

Everton Park 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.

2 Development principles

- 2.1 The Everton Park Centre, focused on South Pine Road and Stafford Road, is to retain and enhance its traditional strip shopping character. It provides an increasing range of centre services such as shops, offices, community and entertainment uses to meet the needs of residents in the Everton Park District.
- 2.2 Housing of various densities and types is established in and around the Everton Park Centre, to serve the needs of the community, especially the emerging young adults and older populations.
- 2.3 Safe and convenient pedestrian and cycle links are provided throughout the area. The Kedron Brook shared pathway is an integral part of this network.
- 2.4 Proposals seeking to take advantage of the higher densities allowed in Precinct 1(a) (only south of Stafford Road) and Precinct 2 must demonstrate innovative solutions to minimising demand or increasing infrastructure network capacity. Integrated water management measures are incorporated into development to minimise the impacts of development on the water cycle. The use of Water Sensitive Urban Design (WSUD)

measures will aid in reducing site stormwater runoff and lessen impacts on local and downstream flooding.

- 2.5 Additional charges or works may be imposed on development to provide for any upgrading of infrastructure that is necessary to ensure that adequate infrastructure network capacity is maintained.

3 Precinct intents

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

3.1 Precinct 1—Everton Park Centre

This precinct is intended to accommodate a range of activities expected in a Suburban Centre. The built form and character of the precinct as a traditional suburban shopping strip is to be retained.

Development in this precinct is to encourage pedestrian activity and movement by providing active street frontages and links across Stafford and South Pine Roads in accordance with *Map B—Everton Park Design Guidelines*.

Sub-precinct 1(a) provides an opportunity for mixed-use development with centre uses located on the ground level and residential uses located on upper levels.



3.2 Precinct 2—Centre Residential

This precinct is intended for the development of residential, centre and recreation uses. Opportunities exist in the precinct for the redevelopment of lands outside the Department of Main Roads' proposed North Western Transportation Corridor which was previously used for industrial purposes.

Redevelopment in the precinct shall be in accordance with *Map B—Everton Park Design Guidelines* which provides for orderly development and appropriate visual and physical links between Sub-precincts 2(a) and 2(b).

A major impact on development of this precinct is the Department of Main Roads' proposed North Western Transportation Corridor. The corridor is being retained and protected pending investigations of future transport needs identified in the *South East Queensland Infrastructure Plan and Program 2005–2026*. Development adjoining this corridor is to include adequate noise and landscape buffering.

WSUD measures are incorporated into development to minimise the impacts of development on the water cycle. The use of WSUD measures will aid in reducing site stormwater run-off and lessen impacts on local and downstream flooding.

Sub-precinct 2(a) contains the former Woolworths Distribution Centre and is identified as a key redevelopment site. Development of medium density residential uses is intended in this sub-precinct due to its close proximity to the Everton Park Centre and public transport facilities.

Centre activities such as supermarkets, restaurants, department stores and grouped small scale tenancies are not supported within the sub-precinct.

Development is to provide an urban common area, which can be accessed as a public space by the community any time of the day.

Sub-precinct 2(b) is intended (until approximately mid 2016) for large tenancy retail specialising in homewares or home improvement retailing, which requires larger tenancies and generates less traffic than convenience shops or shopping centres.

Centre activities such as supermarkets, restaurants, department stores and grouped small scale tenancies are not supported within the sub-precinct.

Redevelopment proposals that include medium density residential uses would be supported if integrated with Sub-precinct 2(a).

3.3 Precinct 3—Fallon Park

This precinct covers Fallon Park and the Everton Park Library and is intended to develop into a community node that provides a range of community and recreational services and facilities to the local community.

The Council library building and the heritage listed 'Fallon Cottage' are to be preserved in the precinct for community uses.

Any new development will be need to be undertaken in a coordinated manner.

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 these tables.

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

4.1 Precinct 1—Centre Residential – where located in Sub-precinct (a)

Code Assessment	Relevant Codes
1. Centre Activities involving building work where fronting Stafford Road	Centre Amenity and Performance Code, Centre Design Code and Everton Park Local Plan Code
Impact Assessment	Applicable Codes
Generally inappropriate	
1. Any other Centre Activities where involving building work and not code assessable above	

4.2 Precinct 2—Centre Residential – where located in Sub-precinct (b)

Impact Assessment	Relevant Codes
Generally appropriate	
1. Shop with a minimum gross floor area of 750m ²	Everton Park Local Plan Code, Centre Amenity and Performance Code and Centre Design Code

5 Everton Park Local Plan Code

This Code provides additional and/or alternative Performance Criteria/Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying with a Code in Chapter 5, the Performance Criteria/Acceptable Solutions in this Local Plan Code take

precedence. All remaining Performance Criteria/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 development principles and precinct intents of this Local Plan.

Performance Criteria	Acceptable Solutions
General – Integrated Water Management	
<p>P1 Where in Precinct 1—Everton Park Centre – Sub-precinct (a) and where south of Stafford Road, or where in Precinct 2, development must minimise impacts on the water cycle by including WSUD measures to:</p> <ul style="list-style-type: none"> • minimise water demand • maximise water source substitution • minimise discharge to public sewerage infrastructure • minimise infrastructure network leakage • maximise surface water infiltration • slow the movement of water through the landscape • protect waterway health by improving stormwater quality and reducing site run-off • incorporate stormwater reuse infrastructure to maximise recycling opportunities • maximise disconnection of impervious surfaces • provide linkages to open space networks. <p><i>Note: compliance with this Performance Criteria can be demonstrated through the preparation of an Integrated Water Management Plan (IWMP). An IWMP identifies the range of strategies and actions proposed to integrate water supply, wastewater and stormwater, for the protection of affected waterways and catchment areas. An IWMP also identifies those WSUD measures proposed to be incorporated in a development to ensure protection of the water cycle</i></p>	<p>A1 No acceptable solution is prescribed as each development requires an individual approach</p>

Performance Criteria	Acceptable Solutions
<p>The IWMP must provide sufficient information on how these matters are to be dealt with for the particular site. Detailed design of the drainage network and WSUD measures will usually be required as a subsequent application for operational works or as a condition of approval</p>	
<p>Where in Precinct 1—Everton Park Centre</p>	
<p>P2 Development must:</p> <ul style="list-style-type: none"> • complement and enhance the traditional shopping strip character of the Everton Park Centre • ensure amenity of residential areas is protected • minimise the number of vehicular access points through the use of shared access, driveways and car parking • provide for pedestrian movement through the Everton Park Centre • incorporate streetscape improvements, such as seating nodes and street trees for shade 	<p>A2 Development is in accordance with <i>Map B—Everton Park Design Guidelines</i></p>
<p>P3 Car parking areas must not undermine the character and attraction of the Everton Park Centre</p>	<p>A3 Development incorporates car parking areas at basement level or at the rear of the site. These areas are screened from view of residential uses and the streetscape frontage</p>
<p>Where in Precinct 1—Everton Park Centre – Sub-precinct (a)</p>	
<p>P4 Building size and bulk must be consistent with the traditional strip shopping character of the Everton Park Centre</p>	<p>A4.1 Maximum gross floor area is 1.25 times site area</p> <p>A4.2 Development incorporates a number of buildings or is designed to read as separate built forms</p>
<p>P5 Mid-block pedestrian connections must be provided to facilitate movement between Stafford Road and Sizer Street, and to any internal roads</p>	<p>A5 Mid-block pedestrian connections are provided as shown on <i>Map B—Everton Park Design Guidelines</i></p>
<p>P6 Development must include vehicular access arrangements that are designed to be safe and minimise impacts on local traffic and amenity</p>	<p>A6 Vehicular access from Cutbush Road to Lot 56 on RP907701 as shown on <i>Map B—Everton Park Design Guidelines</i>, is to be relocated to a safer position along Cutbush Road</p>
<p>P7 Development along Stafford Road frontage must make a positive contribution to the traditional strip shopping character of the Everton Park Centre</p>	<p>A7 Development incorporates:</p> <ul style="list-style-type: none"> • transparent glass-fronted tenancies with pedestrian openings to the Stafford Road frontage and to any internal roads and major pedestrian routes • building facades to Stafford Road that are articulated with colour/texture and architectural features to conceal unsightly exposure of building utilities and relieve existing blank facades
<p>P8 Car parking areas must not undermine the character and attraction of the Everton Park Centre</p>	<p>A8 All car parking areas are provided at basement level and/or located away from the Stafford Road frontage</p>

Performance Criteria	Acceptable Solutions
Where in Precinct 2—Centre Residential	
P9 Building height must be appropriate to particular locations and contexts within the precinct	A9 Maximum building height is in accordance with <i>Map B—Everton Park Design Guidelines</i>
P10 Development must provide an efficient and orderly road layout which integrates with the local street network	A10 Roads are constructed and publicly dedicated in accordance with <i>Map B—Everton Park Design Guidelines</i>
P11 Development must provide safe and convenient pedestrian/cycle links through the sub-precinct	<p>A11.1 Cycle links are provided in accordance with <i>Map B—Everton Park Design Guidelines</i>. These links must incorporate:</p> <ul style="list-style-type: none"> • a 10m wide thoroughfare with a 2.5m concrete path, where not located as part of a roadway • a 1.5m wide lane, where located as part of a roadway • appropriate lighting to provide a safe visible pathway at night • non-discriminatory access at pathway entries • appropriate signage • shade trees at 10m intervals <p>A11.2 Development contributes to the provision of external cycle links on the edge of the sub-precinct in accordance with <i>Map B—Everton Park Design Guidelines</i>. In particular:</p> <ul style="list-style-type: none"> • a link to the Kedron Brook Greenway bike-path • on-road links along the South Pine Road and Stafford Road frontages <p>A11.3 Pedestrian crossings are provided along Stafford Road and South Pine Road in accordance with <i>Map B—Everton Park Design Guidelines</i></p>
P12 Development provides street trees along road frontages to enhance the landscape amenity of the sub-precinct	A12 Street trees are provided along both sides of the internal roadways shown on <i>Map B—Everton Park Design Guidelines</i>
Where in Precinct 2—Centre Residential – Sub-precinct (a)	
P13 Building size and bulk is to be consistent with a medium density scale	A13 Maximum gross floor area is 1.25 times site area
P14 Centrally located and highly accessible land for parkland must be provided in this sub-precinct. The park must be well integrated with surrounding uses	<p>A14 Development provides an urban common area as a development contribution for parkland, located in accordance with <i>Map B—Everton Park Design Guidelines</i>. The urban common is:</p> <ul style="list-style-type: none"> • of a regular shape • has a frontage to a public road

Performance Criteria	Acceptable Solutions
<p>P15 Buildings are to reinforce the character of the urban common area as a public space</p>	<p>A15 Buildings adjacent to the urban common area have:</p> <ul style="list-style-type: none"> • spacing between buildings to allow for light penetration, air circulation and views to the urban common area • a ground level setback of 3m inside the front property boundary • active uses or activation by large windows or openings on the ground level
<p>P16 Development must protect and enhance the amenity of the waterway corridor located along the north eastern corner of the sub-precinct</p>	<p>A16 The waterway corridor is to be completely re-naturalised, using natural channel design principles</p>
<p>Where in Precinct 2—Centre Residential – Sub-precinct (b)</p>	
<p>P17 The scale of shop development must be appropriate for the display and sale of bulky goods</p>	<p>A17.1 Minimum tenancy size for shops is 750m²</p> <p>A17.2 Retail premises are used for the display and sale of goods of a bulky nature and not for the sale of food or clothing items</p>
<p>Where in Precinct 3—Fallon Park Precinct</p>	
<p>P18 Development must proceed in a planned manner in the precinct</p>	<p>A18.1 Development is to provide a master plan that covers the precinct</p> <p>A18.2 Subsequent development is to accord with this master plan</p>

Map A: Precincts

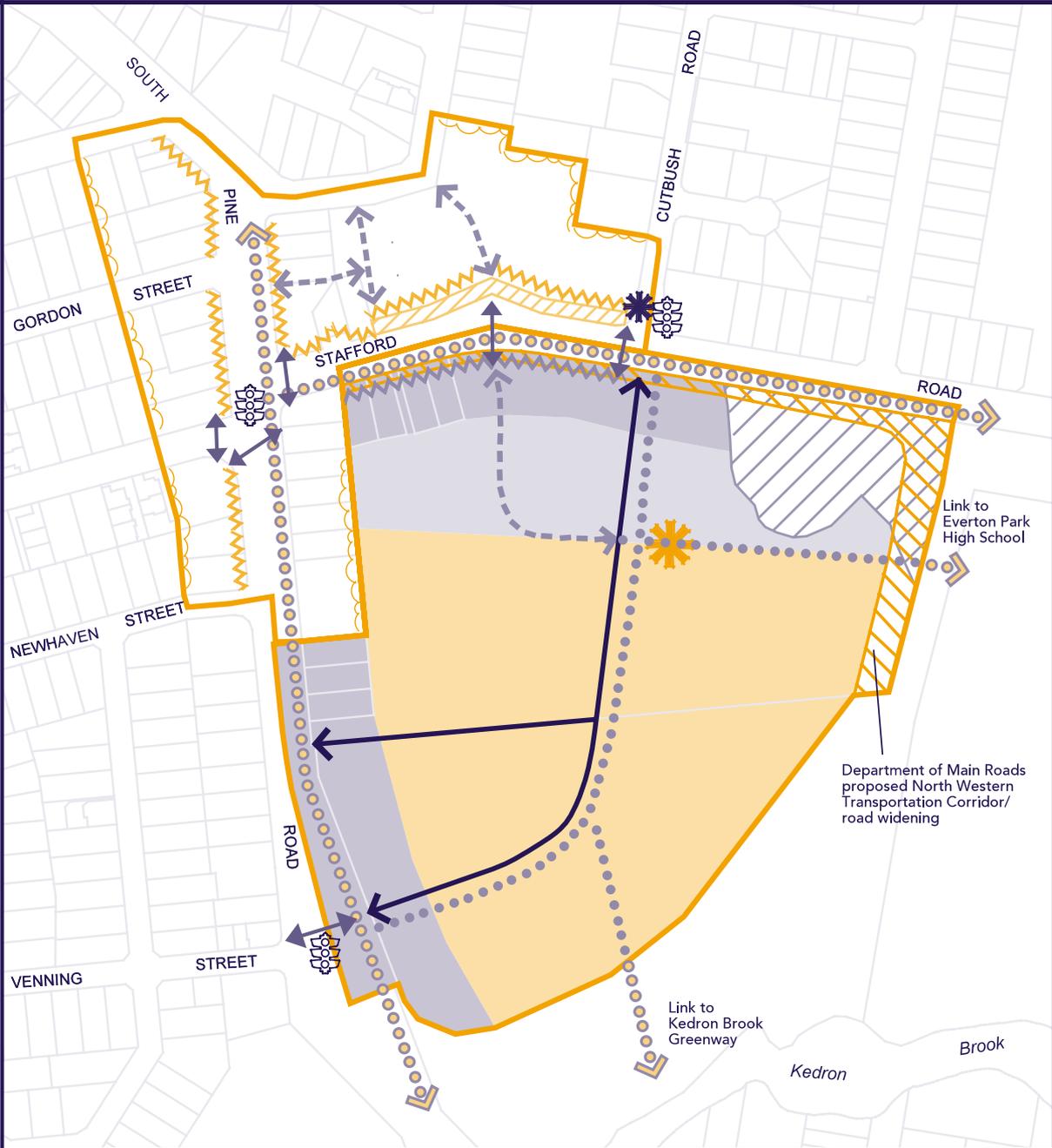


Department of Main Roads proposed North Western Transportation Corridor Indicative Route

-  Everton Park Local Plan boundary
-  Precinct boundary
- 1-1(a) Everton Park Centre precinct
- 2(a)-2(b) Central Residential precinct
- 3 Fallon Park precinct
-  Department of Main Roads proposed North Western Transportation Corridor Indicative Route



Map B: Everton Park Design Guidelines



- | | | | | | |
|--|---|--|-------------------------|--|---|
| | Precinct boundary | | Road layout | | Continuous frontage |
| | Maximum 3 storeys and 10.5m high | | Pedestrian/bikeway link | | Vegetation buffer |
| | Maximum 5 storeys and 17.5m high | | External bikeway link | | Streetscape improvements |
| | Maximum 7 storeys and 21m high | | Pedestrian crossing | | Relocate vehicular access point to a safer location |
| | Department of Main Roads proposed North Western Transportation Corridor/road widening | | Signalised intersection | | Parkland |
| | Waterway | | Active frontage | | |