

Proposed table of amendments

Citywide update – Retirement and Aged Care

Brisbane City Plan 2014 (Planning Scheme Amendments)

Brisbane City Council

June 2018



Dedicated to a better Brisbane

SCHEDULE OF PROPOSED AMENDMENTS

MAJOR AMENDMENT PACKAGE B (Retirement and Aged Care) Major Amendments to *Brisbane City Plan 2014*

Text and figure amendments:

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Re-number/Relocate to
1	Part 1 - About the planning scheme	1.2	1.2.4	Table 1.2.4—Statewide codes and development codes	REMOVE 'Residential care facility code'	INSERT 'Retirement and residential care facility code'
2	Part 3 - Strategic framework	3.4	3.4.3	3.4.3 Element 2.2—Brisbane's housing and accommodation choices Table 3.4.3.1—Specific outcomes and land use strategies	NOT APPLICABLE	INSERT 'Small-scale complementary uses that are suited to integration and co-location with retirement facilities and residential care facilities (care co-located uses activity group uses) are facilitated to support the provision of specialised services and retail for residents and visitors.' at the end of L2
3	Part 3 - Strategic framework	3.7	3.7.6	3.7.6 Element 5.5—Brisbane's Suburban Living Areas Table 3.7.6.1—Specific outcomes and land use strategies	REMOVE 'Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.' in SO3	INSERT 'Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.' in SO3 'Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.' at the end of L3
4	Part 5 - Tables of assessment	5.3	5.3.5	5.3.5 Prescribed secondary code Table 5.3.5.1—Prescribed secondary code	NOT APPLICABLE	INSERT 'Retirement and residential care facility code' as a column item under 'Prescribed secondary code' 'Yes' in new column corresponding with 'Centre or mixed use code' row and '-' for all other rows

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5	Part 5 - Tables of assessment	5.3	5.3.5	5.3.5 Prescribed secondary code Table 5.3.5.1—Prescribed secondary code	REMOVE 'Residential care facility code' as a row in 'Code identified in the assessment criteria column'	INSERT 'Retirement and residential care facility code' as a row in 'Code identified in the assessment criteria column' 'Yes' in all columns across new row, except for 'Multiple dwelling code' and 'Retirement and residential care facility code' columns '-' in 'Multiple dwelling code' and 'Retirement and residential care facility code' columns
6	Part 5 - Tables of assessment	5.5	5.5.1	Table 5.5.1—Low density residential zone	NOT APPLICABLE	INSERT New row with header 'Assessable development— Code assessment' Column 1 'Care co-located uses (activity group)' Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m ² or 10% of the site area, whichever is the lesser' Column 3 'Retirement and residential care facility code Low density residential zone code Prescribed secondary code'
7	Part 5 - Tables of assessment	5.5	5.5.1	Table 5.5.1—Low density residential zone	NOT APPLICABLE	INSERT New row with Column 1 'Residential care facility' New row with header 'Accepted development, subject to compliance with identified requirements' Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code' Column 3 'Not applicable' New row with header 'Assessable development— Code assessment' Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code ' Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'

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8	Part 5 - Tables of assessment	5.5	5.5.1	Table 5.5.1—Low density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row under header 'Assessable development— Code assessment' in new 'Residential care facility' section</p> <p>Column 2 'If building height is no greater than 2 storeys and 9.5m and:</p> <p>(a) on the site of an existing residential care facility or retirement facility; or</p> <p>(b) extending the site of an existing residential care facility or retirement facility; or</p> <p>(c) on a site greater than 3000m²</p> <p>Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.'</p> <p>Column 3 'Retirement and residential care facility code Low density residential zone code Prescribed secondary code'</p>

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9	Part 5 - Tables of assessment	5.5	5.5.1	Table 5.5.1—Low density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Retirement facility'</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all self-assessable acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code '</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
10	Part 5 - Tables of assessment	5.5	5.5.1	Table 5.5.1—Low density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row under header 'Assessable development— Code assessment' in new 'Retirement facility' section</p> <p>Column 2 'If building height is no greater than 2 storeys and 9.5m and:</p> <p>(a) on the site of an existing residential care facility or retirement facility; or</p> <p>(b) extending the site of an existing residential care facility or retirement facility; or</p> <p>(c) on a site greater than 3000m²</p> <p>Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.'</p> <p>Column 3 'Retirement and residential care facility code Low density residential zone code Prescribed secondary code'</p>

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11	Part 5 - Tables of assessment	5.5	5.5.2	Table 5.5.2—Low-medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 1 'Care co-located uses (activity group)'</p> <p>Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m² or 10% of the site area, whichever is the lesser'</p> <p>Column 3 'Retirement and residential care facility code Low-medium density residential zone code Prescribed secondary code'</p>
12	Part 5 - Tables of assessment	5.5	5.5.2	Table 5.5.2—Low-medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Residential care facility'</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code '</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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13	Part 5 - Tables of assessment	5.5	5.5.2	Table 5.5.2—Low-medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row under header 'Assessable development—Code assessment' in new 'Residential care facility' section</p> <p>Column 2 'If no greater than:</p> <p>(a) 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or</p> <p>(b) 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or</p> <p>(c) 2 storeys and 9.5m in building height</p> <p>Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.'</p> <p>Column 3 'Retirement and residential care facility code Low-medium density residential zone code Prescribed secondary code'</p>

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14	Part 5 - Tables of assessment	5.5	5.5.2	Table 5.5.2—Low-medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
15	Part 5 - Tables of assessment	5.5	5.5.2	Table 5.5.2—Low-medium density residential zone	REMOVE 'Multiple dwelling code' in 'Retirement facility' row	INSERT 'Retirement and residential care facility code'
16	Part 5 - Tables of assessment	5.5	5.5.3	Table 5.5.3—Medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 1 'Care co-located uses (activity group)'</p> <p>Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m² or 10% of the site area, whichever is the lesser'</p> <p>Column 3 'Retirement and residential care facility code Medium density residential zone code Prescribed secondary code'</p>

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17	Part 5 - Tables of assessment	5.5	5.5.3	Table 5.5.3—Medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
18	Part 5 - Tables of assessment	5.5	5.5.3	Table 5.5.3—Medium density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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19	Part 5 - Tables of assessment	5.5	5.5.3	Table 5.5.3—Medium density residential zone	REMOVE ': (a) the building height specified in a relevant neighbourhood plan; (b) where a neighbourhood plan does not specify building height, 5 storeys' in Residential care facility and Retirement facility sections	INSERT '7 storeys or the building height specified in a relevant neighbourhood plan, whichever is the greatest' in Residential care facility and Retirement facility sections
20	Part 5 - Tables of assessment	5.5	5.5.3	Table 5.5.3—Medium density residential zone	REMOVE 'Multiple dwelling code' and 'Residential care facility code' in 'Residential care facility' row 'Multiple dwelling code' in 'Retirement facility' row	INSERT 'Retirement and residential care facility code'
21	Part 5 - Tables of assessment	5.5	5.5.4	Table 5.5.4—High density residential zone	NOT APPLICABLE	INSERT New row with header 'Assessable development— Code assessment' Column 1 'Care co-located uses (activity group)' Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m ² or 10% of the site area, whichever is the lesser' Column 3 'Retirement and residential care facility code High density residential zone code Prescribed secondary code'

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22	Part 5 - Tables of assessment	5.5	5.5.4	Table 5.5.4—High density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
23	Part 5 - Tables of assessment	5.5	5.5.4	Table 5.5.4—High density residential zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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24	Part 5 - Tables of assessment	5.5	5.5.4	Table 5.5.4—High density residential zone	REMOVE ": (a) the building height specified in a relevant neighbourhood plan; (b) where a neighbourhood plan does not specify building height: (i) 8 storeys in the Up to 8 storeys zone precinct; or (ii) 15 storeys in the Up to 15 storeys zone precinct' in Residential care facility and Retirement facility sections	INSERT '10 storeys in the Up to 8 storeys zone precinct and 17 storeys in the Up to 15 storeys zone precinct, or the building height specified in a relevant neighbourhood plan, whichever is the greatest' in Residential care facility and Retirement facility sections
25	Part 5 - Tables of assessment	5.5	5.5.4	Table 5.5.4—High density residential zone	REMOVE 'Multiple dwelling code' and 'Residential care facility code' in 'Residential care facility' row 'Multiple dwelling code' in 'Retirement facility' row	INSERT 'Retirement and residential care facility code'
26	Part 5 - Tables of assessment	5.5	5.5.7	Table 5.5.7—Principal centre zone	NOT APPLICABLE	INSERT New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code' Column 3 'Not applicable' New rows under existing header 'Assessable development— Code assessment' Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code' Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'

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27	Part 5 - Tables of assessment	5.5	5.5.7	Table 5.5.7—Principal centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
28	Part 5 - Tables of assessment	5.5	5.5.7	Table 5.5.7—Principal centre zone	REMOVE 'Residential care facility code' in 'Residential care facility' row	<p>INSERT</p> <p>'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows</p>

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29	Part 5 - Tables of assessment	5.5	5.5.8	Table 5.5.8—Major centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
30	Part 5 - Tables of assessment	5.5	5.5.8	Table 5.5.8—Major centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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31	Part 5 - Tables of assessment	5.5	5.5.8	Table 5.5.8—Major centre zone	REMOVE 'Residential care facility code' in 'Residential care facility' row	INSERT 'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows
32	Part 5 - Tables of assessment	5.5	5.5.9	Table 5.5.9—District centre zone	NOT APPLICABLE	INSERT New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code' Column 3 'Not applicable' New rows under existing header 'Assessable development— Code assessment' Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code' Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'

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33	Part 5 - Tables of assessment	5.5	5.5.9	Table 5.5.9—District centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
34	Part 5 - Tables of assessment	5.5	5.5.9	Table 5.5.9—District centre zone	REMOVE 'Residential care facility code' in 'Residential care facility' row	<p>INSERT</p> <p>'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows</p>

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35	Part 5 - Tables of assessment	5.5	5.5.10	Table 5.5.9—Neighbourhood centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
36	Part 5 - Tables of assessment	5.5	5.5.10	Table 5.5.9—Neighbourhood centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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37	Part 5 - Tables of assessment	5.5	5.5.10	Table 5.5.9—Neighbourhood centre zone	REMOVE 'Residential care facility code' in 'Residential care facility' row	INSERT 'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows
38	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	NOT APPLICABLE	INSERT New row with header 'Assessable development— Code assessment' in Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct Column 1 'Care co-located uses (activity group)' Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m ² or 10% of the site area, whichever is the lesser' Column 3 'Retirement and residential care facility code Community facilities zone code Prescribed secondary code'

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39	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Residential care facility' in Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>News row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

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40	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Retirement facility' in Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
41	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Residential care facility' in Community purposes zone precinct</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 '-'</p> <p>Column 3 'Retirement and residential care facility code Community facilities zone code Prescribed secondary code'</p>

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
42	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Retirement facility' in Community purposes zone precinct and Major health care zone precinct</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 '-'</p> <p>Column 3 'Retirement and residential care facility code Community facilities zone code Prescribed secondary code'</p>
43	Part 5 - Tables of assessment	5.5	5.5.19	Table 5.5.19—Community facilities zone	<p>REMOVE</p> <p>'Community facilities code' and 'Residential care facility code' in 'Residential care facility' row of the Health care purposes zone precinct and Major health care zone precinct</p> <p>'Community facilities code' in 'Retirement facility' row of the Health care purposes zone precinct</p>	<p>INSERT</p> <p>'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows</p>
44	Part 5 - Tables of assessment	5.5	5.5.22	Table 5.5.22—Mixed use zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Residential care facility' section</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
45	Part 5 - Tables of assessment	5.5	5.5.22	Table 5.5.22—Mixed use zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements' in 'Retirement facility' section</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New rows under existing header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
46	Part 5 - Tables of assessment	5.5	5.5.22	Table 5.5.22—Mixed use zone	REMOVE 'Residential care facility code' in 'Residential care facility' row	<p>INSERT</p> <p>'Retirement and residential care facility code' in Column 3 of 'Retirement facility' and 'Residential care facility' existing code assessment rows</p>
47	Part 5 - Tables of assessment	5.5	5.5.26	Table 5.5.26—Specialised centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with header 'Assessable development— Code assessment' in Major education and research facility zone precinct</p> <p>Column 1 'Care co-located uses (activity group)'</p> <p>Column 2 'If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m² or 10% of the site area, whichever is the lesser'</p> <p>Column 3 'Retirement and residential care facility code Specialised centre zone code Prescribed secondary code'</p>

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
48	Part 5 - Tables of assessment	5.5	5.5.26	Table 5.5.26—Specialised centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Residential care facility' in Major education and research facility zone precinct</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>
49	Part 5 - Tables of assessment	5.5	5.5.26	Table 5.5.26—Specialised centre zone	NOT APPLICABLE	<p>INSERT</p> <p>New row with Column 1 'Retirement facility' in Major education and research facility zone precinct</p> <p>New row with header 'Accepted development, subject to compliance with identified requirements'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Not applicable'</p> <p>New row with header 'Assessable development— Code assessment'</p> <p>Column 2 'If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in Section A of the Retirement and residential care facility code'</p> <p>Column 3 'Retirement and residential care facility code - purpose, overall outcomes and Section A outcomes only'</p>

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
50	Part 5 - Tables of assessment	5.5	5.5.26	Table 5.5.26—Specialised centre zone	NOT APPLICABLE	INSERT New row with Column 1 'Residential care facility' in Major education and research facility zone precinct New row with header 'Assessable development— Code assessment' Column 2 '-' Column 3 'Retirement and residential care facility code Specialised centre zone code Prescribed secondary code'
51	Part 5 - Tables of assessment	5.5	5.5.26	Table 5.5.26—Specialised centre zone	NOT APPLICABLE	INSERT New row with Column 1 'Retirement facility' in Major education and research facility zone precinct New row with header 'Assessable development— Code assessment' Column 2 '-' Column 3 'Retirement and residential care facility code Specialised centre zone code Prescribed secondary code'
52	Part 5 - Tables of assessment	5.9	5.9.7	Table 5.9.7.A—Banyo—Nudgee neighbourhood plan: material change of use	REMOVE 'Multiple dwelling code' and 'Residential care facility code' in 'Residential care facility' row 'Multiple dwelling code' in 'Retirement facility' row	INSERT 'Retirement and residential care facility code'
53	Part 5 - Tables of assessment	5.9	5.9.22	Table 5.9.22.A—Eastern corridor neighbourhood plan: material change of use	NOT APPLICABLE	INSERT '(except for a residential care facility or a retirement facility)' in the 'Any use' row of the 'If in the Buranda Station precinct (NPP-002), where in the District centre zone or the Mixed use zone' section
54	Part 5 - Tables of assessment	5.9	5.9.38	Table 5.9.38.A—Lower Oxley Creek south neighbourhood plan: material change of use	REMOVE 'Multiple dwelling code' and 'Residential care facility code' in 'Residential care facility' row 'Multiple dwelling code' in 'Retirement facility' row	INSERT 'Retirement and residential care facility code'

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
55	Part 6 - Zones	6.2	6.2.1	6.2.1.1 Low density residential zone code	<p>REMOVE</p> <p>'(d) Development for other housing types, being a residential care facility or retirement facility, which provides housing diversity and enables people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where height is no greater than 1 or 2 storeys.' in (4)</p>	<p>INSERT</p> <p>'(d) Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.' in (4)</p>
56	Part 6 - Zones	6.2	6.2.1	6.2.1.2 Low-medium density residential zone code	<p>REMOVE</p> <p>'(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:</p> <ul style="list-style-type: none"> (i) meets amenity expectations of residents; (i) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan; (ii) is not adjoining a dwelling house if a retirement facility or rooming accommodation for 6 persons or more.' in (4) 	<p>INSERT</p> <p>'(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:</p> <ul style="list-style-type: none"> (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and is not adjoining a dwelling house if rooming accommodation for 6 persons or more; (iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.' in (4)

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
57	Part 6 - Zones	6.2	6.2.1	6.2.1.3 Medium density residential zone code	REMOVE '(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.' in (4)	INSERT '(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation; (iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.' in (4)
58	Part 6 - Zones	6.2	6.2.1	6.2.1.4 High density residential zone code	NOT APPLICABLE	INSERT 'together with ancillary convenience activities and allied services (care co-located uses)' after 'retirement facility' in (4)(g)
59	Part 6 - Zones	6.2	6.2.1	6.2.1.4 High density residential zone code	NOT APPLICABLE	INSERT 'or meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility' at end of (4)(i)
60	Part 6 - Zones	6.2	6.2.6	6.2.6.1 Community facilities zone code	NOT APPLICABLE	INSERT '(c) Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services (care co-located uses), may be accommodated.' in (7) and renumber subsequent point accordingly

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
61	Part 6 - Zones	6.2	6.2.6	6.2.6.1 Community facilities zone code	REMOVE '(b) Development for premises for residential occupation by the elderly, young or people with disabilities, with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.' in (10)	INSERT '(b) Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.' in (10)
62	Part 6 - Zones	6.2	6.2.6	6.2.6.1 Community facilities zone code	NOT APPLICABLE	INSERT '(b) Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.' in (11)
63	Part 9 - Development codes	9.1	9.1.1	Table 9.1.1—Use codes and other development codes	REMOVE 'Residential care facility code'	INSERT 'Retirement and residential care facility code'
64	Part 9 - Development codes	9.3	9.3.18	9.3.18 Residential care facility code	REMOVE Whole Residential care facility code	INSERT New Retirement and residential care facility code
65	Schedule 1 - Definitions	SC1.1	SC1.1.2	Table SC1.1.2.A—Index of defined activity groups	NOT APPLICABLE	INSERT 'Care co-located uses' after 'Assembly uses'

Item No.	Location	Part/ Schedule/ Appendix	Section	Sub-section/ Table	Existing text/Map to be removed	Insert/Replace with/ Renumber/Relocate to
66	Schedule 1 - Definitions	SC1.1	SC1.1.2	Table SC1.1.2.B—Defined activity groups	NOT APPLICABLE	INSERT 'Care co-located uses' in Column 1 after 'Assembly uses' '- childcare centre, if not exceeding a gross floor area of 400m ² - club, if not exceeding a gross floor area of 250m ² - community care centre, if not exceeding a gross floor area of 250m ² - community use, if not exceeding a gross floor area of 250m ² - food and drink outlet, if not exceeding a gross floor area of 250m ² - club, if not exceeding a gross floor area of 250m ² - health care service, if not exceeding a gross floor area of 250m ² - office, if not exceeding a gross floor area of 250m ² - place of worship, if not exceeding a gross floor area of 400m ² - shop, if not exceeding a gross floor area of 250m ² , in corresponding Column 2
67	Schedule 6 - Planning scheme policies	SC6.21	SC6.21	SC6.21 Noise impact assessment planning scheme policy	REMOVE 'Residential care facility code' 'Table 9.3.18.3' and 'PO3'	INSERT 'Retirement and residential care facility code' 'Table 9.3.18.3.A' and 'PO2'

Planning Scheme Map Amendments: Zone Maps

Item No.	Map number	Map title	Detail of amendment	Reason
1	ZM0001-47 (Tile 47)	Zone map	Change zoning of 320 and 332 Algester Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
2	ZM0001-47 (Tile 36)	Zone map	Change zoning of 712 Creek Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.

Item No.	Map number	Map title	Detail of amendment	Reason
3	ZM0001-47 (Tile 21)	Zone map	Change zoning of 45 Jimbour Street from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
4	ZM0001-47 (Tile 44)	Zone map	Change zoning of 239 McCullough Street from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
5	ZM0001-47 (Tile 29)	Zone map	Change zoning of 30 and 40 Scrub Road from EC Emerging community and LDR Low density residential to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
6	ZM0001-47 (Tile 22)	Zone map	Change zoning of 51 New Lindum Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
7	ZM0001-47 (Tile 44)	Zone map	Change zoning of 357 Underwood Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
8	ZM0001-47 (Tile 30)	Zone map	Change zoning of 420 Wondall Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
9	ZM0001-47 (Tile 5)	Zone map	Change zoning of 1929 Gympie Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
10	ZM0001-47 (Tile 48)	Zone map	Change zoning of 209 Illaweena Street from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
11	ZM0001-47 (Tile 43)	Zone map	Change zoning of 133 and 125 Dalmeny Street from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
12	ZM0001-47 (Tile 11)	Zone map	Change zoning of 39 Lanita Road from EC Emerging community to CF7 Community facilities (Health care purposes). No amendment to the EM Environmental management portion of the site.	To reflect development of the site for urban retirement facility and/or residential care facility uses.
13	ZM0001-47 (Tile 5)	Zone map	Change zoning of 259 Handford Road from EC Emerging community to CF7 Community facilities (Health care purposes).	To reflect development of the site for urban retirement facility and/or residential care facility uses.
14	ZM0001-47 (Tile 13)	Zone map	Change zoning of 2141 Sandgate Road from CF5 Community facilities (Education purposes) to CF7 Community facilities (Health care purposes).	To reflect use of the site of retirement facility and/or residential care facility uses.
15	ZM0001-47 (Tile 20)	Zone map	Change zoning of 125 Turner Road from CF5 Community facilities (Education purposes) to CF7 Community facilities (Health care purposes).	To reflect use of the site of retirement facility and/or residential care facility uses.
16	ZM0001-47 (Tile 29)	Zone map	Change zoning of 141 Fursden Road from CF5 Community facilities (Education purposes) to CF7 Community facilities (Health care purposes zone precinct).	To reflect use of the site of retirement facility and/or residential care facility uses.

