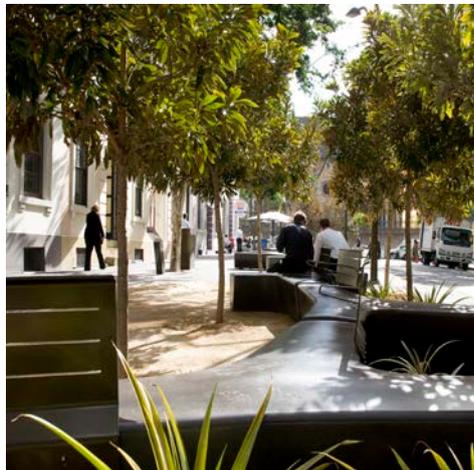
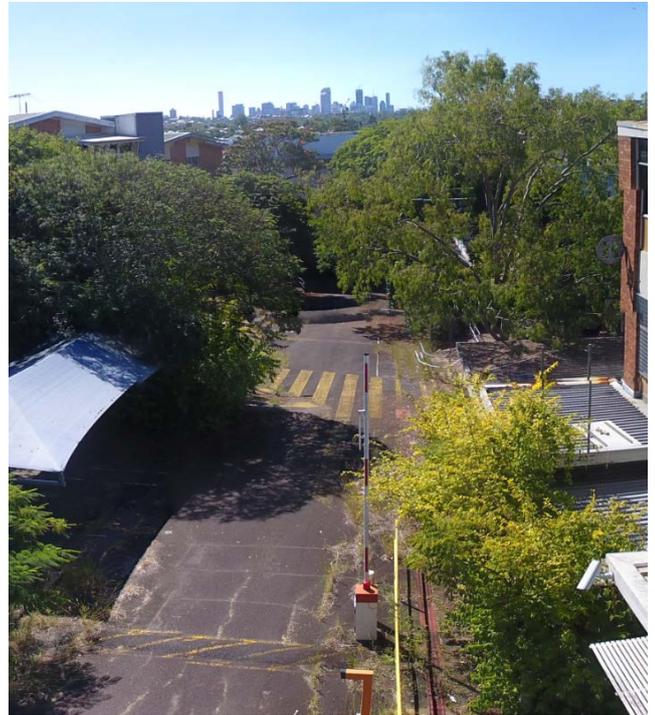


Yeronga Priority Development Area

Interim Land Use Plan

August 2018



The Department of State Development, Manufacturing, Infrastructure and Planning is responsible for driving the economic development program for Queensland by creating a diverse and thriving economy, and generating new jobs.

Copyright

This publication is protected by the *Copyright Act 1968*.

Licence



This work, except as identified below, is licensed by the Department of State Development, Manufacturing, Infrastructure and Planning under a Creative Commons Attribution (CC BY) 4.0 Australia licence. To view a copy of this licence, visit: <http://creativecommons.org.au/>

You are free to copy, communicate and adapt this publication, as long as you attribute it as follows:

© State of Queensland, The Department of State Development, Manufacturing, Infrastructure and Planning, August 2018.

Third party material that is not licensed under a Creative Commons licence is referenced within this document. All content not licensed under a Creative Commons licence is all rights reserved. Please contact the Department of State Development, Manufacturing, Infrastructure and Planning /the copyright owner if you wish to use this material.



The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 13 14 50 and ask them to contact the Queensland Department of State Development, Manufacturing, Infrastructure and Planning on 07 3452 7100

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Copies of this publication are available on our website at www.dsdmip.qld.gov.au and further copies are available upon request to:

Economic Development Queensland
Department of State Development, Manufacturing, Infrastructure and Planning
GPO Box 2202, Brisbane Queensland 4002.
1 William Street Brisbane Qld 4000 (Australia)

Phone: 13 QGOV (13 7468)
Email: edq@dsdmip.qld.gov.au
Web: www.edq.qld.gov.au

Contents

1	Preliminary	4
1.1	Economic Development Act.....	4
1.2	Priority Development Area description	4
1.3	Application of the Interim Land Use Plan	4
1.4	Components of the ILUP	5
1.4.1	Vision	5
1.4.2	Development assessment procedures.....	5
1.4.3	PDA development requirements	5
1.4.4	Levels of assessment.....	5
1.4.5	Infrastructure requirements.....	6
1.4.6	Schedules.....	6
2	Vision	7
3	Development assessment procedures	1
3.1	Types of development	1
3.2	Development consistent with the ILUP.....	1
3.3	Development inconsistent with the ILUP	2
3.4	Plan of development.....	2
3.5	Notice of applications.....	2
3.6	State interests.....	2
3.7	Relationship with other legislation.....	2
3.8	Relationship with Brisbane City Plan	3
3.9	Interim uses	3
4	PDA development requirements	4
4.1	PDA-wide criteria.....	4
4.1.1	Land use	4
4.1.2	Built form	4
4.1.3	Public realm.....	5
4.1.4	Street and movement network.....	6
4.1.5	Environment and sustainability	7
4.1.6	Community safety.....	7
4.1.7	Service infrastructure.....	8
5	Levels of assessment.....	10
6	Infrastructure requirements	11
7	Schedules	12
	Schedule 1 – PDA exempt development.....	12
	Schedule 2 – Definitions	14

1 Preliminary

1.1 Economic Development Act

The *Economic Development Act 2012* (the Act)¹ establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the Act² is to facilitate economic development and development for community purposes. The Act³ seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Areas (PDAs).

1.2 Priority Development Area description

The Yeronga PDA was declared by a regulation⁴ on 10 August 2018.

The Yeronga PDA, identified in Map 1, is approximately 3.3 hectares and includes land bound by Villa Street to the south, Park Road to the west, the Beenleigh-Gold Coast rail corridor to the north and Yeronga State High School (YSHS) to the east.

The PDA is approximately 5 kilometres from the Brisbane Central Business District (CBD) and approximately 400 metres from Yeronga train station, providing frequent train services to the CBD, Gold Coast and interim stops. The PDA is also proximate to a range of amenities including shopping centres, bikeways, several education establishments and the approximately 22 hectare Yeronga Memorial Park which provides a wide range of open space and recreation functions.

1.3 Application of the Interim Land Use Plan

The Yeronga PDA Interim Land Use Plan (ILUP)⁵ is applicable to development on land within the Yeronga PDA.

This ILUP commences upon PDA declaration and is effective for 12 months or until the development scheme for the PDA is adopted.

The purpose of this ILUP is to regulate development within the PDA until the development scheme takes effect.

¹ See section 8 of the Act.

² See section 3 of the Act.

³ See section 4 of the Act.

⁴ See section 37 of the Act.

⁵ The ILUP has been prepared pursuant to Section 38 of the Act.

1.4 Components of the ILUP

This ILUP contains:

- i. the vision for the PDA (section 2)
- ii. development assessment procedures (section 3)
- iii. PDA development requirements (section 4)
- iv. levels of assessment (section 5)
- v. infrastructure requirements (section 6); and
- vi. schedules (section 7).

1.4.1 Vision

The Vision identifies the overall outcomes to be achieved in the PDA that:

- i. seek to achieve the purpose of the Act for the PDA; and
- ii. should be read in conjunction with the PDA development requirements.

1.4.2 Development assessment procedures

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

1.4.3 PDA development requirements

The PDA development requirements apply to all PDA assessable development.

1.4.4 Levels of assessment

Table 1 prescribes the following levels of assessment for all development within the PDA:

- i. PDA exempt development — Column 1
- ii. PDA self-assessable development — Column 2
- iii. PDA assessable development (permissible development) — Column 3A
- iv. PDA assessable development (prohibited development) — Column 3B.

PDA exempt development

Development included in schedule 1 is PDA exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

PDA self-assessable development

PDA self-assessable development must comply with the requirements in the ILUP for carrying out PDA self-assessable development⁶. Column 2 in table 1 identifies that there is no PDA self-assessable development in the PDA.

PDA assessable development

PDA assessable development cannot be carried out without a PDA development permit⁷. PDA assessable development requires a PDA development application to be lodged with the MEDQ for assessment and decision.

⁶ See section 74 of the Act

⁷ See section 73 of the Act

1.4.5 Infrastructure requirements

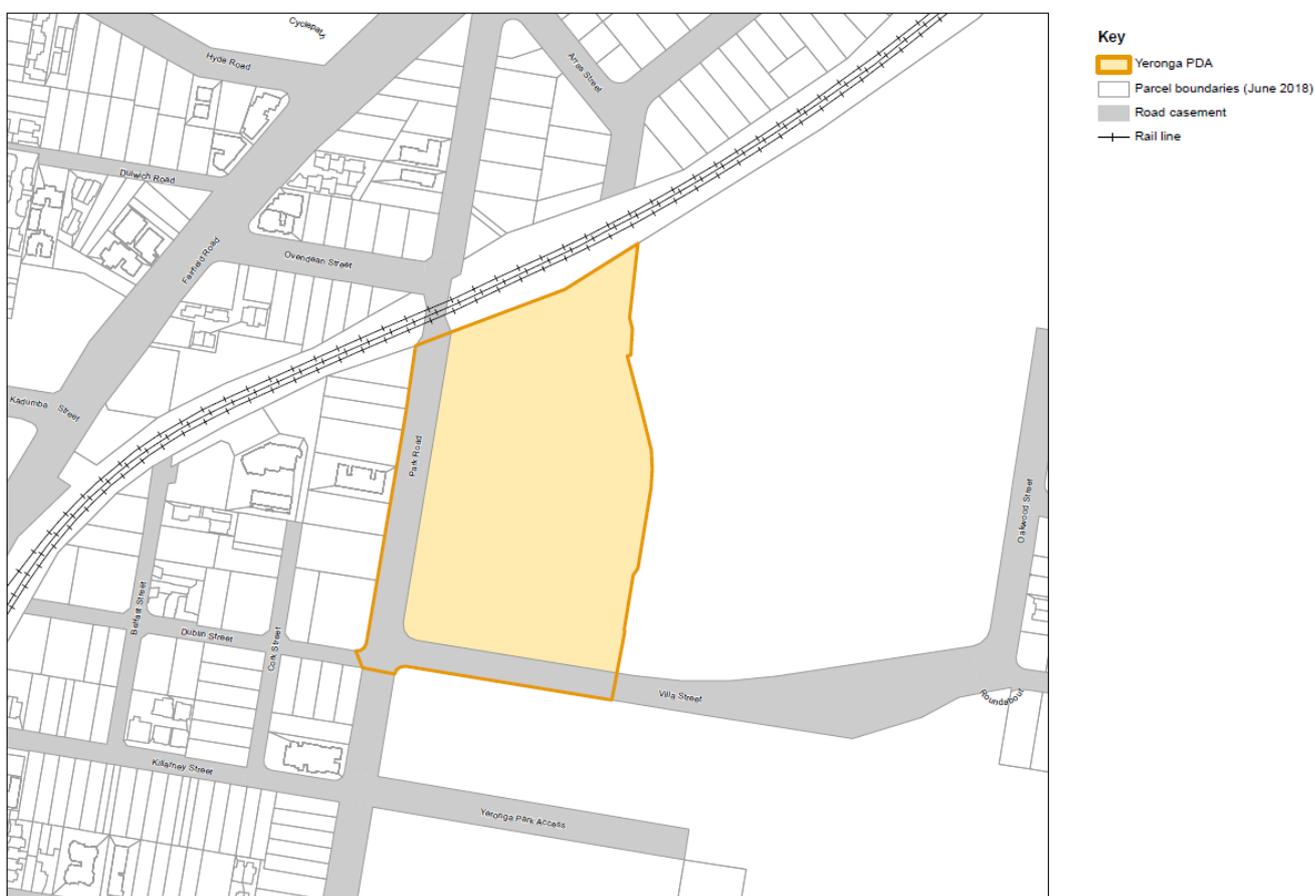
Section 6: Infrastructure requirements identifies how infrastructure requirements will be determined for development.

1.4.6 Schedules

Schedule 1 identifies development that is PDA exempt development.

Schedule 2 provides the definitions required to interpret and apply the ILUP.

Map 1: Yeronga PDA boundary



This map is intended for illustration purposes only and is not to scale.

2 Vision

Development in the Yeronga PDA will transform the site on the corner of Park Road and Villa Street, Yeronga into an inviting, sustainable, connected and integrated place.

Development in the PDA will achieve this vision by:

- delivering a predominantly residential community with a range of other compatible uses including a new community centre for Yeronga
- integrating with, and complementing the YSHS
- delivering a balanced environmentally, economically and socially sustainable outcome
- promoting housing innovation and diversity to improve housing options and address housing affordability
- delivering an efficient, safe, inviting, attractive and legible street and movement network that is pedestrian and cyclist friendly, complements and responds to the site's natural topography and protects the safety and function of the surrounding road network
- ensuring the built form and public realm provide a high-quality living environment for residents, workers and visitors
- ensuring impacts on amenity and privacy of surrounding residences and YSHS are minimised through appropriate building scale, orientation and setbacks
- improving active and public transport connectivity in the PDA and surrounding area, including better connectivity to the surrounding bikeway network; and
- contributing to a sense of place and identity for the PDA and surrounding area by embracing the surrounding landscape, heritage and cultural qualities.

3 Development assessment procedures

3.1 Types of development

PDA exempt development

Column 1 in Table 1 identifies PDA exempt development, and refers to Schedule 1.

PDA self-assessable development⁸

Column 2 in Table 1 identifies PDA self-assessable development.

PDA assessable development⁹

Column 3A in Table 1 identifies PDA assessable development that is permissible development.

Column 3B in Table 1 identifies PDA assessable development that is prohibited development.

3.2 Development consistent with the ILUP

PDA assessable development (permissible development) is consistent with the ILUP if it complies with all relevant PDA development requirements.

Infrastructure requirements (section 6) includes further information, which must be taken into account in the preparation, design and feasibility of PDA development applications.

However, development that does not comply with the relevant PDA development requirements is consistent with the ILUP if:

- i. the development is an interim use that due to its scale or intensity does not conflict with the vision; or
- ii. both of the following apply:
 - a. the development does not conflict with the vision for the PDA (section 2); and
 - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant PDA development requirements.

In this section 'grounds' means matters of public interest which include the matters specified as the main purpose of the Act as well as:

- i. superior design outcomes¹⁰; and
- ii. overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

⁸ Under section 74 of the Act, PDA self-assessable development must comply with the requirements in this ILUP for carrying out PDA self-assessable development.

⁹ Under section 73 of the Act, PDA assessable development cannot be carried out without a PDA development permit.

¹⁰ A design review panel will provide guidance on the assessment and acceptance of superior design outcomes.

3.3 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval¹¹.

PDA assessable development identified in column 3B of Table 1 as prohibited development is inconsistent with the ILUP.

3.4 Plan of development

A plan of development (PoD) may:

- accompany an application for a material change of use or reconfiguring a lot
- consider any proposed use, and any associated building work or operational work; and
- form part of a development approval.

Under column 1 in table 1, schedule 1 identifies development consistent with an approved PoD as PDA exempt development¹².

3.5 Notice of applications

A PDA development application will require public notice if in the opinion of the MEDQ, the development:

- a. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership
- b. is for a use or of a size or nature which warrants public notice
- c. compromises the implementation of the ILUP.

3.6 State interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of an application¹³.

3.7 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including, but not limited to, the *Nature Conservation Act 1992*, *Environmental Protection Act 1994*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation¹⁴.

¹¹ See section 86 of the Act.

¹² For further advice on preparing a PoD refer to the applicable EDQ practice note available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html

¹³ Section 87 of the Act states that any relevant state interest must be considered in deciding a development application. For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application. For further advice on the consideration of state interests refer to the EDQ Practice note 14: State interests in development assessment in priority development areas, available at www.edq.qld.gov.au/priority-development-areas-guidelines-and-practice-notes.html

¹⁴ For further advice on what other legislation may apply refer to Appendices 1 and 2 of the EDQ Practice note 14: State interests in development assessment in priority development areas, available at www.edq.qld.gov.au/priority-development-areas-guidelines-and-practice-notes.html

3.8 Relationship with Brisbane City Plan

Under section 71 of the Act, if there is a conflict between the ILUP and a planning instrument or assessment benchmarks prescribed by regulation under the *Planning Act 2016* or another Act for the Planning Act, the ILUP prevails to the extent of any inconsistency. However, where the ILUP applies certain definitions of the Brisbane City Plan this is not a conflict and is not inconsistent with the ILUP.

Where identified in a footnote of the ILUP, the Brisbane City Plan, may be used as guidance material when assessing PDA development applications and applying the ILUP PDA development requirements.

3.9 Interim uses

An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

An interim use will only be approved if it can be demonstrated that the use will not prejudice or delay:

- i. an appropriate long-term use;
- ii. an appropriate intensity of development; or
- iii. infrastructure delivery envisaged by the vision for the PDA.

Relevant development requirements also apply to all PDA assessable (permissible) development that is an interim use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support an application for an interim use may include:

- i. a suitability assessment; and
- ii. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

4 PDA development requirements

4.1 PDA-wide criteria

4.1.1 Land use

Development delivers a range of land uses that support:

- a predominantly residential focus for the PDA, including affordable housing¹⁵
- community uses
- health care services
- small-scale commercial and retail uses, with a preference for co-location with the community uses.

4.1.2 Built form

Development delivers high quality built form outcomes that:

- promote architectural diversity
- for a community use, provide adaptable spaces to accommodate a diversity of users
- deliver energy efficient, water efficient, and climate responsive buildings including:
 - appropriate solar orientation
 - provision of shading and shelter
 - thermal comfort
 - cross ventilation and passive cooling techniques to minimize mechanical temperature control
 - prioritization of natural lighting over artificial lighting
 - promotion of water recycling and best practice stormwater management¹⁶
- deliver housing diversity and innovation through a mix of building types
- maximize views, vistas and outlooks including to the Brisbane Central Business District, Yeronga Memorial Park and other open spaces
- provide generous, well-integrated private open space to promote health and wellbeing and encourage socialisation and leisure pursuits
- deliver inviting entrance statements on Villa Street and Park Road
- ensure the design and orientation of residential buildings protect the privacy of residents and adjoining land uses
- ensure building heights:
 - are no greater than three storeys along the street frontages of Park Road and Villa Street
 - are commensurate with the site area
 - consider the broader urban context including the interface with Yeronga State High School

¹⁵ Refer to the *Queensland Housing Strategy 2017-2027*.

¹⁶ Refer to the guidance provided in Brisbane City Council's *New World City Design Guide: Buildings that Breathe*.

- respond to the topography of the PDA
 - are compatible with planned infrastructure capacity
- protect the safety and functioning of the operational airspace of the Brisbane Airport¹⁷
- provide adequate building separation to allow light penetration and air circulation and to ensure impacts on amenity and privacy including overshadowing are minimised
- respect the relationship between new development in the PDA and adjoining development including consideration of appropriate building setback, bulk and massing that minimises the impacts on residential and educational amenity.

4.1.3 Public realm

Development delivers an attractive, high quality, accessible, well-connected and multi-functional public realm that:

- responds to, and respects the cultural heritage values of Yeronga Memorial Park including interpretation and promotion of local cultural heritage
- contributes to a sense of place and identity
- creates a safe, comfortable and inviting environment by promoting day and night activity and passive surveillance
- creates a high level of amenity in the public realm including:
 - a consistent and durable hard and soft landscaping palette comprising sub-tropical advanced street trees and landscaping
 - high quality street furniture
- creates enclosure and definition to the public realm around, and in between buildings without creating areas for entrapment
- responds to the local climate by providing appropriate orientation and location to maximize natural light penetration and natural cooling breezes
- provides acceptable gradients and ease of wayfinding in the public realm to cater for a range of mobility and health needs
- provides comfortable vantage points to rest, socialize and observe surrounding activities
- supports effective and safe integration with - or segregation between - traffic, pedestrians and cyclists
- integrates public art
- incorporates information technology innovations into the public realm (e.g. smart lighting, wireless internet) and allows for future advancements in information technology
- establishes a clear relationship between public open space and adjoining land uses through appropriate interface treatment to address issues of security and surveillance.

¹⁷ For further advice, refer to the strategic airport's operational airspace and the requirements, standards and guidance identified in the SPP and SDAP, as amended from time to time.

4.1.4 Street and movement network

Development delivers a high-quality street and movement network which:

- has a clear hierarchy and is easy to navigate with a well-connected, logical, permeable and legible network of routes, intersections and spaces¹⁸
- creates a generous main street that provides for strong visual and physical connectivity into and around the PDA
- delivers an active transport connection along the eastern boundary of the PDA that links into the broader cycling network to:
 - provide improved connectivity to Venner Road and Park Road through the PDA; and
 - provide an attractive visual buffer to YSHS
- considers the safety, amenity and function of YSHS including vehicular access to the school and car parking facilities
- provides inviting, attractive, pedestrian friendly and clearly identifiable entry points into the PDA on both Park Road and Villa Street that reinforce a sense of arrival into the PDA
- ensures streets provide for universal access
- maximises public transport patronage by accentuating linkages to public transport stops including Yeronga train station
- creates safe, welcoming, pleasant and character-rich streets and shared areas which prioritise the safety and experience of pedestrians and cyclists and provide legible connections to key locations internal and external to the PDA
- ensures access to and egress from all entries, service areas and car parks:
 - are safe, legible and logical
 - do not adversely impact on the public realm
 - maximise co-location of servicing and parking openings
 - do not adversely impact on the public road network internal and external to the PDA
- minimises conflict between pedestrians, cyclists and motor vehicles through appropriate design
- provides car parking and service areas that meet the functional requirements of the PDA¹⁹
- provides vehicular manoeuvring and service areas that meet the functional requirements of the PDA including passenger drop-off and pick-up areas²⁰
- ensures the safe and efficient operation of the road and active transport network outside of the PDA
- provides road network improvements (including public and active transport facilities) both internal and external to the PDA where required to facilitate access and movement to and from the site
- provides safe and legible movement options for pedestrians that promote equitable access and respond to the site topography

¹⁸ Refer to Brisbane City Plan Road hierarchy overlay and Infrastructure design planning scheme policy.

¹⁹ For guidance, refer to the requirements and standards in Brisbane City Plan Traffic, access, parking and servicing code and planning scheme policy, Austroads guidelines and AS2890 Parking Facilities.

²⁰ For guidance, refer to the requirements and standards in Brisbane City Plan Traffic, access, parking and servicing code and planning scheme policy, Austroads guidelines and AS2890 Parking Facilities.

- ensures wayfinding elements are incorporated to improve connectivity and pedestrian permeability in the PDA and the surrounding area.

4.1.5 Environment and sustainability

The design, siting and layout of development respects the environment and supports sustainable outcomes by:

- incorporating a diverse range of design elements that promote urban greening and reduce the heat island effect such as green roofs and walls
- retaining significant vegetation for street trees and feature trees in public realm areas where possible to promote biodiversity and provide landscaped buffers to adjoining properties including YSHS
- providing generous landscape areas including areas suitable for deep planting of large subtropical shade trees that are open to the sky with access to light and rainfall
- promoting innovations in transport technology and alternative mobility options including consideration of car sharing, shared car parking, electric vehicle charging stations, on-demand services and other opportunities
- reducing waste generation and maximising recycling opportunities
- protecting water quality through the use of best practice total water cycle management and water sensitive urban design principles²¹ as well as achieving the water quality objectives for Moreton Bay waters²²
- promoting innovative and efficient use of energy and water including alternative energy generation, water recycling and stormwater management.

4.1.6 Community safety

The siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by:

- avoiding, to the greatest extent practicable, then managing or mitigating significant adverse impacts from flooding²³ including:
 - providing for efficient and safe evacuation during defined flood events without unduly burdening the city's counter-disaster response unit, particularly for vulnerable uses and difficult to evacuate uses²⁴
 - ensuring vulnerable uses are not located in areas where the risk from flooding is unacceptable or intolerable and cannot be mitigated
 - providing for essential community infrastructure to remain functional during and immediately after an inundation event
 - ensuring it does not directly, indirectly or cumulatively increase the severity of flooding (including overland flow) and potential for damage on the site or to other properties

²¹Refer to the requirements, standards and guidance identified in the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, as amended or replaced from time to time.

²²Refer to the *Environmental Protection (Water) Policy 2009* and the SPP – Appendix 2.

²³ Refer to the requirements, standards and guidance identified in the SPP and SDAP, Brisbane City Plan and Handbook 7, Australian Emergency Management Handbook Series, each as amended or replaced from time to time and the Queensland Government's Brisbane River Catchment Flood Study.

²⁴ Refer to the requirements, standards and guidance identified in the Brisbane City Plan Flood Overlay Code and Flood Planning Scheme Policy.

- providing public realm surfaces which are durable and flood resilient where at risk of flooding
- managing or mitigating significant adverse impacts from overland flow²⁵ including:
 - disposing of stormwater with regard to average recurrence intervals in a manner appropriate to the site, the adjacent buildings, the use of the public realm and the severity of potential damage to property, loss of amenity, illness or injury that would result from the failure of the system²⁶
 - designing the stormwater drainage system to comply with relevant quantity and quality standards²⁷ and mitigate downstream impacts and impacts on the existing stormwater network
 - ensuring the stormwater drainage system has regard to the safety of pedestrians and maintains pedestrian access during storm events, ensuring key pedestrian paths are not used for the conveyance of overland flow
- avoiding, to the greatest extent practicable, then managing or mitigating significant adverse impacts:
 - from air pollution and light nuisance
 - from noise emissions on sensitive uses²⁸, including those from transport noise corridors
 - on the environment (including significant vegetation), amenity and accessibility during and after construction including acid sulfate soil erosion and siltation²⁹.

4.1.7 Service infrastructure

The design and operation of development, including during construction, supports the efficient and effective delivery and operation of infrastructure by:

- having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area
- where in the vicinity of railway infrastructure, managing the impacts of development on railway safety, structural integrity and operation³⁰
- ensuring the delivery of planned trunk infrastructure is not adversely impacted
- ensuring the delivery of infrastructure in existing and future state transport corridors is not adversely impacted
- providing planned development infrastructure outside the PDA where associated with other infrastructure for the PDA
- providing infrastructure and services in a timely, orderly, integrated and coordinated manner to support urban uses and works
- ensuring infrastructure and services are available or capable of being made available including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications

²⁵ Refer to the requirements, standards and guidance identified in the Department Energy and Water Supply's (DEWS) Queensland Urban Drainage Manual 2013 and the Brisbane City Plan Flood overlay code, as amended or replaced from time to time.

²⁶ Refer to the requirements, standards and guidance identified in the Brisbane City Plan Stormwater code.

²⁷ Refer to the requirements, standards and guidance identified in the SPP – Appendix 2 and PDA guideline No. 13 Engineering standards - Stormwater quantity and quality, as amended or replaced from time to time.

²⁸ For guidance on acoustic amenity, refer to the Brisbane City Plan Centre or mixed use code.

²⁹ For guidance, refer to the Brisbane City Plan Potential and actual acid sulfate soils overlay code.

³⁰ For guidance, refer to the Department of Transport and Main Roads *Guide to development in a transport environment: Rail*.

- delivering appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles
- ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance
- allowing for interim uses to have access to water and power.

5 Levels of assessment

Table 1: Levels of assessment

Column 1 PDA exempt development	Column 2 PDA self- assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
All development specified in Schedule 1.	Nil	All development, including interim uses, other than development mentioned in Column 1, 2 and 3B.	Material change of use for: <ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Extractive industry • High impact industry • Motor sport facility • Non-resident workforce accommodation • Outdoor sales • Outstation • Permanent plantation • Rural industry • Rural workers' accommodation • Special industry • Wholesale nursery.

6 Infrastructure requirements

Infrastructure requirements to achieve the vision of the PDA will be determined through the development assessment process, conditioned as part of a PDA development approval and delivered as part of the development of the site.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in schedule 2 of the *Planning Act 2016*.

Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time the development application is approved unless:

- a development charges and offset plan (DCOP) is approved for the PDA; or
- an infrastructure agreement is entered into between the applicant and the MEDQ.

Infrastructure delivered as part of the development may be offset against the infrastructure charges in accordance with a DCOP.

7 Schedules

Schedule 1 – PDA exempt development

Building work
Carrying out minor building work.
Carrying out building work, where for demolition of a building or other structure.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA exempt development
Reconfiguring a lot
Reconfiguring a lot involving road widening and truncations required as a condition of development approval.
Material change of use
Making a material change of use of premises for a park or utility installation if provided by a public sector entity.
Making a material change of use of premises for a telecommunications facility if underground cabling for broadband purposes.
Making a material change of use of premises for a sales office where occupying a maximum gross floor area of 30m ² and complying with the applicable car parking space standards in Brisbane City Plan.
Making a material change of use of premises for a home based business where occupying a floor area of 30m ² or less and the activity does not involve: <ul style="list-style-type: none">• employees on the site that do not also reside in the dwelling; and• customers or clients visiting the site.
Operational work
Carrying out operational work for filling or excavation where: <ul style="list-style-type: none">• not resulting in a retaining wall greater than 1 vertical metre; or• not resulting in an increase in the depth or height of the ground level or finished design level by greater than 1 vertical metre; or• top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with a material change of use that is PDA exempt development.
Carrying out operational work in accordance with the conditions of an PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work for the purposes of constructing a road in association with approved development.

Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is:

- carried out by or on behalf of Brisbane City Council or a public sector entity, where the works being undertaken are authorised under a State law; or
- carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

Carrying out operational work that is the placing of advertising devices.

Note—the Brisbane City Council Advertisements Local Law 2013 and Advertisements Subordinate Local Law 2005, as amended or replaced from time to time, apply in the PDA

Plumbing work or drainage work

Carrying out plumbing work or drainage work.

All aspects of development

Development consistent with an approved plan of development.

Development prescribed in Schedule 6 of the Planning Regulation 2017, other than Part 5 Section 28.

Schedule 2 – Definitions

Unless defined below or in the *Economic Development Act 2012*, the definitions in Schedule 1 of the Brisbane City Plan apply to all development.

Note—Schedule 1 of the Brisbane City Plan 2014 includes use definitions, activity groups, industry thresholds and administrative terms.

Plan of development – refer to section 3.3.

Brisbane City Plan – means the Brisbane City Council planning scheme 2014, as amended and replaced from time to time.

Significant vegetation means all vegetation - except those listed as pest vegetation by state or local government - that is significant in its:

- ecological value at local, state or national levels
- contribution to the preservation of natural landforms
- contribution to the character of the landscape
- cultural or historical value
- amenity value to the general public*.

Note: vegetation may be living or dead and the term includes their root stock.

**As part of a relevant development application, a tree survey will be required to determine what is considered significant vegetation.*

Transport noise corridor – refer to the *Building Act 1975*, chapter 8B.

Interim use – refer to section 3.8.

Contact the Department of State Development, Manufacturing, Infrastructure and Planning

Visit our website at: www.dsdmip.qld.gov.au

Write to us at:

Department of State Development, Manufacturing, Infrastructure and Planning
GPO Box 15009
Brisbane QLD 4000

Telephone us: 13 74 68

Fax us: (07) 3200 6840

August 2018

The information contained herein does not represent Commonwealth, State or Local Government policy. The Minister for Economic Development Queensland does not guarantee or make any representations as to its accuracy or completeness, nor will he accept any responsibility for any loss or damage arising from its use.