

Carindale Major Centre Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the generic 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.

2 Development principles

- 2.1 Carindale Major Centre is to be the primary Centre serving the eastern sector of Brisbane.
- 2.2 The Centre is to contain a range of functions that complement one another and combine to create an integrated mixed-use Centre, with strong retail, office, residential, community and entertainment uses, and high quality public transportation services.
- 2.3 Community and after hours uses are encouraged to ensure the Centre remains active in the evening and on weekends. These activities are to be focused on the Carindale Town Square.
- 2.4 The Centre is to provide a high level of urban amenity, and feature landscaped buildings and streetscapes. Quality architectural treatments and landscaping are to reduce the Centre's impact on surrounding residential areas and also improve pedestrian comfort.
- 2.5 The Centre is to have strong pedestrian and cycle links with surrounding residential areas and the Bulimba Creek open space system. Safe and convenient pedestrian access is to be available between the major retail, office, public space and public transport components of the Centre.

- 2.6 The Centre is to be the focus for high quality public transport services in the eastern part of the City.

3 Precinct intents

Map A—Precincts and Design Guidelines indicates the precincts of this Local Plan.

3.1 Centre Core Precinct

This precinct is dominated by the Carindale Shopping Centre and is to become an integrated shopping facility supporting the full range of Centre Activities.

All development is to be in accordance with an approved Centre Concept Plan.

A Town Square at the northern end of the precinct is to become the focus for community and after-hours activity. This square is to be surrounded by uses with active building frontages. Restaurant and cafe uses with provision for outdoor dining and community uses are particularly encouraged. Uses fronting the Town Square are to be capable of operating independently to the main shopping complex.

Safe, convenient and fully accessible pedestrian links are to be provided between the Town Square, cinemas and public transport interchanges. These links are to be available at all times and not rely on access to the shopping centre.

The main entrances to the shopping centre are to be directly from public spaces or footpaths. If access via car parking areas is unavoidable these routes are to be clearly identified and designed for safety and convenience.

3.2 Centre Fringe Precinct

This precinct is to primarily contain a range of business, offices and personal services in purpose built commercial buildings. It is also to accommodate retail activities that cannot locate within the Carindale Shopping Centre.



All development must be in accordance with the approved Centre Concept Plan.

Buildings are to be well articulated to add visual interest and be of a compatible design so as to appear part of an integrated business park.

Where appropriate, new development is to address Creek Road, Old Cleveland Road and Bulimba Creek frontages to improve the Centres appearance and be buffered by quality landscaping. Development fronting Bulimba Creek is to be designed to provide opportunities for casual surveillance of the Bulimba Creek recreation corridor.

Vehicular access to development in this precinct is to be via the existing internal road network. No further direct access is to be provided off Creek or Old Cleveland Roads.

Safe, convenient and fully accessible pedestrian links are to be provided throughout the precinct, particularly between the Town Square and public transport interchanges (including a possible busway station adjacent to Old Cleveland Road). Direct pedestrian links with residential development immediately north of the Centre are also to be established. All building forecourts are to be publicly accessible and feature quality landscaping.

3.3 Centre Residential Precinct

This precinct is to be developed for medium density residential uses to take advantage of its location close to various Centre activities and public transport facilities.

Residential buildings are to be designed to provide opportunities for casual surveillance of local streets and the Bulimba Creek recreation corridor.

4 Level of Assessment

The level of assessment is not varied by this Local Plan.

5 Carindale Major Centre Local Plan Code

This Code provides additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and takes precedence over the Codes in Chapter 5.

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the Development principles and Precinct intents of this Local Plan.

Performance Criteria and Acceptable Solutions

5.1 Centre Core Precinct

Performance Criteria		Acceptable Solutions	
Building height			
P1	Building size and bulk must be consistent with the highly urban character of a Major Centre Core	A1	Gross floor area does not exceed 2.5 times the site area
Building height			
P2	Building size must be consistent with the precinct's highly urban character	A2	Maximum building height does not exceed 34m AHD or 10 storeys, whichever is the lesser
Building design			
P3	Any activity must enhance integration of the Centre and reinforce the desired character	A3.1	Distinctive signage and landscaping is located at vehicular and pedestrian entry points to assist with visitor orientation and direction
		A3.2	The multi-storey carparks and blank facades that dominate the built form of the precinct are softened with extensive landscaping and detailed architectural treatments
		A3.3	Entry statements or site markers are introduced adjacent to the Centre's major intersections and community spaces to reinforce the Centre's identity

Performance Criteria	Acceptable Solutions
	A3.4 Community artwork is incorporated into the design of the proposed town square and other public spaces
Carparking	
P4 Carparking areas must not undermine the character and visual attraction of the Centre	A4 Carparking is concealed within basements or the building structure so as not to dominate the streetscape or diminish the quality of spaces between buildings
Landscape	
P5 Street trees and landscaping must positively contribute to the character, amenity and safety of public spaces	A5 All landscaping is consistent with a coordinated landscape theme reinforcing the Centre's identity. Themed landscaping extends into public areas with boulevard treatments to Winstanley Street, Carindale Street and Main Street

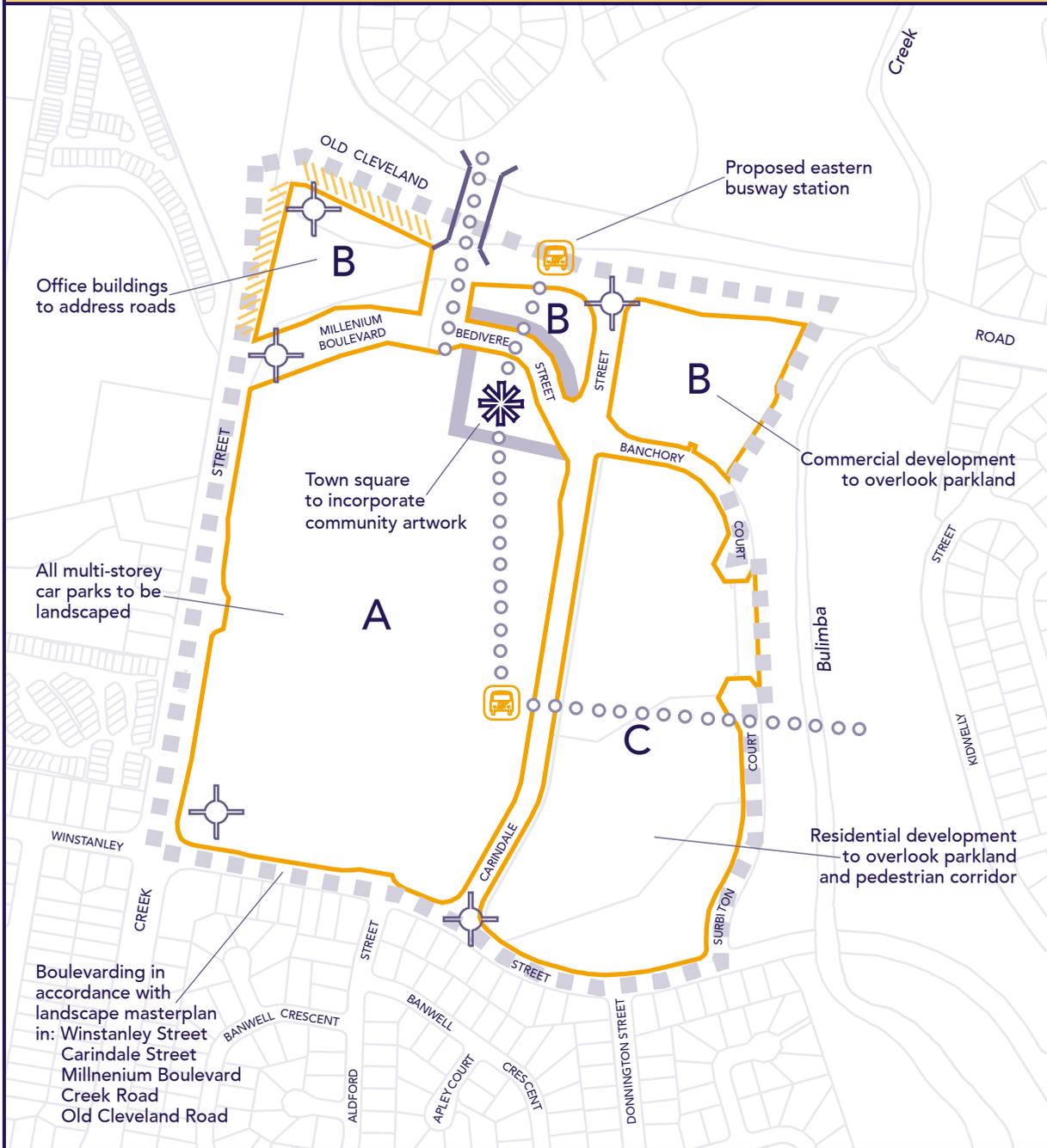
5.2 Centre Fringe Precinct

Performance Criteria	Acceptable Solutions
Gross floor area	
P1 Building bulk must be consistent with the highly urban character of a Major Centre	A1 Gross floor area does not exceed 2 times the site area
Building height	
P2 Building size must be consistent with the highly urban character of a Major Centre	A2 Building height does not exceed 8 storeys and 28m above ground level
Building design	
P3 Any activity must enhance integration of the Centre and reinforce the desired character	A3.1 Buildings are set back a minimum of 6m from the property alignment to facilitate quality landscaping and pedestrian forecourts A3.2 Entry statements or site markers are introduced adjacent to the Centre's major intersections and community spaces to reinforce the Centre's identity
Pedestrian access	
P4 All pedestrian areas must be designed to reinforce the character of the Centre and to promote pedestrian and cycle use	A4 Pedestrian crossings are provided on Millennium Boulevard to facilitate safe pedestrian movement between the Centre Fringe Precinct and the Town Square
Carparking	
P5 Carparking areas must not undermine the character and visual attraction of the Centre	A5 Carparking is concealed within basements or the building structure so as not to dominate the streetscape or diminish the quality of spaces between buildings

5.3 Centre Residential Precinct

Performance Criteria		Acceptable Solutions	
P1	Any new building work must be designed to accommodate medium density residential uses	A1	Residential buildings comply with the Residential Design—Medium Density Code
Building height			
P2	Building size must be consistent with the precinct's role as a transition area between the Centre Core and surrounding residential areas	A2	Building height within 20m of Winstanley Street does not exceed 3 storeys and 9.5m from ground level to the underside of the ceiling of any habitable room

Map A: Precincts and Design Guidelines



	Local Plan boundary		No vehicle access to road network		Bus Interchange
	Precinct boundary		Pedestrian/cycle links		Vehicle/foot bridge
A	Centre Core Precinct		Town square		Gateway feature
B	Centre Fringe Precinct				
C	Centre Residential Precinct				
	Active building frontage				