

INDUSTRY UPDATE – DEDICATION OF PRIVATE LAND FOR STREETScape UPGRADES

DID YOU KNOW THAT BRISBANE CITY COUNCIL CAN REQUIRE LAND DEDICATIONS FOR STREETScape UPGRADES?

The *Streetscape Hierarchy Overlay* was introduced as part of the *Brisbane City Plan 2014* in an effort to promote a safe and subtropical pedestrian footpath network. This overlay affects every property in the Brisbane City Council area regardless of location, size or land use. The *Streetscape Hierarchy Overlay* is an important tool in the implementation of the *City Plan's* strategic framework; however, the implications of this overlay on future development must also be considered.

WHEN DOES THE STREETScape HIERARCHY OVERLAY CODE APPLY TO DEVELOPMENT?

The *Streetscape Hierarchy Code* is triggered when certain types of development take place on a site mapped under the *Streetscape Hierarchy Overlay*. Section 5.10.20 of the *Brisbane City Plan 2014* states that if you are seeking to make a Material Change of Use on a property (except for a Dwelling House) or to Reconfigure a Lot, the *Streetscape Hierarchy Code* may apply.

WHAT DOES THIS MEAN FOR MY PROPERTY?

The *Streetscape Hierarchy Overlay Code* outlines the minimum verge width required for each different type of road in Brisbane. The table below lists these road types and the widths required for each.

Streetscape type	Example	Required width
Subtropical boulevard – in centre	Merivale Street, South Brisbane	3.75m (or 4.25m for new roads) to 6m
Subtropical boulevard – out of centre	Coronation Drive, Milton	3.75m (or 4.25m for new roads) to 6m
City street major	Montague Road, West End	5.00m
City street minor	Longland Street, Newstead	3.75m or 4.25m for new roads
Neighbourhood street major	Juliette Street, Greenslopes	3.75m or 4.25m for new roads
Neighbourhood street minor	Prospect Terrace, Kelvin Grove	3.75m or 4.25m for new roads
Industrial street	Boundary Road, Archerfield	3.75m or 4.25m for new roads

If you wish to lodge a development application requiring assessment against the *Streetscape Hierarchy Overlay Code*, the minimum verge width outlined in the Acceptable Outcome must be achieved. If this width cannot be achieved (for example, a property has a 3.0 metre-wide verge instead of the 3.75 metres required by the Code), then Council can condition the dedication of additional land as part of a development approval. This land subsequently forms part of the road reserve and is used for the construction of footpaths, street trees and other streetscape treatments at the cost of the proponent.

If land is dedicated for streetscape purposes, there can be significant impacts upon final development design and overall yield. For example, front boundary setbacks must be taken from the new alignment and all proposed landscaping and services must be located outside of the dedication area. It is important to identify any potential dedications early to ensure the proposed design reflects and responds to these requirements.

HOW DO I GET MORE INFORMATION?

The *Brisbane City Plan 2014* and associated Interactive Mapping Tool are located on Council's website. These tools are free of charge and can be used to determine the required verge width on any street in the Brisbane City Council area. Alternatively, our office has had several projects affected by this overlay and our team of Town Planners are well-equipped to assist you in determining any potential verge requirements on your property and any implications for future development.

WANT MORE INFORMATION? CONTACT OUR OFFICE ON (07) 3876 0533

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