

Capalaba West Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

1.1 Definitions

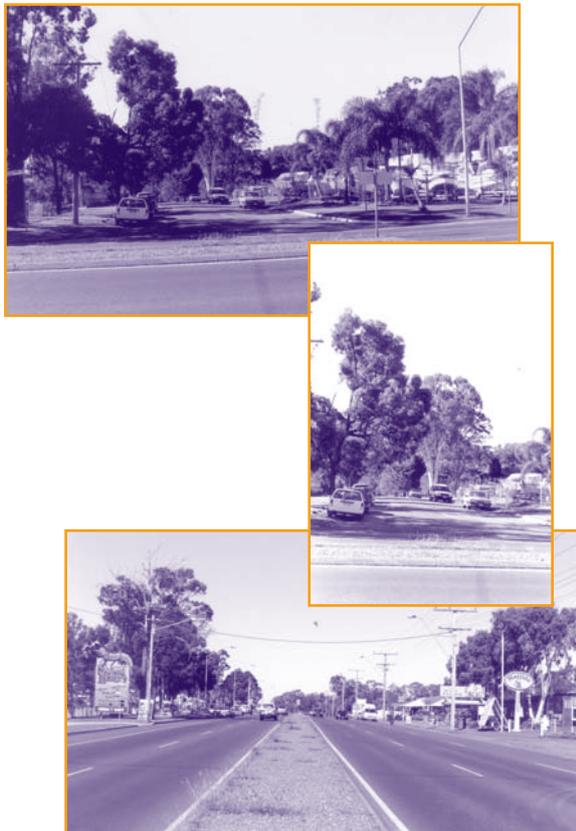
In this Local Plan, the following definitions apply in addition to those contained in Section 10 of Chapter 3.

Boat sales yard: a use of premises for the display and sale, hire or leasing of boats and boat trailers, with or without accessories.

Produce store: a use of premises for the display and sale of animal fodder, produce and farming goods and equipment.

2 Development principles

2.1 Capalaba West is to remain a small, semi-rural Centre, where land uses are compatible with the semi-rural, broad hectare character of Capalaba West.



- 2.2 The establishment of any land use is to be and remain complementary to, rather than competing with, those facilities provided in the nearby Capalaba Centre.
- 2.3 Residential amenity in the surrounding area is to be protected through measures including landscaping and fencing.
- 2.4 The capacity of Old Cleveland Road and Mt Gravatt–Capalaba Road arterial roads are not to be diminished.

3 Precinct intents

The whole area covered by this Local Plan, as shown on *Map A—Streetscape Guidelines and Building Siting and Access Arrangements*, forms one precinct.

A variety of small-scale commercial uses is intended for this area, to create an integrated Centre.

The range, scale and form of development should be very limited, reflecting the semi-rural broad hectare character and atmosphere of Capalaba West in this predominantly non-urban south-eastern sector of the City.

Development should be of a scale and form that recognises that while reticulated water is available, sewerage is not and that connection to the City's sewerage system is unlikely to be provided within the life of the City Plan.

Capalaba West is not intended to provide facilities such as retail warehousing or fast food outlets (which should be located in the Capalaba Centre).

Because of heavy traffic volumes on Old Cleveland Road, Council will not favourably consider the introduction of those non-residential uses that generate a high volume of traffic or involve frequent traffic movements. Land-holders are required to provide shared vehicular access, to reduce the number of access points and minimise the potential for traffic conflict.

Any home business in Capalaba West should be confined to a use that is compatible with the primary residential use of the site and the general aims of the Local Plan.

4 Level of Assessment

The following tables contain exceptions to the level of assessment, overriding the levels of assessment in Chapter 3. A preliminary approval may change the level of assessment identified in this table.

The trigger for assessment in the level of assessment table is a material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

Impact Assessment	Relevant Codes
Generally appropriate	
1. Boat Sales Yard where complying with the Acceptable Solution for gross floor area in A1.1 of the Capalaba West Local Plan Code	Capalaba West Local Plan Code
2. Centre Activities whether or not involving building work where complying with the Acceptable Solution for gross floor area in A1.1 of the Capalaba West Local Plan Code, and including any of the following Centre Activities: <ul style="list-style-type: none"> • Community Facilities • Emergency Services • Garden Centre (nursery and plant sales) • Indoor Sport and Recreation • Industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m² gross floor area) • Office • Produce Store • Restaurant • Shop • Utility Installation • Veterinary Facility 	Capalaba West Local Plan Code and Centre Amenity and Performance Code and Centre Design Code
Generally inappropriate	
1. Any other Centre Activity whether or not involving building work	
2. Home Business for other than picture framing, desktop publishing, making and assembling of articles such as jewellery, clothing, leather goods, pottery, dried flowers and toys	

5 Capalaba West Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where the Local Plan directly varies from a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this **Local Plan Code** take precedence. All remaining Performance Criteria and Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the intent of this Local Plan.

Performance Criteria	Acceptable Solutions
Where for any non-residential development	
<p>P1 The height, bulk and design of new buildings must be compatible with the predominantly semi-rural character of Capalaba West</p>	<p>A1.1 The gross floor area of non-residential uses does not exceed 200m² or 10% of the site area, whichever is the lesser</p> <p>A1.2 All buildings incorporate the following elements:</p> <ul style="list-style-type: none"> • a pitched or gabled metal roof • external timber or masonry walls • a front verandah where not an outbuilding • a subdued external colour scheme • not incorporating the use of reflective glass panelling or curtain walls <p>A1.3 Maximum building height is one storey unless the second level is used for residential purposes</p>
<p>P2 Buildings must maximise their elevation to Old Cleveland Road</p>	<p>A2 Building area is shown on <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i></p>
<p>P3 Buildings must be set back to provide sufficient area for other on-site activities supporting site function (including carparking, landscaping and waste disposal) and to prevent impacts on residential amenity</p>	<p>A3 Buildings are set back at least:</p> <ul style="list-style-type: none"> • 20m from the rear boundary • 3m from the front boundary along the southern side of Old Cleveland Road and 4m from the front boundary along the northern side of Old Cleveland Road, as shown on <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i>, and • 3m from the side boundaries, where the site is used for the purpose of a home business, or 6m from the side boundaries for any other non-residential use

Performance Criteria	Acceptable Solutions
<p>P4 Buildings must be integrated to provide pedestrian movements between sites</p>	<p>A4.1 A 3m setback along the entire frontage of each site is constructed to integrate with the footpath</p> <p>A4.2 A continuous pedestrian awning is constructed along the entire length and width of the front boundary setback to reflect the single storey commercial buildings as shown on <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i></p>
<p>P5 Adequate and well designed on-site parking and servicing must be provided to discourage kerbside parking on Old Cleveland Road and must ultimately provide an access system alternative to the continued use of Old Cleveland Road</p>	<p>A5.1 Carparking and servicing areas are provided along the frontage of the site (as shown on <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i>) and easements are provided over this land to the adjoining properties for the purposes of access and parking</p> <p>A5.2 As sites are redeveloped to comply with <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i> (and access is provided from Mt Gravatt–Capalaba Road, Cardoc, Camrose or Tinchborne Streets) access driveways to Old Cleveland Road are progressively closed</p>
<p>P6 A high standard of landscaping must be provided to result in a defined edge that is compatible with the adjacent semi-rural character of Capalaba West, appropriate visual screening between adjacent sites and a consistent landscape treatment, all of which will give the area the appearance of woodland when viewed from a distance</p>	<p>A6.1 A landscaped area is provided along the frontage of the site that is:</p> <ul style="list-style-type: none"> • at least 3m wide • planted at an average of 3m centres with melaleuca quinquinervia and lawn • located within reach of a hose point <p>A6.2 Along the side boundary of the site a landscaped area is provided that is planted and maintained with advanced trees at a maximum of 3m apart</p> <p>A6.3 Along the rear boundary of the site a 10m wide landscaped area is provided that is planted and maintained with advanced trees at a maximum of 3m apart</p>

Performance Criteria	Acceptable Solutions
<p>P7 Any activity in the Local Plan area must adequately buffer its impacts from adjoining areas</p>	<p>A7.1 A 2m high screen close boarded acoustic fence is constructed and maintained along those boundaries and frontages shown on <i>Map A—Streetscape Guidelines, Building Siting and Access Arrangements</i>, with no openings or gates and no access, either pedestrian or vehicular, provided to the rear allotments with frontage to Mt Gravatt–Capalaba Road or Remington, Tinchborne, Caradoc or Camrose Streets</p> <p>A7.2 Fences are constructed to match the materials, form of construction and height of the fence on the adjoining property, or where no fence exists on the adjoining property, match fences within the Local Plan area</p>
<p>P8 Adequate vehicle parking must be provided on-site for the following uses to minimise off-site impacts:</p> <ul style="list-style-type: none"> • Boat Sales Yards • Home Business 	<p>A8 On-site vehicle parking for the specified uses is provided at the following rate:</p> <ul style="list-style-type: none"> • Boat Sales Yard — 2 car spaces plus 2 car spaces per 5 employees are provided • Home Business — 1 car space per 30m² of gross floor is provided
<p>P9 Subdivision must only occur in a way that preserves the character of the Capalaba West Local Plan area</p>	<p>A9 Lot sizes are a minimum of 4,000m²</p>

Map A: Streetscape Guidelines and Building Siting and Access Arrangements



-  Local Plan boundary
-  Shared vehicular access points
-  Building line setback for footpath dining with awnings over footpath setback area
-  Location and extent of 2 metre high close boarded acoustic fence
-  Building area
-  Landscape space
-  Carpark and access servicing

