

Kangaroo Point Peninsula 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 Kangaroo Point Peninsula is to be a convenient residential area in which people live at higher densities than in most other parts of the City.
- 2.2 Residents of the area should have reduced reliance on cars as a network of bikeways and walkways throughout the area provides convenient connections to ferry terminals and links to a wider network of bikeways and walkways. A riverside bikeway/walkway extends from the Kangaroo Point Cliffs to Mowbray Park. The locality includes continuous public spaces that are safe, comfortable and well landscaped.
- 2.3 Traffic movement is to avoid dangerous traffic situations and interference with the capacity of the major arterials connecting to the Story Bridge.
- 2.4 Views to and from the Story Bridge are to be protected. Buildings in the locality are to be of a scale and height that maintains the dominance of the city centre skyline and the significance of the Story Bridge to the inner-city skyline.

- 2.5 Views are to be available to most residents.
- 2.6 Places of heritage significance are to be protected from demolition and subject to the performance criteria and acceptable solutions of the Demolition Code.
- 2.7 Proposals are to be responsive to their site, adjoining development, the locality and the City and the environment as a whole.

3 Precinct intents

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

3.1 Dockside Precinct

This precinct is intended to provide for the continued development of the Dockside area. It will contain a mix of residential, retail and tourist uses around large public plaza areas.

It is intended to contain a town centre area as an integrated component of the development, incorporating retailing uses such as a supermarket, a limited number of specialty shops and local services such as a doctor's surgery and real estate office.

The extent of development preferred within this precinct is indicated on the Dockside Precinct Plan included as *Map B—Dockside Precinct Plan* and the associated Local Plan Code.

Ancillary or supporting development to that nominated for each sub-precinct may be considered, provided they would enhance the amenity of the area.



3.2 Community Convenience Centre Precinct

This precinct is intended to provide a community focus with centre activities (restaurants, shops and offices) providing local services such as a piazza in Baildon Street.

The **Kangaroo Point Peninsula Landscape Master Plan** identifies the preferred concept for this area.

3.3 Residential Precinct

This precinct is intended for high density residential use in accordance with the Kangaroo Point Peninsula Local Plan Code and design criteria of the **Residential Design—High Density Code**.

3.4 Park Precinct

This precinct is intended for parkland.

Developments such as kiosks and cafes as well as access and shore based services for floating restaurants, moorings and other facilities may be considered in this precinct.

The following factors will be considered for any proposal:

- enhancement of public access
- attraction of an increased number of visitors
- the likely impact of the proposal on public facilities and the parkland generally
- the recommendations of the **Kangaroo Point Peninsula Landscape Master Plan**.

4 Level of Assessment

The following table/s 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 Dockside Precinct

Code Assessment	Applicable Codes
1. Carpark	For all development: Kangaroo Point Peninsula Local Plan Code AND Centre Amenity and Performance Code House Code and Residential Design—Character Code Centre Amenity and Performance Code Centre Amenity and Performance Code Outdoor Sport and Recreation Code Centre Amenity and Performance Code Short Term Accommodation Code Centre Amenity and Performance Code
2. House	
3. Indoor Sport and Recreation	
4. Office	
5. Outdoor Sport and Recreation	
6. Shop	
7. Short Term Accommodation	
8. Utility Installation	
Notifiable	
1. Restaurant and any premises that require a licence for the sale and consumption of liquor on-site	Kangaroo Point Peninsula Local Plan Code and Centre Amenity and Performance Code

4.2 Community Convenience Centre Precinct

Self Assessment		Applicable Codes
1.	House where complying with the Acceptable Solutions in the House Code	House Code
Code Assessment		Applicable Codes
Notifiable		
1.	House where not complying with the Acceptable Solutions in the House Code	Kangaroo Point Peninsula Local Plan Code, House Code and Residential Design—Character Code
Impact Assessment		Relevant Codes
Generally appropriate		
1.	<p>Centre Activities whether or not involving building work where:</p> <ul style="list-style-type: none"> • any of the following Centre Activities: <ul style="list-style-type: none"> - child care facility - club - community facilities - health care purposes - hotel - indoor sport and recreation - medical centre - multi-unit dwelling - office - restaurant - shop - short term accommodation - utility installation - youth club • complying with the Acceptable Solutions for gross floor area and building height 	Kangaroo Point Peninsula Local Plan Code, Centre Design Code and Centre Amenity and Performance Code
2.	<p>Single Unit Dwelling (whether or not involving building work) and involving reconfiguring a lot to create the required freehold lot</p> <p>OR</p> <p>Building work to an existing Single Unit Dwelling</p> <p>AND</p> <p>Where:</p> <ul style="list-style-type: none"> • complying with the Acceptable Solutions for gross floor area and building height 	Kangaroo Point Peninsula Local Plan Code, Residential Design—Single Unit Dwelling Code and Subdivision Code
Generally inappropriate		
1.	Any other Centre Activity whether or not involving building work, or where not complying with the Acceptable Solutions for gross floor area and building height	

4.3 Residential Precinct

Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> Community Facilities Emergency Services Outdoor Sport and Recreation Short Term Accommodation (motel) where complying with the Kangaroo Point Peninsula Local Plan Code for gross floor area and building height Youth Club 	For all development: Kangaroo Point Peninsula Local Plan Code AND Centre Amenity and Performance Code Centre Amenity and Performance Code Outdoor Sport and Recreation Code Short Term Accommodation Code Centre Amenity and Performance Code

4.4 Park Precinct

Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> Restaurant 	Kangaroo Point Peninsula Local Plan Code

5 Kangaroo Point Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and take 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 General

Performance Criteria	Acceptable Solutions
Site Configuration	
P1 Building sites must be large enough to accommodate a building form of an appropriate size and bulk	A1 Building sites have a minimum area of 800m ² and a minimum frontage of 30m. Sites having a lesser area and frontage are appropriate where they meet the other Performance Criteria and Acceptable Solutions of this Code
Gross floor area	
P2 Building site and bulk must be consistent with the high density nature of the locality and retains an appropriate residential scale and relationship with other buildings on the city skyline	A2 Where the area of the site does not exceed 3,000m ² , the gross floor area does not exceed: (1.4 times site area) – 460m ² Where the area of the site exceeds 3,000m ² , the gross floor area does not exceed: 1.25 times site area The gross floor area of non-residential development, or of any part of a composite development used for non-residential purposes, does not exceed the area of the site

Performance Criteria	Acceptable Solutions
	<p>A bonus gross floor area of 0.25m² for every square metre of the area of the site is permitted where:</p> <ul style="list-style-type: none"> • a proposal south of Cairns Street provides a public pedestrian access way whether or not in the form of a boardwalk in accordance with the relevant acceptable solution for riverside public access, or • the first public pedestrian access way is provided in, or within the general vicinity of, each of the three locations indicated on the precinct map to connect O’Connell Street, Castlebar and Thorn Streets to the riverside public access and park. Access ways must be at least 4.5m wide and of an alignment, gradient, formation and treatment that meet the relevant Codes
Building Height	
<p>P3 New buildings must maintain views to and from the Story Bridge and must not extend significantly above the skyline envelope formed by linking the tops of existing or prospective buildings in the vicinity that comply with the associated Acceptable Solutions, or are of a size and bulk consistent with the high density nature of the locality and of a residential scale providing a visual relationship with other buildings on the city skyline</p>	<p>A3.1 Building height, including any rooftop service room or landscaping, does not extend above the planes established by the maximum building height contours on <i>Map C—Maximum Building Heights</i> or 10 storeys above ground level, whichever is the lower</p> <p>A3.2 Building height south of Bright Street on the western side of the Bradfield Highway and south of Cairns Street on the eastern side of the Bradfield Highway does not exceed 10 storeys, excluding:</p> <ul style="list-style-type: none"> • lift towers and other roof plant rooms • a penthouse storey that does not exceed 50% of the average area of typical floors of a tower <p>A3.3 Building height within 40m of Hamilton Street does not exceed 12m above ground level</p> <p>A3.4 Building height between Bright Street and Scott Street does not exceed:</p> <ul style="list-style-type: none"> • 10 storeys above ground level, or • when viewed in an elevation parallel to Main Street does not exceed 11m above the ground at the intersection of the western side of Main Street and southern side of Bright Street sloping upward from Bright Street at an angle of 11.5 degrees, whichever is the lower height

Performance Criteria		Acceptable Solutions	
		<p>A rooftop service room with a floor area not greater than 15% of the average area or typical floor area of the building may be permitted to extend above the height provided in <i>Figure a</i>, but must not exceed 10 storeys</p> <p>Refer to <i>Figure a</i></p>	
Streetscape			
P4	Building forms must be in keeping with the existing streetscape, and building articulation and design elements address the street frontage/s	A4	<p>No above-ground part of a building or other structure, other than eaves, awnings, screens and the like, is within 6m of a road alignment or 20m of the high water mark of the River</p> <p>A single level of basement carpark may be permitted to extend within 15m of the high water mark if suitable mounding and landscaping is provided to totally screen the carpark</p> <p>No part of a building of two storeys or more above the ground level will be built substantially across or near the 6m building line of the principal frontage of a site including frontage shown as a desirable continuous frontage on the precinct plan</p> <p>Refer to <i>Figures b, c and d</i></p> <p><i>Note: this requirement does not negate requirements for spaces for side boundary clearances, driveways and vistas, or any recesses, divisions or features required to provide interest, variety and desirable scale to satisfy design objectives of the relevant Code</i></p>
Views and Vistas			
P5	Buildings close to the River must be designed and located to provide view corridors for existing and prospective development further from the River, and vistas for people moving about the local area	A5	<p>Buildings and/or landscape structures maintain a minimum of 10m separation where vista corridors are indicated on <i>Map A—Precincts</i></p> <p>Buildings and/or landscape structures may extend up to one metre above ground level within the separation area, or as otherwise required by the lie of the land</p> <p>Refer to <i>Figure e</i></p>

Performance Criteria	Acceptable Solutions
	<p><i>Note: a view analysis may be requested for any application for development on a site that is within 50m of the River and not affected by the limits on height, to retain views from or to the Story Bridge. The view analysis should show how all views from existing and prospective developments further from the River would be affected by the proposed development, including desirable views that are not necessarily directly towards the River</i></p>
Boundary clearances, separation and privacy	
<p>P6 Building setbacks must ameliorate the impacts of buildings on adjacent buildings, and maintain high levels of amenity of dwelling units for people within the planning unit, on adjoining sites, and in the public domain</p>	<p>A6 No part of a building is closer than 10m to a side or rear boundary of a site, except for:</p> <ul style="list-style-type: none"> • a blank wall directly facing a side boundary which is no closer to the boundary than 6m, no longer than 15m and no closer than 30m to a similar wall on the same side of a site • a blank wall directly facing a side boundary which is no higher than 9m, no closer to the boundary than 2m, no longer than 15m and within 25m of a frontage • an exterior wall or balcony that is no higher than 9m, no closer to a side or rear boundary than 6m and is screened from any adjoining building <p>Refer to figures f, g and h</p>
Landscaping and siteworks	
<p>P7 Landscape concept and details must comply with the Kangaroo Point Peninsula Landscape Master Plan</p>	<p>A7 Sites must be landscaped generally in accordance with the Kangaroo Point Peninsula Landscape Master Plan</p> <p>External works required for the frontage/s of a site are to incorporate the relevant provisions of the Kangaroo Point Peninsula Landscape Master Plan</p>

Performance Criteria	Acceptable Solutions
Riverside public access and park	
<p>P8 Riverfront park and public access must be provided along the river from South Bank to Mowbray Park as a recreational facility and must improve access to ferry terminals</p>	<p>A8 All proposals on sites on the River frontage must provide public access and park along the entire frontage to the River, as follows:</p> <ul style="list-style-type: none"> • the minimum width of any pedestrian access and park must be 10m north of Cairns Street and 4.5m south of Cairns Street, and a minimum of 75% of any pedestrian access and park north of Cairns Street must be 15m or wider • a boardwalk constructed in accordance with Council’s standard design may form a component of the public access and park • the width of the public access and park should be measured from the high water mark of the Brisbane River • alternative arrangements for riverside public access or park may be acceptable in circumstances where, in the opinion of Council, the topography of a particular site or the nature of the River justifies an alternative solution
Accessing, parking and servicing	
<p>P9 Parking and vehicular access must be provided, designed and located to ensure convenient and safe parking and vehicular access for residents, visitors, and emergency and service vehicles</p>	<p>A9.1 Parking for multi–unit dwellings is provided at the rates of:</p> <ul style="list-style-type: none"> • a minimum of 1 car space per unit • a maximum of: <ul style="list-style-type: none"> - 1 car space per single bedroom or bed–sitter dwelling - 1.3 car spaces per two bedroom dwelling - 1.5 car spaces per three bedroom dwelling - 2 car spaces per dwelling with four or more bedrooms - visitor parking at the rate of 20% of the number of car spaces provided at a minimum rate of 1 car space per unit

Performance Criteria	Acceptable Solutions
	<p>A9.2 No new vehicular access points are to be provided to Main Street for those properties in the area south of Thornton Street</p> <p>A9.3 Where located in the Community Convenience Centre Precinct, on-site carparking may be provided at a reduced rate where facilities provide a local service or are located within a Heritage Place</p> <p>A9.4 Unless stated to the contrary, parking and vehicular access is to be provided in accordance with the Transport, Access, Parking and Servicing Code</p>

5.2 Dockside Precinct

Performance Criteria	Acceptable Solutions
Sub-precinct A—Marina bikeway/walkway	
P1 Public pedestrian access and public safety must be maintained within the riverfront area	<p>A1.1 Unrestricted 24-hour public access is maintained to the riverfront area at all times</p> <p>A1.2 The riverfront area is lit from dusk to dawn</p> <p>A1.3 A 6m wide pedestrian area is maintained</p>
P2 Building forms must not restrict public access	<p>A2.1 Development does not involve the erection of a building or other structure, except for an ornamental garden structure or covered walkway</p> <p>A2.2 A building for a marina or harbour master's office is not to exceed 20m² gross floor area</p>
P3 Access ways must provide for adequate connections beyond the precinct	A3 Access ways are to connect with any riverside public pedestrian area immediately to the north of this precinct
P4 Reclamation of the Brisbane River frontage must be limited	A4 Reclamation of the Brisbane River is not to exceed 9m in width
Sub-precinct A1—Pedestrian area	
P5 Proposals must not involve the erection of any building or structure other than a covered walkway or ornamental garden structure, and must maintain a direct visual link between Cairns Street and Goodwin Street	A5 No Acceptable Solution is prescribed
Sub-precinct B1—Residential	
P6 Building design and density of residential proposals must be in the form of Multi-unit dwelling (apartment)	<p>A6.1 Total gross floor area does not exceed 51,400m²</p> <p>A6.2 The number of dwelling units does not exceed 293</p> <p>A6.3 No building or other structure above ground storey is erected within 6m of any road</p>

Performance Criteria		Acceptable Solutions	
		A6.4	Resident parking does not exceed a maximum of 534 cars
		A6.5	A minimum of 20 visitor carparking spaces is provided in the immediate vicinity of each multi-unit dwelling (apartment) building and maintained at all times in addition to resident parking for each building
		A6.6	Parking is provided for a maximum of 82 cars in association with development in Sub-precinct B2, provided that the combined total number of cars in Sub-precincts B1 and B2 does not exceed 676
		A6.7	Building height does not exceed 10 storeys, and 30m to the underside of the ceiling of any habitable room, above ground level
Sub-precinct B2—Residential			
P7	Building design and density of residential proposals must be in the form of a House or Multi-unit dwelling (duplex, townhouse, apartment)	A7.1	Total gross floor area does not exceed 5,600m ²
		A7.2	The number of dwelling units does not exceed 47
		A7.3	Parking is provided for a maximum of 82 cars in association with development in Sub-precinct B1, provided that the combined total number of cars in Sub-precincts B1 and B2 does not exceed 676 at any time
		A7.4	Building height does not exceed: <ul style="list-style-type: none"> • 2 storeys and 8.5m above ground level within 78m of the southern boundary of Sub-precinct B2 • 5 storeys, and 15m to the underside of the ceiling of any habitable room, above ground level in that part of Sub-precinct B2 that is not within 120m of the southern boundary or within 23m of the northern boundary of the sub-precinct • 4 storeys, and 12m to the underside of the ceiling of any habitable room, above ground level elsewhere in the sub-precinct
		A7.5	Building length does not exceed 30m unless the building design incorporates features that reduce the apparent size
Sub-precinct B3—Recreation and carparking			
P8	Vehicle access and parking design must minimise impacts on the local area	A8.1	No buildings other than minor structures are to be erected above ground level
		A8.2	Underground carparking does not exceed provision for 6 cars
		A8.3	Openings to carparking areas are screened from the boundaries of the sub-precinct

Performance Criteria		Acceptable Solutions	
		A8.4	Vehicle access is not provided to Rotherham Street
		A8.5	No structure is erected within 6m of any road
Sub-precinct C1—Short term accommodation (hotel)			
P9	Building design and density must be in the form of Short term accommodation (hotel)	A9.1	Total gross floor area does not exceed 17,600m ²
		A9.2	The number of dwelling units does not exceed 144 or where a combination of dwelling units and rooming units is proposed, the number of dwelling units and rooming units does not exceed 168
		A9.3	Building height does not exceed 10 storeys, and 30m to the underside of the ceiling of any habitable room, above ground level
		A9.4	Carparking is provided within the sub-precinct
Sub-precinct C2—Short term accommodation (hotel) and Restaurant			
P10	Building design and density must be in the form of Short term accommodation (hotel) and Restaurant	A10.1	Total gross floor area does not exceed 1,600m ²
		A10.2	Building height does not exceed 1 storey and 5m above ground level
		A10.3	Carparking is provided within the sub-precinct
		A10.4	No building is erected within 20m of the edge of any boardwalk structure
Sub-precinct D1—Residential			
P11	Building design and density of residential proposals must be in the form of a Multi-unit dwelling (duplex, townhouse, apartment)	A11.1	Total gross floor area does not exceed 7,000m ²
		A11.2	The number of dwelling units does not exceed 48
		A11.3	Building height does not exceed 4 storeys, and 12m to the underside of the ceiling of any habitable room, above ground level
		A11.4	Parking is provided for a maximum of 67 cars
		A11.5	A common visitor carparking area comprising 10 carparking spaces is provided in Sub-precinct D2
		A11.6	No building is erected within 6m of the edge of the Brisbane River
Sub-precinct D2—Residential			
P12	Building design and density of residential proposals must be in the form of a Multi-unit dwelling (duplex, townhouse, apartment)	A12.1	Total gross floor area does not exceed 2,800m ²
		A12.2	The number of dwelling units does not exceed 18
		A12.3	Building height does not exceed 3 storeys, and 9.5m to the underside of the ceiling of any habitable room, above ground level at the Cairns Street alignment

Performance Criteria		Acceptable Solutions	
		A12.4	Parking is provided for a maximum of 38 cars, with 10 visitor carparking spaces provided at ground level as common visitor carparking for both sub-precincts D1 and D2
		A12.5	Buildings or other structures are not erected within 6m of any road
Sub-precinct E1—Residential			
P13	Building design and density of residential proposals must be in the form of a Multi-unit dwelling (apartment)	A13.1	Total gross floor area does not exceed 5,420m ²
		A13.2	The number of dwelling units does not exceed 42
		A13.3	Building height does not exceed 8 storeys, and 24m to the underside of the ceiling of any habitable room, above ground level
		A13.4	Parking is provided for a maximum of 120 cars
		A13.5	Carparking facilities are made available for proposals located in sub-precinct C1
		A13.6	Extension to existing carparking facilities along Prospect Street is set back a minimum of 3m from the Prospect Street alignment
Sub-precinct E2—Residential			
P14	Building design and density of residential proposals must be in the form of a Multi-unit dwelling (apartment)	A14.1	Total gross floor area does not exceed 5,830m ²
		A14.2	Building height does not exceed 6 storeys, and 18m to the underside of the ceiling of any habitable room, above ground level at the Deakin Street alignment
		A14.3	Parking is provided for a maximum of 96 cars
		A14.4	10 visitor carparking spaces are made available for proposals located in Sub-precinct G
Sub-precinct F—Carparking			
P15	Vehicle parking facilities must achieve adequate provision for on-site vehicle parking, and must not detract from the visual amenity of the area Proposals for office purposes must incorporate suitable landscaping and must be constructed to give the external appearance of a residential building	A15.1	Building height does not exceed 3 storeys, and 9.5m to the underside of the ceiling of any habitable room, above ground level
		A15.2	Parking is limited to a maximum of 150 cars, with carparking facilities available at all times for proposals located in Sub-precincts C1, C2 and H
Sub-precinct G—Offices and recreation			
P16	Building design and density must be in the form of Office, Indoor Sport and Recreation (squash court and gymnasium) and Outdoor Sport and Recreation (tennis courts and swimming pool)	A16.1	Total gross floor area does not exceed 500m ²
		A16.2	Building height does not exceed 2 storeys and 8.5m above ground level
		A16.3	Carparking is provided in Sub-precinct E2

Performance Criteria		Acceptable Solutions	
Sub-precinct H—Shopping			
P17 Local shopping services must be provided to predominantly serve the local community	A17.1	Total gross floor area does not exceed 750m ²	
	A17.2	Any activity remains at ground level, and is located at the public pedestrian level	
	A17.3	Carparking facilities are provided in Sub-precinct F	
Sub-precinct I—Boat mooring and landscaped area			
P18 Any activity must achieve boat mooring, pontoons, viewing platforms and water access in the eastern section, and a landscaped area to enhance visual amenity in the western section of the sub-precinct The remnant dry dock must be maintained as a substantial feature of any redevelopment of adjacent land	A18	No Acceptable Solution is prescribed	

5.3 Community Convenience Centre Precinct

Performance Criteria		Acceptable Solutions	
P1 Local convenience services must be provided to predominantly serve the local community	A1	No Acceptable Solution is prescribed	

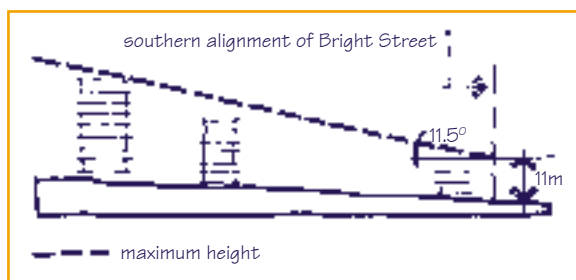


Figure a Maximum height of development south of Bright Street

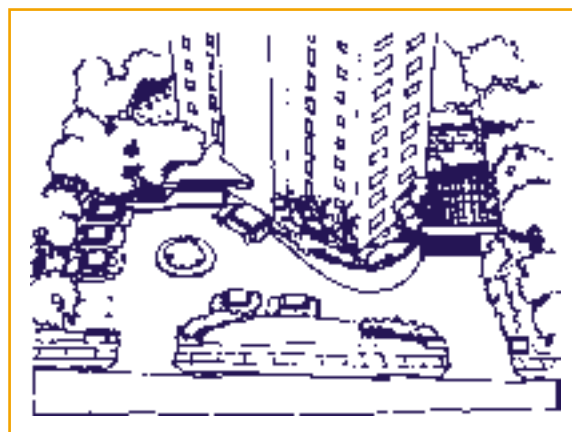


Figure b Undesirable contribution to streetscape: building a long way from street, at an angle to street, few windows of habitable rooms facing the street, extensive driveways and parking areas in front of building, opening to undercover parking facing the street, poor demarcation of public and private spaces

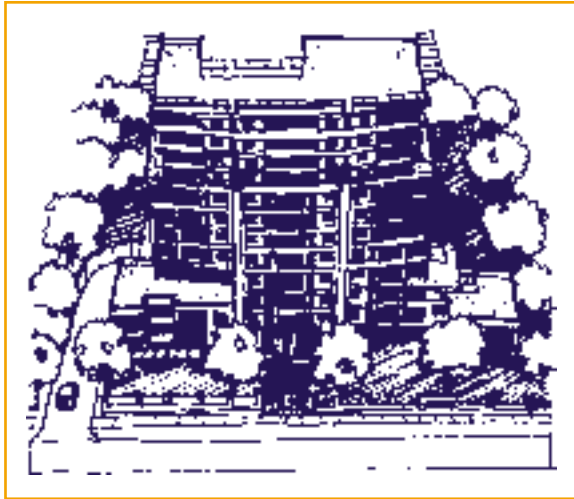


Figure c Desirable contribution to streetscape: building close to and almost parallel to the street, lower storeys built across the site, many windows to provide surveillance of the street, parking below the ground, trees to provide a green canopy for shade, good demarcation of public and private places



Figure d Height limits to retain views from the Story Bridge causes development to spread across the site, which usually addresses a street in a desirable manner

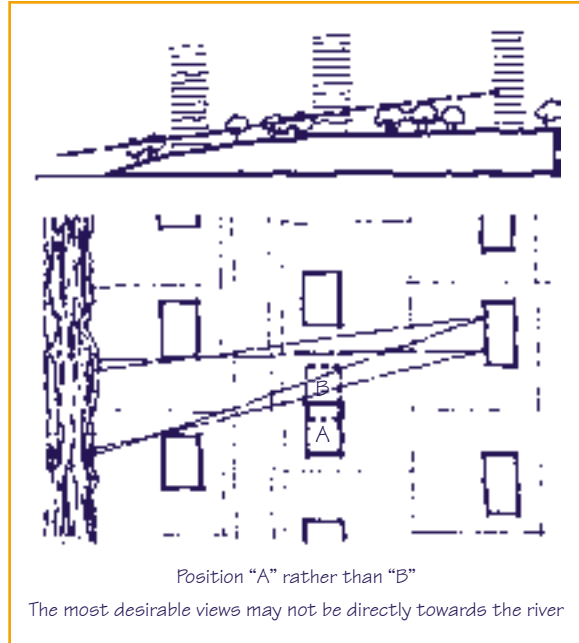


Figure e New towers positioned to provide view corridors for buildings further from the river where location of existing buildings and site permit

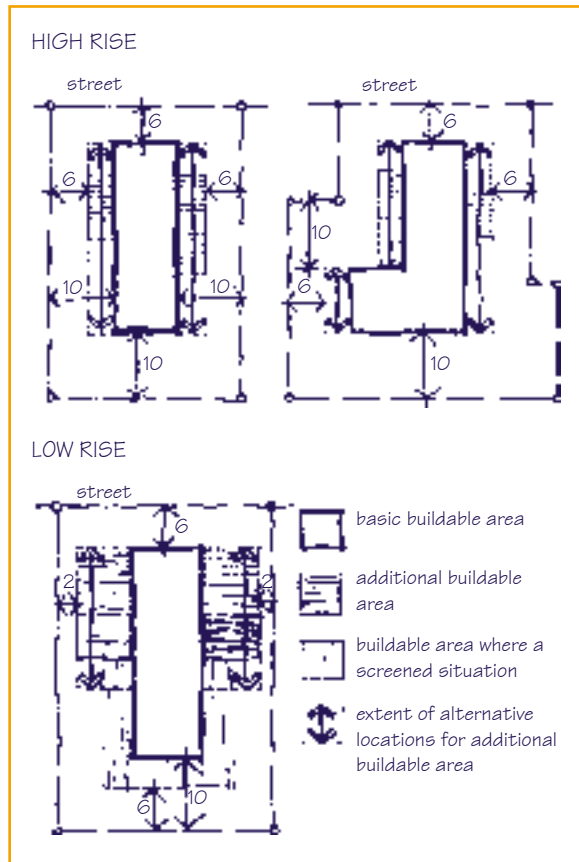


Figure f Boundary clearances

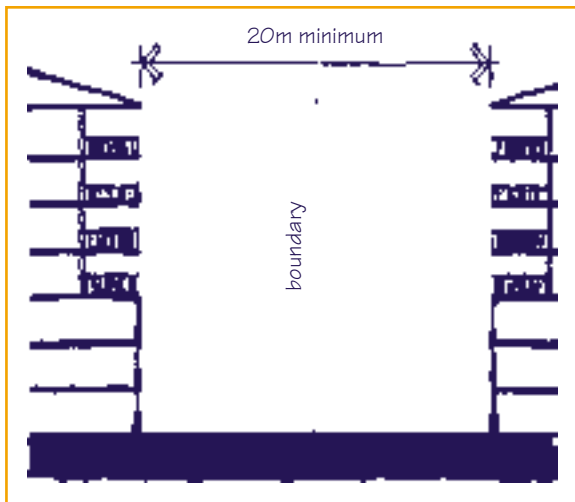
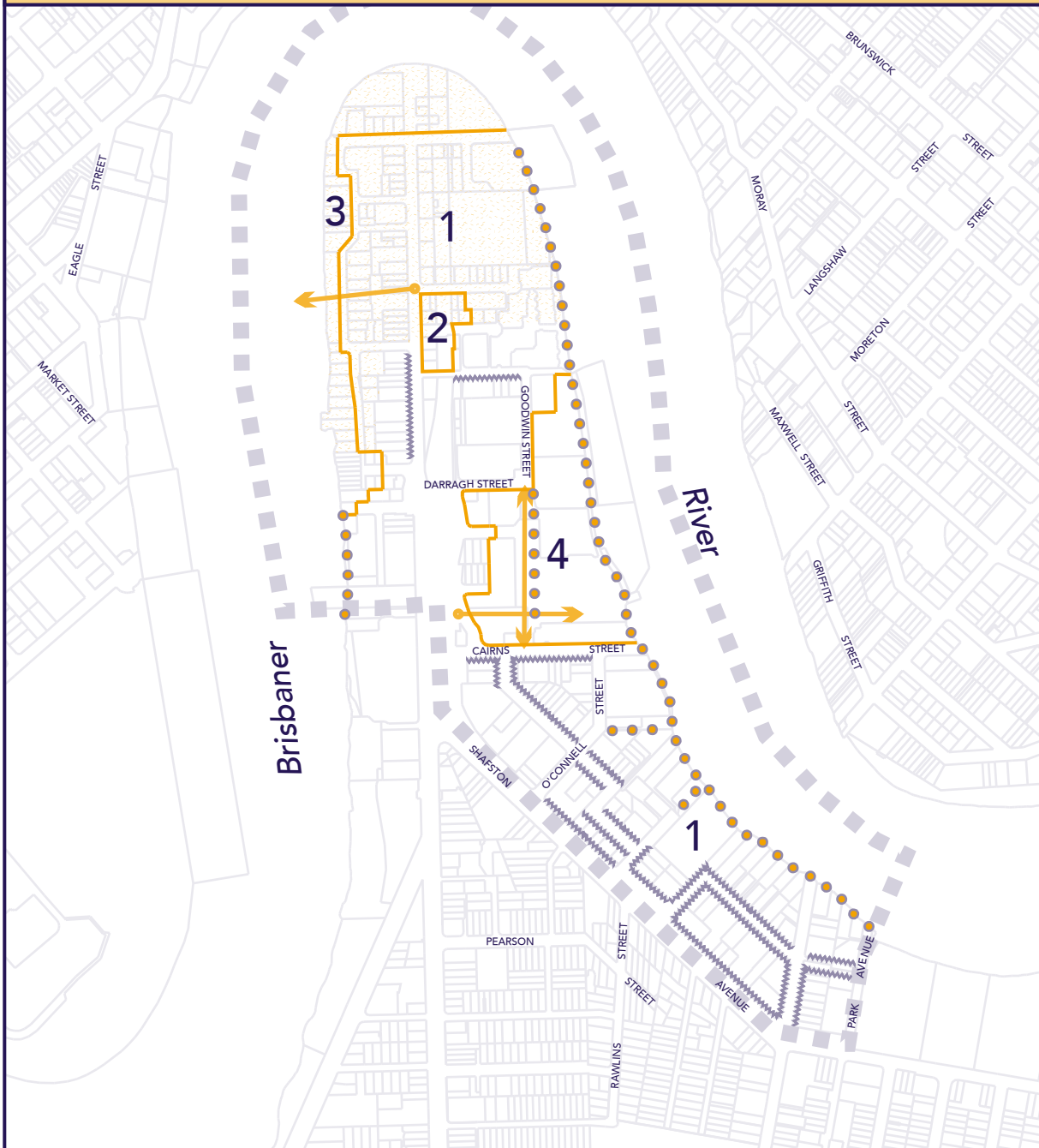


Figure g Desirable separation for visual privacy between facing windows and balconies



Figure h A lesser separation distance is appropriate where trees, other planting and fences provide a visual screen

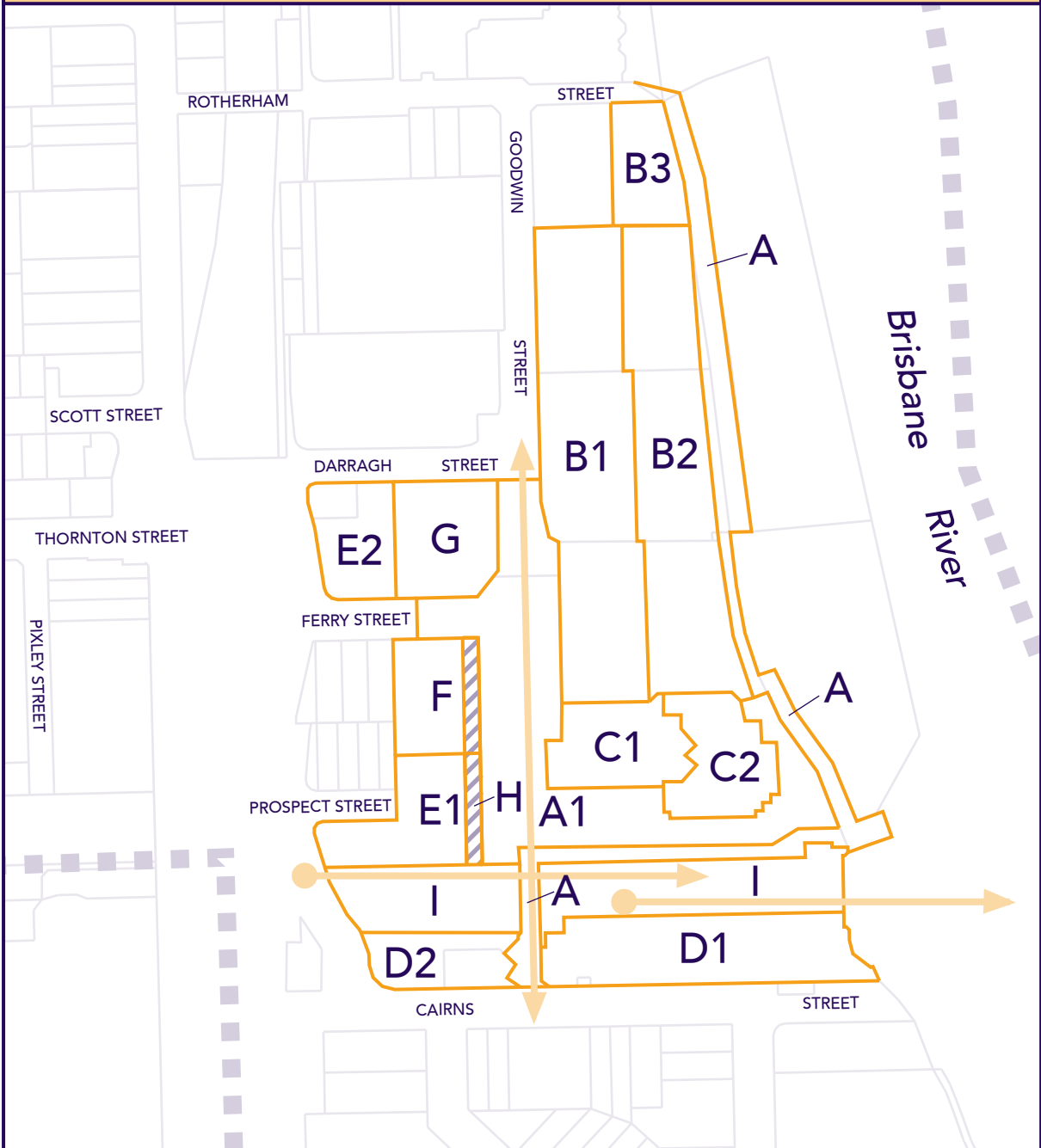
Map A: Precincts



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|---|--|---|--|
|  | Local Plan boundary |  | Existing or Proposed Riverside or other pedestrian access ways |
|  | Precinct boundary | 1 | Residential Precinct |
|  | Vista | 2 | Community Convenience Centre Precinct |
|  | Area with height limits to protect views | 3 | Park Precinct |
|  | Desirable continuous frontage | 4 | Dockside Precinct |



Map B: Dockside Precinct Plan



- ■ ■ Local Plan boundary
- Sub-precinct boundary
- A** Sub-precinct identifier
- ▨ Ground storey detail
- → Vista



Map C: Maximum Building Heights

