues raised and how they are addressed in the draft amendment package.

Table 1 – Summary of key issues and responses

Key issues raised by community	How addressed in the draft amendment package
<ul style="list-style-type: none"> Comments regarding building heights for the Sandgate centre in response to the proposal in the draft strategy for six storeys. 	<ul style="list-style-type: none"> The draft amendment package provides for a maximum building height of four storeys in the Sandgate centre, except for the Lagoon Street sub-precinct which provides for a maximum building height of five storeys.
<ul style="list-style-type: none"> Comments regarding the Low impact industry zoning in Sandgate around Connaught Street, which seeks to provide a mix of local employment and business opportunities. Comments regarding increasing the mix of employment uses in the Rainbow Street industrial area. 	<ul style="list-style-type: none"> The draft amendment package proposes to retain Low impact industry zoning in Sandgate around Connaught Street to support local employment and business opportunities. The draft amendment package proposes that Low impact industry zoning on Rainbow Street close to Sandgate railway station be rezoned to Specialised centre (Mixed industry and business area) zone to allow for an increased range of employment generating uses in this area (proposed Rainbow Street sub-precinct).
<ul style="list-style-type: none"> Deagon railway station – Proposal for Low-medium density residential (three storey development) zoning in the draft strategy was generally not supported. 	<ul style="list-style-type: none"> The draft amendment package retains the Low density residential zoning and Character residential zoning around the Deagon railway station.
<ul style="list-style-type: none"> The Gas Works precinct – Comments regarding the proposal to provide for residential development and housing diversity close to the Sandgate railway station. Comments identified environmental constraints on the site requiring additional investigation. 	<ul style="list-style-type: none"> The draft amendment package proposes a Low-medium density residential zone (up to three storeys) in The Gas Works precinct, with provisions to ensure that environmental constraints are addressed.
<ul style="list-style-type: none"> Comments regarding strengthening character residential protection measures. 	<ul style="list-style-type: none"> The draft amendment package proposes rezoning identified properties to Character residential (Infill housing) and to Character residential (Character housing) in Sandgate and Deagon. The Traditional building character overlay has also been updated with additional properties proposed for character protection.
<ul style="list-style-type: none"> Comments regarding continued Heritage, Pre-1911 building and 	<ul style="list-style-type: none"> The Heritage, Pre-1911 building and Commercial character building overlays

Commercial character building protection.	have been updated in Sandgate, Shorncliffe and Deagon.
<ul style="list-style-type: none"> Comments regarding improvements to pedestrian and cycle access. 	<ul style="list-style-type: none"> The Streetscape hierarchy overlay has been updated in the Sandgate centre to reflect future pedestrian and cycle network requirements.

The neighbourhood plan boundary

The neighbourhood plan area comprises the suburbs of Sandgate, Shorncliffe, Deagon and Brighton. Brighton, an established area of low-density housing, was not included in the neighbourhood planning process. All current planning outcomes for Brighton are retained in the draft amendment package.

The neighbourhood plan boundary and precincts are outlined in Figure 1 below.



Figure 1 – Sandgate district neighbourhood plan boundary and precincts

Precincts

The draft amendment package proposes neighbourhood plan precincts in Sandgate and Deagon to guide future development in the Sandgate centre, the former Gas Works site and Deagon racecourse and stables area. The proposed precincts are detailed in Part B of the draft amendment package.

Key planning outcomes

The draft amendment package will ensure that development responds to key State, regional and local planning outcomes.

Response to the planning scheme's Strategic framework

The amendment package is aligned with the planning scheme's Strategic framework. Under the Strategic framework, the neighbourhood plan area is identified as a suburban living area. The draft amendment package supports CityShape 2031 by delivering low density residential areas and character residential areas with a District centre on a public transport corridor.

Response to local planning outcomes

The neighbourhood plan area has frequent public transport access to the Brisbane CBD via the suburban railway network. It has a District centre at Sandgate and has a range of supporting service industry areas in Sandgate and Deagon. The Deagon racecourse is a major sport, recreation and entertainment facility located within the neighbourhood plan area providing stabling and training facilities for the racing industry.

The draft amendment package seeks to do the following.

- Maintain and enhance the Sandgate centre as the primary centre for the area, providing a balance of commercial and residential development close to public transport.
- Balance the protection of the low density character of Sandgate, Shorncliffe and Deagon with providing housing choice close to the Sandgate railway station in the Gas Works precinct.
- Protect the character and heritage of properties in Sandgate, Shorncliffe and Deagon.
- Continue existing light industry uses in Sandgate around Connaught Street to support local businesses and employment within the neighbourhood plan area.
- Provide for mixed industry and business uses on Rainbow Street to support a mix of employment generating uses including low impact industry, research and technology, advance manufacturing, service industries and associated commercial uses including small scale offices, shops and food and drink outlets that complement the Sandgate centre.
- Support the ongoing function of the Deagon racecourse and associated stabling and training facilities.

Proposed zone changes

The draft amendment package proposes changes to zones that include the following.

- Changing Low-medium density residential with Traditional building character overlay to Character residential (Infill housing) for identified properties in Sandgate and Shorncliffe.
- Changing Low-density residential to Character residential (Character) for identified properties in Sandgate, Deagon and Shorncliffe.
- Changing Special purpose (Utility services) to Low-medium density residential (Up to three storeys) for the Gas Works precinct.
- Changing Low impact industry to Specialised centre (Mixed industry and business) for identified properties adjoining the Sandgate town centre.
- Changing unzoned, Emerging community and District centre (split zone) for identified properties to a range of zones which better reflect the intended land uses.

Proposed zoning changes in the neighbourhood plan are shown in Figure 2.



Figure 2 – Key areas of proposed zoning changes

Proposed overlay changes

The draft amendment package proposes changes to the planning scheme's Commercial character building, Dwelling house character, Heritage, Pre-1911 building, Significant landscape tree, Streetscape hierarchy and Traditional building character overlays. Refer to Table 2 – Amendment Summary and Part B for details on the proposed amendments.

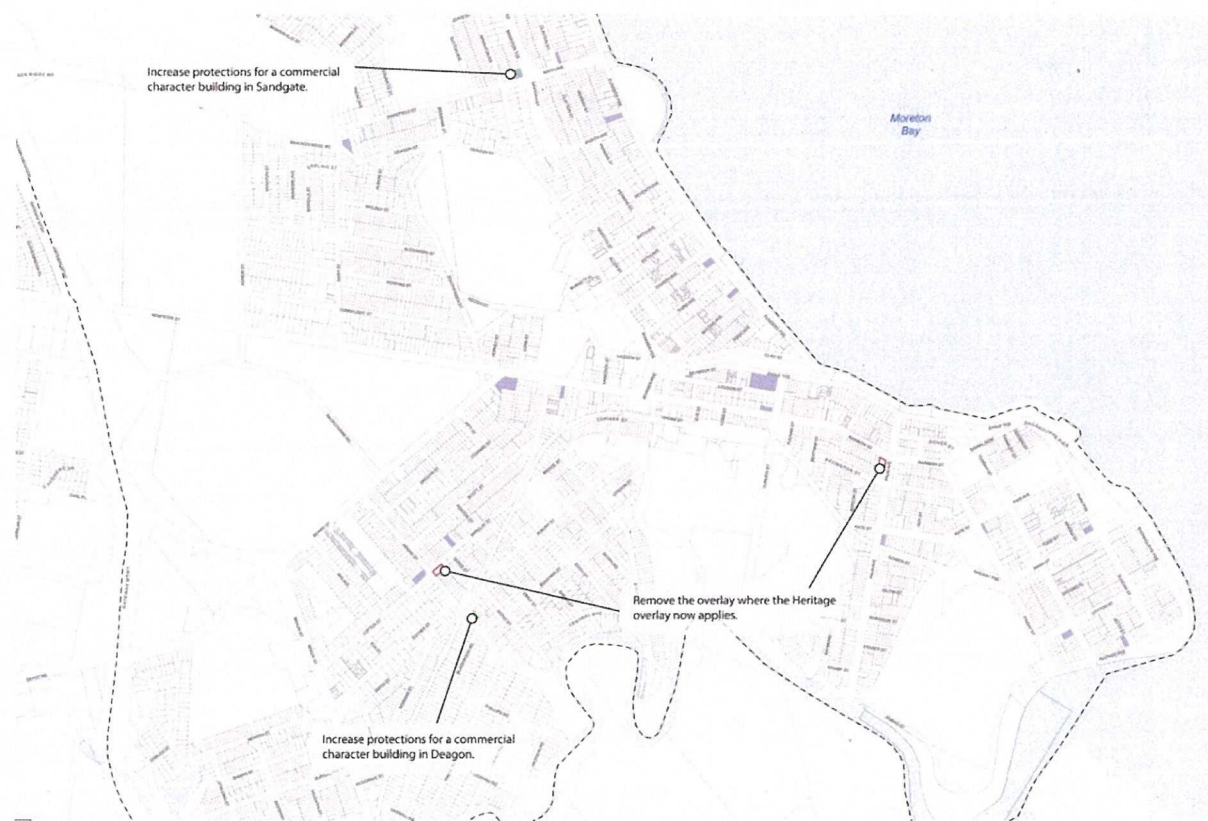


Figure 3 – Commercial character building overlay changes map

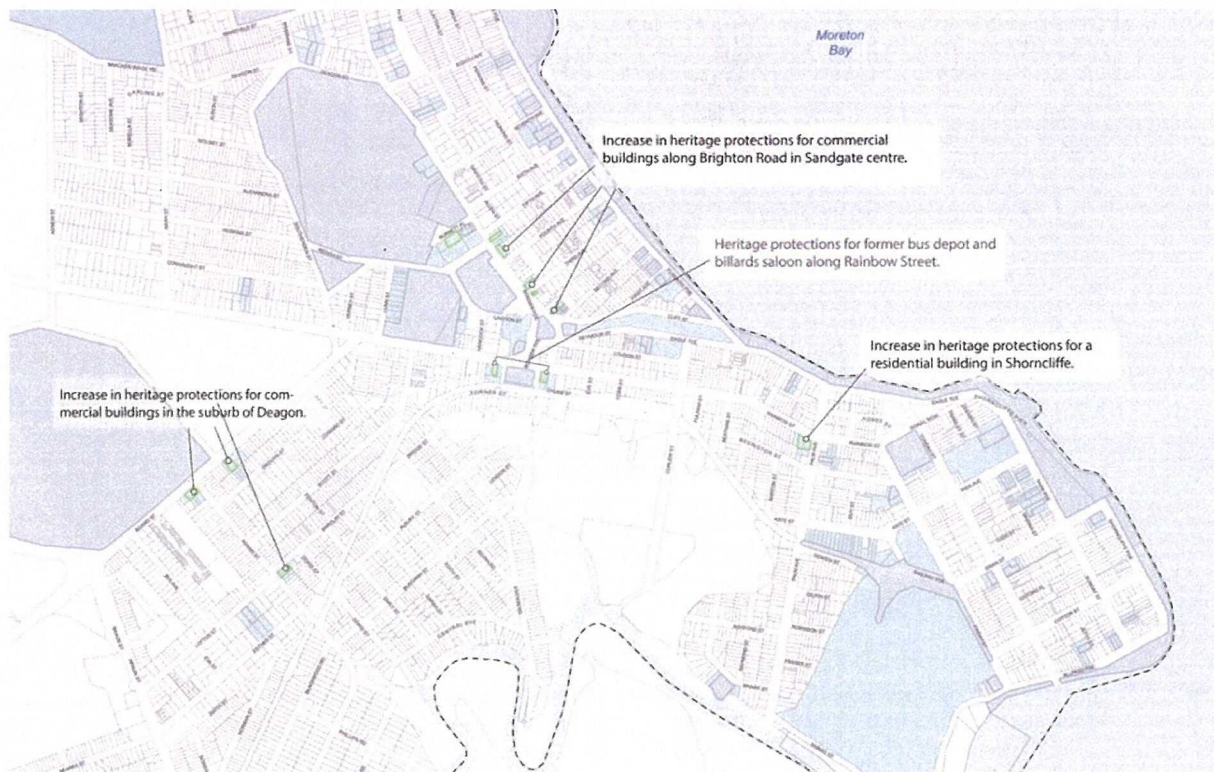


Figure 4 – Heritage overlay changes map



Figure 5 – Pre-1911 building overlay changes map

Proposed planning scheme policy changes

The draft amendment package proposes changes to the Infrastructure design planning scheme policy to reflect the desired outcomes for streetscapes in the Sandgate centre precinct. These changes support the delivery of infrastructure in the public realm (footpath area). Refer to Table 2 – Amendment Summary and Part B for details on the proposed amendments.

The proposed planning scheme policy amendments can also be viewed in Part B.

Amendment Summary

Table 2 – Amendment Summary

Part	Planning scheme reference	Proposed amendment	Part B amendment reference
Part 1 (About the planning scheme)	Table 1.2.2—Neighbourhood plans precincts and sub-precincts	Amend the row for the Sandgate district neighbourhood plan. Delete the existing precincts and amend with the following precincts: <ul style="list-style-type: none"> • NPP-001: Sandgate centre • NPP-001a: Brighton Road • NPP-001b: Lagoon Street • NPP-001c: Rainbow Street • NPP-002: The Gas Works • NPP-003: Deagon racing • NPP-003a: Deagon racecourse • NPP-003b: Deagon stables. 	Part 1.1 (1)
Part 5 (Tables of assessment)	Table 5.9.1—Neighbourhood plan categories of development and assessment changes	Amend the Sandgate district neighbourhood plan for the categories of development and assessment changes. Amend the MCU column from 'No change' to 'Change' to reflect development outcomes.	Part 2.1 (2)
	Table 5.9.60.A—Sandgate district neighbourhood plan: material change of use	Amend and update the table of assessment to include The Gas Works (NPP-002) precinct.	Part 2.1 (3)
Part 7 Neighbourhood Plan	Section 7.2 Neighbourhood plan codes	Amend 7.2.19.1 Sandgate district neighbourhood plan code.	Part 3.1 (4)
Part 8 (Overlays)	Table 8.2.19.3.C — Significant landscape trees in specific locations	Amend the Significant landscape tree overlay code to include significant landscape trees in the suburbs of Deagon, Sandgate and Shorncliffe.	Part 4.1 (5 & 6)

Part	Planning scheme reference	Proposed amendment	Part B amendment reference
Schedule 2 (Mapping)	SC2.2 Zone Maps – ZM-001 (Map tile 6)	Amend map tile 6 to include changes in the Sandgate district neighbourhood plan area.	Part 5.1 (7)
	SC2.2 Zone maps, Table SC2.2.1— Zone maps	Amend Table SC2.2.1 to include new gazettal date for ZM-001 (Map tile 6).	Part 5.2 (8)
	SC2.3 Neighbourhood plan maps, NPM-019.1	Amend NPM-019.1 Sandgate district neighbourhood plan map.	Part 5.3 (9)
	SC2.3 Neighbourhood plan maps, Table SC2.3.1— Neighbourhood plan maps	Amend Table SC2.3.1 Neighbourhood plan maps to include new gazettal date for NPM-019.1.	Part 5.4 (10)
	SC2.4 Overlay maps	Amend OM-003.2 Commercial character building overlay map (Map tile 6).	Part 5.5 (11)
		Amend OM-004.1 Dwelling house character overlay map (Map tile 6).	Part 5.5 (12)
		Amend OM-008.1 Heritage overlay map (Map tile 6).	Part 5.5 (13)
		Amend OM-016.2 Pre-1911 building overlay map (Map tile 6).	Part 5.5 (14)
		Amend OM-019.1 Significant landscape tree overlay map (Map tile 6).	Part 5.5 (15)
		Amend OM-019.2 Streetscape hierarchy overlay map (Map tile 6).	Part 5.5 (16)
		Amend OM-020.1 Traditional building character overlay map (Map tile 6).	Part 5.5 (17)
	SC2.4 Overlay maps, Table SC2.4.1	Amend Table SC2.4.1 to include new gazettal date for OM-003.2 Commercial character building overlay map (Map tile 6).	Part 5.6 (18)
		Amend Table SC2.4.1 to include new gazettal date for OM-004.1 Dwelling house character overlay map (Map tile 6).	Part 5.6 (19)
		Amend Table SC2.4.1 to include new gazettal date for OM-008.1 Heritage overlay map (Map tile 6).	Part 5.6 (20)

Part	Planning scheme reference	Proposed amendment	Part B amendment reference
		Amend Table SC2.4.1 to include new gazettal date for OM-016.2 Pre-1911 building overlay map (Map tile 6).	Part 5.6 (21)
		Amend Table SC2.4.1 to include new gazettal date for OM-019.1 Significant landscape tree overlay map (Map tile 6).	Part 5.6 (22)
		Amend Table SC2.4.1 to include new gazettal date for OM-019.2 Streetscape hierarchy overlay map (Map tile 6).	Part 5.6 (23)
		Amend Table SC2.4.1 to include new gazettal date for OM-020.1 Traditional building character overlay map (Map tile 6).	Part 5.6 (24)
Schedule 6 Planning scheme policies	SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice	Amend Table 5.1.2—Locality streets within Neighbourhood plan areas and other locations to include reference to Sandgate district neighbourhood plan.	Part 6.1 (25)
	SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Section 5.2 Locality streets in Suburban Centre Improvement Projects, 5.2.19.1 Sandgate	Amend 5.2.19.1.1 Location and extent (detailing the location and extent of the suburban centre improvement project within Sandgate), 5.2.19.1.2 Locality street specifications and 5.2.19.1.3 Preferred plant species.	Part 6.2 (26)
	SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Section 5.3 Neighbourhood plans and other locations	Insert 5.3.19.3 Sandgate district – Section detailing location and extent of locality streets including specifications and preferred plant species.	Part 6.3 (27)

Part	Planning scheme reference	Proposed amendment	Part B amendment reference
	SC6.29 Structure planning planning scheme policy, 1 Introduction	Amend table in 1.1 Relationship planning scheme to include Sandgate district neighbourhood plan.	Part 6.4 (28)
Appendix 2 (Table of Amendments)	Table AP2.1—Table of amendments	Insert date of adoption and effective date, planning scheme version number, amendment type and summary of amendments as a result of the neighbourhood plan.	Part 7.1 (29)

Conclusion

The neighbourhood planning process commenced in March 2019. The draft amendment package proposed for approval to proceed to public notification is a product of the technical studies undertaken and the feedback received from the community and stakeholders since planning commenced.

Part B: Major amendment vx.00/20xx

It is hereby certified that this is a true and correct copy of *Brisbane City Plan 2014* Major Amendment vx.xx/20xx made, in accordance with the *Planning Act 2016*, by Brisbane City Council.

Dyan Currie AM
Chief Planner
Brisbane City Council

Part 1 Amendment of Part 1 (About the planning scheme)

1.1 Amendment of section 1.2 (Planning scheme components)

- (1) Section 1.2 Planning scheme components, Table 1.2.2—Neighbourhood plans precincts and sub-precincts—

Sandgate district neighbourhood plan	NPP-001: Sandgate town centre NPP-002: The Gas Works NPP-003: Deagon stables
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omit, insert:

Sandgate district neighbourhood plan	NPP-001: Sandgate centre NPP-001a: Brighton Road NPP-001b: Lagoon Street NPP-001c: Rainbow Street NPP-002: The Gas Works NPP-003: Deagon racing NPP-003a: Deagon racecourse NPP-003b: Deagon stables
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Part 2 Amendment of Part 5 (Tables of assessment)

2.1 Amendment of section 5.9 (Categories of development and assessment—Neighbourhood plan)

- (2) Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.1—Neighbourhood plan categories of development and assessment changes—

Sandgate district neighbourhood plan	No change	No change	No change	No change
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omit, insert:

Sandgate district neighbourhood plan	Change	No change	No change	No change
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- (3) Section 5.9 Categories of development and assessment—Neighbourhood plans, Table 5.9.60.A Sandgate district neighbourhood plan: material change of use—

Use	Categories of development and assessment	Assessment benchmarks
MCU, if assessable development	No change	Sandgate district neighbourhood plan code

omit and insert:

Table 5.9.60.A—Sandgate district neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
If in the neighbourhood plan area		
MCU, if assessable development where not listed in this table	No change	Sandgate district neighbourhood plan code

If in The Gas Works precinct (NPP-002)		
<u>Care co-located uses (activity group), excluding Food and drink outlet and Shop</u>	Assessable development—Impact assessment	
	-	<u>The planning scheme including:</u> <u>Sandgate district neighbourhood plan code</u> <u>Retirement and residential care facility code</u> <u>Low-medium density residential zone code</u> <u>Prescribed secondary code</u>
<u>Residential care facility</u>	Assessable development—Impact assessment	
	-	<u>The planning scheme including:</u> <u>Sandgate district neighbourhood plan code</u> <u>Retirement and residential care facility code</u> <u>Low-medium density residential zone code</u> <u>Prescribed secondary code</u>
<u>Short-term accommodation</u>	Assessable development—Impact assessment	
	-	<u>The planning scheme including:</u> <u>Sandgate district neighbourhood plan code</u> <u>Multiple dwelling code</u> <u>Short-term accommodation code</u> <u>Low-medium density residential zone code</u> <u>Prescribed secondary code</u>
<u>Tourist park</u>	Assessable development—Impact assessment	
	-	<u>The planning scheme including:</u> <u>Sandgate district neighbourhood plan code</u> <u>Tourist park and relocatable home park code</u> <u>Low-medium density residential zone code</u> <u>Prescribed secondary code</u>

Part 3 Amendment of Part 7 (Neighbourhood plans)

3.1 Amendment of section 7.2 (Neighbourhood plan codes)

- (4) Section 7.2 Neighbourhood plans, 7.2.19.1. Sandgate district neighbourhood plan code—
omit, insert:

7.2.19.1 Sandgate district neighbourhood plan code

7.2.19.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Sandgate 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 Sandgate district neighbourhood plan area is identified on the [NPM-019.1 Sandgate district neighbourhood plan map](#) and includes the following precincts:
 - (a) Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001):
 - (i) Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a);
 - (ii) Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b);
 - (iii) Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c).
 - (b) The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002);
 - (c) Deagon racing precinct (Sandgate district neighbourhood plan/NPP-003):
 - (i) Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a);
 - (ii) Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b).
- (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 5.9.60.A](#), [Table 5.9.60.B](#), [Table 5.9.60.C](#) and [Table 5.9.60.D](#).

7.2.19.1.2 Purpose

- (1) The purpose of the Sandgate district neighbourhood plan code is to provide finer grained planning at a local level for the Sandgate district neighbourhood plan area.
- (2) The purpose of the Sandgate district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
- (3) The overall outcomes for the neighbourhood plan area are:
 - (a) Heritage places that contribute to the history and identity of Sandgate district are conserved, whilst allowing for adaptive reuse where appropriate.
 - (b) Residential development will be predominantly low-density residential with the character of the district continuing to reflect the traditional architectural features such as 'timber and tin' housing.
 - (c) Sandgate centre is the primary centre for the district, providing employment opportunities and services for the local community, and is supported by an existing District centre in Deagon.

- (d) Low impact industry uses are protected around Connaught Street contributing to the local economy and jobs.
 - (e) The environmental values and Aboriginal cultural heritage values in the Moreton Bay, Boondall and Tinchi Tamba Wetlands, Cabbage Tree Creek and Third, Dowse and Einbunpin lagoons are protected.
 - (f) Sandgate Foreshore and Shorncliffe Pier continue to provide recreational uses that attract tourism to the Sandgate district.
 - (g) Deagon racecourse provides for a limited range of non-residential uses to support the function of the racecourse as a major sport, recreation and entertainment facility, while maintaining the primacy of the Sandgate centre.
 - (h) Development does not exceed building heights specified in the neighbourhood plan, to maintain the prevailing character of the area.
- (4) Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001) overall outcomes are:
- (a) Sandgate centre continues to be the primary centre for the district and provides a mix of dwelling types within an employment centre close to public transport, providing housing choice for residents.
 - (b) The cultural heritage significance and setting of the Sandgate Town Hall, Sandgate War Memorial Park and Sandgate Post Office are conserved as important historical landmarks and celebrated as a gateway into the town centre.
 - (c) Development protects the recreation, scenic and landscape values of Einbunpin Lagoon Park and facilitates opportunities for physical connections and interaction between the Lagoon and other public spaces.
 - (d) Development maintains and enhances pedestrian connections within the centre and between the centre and key destinations including Sandgate railway station and the foreshore.
 - (e) Development in Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a):
 - (i) contributes to the function of this area as the primary commercial street and community hub of the centre;
 - (ii) protects and complements the traditional elements of the streetscape along Brighton Road and contributes to pedestrian amenity in Sandgate centre;
 - (iii) comprises a built form that provides a transition between the centre and adjoining residential areas to protect residential amenity.
 - (f) Development in Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b):
 - (i) includes a mix of compatible residential and non-residential uses, ensuring that commercial activity does not result in adverse noise, light or odour impacts on residents.
 - (ii) supports the commercial function of the centre by accommodating a mix of ground floor uses and provides for pedestrian activity around Einbunpin Lagoon Park and street corners;
 - (iii) has a built form that is cohesive with the existing centre, presents a human scale to the street, and provides an appropriate interface with heritage places.
 - (g) Development in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c):
 - (i) in the Mixed industry and business zone precinct of the Specialised centre zone provides a mix of low impact industrial uses, including research and technology, advance manufacturing, service industries and commercial uses including small scale office, shops and food and drink outlets that complement the Sandgate centre;
 - (ii) has a high quality built form that complements the amenity of the Sandgate centre;
 - (iii) creates strong pedestrian links between the Sandgate centre and railway station.

- (5) The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002) overall outcomes are:
- (a) Development of residential uses such as multiple dwellings provide housing choice close to Sandgate railway station and centre.
 - (b) Development ensures that sensitive uses are located outside the identified odour area in Figure g while pollution sources continue to operate in the surrounding area.
 - (c) Development ensures people and property are protected from flooding and coastal hazards.
 - (d) Development ensures that residential amenity and environmental values are protected by addressing biodiversity and site contamination, wetlands and waterway corridors.
 - (e) Development is well integrated with the community and existing infrastructure networks, including road, public transport, pedestrian, cycling and parks.
 - (f) Development provides for a pedestrian link to facilitate access to Sandgate railway station, connecting between Towner Street and Curlew Street.
- (6) Deagon racing precinct (Sandgate district neighbourhood plan/NPP-003) overall outcomes are:
- (a) The history of horse racing and stabling in Sandgate district is acknowledged in this precinct by the continuation of uses related to horse racing and stabling and the protection of character and heritage values.
 - (b) Development in Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a):
 - (i) supports the function of the racecourse as a major sport, recreation and entertainment facility including associated equine industry uses and non-residential uses that do not adversely affect the primacy of the existing Sandgate centre;
 - (ii) conserves the cultural heritage significance of the racecourse and enhances public understanding and appreciation of its heritage values;
 - (iii) reinforces the racecourse precinct as a gateway into the Sandgate district;
 - (iv) protects and enhances significant vegetation and wetlands to ensure long-term ecological functionality;
 - (v) provides new infrastructure to support any additional demand placed on infrastructure networks as a result of development;
 - (vi) provides connected pedestrian and bicycle paths, consistent with existing networks, to maximise use of active and public transport;
 - (vii) incorporates a built form that addresses the street and complements the established character of the surrounding area;
 - (viii) provides large shade trees and landscaping to improve the sub-tropical character, amenity and micro-climate of the sub-precinct.
 - (c) Development in Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b):
 - (i) is predominantly for low-density dwelling types consistent with the zone;
 - (ii) may include a stable where odour and noise impacts on residential uses are mitigated.

Note—A stable is an example of animal keeping as defined in Table SC1.1.1.B.

7.2.19.1.3 Performance outcomes and acceptable outcomes

Table 7.2.19.1.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001)	
<p>PO1 Development is of a height, scale and form that achieves the intended outcome for the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> (a) consistent with anticipated density and assumed infrastructure demand; (b) proportionate to and commensurate with the site area and frontage width; (c) designed to avoid adverse impacts to adjoining development; (d) sited with appropriate setbacks to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining <u>site</u>. <p>Note—Development that exceeds the intended number of <u>storeys</u> or <u>building height</u> can place disproportionate pressure on the transport network, public space or <u>community facilities</u> in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and <u>amenity</u>.</p>	<p>AO1 Development complies with:</p> <ul style="list-style-type: none"> (a) the number of storeys and building height in <u>Table 7.2.19.1.3.B</u>; (b) front, side and rear setbacks requirements in <u>7.2.19.1.3.C</u>. <p>Note—Neighbourhood plans will mostly specify a maximum number of <u>storeys</u> where zone outcomes have been varied in relation to <u>building height</u>. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of <u>storeys</u> and height in metres are specified.</p>
<p>PO2 Development provides for pedestrian activity, safety and interaction with ground floor uses between the railway station and centre along Brighton Road and around Einbunpin Lagoon Park.</p>	<p>AO2 Development provides active frontages in accordance with <u>Figure a</u>.</p>
If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001), where in the Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a)	
<p>PO3 Development provides a building bulk and scale consistent with the intended form and character of the Brighton Road sub-precinct that includes:</p> <ul style="list-style-type: none"> (a) building frontage provides a consistent edge with the street aligning with the built form of adjoining commercial buildings; (b) upper levels above the podium are set back to reduce the bulk and scale visible from the opposite side of street frontage. <p>Note—Refer to <u>Figure b</u> for guidance in achieving this performance outcome.</p>	<p>AO3 Development is contained within the building envelope for the site by applying:</p> <ul style="list-style-type: none"> (a) the maximum building height in <u>Table 7.2.19.1.3.B</u>; (b) front, side and rear setbacks requirements in <u>Table 7.2.19.1.3.C</u>. <p>Note—The building envelope must include all requirements from any applicable overlay codes.</p> <p>Note—This can be demonstrated by a building envelope plan, elevations and sections.</p>

<p>PO4 Development protects the character, privacy and amenity of adjoining character residential areas through:</p> <ul style="list-style-type: none"> (a) a building height transition between the centre and lower rise residential areas by stepping down in height and scale at site boundaries; (b) a sympathetic built form along an interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining character building; (c) landscaped buffers and screens to provide visual privacy, shading and amenity; (d) boundary treatments that mitigate noise impacts from vehicle entries, loading areas, services and equipment areas on adjoining residential areas. 	<p>AO4.1 Development where adjoining a zone in the Residential zones category provides a <u>building height</u> transition through <u>setbacks</u> that comply with <u>Table 7.2.19.1.3.C</u>.</p> <p>AO4.2 Development where adjoining a zone in the Residential zones category provides a 2m wide landscaping strip along the adjoining boundary which:</p> <ul style="list-style-type: none"> (a) includes mature trees of a type consistent with the locality; (b) is planted in intervals that will ensure a significant level of screening is provided; (c) retains mature vegetation where existing. <p>AO4.3 Development provides that noise generating impacts on adjoining residential areas are mitigated with sympathetic acoustic and landscape boundary treatments or site design, in accordance with a <u>noise impact assessment report</u> prepared in accordance with the Noise impact assessment planning scheme policy.</p>
<p>PO5 Development provides building frontages that:</p> <ul style="list-style-type: none"> (a) protect and complement the character of the existing commercial development along Brighton Road; (b) contribute to a fine grain urban form and maintain low-scale footpath awnings to the street, similar to traditional buildings in the street; (c) create a strong visual interest that is complementary to the level of detail and articulation of the existing streetscape. 	<p>AO5 Development:</p> <ul style="list-style-type: none"> (a) provides building frontages in accordance with <u>Figure b</u>; (b) is clearly expressed as individual shop fronts of 5m to 10m width to complement the existing fine grain nature of the street; (c) incorporates a continuous awning at a height, and constructed of materials, consistent with the existing streetscape; (d) has building facades that are articulated with frequent recesses and projections and elements of a finer scale than the main structural framing of the building; (e) is built to the front alignment of Brighton Road at the ground floor.
<p>PO6 Development reinforces the role of Brighton Road as a pedestrian-oriented shopping street by:</p> <ul style="list-style-type: none"> (a) ensuring all sites in this sub-precinct have appropriate rear access so that no vehicle crossovers are created to Brighton Road; (b) maintaining or enhances existing pedestrian connections. 	<p>AO6.1 Development maintains or provides the shared service lane shown in <u>Figure c</u> that:</p> <ul style="list-style-type: none"> (a) contributes to pedestrian permeability in the centre; (b) facilitates vehicle access to the rear; (c) provides opportunities for dual frontage tenancies or rear tenancies; (d) integrates the shared service lane with any adjoining pedestrian links and crossings.

	<p>AO6.2</p> <p>Development provides that:</p> <ul style="list-style-type: none"> (a) no vehicle crossovers are created to Brighton Road; (b) rear access is provided to surrounding sites with a frontage to Brighton Road.
<p>If in the Sandgate centre precinct, where in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b)</p>	
<p>PO7</p> <p>Development is of a bulk, scale and form that contributes to a cohesive streetscape and built form character through siting and design that:</p> <ul style="list-style-type: none"> (a) avoids adverse amenity impacts on adjoining development; (b) enables existing and future buildings to be well separated from each other to allow for light penetration, air circulation between buildings, and the preservation of views, vistas and residential privacy; (c) respects the existing built form and setting of properties in the <u>Heritage overlay</u>; (d) provides subtropical planting that contributes to the landscape character of the neighbourhood plan area; (e) results in a sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces. <p><small>Note—Development that is over-scaled for its site can result in an undesirable built form that significantly reduces amenity and streetscape character.</small></p>	<p>AO7</p> <p>Development:</p> <ul style="list-style-type: none"> (a) has a maximum podium height of 2 storeys; (b) complies with the <u>setbacks</u> in <u>Table 7.2.19.1.3.C</u>; (c) applies rear boundary setback requirements to boundaries identified in <u>Figure d</u>.
<p>PO8</p> <p>Development of the podium levels of the building exhibit a human-scale, fine grain and architectural interest having regard to the characteristics of adjoining development and supporting an attractive, safe and comfortable pedestrian environment.</p>	<p>AO8</p> <p>Development is designed so that lower storeys incorporate:</p> <ul style="list-style-type: none"> (a) individual shop fronts of 10m to 20m in width; (b) awnings and sun protection devices; (c) balconies oriented to the street; (d) elements of a finer scale than the main structural framing; (e) display windows, showcases or public art.
<p>PO9</p> <p>Development is designed to promote a strong interaction with Einbunpin Lagoon Park, as shown in <u>Figure e</u>, by:</p> <ul style="list-style-type: none"> (a) providing articulated facades above 2 storeys with a high proportion of transparent openings to enable casual surveillance; 	<p>AO9</p> <p>No acceptable outcome is prescribed.</p>

<ul style="list-style-type: none"> (b) maintaining the amenity of adjacent parks and open space; (c) reducing vehicle movement over footpaths to ensure pedestrian safety and continuity of movement. 	
<p>PO10 Development for residential uses at the ground floor where not an active frontage:</p> <ul style="list-style-type: none"> (a) maintains the ability for commercial uses to be developed adjoining or adjacent to the dwelling; (b) can be adapted for conversion to and between non-residential and residential uses; (c) provides a consistent, high amenity streetscape combining a mix of residential and commercial uses; (d) provides open spaces that provide amenity for residents to the rear and side of building. 	<p>AO10 No acceptable outcome is prescribed.</p>
<p>If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001), where in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c)</p>	
<p>PO11 Development provides a wide range of industry and business uses with a focus on low impact industry, research and technology industry, service industry and commercial uses including small-scale offices, shops and food and drink outlets that are complementary to the Sandgate centre.</p>	<p>AO11 No acceptable outcome is prescribed.</p>
<p>PO12 Development has a building footprint or site cover which:</p> <ul style="list-style-type: none"> (a) is of an appropriate form and intensity for the location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking. 	<p>AO12 Development provides a maximum building footprint or <u>site cover</u> of 75%.</p> <p><small>Note—The <u>building footprint</u> or <u>site cover</u> includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above <u>ground level</u>.</small></p>
<p>PO13 Buildings define the street edge and reinforce the desired character of the precinct through:</p> <ul style="list-style-type: none"> (a) orientation to the street; (b) providing overlooking and casual surveillance from upper level balconies and windows; (c) clearly defined building entrances; (d) high quality finishes at the ground storey pedestrian level. 	<p>AO13 No acceptable outcome is prescribed.</p>

<p>PO14 Development has a bulk and scale that:</p> <ul style="list-style-type: none"> (a) is consistent with the built form for the precinct; (b) is reduced by design elements that provide: <ul style="list-style-type: none"> (i) visual interest and contribution to the precinct; (ii) adequate amenity for building occupants in terms of access to natural light and ventilation; (iii) a comfortable and attractive pedestrian environment; (iv) a building base which exhibits a human scale; (v) variations in horizontal and vertical profile. 	<p>AO14.1 Development provides articulation so that a building frontage is no more than 30m in length above the podium.</p> <p>AO14.2 Development reduces building bulk by a combination of:</p> <ul style="list-style-type: none"> (a) variation in materials, colours, or textures including between levels; (b) recessions and projections in the roof and wall plane; (c) elements of a finer scale than the main structural framing.
<p>PO15 Development provides site entrances which:</p> <ul style="list-style-type: none"> (a) are clearly visible from the street, and are not obstructed by fencing, walls, advertising or car parking; (b) define the threshold between public and private space; (c) provide safe, secure and convenient access to the site for building occupants and visitors; (d) provide a sufficiently scaled and sheltered entry and meeting space; (e) provide lighting. 	<p>AO15 No acceptable outcome is prescribed.</p>
<p>PO16 Development provides car parking which:</p> <ul style="list-style-type: none"> (a) minimises the impact on the quality of adjoining streetscapes or public spaces in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) includes: <ul style="list-style-type: none"> (i) <u>setback</u> distances to mitigate impacts; (ii) scale and detail of any parking structure walls that minimize visual impacts from the street and adjoining properties; (iii) measures to minimize the visual impacts of open car parking and vehicle movement areas on the street and adjoining properties; (iv) convenient, safe and legible vehicle access and car parking for users. 	<p>AO16.1 Development provides car parking which is:</p> <ul style="list-style-type: none"> (a) located underground; or (b) has limited visibility from the street, other public spaces or adjoining properties; or (c) is set back from front, rear and side boundaries in compliance with the requirements in <u>Table 7.2.19.1.3.C</u>. <p><small>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</small></p> <p>AO16.2 Development does not provide a <u>basement</u> parking structure which:</p> <ul style="list-style-type: none"> (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development.

	<p>AO16.3 Development only provides <u>car parking</u> located above ground if:</p> <ul style="list-style-type: none"> (a) it is fully integrated within the building design and is sleeved by development; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking; or (c) it is located to the side or rear of the <u>site</u> away from the primary street or active frontage.
If in The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002)	
<p>PO17 Development is undertaken in accordance with a structure plan that demonstrates it is well integrated with:</p> <ul style="list-style-type: none"> (a) adjoining residential development on Towner Street; (b) the existing road network with access from Towner Street; (c) Sandgate railway station (including car parking) and other public transport; (d) the local pedestrian network. 	<p>AO17 Development is undertaken in accordance with an approved structure plan prepared in accordance with <u>Structure planning planning scheme policy</u>.</p> <p>Note—A structure plan prepared in accordance with the <u>Structure planning planning scheme policy</u> can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.</p>
<p>PO18 Development avoids unacceptable exposure of property, infrastructure and residents to environmental constraints.</p>	<p>AO18 Development is not located within the environmental constraints area indicated in <u>Figure f</u>.</p> <p>Note: Figure f reflects extent of the <u>Biodiversity area overlay</u>, <u>Coastal hazard overlay high storm-tide hazard area sub-category</u>, <u>Flood overlay Creek/waterway flooding sub-category</u> and <u>Waterway corridor overlay</u>.</p>
<p>PO19 Development is located, designed and constructed to achieve the air quality (planning) criteria and odour criteria in all applicable codes.</p>	<p>AO19 Development for sensitive uses is not within the area indicated in <u>Figure g</u>.</p> <p>Note—Sensitive uses may be accommodated in the area indicated in Figure g subject to further detailed assessment where air emission sources cease to lawfully operate on Rainbow Street.</p>
<p>PO20 Development of <u>difficult to evacuate uses</u> are not located in the precinct.</p>	<p>AO20 No acceptable outcome is prescribed.</p>
<p>PO21 Development ensures that residential car parking is appropriately designed, located and enclosed to avoid potential impacts to people and property from coastal hazards.</p>	<p>AO21.1 Development of multiple dwellings in the Medium storm-tide hazard area or Erosion prone area - permanent storm-tide inundation due to sea level rise by 2100 ensures that:</p> <ul style="list-style-type: none"> (a) car parking is provided in the basement; (b) basement car parking entry is provided at 3.4m AHD;

	(c) basement car parking is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above 3.4m AHD.
	AO21.2 Development involving basement car parking 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.
	AO21.3 Development ensures that <u>basement</u> car parking that extends above ground level is screened and landscaped.
PO22 Development provides a pedestrian link between Curlew Park and Sandgate railway station along the northern boundary of the precinct.	AO20 Development provides the pedestrian connections identified in <u>Figure h</u> .
If in the Deagon racing precinct, where in the Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a)	
PO23 Development is undertaken in accordance with a structure plan that demonstrates an integrated long-term vision for the Deagon Racecourse and provides that: <ul style="list-style-type: none"> (a) the function of the racecourse as a major sport, recreation and entertainment facility is maintained and supported by associated non-residential uses including animal keeping, training facilities, veterinary service, educational establishment, and low impact industry; (b) the cultural heritage significance of the racecourse, its significant built elements and the relationship between built and open spaces is conserved and acknowledged; (c) new infrastructure meets the needs of the community; (d) footpaths, bicycle paths and roads integrate with and enhance existing networks; (e) the precinct is well designed and is sympathetic to the local character and environment; (f) new buildings are oriented toward adjoining streets and reinforce Board Street as a gateway into the Sandgate district. 	AO23 No acceptable outcome is prescribed.

<p>Note—A structure plan prepared in accordance with the <u>Structure planning scheme policy</u> can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.</p>	
<p>If in the Deagon racing precinct, where in the Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b)</p>	
<p>PO24 Development for the purpose of a stable avoids or minimises adverse impacts on the amenity of land uses and residents of the subject site or adjoining sites, particularly in terms of noise and odour.</p>	<p>AO24.1 Development for a stable locates:</p> <ul style="list-style-type: none"> (a) stable buildings, waste storage bin areas and horse transport vehicle loading areas, a minimum of 10m from any residential building on an adjoining site without a stable; (b) horse-training facilities, a minimum of 5m from any residential building on an adjoining site without a stable; (c) stable buildings and horse-training facilities, a minimum of 1.5m from any residential building on an adjoining site that also includes a stable. <p>AO24.2 Development for a stable includes:</p> <ul style="list-style-type: none"> (a) rubber mats (or similar) on concrete floors, pavements, loading ramps, transport vehicles and trailers, where horses are walked and loaded into vehicles; (b) stable doors and gates (including their component parts) that are made of non-metal materials, or include materials and components that prevent metal-on-metal contact; (c) stable feed or waste storage containers that are made of non-metal materials, or include materials and components that prevent metal-on-metal contact; (d) an acoustic fence that is 2m high along the boundary with a residential premises adjoining the site.

Table 7.2.19.1.3.B—Maximum building height

Development	Maximum building height
<p>If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001)</p>	
<p>Development of a site where not in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b) and Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c).</p>	<p>4 storeys and 20m</p>

Development of a site in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b).	5 storeys and 24m
Development of a site in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c).	3 storeys and 16m

Table 7.2.19.1.3.C—Minimum building setback

Level	Front setback (m)	Side setback (m)	Rear setback (m)	Where adjoining land in the Residential zones category (m)
If in the Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a)				
For the part of the building up to 2 storeys	0	0 if blank 2 otherwise	0	4 from adjoining boundary
For the part of the building above 2 storeys	6	0 if blank 3 if non-habitable 5 if habitable or to balconies	6	10 from adjoining boundary
If in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b)				
For the part of the building up to 2 storeys	0	0 if blank 3 if non-habitable 5 if habitable	0 if non-residential 6 if residential	Not specified
For the part of the building above 2 storeys	6	or to balconies	6	Not specified
If in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c)				
For the part of the building up to 2 storeys	0	0	0	Not specified
For the part of the building above 2 storeys	6	3	3	Not specified

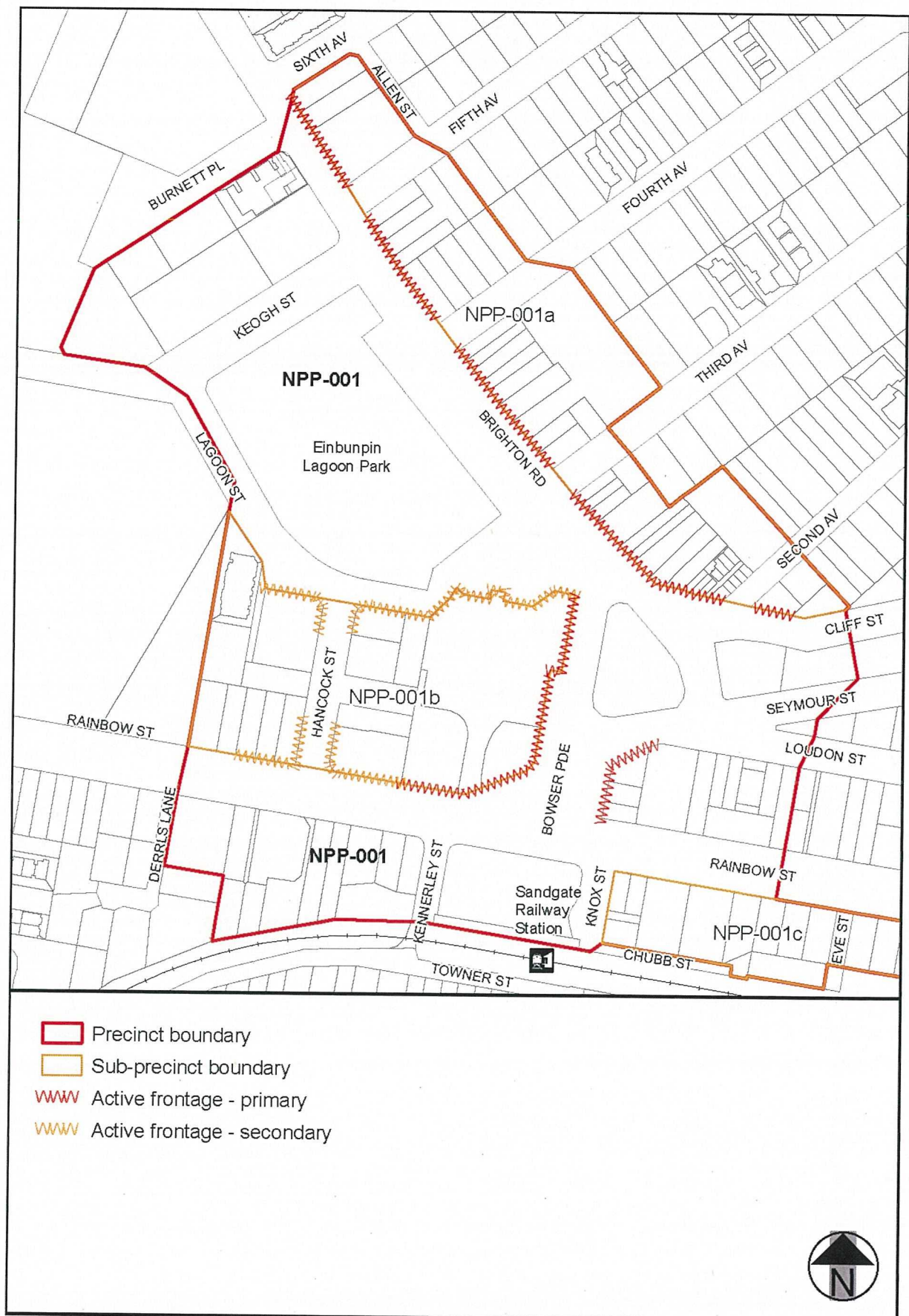


Figure a—Sandgate centre precinct active frontages

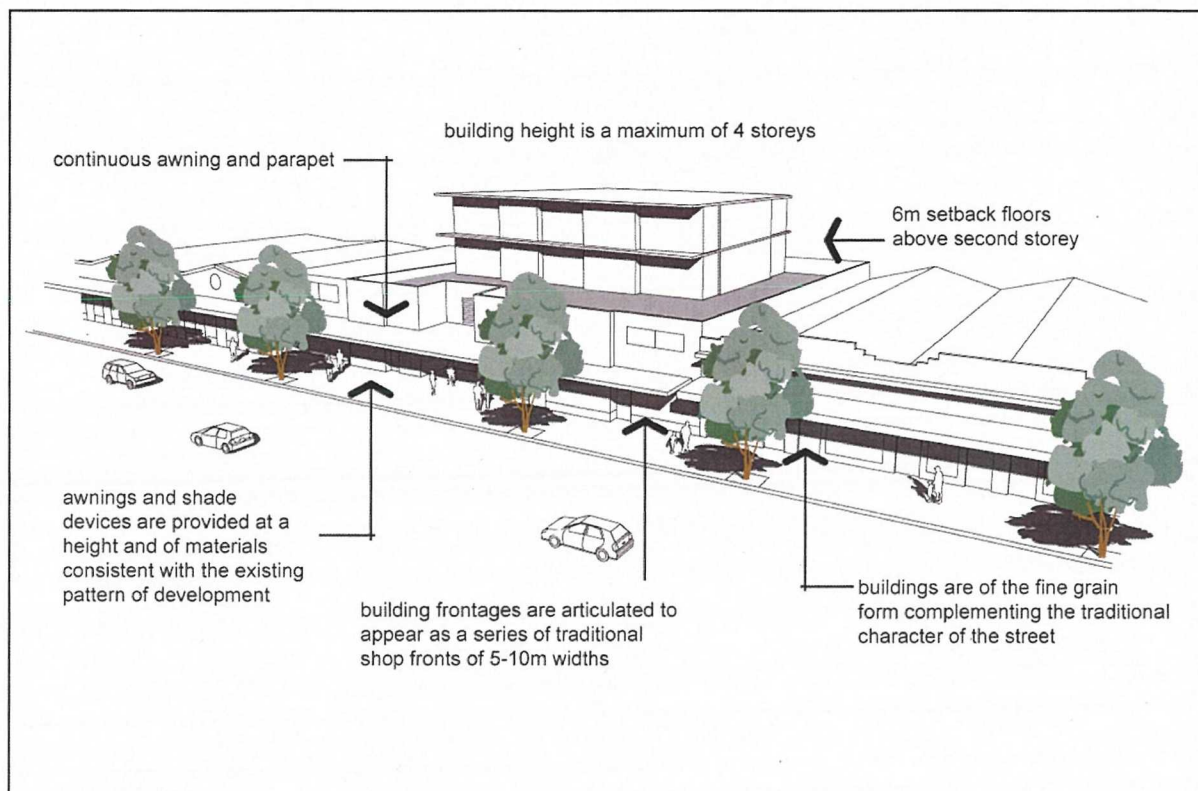


Figure b—Active frontage-primary, Brighton Road sub-precinct

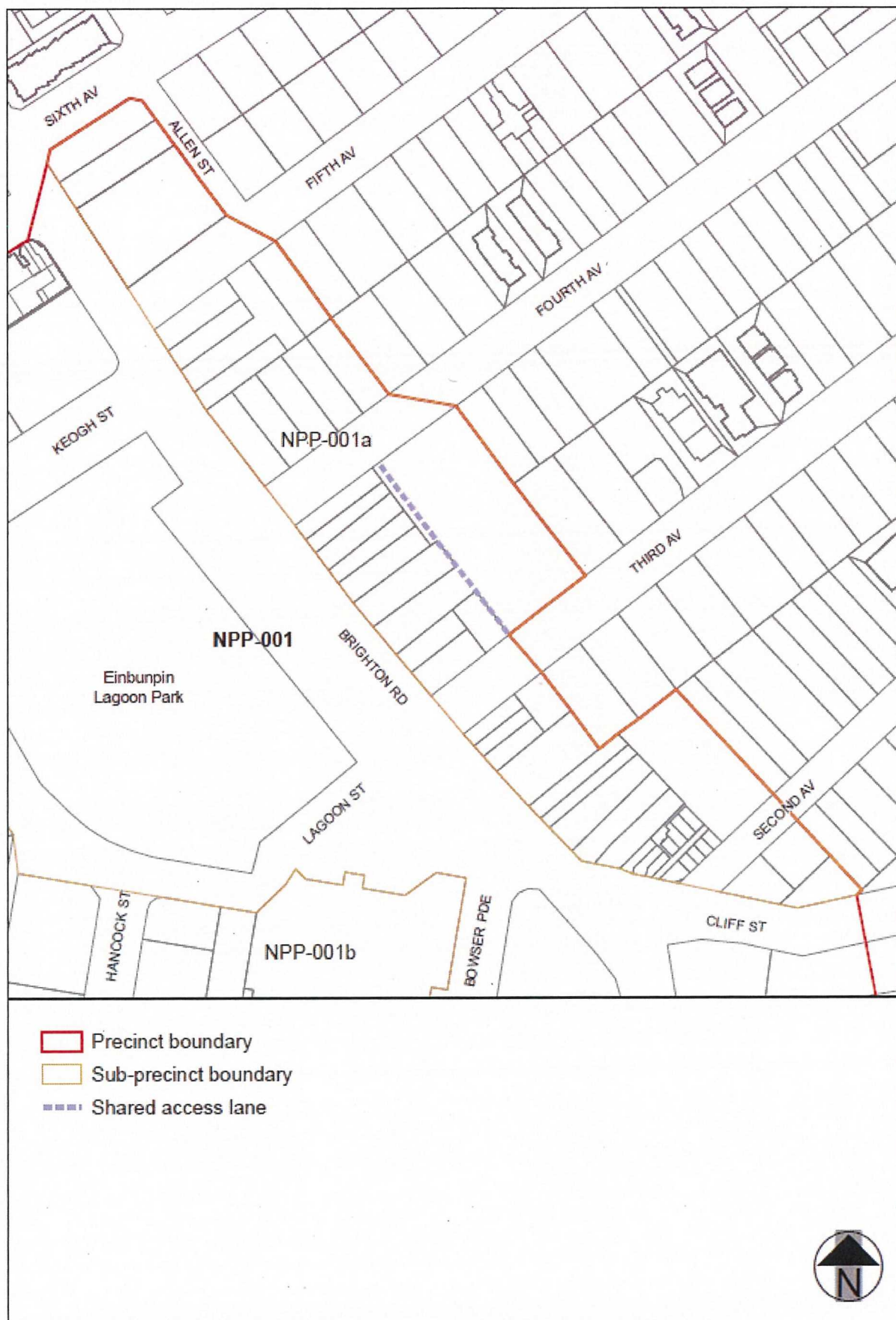


Figure c—Shared access lane in the Brighton Road sub-precinct

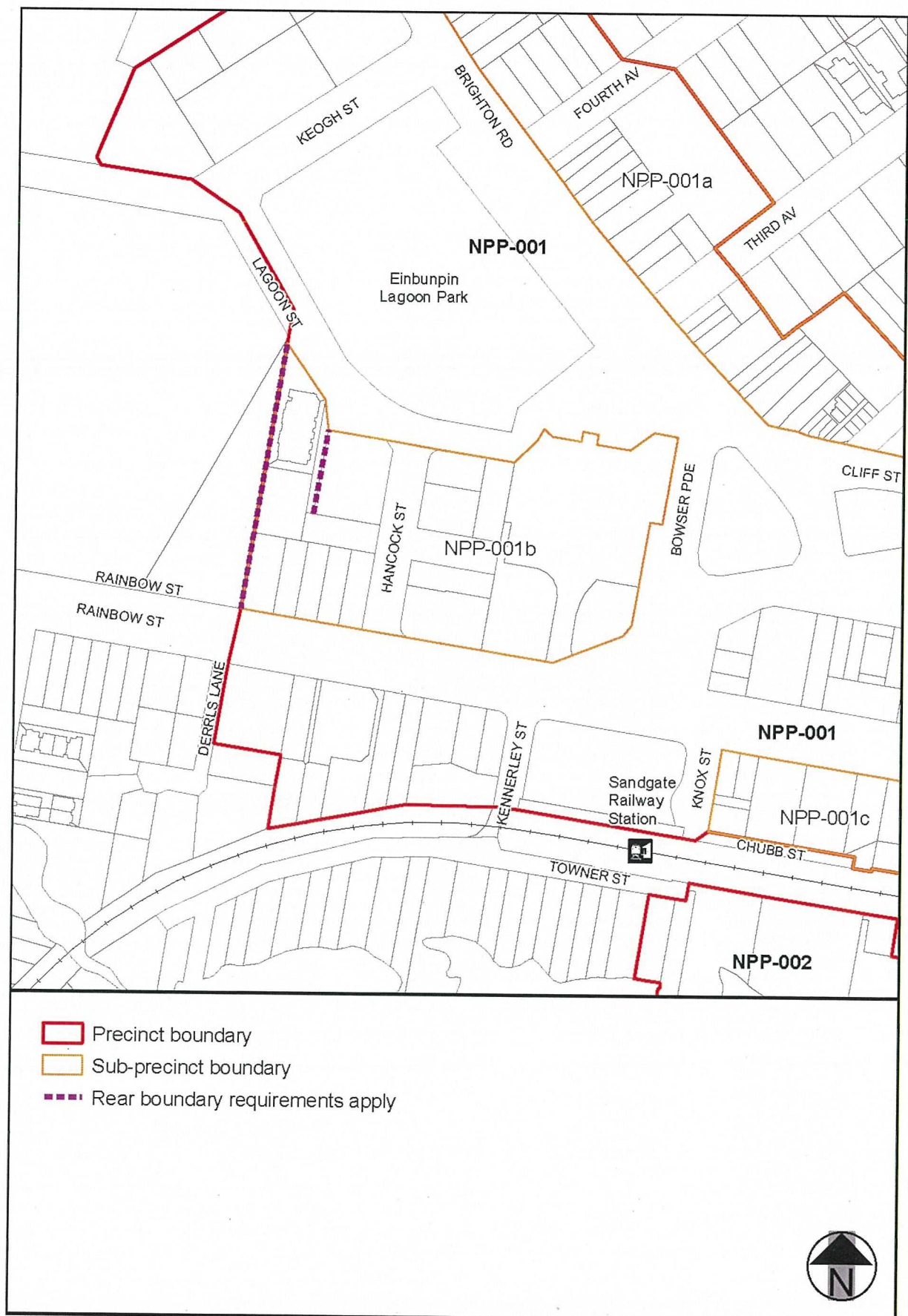


Figure d—Rear boundary designations in the Lagoon Street sub-precinct

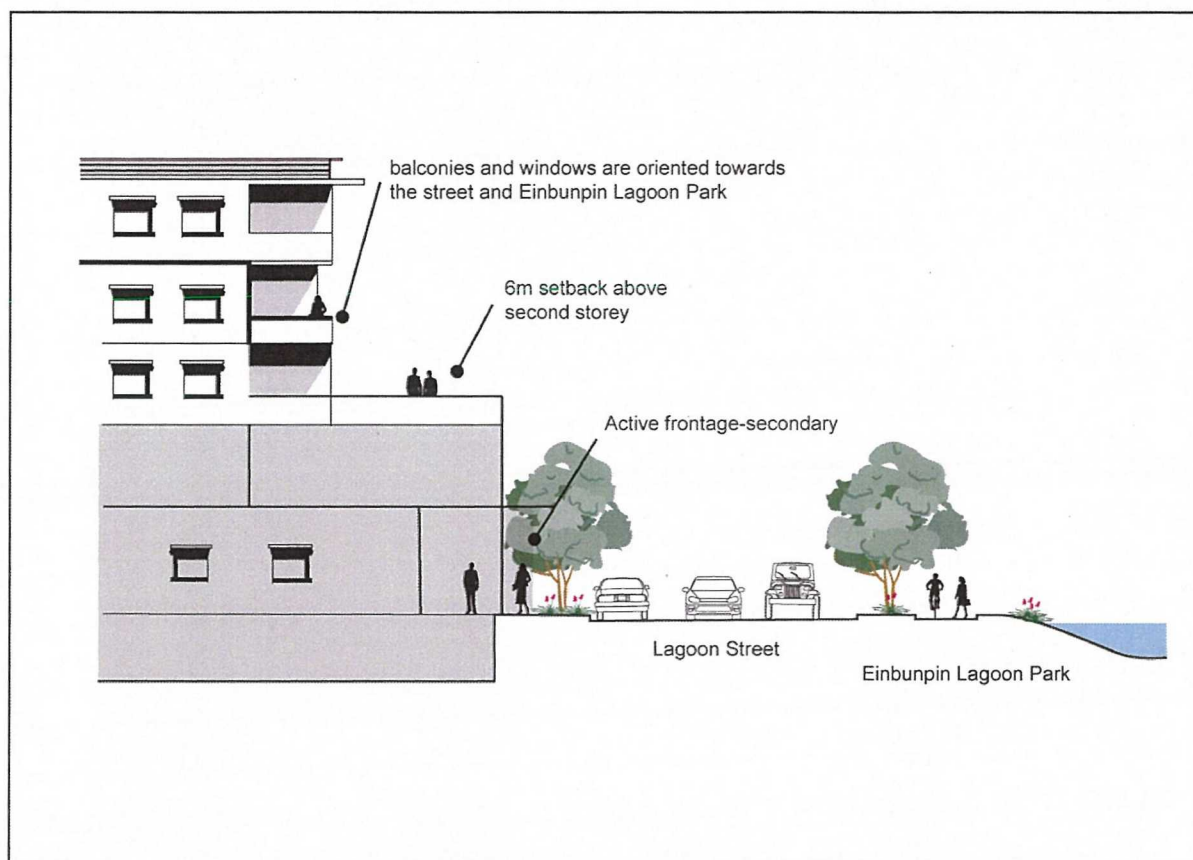


Figure e—Lagoon Street cross section, Lagoon Street sub-precinct



Figure f—Environmental constraints area in The Gas Works precinct

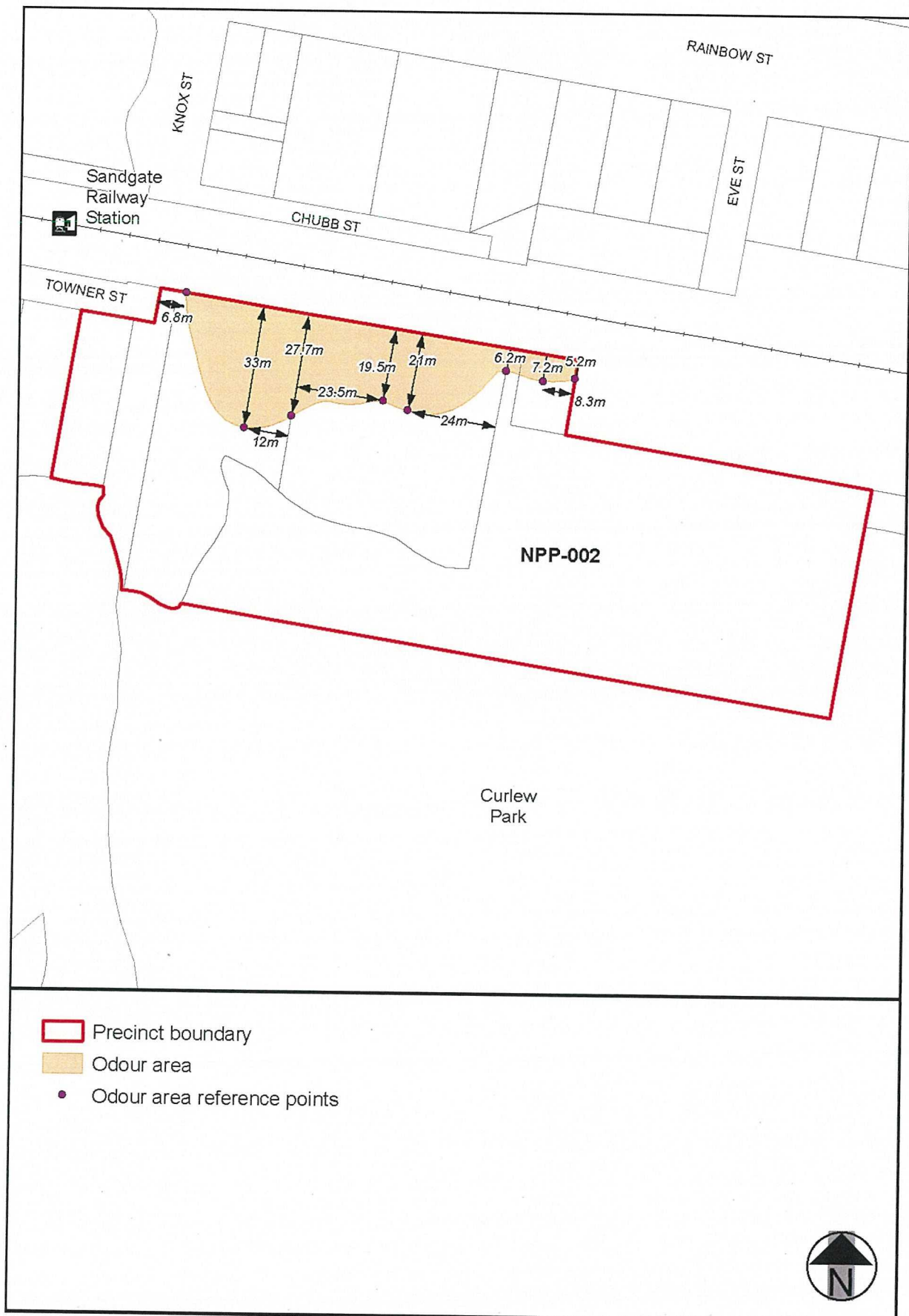


Figure g—Odour area in The Gas Works precinct

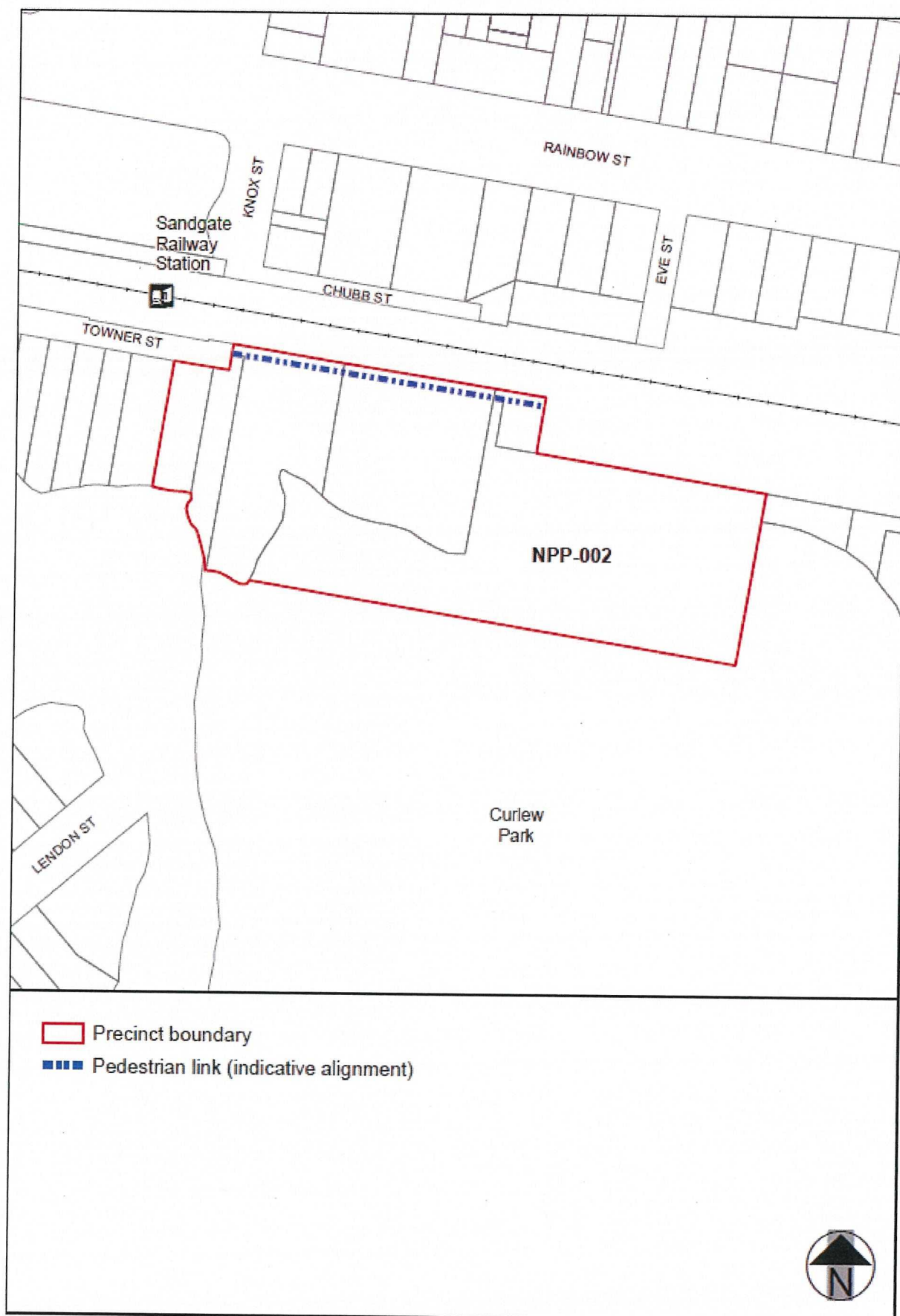


Figure h—Indicative pedestrian connection in The Gas Works precinct

Part 4 Amendment of Part 8 (Overlays)

4.1 Amendment to section 8.2.19 (Significant landscape tree overlay code)

- (5) Section 8.2.19 Significant landscape tree overlay code, Table 8.2.19.3.C—Significant landscape trees in specific locations—
insert before Doolandella:

Deagon		
<i>Grevillea robusta</i> silky oak	38 Albury Street (rear of)	L2 RP63001
<i>Eucalyptus tereticornis</i> forest red gum	25 Blackwood Road (rear of)	L1 RP158781
<i>Araucaria cunninghamii</i> hoop pine	54 Blackwood Road (back garden)	L68 RP29258
<i>Eucalyptus tereticornis</i> forest red gum	65 Blackwood Road (northern corner)	L3 SP278308
<i>Ficus benjamina</i> weeping fig	133 Board Street (racecourse complex Board Street frontage)	L2 RP159310
<i>Delonix regia</i> poinciana	20 Braun Street (front garden)	L10-11 RP42455
Group of native trees	41 Braun Street (Sandgate State High School, across site)	L273 SL3223
<i>Eucalyptus tereticornis</i> forest red gum	85 Braun Street (southern corner of carpark)	L1 RP179169
Group of <i>Eucalyptus</i> sp. gum trees	147 Braun Street (rear of)	L163-164 RP29260
<i>Delonix regia</i> poinciana	10 Burralong Street (front garden)	L156-157 RP29261
<i>Eucalyptus tereticornis</i> forest red gum	69 Doris Street (rear of)	L3 RP73231
<i>Eucalyptus tereticornis</i> forest red gum	8 Edith Street (Central Avenue frontage)	L128 RP29244
<i>Corymbia tessellaris</i> Moreton Bay ash	82 Edith Street (rear of)	L34 RP29237
<i>Eucalyptus tereticornis</i> forest red gum	9 Emily Street (back garden)	L18-19 RP29235
<i>Grevillea robusta</i> silky oak	17 Eva Street (rear of)	L18 RP29254
<i>Corymbia tessellaris</i> Moreton Bay Ash	61 Henderson Road (rear of)	L173 RP29258
2 x <i>Mangifera indica</i> mango	11 Hickson Road (southern boundary)	L228 RP29258
<i>Mangifera indica</i> mango	14 Loftus Street (rear garden)	L41 RP818589

Deagon		
<i>Grevillea robusta</i> silky oak	30 Nearra Street (rear garden)	L7-8 RP65830
<i>Mangifera indica</i> mango	73a Nearra Street (rear garden)	L2 SP228946
<i>Melaleuca leucadendra</i> weeping paperbark	78 Nearra Street (Utalong Street frontage)	L292 RP29261
Group of 3 <i>Eucalyptus</i> sp. gum trees	97 Nearra Street (front garden)	L1 RP104737
<i>Ficus benjamina</i> weeping fig	38 Scott Street (front of)	L94-95 RP29224
<i>Mangifera indica</i> mango	21 Utalong Street (front garden)	L63 RP29261
<i>Araucaria cunninghamii</i> hoop pine	41 Utalong Street (rear garden)	L83 RP29261

- (6) Section 8.2.19 Significant landscape tree overlay code,
Table 8.2.19.3.C—Significant landscape trees in specific locations—
insert before South Brisbane:

Sandgate		
<i>Araucaria cunninghamii</i> hoop pine	78 Alexandra Street (front garden)	L7 RP74442
<i>Grevillea robusta</i> silky oak	112 Alexandra Street (rear garden)	L17 RP74973
<i>Grevillea robusta</i> silky oak	10 Barton Street (rear garden)	L64 RP217315
<i>Eucalyptus tereticornis</i> forest red gum	16 Barton Street (rear garden)	L61 RP4608
<i>Araucaria cunninghamii</i> hoop pine	9 Beatham Street (rear garden)	L53 RP4601
<i>Araucaria cunninghamii</i> hoop pine	20 Beatham Street (front garden)	L2 RP83784
2 x <i>Araucaria cunninghamii</i> hoop pine	28 Borella Street (front garden)	L33 RP40928
<i>Delonix regia</i> Poinciana	48 Borella Street (front garden)	L21 RP66154
<i>Jacaranda mimosifolia</i> jacaranda	44 Bracken Ridge Road (Wighton Street frontage)	L50 RP29211
<i>Jacaranda mimosifolia</i> jacaranda	8 Connaught Street (rear garden)	L4 RP29199
<i>Grevillea robusta</i> silky oak	10 Connaught Street (rear garden)	L62-63 RP29197
<i>Eucalyptus tereticornis</i> forest red gum	69 Connaught Street (rear garden)	L102 RP29197
2 x <i>Eucalyptus tereticornis</i> forest red gum	64 Eagle Terrace (Rainbow Street frontage)	L1 RP47157
<i>Ficus racemosa</i> Indian fig	26 Flinders Parade (Cliff Street frontage)	L5 RP845608

Sandgate		
<i>Mangifera indica</i> mango	30 Griffith Street (rear garden)	L7-8 RP29146
<i>Mangifera indica</i> mango	74 Hoskins Street (rear garden)	L2 RP62478
<i>Melaleuca leucadendra</i> weeping paperbark	113 Hoskins Street (front garden)	L28 RP74973
Group of native trees and <i>Delonix regia</i> poinciana	28A Lagoon Street (rear)	L10 S2782
<i>Mangifera indica</i> mango	47 Loudon Street (front garden)	L4 RP4651
<i>Delonix regia</i> poinciana	23 Lunn Street (rear of)	L1 RP4648
<i>Araucaria columnaris</i> Cook Island Pine	72 Nash Street (front corner)	L185 RP66490
2 x <i>Mangifera indica</i> mango	86 Nash Street (rear garden)	L5 RP62478
<i>Araucaria cunninghamii</i> hoop pine	96 Nash Street (rear garden)	L108 RP29197
<i>Mangifera indica</i> mango	61 Palm Avenue (southern corner)	L2 RP44684
<i>Araucaria cunninghamii</i> hoop pine	23 Paul Street (front garden)	L1 RP29133
<i>Eucalyptus tereticornis</i> forest red gum	9 Perkins Street	L31 RP29154
2 x <i>Mangifera indica</i> mango	47 Perkins Street (rear garden)	L2 RP50492
<i>Ficus</i> sp. Fig	17 Rainbow Street (rear garden)	L9-10 RP4623
Group of native trees	54 Rainbow Street (Sandgate State School, throughout site)	L3 S2792
Group of Eucalypts and <i>Corymbia</i> , <i>Lophostemon suaveolens</i> swamp box, <i>Ficus obliqua</i> small leaf fig	58 Rainbow Street (Anglican Church front and sides of site)	L2 C850
<i>Mangifera indica</i> mango	170 Rainbow Street (rear garden)	L35 RP4649
<i>Mangifera indica</i> mango	181 Rainbow Street (Beatham Street frontage)	L9 RP4601
<i>Grevillea robusta</i> silky oak	234 Rainbow Street (rear garden)	L4 RP4480
<i>Ficus benghalensis</i> banyan	Corner of Palm Ave and Rainbow Street	Adjacent to L36 RP892442
<i>Mangifera indica</i> mango	33 Seasome Avenue (rear garden)	L1-2 GTP1263
<i>Ficus macrophylla</i> Moreton Bay fig	30 Sixth Avenue (front corner)	L406 S277
<i>Grevillea robusta</i> silky oak	129 Southerden Street (rear garden)	L5 RP29197
<i>Grevillea robusta</i> silky oak	21 Verney Street (rear garden)	L53 RP60587
<i>Mangifera indica</i> mango	1 Wakefield Street (front corner)	L1 RP46123

Sandgate		
<i>Ficus sp.</i> fig	81C Wakefield Street (front corner)	L4 RP154380
Shorncliffe		
<i>Ficus benjamina</i> weeping fig	50 Allpass Parade (rear garden)	L6-7 RP4578
<i>Eucalyptus sp.</i> gum tree	69 Allpass Parade (north of former Fish Cooperative building)	L423 SP158144
<i>Delonix regia</i> poinciana	6 Ashford Street (front garden)	L47 SP266655
Group of figs and mangos,	31 Ashford Street (front garden)	L121 RP4612
<i>Mangifera indica</i> mango, <i>Eucalyptus sp.</i> gum tree	33 Ashford Street (front and rear garden)	L120 RP4612
<i>Eucalyptus sp.</i> gum tree	35 Ashford Street (rear garden)	L119 RP4612
<i>Mangifera indica</i> mango	4 Eagle Terrace (Signal Row frontage)	L4 RP199113
Group of trees including figs and camphor laurel	20 Friday Street (Shorncliffe State Primary School grounds)	L2 CP850293
<i>Araucaria cunninghamii</i> hoop pine	125 Palm Avenue (rear garden)	L6 RP62424
Group of trees including figs, camphor laurels, poinciana	2 Railway Parade (Shorncliffe railway station)	L88 CP827279
<i>Araucaria bidwillii</i> Bunya pine	41 Raymond Street (north eastern corner)	L1 and L4 RP102935
<i>Araucaria bidwillii</i> Bunya pine	20 Wharf Street (front garden)	L97 SP116595
<i>Eucalyptus tereticornis</i> forest red gum	58A Wharf Street (northern boundary – adjacent to Curlew Park)	L1 RP11140

Part 5 Amendment of Schedule 2 (Mapping)

5.1 Amendment to SC2.2 (Zone maps)

- (7) Schedule 2 Mapping, SC2.2 Zone maps, ZM-001 (Tile 6)—*omit, insert:*

SC2.2 Zone Maps, ZM-001 (Tile 6)—refer to supplement 1a.

5.2 Amendment to SC2.2 (Zone maps)

- (8) Schedule 2 Mapping, SC2.2 Zone maps, Table SC2.2.1—Zone Maps—*insert after Gazettal date, <<date>>:*

Not applicable	ZM-001	Zoning map Map tile 6	xx
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5.3 Amendment to SC2.3 (Neighbourhood plan maps)

- (9) Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, NPM-019.1 Sandgate district neighbourhood plan map—*omit, insert:*

NPM-019.1 Sandgate district neighbourhood plan map refer to Supplement 1b.

5.4 Amendment to SC2.3 (Neighbourhood plan maps)

- (10) Schedule 2 Mapping, SC2.3 Neighbourhood plan maps, Table SC2.3.1—Neighbourhood plan maps—*insert after Gazettal date, <<date>>:*

Not applicable	NPM-019.1	Sandgate district neighbourhood plan map	xx
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SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

5.5 Amendment of Schedule 2.4 (Overlay maps)

- (11) Schedule 2 Mapping, SC2.4 Overlay maps, OM-003.2 Commercial character building overlay map (Tile 6)—
omit, insert:
OM-003.2 Commercial character building overlay map (Tile 6)—refer to Supplement 1c.
- (12) Schedule 2 Mapping, SC2.4 Overlay maps, OM-004.1 Dwelling house character building overlay map (Tile 6)—
omit, insert:
OM-004.1 Dwelling house character building overlay map (Tile 6)—refer to Supplement 1d.
- (13) Schedule 2 Mapping, SC2.4 Overlay maps, OM-008.1 Heritage overlay map (Tile 6)—
omit, insert:
OM-008.1 Heritage overlay map (Tile 6)—refer to Supplement 1e.
- (14) Schedule 2 Mapping, SC2.4 Overlay maps, OM-016.2 Pre-1911 building overlay map (Tile 6)—
omit, insert:
OM-016.2 Pre-1911 building overlay map (Tile 6)—refer to Supplement 1f.
- (15) Schedule 2 Mapping, SC2.4 Overlay maps, OM-019.1 Significant landscape tree overlay map (Tile 6)—
omit, insert:
OM-019.1 Significant landscape tree overlay map (Tile 6)—refer to Supplement 1g.
- (16) Schedule 2 Mapping, SC2.4 Overlay maps, OM-019.2 Streetscape hierarchy overlay map (Tile 6)—
omit, insert:
OM-019.2 Streetscape hierarchy overlay map (Tile 6)—refer to Supplement 1h.
- (17) Schedule 2 Mapping, SC2.4 Overlay maps, OM-020.1 Traditional building character overlay map (Tile 6)—
omit, insert:
OM-020.1 Traditional building character overlay map (Tile 6)—refer to Supplement 1i.

5.6 Amendment of Table SC2.4.1 (Overlay maps)

- (18) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—*insert before OM-003.3 Critical infrastructure and movement network overlay map, 30 June 2014:*

OM-003.2	Commercial character overlay map Map tile 6	<<date>>
----------	--	----------

- (19) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—*insert before OM-005.1 Extractive resources overlay map, 30 June 2014:*

OM-004.1	Dwelling house character overlay map Map tile 6	<<date>>
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- (20) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—*insert before OM-009.1 Industrial amenity overlay map, 30 June 2014:*

OM-008.1	Heritage overlay map Map tile 6	<<date>>
----------	------------------------------------	----------

- (21) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—*insert before Q Intentionally left blank:*

OM-016.2	Pre-1911 building overlay map Map tile 6	<<date>>
----------	---	----------

- (22) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—*insert before OM-019.2 Streetscape hierarchy overlay map, 30 June 2014:*

OM-019.1	Significant landscape tree overlay map Map tile 6	<<date>>
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- (23) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—
insert before OM-020.1 Traditional building character overlay map, 30 June 2014:

OM-019.2	Streetscape hierarchy overlay map Map tile 6	<<date>>
----------	--	----------

- (24) Schedule 2 Mapping, SC2.4 Overlay maps, Table SC2.4.1—Overlay maps—
insert before OM-020.2 Transport air quality corridor overlay map, 30 June 2014:

OM-020.1	Traditional building character overlay map Map tile 6	<<date>>
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Part 6 Amendment of Schedule 6 (Planning scheme policies)

6.1 Amendment to Schedule 6.16 (Infrastructure design planning scheme policy)

- (25) Schedule 6 Planning scheme policies, SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Table 5.1.2—Locality streets within Neighbourhood plan areas and other locations—
insert before 5.3.20:

5.3.19	5.3.19.3	Sandgate district
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6.2 Amendment to Schedule 6.16 (Infrastructure design planning scheme policy)

- (26) Schedule 6 Planning scheme policies, SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Table 5.1.1—Locality streets within suburban centre improvement projects—

5.2.19.1 - omit, insert:

5.2.19.1 Sandgate

5.2.19.1.1 Location and extent

The location and extent of the Locality streets in the Sandgate Suburban Centre Improvement Project (SCIP) are identified in Figure 5.2.19.1.1a and in the Streetscape hierarchy overlay map.

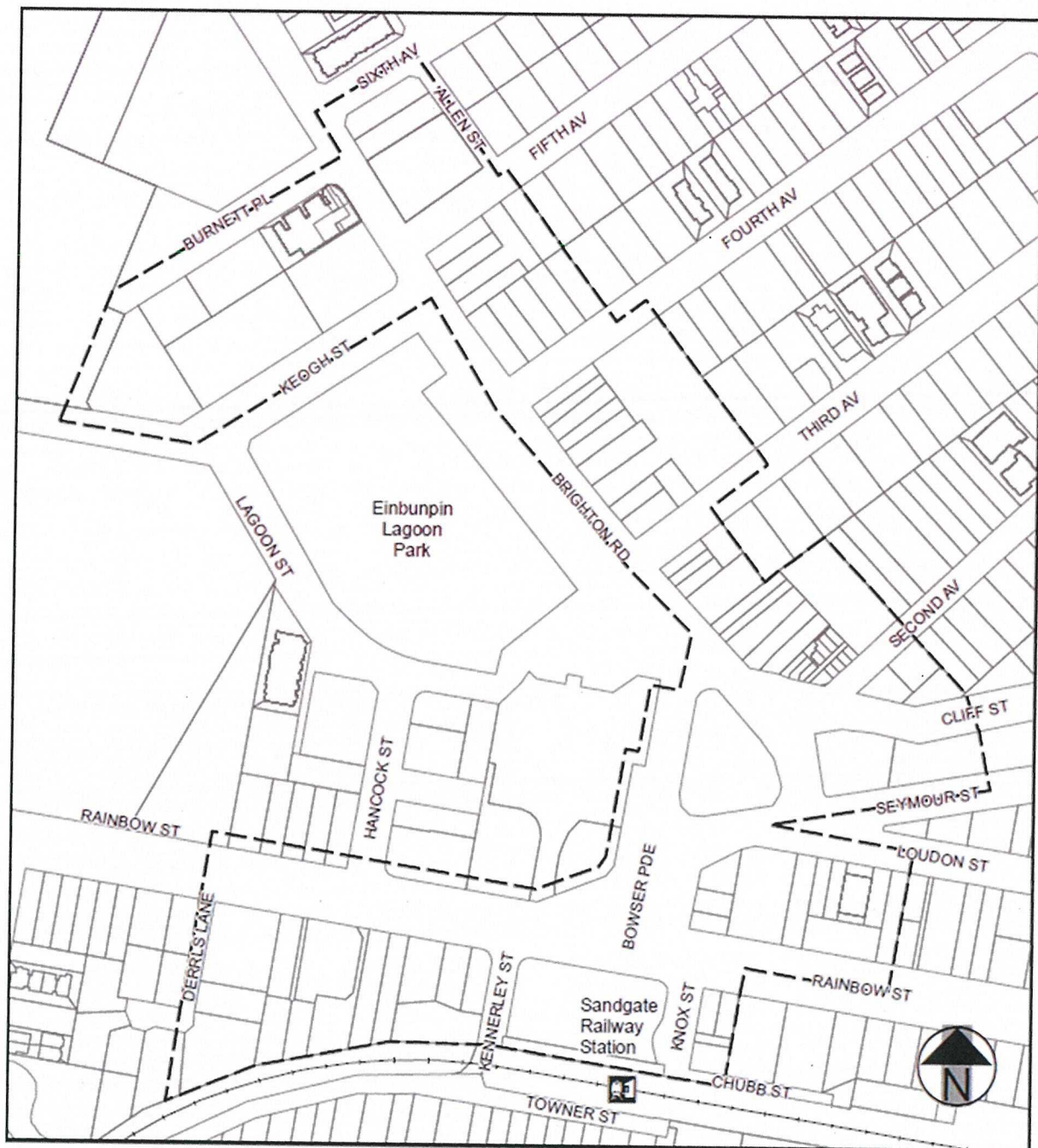


Figure 5.2.19.1.1a—Sandgate location and extent

5.2.19.1.2 Locality street specifications

- (1) The design specifications for footway surfacing for the Locality streets in the Sandgate SCIP are identified in Table 5.2.19.1.2.A.
- (2) These locality guidelines are to be read in conjunction with Chapter 3 – Road corridor design of the Infrastructure design planning scheme policy.
- (3) Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.

(4) The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

Table 5.2.19.1.2.A— Sandgate SCIP Locality streetscape type and specifications

Component	Design specifications
Verge width	As existing
Description	Full width pavement
Unobstructed pavement width	2.4m
Paving materials	Type: Exposed aggregate concrete Supplier: Hanson or approved equivalent Colour: 'Country Gold'
Tactile markers (consistent with BSD-5218)	Type: Concrete paver Supplier: Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Driveways	To match adjacent footpath finish.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Paint colour and finish: (a) For tree grates – Interpon D1000 Sable Bass Texture GN297A, or approved equivalent. (b) For all other furniture – Dulux 'Metropolis Storm Pearl' (88471) in 'Satin' finish, or approved equivalent. Refer to 3.7.6 Design standards for street furniture.
Trees	All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Streets trees include: (a) a mix of tree species laid out in an informal manner with clusters of trees; (b) medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; (c) large crown feature trees to be planted at minimum 10m centres. Layout: (a) a mix of species, in a single row at the rear of kerb; (b) to be planted as singles and in pairs or clusters. Planting: Trees are planted in garden beds or tree grates (1.6m x 1.2m minimum).
Garden beds	A garden bed located adjacent to the kerb has a: (a) 1.5m minimum spacing between garden beds; (b) maximum length of 10m;

	(c) layout and length to accommodate car parking and other kerbside allocation. Garden bed minimum width: 1.2m
--	---

5.2.19.1.3 Preferred plant species

The preferred plant species for the Locality streets in Sandgate are stated in Table 5.2.19.1.3.A.

Table 5.2.19.1.3.A—Plant species

Trees	Shrubs and groundcovers
<i>Cupaniopsis anacardioides</i>	<i>Abelia grandiflora</i> – dwarf
<i>Delonix regia</i>	<i>Cuphea hyssopifolia</i> – mauve
<i>Ficus benjamina</i>	<i>Dianella caerulea</i>
<i>Jacaranda mimosifolia</i>	<i>Dietes bicolour</i>
<i>Waterhousia floribunda</i>	<i>Erigeron karvinskianus</i>
	<i>Helichrysum aplexans</i>
	<i>Helichrysum ramossissimum</i>
	<i>Liriope</i> ‘Evergreen Giant’
	<i>Liriope muscari</i>
	<i>Ophiopogon japonicus</i>
	<i>Pittosporum</i> ‘Miss Muffett’
	<i>Rondeletia amoena</i>
	<i>Serissa foetida</i>

6.3 Amendment to Schedule 6.16 (Infrastructure design planning scheme policy)

- (27) Schedule 6 Planning scheme policies, SC6.16 Infrastructure design planning scheme policy, Chapter 5 Streetscape locality advice, Table 5.1.1—Locality streets within suburban centre improvement projects—
insert 5.3.19.3:

5.3.19.3 Sandgate district

5.3.19.3.1 Location and extent

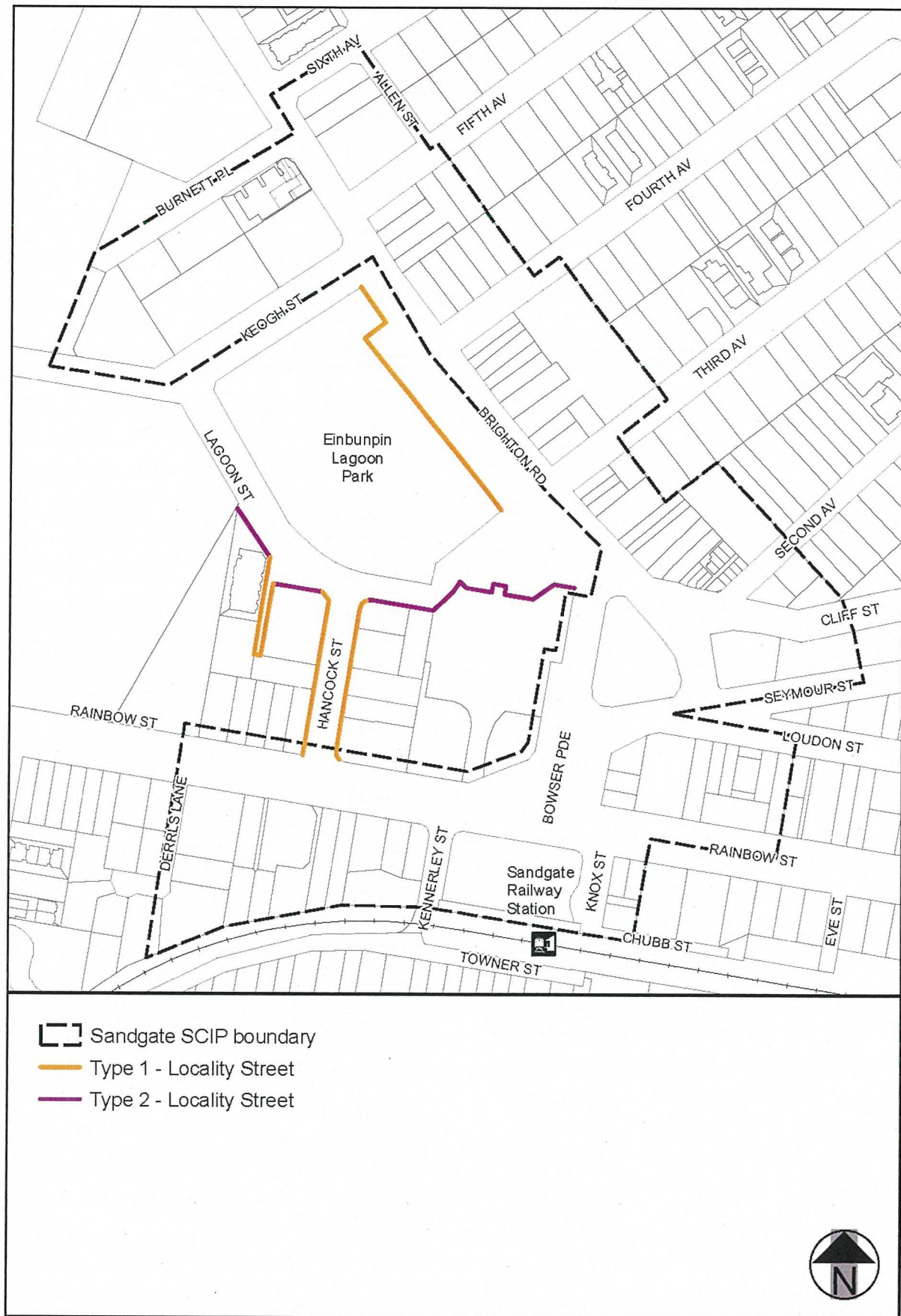


Figure 5.3.19.3.1a—Sandgate district locality streetscape extent

5.3.19.3.2 Locality street specifications

- (1) The locality streets in the Sandgate district neighbourhood plan area are indicated on the Sandgate district locality streetscape extent map in Figure 5.3.19.3.1a.
- (2) All streetscape works occurring within the locality streets indicated in Figure 5.3.19.3.1a must comply with the character specified in this document.
- (3) Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

5.3.19.3.3 Standard footway elements and materials

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

5.3.19.3.4 Streetscape hierarchy

5.3.19.3.4.1 Streetscape types overview

- (1) The locality streets within the Sandgate district neighbourhood plan area are exceptions to the standard streetscape hierarchy.
- (2) The streetscape type and specifications for locality streets in this area are outlined in Table 5.3.19.3.4.1A and shown in Figure 5.3.19.3.1a.

Table 5.3.19.3.4.1A – Streetscape type and specifications

Component	Locality Streets Type 1 in the Sandgate district neighbourhood plan area
Verge width	3.75m
Description	Full width pavement
Unobstructed pavement	2.4m
Paving Materials	Type: Exposed aggregate concrete Supplier: Hanson or approved equivalent Colour: 'Country Gold'
Tactile markers (consistent with <u>BSD-5218</u>)	Type: Concrete paver Supplier: Chelmstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Driveways	To match adjacent footpath finish.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Paint colour and finish:

	<p>(a) For tree grates – Interpon D1000 Sable Bass Texture GN297A, or approved equivalent.</p> <p>(b) For all other furniture – Dulux 'Metropolis Storm Pearl' (88471) in 'Satin' finish, or approved equivalent.</p> <p>Refer to 3.7.6 Design standards for street furniture.</p>
Trees	<p>All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.</p> <p>Streets trees include:</p> <p>(a) a mix of tree species laid out in an informal manner with clusters of trees;</p> <p>(b) medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds;</p> <p>(c) large crown feature trees to be planted at minimum 10m centres.</p> <p>Layout:</p> <p>(d) a mix of species, in a single row at the rear of kerb;</p> <p>(e) to be planted as singles and in pairs or clusters.</p> <p>Planting: Trees are planted in garden beds or tree grates (1.6m x 1.2m minimum).</p>
Garden beds	<p>A garden bed located adjacent to the kerb has a:</p> <p>(a) 1.5m minimum spacing between garden beds;</p> <p>(b) maximum length of 10m;</p> <p>(c) layout and length to accommodate car parking and other kerbside allocation;</p> <p>(d) minimum width of 1.2m.</p>
Component	Locality Streets Type 2 in the Sandgate district neighbourhood plan area
Verge width	5m
Description	Full width pavement
Unobstructed pavement	2.4m
Paving Materials	<p>Type: Exposed aggregate concrete</p> <p>Supplier: Hanson or approved equivalent</p> <p>Colour: 'Country Gold'</p>
Tactile markers (consistent with BSD-5218)	<p>Type: Concrete paver</p> <p>Supplier: Chelmsstone, Urbanstone or approved equivalent</p> <p>Colour: CCS 'Voodoo'</p>
Driveways	To match adjacent footpath finish.
Furniture	<p>All furniture is to be located outside of the unobstructed pavement area.</p> <p>Paint colour and finish:</p>

	<p>(a) For tree grates – Interpon D1000 Sable Bass Texture GN297A, or approved equivalent.</p> <p>(b) For all other furniture – Dulux 'Metropolis Storm Pearl' (88471) in 'Satin' finish, or approved equivalent.</p> <p>Refer to 3.7.6 Design standards for street furniture.</p>
Trees	<p>All tree centre-lines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.</p> <p>(a) a mix of tree species laid out in an informal manner with clusters of trees;</p> <p>(b) medium- and small-crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds;</p> <p>(c) large-crown feature trees to be planted at minimum 10m centres.</p> <p>Street trees are:</p> <p>(d) a mix of species, in a single row at the rear of kerb;</p> <p>(e) to be planted as singles and in pairs or clusters.</p> <p>Trees are planted in garden beds or tree grates.</p>
Garden beds	<p>A garden bed located adjacent to the kerb has a:</p> <p>(a) 1.5m minimum spacing between garden beds;</p> <p>(b) maximum length of 10m;</p> <p>(c) layout and length to accommodate car parking and other kerbside allocation;</p> <p>(d) minimum width of 1.2m.</p>

6.4 Amendment to Schedule 6.29 Structure planning planning scheme policy

- (28) Schedule 6 Planning scheme policies, SC6.29 Structure planning planning scheme policy, 1 Introduction, 1.1 Relationship to planning scheme—
insert before The Gap neighbourhood plan code Table 7.2.20.5.3.A, PO8 note, All:

Sandgate district neighbourhood plan code		
Table 7.2.19.1.3.A	AO17 and AO17 note	All
Table 7.2.19.1.3.A	PO23 note	All

Part 7 Amendment of Appendix 2 (Table of amendments)

7.1 Amendment to Appendix 2 (Table of amendments)

(29) Appendix 2 Table of Amendments, Table AP2.1—Table of amendments—
insert after v19.00/2020:

<<date>> (adoption) and <<date>> (effective)	vxx.xx/20xx	Major	Major amendment to planning scheme (Chapter 2, Part 4 of MGR). Refer to Amendment v20.00/xx for further detail.
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Supplement 1—A3 Map Tiles



Dedicated to a better Brisbane



BRISBANE CITY Planning Scheme Zoning map

Zones:

- LDR Low density residential
- CR1 Character residential (Character)
- CR2 Character residential (Infill housing)
- LMR1 Low-medium density residential (2 storey mix)
- LMR2 Low-medium density residential (2 or 3 storey mix)
- LMR3 Low-medium density residential (Up to 3 storeys)
- MDR Medium density residential
- HDR1 High density residential (Up to 8 storeys)
- HDR2 High density residential (Up to 15 storeys)
- TA Tourist accommodation
- NC Neighbourhood centre
- DC1 District centre (District)
- DC2 District centre (Corridor)
- MC Major centre
- PC1 Principal centre (City centre)
- PC2 Principal centre (Regional centre)
- LII Low impact industry
- IN1 General industry A
- IN2 General industry B
- IN3 General industry C
- SI Special industry
- II Industry investigation
- SR Sport and recreation
- SR1 Sport and recreation (Local)
- SR2 Sport and recreation (District)
- SR3 Sport and recreation (Metropolitan)
- OS Open space
- OS1 Open space (Local)
- OS2 Open space (District)
- OS3 Open space (Metropolitan)
- EM Environmental management
- CN Conservation
- CN1 Conservation (Local)
- CN2 Conservation (District)
- CN3 Conservation (Metropolitan)
- EC Emerging community
- EI Extractive industry
- MU1 Mixed use (Inner city)
- MU2 Mixed use (Centre frame)
- MU3 Mixed use (Corridor)
- RR Rural residential
- RU Rural
- T Township
- Refer to Part 10 of the planning scheme
- Community facilities:
- CF1 Major health care
- CF2 Major sports venue
- CF3 Cemetery
- CF4 Community purposes
- CF5 Education purposes
- CF6 Emergency services
- CF7 Health care purposes
- Specialised centre:
- SC1 Major education and research facility
- SC2 Entertainment and conference centre
- SC3 Brisbane Markets
- SC4 Large format retail
- SC5 Mixed industry and business
- SC6 Marina
- Special purpose:
- SP1 Defence
- SP2 Detention facility
- SP3 Transport infrastructure
- SP4 Utility services
- SP5 Airport
- SP6 Port

NOTES: This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to.

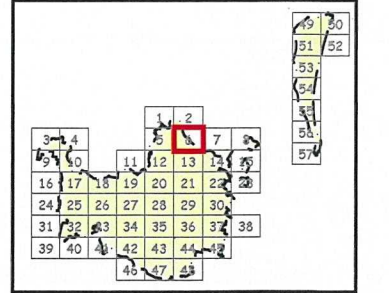
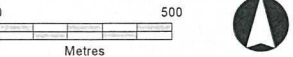
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Horizontal Datum: Geocentric Datum of Australia 1994
Approximate Scale @ A3 1:22,000



ZM-001



Sandgate district
neighbourhood plan map

- Neighbourhood plan boundary
- Precinct boundary
- Sub-precinct boundary
- DCDB 19-10-2020
- Railway station
- Railway
- Waterbody

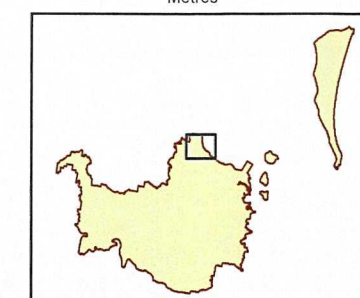
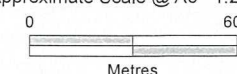
Precincts:
NPP-001. Sandgate centre
NPP-002. The Gas Works
NPP-003. Deagon racing

Sub-precincts:
NPP-001a. Brighton Road
NPP-001b. Lagoon Street
NPP-001c. Rainbow
NPP-003a. Deagon racecourse
NPP-003b. Deagon stables

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
Approximate Scale @ A3 1:22,000



NPM - 019.1




Commercial character building
overlay map

 Brisbane City Council
Local Government Area

 DCDB 07-09-2020

 Waterbody

Sub-category:

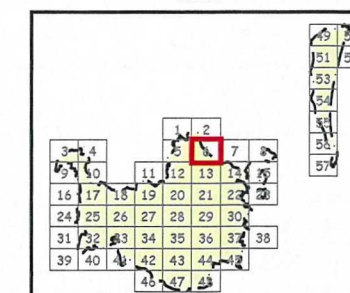
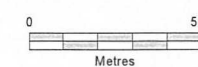
 Commercial character building site
sub-category

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Dwelling house character
overlay map

 Brisbane City Council
Local Government Area

 DCDB 07-09-2020

 Waterbody

Sub-category:

 Dwelling house character
sub-category

NOTES: This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to.

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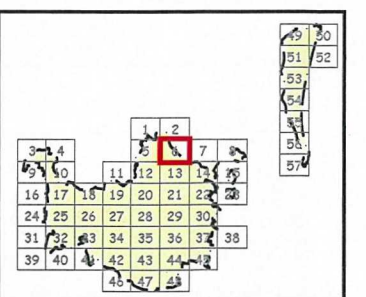
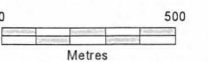
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Heritage overlay map

Brisbane City Council
Local Government Area

DCDB 07-09-2020

Waterbody

Sub-categories:

Local heritage place
sub-category

State heritage place
sub-category

Area adjoining heritage
sub-category

Local and State heritage place

NOTES: This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to.

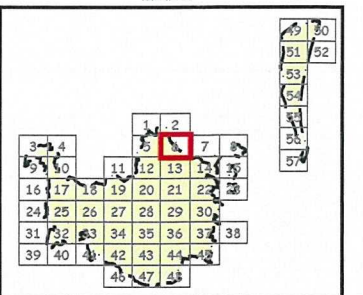
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Approximate Scale @ A3 1:22,000

0 500
Metres







Pre-1911 building
overlay map

 Brisbane City Council
Local Government Area

 DCDB 07-09-2020

 Waterbody

Sub-category:

 Pre-1911 building site
sub-category

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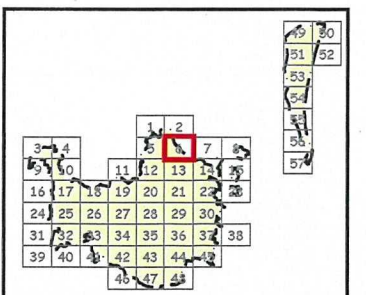
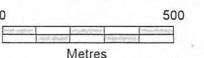
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Significant landscape trees
overlay map


 Brisbane City Council
Local Government Area

 DCDB 14-10-2020


 Waterbody

Sub-categories:

 Landscape features
sub-category

 Individual or group Significant
landscape tree site sub-category

 Significant landscape tree adjoining
site sub-category

 Significant landscape tree
vegetation protection order
sub-category

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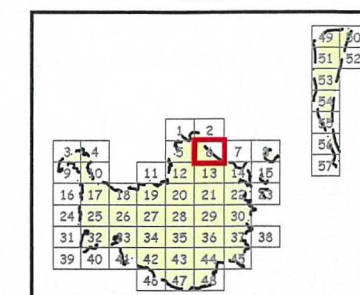
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0 500
Metres





Streetscape hierarchy
overlay map

Brisbane City Council
Local Government Area

DCDB 14-10-2020

Waterbody

Sub-categories:

- Subtropical boulevard - in centre verge width 6m sub-category
- Subtropical boulevard - in centre verge width 5m sub-category
- Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category
- Subtropical boulevard - out of centre verge width 6m sub-category
- Subtropical boulevard - out of centre verge width 5m sub-category
- Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category
- Centre street major sub-category
- Centre street minor sub-category
- Neighbourhood street major sub-category
- Neighbourhood street minor sub-category
- Industrial street sub-category
- Pathway link sub-category
- Locality street sub-category
- Laneway sub-category
- Corner land dedication sub-category
- Wildlife movement solution sub-category

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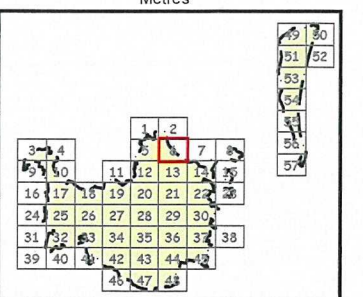
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
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0 500
Metres






Traditional building character
overlay map



 Brisbane City Council
Local Government Area

 DCDB 13-10-2020

 Waterbody

Sub-categories:

Traditional building character

-  Neighbourhood character
sub-category
-  Local character significance
sub-category

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