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Title:

NEWS FLASH – AMENDMENTS TO BRISBANE CITY PLAN 2000 – IMPACT OF DEVELOPMENT IN CBD

On Friday, 3 September 2004, Brisbane City Council (**BCC**) released Temporary Local Planning Instrument No. 4 (**TLP**) under which all development in the Brisbane CBD is to become impact assessable.

The TLP is intended to override certain provisions of the Brisbane City Plan 2000, the City Centre Local Plan, and the Centre Design, Amenity and Performance Codes to the extent they are consistent with the provisions of the TLP.

The major changes introduced by the TLP is:

- (1) the need for all applications for development in the CBD to go through the Integrated Development Assessment System under the *Integrated Planning Act 1997* as impact assessable development;
- (2) the need for the height of new development to be compatible with the characteristics of a particular site and its local environment; and
- (3) restrictions on residential development to including requirements to ensure it does not compromise the predominant business and commercial role of the CBD and does not adversely impact on the local environment.

The TLP places a strong emphasis on the need for development in the CBD to conform with the characteristics of and enhance the local environment. Another focus is on preventing development from having an adverse impact on public areas and space.

The TLP is expected to be passed through BCC at a meeting today and then be submitted to the Minister for approval. The TLP will take effect upon Gazettal after receiving approval from the Minister. It will then remain in force for 1 year unless repealed by Council in the meantime.

If you have a property or development interests in the CBD, do not hesitate to contact Ian Walker of Deacons on (07) 3309 0818 who can provide you with advice on the implications of the TLP on your business.

***LATE NEWS** – We now understand BCC will allow 1 week's consultation of the proposed changes before proceeding.