

### 3 Statutory Town Planning Provisions

In addition to the three stage reviews detailed in Section 4, all development sites within Kelvin Grove Urban Village are subject to the requirements of the Integrated Planning Act 1997 (IPA).

The project design review and approval process is not part of the statutory approvals process carried out under the Integrated Development Assessment Process requirements of the IPA. Obtaining the necessary design approval from the Project Control Group (PCG) prior to lodging any statutory applications neither confers nor implies any prospect of an approval by the Brisbane City Council or other statutory or regulatory body. Obtaining such approvals remains at the sole risk of the proponent of the site.

#### **The Brisbane City Plan 2000**

Development within the Kelvin Grove Urban Village is subject to the statutory requirements of the Brisbane City Plan 2000 (City Plan).

Of specific importance to developments is the Kelvin Grove Urban Village Local Plan. The partners in the Urban Village believe the Design Guidelines and the Local Plan are consistent and compatible in their intentions. However, there may be differences in interpretation from time to time.

The Kelvin Grove Urban Village Local Plan contained within the City Plan, provides a specific level of assessment table for development within the Urban Village. Under these requirements, proposals that comply with the use, height, and ground floor area provisions prescribed for individual lots are Code Assessable. Applications that do not comply with these provisions are classified as Impact Assessable.

It is important to note that the Local Plan does not override the City Plan, but will take precedence over other requirements where a conflict exists. As such, a Development Application will be required to address other relevant primary and secondary codes and policies within the City Plan (for example the Centre Design Code, Stormwater Management Code, and Transport, Access, Parking and Services Planning Scheme Policy).

The applicable current version of the Local Plan is available on the Kelvin Grove Urban Village website at [www.kgurbanvillage.com.au](http://www.kgurbanvillage.com.au).

#### **Council Required Amendments**

It is also important to note that changes to projects in relation to Council requirements need to be discussed with the PCG through the DRC.

#### **Heritage**

##### *Gona Barracks*

The upper parade ground area (in part now the Creative Industries Precinct of QUT) of the former Gona Barracks Military Reserve on Kelvin Grove Road is entered in the Queensland Heritage Register as a place of cultural heritage significance. A plan showing the extent of the listed area (the Heritage Register Boundary) is included at Attachment A1.

##### *Student Residences, QUT Kelvin Grove Campus*

The Student Residences, QUT Kelvin Grove Campus, on land fronting Musk Avenue and Victoria Park Road also constitute a site entered in the Queensland Heritage Register as a place of cultural heritage significance. A plan showing the extent of the listed area (the Heritage Register Boundary) is included at Attachment A2.