

Building referral agency assessment provisions (refer also to City Plan table 1.5-1)

A “material change of use” requires assessment against all City Plan provisions before building approval (section 83 of the *Building Act 1975*)

Description	City Plan assessment benchmarks	<i>Building Act 1975 (BA) and Building Regulation 2006 (BR) reference</i>	<i>City Plan quantitative provisions</i>	<i>City Plan qualitative provisions</i>
Flood hazard				
Designation of natural hazard management area (flood)	Flood overlay map	Section 32(a) BA and section 13(1)(a) BR	*	*
Design requirements within the natural hazard management area (flood)	Flood overlay code	Section 32(a) BA and section 13(1)(b) BR	*	*
Bushfire prone areas				
Designation of bushfire prone areas for the BCA or QDC	Bushfire hazard overlay map	Section 32(a) BA and section 12 BR	*	*
Queensland Development Code (QDC) alternative provisions				
Alternatives to QDC boundary clearance provisions	Buildings: Relevant zone code	Section 33(2) BA	Required outcomes for setbacks	Performance outcomes for setbacks
	and the following overlay codes: <ul style="list-style-type: none"> Coastal erosion hazard overlay code, if in a 'Waterfront development control area' or 'Foreshore seawall' on the Coastal erosion hazard overlay map 		Ocean front land RO1 Canals and Waterways RO10, RO11, RO13	Ocean front land PO1, PO7 Canals and waterways PO9, PO13
	<ul style="list-style-type: none"> Mudgeeraba Village character overlay code, if within the 'Mudgeeraba Village character' area on the Mudgeeraba Village character overlay map 		RO1	PO1
	<ul style="list-style-type: none"> Water resource catchment overlay code, if in the 'Water supply buffer area' on the Water catchments and dual reticulation overlay map <p>Note: In the event of an inconsistency between the zone code and an overlay code, the overlay code prevails.</p>		RO1	PO1
	Structures: Coastal erosion hazard overlay code , if in a 'Waterfront development control area' or 'Foreshore seawall' area on the Coastal erosion hazard overlay map . Note: QDC setbacks will apply to any building or structure where an alternative setback is not provided in the above codes.		Ocean front land RO1 Canals and Waterways RO10, RO11, RO13	Ocean front land PO1, PO7 Canals and waterways PO9, PO13
Alternatives to QDC site cover provisions	Relevant zone code or the following overlay code: <ul style="list-style-type: none"> Ridges and significant hills protection overlay code, if in the 'Ridges and significant hills' area on the Ridges and significant hills protection overlay map <p>Note: In the event of an inconsistency between the zone code and an overlay code, the overlay code prevails.</p>	Section 33(2) BA	Required outcomes for site cover RO1	Performance outcomes for site cover PO1
Alternative to QDC building height provisions (performance criterion 4)	Relevant zone code	Section 32(b) BA and section 10(2)(b) BR	Required outcomes for height	Performance outcomes for height
Alternative to QDC car parking provisions (performance criterion 8)	Transport code	Section 32(b) BA and section 10(2)(b) BR	RO1, RO11, RO12, RO14, RO16, RO17	PO1, PO11, PO12, PO14, PO16, PO17

[City plan interactive mapping tool](#) can also be used as an alternative to the City Plan maps.