

Brisbane City Council City Plan 2014

Amendment - Wynnum Centre Suburban Renewal Precinct Plan

1 Guide to this document

- (a) In this document, proposed amendments to Brisbane City Plan 2014 are detailed as follows:
 - (i) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (ii) text identified in underlining and green highlight (e.g. example) represents text to be inserted
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

Part 1 About the planning scheme

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Wynnum—Manly neighbourhood plan	NPP-001: Wynnum north NPP-001a: Wynnum north NPP-002: Light and service industry NPP-003: Wynnum central NPP-003a: Wynnum CBD northern frame NPP-003b: Parkside residential NPP-003c: Western residential NPP-003d: Wynnum central business district NPP-003e: Bay Terrace NPP-003f: Wynnum CBD southern frame NPP-003g: Waterloo Bay Hotel NPP-003h: Esplanade NPP-003i: Colina Street NPP-004: Manly harbour village NPP-005: Wynnum Hospital NPP-006: Wynnum Road NPP-007: Lota wetlands
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Part 5 Tables of assessment \ Neighbourhood Plans \ Wynnum—Manly neighbourhood plan

Table 5.9.72.A—Wynnum—Manly neighbourhood plan: material change of use

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Wynnum central business district sub-precinct (NPP-003d) or the Bay Terrace sub-precinct (NPP-003e) of the Wynnum central precinct (NPP-003), where in the Major centre zone or the Mixed use zone

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

MCU	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area, where the ground floor level is not fully occupied by non-residential uses	The planning scheme including: Wynnum—Manly neighbourhood plan code Centre or mixed use code Applicable development code Prescribed secondary code

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Waterloo Bay Hotel sub-precinct (NPP-003g) of the Wynnum central precinct (NPP-003), where in the Centre frame zone precinct of the Mixed use zone

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Centre activities (activity group)	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area	The planning scheme including: Wynnum—Manly neighbourhood plan code Centre or mixed use code Mixed use zone code Prescribed secondary code

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Wynnum central business district sub-precinct (NPP-003d) of the Wynnum central precinct (NPP-003)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Service station	Assessable development—Impact assessment	
		The planning scheme including: Wynnum—Manly neighbourhood plan code Service station code Prescribed secondary code

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Wynnum—Manly

7.2.23.6.1 Application

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

2. Land within the Wynnum—Manly neighbourhood plan area is identified on the NPM-023.6 Wynnum—Manly neighbourhood plan map and includes the following precincts:
 - a. Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001):
 - i. Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a);
 - b. Light and service industry precinct (Wynnum—Manly neighbourhood plan/NPP-002);
 - c. Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003):
 - i. Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a);
 - ii. Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b);
 - iii. Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c);
 - iv. Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d);
 - v. Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e);

- vi. Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f);
- vii. Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g);
- viii. Esplanade sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003h);
- ix. Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i);
- d. Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004);
- e. Wynnum Hospital precinct (Wynnum—Manly neighbourhood plan/NPP-005);
- f. Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006);
- g. Lota wetlands (Wynnum—Manly neighbourhood plan/NPP-007).

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Note—A 'residential street building' means those levels of a building below which a tower is located. The design and activation of these levels assist in creating human scale streets.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical design, guidance is provided in the Subtropical building design planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Note—Where this code includes performance outcomes or acceptable outcomes that relate to landscape design, guidance is provided in the Landscape design planning scheme policy.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Note—Where this code includes performance outcomes or acceptable outcomes that relate to Crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy.

7.2.23.6.2 Purpose

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

6. Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003) overall outcomes are:

- a. Wynnum Central achieves its role as is a Major Centre subtropical bayside precinct with enhanced economic viability diverse housing, jobs, services and visual amenity vibrant public spaces linked to transport and the foreshore.
- b. The precinct is an attractive forms part of a designated major centre that services a sub-regional catchment, providing a significant concentration of businesses, education facilities, food and compact centre which serves a catchment of regional significance drink outlets, provides business health care, shops, as well as cultural and service functions and accommodates district or branch offices of government. The South East Queensland Regional Plan envisages that such centres accommodate key concentrations of employment and provide a focus for residential intensification entertainment facilities.
- c. Development achieves excellence in design and sustainability, including green roofs and podiums, innovative and subtropical design. Taller buildings include a building

- base or podium and slender tower forms that exhibit design excellence and makes a significant contribution to the public realm and residential amenity.
- d. High density development is focused concentrated in the Wynnum Central Business District (CBD) and around the Wynnum Central railway station and the centre area. High density development around the Wynnum Central railway station takes advantage of to leverage its strategic location in close and proximity to public transport. Medium density residential development frames the Wynnum CBD, and forms creating a transition between the higher density residential densities areas and the existing surrounding low-medium residential density uses.
 - e. Residential amenity in the centre is commensurate to the levels achievable and expected in a vibrant, mixed use centre. Residential While residential accommodation in centres will experience higher levels of noise and less lower amenity than that expected in suburban or semi-rural living, built-form design solutions will be employed to minimise air and noise impacts and protect resident health and wellbeing.
 - f. To maintain a compact and active centre, non-residential activities outside of the existing centre area and mixed use centre frame are not consistent with the outcomes sought specified for the precinct, unless identified as an active frontage or outlined in a sub-precinct.
 - g. Development in this precinct provides ensures a high level of pedestrian permeability, connectivity and comfort, to encourage encouraging walking and cycling in the area and while enhancing access to creates strong links with the Wynnum Central railway station, Wynnum CBD the foreshore, and surrounding nearby residential and employment areas.
 - h. Arcades enhance the vitality and connectivity of the centre by establishing direct pedestrian links to key destinations such as Wynnum Central railway station and the Waterloo Bay Hotel, as shown in Figure e. They provide safe, convenient public access with a strong street presence at their openings and active use edges, and incorporate high-quality materials, subtropical design features, natural daylight, and openness to leverage Wynnum's bayside character and breezes. Creative lighting, artwork, and landscaping are used to enliven the public realm and reinforce the character and identity of the precinct.
 - i. The heritage values of the former Wynnum Central State School building are retained and enhanced with improved streetscape integration.
 - j. A service station is not established in the Wynnum Central precinct.
 - k. Development in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan NPP-003a):
 - i. provides high density residential development and community uses which incorporate subtropical design;
 - ii. provides an active frontage along Berrima Street or where otherwise mapped, in close proximity to contribute to the Wynnum Central railway station activation and Wynnum CBD. This sub-precinct comprises solely vibrancy of the street;
 - iii. where identified as an active frontage, provides non-residential land uses that are small-scale, at the ground storey and compatible with the residential character and amenity of the residential zone;
 - iv. ensures active frontage uses are designed, sited and constructed to minimise impacts (including glare, light, noise, air quality, hours of operation, servicing, traffic, and parking) on sensitive uses.
 - l. Development in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b):

- i. accommodates high density residential development, based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD. ~~This sub-precinct is comprised;~~
 - ii. ~~comprises~~ solely of residential uses. ~~Residential uses that~~ will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the adjacent sporting uses undertaken in Kitchener Park during the day and night.
- m. ~~Development in the~~ Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c):
 - i. contains residential development at medium density, based on its proximity to the Wynnum Central railway station and Wynnum CBD. ~~This precinct;~~
 - ii. provides a transition between high density developments of NPP-003b to the low-medium density developed located to the south-west of the precinct. ~~This sub-precinct;~~
 - iii. comprises solely residential uses.
- n. ~~Development in the~~ Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d):
 - i. ~~contains~~ ~~isa mix of retail, office, high density residential development, community uses and open space being~~ the major focus of ~~development in~~ the Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003);
 - ii. ~~provides~~ ~~and contains a mix of retail, office and high density residential development. Active~~ ~~active~~ uses at the street (including ground level);
 - iii. ~~does are not support the establishment of~~ a ~~feature of this sub-precinct. Amalgamation~~ ~~Service station;~~
 - iv. ~~ensures amalgamation~~ of sites ~~is are~~ consistent with the outcomes sought to achieve ~~higher density residential development with a mix of commercial, retail and residential uses. Renewal of~~ ~~renewal.~~
- o. ~~Development in the~~ ~~Wynnum CBD builds on the current mix of land uses, character values and transit opportunities to provide a greater and more diverse range of employment, residential, entertainment, recreation and service uses. The site is to be developed for uses such as park, community uses, short-term accommodation and multiple dwellings.~~
 - Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e):
 - i. has high levels of amenity due to its views of the bay and streetscape appeal. ~~The sub-precinct contains residential development at a medium density, to form;~~
 - ii. ~~forms~~ a transition between the high density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the low-medium density residential area to the north-east. ~~Development includes;~~
 - iii. ~~provides~~ commercial and retail uses at street level to ~~provide ensure~~ active frontages to ~~the~~ Bay Terrace ~~high street;~~
 - iv. ~~ensures active frontages along Bay Terrace are maintained by achieving vehicle and service access from a secondary street frontage;~~
 - v. ~~ensures development with frontage to Akonna Street provides a residential interface that compliments the Low-medium density residential nature of Akonna Street.~~
- p. ~~Development in the~~ Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f):

- i. provides a residential transition between the mixed use higher density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the surrounding low–medium density and community use areas. ~~This sub-precinct;~~
- ii. contains medium density residential development. Non-residential centre activities in this sub-precinct are not consistent with the outcomes sought outside the existing centre area classification. unless located in the Mixed use zone.
- q. Development in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g):
 - i. provides accommodates medium a transition between the high density development. A mix residential area south of Berrima Street and the low-medium density residential area to the north-west;
 - ii. provides active uses along Berrima Street while a residential interface is consistent with the outcomes sought. Development provided along Byrneside Terrace and Bay Terrace;
 - iii. ensures development is limited in proximity to the heritage building and surrounding low–medium density residential uses. ~~The;~~
 - iv. ensures the heritage-listed hotel and landscape character trees are ~~protected~~ retained and respected in any development of the site. ~~Active uses along Berrima Street are features of this sub-precinct. Refer to Figure a. Residential accommodation;~~
 - v. mitigates impacts on sensitive uses while noting that residential uses will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the nature of activities associated with the Waterloo Bay Hotel.
- r. Development in the Esplanade sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003h):
 - i. remains a residential area at low–medium density. Non-residential uses in this sub-precinct are not supported.;
 - ii. provides for Short-term accommodation that supports the tourism in the area and is appropriate in this sub-precinct where it is consistent in bulk and scale with surrounding buildings.
- s. Development in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i):
 - i. accommodates high density residential development based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD;
 - ii. where located in the High density residential zone (Up to 15 storeys zone precinct) ensures non-residential uses are small-scale, limited in gross floor area, compatible with residential uses and do not detract from the primacy of the Wynnum CBD;
 - iii. where located in the Mixed use zone (Centre frame zone precinct) provides for a range of centre activities with retail uses to be small-scale and do not detract from the primacy of the Wynnum CBD;
 - iv. acknowledges that residential development will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to sporting and club activities undertaken in Kitchener Park during the day and night and related lighting, noise and parking impacts;

- v. provides residential street buildings along the West Avenue frontage that activates and promotes casual surveillance of the street.

Table 7.2.23.6.3.A—Performance outcomes and acceptable outcomes

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>PO1 Development is of a height that achieves the intended outcomes of the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape, and built form character and is:</p> <ul style="list-style-type: none"> a. <u>consistent with anticipated density and assumed infrastructure demand;</u> b. <u>aligned with community expectations about the number of storeys to be built;</u> c. <u>consistent with the intended scale and character of the relevant sub-precinct, precinct or neighbourhood plan area;</u> d. <u>proportionate to and commensurate with the utility of the site area and frontage width;</u> e. <u>designed to avoid adverse amenity impacts on adjoining premises.</u> <p><small>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</small></p>	<p>AO1 Development complies with the number of storeys or building height in Table 7.2.23.6.3.B—Maximum building height.</p> <p><small>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</small></p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>PO1 Development which has industrial traffic and other non-residential movements does not adversely impact the residential amenity of nearby residents.</p>	<p>AO1 Development ensures all traffic enters and exits via Pritchard Street.</p> <p><small>Note—This must be demonstrated on a structure plan in accordance with the Structure planning scheme policy.</small></p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO2

Development which has industrial traffic and other non-residential movements does not adversely impact the residential amenity of nearby residents.

AO2

Development ensures all traffic enters and exits via Pritchard Street.

Note—This must be demonstrated on a structure plan in accordance with the Structure planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO2

Development for the siting and design of buildings and open spaces:

- a. responds to the local subtropical climate;
- b. reflects its bay setting and seaside character.

AO2

Development facilitates cross ventilation by locating and designing windows and other openings to respond to the dominant pattern of cooling coastal breezes and the local micro-climate.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO3

Development ensures that an arcade identified in Figure e:

- a. provides public access and connection to facilitate direct, convenient, comfortable and safe access within the centre and to public transport facilities and open spaces;
- b. has a strong street presence and clear entry;
- c. has an active frontage and use;
- d. has high-quality finishes and materials;
- e. addresses public safety;
- f. provides access to natural day light, incorporates subtropical landscaping, and leverages Wynnum's bayside character and breezes;
- g. incorporates items of visual interest to enliven the public realm

Note—An arcade is a publicly accessible privately owned connection.

AO3

Development for an arcade identified in Figure e:

- a. maintains unrestricted pedestrian access at all times (24 hours, 7 days a week);
- b. is designed so that a minimum of 50% of its area is open to the sky, allowing direct exposure to natural sunlight, daylight, and ventilation;
- c. incorporates subtropical landscaping;
- d. provides privately owned and delivered creative lighting and artwork to contribute to the vibrancy and identity of the public realm;
- e. excludes bin storage or collection areas within or directly adjacent to the arcade.

Note—In all other respects the requirements of the Centre or mixed use code apply to the design of arcades.

Note—Refer to the Subtropical building design planning scheme policy and Landscape design planning scheme policy for further information on arcade design and subtropical landscaping.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO4

Development on a landmark site identified in Figure e provides a prominent visual reference and contribution to the area's built form and public realm by:

AO4

Development on a landmark site identified in Figure e emphasises the site, its setting and:

- a. provides a minimum of 10% of the development site for publicly accessible open space;

- a. exhibiting subtropical architectural excellence through design, treatment and articulation;
- b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;
- c. respecting the prominence of any adjoining or nearby heritage places or local landmarks;
- d. incorporating public art that is integrated with development's design response to the public realm;
- e. highlighting the site as a notable destination in Wynnum.

- b. provides privately owned and delivered creative lighting, artwork and items of visual interest to enliven the public realm;
- c. integrates subtropical landscaping, building entries and the public realm at the ground plane.

Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements.

Note—In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to landmark sites.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO5

Development on active frontage – primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct through:

- a. intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes;
- b. fine grain tenancies that feature a very high proportion of openings and windows;
- c. building design and subtropical landscaping that create a human scale to the street;
- d. highly articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre.

AO5

Development on a site identified as an active frontage – primary in Figure e:

- a. is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level;
- b. provides fine grain tenancies with a maximum width of 7m;
- c. addresses the street elevation with facades displaying a high level of variation, modulation and articulation;
- d. provides subtropical landscaping including ground plan landscaping, green facades or green walls;
- e. provides safe at-grade connections without any lips or steps;

Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage – primary.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO6

Development on an active frontage – secondary contributes to a safe, interesting and attractive street or public space, by providing:

- a. activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual integration;

AO6

Development on a site identified as an active frontage – secondary in Figure e:

- a. is designed for and fully occupied by non-residential centre activities;
- b. provides at least one pedestrian entrance or exit for every 10m of building frontage;

- | | |
|---|--|
| <ul style="list-style-type: none"> b. articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street; c. ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping; d. articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre. | <ul style="list-style-type: none"> c. provides subtropical landscaping including ground plan landscaping, green facades or green walls; d. provides access from a street not designated as active frontage – primary or active frontage – secondary if on a site with multiple street frontages; e. provides safe at-grade connections without any lips or steps. <p><small>Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage – secondary.</small></p> |
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO7

Development ensures that the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.

AO7

No acceptable outcome is prescribed.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a), Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e), Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), or Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO8

Development ensures that the proportion of buildings to open space and landscaping on a site:

- a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;
- b. facilitates modulation and articulation of the building form;
- c. supports residential amenity for occupants and adjoining properties;
- d. supports private outdoor subtropical living;
- e. provides for well-located and functional communal open space areas;
- f. provides for deep planting areas to retain significant vegetation and

AO8

Development provides for slender tower forms with a:

- a. maximum tower site cover of 50%;
- b. minimum tower separation distance of 10m on the site to any adjoining sites.

protect or establish large subtropical shade trees.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO9

Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improve streetscape amenity through an appropriate mix of green infrastructure including:

- ground plane landscaping and deep planting;
- green walls, green facades or green roofs;
- other artificial growing environments.

Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on preparing a landscape concept plan is provided in the Landscape design planning scheme policy.

AO9

Development provides subtropical landscaping to achieve a minimum green plot ratio of 25% to be provided both at the ground level and podium, as well as the tower.

Note—Green plot ratio (GPR) is the proportion of the site that is used for green infrastructure areas, expressed as a percentage. A green infrastructure area is the vegetated landscaped area of a development, including deep planting, green walls, green facades, green roofs, planting at podium, containerised planting and turf (where located in communal open space and where it can be accessed for maintenance purposes). GPR is determined through the following formula:

• $GPR = \frac{\text{total of all green infrastructure area}}{\text{total site area}} \times 100$
Note—Requirements for green plot ratio for ground level/podium and tower built form apply cumulatively.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO10

Development ensures:

- vehicle entrances and servicing are located to minimise disruption and reduce visual impact on building frontages, the street environment and public spaces;
- pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict;
- driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths.

AO10.1

Development does not gain vehicular access from an active frontage where an alternative access is available.

AO10.2

Development has only one vehicular access point on an active frontage where alternative access is not available.

AO10.3

Development uses shared vehicular access points where possible, and new vehicular access points are not located within 30m of another.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO11

Development provides a residential interface as shown in Figure f which is in-keeping with the existing residential character of the street that:

- addresses and activates the street and any adjacent publicly accessible space

AO11.1

Development provides a residential street building comprising entirely of residential uses in accordance with Figure f, where:

- in the Northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a);

<p>with a high level of permeability, subtropical landscaping, shade and shelter;</p> <p>b. contributes to an attractive streetscape;</p> <p>c. provides residents with private open space;</p> <p>d. creates a smooth transition from indoors to outdoors;</p> <p>e. responds to the subtropical climate by opening up to the elements while providing shade and comfort.</p>	<p>b. fronting Akonna Street in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e);</p> <p>c. fronting Byrneside Terrace and Bay Terrace in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g).</p> <p>AO11.2 Development on Clara Street and Charlotte Street in the Wynnum Central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), where not identified as an active frontage, may provide residential uses on the ground floor where presenting as a residential street building.</p> <p>AO11.3 Residential street buildings incorporate:</p> <p>a. balconies, openings and operable elements to create a high degree of permeability that allow building occupants to overlook the street;</p> <p>b. private outdoor spaces in the frontage that allow building occupants to access open air;</p> <p>c. deep planting, vertical subtropical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.</p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>PO12 Development provides on-site parking spaces to accommodate the design peak parking demand without an overflow of car parking to an adjacent premises or adjacent streets. Design peak parking demand may consider proximity to:</p> <p>a. public transport facilities providing regular and frequent services to key destinations;</p> <p>b. local services and facilities;</p> <p>c. existing on street parking controls.</p> <p><small>Note—Preparation of a sustainable travel plan can be used to demonstrate compliance with this performance outcome.</small></p>	<p>AO12 Development provides car parking rates in accordance with Table 7.2.23.6.3.C.</p> <p><small>Note—Car parking for uses other than those identified in Table 7.2.23.6.3.C is provided in accordance with the Transport, access, parking and servicing planning scheme policy.</small></p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO13

Development for multiple dwellings provides secure and convenient bicycle parking which:

- a. for visitors is obvious and located close to the building's main entrance;
- b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;
- c. is easily and safely accessible from outside the site;
- d. does not impact adversely on visual amenity;
- e. does not impede the movement of pedestrians or other vehicles; is designed to comply with a recognised standard for the construction of bicycle facilities.

Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.

AO13

Development for multiple dwellings provides cyclist facilities in accordance with Table 7.2.23.6.3.C.

Note—Cyclist facilities for uses other than those identified in Table 7.2.23.6.3.C is provided in accordance with the Transport, access, parking and servicing planning scheme policy.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO3

Development for high density residential achieves the intent of the area and supports its strategic location next to the Wynnum Central railway station and Wynnum CBD.

AO3.1

Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.

AO3.2

Development comprises residential uses only.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO14

Development for a multiple dwelling fronting Berrima Street:

- a. is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;
- b. is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.

AO14

Development for a multiple dwelling fronting Berrima Street has a minimum acoustic performance of:

- a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²;
- b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².

Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO4
PO15

Development for high density residential achieves the intent for the area and supports its strategic location in close proximity to Kitchener Park, the Wynnum Central railway station and Wynnum centre.

AO4.1
AO15

Development is in accordance with the maximum building height in Table 7.2.23.6.3.B comprises residential uses only.

AO4.2

Development comprises residential uses only.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO5PO16

Development:

- a. for medium density residential development supports the intent of the area and its strategic location in proximity to the Wynnum Central railway station;
- b. provides a transition between the Parkside residential sub-precinct and the adjoining low-medium density residential area to the south-west of the precinct.

AO5.1AO16

Development has a maximum building height in accordance with Table 7.2.23.6.3.B comprises residential uses only.

AO5.2

Development comprises residential uses only.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO6

Development for high density mixed uses supports the intent for the area and its strategic location next to the Wynnum Central railway station.

AO6

Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.
Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable codes that reduce bulk.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO7
PO17

Development of the Wynnum Central State School (former) provides:

- a. open space with adequate space for recreation for residents, visitors and workers in the centre;
- b. retention of the grandeur of the building for Local heritage place values and parkland next to the building.

AO7
AO17

No acceptable outcome is prescribed.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO8

Development for medium density mixed use development supports the intent for the area and its strategic location in proximity to the Wynnum Central railway station.

AO8

Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.

Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable codes that reduce bulk.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO9

Development provides a range of centre activities to support the revitalisation of the centre to provide a mix of employment, residential accommodation, entertainment, recreation and service uses.

AO9

Development has a:

- a. maximum of 80% of the gross floor area for residential uses;
- b. maximum of 40% of the gross floor area of the development used for non-residential centre activities.

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO10

PO18

Development ~~has~~ delivers design excellence including:

- a. podiums that provide shelter for pedestrians at the ground level and respond to adjoining sites by providing a buildingsensitive transition through architectural or landscape treatments and avoiding blank walls;
- b. slender tower designs that:
 - i. respond to the site shape and size by utilising smaller floorplates, and slender towers to support amenity, sunlight, breezes, views and subtropical design which outcomes;
 - ii. reinforce the visual distinction between tower and podium;
 - iii. reduce bulk and visibility of the tower from the street and adjoining properties;
 - iv. provides active uses at ground level to public

AO10

AO18.1

Development in the centre area, the ground storey level facing the street is entirely occupied by commercial or retail uses provides a podium with a maximum height of 2 storeys to contribute to a consistent streetscape character.

AO10.2

Development has a minimum height of ground storey levels of 4.3m, floor to floor in accordance with Table 7.2.23.6.3.B.
Note—No acceptable outcome for gross floor area applies within the sub-precinct. Building scale is managed through maximum building height and the design requirements in the applicable codes that reduce bulk.

AO10.3

Development has the building set back a minimum of 3m at ground level from the front boundary.

AO10.4

AO18.2

<p>streets to improve surveillance and safety for pedestrians, and provides spaces for the community to meet and interact;</p> <p>b. provides a built form containing a podium, and for heights above 2 storeys a tower form, set back from the street frontages and side boundaries to allow for spaces between buildings or breaks in longer buildings to allow sunlight, breezes and permit views;</p> <p>c. provides pedestrian shelter at ground level;</p> <p>d. provides a podium that presents a continuous pedestrian friendly facade at a human scale to retain the village character of the centre;</p>	<p>Development has a maximum building length above podium of 30m in any direction.</p> <p>AO10.5 Development contains a podium that is a maximum of 8m in height and 2 storeys.</p> <p>AO10.6 AO18.3 Development higher than 2 storeys contains a slender tower form, set back from the podium. The tower complies withcomponent has the following minimum setbacks from the property boundary: a. rear setback of 6m; b. side setbacks of 3m; c. front setbacks of 8m to the building line and 4m to the balcony.</p> <p>AO10.7 Development has a maximum site cover for above podium or tower of 40%.</p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>PO11 PO19 Development sites are of a suitable size to ensure coordinated and efficient development of the centre and provide a safe and comfortable pedestrian environment and an active, attractive streetscape.</p>	<p>AO11 AO19.1 Development has a minimum site area of 1,200m².</p> <p>AO11 AO19.2 Development has a minimum frontage width of 30m.</p>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f)</p>

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<p>PO12</p>	<p>AO12.1</p>
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Development provides a residential transition between the mixed use Wynnum central business district sub-precinct (Wynnum Manly neighbourhood plan/NPP-003d) and the adjoining low-medium density residential areas and community uses.	Development has a maximum building height in accordance with Table 7.2.23.6.3.B. AO12.2 Development comprises residential uses only.
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO13PO20 Development is set back from the heritage building to ensure that the heritage values are not compromised and that the heritage-listed building remains a key visual feature of the site.	AO13.1AO20 Development provides set backs to the Waterloo Bay Hotel heritage building in accordance with Figure a that include: a. development up to 3 storeys is set back a minimum of 5m from the heritage building; b. development greater than 3 storeys is set back 10m from the heritage building. AO13.2 Development greater than 3 storeys is set back 10m from the heritage building. Refer to Figure a.
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO14 Development provides a transition in built form to complement the scale of nearby residential areas.	AO14 Development has a maximum building height of 3 storeys and 12m where located within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Figure a.
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO21 Development provides a transition in built form to complement the scale of nearby residential areas.	AO21 Development has a maximum building height of 3 storeys and 12m where located within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Figure a.
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO15PO22 Development provides active uses at ground level to Berrima Street to provide: a. high levels of visual amenity and streetscape appeal;	AO15AO22 Development provides an active frontage to Berrima Street.
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- b. improved surveillance and safety for pedestrians;
- c. spaces for the community to meet and interact.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO16

~~Development that is impacted by noise from the Waterloo Bay Hotel has these impacts minimised.~~

AO16

~~Development fronting Byrneside Terrace and Bay Terrace consists of short term accommodation or residential uses.~~

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

If in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i), where in the Mixed use zone (Centre frame zone precinct)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

PO23

Development for retail uses does not detract from the primacy of the Wynnum CBD.

Note—Council will request the submission of an economic analysis for any application that proposes a gross floor area for retail uses that exceeds a gross floor area of 1,500m² per tenancy.

AO23

Development for retail uses does not exceed a gross floor area of 1,500m² per tenancy.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO17PO24

Development maximises views and protects vistas of Moreton Bay from areas adjoining the centre.

Note—A visual impact analysis is required for any application for development on a site that is greater than 10.5m from ground level in the existing centre. The view analysis should show how all views from existing and prospective developments further from Moreton Bay would be affected by the proposed development, including desirable views that are not necessarily directed towards Moreton Bay.

AO17AO24

Development has a maximum building height in accordance with Table 7.2.23.6.3.B of 10.5m.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO18**PO25**

Development for medium density residential development supports the intent for the area and steps down to a low density scale to provide a transition to existing adjoining residential development.

AO18**AO25**

Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO19PO26**AO19AO26**

Development provides a new district park to facilitate: <ul style="list-style-type: none"> a. pedestrian and bicycle connectivity and permeability from the existing park on Sorrento Street to Wynnum Plaza; b. recreational space in close proximity to the Wynnum Plaza. 	Development provides a district level park along the Wynnum Road frontage in accordance with Figure b.
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Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO20PO27 Development of the site provides a low-speed environment for vehicular permeability linking Sorrento Street to Alter Street.	AO20AO27 Development for the local road connection is provided from Sorrento Street through to Alter Street in accordance with Figure b.
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Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO21 PO28 Development on the driving range site (Lot 2 on SP 111080) is to ensure revegetation of the rear portion of the site adjacent to the Lota wetlands, in order to protect and enhance environmental values, strengthen fauna movement corridors and to provide appropriate buffering to the wetlands.	AO21 AO28 No acceptable outcome is prescribed.
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Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

PO22PO29 Development provides long term infrastructure for the parks network to meet the recreational needs of residents and workers.	AO22AO29 Development protects land for the provision of a park in the general location specified in Figure c and in accordance with the Long term infrastructure plans.
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Table 7.2.23.6.3.B—Maximum building height

Reason for change:

Development	Maximum building height (number of storeys)	Maximum building height (m)	Minimum floor-to-floor heights	Maximum podium height

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)	8	25	Residential —2.9m	Not specified
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)	8	25	Residential —2.9m	Not specified
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)	5	16	Residential —2.9m Ground storey 4.3m 2nd storey of podium —3.5m	Not specified
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)	8	28	Residential —2.9m Ground storey 4.3m 2nd storey of podium —3.5m	2 storeys
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	5	18	Residential —2.9m Ground storey 4.3m 2nd storey of podium —3.5m	2 storeys
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Wynnum central business district southern frame	5	16	Residential —2.9m	Not specified
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(Wynnum—Manly neighbourhood plan/NPP-003f)				
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace	3	12	Residential – 2.9m Ground storey – 4.3m 2nd storey of podium – 3.5m	3 storeys to Berrima Street
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), where adjacent to the heritage place	3	12		
Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) in all other areas	6	21		

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development</u>	<u>Maximum building height (number of storeys)</u>	<u>Maximum building height (m)</u>	<u>Maximum podium height</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)</u>	<u>As specified in Figure d</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)</u>	<u>8 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)</u>	<u>5 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)</u>	<u>As specified in Figure d</u>	<u>Not specified</u>	<u>2 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)</u>	<u>As specified in Figure d</u>	<u>Not specified</u>	<u>2 storeys</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Wynnum central business district southern frame (Wynnum—Manly neighbourhood plan/NPP-003f)</u>	<u>5 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g) within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace</u>	<u>3 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
<u>Development of a site in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), where adjacent to the heritage place</u>	<u>3 storeys</u>	<u>Not specified</u>	
<u>Development of a site in the Waterloo Bay Hotel sub-precinct</u>	<u>8 storeys</u>	<u>Not specified</u>	

<u>(Wynnum—Manly neighbourhood plan/NPP-003g) in all other areas</u>			
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)</u>	<u>12 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)</u>

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Any development in this precinct</u>	<u>Not specified</u>	<u>10.5</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site within 25m of the northern and eastern boundaries of the precinct</u>	<u>2 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site in all other areas of this precinct</u>	<u>5 storeys</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)</u>

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Any development in this precinct</u>	<u>Not specified</u>	<u>10.5</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>Development of a site within 25m of the northern and eastern boundaries of the precinct</u>	<u>2</u>	<u>Not specified</u>	<u>Not specified</u>	<u>Not specified</u>
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Development of a site in all other areas of this precinct	5	Not specified	Not specified	Not specified
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Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Table 7.2.23.6.3.C—Car parking and cyclist facility standards where in the Wynnum central precinct (Wynnum—Manly neighbourhood plan NPP/003)

Table 7.2.23.6.3.C—Car parking and cyclist facility standards where in the Wynnum central precinct (Wynnum—Manly neighbourhood plan NPP/003)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a), Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e), Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), or Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Car parking standards

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Centre activities activity group

Maximum 5 spaces per 100m² gross floor area on all levels accessible at grade from a public street or an on-site car parking area, plus maximum 2 spaces per 100m² gross floor area on other levels

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Multiple dwellings

Note—Where car share spaces are provided they will not be included in the minimum car parking calculation for the use.

Minimum 0.9 spaces per 1 bedroom dwelling
Minimum 1.1 spaces per 2 bedroom dwelling
Minimum 1.3 spaces per 3 or above bedroom dwelling
Minimum 0.25 spaces per dwelling for visitor parking
Parking may be provided in tandem where 2 spaces are provided for 1 dwelling
At least 50% visitor parking is provided in communal areas, and not in tandem with resident parking

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Short term accommodation

Note—Where car share spaces are provided they will not be included in the minimum car parking calculation for the use.

Minimum 0.25 spaces per room, unit or cabin plus 1 space for staff per 20 rooms, units or cabins

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Cyclist facilities

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Multiple dwellings

Minimum 2 lockable, covered, bicycle parking space per unit (in either the garage or separate on-site facility)
1 visitor bicycle parking space per 4 units or part thereof

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

View the high resolution of ~~Figure~~ **Figure** a ~~Indicative~~ **Indicative** structure plan for Waterloo Bay Hotel sub-precinct

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

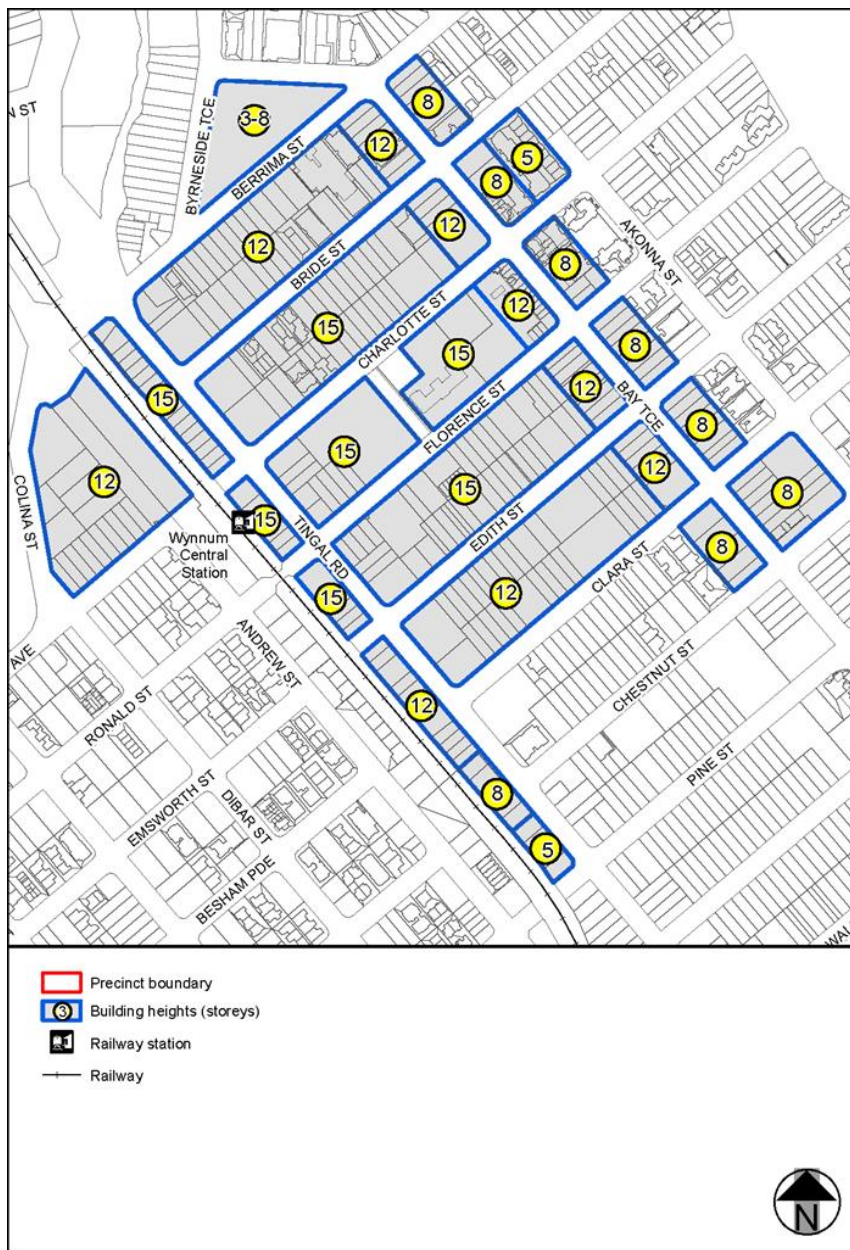


Figure d—Building heights

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

[View the high resolution of Figure d—Building heights](#)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

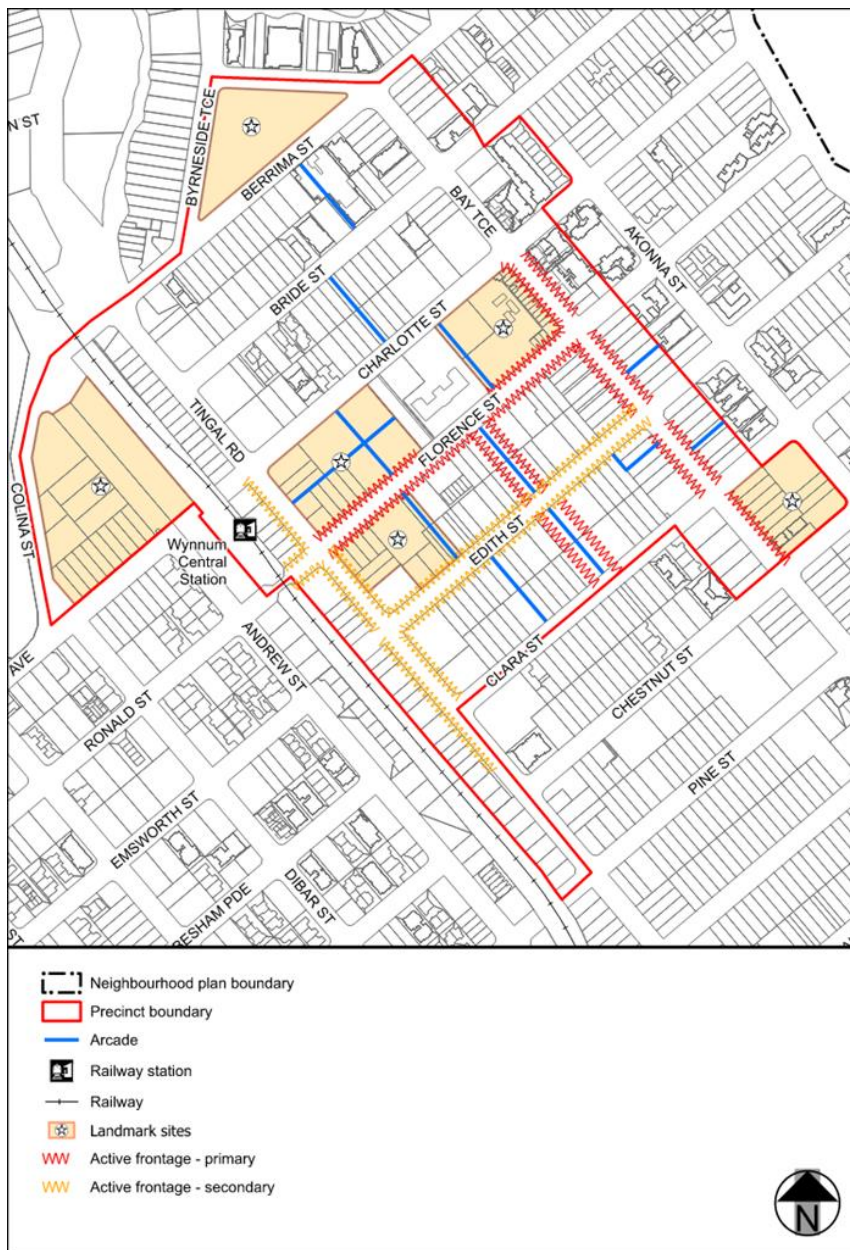


Figure e—Active frontages, arcades and landmark sites

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

[View the high resolution of Figure e—Active frontages, arcades and landmark sites](#)

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

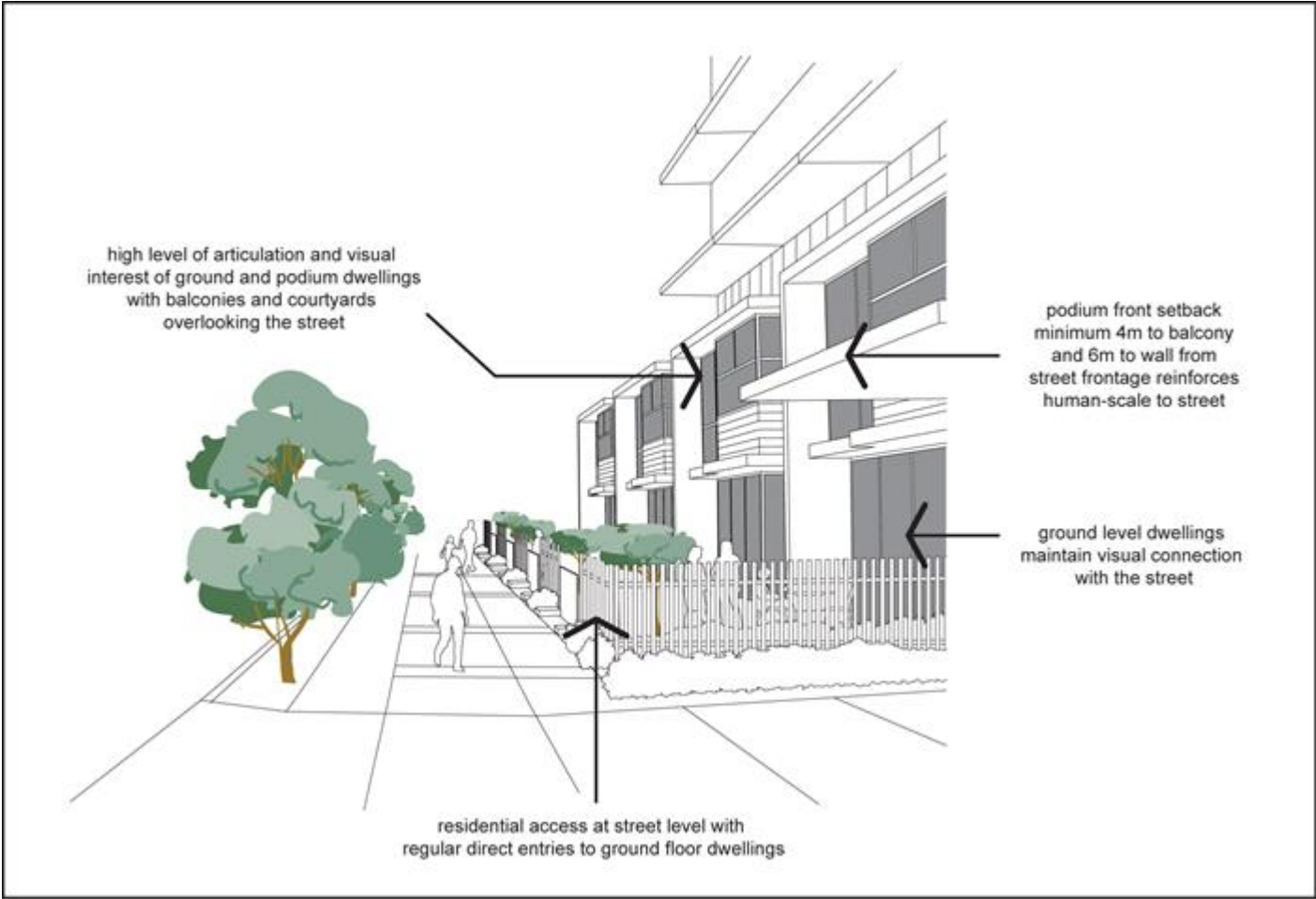


Figure f—Residential street building

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

[View the high resolution of Figure f—Residential street buildings](#)

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

Not applicable	ZM-001	Zoning map Map tile 22	xx xxxx 20xx
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Schedule 2 Mapping \ SC2.3 Neighbourhood plan maps

Table SC2.3.1—Neighbourhood plan maps

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

W	NPM-023.1	Wakerley neighbourhood plan map	30 June 2014
	NPM-023.2	West End—Woolloongabba district neighbourhood plan map	14 September 2018
	NPM-023.3	Western gateway neighbourhood plan map	18 November 2016
	NPM-023.4	Willawong neighbourhood plan map	18 November 2016
	NPM-023.5	Woolloongabba centre neighbourhood plan map	30 June 2014
	NPM-023.6	Wynnum—Manly neighbourhood plan map	30 June 2014 xx xxxx 20xx
	NPM-023.7	Wynnum West neighbourhood plan map	30 June 2014

Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	<u>OM-001.1</u>	<u>Active frontages in residential zones overlay map</u> <u>Map tile 22</u>	<u>xx xxxx 20xx</u>
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014

	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces – Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	4 September 2015

		Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	
	OM-001.7	Airport environs overlay map— Australian Noise Exposure Forecast Contour Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map— Australian Noise Exposure Forecast Contour Map tile 6, 7, 13, 14, 21, 22 and 29	27 May 2022
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018

	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
	OM-004.1	Dwelling house character overlay map Map tiles 6, 13, 29, 30, 34, 35, 36, 43, 44 and 47	27 June 2025
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 22</u>	<u>xx xxxxx 20xx</u>

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

S	OM-019.1	Significant landscape tree overlay map	30 June 2014
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		(all tiles, other than where specified below)	
	OM-019.1	Significant landscape tree overlay map Map tile 28	19 February 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 20 and 21	13 May 2016
	OM-019.1	Significant landscape tree overlay map Map tile 43	18 November 2016
	OM-019.1	Significant landscape tree overlay map Map tiles 18, 21, 22, and 30	24 March 2017
	OM-019.1	Significant landscape tree overlay map Map tile 28	16 February 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 20, 28, 35 and 36	14 September 2018
	OM-019.1	Significant landscape tree overlay map Map tiles 19 and 27	31 May 2019
	OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 5, 6, 12, 19, 20, 21, 22, 27, 28, 29, 30, 32, 34, 35, 36, 42, 44 and 46	30 October 2020
	OM-019.1	Significant landscape tree overlay map Map tile 28	28 May 2021
	OM-019.1	Significant landscape tree overlay map Map tile 44	2 December 2022
	OM-019.1	Significant landscape tree overlay map Map tile 6	10 March 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 5 and 12	1 September 2023
	OM-019.1	Significant landscape tree overlay map Map tiles 2, 19, 20, 21, 28, 29, 34, 35, 36, 43 and 44	27 June 2025
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	30 June 2014
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28, 29, 34 and 35	9 September 2016

	OM-019.2	Streetscape hierarchy overlay map Map tiles 43 and 47	18 November 2016
	OM-019.2	Streetscape hierarchy overlay map Map tiles 18, 21, 22, 28, 29 and 30	24 March 2017
	OM-019.2	Streetscape hierarchy overlay map Map tile 28	16 February 2018
	OM-019.2	Streetscape hierarchy overlay map (all tiles, other than where specified below)	29 June 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-019.2	Streetscape hierarchy overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-019.2	Streetscape hierarchy overlay map Map tiles 13 and 28	28 February 2020
	OM-019.2	Streetscape hierarchy overlay map (all map tiles)	30 October 2020
	OM-019.2	Streetscape hierarchy overlay map Map tile 44	2 December 2022
	OM-019.2	Streetscape hierarchy overlay map Map tile 6	10 March 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5 and 12	1 September 2023
	OM-019.2	Streetscape hierarchy overlay map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	27 June 2025
	<u>OM-19.2</u>	<u>Streetscape hierarchy overlay map</u> <u>Map tile 22</u>	<u>xx xxxx 20xx</u>

Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ 5.3.23.2 Wynnum—Manly

5.3.23.2.1 Location and extent

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

View the high resolution of Figure Figure 5.3.23.2.1a Wynnum—Manly—Wynnum Manly locality streetscape extent

Table 5.3.23.2.4A—Street trees

Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Berrima Street	Callistemon viminalis Xanthostemon chrysanthus
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Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Bride Street	Melaleuca linariifolia Peltophorum pterocarpum
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Reason for change: To consequentially amend the Wynnum—Manly neighbourhood plan to introduce the Wynnum Centre suburban renewal precinct plan

Charlotte Street	Buckinghamia celsissima Peltophorum pterocarpum
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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To amend parts of City Plan to introduce the Wynnum Centre suburban renewal precinct plan

<u>xxx (adoption) and xxx (effective)</u>	<u>vxx.00/2026</u>	<u>Tailored, planning scheme policy amendment and administrative</u>	<u>Tailored amendment to planning scheme (Section 18(3) of the Planning Act 2016). Amendment to planning scheme policy (Chapter 3, Part 1 of MGR). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of MGR). Refer to Amendment vxx.00/2026 for further detail.</u>
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