

Sandgate Road Industrial Area 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 Zillman Waterholes and Downfall Creek and their connection to Nundah Creek is a major natural feature of the area that is to be retained and enhanced. This natural feature has a range of environmental values including habitat, ecological, cultural and waterway values. For the purposes of this Local Plan, habitat areas and ecological corridors apply to this natural feature as defined in Section 4.2 of the City Plan—Elements in Local Plans for Outer Suburbs.

3 Precinct intents

Map A—Sandgate Road Industrial Area indicates the precincts of this Local Plan.

3.1 Precinct 1—Sandgate Road

This precinct contains a range of retail uses fronting Sandgate Road that mostly specialise in the sale of bulky goods items, such as homewares, home improvement products and vehicles. These uses have established in the form of retail warehouses and outdoor display and sales activities.



The precinct's high exposure to arterial road traffic on Sandgate Road will continue to support and attract similar bulky goods retail businesses and strengthen its appeal as a comparative shopping location. Development of retail uses requiring large floor space for the sale of bulky goods is therefore supported where those uses front Sandgate Road.

This precinct does not function as a Multi-purpose Centre. As such, other retail uses such as supermarkets, department stores, restaurants and grouped small scale tenancies are inappropriate.

Land within the precinct is sufficient to cater for the demands of its catchment. Expansion of any retail activities into the nearby General and Light Industry Areas outside of this precinct is inappropriate.

Because of the predominance of bulky goods retailing, no new industrial buildings are appropriate. However, the ongoing use of existing industrial buildings for low impact industries is supported.

3.2 Precinct 2—Virginia Industrial

This industrial area is separated from the larger industrial area to the west by Sandgate Road, and is enclosed by the Zillman Waterholes, Downfall Creek and Virginia Golf Course.

Development in this precinct for general industry purposes is appropriate, provided that development does not exacerbate flooding or detrimentally impact on the environmental values of the Zillman Waterholes, Downfall Creek and Nundah Creek.

Water Sensitive Urban Design (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 reduce potential impacts on local and downstream flooding.

4 Level of assessment

The following table contains 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—Sandgate Road

Impact Assessment	Relevant Codes
Generally appropriate	
1. Shop whether or not involving building work and where complying with Acceptable Solutions 2.1 and 2.2 of the Sandgate Road Industrial Area Local Plan Code	Sandgate Road Industrial Area Local Plan Code
Generally inappropriate	
1. Industry where involving building work	
2. Warehouse where involving building work	

5 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 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 development principles and precinct intents of this Local Plan.

Performance Criteria	Acceptable Solutions
General	
<p>P1 Rainwater harvesting systems must be incorporated in developments to ensure collection and treatment to suit the end use and re-use of rainwater to:</p> <ul style="list-style-type: none"> • improve stormwater quality • reduce demand on the (stormwater) minor drainage system • reduce demand on the potable water supply system 	<p>A1 Development provides a rainwater harvesting system:</p> <ul style="list-style-type: none"> • with a rainwater retention capacity to suit the end use ⁽¹⁾ • with a rainwater detention capacity to reduce the demand on the minor drainage system ⁽¹⁾ • with at least 50% of the roof area connected to the rainwater storage system • suitable for connection to any combination of the uses listed below, with at least one of the uses being connected to: <ul style="list-style-type: none"> - outdoor uses - toilet

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> - laundry - hot water systems <p>⁽¹⁾ <i>Appropriate retention and detention capacity can be demonstrated by the submission of a report from a hydraulic engineer, including a water balance model which incorporates historic rainfall records, potable water requirements and end use analysis applicable to the development</i></p> <p><i>Note: Council's Subdivision and Development Guidelines provide detailed guidance on the implementation of rainwater harvesting systems. Installation is to be in accordance with applied provisions as specified in the Standard Plumbing and Drainage Regulation 2003</i></p>
Where in Precinct 1—Sandgate Road	
<p>P2 The scale and location of development must be appropriate for the display and sale of bulky goods on an arterial road setting</p>	<p>A2.1 Minimum tenancy size for shops is 350m²</p> <p>A2.2 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>A2.3 Retail premises front Sandgate Road</p> <p>A2.4 Building height is no more than 10m</p> <p>A2.5 Site cover does not exceed 70%</p> <p>A2.6 Buildings are set back a minimum of 15m from the Sandgate Road frontage</p>
<p>P3 Design of building facades must avoid large blank walls, allow for signage and address Sandgate Road</p>	<p>A3.1 Buildings provide facade articulation that incorporates:</p> <ul style="list-style-type: none"> • freestanding wall panels • pedestrian awnings to the front and side elevations • articulated wall panels • textural and material variation <p>Refer to <i>Figure a</i></p> <p>A3.2 Design of facades allows for large scale signage</p> <p>Refer to <i>Figures a and b</i></p> <p>A3.3 Development can incorporate a single level showroom within the 15m front setback, provided the showroom:</p> <ul style="list-style-type: none"> • is a maximum of 50m² • is physically interconnected to and part of a minimum tenancy size of 350m² • has external walls made of a minimum of 80% clear glass • allows for car access into adjoining sites <p>Refer to <i>Figure b</i></p> <p>A3.4 Wall and glass surfaces visible from Sandgate Road must have a maximum of 20% reflectivity</p>

Performance Criteria	Acceptable Solutions
<p>P4 Development must be located and designed to create an internal integrated vehicle circulation system between individual sites, and to minimise vehicle access points to Sandgate Road</p>	<p>A4.1 Integrated parking/access is provided between sites generally shown on Map A through the creation of internal easements</p> <p><i>Note: creation of easements will require an application for reconfiguring a lot</i></p> <p>A4.2 Carparks are located at the front of the site and do not impede access to adjoining sites</p>
<p>P5 Car parking spaces must be provided in quantities appropriate for a bulky goods retail precinct</p>	<p>A5 Car parking spaces are provided at a rate of one space per 50m² of gross floor area</p>
<p>P6 A well-connected street system is established to facilitate safe vehicular movement throughout the precinct</p>	<p>A6.1 A road connection between Lathe Street and Hadley Street is provided in accordance with Map A</p> <p>A6.2 A service road running parallel to Sandgate Road between Radley Street and Telford Street is provided in accordance with Map A</p>
<p>P7 Landscaping and shade structures must contribute to the visual amenity of the precinct, provide solar shading to carparks, and be outside signage sightlines from Sandgate Road</p>	<p>A7.1 A landscape strip with low level dense planting is provided along the frontage of sites on Sandgate Road with a minimum width of 3m</p> <p>A7.2 Groupings of large trees and spreading ground covers are provided in all landscape areas outside signage sightlines</p> <p>A7.3 Shade trees with at least 1.5m clear trunk are provided in carparking areas at a ratio of 1 tree for each 6 car parking spaces and shade structures are provided to shade at least 30% of the car parking spaces</p> <p>Refer to <i>Figure b</i></p> <p>A7.4 Street trees are provided in accordance with Map A</p>
Where in Precinct 2—Virginia Industrial	
<p>P8 Development must include WSUD measures in the design of any road reserve, streetscape and/or drainage networks to:</p> <ul style="list-style-type: none"> • minimise impacts on the water cycle • protect waterway health by improving stormwater quality and reducing site run-off • incorporate stormwater re-use infrastructure to maximise recycling opportunities • disconnect impervious surfaces • provide linkage to open space networks 	<p>A8 The proposal includes WSUD measures in accordance with Council's <i>Subdivision and Development Guidelines</i></p>
<p>P9 Parkland is provided to service the needs of industrial workers</p>	<p>A9 Parkland is provided at Lot 30 on RP26037 in accordance with Map A</p>
<p>P10 Development provides street trees at the front of sites to enhance the landscape amenity of the precinct</p>	<p>A10 Street trees are provided generally at the front of sites in accordance with Map A</p>

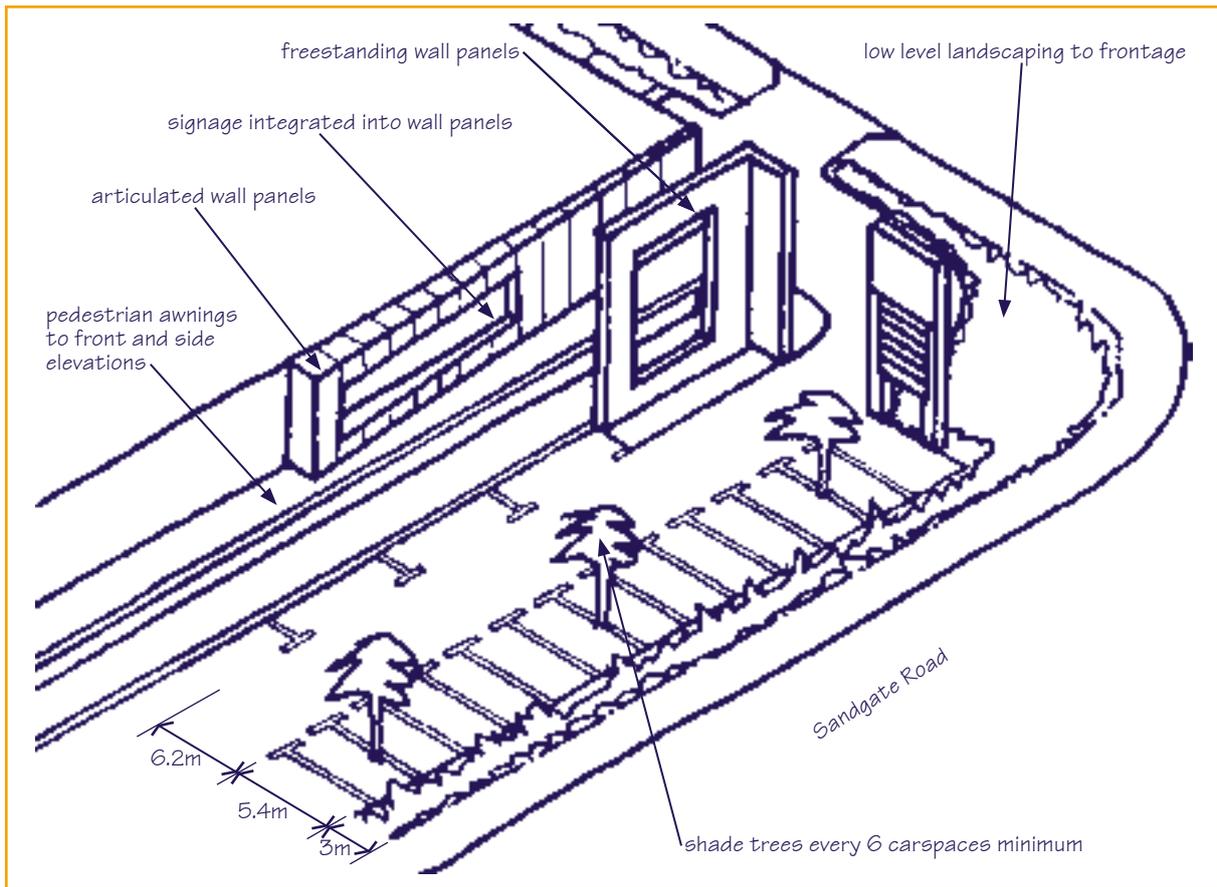


Figure a

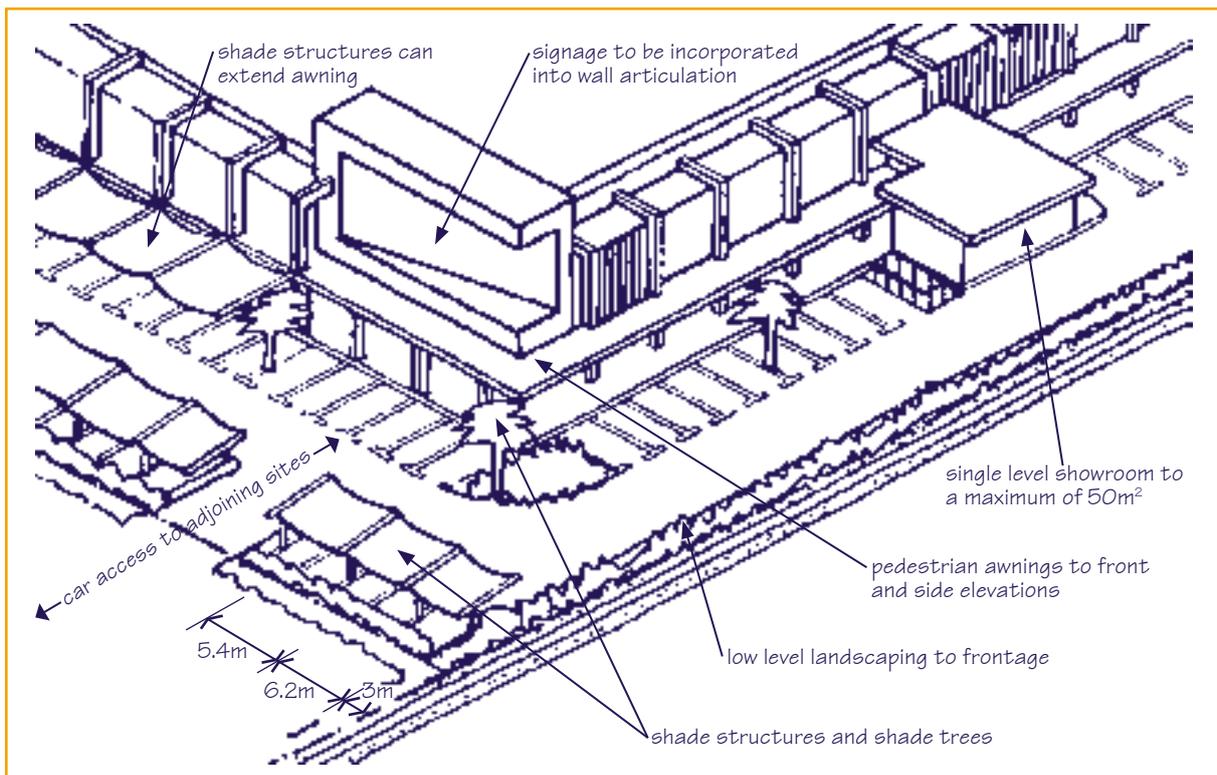
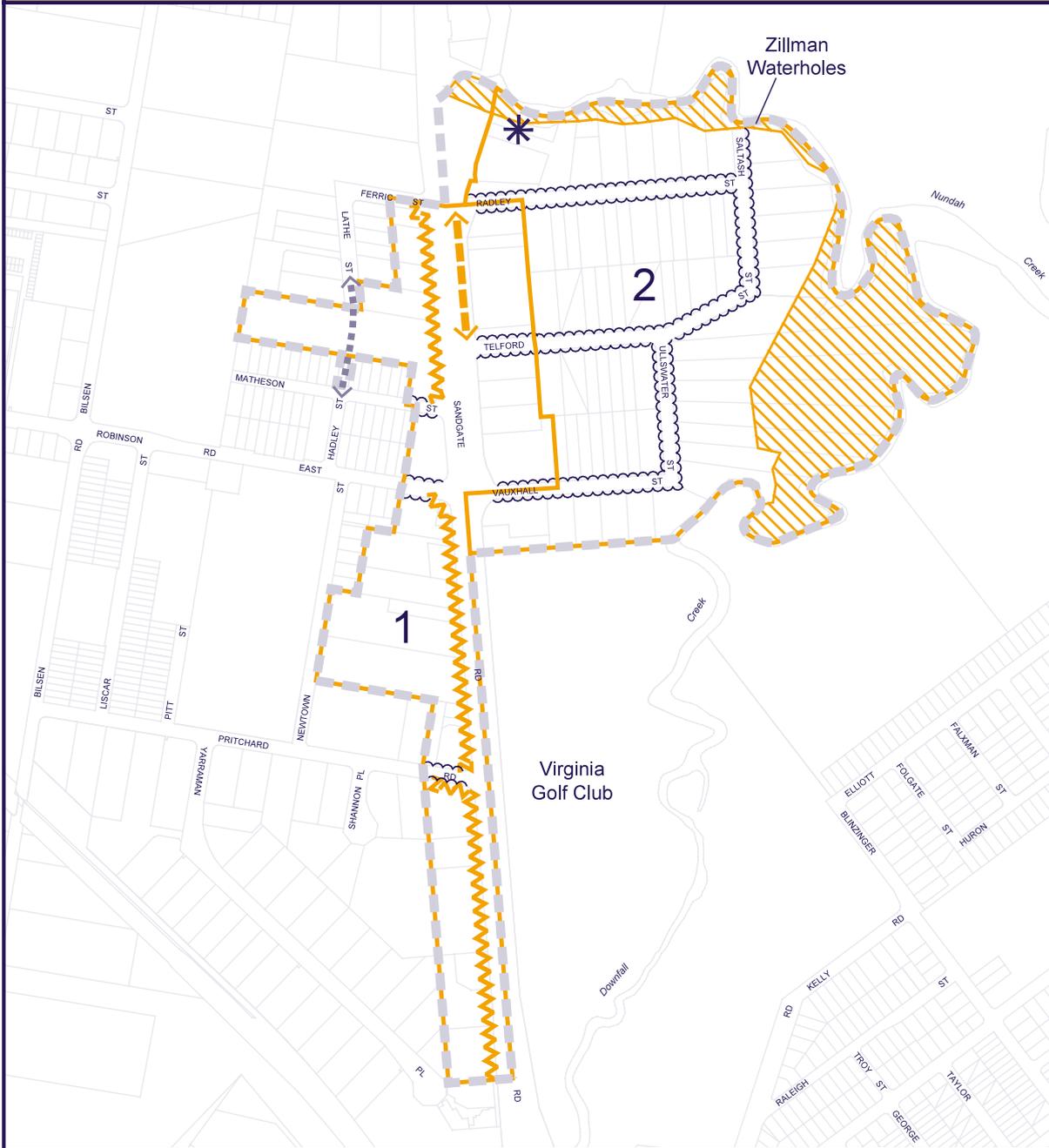


Figure b

Map A: Sandgate Road Industrial Area



- Sandgate Road Industrial Area Local plan boundary
- Precinct boundary
- Future park
- New service road
- New road
- Integrated parking/access
- Street trees

Habitat areas and ecological corridors

- Precincts:
- 1 Sandgate Road
 - 2 Virginia Industrial

