Wynnum/Manly Neighbourhood Plan

1 Introduction

This Wynnum/Manly 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 Wynnum/Manly Neighbourhood Plan prevails.

This Neighbourhood Plan and the associated Enhancement Program aim to reflect community values identified in Neighbourhood Planning exercises for the Wynnum/Manly Neighbourhood Plan area. These values included:

- improving the economic viability and visual amenity of Wynnum Central Business District.
- retaining and enhancing the unique bayside character of the area, and
- preserving and enhancing environmental values

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

2 Development principles

Development in the Wynnum/Manly Neighbourhood Plan area will focus on the following principles:

2.1 Wynnum/Manly will be a thriving, inclusive and accessible bayside community.

2.2 Wynnum Central will develop to achieve its role as a Major Activity Centre as identified by the South East Queensland (SEQ) Regional Plan 2005–2026.

2.3 Development in Wynnum/Manly will retain its strong sense of place which includes the area’s relationship to Moreton Bay, its buildings, seaside landscapes, sense of community identity, and Aboriginal and Torres Strait Islander values.

2.4 Development maintains the different functions of retail Centres across the Neighbourhood Plan area, which includes the primacy of Wynnum Central, Manly Harbour Village and Wynnum Plaza shopping centres.

2.5 The natural assets of the area, particularly the Foreshore Parklands, wetlands, Wynnum and Lota Creeks and Moreton Bay, 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.

2.6 The Foreshore Parklands will serve local residents and visitors with high quality recreational experiences for all ages.

2.7 Development will incorporate innovative integrated water management strategies, including Water Sensitive Urban Design, to contribute to the provision of sustainable water services, minimise load on existing infrastructure, reduce flooding impacts and enhance the health of waterways and Moreton Bay.

2.8 Streets and areas with strong traditional architectural character will retain pre–1946 houses, and new houses will be built in keeping with the local pre–1946 streetscape characteristics.

2.9 A variety of different housing types and sizes are encouraged to accommodate the community’s different life stages and in particular to provide appropriate housing for the ageing population in the area.

2.10 The economic and employment growth will be promoted in the area through the revitalisation of its Centres, development of strategic relationships with the Brisbane Ports region (such as providing business accommodation), and capitalising on tourism opportunities in Wynnum, Manly and Moreton Bay.
3 Precinct intents

Map A—Precincts indicates the precincts of this Neighbourhood Plan

3.1 Precinct 1—Wynnum North

Wynnum North Precinct is generally a Low Density Residential Area with local parks and conservation areas. This precinct is located in close proximity to the Australia TradeCoast Industrial Area and could be potentially affected by industrial hazards. The number of people living and working close to these hazardous industries is to be limited.

Multi–unit dwellings and single unit dwellings, reconfiguration into smaller lots, and industrial and Centre activities employing large numbers of people are considered inappropriate.

Sub–precinct 1(a)

Uses on this site employing minimal numbers of staff are encouraged. Warehouse and storage facilities are considered generally appropriate; other forms of light and service industry employing larger staff numbers are not supported.

All traffic will enter and exit this precinct via Pritchard Street to minimise impacts on nearby residents.

3.2 Precinct 2—Light and Service Industry

The Light and Service Industry Precinct is retained for light industrial and service industry purposes, to provide local services and an employment node within the Wynnum/Manly area. Residential or commercial uses will not be supported.

The precinct, bounded by the western side of Tingal Road between Berrima Street and Glenora Street (between Tingal Road and the Railway Line) is in close proximity to residential uses, and intensification for general or heavy industry uses will not be supported.

3.3 Precinct 3—Wynnum Central

The Wynnum Central Precinct will be an attractive and compact Centre. Wynnum Central has been identified under the South East Queensland Regional Plan 2005–2026 (the Regional Plan) as a Major Activity Centre. Major Activity Centres are intended to serve a catchment of regional significance, provide business and service functions, and accommodate district or branch offices of government. The Regional Plan envisages that such Centres accommodate key concentrations of employment and provide a focus for residential intensification.

Development will be focused around the Wynnum Central Railway Station and the Multi–purpose Centre Area. High density development around the Wynnum Central Railway Station will take advantage of its strategic location in close proximity to public transport. Medium density residential development will frame the Wynnum CBD and form a transition between the higher densities and the existing surrounding low–medium density uses.

Residents living within the Centre will have a residential amenity commensurate to the levels achievable and expected in a vibrant, mixed use Centre. Residential accommodation in Centres will not be expected to enjoy the peace and quiet or privacy of suburban or semi–rural living.

To maintain a compact and active Centre, non–residential activities outside of the existing Multi–purpose Centre Area will not be supported.

Development in this precinct will provide a high level of pedestrian permeability, connectivity and comfort to encourage walking and cycling in the area and create strong links with the Wynnum Central Railway Station, Wynnum CBD, and surrounding residential and employment areas.

The Wynnum Central Precinct is divided into sub–precincts as shown on Map B—Wynnum Central Sub–precincts.

Sub–precinct A—Wynnum CBD Northern Frame

The Wynnum CBD Northern Frame sub–precinct will provide a high density residential area up to 8 storeys in height, in close proximity to the Wynnum Central Railway Station and Wynnum CBD. This sub–precinct will comprise solely of residential uses.

Sub–precinct B—Parkside Residential

This sub–precinct will accommodate high density residential development up to 8 storeys in height, based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central Railway Station and Wynnum CBD. This sub–precinct will comprise solely of residential uses.

Due to the adjacent sporting uses that are undertaken in Kitchener Park during the day and night, residential uses in this sub–precinct will not be expected to enjoy the peace and quiet or privacy of suburban or semi–rural living.

Sub–precinct C—Western Residential

This sub–precinct will contain residential development at medium density up to 5 storeys in height, based on its proximity to the Wynnum Central Railway Station and Wynnum CBD. This precinct provides a transition between the high density development of sub–precinct B to the low–medium density development located to
the south–west of the precinct. This sub–precinct will comprise solely of residential uses.

Sub–precinct D—Wynnum Central Business District

The Wynnum Central Business District (CBD) sub–precinct is the major focus of the Wynnum Central Precinct and will contain a mix of retail, office and high density residential development. Active uses at the street (including ground level) will be a feature of this sub–precinct. Parking will be located in basements or at the rear of buildings.

Amalgamation of sites to achieve higher density residential development with a mix of commercial, retail and residential uses is encouraged.

Renewal of the Wynnum CBD will build on the current mix of land uses, character values and transit opportunities to provide a greater and more diverse range of employment, residential, entertainment, recreation and service uses.

Any redevelopment of the Wynnum Central School is to provide public open space for recreational uses and provide a pedestrian link between Florence and Charlotte Streets as shown on Map B—Wynnum Central Sub–precincts. The remainder of the site is encouraged to be used for community uses, short term accommodation and/or multi–unit dwelling development. Development of up to 8 storeys will be supported on the remainder of the site.

Sub–precinct E—Bay Terrace

The Bay Terrace sub–precinct has high levels of amenity that result from its views of the Bay and streetscape appeal.

The Bay Terrace sub–precinct is to contain residential development at a medium density up to 5 storeys, to form a transition between the high density nature of the Wynnum CBD sub–precinct and the Low–medium Density Residential Area to the north–east. Development will include commercial and retail uses at street level to provide active frontages to Bay Terrace. Proposals that exceed 5 storeys will not be supported.

Sub–precinct F—Wynnum CBD Southern Frame

The Wynnum CBD Southern Frame sub–precinct will provide a residential transition between the mixed use higher density nature of the Wynnum CBD sub–precinct and the surrounding low–medium density and Community Use Areas.

The Wynnum CBD Southern Frame sub–precinct is to contain medium density residential development up to 5 storeys in height. Non–residential Centre activities in this sub–precinct will not be supported outside of the existing Multi–purpose Centre Area classification.

Sub–precinct G—Waterloo Bay Hotel

The Waterloo Bay Hotel sub–precinct will accommodate medium density up to 6 storeys in height. A mix of uses is supported on the site and short term accommodation is encouraged. Development will be limited to 3 storeys in proximity to the heritage building and surrounding low–medium density residential uses. The heritage listed hotel and landscape character trees must be protected and respected in any development of the site. Active uses along Berrima Street will be a feature of this sub–precinct. Refer to Map C—Indicative Structure Plan for Waterloo Bay Hotel Precinct.

Due to the nature of activities associated with the Waterloo Bay Hotel, residential accommodation within and around the Waterloo Bay Hotel sub–precinct will not be expected to enjoy peace and quiet or privacy of suburban or semi–rural living.

Sub–precinct H—Esplanade

The Esplanade sub–precinct is to remain as a residential area at low–medium density. Non–residential uses in this sub–precinct will not be supported. Short term accommodation to support the tourism in the area is considered appropriate in this sub–precinct where it is consistent in bulk and scale with surrounding buildings.

3.4 Precinct 4—Manly Harbour Village

The Manly Harbour Village Precinct, with its significant views to Moreton Bay and strong relationship with the Manly Boat Harbour, is to continue to function as a Suburban Centre, providing a range of retail, business and entertainment facilities for the local community and visitors to the Wynnum/Manly area. The precinct will contain Centre activities within the Multi–purpose Centre Area to ensure a compact and pedestrian friendly precinct.

New development will contribute to the streetscape and pedestrian environment, providing building and landscape designs that are reflective of the subtropical nature of the locality, and enhance the existing distinctive streetscape character of the precinct. New development will maximise views but also protect vistas of Moreton Bay from areas adjoining the Centre.

Short term accommodation is encouraged in this precinct to support the tourism associated with the Manly Harbour Village, Manly Boat Harbour and Moreton Bay.

3.5 Precinct 5—Wynnum Hospital

The bushland within the hospital grounds and adjoining properties represents one of the largest remnants of Eucalypt Open Forest in the area and is also part of a partially fragmented corridor to Lota Creek. The Wynnum Hospital Precinct is an important habitat
for local wildlife and is to continue to provide a fauna movement corridor.

The site is to remain as a hospital and medical centre serving the bayside and eastern suburbs. Should the Hospital change ownership or undergo redevelopment, aged care facilities are encouraged where the proposal retains and enhances the site’s ecological values.

### 3.6 Precinct 6—Wynnum Road

The Wynnum Road Precinct located north of Wynnum Plaza is to be developed for residential and park uses. The precinct will contain multi-unit dwellings with a mix of Medium (up to 5 storeys) and Low–medium Density (up to 2 storeys) Residential densities. Medium Density Residential is to be located abutting the Wynnum Plaza Shopping Centre. Low–medium Density Residential will form a transition between the Medium Density Residential and existing 1 to 2 storey residential developments.

Parkland is to be provided for a district park, and located in the precinct to form a safe and convenient pedestrian and cycle connection from the Sorrento Street Park through to Wynnum Plaza. The design of new development in this precinct will facilitate casual surveillance of the new district park. A road is to be provided connecting Sorrento Street to Alter Street. Refer to Map D—Indicative Structure Plan for the Wynnum Road Precinct.

Expansion of the Wynnum Plaza into the Precinct is not supported.

### 3.7 Precinct 7—Lota Wetlands

The Lota Wetlands Precinct supports significant areas of Melaleuca dominated wetlands that form part of a larger ecological corridor along Lota Creek. The precinct is also an important habitat and movement corridor for local wildlife and forms part of the Koala Conservation Area as identified in the Regional Plan.

Development is to be environmentally sensitive to the areas of conservation along Lota Creek and is to protect and enhance the vegetation and habitat value of the precinct.

Should the driving range site be redeveloped (Lot 2 SP111080), environmental values are to be reinstated to strengthen the corridor and provide buffers to the Lota Wetlands.

### 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.

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Reconfiguring a lot in Emerging Community Area where all resulting lots are 2,000m² or greater</td>
<td>Wynnum/Manly Neighbourhood Plan Code, Structure Planning Code, Industrial Areas—Adjacent Development Code and Subdivision Code</td>
</tr>
<tr>
<td>2. Reconfiguring a lot in Low Density Residential Area where all resulting lots are 2,000m² or greater</td>
<td>Wynnum/Manly Neighbourhood Plan Code, Industrial Areas—Adjacent Development Code and Subdivision Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact Assessment</th>
<th>Relevant Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally inappropriate</td>
<td></td>
</tr>
<tr>
<td>1. Reconfiguring a lot in Emerging Community and/or Low Density Residential Area where any resulting lot is less than 2,000m²</td>
<td>Wynnum/Manly Neighbourhood Plan Code, Structure Planning Code, Industrial Areas—Adjacent Development Code and Subdivision Code</td>
</tr>
</tbody>
</table>
### 4.2 Precinct 3—Wynnum Central

<table>
<thead>
<tr>
<th>Code Assessment</th>
<th>Applicable Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sub-precinct D—Wynnum Central Business District</strong></td>
<td>Wynnum/Manly Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code and Residential Design—High Density Code</td>
</tr>
<tr>
<td>1. <strong>Centre Activities</strong> where:</td>
<td></td>
</tr>
<tr>
<td>• complying with the Acceptable Solutions for building and podium height, tower site cover and setbacks</td>
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<tr>
<td>• complying with the Acceptable Solution requiring provision of floor area for non-residential use at ground level, and</td>
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<tr>
<td>• not containing a heritage place</td>
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<tr>
<td><strong>Sub-precinct E—Bay Terrace</strong></td>
<td>Wynnum/Manly Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code and Residential Design—Medium Density Code</td>
</tr>
<tr>
<td>1. <strong>Centre Activities</strong> where:</td>
<td></td>
</tr>
<tr>
<td>• complying with the Acceptable Solutions for building and podium height, tower site cover and setbacks</td>
<td></td>
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<tr>
<td>• complying with the Acceptable Solution requiring provision of floor area for non-residential use at ground level, and</td>
<td></td>
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<tr>
<td>• not containing a heritage place</td>
<td></td>
</tr>
<tr>
<td><strong>Impact Assessment</strong></td>
<td><strong>Relevant Codes</strong></td>
</tr>
<tr>
<td>Generally appropriate</td>
<td></td>
</tr>
<tr>
<td><strong>Sub-precinct G—Waterloo Bay Hotel</strong></td>
<td>Wynnum/Manly Neighbourhood Plan Code, Centre Amenity and Performance Code, Centre Design Code, Residential Design—Medium Density Code and Heritage Place Code</td>
</tr>
<tr>
<td>1. <strong>Centre Activities</strong> where:</td>
<td></td>
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<tr>
<td>• complying with the Acceptable Solutions for building and podium height and setbacks</td>
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</tr>
<tr>
<td><strong>Sub-precinct H—Esplanade</strong></td>
<td>Short Term Accommodation Code and Residential Design—Low Density, Character and Low-medium Density Code</td>
</tr>
<tr>
<td>1. <strong>Short Term Accommodation</strong> where complying with the Acceptable Solutions for height and GFA</td>
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<tr>
<td><strong>Generally inappropriate</strong></td>
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<tr>
<td><strong>All sub-precincts</strong></td>
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<tr>
<td>1. <strong>Centre Activities</strong> where uses proposed include:</td>
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<tr>
<td>• Display and Sales Activities</td>
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<tr>
<td>• Industry</td>
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<tr>
<td>• Service Station</td>
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<tr>
<td>• Garden Centre</td>
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<tr>
<td><strong>Sub-precinct D—Wynnum Central Business District, Sub-precinct E—Bay Terrace or Sub-precinct G—Waterloo Bay Hotel</strong></td>
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<tr>
<td>1. <strong>Centre Activities</strong> where:</td>
<td></td>
</tr>
<tr>
<td>• not complying with the Acceptable Solutions for building and podium height, tower site cover and setbacks, and/or</td>
<td></td>
</tr>
<tr>
<td>• not complying with the Acceptable Solution requiring provision of floor area for non-residential use at ground level</td>
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</tbody>
</table>
### Impact Assessment

#### Relevant Codes

<table>
<thead>
<tr>
<th>Sub-precinct A—Wynnum CBD Northern Frame, Sub-precinct B—Parkside Residential, Sub-precinct C—Western Residential and Sub-precinct F—Wynnum CBD Southern Frame</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Multi-unit Dwelling</strong> where not complying with the Acceptable Solutions for building height</td>
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</tbody>
</table>

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## 5 Wynnum/Manly 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

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Development (except a House, Display Dwelling, Estate Sales Office, Home Business, Satellite Dish, Telecommunications Tower) incorporates Integrated Water Cycle Management strategies, to:  
• achieve positive benefits across the entire water cycle  
• minimise water demand  
• maximise use of alternative water sources  
• maximise surface water infiltration and minimise stormwater run-off  
• minimise water use in landscaping  
• protect and enhance waterway corridors and wetland values  
• protect waterway health by improving stormwater quality and reducing site run-off, and  
• incorporate water re-use and recycling opportunities where appropriate | **A1** No Acceptable Solution prescribed as each site requires an individual approach and assessment  
*Note: Compliance may be demonstrated by an Integrated Water Management Plan (IWMP) which identifies the range of strategies and actions proposed to integrate water supply, waste water and stormwater, thus ensuring protection and enhancement of affected waterways and catchment areas. An IWMP also identifies those Water Sensitive Urban Design measures proposed to be incorporated in a development* |

| **P2** Vegetation protected by the *Natural Assets Local Law* must be retained and incorporated into the design/layout of buildings and infrastructure | **A2.1** 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*  
**A2.2** Where these significant landscape trees cannot be retained within the development layout, replacement planting is shown on a landscape concept plan and provided as follows:  
• advanced stock with a minimum 400 litre pot size, 4m high, and  
• provided with 12 months aftercare |
### 5.2 Precinct 1—Wynnum North

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Development occurs at very low densities to minimise the number of people exposed to potential risk from the Australia TradeCoast Industrial Area  
*Note: Level of risk can be determined using methodology outlined in the Hazard and Risk Assessment Planning Scheme Policy* | **A1.1** Reconfiguration does not result in any lot with an area of less than 2,000m²  
**A1.2** Residential development consists of detached dwellings only |

**Sub-precinct 1(a)**

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P2** The level of risk to public safety, employees, property and the environment from technological hazards (including fire, explosion and chemical release) must be within acceptable limits  
*Note: Level of risk can be determined using methodology outlined in the Hazard and Risk Assessment Planning Scheme Policy* | **A2.1** No Acceptable Solution prescribed |
| **P3** Development ensures that industrial traffic and other non–residential movements do not adversely impact the residential amenity of nearby residents  
*Note: This must be demonstrated on a Structure Plan in accordance with the Structure Planning Code* | **A3.1** All traffic enters and exits via Pritchard Street  
*Note: Requirement for a shower cubicle and ancillary change room exempted for proposals requiring less than 10 bicycle parking spaces* |

### 5.3 Precinct 3—Wynnum Central

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wynnum Central Precinct (applies to whole Precinct)</strong></td>
<td><strong>A1.1</strong> Non–residential activities are only located in the Multi–purpose Centre Area</td>
</tr>
<tr>
<td><strong>P1</strong> The Wynnum Central Precinct is maintained as a compact mixed use Centre</td>
<td><strong>A2.1</strong> Development provides for street trees, furniture, lighting, footpath and kerb treatments planting in accordance with the Centres Detail Design Manual</td>
</tr>
</tbody>
</table>
| **P2** Development provides high quality streetscapes through landscape and footpath works that are consistent with area wide streetscape outcomes | **A3.1** Employees of an office or shop have:  
- 1 bicycle space per 500m² of GFA  
- 1 locker per 2 bicycle parking spaces  
- 1 shower cubicle with ancillary change rooms per 10 bicycle spaces, with a minimum of 2 showers, with provision for both females and males  
*Note: Requirement for a shower cubicle and ancillary change room exempted for proposals requiring less than 10 bicycle parking spaces* |
| **P3** Development provides adequate secure bicycle parking and storage for residents, employees and customers | **A3.2** Customers of an office have 1 bicycle parking space per 750m² of GFA  
**A3.3** Customers of a shop have 1 bicycle parking space per 500m² of GFA, with a minimum of 10 spaces |
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>A3.4</td>
<td>Where for a multi–unit dwelling, 1 lockable, covered, bicycle parking space is provided for every 2 residential units</td>
</tr>
<tr>
<td>P4 Development ensures that the location of the car parking and servicing/loading bays are concealed from view to create an active street frontage, improve the visual amenity of the streetscape and manage the safety of pedestrians and cyclists</td>
<td>A4.1 Parking, servicing and loading bays are located in basements or at the rear of buildings</td>
</tr>
</tbody>
</table>
| P5 The siting and design of buildings and open spaces:  
  • is responsive to the local subtropical climate  
  • reflects its bay setting and seaside character  
  • creates strong relationships between indoor and outdoor spaces and the private and public realm  
  • creates strong visual interest  
  • facilitates a reduction in energy usage  
  • provides surveillance of streets to improve pedestrian safety | A5.1 West facing building facades incorporate recesses such as balconies and verandahs with a minimum depth of 3m and provide sunshading devices such as awnings and pergolas  
A5.2 North facing building facades incorporate eaves and sun shading devices such as operable awnings having a minimum depth of 600mm to provide shading to the windows between October and March and allow access for winter sun  
A5.3 Building design facilitates cross ventilation by:  
  • enabling multiple internal flow paths, and  
  • locating and designing windows and other openings to respond to the dominant pattern of cooling coastal breezes and the local micro–climate  
A5.4 Building facades incorporate timber, sheet metal and other lightweight building materials  
A5.5 Buildings incorporate expansive decks, balconies and verandas with a minimum dimension of 3m. These are to be directly accessible from living spaces and oriented to directly overlook streets, pedestrian areas, public transport nodes and parks  
A5.6 Building facades are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building  
A5.7 Buildings incorporate expressive roof forms |
| P6 Development achieves suitable noise attenuation from the rail corridor to the new development | A6.1 Where the development adjoins the railway corridor, the rear boundary setback is 6m.  
A6.2 Noise impacts on dwellings are mitigated to comply with the requirements of the Noise Impact Assessment Planning Scheme Policy |
### Performance Criteria

<table>
<thead>
<tr>
<th>Sub-precinct</th>
<th>Description</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **Sub-precinct A—Wynnum CBD Northern Frame** | High density residential development is provided to achieve the intent for the area and to support its strategic location next to the Wynnum Central Railway Station and Wynnum Central Business District | A7.1 The height of the development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A7.2 Development comprises residential uses only |
| **Sub-precinct B—Parkside Residential** | High density residential development is provided to achieve the intent for the area and to support its strategic location in close proximity to Kitchener Park, Wynnum Central Railway Station and Wynnum Multi-purpose Centre | A8.1 The height of development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A8.2 Development comprises residential uses only |
| **Sub-precinct C—Western Residential** | Medium density residential development is provided to support the intent for the area and its strategic location in proximity to the Wynnum Central Railway Station  
Development must provide a transition between the Parkside Residential sub-precinct and the adjoining Low-medium Density Residential Area to the south-west of the precinct | A9.1 The height of the development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A9.2 Development comprises residential uses only |
| **Sub-precinct D—Wynnum Central Business District** | High density mixed use development is provided to support the intent for the area and its strategic location next to the Wynnum Central Railway Station | A10.1 The height of the development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A10.2 No Acceptable Solution for GFA is prescribed within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable Codes that reduce bulk |
| **Sub-precinct E—Bay Terrace** | Medium density mixed use development is provided to support the intent for the area and its strategic location in proximity to the Wynnum Central Railway Station  
Development provides a transition in height and density between the heights of buildings on the eastern side of Bay Terrace reducing down in height to low-medium density buildings in Akonna Street | A11.1 Where development occurs on the Wynnum Central School site, a public open space area of 40m in width is provided that has frontage to both Florence and Charlotte Streets, and is located next to the heritage building in accordance with Map B—Wynnum Central Sub-precinct  
A12.1 The height of the development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A12.2 No Acceptable Solution for GFA is prescribed within the sub-precinct. Building scale is managed through maximum height and the design requirements in the applicable Codes that reduce bulk |
### Performance Criteria

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<thead>
<tr>
<th><strong>Sub-precinct D—Wynnum Central Business District</strong></th>
<th><strong>Sub-precinct—E Bay Terrace</strong></th>
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</thead>
</table>
| P13 Development provides a range of Centre activities to support the revitalisation of the Centre to provide a mix of employment, residential accommodation, entertainment, recreation and service uses | A13.1 Development has a:  
- maximum of 80% of the gross floor area for residential uses  
- maximum of 40% of the GFA of the development is used for non-residential Centre activities |
| P14 Building design must:  
- provide active uses at ground level to public streets to improve surveillance and safety for pedestrians, and provide spaces for the community to meet and interact  
- provide a built form containing a podium, and for heights above 2 storeys a tower form, set back from street frontages and side boundaries to allow for spaces between buildings or breaks in longer buildings to allow sunlight, breezes and permit views  
- provide pedestrian shelter at ground level, and  
- provide a podium that presents a continuous pedestrian friendly facade at a human scale to retain the village character of the Centre | A14.1 Where in the Multi-purpose Centre Area, the ground floor level facing the street is entirely occupied by commercial or retail uses  
A14.2 Ground floor levels are to be a minimum height of 4.3m from floor to floor  
A14.3 The building is set back a minimum of 3m at ground level from the front boundary  
A14.4 Building lengths above the podium are a maximum of 30m in any direction  
A14.5 Development contains a podium that is a maximum of 8m in height and 2 storeys  
A14.6 Development higher than 2 storeys contains a tower form, set back from the podium. The tower complies with the following minimum setbacks from the property boundary:  
- rear setback of 6m  
- side setbacks of 3m, and  
- front setback of 8m to the building line and 4m to the balcony |
| P15 Development incorporates deep planting into the natural ground with large subtropical tree species that are complementary in scale and height to the built form. Deep planting is open to the sky with access to light and rainfall. Planting areas provide shade and informal recreation spaces, and are directly accessible from building tenancies or the street frontage | A15.1 Building footprints allow a minimum of 10% of the site area (with a minimum dimension of 4m) to be provided for deep planting to enable unimpeded access of the roots of trees to the sub soil stratum  
A15.2 The podium includes a front boundary setback of a minimum size of 5m x 5m for every 20m of street frontage to allow for the deep planting of large shade tree  
A15.3 Where not along a street frontage, deep planting areas are directly accessible at ground level from adjoining commercial or retail tenancies  
A15.4 Tree species to deep planting areas are capable of growing to a canopy diameter of 8m and a height of up to 15m |
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>P16 Development sites are of a suitable size to ensure coordinated and efficient development of the Centre and provide for safe and comfortable pedestrian environment and an active, attractive streetscape</td>
<td>A16.1 The site is a minimum of 1200m² with a minimum frontage width of 30m</td>
</tr>
</tbody>
</table>

**Sub-precinct F—Wynnum CBD Southern Frame**

| P17 Development provides a residential transition between the mixed use Wynnum CBD Sub-precinct and the adjoining low-medium density Residential Areas and Community Uses | A17.1 The height of the development is in accordance with Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct  
A17.2 Development comprises residential uses only |

| P18 Development is appropriately set back from the heritage building to ensure that the heritage values are not compromised and that the heritage listed building remains a key visual feature of the site | A18.1 Development up to 3 storeys is set back a minimum of 5m from the heritage building  
A18.2 Development greater than 3 storeys is set back 10m from the heritage building  
Refer to Map C—Indicative Structure Plan for Waterloo Bay Hotel Precinct |

| P19 Development provides a transition in built form to complement the scale of nearby residential areas | A19.1 Building height is limited to a maximum of 3 storeys and 12m where located within 10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Map C—Indicative Structure Plan for Waterloo Bay Hotel Precinct |

| P20 Active uses are provided at ground level to Berrima Street to provide a high level of visual amenity and streetscape appeal, improve surveillance and safety for pedestrians and provide spaces for the community to meet and interact | A20.1 An active frontage is provided to Berrima Street |

| P21 Noise impacts on nearby residents from activities associated with the Waterloo Bay Hotel are minimised | A21.1 Development fronting Byrneside Terrace and Bay Terrace consists of short term accommodation or residential uses |

| P22 Vegetation will be protected and incorporated into the design of the development and vegetation buffers are retained to protect residential amenity  
*Note: Compliance with the Performance Criteria and Acceptable Solutions can be demonstrated with a landscape concept plan that identifies and details the:*  
• location of the existing trees and their species, trunk diameter and canopy spread. The Landscape Concept Plan must show how the vegetation will be protected and incorporated into the design of the development  
• location and species of new trees to vegetate Byrneside Terrace and Bay Terrace | A22.1 Significant landscape trees are retained  
A22.2 Development ensures that the vegetation buffers along the frontages to the site are retained and enhanced |
### 5.4 Precinct 4—Manly Harbour Village Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P1</strong> The bulk and scale of development reflects Manly Harbour Village’s unique character and traditional streetscape</td>
<td><strong>A1.1</strong> No Acceptable Solution prescribed</td>
</tr>
<tr>
<td><strong>P2</strong> Manly Harbour Village will continue to function as a Suburban Centre, providing a range of retail, business and entertainment facilities for the local community and visitors to the district</td>
<td><strong>A2.1</strong> No Acceptable Solution prescribed</td>
</tr>
</tbody>
</table>
| **P3** New development is to maximise views but also protect vistas of Moreton Bay from areas adjoining the Centre  
*Note: A visual impact analysis is required for any application for development on a site that is greater than 10.5m from ground level in the existing Multi-purpose Centre. The view analysis should show how all views from existing and prospective developments further from Moreton Bay would be affected by the proposed development, including desirable views that are not necessarily directly towards Moreton Bay* | **A3.1** Development is to be no greater than 10.5m in height from ground level |

### 5.5 Precinct 6—Wynnum Road Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Medium density residential development is provided that supports the intent for the area and steps down to a low density scale to provide a transition to existing adjoining residential development | **A1.1** Development is a maximum of 5 storeys in height  
**A1.2** Where development is within 25m of the northern and eastern boundaries of the precinct, the building height is to be a maximum of 2 storeys in accordance with *Map D—Indicative Structure Plan for Wynnum Road Precinct* |
| **P2** The development provides a new district park to facilitate:  
• pedestrian and cycle connectivity and permeability from the existing park on Sorrento Street to the Wynnum Plaza  
• recreational space in close proximity to the Wynnum Plaza  
The parkland is located to achieve surveillance from Wynnum Road and new development | **A2.1** A district level park is provided along the Wynnum Road frontage (in accordance with *Map D—Indicative Structure Plan for Wynnum Road Precinct*)  
**A2.2** Orientation of future lots and buildings facilitates surveillance of the park from living areas.  
**A2.3** Fencing abutting the park is a maximum of:  
• 1.2m in height, or  
• 1.5m in height with a 50% transparency |
| **P3** Development of the site provides a low speed environment for vehicular permeability linking Sorrento Street to Alter Street | **A3.1** A local road connection is provided from Sorrento Street through to Alter Street in accordance with *Map D—Indicative Structure Plan for Wynnum Road Precinct* |
| **P4** Proposals provide adequate secure bicycle parking and storage | **A4.1** Where for a multi-unit dwelling, 1 lockable, covered, bicycle parking space is provided for every 2 residential units |
### 5.6 Precinct 7—Lota Wetlands Precinct

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** | Development is designed and constructed to protect and enhance the ecological values and to maintain the fauna movement opportunities in this precinct.  
Water Sensitive Urban Design principles are to be incorporated into any new development to improve water quality and to maintain the existing hydrological regimes in the Lota Wetlands. |
| **A1.1** | Development is not located within areas of Habitat Area and Ecological Corridor and Valued Vegetation as shown on Map E—Lota Wetlands Precinct – Valued Vegetation. |
| **A1.2** | Development ensures that the areas of Habitat Area and Ecological Corridor and Valued Vegetation as shown on Map E—Lota Wetlands Precinct – Valued Vegetation are protected, rehabilitated and enhanced. |
| **A1.3** | Construction and excavation processes protects areas of Habitat Area and Ecological Corridor and Valued Vegetation as shown on Map E—Lota Wetlands Precinct – Valued Vegetation. |
| **A1.4** | Stormwater Quality Improvement Devices are located within development areas and not within the Habitat Area and Ecological Corridor or Valued Vegetation as shown on Map E—Lota Wetlands Precinct – Valued Vegetation. |
| **P2** | Koala Conservation measures and Koala-sensitive design features as provided in the Nature Conservation (Koala) Conservation Plan 2000 and Management Program 2006–2016 (the Koala Plan) are to be incorporated into any development in this precinct. |
| **A2.1** | The Habitat Area and Ecological Corridor is protected with no urban development or infrastructure being located within this element. |
| **P3** | Any redevelopment or change in use on the driving range site (Lot 2 SP 111080) is to ensure revegetation on the rear portion of the site adjacent to the Lota Wetlands, in order to protect and enhance environmental values, strengthen fauna movement corridors and to provide appropriate buffering to the wetlands. |
| **A3.1** | No Acceptable Solution prescribed. |
### Table 1—Maximum Building Heights in Precinct 3—Wynnum Central Precinct

<table>
<thead>
<tr>
<th>Sub-precinct</th>
<th>Maximum storeys</th>
<th>Minimum floor to floor heights</th>
<th>Medium podium height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A – Wynnum CBD Northern Frame</strong></td>
<td>Maximum height of 25m(1) and up to 8 storeys from ground level</td>
<td>Residential – 2.9m</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>B – Parkside Residential</strong></td>
<td>Maximum height of 25m(1) and up to 8 storeys from ground level</td>
<td>Residential – 2.9m</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>C – Western Residential</strong></td>
<td>Maximum height of 16m(1) and up to 5 storeys from ground level</td>
<td>Residential – 2.9m</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>D – Wynnum Central Business District</strong></td>
<td>Maximum height of 28m(1) and up to 8 storeys from ground level</td>
<td>Residential – 2.9m Ground floor – 4.3m Second storey of podium – 3.5m</td>
<td>2 storeys</td>
</tr>
<tr>
<td><strong>E – Bay Terrace</strong></td>
<td>Maximum height of 18m(1) and up to 5 storeys from ground level</td>
<td>Residential – 2.9m Ground floor – 4.3m Second storey of podium – 3.5m</td>
<td>2 storeys</td>
</tr>
<tr>
<td><strong>F – Wynnum CBD Southern Frame</strong></td>
<td>Maximum height of 16m(1) and up to 5 storeys from ground level</td>
<td>Residential – 2.9m</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>G – Waterloo Bay Hotel</strong></td>
<td>Maximum height of 12m(1) and up to 3 storeys and maximum height of 21m(1) and up to 6 storeys from ground level in accordance with Map C—Indicative Structure Plan for Waterloo Bay Hotel Precinct</td>
<td>Residential – 2.9m Ground floor – 4.3m Second storey of podium – 3.5m</td>
<td>3 storeys to Berrima Street</td>
</tr>
</tbody>
</table>

(1) Maximum height in metres is measured from natural ground level to the underside of the ceiling of any habitable room.
Map A: Precincts

- Neighbourhood Plan Boundary
- Precinct Boundary

1. Wynnum North Precinct
1a. Wynnum North Sub-precinct
2. Light and Service Industry Precinct
3. Wynnum Central Precinct
4. Manly Harbour Village Precinct

5. Wynnum Hospital Precinct
6. Wynnum Road Precinct
7. Lota Wetlands Precinct

- Habitat Areas and Ecological Corridors
- Valued Vegetation

MORETON BAY
Map B: Wynnum Central Sub-precincts

- Neighbourhood Plan boundary
- Precinct boundary
- Sub-precinct boundary
- Park

A  Wynnum CBD Northern Frame
B  Parkside Residential
C  Western Residential
D  Wynnum Central Business District
E  Bay Terrace
F  Wynnum CBD Southern Frame
G  Waterloo Bay Hotel
H  Esplanade

MORETON BAY
Map C: Indicative Structure Plan for Waterloo Hotel Precinct

- Maximum of 3 storeys within 10 m of boundary
- Protect and enhance vegetation buffer
- Minimum 5 m setback from heritage building to new development
- Development greater than 3 storeys is set back a minimum of 10 m from heritage building
- Active frontage along Berrima Street

Legend:
- Light grey = Neighbourhood Plan boundary
- Orange = Precinct boundary
Map D: Indicative Structure Plan for Wynnum Road Precinct

- New Park
- New pedestrian connection to shopping centre
- New road network

Legend:
- --- Neighbourhood Plan boundary
- --- Precinct boundary
- Maximum 2 storeys
- Maximum 5 storeys