

Sandgate District 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 Sandgate’s identity is its bayside location. The character of the District will continue to be reflected in traditional architectural features, such as the ‘timber and tin’ housing.
- 2.2 Low–medium residential development is to be located close to transport and services. Public housing should be integrated into residential areas.
- 2.3 Sandgate Town Centre is to remain the focus for retailing and personal services of the District in a vital, viable and compact centre. It will have a clear structure of public streets and landmarks with active uses visible from the street. It will be a safe, attractive and convenient place for pedestrians, including the aged and disabled. It will have a clear, promotable business image and be supported by the community.

- 2.4 Natural and recreation areas and waterways of high environmental value, such as Brighton Wetlands, Deagon Wetlands, Dowse Lagoon and Cabbage Tree Creek, will continue as areas of natural values. Increased pedestrian and cycle links to residential areas are to be provided.

3 Precinct intents

Refer to *Map A—Sandgate District*.

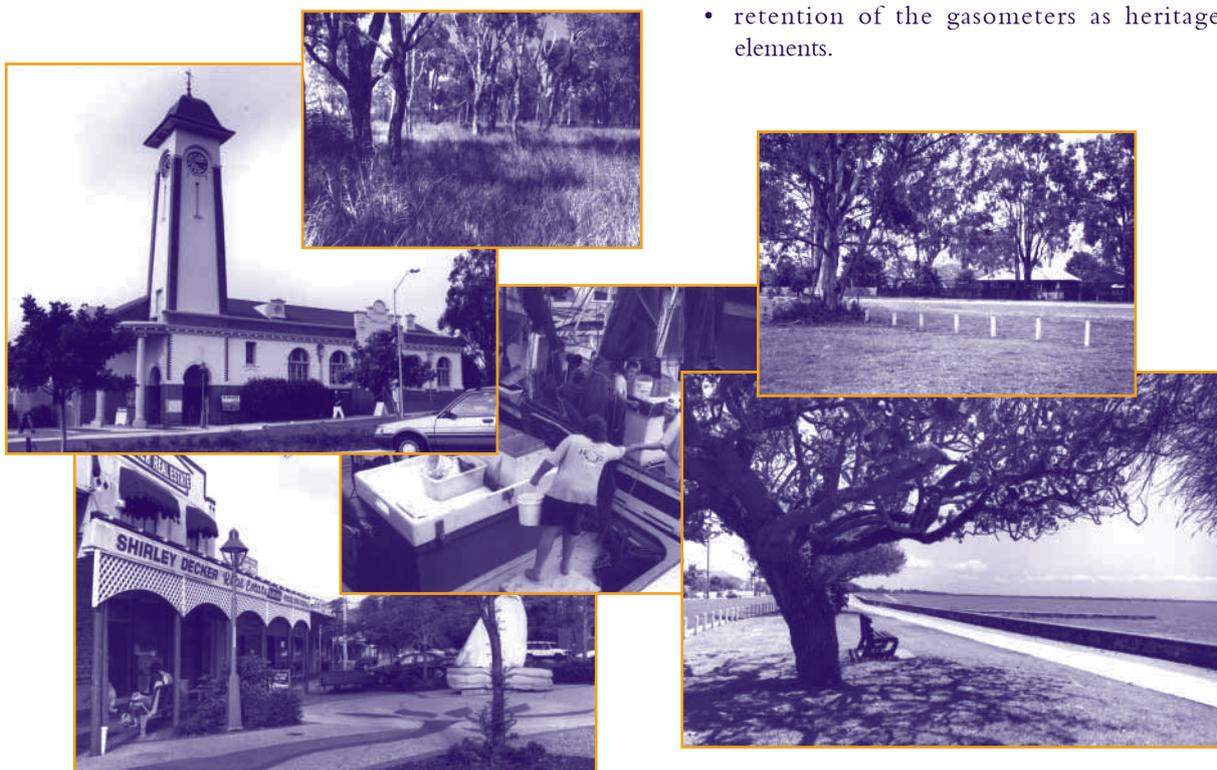
- 3.1 The residential character of The Avenues must be maintained. Non–residential uses are not supported.

The lower avenues from First to Ninth are well located for services and public transport and should accommodate some residential intensification. Existing heritage or character buildings must be retained as far as possible in these types of redevelopments.

Any assessable development proposed for foreshore locations is to reflect the traditional character of the area and minimise visual impact.

- 3.2 The Gas Works has potential as a major redevelopment site with higher density housing as the preferred use. This requires resolution of several issues including:

- decontamination of the site
- appropriate treatment with regard to adjoining sensitive environmental areas
- access
- retention of the gasometers as heritage elements.



3.3 The Sandgate Town Centre must provide a growing focus for retailing and personal services for Sandgate. The desired overall character of the traditional main street should be supported by a clear structure of public streets, landmarks and civic spaces with an improved vehicular and pedestrian network system that does not compromise the amenity of adjacent residential areas. Individual proposals isolated with dominant carparking spaces at the front are not appropriate.

Transit oriented development, including higher density housing and employment close to high capacity transport systems, is supported.

The Drill Hall site is considered to be suitable for amalgamation with adjoining lands in order to create a development site for a shopping centre. Consideration will be given to the diversion of Lagoon Street and the closure of part of the existing surface level car park adjoining Brighton Road, to facilitate the development site referred to above.

The existing carpark adjoining Brighton Road, excluding any part amalgamated with the Drill Hall site, is to remain as a surface level carpark providing for the parking needs of the Sandgate Town Centre and Einbunpin Lagoon Reserve. *Figure a* indicates the area considered suitable for amalgamation.

Any development on the Drill Hall site is to have the appearance of a 2 storey building, provide adequate on-site carparking spaces, contribute to the character and streetscape of the Sandgate Town Centre and provide safe vehicular and pedestrian access from surrounding areas.

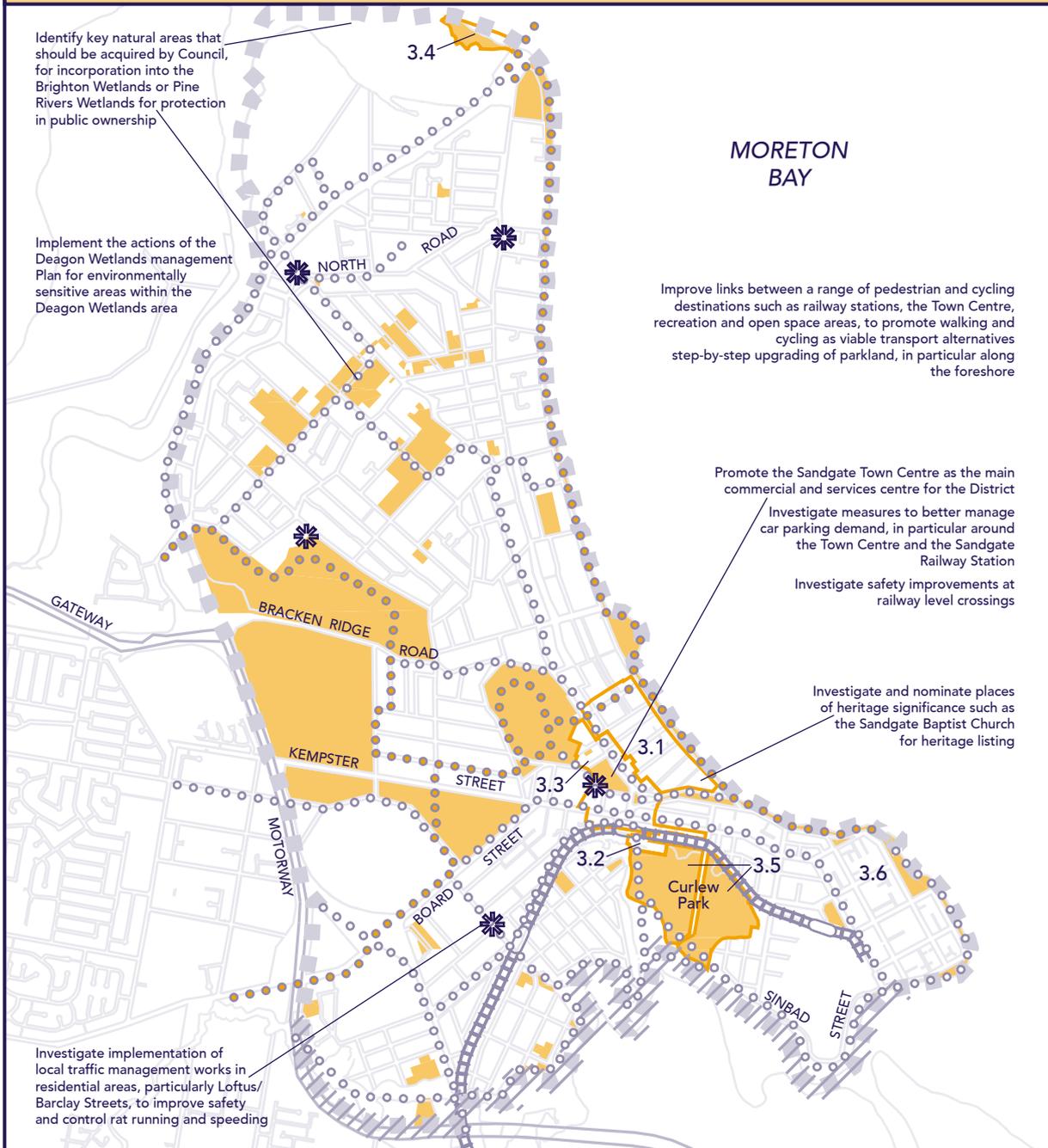
The Sandgate Post Office is located within a character building in Bowser Parade. The restoration of this building is encouraged. Should the use of this building as a post office cease, the preferred use would be for community activities or a restaurant and/or offices.

- 3.4 It is intended that Brighton Park be developed to reinforce its role as part of a major city gateway and access point to the Tinchi Tamba Wetlands and Moreton Bay. Activities permitted in the park must be managed to ensure that there is no negative impact on adjoining natural areas.
- 3.5 The range of active and passive recreational activities in Curlew Park should be maintained and linked more directly with adjacent residential areas.
- 3.6 Whilst the use of the hotel in Pier Avenue may continue and be modified to remain competitive and attractive, any development on the site must protect the amenity of surrounding residential land.



Figure a Sandgate Centre carpark

Map A: Sandgate District



- Local Plan boundary
- Precinct boundary
- Open space
- Environmental and waterways corridor
- Bike way/walk way
- Proposed bike way/walk way
- ✳ Node

