7.2.3.4 Carindale centre neighbourhood plan code

7.2.3.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Carindale centre neighbourhood plan area if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](CarindaleCentreTOA.docx)); or
3. impact assessable development.
4. Land in the Carindale centre neighbourhood plan area is identified on the [NPM-003.4 Carindale centre neighbourhood plan map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and includes the following precincts:
5. Centre core precinct (Carindale centre neighbourhood plan/NPP-001);
6. Centre fringe precinct (Carindale centre neighbourhood plan/NPP-002);
7. Centre residential precinct (Carindale centre neighbourhood plan/NPP-003).
8. When using this code, reference should be made to [section 1.5](Part1.docx#Part1Pt5), [section 5.3.2](Part5TablesOfAssessmentIntro.docx#Part532) and [section 5.3.3](Part5TablesOfAssessmentIntro.docx#Part533).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to [Table 5.9.14.A](CarindaleCentreTOA.docx#Table5914a), [Table 5.9.14.B](CarindaleCentreTOA.docx#Table5914b), [Table 5.9.14.C](CarindaleCentreTOA.docx#Table5914c) and [Table 5.9.14.D](CarindaleCentreTOA.docx#Table5914d).

7.2.3.4.2 Purpose

1. The purpose of the Carindale centre neighbourhood plan code is to provide finer grained planning at a local level for the Carindale centre neighbourhood plan area.
2. The purpose of the Carindale centre neighbourhood plan code will be achieved through overall outcomes including overall outcomes of each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
4. Carindale is the [Major Centre](Definitions.docx#MajorCentre) serving the eastern sector of Brisbane.
5. The centre contains a range of functions that complement one another and combine to create an integrated mixed use centre, with strong retail, [office](Definitions.docx#Office), residential, [community](Definitions.docx#CommunityUse) and entertainment uses, and high-quality public transport services.
6. Community and after hours uses ensure the centre is active in the evenings and on weekends. These activities are focused on the plaza.
7. The centre is the focus for high-quality public transport services in the eastern part of the city.
8. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
9. Development is consistent with community expectations and infrastructure assumptions.
10. Centre core precinct (Carindale centre neighbourhood plan/NPP-001) overall outcomes are:
11. The precinct is an integrated shopping facility supporting a full range of [centre activities](Definitions.docx#CentreActivities) and focused on the Carindale Shopping Centre.
12. All development is in accordance with an approved structure plan.
13. The plaza at the northern end of the precinct:
14. is surrounded by uses with active building frontages;
15. is the focus for community and after-hours activities, including [food and drink outlets](Definitions.docx#FoodDrink) with outdoor dining;
16. has uses fronting the plaza which are capable of operating independently of the main shopping complex.
17. Centre fringe (Carindale centre neighbourhood plan/NPP-002) overall outcomes are:
18. The precinct primarily contains a range of businesses, [offices](Definitions.docx#Office) and personal services in purpose-built commercial buildings which also accommodates retail activities that cannot locate within the Carindale Shopping Centre.
19. All development is in accordance with the approved structure plan.
20. Buildings are well articulated, are buffered by quality landscaping, add visual interest to and enhance the appearance of the centre, and are of compatible design so to appear as part of an integrated business park.
21. Centre residential (Carindale centre neighbourhood plan/NPP-003) overall outcomes are:
22. The precinct is developed for medium density residential uses and takes advantage of its location close to various [centre activities](Definitions.docx#CentreActivities) and public transport facilities.

7.2.3.4.3 Performance outcomes and acceptable outcomes

Table 7.2.3.4.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| General |
| PO1Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the [amenity](Definitions.docx#Amenity) of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:1. consistent with the anticipated density and assumed infrastructure demand;
2. aligned to community expectations about the number of [storeys](Definitions.docx#Storey) to be built;
3. proportionate to and commensurate with the utility of the site area and frontage width;
4. designed not to cause significant and undue adverse amenity impact to adjoining development;
5. sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site.

Note—Development that exceeds the intended number of [storeys](Definitions.docx#Storey) or [building height](Definitions.docx#BuildingHeight) can place disproportionate pressure on the transport network, public space or [community facilities](Definitions.docx#CommunityFacilities) in particular.Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and [amenity](Definitions.docx#Amenity). | AO1Development complies with the number of [storeys](Definitions.docx#Storey) and [building height](Definitions.docx#BldgHeight) in [Table 7.2.3.4.3.B](CarindaleLP.docx#Table72343b).Note—Neighbourhood plans will mostly specify maximum number of [storeys](Definitions.docx#Storey) where zone outcomes have been varied in relation to [building height](Definitions.docx#BuildingHeight). Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| PO2Development provides safe, convenient and fully accessible pedestrian links:1. throughout the neighbourhood plan area, particularly between the plaza, cinemas and public transport interchanges including the future busway station;
2. with residential development immediately north of the centre also established.
 | AO2Development provides walking and cycling links that are available at all times and do not rely on access to the [shopping centre](Definitions.docx#ShopCentre). |
| If in the Centre core precinct (Carindale centre neighbourhood plan/NPP-001) |
| PO3Development size and bulk is consistent with the highly urban character of the core area of a [Major Centre](Definitions.docx#MajorCentre). | AO3Development has a maximum [gross floor area](Definitions.docx#GFA) of 250% of the site area. |
| PO4Development enhances integration of the centre, reinforces its identity and desired character and assists with visitor orientation and direction. | AO4.1Development provides extensive landscaping and detailed architectural treatments that soften the multistorey car park and blank facades that dominate the built form of the precinct. |
| AO4.2Development adjacent to the centre’s major intersections and community spaces includes gateway features such as entry statements or site markers. Refer to [Figure a](#FigureA). |
| AO4.3Development for the plaza and other public spaces incorporates public art. |
| PO5Development ensures car parking areas do not undermine the character and visual attraction of the centre and do not dominate the streetscape or diminish the quality of spaces between buildings. | AO5Development conceals car parking within [basements](Definitions.docx#Basement) or the building structure. |
| If in the Centre fringe precinct (Carindale centre neighbourhood plan/NPP-002) |
| PO6Development size and bulk is consistent with the highly urban character of a [Major Centre](Definitions.docx#MajorCentre). | AO6Development has a maximum [gross floor area](Definitions.docx#GFA) of 200% of the site area. |
| PO7Development enhances integration of the centre, reinforces its identity and desired character and facilitates quality landscaping and pedestrian forecourts. | AO7.1Development has a minimum building [setback](Definitions.docx#Setback) from the property alignment of 6m. |
| AO7.2Development adjacent to the centre’s major intersections and community spaces includes gateway features such as entry statements or site markers as indicated in [Figure a](#FigureA) |
| AO7.3Development incorporates building forecourts that are publicly accessible and that feature quality landscaping. |
| PO8Development is designed to provide opportunities for casual surveillance of the Bulimba Creek recreation corridor and creates a strong interface with Creek Road and Old Cleveland Road. | AO8Development addresses Creek Road, Old Cleveland Road and Bulimba Creek. |
| PO9Development ensures that pedestrian areas are designed to reinforce the character of the centre, promote pedestrian and cycle use and facilitate safe pedestrian movement between the Centre fringe precinct and the plaza. | AO9Development allows for pedestrian crossings on Millennium Boulevard. |
| PO10Development does not impact on the operation of the [major road](Definitions.docx#MajorR) network. | AO10Development is accessed by vehicles via the existing internal road network. No new direct vehicle access is provided from Creek Road or Old Cleveland Road in the areas indicated in [Figure a](#FigureA). |
| PO11Development ensures that car parking areas do not undermine the character and visual attraction of the centre and do not dominate the streetscape or diminish the quality of spaces between buildings. | AO11Development conceals car parking within [basements](Definitions.docx#Basement) or the building structure. |

Table 7.2.3.4.3.B—Maximum building height

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Development | Circumstance | Building height (number of storeys) | Building height (m) | Eaves height (m) |
| If in the Centre core precinct (Carindale centre neighbourhood plan/NPP-001) |
| Any development in this precinct | 10 | Not specified | Not specified |
| If in the Centre fringe precinct (Carindale centre neighbourhood plan/NPP-002) |
| Any development in this precinct | 8 | Not specified | Not specified |
| If in the Centre residential precinct (Carindale centre neighbourhood plan/NPP-003) |
| Any development in this precinct | 3 | Not specified | 9.5 |



View the high resolution of [Figure a–Design guidelines](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2007%20-%20Local%20plans/Spatial%20Maps/FigureA_Carindale_Centre.pdf) (PDF file size is 119Kb)