Sherwood/Graceville District Neighbourhood Plan

1 Introduction

This Sherwood/Graceville District Neighbourhood Plan is a Local Plan under the City Plan. This Plan contains specific additional neighbourhood planning requirements. Where it conflicts with other requirements of the City Plan, the Sherwood/Graceville District Neighbourhood Plan prevails.

In using this Plan, refer to Section 1.1—Using a Local Plan, at the front of this chapter.

Non-Statutory Flood Guidance Note

Parts of this neighbourhood plan area were subject to inundation during the January 2011 flood. Brisbane City Council has determined that flood risk, to the extent regulated by this neighbourhood plan, has been adequately minimised and has had due regard to the State Planning Policy 1/03—Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. However, flooding is predominantly dealt with by other codes and guidelines in City Plan 2000. The Queensland Floods Commission of Inquiry is investigating the flood disaster, including a review of the existing town planning provisions related to flooding and flood risk mitigation. Brisbane City Council is also undertaking separate investigations into the flooding. The findings of Council’s investigations and the final report of the Commission may recommend changes to the City Plan 2000, including this neighbourhood plan, and the State Planning Policy.

Consequently the provisions of this neighbourhood plan with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Brisbane City Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this neighbourhood plan area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.

2 Development Principles

Development in the Sherwood/Graceville District Neighbourhood Plan area will focus on the following principles:

2.1 Development in the District will reflect its unique character and the area’s relationship to the Brisbane River. This is characterised by predominantly low density housing comprising a large proportion of traditional character houses which represent a range of different pre-1946 architectural styles and are complemented by established vegetation in both private and public open space.

2.2 Streets and areas will present strong traditional building character and will retain pre-1946 houses. New houses and extensions to houses will be built in keeping with the local pre-1946 streetscape characteristics.

2.3 Any development adjoining a Heritage Place will be situated and built in a form respecting the heritage values of the Heritage Place.

2.4 A mix of housing densities, types and sizes are encouraged within walkable distance to services and public transport at the Corinda and Sherwood Centres, to accommodate the community’s housing needs at various stages of their lives and in particular to provide housing for the ageing population in the area.

2.5 Heritage and character buildings in the Honour Avenue Centre will be retained and re-used, ensuring new development is built respecting the existing character and providing improved pedestrian and cyclist amenity.

2.6 Promote the continuation of community uses throughout the area, particularly within the Community Hub Precinct to take advantage of the accessibility to the Sherwood and Corinda Centres, public transport and adjacent parkland.

2.7 Employment opportunities offered by existing industrial uses along Sherwood Road and adjoining the railway line at Railway Terrace are to be maintained, with any new development on these sites to be consistent with lower impact, light industry uses. Redevelopment for residential uses will not be supported.

2.8 The natural assets of the area will be protected and rehabilitated and enhanced where appropriate, to contribute towards their ecological, hydrological and recreational functions and their contribution to the biodiversity of the region. Areas of particular significance are the Brisbane riverfront parks, Cliveden Avenue bushland and parks along Oxley Creek.

2.9 Principles of environmental sustainability will be reflected in the urban form and in site and building design to reduce impacts on the environment, minimise energy consumption and incorporate integrated water cycle management.

2.10 An accessible network of public open spaces focused on the Brisbane River, creeks, parks and open space is to be retained and enhanced throughout the area. These open spaces include valuable bushland areas, public parks and public sport and recreation areas and offer a wide range
of recreational opportunities. Walking and cycling opportunities will be enhanced across the public open space network.

2.11 Privately owned sport and recreation land is to be protected from intrusion from other land uses to ensure the ongoing provision of a range of sport and recreation facilities and to ensure the district is provided with sufficient formal and informal recreational opportunities.

2.12 Development will encourage public transport usage, cycling and walking and incorporate safe, easy and convenient access to these modes.

2.13 Development avoids causing traffic impacts by adequately providing for car parking, access and the free flow of vehicular traffic.

2.14 Development encourages social inclusion, safety, employment diversity and accessibility.

2.15 Growth of local schools is supported where consistent with local residential amenity and traffic movement.

3 Precinct intents

Refer to Map A—Sherwood/Graceville District Precincts.

3.1 West Side Character Precinct

The West Side Character Precinct is an area of Brisbane with outstanding features that contribute to the identity of the neighbourhood. A collection of pre-1946, distinctive and intact character houses predominate in the area, whilst newer buildings, sympathetic to the character of the Precinct, do not detract from it.

Character houses in the West Side Character Precinct are predominantly larger in scale and form compared to other houses of their era and are generally intact and well maintained. The character houses are generally set low with wide proportions and feature traditional elements such as verandahs and external timber staircases. A general consistency in roof form and height contributes to the Precinct’s special character with typically hipped roofs or with low, wide gables. Garages are located and designed so as not to dominate or detract from the streetscape.

In addition to the predominance of pre-1946 houses, the Precinct is characterised by wide property frontages with large spacing between buildings, landscaping of open lawns with mature specimen trees, tennis courts, low timber and wire style fencing and hedges. Streets are often wide with mature street tree plantings including significant stands of Camphor Laurels that should be retained or replaced where possible.

The scale, form and proportion of development within the Precinct reflect the distinctive qualities that create a sense of visual cohesion within the nearby streetscape. New buildings and other works in terms of their scale, form and mass, sit comfortably within the streetscape and do not dominate adjacent or nearby character places.

Note: In a streetscape context-
(a) ‘scale’ means, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings;
(b) ‘form’ means, the two dimensional shape, outline or silhouette of a building;
(c) ‘mass’ means, the three dimensional shape, or outline, or bulk of a building; and
(d) ‘rhythm’ means, the overall pattern of buildings, building elements and their setting within the street and the extent to which they are harmonious or discordant.

3.2 Corinda Centre Precinct

This precinct will be a vibrant, mixed-use centre, accommodating a range of centre activities, including multi-unit dwellings, offices, retail and community uses. A wider choice of housing types will be encouraged within walkable proximity to the services provided at Corinda Centre and to the Corinda Railway Station. Redevelopment opportunities for housing diversity are limited to the eastern side of the railway line, focused around the Corinda Centre.

Pedestrian and cyclist access from the centre and surrounding residential area to the railway station is maximised. Redevelopment of existing large car parking areas is encouraged, with new development providing active building frontages to the street and along pedestrian connections, and adequate on-site car parking that does not visually dominate the streetscape.

Development in this precinct will provide a high level of pedestrian and cycle permeability, connectivity and facilities to encourage active travel within and to the precinct, and to provide better links to surrounding residential, employment, parkland and educational facilities.

To support a compact Centre core, Centre Activities are only supported in the Multi-purpose Centre 3 (MP3) Area. Expansion of the Multi-purpose Centre outside the existing identified MP3 Area will not be supported.

Residents living within the precinct will have residential amenity consistent with the levels in a vibrant, mixed-use centre.
3.3 Sherwood Centre Precinct

This precinct will also be a vibrant, mixed use centre, accommodating a range of centre activities, including multi-unit dwellings, offices, retail and community uses.

A wider choice of housing types will be encouraged within walkable proximity to the services provided at Sherwood Centre and to the Sherwood Railway Station. Redevelopment opportunities for housing diversity are focused around the Sherwood Centre.

Pedestrian and cyclist access from the centre and surrounding residential area to the railway station is maximised. New development will provide active building frontages to the street and along pedestrian connections and adequate on-site car parking that does not visually dominate the streetscape.

Development in this precinct will provide a high level of pedestrian and cycle permeability, connectivity, facilities and comfort, to encourage active travel within and to the precinct, and to provide better links to surrounding residential, employment, parkland and educational facilities.

To support a compact Centre core, Centre Activities are only supported in the Multi-purpose Centre 3 (MP3) Area. Expansion of the Multi-purpose Centre outside the existing MP3 Area will not be supported.

Residents living within the precinct will have residential amenity consistent with the levels in a vibrant, mixed-use centre.

3.4 Honour Avenue Centre Precinct

This precinct is intended to allow for centre activities whilst encouraging the retention and reuse of heritage and character buildings in the Centre. New developments and extensions to existing buildings respect the existing character through appropriate scale, siting and form of new work and provide improved pedestrian amenity.

3.5 Community Hub Precinct

This precinct is intended to provide a community focus for the District with opportunities for the co-location of a range of community uses. These community uses will be well located, with close proximity to the Sherwood and Corinda Centres and good access to public transport.

This precinct encourages the introduction of new community uses.

3.6 St Aidan’s School Precinct

St Aidan’s Anglican day school is a Preparatory to Year 12 school for girls located in a Junior and Senior School Campus in this precinct.

It is intended that the St Aidan’s school will continue to operate in its current location. Further expansion or redevelopment must ensure the location, height and massing of new buildings retains the amenity of surrounding residential areas. As the school expands, adequate car parking, access, turning and pick-up and set-down areas will be required to avoid causing congestion on the local road network. Active transport will be encouraged through requirements for safe and convenient cycle facilities for students and staff.

The Precinct comprises the Senior School, the Junior School and St Aidan’s Anglican Girls School Sportsground, ‘Ambiwerra’, at Erinvale Street, Corinda (Lot 27 on RP 905893).

The ‘Ambiwerra’ site is predominantly situated below the Q100 Flood Line. The site contains land uses ancillary to the school, including sporting activities. It also contains a small area of land included in the Low Density Residential area, which is suitable for low density residential purposes.

3.7 Light Industry and Employment Precinct

This precinct will continue to provide a local industry and employment node within the Sherwood/Graceville District Neighbourhood Planning area. Development will improve pedestrian and cycle access and provide adequate facilities to encourage active travel options for employees.

Existing lawful industry uses can continue, however low impact industrial uses and associated offices are preferred in this precinct. New industry uses or expansion of existing lawful industry uses will only be supported where they are consistent with light industry intent, have a low impact on nearby sensitive land uses and provide appropriate buffers.

Industry (where Schedule 1 or Schedule 2), Display and Sales Activities or Shops will not be supported. Residential uses in this precinct will not be supported.

3.8 Alan Fletcher Research Station / Montrose Access Precinct

The Alan Fletcher Research Station is owned by the Queensland Government and undertakes research programs focused on integrated weed management, landscape protection and restoration. Other facilities include an Australian Quarantine and Inspection Service approved quarantine insectary, chemical laboratory, glasshouses and aquatic weed research facilities.

The Montrose Access facility is a privately owned operation providing education, respite accommodation and care for children with special needs, and their parents.

Both sites are located adjacent to low density residential areas and gain vehicular access through residential...
streets. Each site has a frontage to the Brisbane River and contain significant native vegetation forming part of a corridor of riparian vegetation along the river’s edge.

Should current activities cease on either site, the preferred future use is another community use that is consistent with the low density residential character of surrounding areas. Some residential activities may be appropriate where it is demonstrated that redevelopment is of a height, scale and intensity that reflects their predominantly two storey character residential surroundings, there are no detrimental traffic impacts, open space is to be provided along the riverfront and native vegetation is rehabilitated. A public space is to be incorporated into each site’s design that commemorates and provides public education of the site’s historically significant use.

In order to ensure that any impacts are properly assessed, any future redevelopment of either site must be in accordance with an approved Master Plan.

3.9 Sport and Recreation Precinct

The intent of this precinct is to protect existing privately owned sport and recreation areas from redevelopment.

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

4.1 Low Density, Low-medium Density and Medium Density Residential Areas

<table>
<thead>
<tr>
<th>Self Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>House</strong></td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, House Code</td>
</tr>
<tr>
<td>• where complying with the Acceptable Solutions in the House Code and the Sherwood/Graceville District Neighbourhood Plan Code</td>
<td></td>
</tr>
<tr>
<td>2. <strong>House on a Small Lot:</strong></td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, House Code, Residential Design—Small Lot Code</td>
</tr>
<tr>
<td>• Where complying with the Acceptable Solutions of the Sherwood/Graceville District Neighbourhood Plan Code; and</td>
<td></td>
</tr>
<tr>
<td>• Where complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>House</strong> where adjoining a heritage place.</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, House Code, Heritage Code</td>
</tr>
</tbody>
</table>
3. **House** in the Demolition Control Precinct
   - Where on a lot less than 450m² or with an average width less than 15m, or on a rear lot less than 600m² (excluding access way); and
   - Where complying with the Acceptable Solutions in Part 1 of Residential Design—Small Lot Code; and
   - Where complying with the Acceptable Solutions in the Sherwood/Graceville District Neighbourhood Plan Code

4. **House** whether or not in a Demolition Control Precinct
   - where not complying with the Acceptable Solutions in the House Code; and/or
   - where not complying with the Acceptable Solutions in the Sherwood/Graceville District Neighbourhood Plan Code

### 4.2 West Side Character Precinct

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
</table>

### 4.3 Corinda Centre Precinct and Sherwood Centre Precinct

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
</table>

**Impact Assessment**

**Generally inappropriate**

<table>
<thead>
<tr>
<th>1. Centre Activities where Display and Sales Activities, Industry, Nightclub or Service Station</th>
<th>Sherwood/Graceville District Neighbourhood Plan Code</th>
</tr>
</thead>
</table>
  - Not complying with Acceptable Solutions for height and plot ratio, and/or
  - Where in the Multi-purpose Centre, not complying with Acceptable Solutions requiring provision of floor area for non-residential use at ground level
### 4.4 Community Hub Precinct where not in the Community Use Area

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Community Facilities</strong> involving building work and where complying with all Acceptable Solutions of the Community Use Code</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Community Use Code</td>
</tr>
<tr>
<td>2. <strong>Community Facilities</strong> whether or not involving building work, where complying with all Acceptable Solutions of the Community Use Code and on a site not in the Community Use Area</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Community Use Code</td>
</tr>
</tbody>
</table>

### 4.5 St Aidan’s Precinct

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Generally appropriate</strong></td>
<td></td>
</tr>
<tr>
<td>1. <strong>Education Purposes or Community Facilities where on the Ambiwerra site (Lot 27 on RP 905893)</strong>, where including building works</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Community Use Code, Transport, Access, Parking and Servicing Code</td>
</tr>
</tbody>
</table>

### 4.6 Light Industry and Employment Precinct

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Office</strong> where 250m² or less in gross floor area</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Centre Design Code</td>
</tr>
</tbody>
</table>

### 4.7 Alan Fletcher Research Station/ Montrose Access Precinct

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Community Facilities</strong> whether or not involving building work, where complying with the Community Use Code and where in accordance with an approved Master Plan</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Community Use Code</td>
</tr>
<tr>
<td>2. <strong>Child Care Facility</strong> where in accordance with an approved Master Plan</td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Child Care Facility Code</td>
</tr>
<tr>
<td>3. <strong>Reconfiguring a Lot</strong></td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Subdivision Code</td>
</tr>
<tr>
<td>• where all resulting lots are 450m² or greater with an average width of 15m or greater, and all resulting rear lots are 600m² or greater (excluding access way) and</td>
<td></td>
</tr>
<tr>
<td>• where in accordance with an approved Master Plan</td>
<td></td>
</tr>
<tr>
<td>Impact Assessment</td>
<td>Relevant Code</td>
</tr>
<tr>
<td><strong>Generally inappropriate</strong></td>
<td></td>
</tr>
<tr>
<td>4. <strong>Any other material change of use</strong></td>
<td>Sherwood/Graceville District Neighbourhood Plan Code, Subdivision Code</td>
</tr>
<tr>
<td>• where not in accordance with an approved Master Plan or where no approved Master Plan exists</td>
<td></td>
</tr>
</tbody>
</table>
4.8 Sport and Recreation Precinct

Impact Assessment | Relevant Codes
--- | ---
Generally inappropriate | Sherwood/Graceville District Neighbourhood Plan Code and Subdivision Code

1. Reconfiguring a Lot, where creating new lot/s, other than subdivision associated with an existing or approved building

5 Sherwood/Graceville District Neighbourhood Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying with a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this Neighbourhood 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 development in the Plan area is consistent with the Development Principles and the Precinct Intents of this Neighbourhood Plan.

5.1 General

Performance Criteria | Acceptable Solutions
--- | ---
HERITAGE | A1
P1 Development, including a house, adjoining a Heritage Place does not diminish the:
• streetscape contribution
• setting and/or
• views from the street or public place of the adjoining or affected Heritage Place or Heritage Precinct
The new development complements the existing streetscape and setting of the Heritage Place and is to be of a sympathetic scale and bulk
Where a new building abuts a street elevation of a Heritage Place:
• a clear definition/transition between the old and new is created, and
• projecting elements such as canopies, awnings, sunshades, banners and signage do not substantially interrupt significant views of the Heritage Place or Heritage Precinct from the street or a public place
A1 No Acceptable Solution is prescribed as each Heritage Place has a different context and requires an individual approach and assessment

INTEGRATED WATER CYCLE MANAGEMENT | A2
P2 Development (except a House, Display Dwelling, Estate Sales Office, Home Business, Satellite Dish, Telecommunications Tower) incorporates Integrated Water Cycle Management strategies to:
• Minimise water demand
• Maximise use of alternative water sources
• Maximise surface water infiltration and minimise stormwater runoff
• Minimise water use in landscaping
• Protect and enhance waterway corridor values
• Protect waterway health by improving stormwater quality by reducing and slowing site run-off
• Incorporate water re-use and recycling opportunities where appropriate
A2 No Acceptable Solution is prescribed as each site requires an individual approach and assessment
### Performance Criteria

<table>
<thead>
<tr>
<th><strong>SIGNIFICANT LANDSCAPE TREES</strong></th>
<th><strong>Acceptable Solutions</strong></th>
</tr>
</thead>
</table>
| **P3** Significant Landscape Trees protected by the Natural Assets Local Law and identified in the *Natural Assets Planning Scheme Policy* should be retained and incorporated into the design/layout of buildings and infrastructure | **A3.1** Proposals are to be designed to incorporate and show on a landscape concept plan the Significant Landscape Trees listed in the *Natural Assets Planning Scheme Policy*  
**A3.2** Where design attempts to retain the Significant Landscape Tree/s have been unsuccessful, replacement planting is shown on a landscape concept plan and provided as follows:  
Advanced stock with a minimum 400 litre pot size, at least 4m high, and are provided with 12 months aftercare |

### Where in a Multi-Purpose Centre:

| **P4** New development provides for bicycle access to the site and movement within the site, and for secure and convenient bicycle parking or storage, that:  
• is located close to the building’s pedestrian entrance  
• is obvious, and easily and safely accessible from outside the site  
• does not impact adversely on visual amenity  
• does not impede the movement of pedestrians or other vehicles | **A4** Bicycle parking facilities and cyclist facilities are designed and constructed in accordance with *Austroad’s Guide to Traffic Management Part 11—Parking* |

| **P5** New development provides adequate bicycle parking and shower cubicles  
Lockers must be provided to meet the needs of users and to encourage bicycle use by the users of the building | **A5.1** Employees of an office or shop have:  
• 1 bicycle space per 500m² of gross floor area  
• 1 locker per 2 bicycle spaces  
• 1 shower cubicle with ancillary change rooms per 10 bicycle spaces, with a minimum of 1 shower, with provision of both females and males facilities  
**A5.2** Customers of an office have 1 bicycle space per 500m² of gross floor area  
**A5.3** Customers of a shop have 1 bicycle space per 50m² of gross floor area, where total gross floor area up to 500m². For shops with total gross floor area exceeding 500m², a minimum of 10 bicycle spaces plus 1 bicycle space per 500m² additional gross floor area is required  
**A5.4** Residents/visitors to a Multi-unit Dwelling have access to 1 bicycle space per dwelling unit |

### Where a House:

| **P6** The traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures | **A6.1** The building footprint does not exceed 50% of the site area  
**A6.2** The minimum area of private open space is 100m², or 30% of the site, whichever is the greater, with a minimum dimension of 3m |
### Performance Criteria

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>The subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas. Private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, as well as providing space for service functions such as clothes drying. Rear boundary setbacks provide sufficient clearance to enable usable private open space. Site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.</td>
<td>A6.2 The minimum area of private open space is 100m², or 30% of the site, whichever is the greater, with a minimum dimension of 3m. A6.3 The rear boundary setback is a minimum of 6m. A6.4 Mature trees in backyard areas are retained and a minimum of one tree is provided for every 7m of the average lot width, capable of growing to a height of over 4m. A6.5 Site design integrates the retention of existing trees within the front setback.</td>
</tr>
</tbody>
</table>

### Where in a Demolition Control Precinct (except where in the West Side Character Precinct):

**P7** Significant elements that contribute to the character of pre-1946 buildings are retained where they can be seen from the primary street frontage.

*Note: Elements include:*
- Roof form
- External walls
- Building core
- Verandahs
- External openings
- Decorative detailing

**A7.1** The building retains its original form, proportions and external components, including:
- the front wall and the roof form and side walls beyond, at least as far back as the ridge of the rear-most gable (in a gable roof house) or the primary ridge (for a hipped roof house)
- maintain and/or reinstate original doors and windows and their size, proportions and materials
- side and front verandahs, (including balustrading and decorative details)

**A7.2** The original location and proportion of the front door to the house must be retained as the main entrance.

*Note: The extent of any partial demolition needs to be identified in Plan and Elevation drawings. It is required to demonstrate that the proposed partial demolition will not affect the view of the original structure from the street.*

**P8** Extensions or additions to pre-1946 houses do not compromise the traditional character of the house. The original roof form of the pre-1946 house is retained as viewed from the street and any extensions or additions do not dominate the original roof form.

**A8** Extensions or additions are:
- not located in front of the existing pre-1946 house or obscuring its visibility from its street/s frontage/s, and
- smaller in scale and bulk than the existing character building, and/or
- in the form of a pavilion with a separate roof form and an enclosed link to the original house.

*Refer to Figure a.*

**P9** When building in underneath a pre-1946 house the original form and features of the pre-1946 house are retained.

**A9.1** Buildings are a maximum of 2 storeys in height.

**A9.2** When building in underneath a pre-1946 house the lower façade:
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| The lower level street elevation is recessed behind the upper level of the street elevation | • incorporates a batten frieze to minimise the visual impact of new built-in areas underneath  
• is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; and/or  
• is set back 1m from the upper level of the front exterior wall where there is no verandah, where visible from the street  
Refer to Figure b |
| A9.3 | Changes or recesses in materials are used to define upper and lower levels and sections of the building/s to visually reduce bulk  
Refer to Figure b & Figure c  
| A9.4 | Where a House, the first floor is accessed by external stairs on the front elevation |
| P10 The form, mass, scale and materials of new infill buildings are consistent with other pre-1946 houses in the street, and designed to be sympathetic to traditional pre-1946 architectural character | A10.1 New buildings are a maximum of 2 storeys in height  
A10.2 New buildings have a hip or gable roof form facing the street of a pitch similar to other pre-1946 houses in the area  
A10.3 Traditional materials are used, similar to the original materials used in other pre-1946 houses in the street |
| P11 Fences visible from the street are low and transparent, and complement traditional fencing styles in the area | A11 Front and return side fences forward of the main building are:  
• a maximum height of 1.2m  
• of a timber paling and/or wire construction that complements the traditional character of the streetscape  
• at least 20% transparent  
Refer to Figures d1 & d2 |
| P12 Car parking structures and associated areas do not dominate the appearance or landscape setting of the house when viewed from the street  
Refer to Figure e & Figure f | A12.1 Any carparking structure located forward of the front façade of the house consists of a single carport (with no garage doors) and is limited to a maximum width of 3.5m  
OR  
Where a double car width carparking structure is proposed, whether located at the side or underneath the house, it is:  
• a maximum total width of 6m  
• where there is no verandah, recessed a minimum of 1m behind the front façade of the house  
• Where there is a verandah, either open or enclosed, the garage is to be recessed for the full depth of any of the verandah, in line with the original external wall above |
### Performance Criteria

#### Acceptable Solutions

| A12.2 | Driveways and parking areas use a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping. Large expanses of bitumen and concrete are not supported |
| A12.3 | Driveway crossover width is a maximum of 3.5m |

### 5.2 Where in the West Side Character Precinct

<table>
<thead>
<tr>
<th>Performance Criterion</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
</tbody>
</table>
| P1 | The scale, form, mass and rhythm of buildings and setting reflect the scale, form, mass, rhythm and setting of nearby pre-1946 buildings in the street  
Characteristic streetscape attributes of the area are to be preserved including large backyards, generous building setbacks and mature large trees. A higher proportion of open space and landscaping relative to built form are maintained  
Refer to Figure g and Figures h1 & h2  
Note: To demonstrate compliance with this provision, a detailed streetscape analysis is to be submitted. This analysis will consider the subject site, along with at least 2 properties on either side of the subject site and will include plans, elevations and perspective views to identify for each of the properties:  
- Front and side boundary setbacks  
- Height to first floor  
- Height to front gutter  
- Height to ridge of roof  
- Views of subject property and adjacent properties along the street in two directions |
| A1.1 | The building footprint does not exceed 40% of the site area |
| A1.2 | The building is set back from any road alignment (excluding eaves, awning, stairs and garage) within 20% of the average front setback of the nearest pre-1946 buildings fronting the same street  
Refer to Figure g |
| A1.3 | The rear boundary setback is a minimum of 10m or 25% of the depth of the lot, whichever is the lesser dimension  
Refer to Figure g |
| A1.4 | Side setbacks are within 20% of the average of other pre-1946 houses in the street or a minimum described by the Queensland Development Code for buildings where not on a small lot. |
| P2 | The building height and roof form is sympathetic to adjacent and existing buildings and does not detract from the streetscape |
| A2 | Building height to eaves within the street frontage zone is within 20% of the eaves height of adjacent dwellings  
Building height outside the street frontage zone may be up to 2 storeys in height where it does not dominate the original roof form as viewed from the street  
Refer to Figure h1 |
| P3 | Car parking structures and areas do not dominate the appearance and setting of the house when viewed from the street |
| A3.1 | Car parking structures are not located between the front façade of the building and the street.  
Any garage or carport is situated under or to the side of the building, and is:  
- set back for the full depth of all open or enclosed verandahs on the upper level above in line with the original external wall; or |
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| • set back 1m from the upper level of the front exterior wall where there is no verandah  
Refer to *Figure f* | A3.2 Carparking structures have a maximum total width of 6m |
| A3.2 | The visual impact of garage doors is minimised through design and use of materials such as timber battens  
A3.3 | Garages or carports have a maximum roof pitch of 30 degrees  
A3.4 | Driveways and parking areas use a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping. Large expanses of bitumen and/or concrete are not supported  
A3.5 | Driveway crossover width is a maximum of 3.5m  
A3.6 |
| P4 Fences visible from the street are low and transparent, and complement traditional fencing styles in the area | A4 Front and return side fences forward of the main building are:  
• a maximum height of 1.2m  
• of a timber paling and/or wire construction that complements the traditional character of the streetscape  
• at least 20% transparent |
| P5 Landscaping is consistent with the established landscape character of the area and accommodates the retention of existing vegetation | A5.1 Site design integrates the retention of existing trees into the development. New buildings, car parks and driveways are to be located to allow for retention and long-term viability of significant on-site vegetation  
A5.2 Established significant vegetation removed and/or damaged is replaced with mature vegetation |
| Where the site does not contain a pre-1946 house: | |
| P6 The design of new buildings complements the character of pre-1946 houses in the street  
Refer to *Figures h1 & h2* | A6.1 Building height consists of a maximum of two storeys and is within 20% of the eaves height of buildings on adjoining properties  
A6.2 Roof forms are hips, pyramids or gables with a pitch of between 20° to 30° or within 10% of the pitch of other pre-1946 houses in the street  
A6.3 The building contains a verandah facing the street of a similar configuration to other pre-1946 houses in the street |
| P7 New buildings utilise traditional lightweight materials and architectural elements that are sympathetic to the pre-1946 buildings of the street | A7 No acceptable solution is prescribed |
### Performance Criteria

**Where the site contains a pre-1946 house:**

| P8 | Elements that contribute to the character of pre-1946 buildings are retained where they can be seen from the street  
**Note:** Elements include:  
- roof form  
- external walls  
- building core  
- verandahs  
- external openings  
- decorative detailing |

| A8.1 | The building retains its original form, proportions and external components, including:  
- the front wall and the roof form and side walls beyond, at least as far back as the ridge of the rear-most gable (in a gable roof house) or the primary ridge (for a hipped roof house)  
- buildings on a corner lot maintain the entirety of the existing roof form. Extensions are in the form of a pavilion  
- its external openings (including any original window/door frames) that are visible from the street. The size, proportion and materials of doors and windows are maintained  
- side and front verandahs, (including balustrading and decorative details)  

| A8.2 | The original location and proportion of the front door to the house is retained as the main entrance |

| A8.3 | New windows and doors contained in any external wall visible from the main street frontage are:  
- of vertical proportions  
- include a higher ratio of wall area to window or door  
- are of a style and construction and incorporate materials sympathetic with the era of the pre-1946 house  
**Note:** The extent of any partial demolition needs to be identified in Plan and Elevation drawings. It is required to demonstrate that the proposed partial demolition will not affect the view of the original structure from the street |

| P9 | Restumping, raising, lowering or building underneath a pre-1946 house is consistent with the scale, form and height of adjacent pre-1946 houses or the predominant scale, form, height and rhythm of pre-1946 houses in the street  
New ground level enclosures are recessed in-line with the main building core as seen from the street.  
**Note:** The building core is the main body of the building excluding any closed or open verandahs |

| A9.1 | Houses are raised or lowered by no more than 750mm |

| A9.2 | Work involved in closing in underneath a pre-1946 house is:  
- set back for the full depth of all open or enclosed verandahs on the upper level above in line with the original external wall  
- set back 1m from the upper level of the front exterior wall where there is no verandah  
- screened with a vertical timber batten frieze to minimise the visual impact of new built-in areas underneath  
- timber or concrete stumps are used around the exterior of pre-1946 houses |
## Performance Criteria Acceptable Solutions

### P10
Extensions or additions to pre-1946 houses do not compromise the traditional character of the house.
The original roof form of the pre-1946 house is retained as viewed from the street and any extensions or additions do not dominate the original roof form.

### A10
Extensions or additions are:
- not located in front of the existing pre-1946 house or obscuring its visibility from its street/s frontage/s
- smaller in scale and bulk than the existing character building; and/or
- in the form of a pavilion with a separate roof form and an enclosed link to the original house.
Refer to Figure g.

### 5.3 Where in the Corinda Centre Precinct or Sherwood Centre Precinct

#### General

### P1
New development provides clear and safe pedestrian access to Corinda Railway Station.

### A1
Pedestrian connections are provided in accordance with Map B—Corinda Centre.

### P2
Development promotes activation of pedestrian connections through building design and site layout.

### A2.1
Ground floor residential uses or centre activities are located directly adjoining pedestrian connections, not parking or servicing areas.

### A2.2
Development includes balconies that overlook pedestrian connections.

### A2.3
The interface of a development and the adjoining pedestrian connection are designed to promote pedestrian movement.

### A2.4
Where buildings face pedestrian connections awning roofs are provided at pedestrian entries.

### A2.5
Fences adjoining pedestrian connections are:
- a maximum height of 900mm high if solid
  - OR
- a maximum height of 1500mm where at least 50% transparent

### A2.6
Buildings may be built to the boundary of the pedestrian connection for a maximum of 60% of the boundary with a minimum average setback of 2m.

### P3
Development footprints allow space for deep tree planting into the natural ground along street frontages and mid-block connections. Subtropical shade trees species are used that are complementary in height and scale to the built form of adjacent development.

### A3.1
Building footprints allow a minimum of 10% of the site area (with a minimum dimension of 5m) to be provided for ‘deep planting’ to enable unimpeded access of the roots of trees to the sub-soil stratum.

### A3.2
Tree species to ‘deep planting’ areas are capable of growing to a canopy diameter of 8m and a height of up to 15m.

### P4
Redevelopment of lot 3 on RP29567 provides vehicle access to the Corinda Library from Browne Street.

### A4.1
Vehicle access is provided from Browne Street to the Corinda Library.
### Performance Criteria

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sufficient off-street parking is provided for the Corinda Library Clear pedestrian access is maintained through the site from the Corinda Railway Station to the library</td>
<td>A4.2 A pedestrian pathway with a minimum width of 3.5m is dedicated to Council providing access through the site providing access from the Corinda Railway Station to the library</td>
</tr>
<tr>
<td>Development protects the amenity of adjoining areas outside of the precinct by stepping down in height and scale to provide an appropriate interface</td>
<td>A5 On lots fronting Jerrold Street, shown as MR(3) on Map C, maximum building height is 3 storeys and 10.5m. Refer to Map C</td>
</tr>
</tbody>
</table>

### Where in Multi-Purpose Centre (MP3) Area

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development ensures coordinated and efficient development of the centre and provide for safe and comfortable pedestrian environment and an active, attractive streetscape Vehicular access and parking does not dominate the streetscape</td>
<td>A6 The site area is a minimum 1200m² and has a minimum frontage of 30m</td>
</tr>
<tr>
<td>Development size and bulk is a medium density form that promotes a compact centre and maximises its proximity to public transport</td>
<td>A7.1 Building height at any point is no more than: 5 storeys and 17m from ground level to the underside of the ceiling of any habitable room A7.2 Maximum gross floor area is: 1.5 times the site area</td>
</tr>
<tr>
<td>The frontage of the development to a street or public space encourages pedestrian activity through the provision of intensive or interactive uses along the frontage</td>
<td>A8.1 A minimum of 20% of the gross floor area of the development is for non-residential centre activities A8.2 The ground floor facing the street is occupied by active commercial centre activities with a high level of pedestrian activity such as restaurants, shops or community facilities A8.3 The ground floor façade is set back no more than 3m except for vehicle access or ‘deep planting’ A8.4 The ground floor has a minimum floor to ceiling height of 4m A8.5 Awnings are provided over the footpath in accordance with the Centres Detail Design Manual</td>
</tr>
<tr>
<td>Where centre activities adjoin land in the Medium Density Residential area, visual impacts from servicing and car parking are minimised</td>
<td>A9 No acceptable solution is prescribed</td>
</tr>
<tr>
<td>Parking is located behind or under buildings</td>
<td>A10 No acceptable solution is prescribed</td>
</tr>
</tbody>
</table>

### 5.4 Where in the Honour Avenue Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>New development is built to the front boundary along Honour Avenue</td>
<td>A1 No acceptable solutions prescribed</td>
</tr>
</tbody>
</table>
### Chapter 4: Local Plans

#### Brisbane City Plan 2000 — Volume 1

**Chapter 4, page 226**

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P2</strong> Parking is located so as not to dominate the streetscape</td>
<td><strong>A2</strong> Vehicle access from Honour Avenue is minimised, with properties using combined driveway access</td>
</tr>
</tbody>
</table>
| **P3** New development is consistent with existing pre-1946 buildings in the centre in terms of form and height | **A3.1** Buildings include a front parapet above awning along Honour Avenue  
**A3.2** Any third storey is setback a minimum of 4m from the front boundary |
| **P4** Pedestrian amenity is provided along the footpaths | **A4** Continuous awning cover is provided along Honour Avenue |

#### 5.5 Where in the Community Hub Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **General** | **A1.1** Parking is located at the rear of properties or underground  
**A1.2** Vehicle access points are minimised, with properties using combined driveway access |

#### 5.6 Where in the St Aidan’s School Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **General** | **A1** Development complies with the Acceptable Solutions of the Transport, Access, Parking and Servicing Code  
**A2** No acceptable solutions prescribed |
| **P2** Development encourages safe, convenient access by a range of transport modes by provision of adequate  
• car parking, including overspill parking for special events  
• passenger pick-up and set-down areas for vehicles  
• bicycle parking, lockers and changing facilities |  |
| **P3** Development is of a scale that is consistent with the area and protects the amenity of nearby landowners | **A3** The height and location of buildings is in accordance with Figure i |
| **P4** Development does not result in unreasonable adverse impacts on adjoining residential development | **A4.1** Noise levels generated from the operation of the use do not exceed the levels in the Noise Impact Assessment Planning Scheme Policy  
**A4.2** A 2 metre wide landscape buffer is to be provided to any vehicle movement and parking areas along any residential boundaries  
**A4.3** Active outdoor activities are located away from adjoining residential development  
**A4.4** Screen fencing to a minimum of 1.8 metres, and landscaping screening is provided to boundaries of adjoining residential land use |
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>A4.5</td>
<td>Outdoor lighting complies with the requirements of the <em>AS4282—Control of Obtrusive Effects of Outdoor Lighting</em></td>
</tr>
<tr>
<td>A4.6</td>
<td>Vehicle movement areas are located a minimum of 3m from any adjoining dwellings, or are provided with acoustic screening to the boundary</td>
</tr>
<tr>
<td>A4.7</td>
<td>Any airconditioning plant is located toward the centre of the site</td>
</tr>
<tr>
<td>A4.8</td>
<td>Communal open space is located a minimum of 3m from adjoining dwellings or provided with acoustic screening</td>
</tr>
<tr>
<td>A4.9</td>
<td>Fenestration, landscaping (including fencing) designed to protect privacy of adjoining landowners</td>
</tr>
<tr>
<td>A4.10</td>
<td>A landscaped buffer zone is provided along all street frontages, including 1.5m depth of landscaping along all boundaries with residential properties</td>
</tr>
<tr>
<td>P5</td>
<td>Subtropical design elements are incorporated in new development through the following measures:</td>
</tr>
<tr>
<td></td>
<td>• Ensure development features high-quality subtropical design that maximises amenity, street activity and pedestrian connectivity</td>
</tr>
<tr>
<td></td>
<td>• Ventilation in and around buildings is promoted through appropriate building forms, breezeways, open courtyards and landscaped areas</td>
</tr>
<tr>
<td></td>
<td>• Landscaping must be used to promote the City’s subtropical climate and atmosphere</td>
</tr>
<tr>
<td>A5</td>
<td>No acceptable solutions prescribed</td>
</tr>
<tr>
<td>P6</td>
<td>Buildings are finished with high quality materials, selected for their durability and the contribution they make to the character of the school</td>
</tr>
<tr>
<td>A6</td>
<td>No acceptable solutions prescribed</td>
</tr>
<tr>
<td>P7</td>
<td>Buildings must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to any part of the locality</td>
</tr>
<tr>
<td>A7</td>
<td>No acceptable solution prescribed</td>
</tr>
</tbody>
</table>

5.7 Where in the Alan Fletcher Research Station / Montrose Access Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>New building work conforms to the recommendations of a current Council-approved Master Plan of the site/s</td>
</tr>
<tr>
<td>P1</td>
<td>Development in the Alan Fletcher Research Station / Montrose Access Precinct is in accordance with an approved Master Plan</td>
</tr>
<tr>
<td></td>
<td>The Master Plan addresses at least the following:</td>
</tr>
<tr>
<td></td>
<td>• building footprints for existing structures (to be retained)</td>
</tr>
<tr>
<td></td>
<td>• new development is of a height and scale that is consistent with the predominantly low density residential character of surrounding areas</td>
</tr>
<tr>
<td>A1</td>
<td>New building work conforms to the recommendations of a current Council-approved Master Plan of the site/s</td>
</tr>
</tbody>
</table>
### Performance Criteria

- building footprints for proposed structures, car parking and servicing areas (with total site utilisation of no greater than 45%)
- provision of adequate on-site parking
- proposed lots (sizes, dimensions, location)
- a satisfactory buffer to the Brisbane River and waterways to protect and enhance their ecological values
- provision of dedicated, public parkland along the Brisbane River frontage of the site
- provision of pedestrian and bikeway connections/linkages within and to streets external to the site and to and within parkland
- a landscape plan, particularly with regard to the provision of a landscaped buffer zone to the park and along the street frontages, including sufficient depth of landscaping along all boundaries with residential properties
- a public open space incorporated into the site design that commemorates and provides public education of the site’s historically significant use

### Acceptable Solutions

- Provide building footprints for proposed structures, car parking and servicing areas with total site utilisation of no greater than 45%.
- Ensure adequate on-site parking is provided.
- Specify proposed lots in terms of sizes, dimensions, and location.
- Establish a satisfactory buffer to the Brisbane River and waterways to protect and enhance their ecological values.
- Dedicate public parkland along the Brisbane River frontage of the site.
- Include pedestrian and bikeway connections/linkages to streets external to the site and within parkland.
- Incorporate a landscape plan that focuses on providing a landscaped buffer zone to the park and along the street frontages, including sufficient depth of landscaping along all boundaries with residential properties.
- Incorporate a public open space that commemorates and provides public education of the site’s historically significant use.
Figure a—Extensions are smaller in scale and bulk than the existing character house and generally in the form of pavilion.

Figure b—Building underneath a character house, the lower level is recessed under the upper level verandahs.
Figure c—Building underneath a character house — lower level is recessed under upper level to front and sides

Figure d1—Not supported—fence is too high and in unsympathetic masonry materials

Figure d2—Supported—fence is a suitable height, semitransparent and in a lightweight material
Figure e—Garages and carports are set back from front boundary and do not dominate the house when viewed from the street.

Figure f—Inappropriate — Garages and carports must not dominate the appearance of the house when viewed from the street.
Figure g—The scale, form, mass and rhythm of new buildings reflect that of existing character buildings in the street.

Figure h1—Supported: Harmonious rhythm

Figure h2—Not supported: Discordant rhythm
Figure i—Indicative building envelopes and setbacks

<table>
<thead>
<tr>
<th>storeys</th>
<th>maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>8m</td>
</tr>
<tr>
<td>3</td>
<td>12m</td>
</tr>
<tr>
<td>4</td>
<td>16m</td>
</tr>
<tr>
<td>5</td>
<td>20m</td>
</tr>
</tbody>
</table>
Map B: Corinda Centre

- Neighbourhood Plan boundary
- Precinct Boundary
- Pedestrian connections
- Railway Line
- Railway Station
- Park
- Medium Density Residential (5 Storeys Maximum)
- Community Facilities
- Multi-Purpose Centre Suburban Centre (5 Storeys Maximum)

Corinda Railway Station

Effective 15 April 2011
Chapter 4: Local Plans

Brisbane City Plan 2000 — Volume 1
Effective 15 April 2011

Map C: Sherwood Centre

- Neighbourhood Plan boundary
- Precinct Boundary
- Railway Line
- Railway Station
- Park
- Medium Density Residential (3 Storeys Maximum)
- Medium Density Residential (5 Storeys Maximum)
- Community Use
- Multi-Purpose Centre Suburban Centre (5 Storeys Maximum)