

WEINAM CREEK

Mixed Use Village Masterplan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1143

Date: 22-Dec-2021



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APPENDICES

- Appendix A: Landscape Master Plan by O2LA
- Appendix B: Boat Parking Facilities by Calibre
- Appendix C: Boat Ramp by Cardno

1. CONTEXT

1.1 Purpose of the Weinam Creek Masterplan

The purpose of this Masterplan is to provide a framework to guide the future development across various landholdings within the Weinam Creek Priority Development Area (PDA) to revitalise the waterfront precinct and deliver a range of public and community infrastructure.

The Masterplan will facilitate coordinated land use and infrastructure planning to deliver the Vision of the PDA including the provision of key structure planning elements and infrastructure such as new roads, pedestrian / cyclist connections, community facilities and public open space. The Masterplan establishes the framework and approval processes for the delivery of future development.

1.2. Subject Site and Relevant Surrounds

The subject site to which this Masterplan relates to is identified in Figure 1 below.



FIGURE 1. CONTEXT PLAN

1. CONTEXT

1.3 Precincts and Sub-Precincts

The Masterplan is structured into a series of Precincts and Sub-Precincts, including:

Precinct 1 - Mixed Use Village

- Sub Precinct 1a – Mixed Use (Town Centre)
- Sub Precinct 1b – Mixed Use (Residential & Leisure)
- Sub Precinct 1c – Mixed Use (Creekside Residential)
- Sub Precinct 1d – Mixed Use (Community & Residential)

Precinct 2 - Waterfront

- Sub Precinct 2a – Civic Promenade
- Sub Precinct 2b – Linear Park
- Sub Precinct 2c – Neville Stafford Park

Precinct 3 - Weinam Creek

- Sub Precinct 3a – Recreational Boat Ramp

Precinct 4 - Sel Outridge Park

- Sub Precinct 4a – Sel Outridge Park

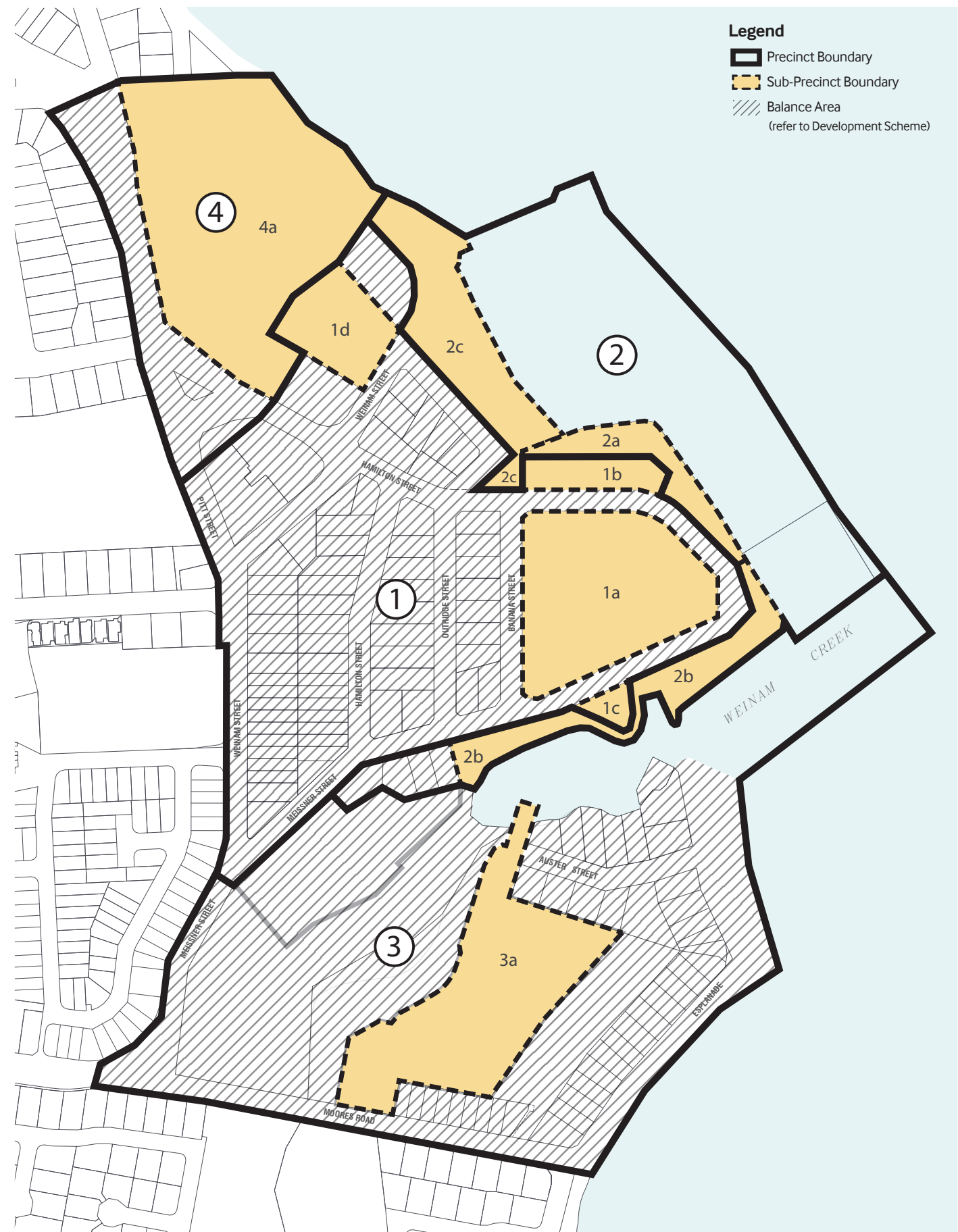


FIGURE 2. PRECINCT AND SUB-PRECINCT PLAN

1. CONTEXT

1.4. Structure Plan

The Structure Plan presented here is a progressed version of the Development Scheme Map 2. Structure Plan and has been adapted to suite the resolved arrangements regarding the road structure, connectivity and mixed use nodes.

The Structure Plan reinforces the vision of the Weinam Creek Priority Development Area as outlined in the Development Scheme and informs the Masterplan.



FIGURE 3. STRUCTURE PLAN

1. CONTEXT

1.5. Active Transport and Movement

The Active Transport and Movement Plan has been incorporated into the Masterplan to provide additional guidelines for considering the connectivity within the PDA.

Key Pedestrian Connections create view corridors and form important links between destinations, namely the mixed use nodes, marina station and parking zones. These connections are to be maintained and adapted into the design of the built form where relevant to maintain core access routes between destinations. They enhance legibility and promote character of the development through visual links and cues, and assist with guiding pedestrian movement through the development.

Section 3.0 of this Masterplan provides development guidelines and supporting figures that highlight the connectivity around the Precinct 1 mixed use nodes.

The Active Transport and Movement Plan can be read in conjunction with the Landscape Masterplan Report - Pedestrian and Cycleway Hierarchy Plan.

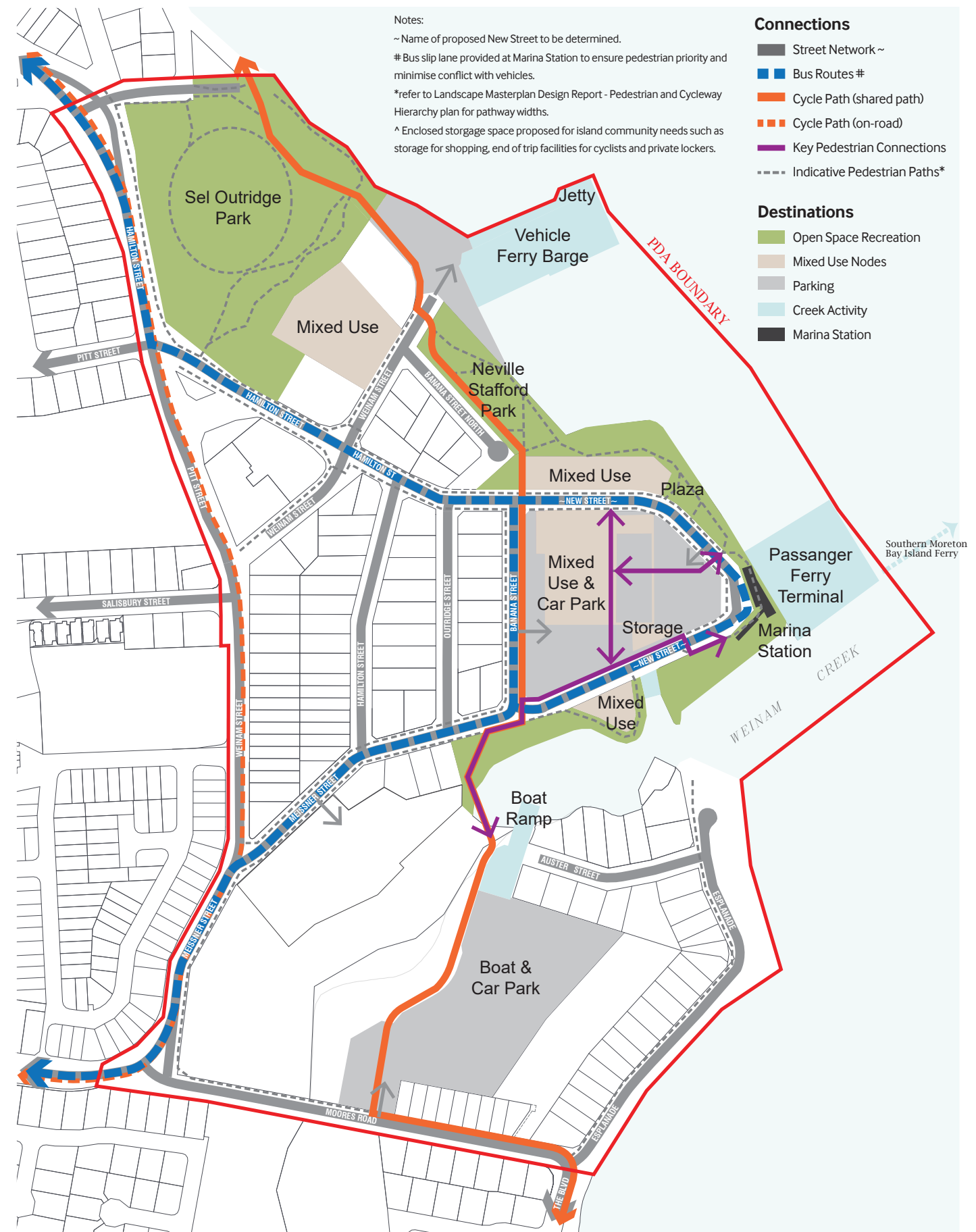


FIGURE 4. ACTIVE TRANSPORT MOVEMENT PLAN

1. CONTEXT

1.6. Interpretation

Terms used in this Masterplan have the meaning assigned to that term by one of the following:

- Economic Development Act 2012;
- Weinam Creek PDA Development Scheme 2014.

In the event a term has been assigned a meaning in more than one of the above instruments, the meaning contained in the Economic Development Act 2012 will prevail.

1.7. Relationship to Other Legislation

The Redland City Plan 2018 being the Redland City Council Planning Scheme only applies where specifically identified in the Weinam Creek PDA Development Scheme 2014 and where otherwise adopted by this Masterplan.

1.8. Framework for Delivery of Approved Development

Figure 5 identifies the framework for the delivery of approved development under this Masterplan. The framework comprises two delivery pathways:

1. Approved Development - Development Permit

2. Approved Development - Preliminary Approval

1.9. Notification requirements for land uses under the Preliminary Approval

- Future development applications will not require public notification where they are consistent with the sub-precinct structure plans of the PDA preliminary approval, to the extent those uses are developed generally in accordance with the Weinam Creek Masterplan.
- Future development applications that are inconsistent with the PDA preliminary approval may require public notification.

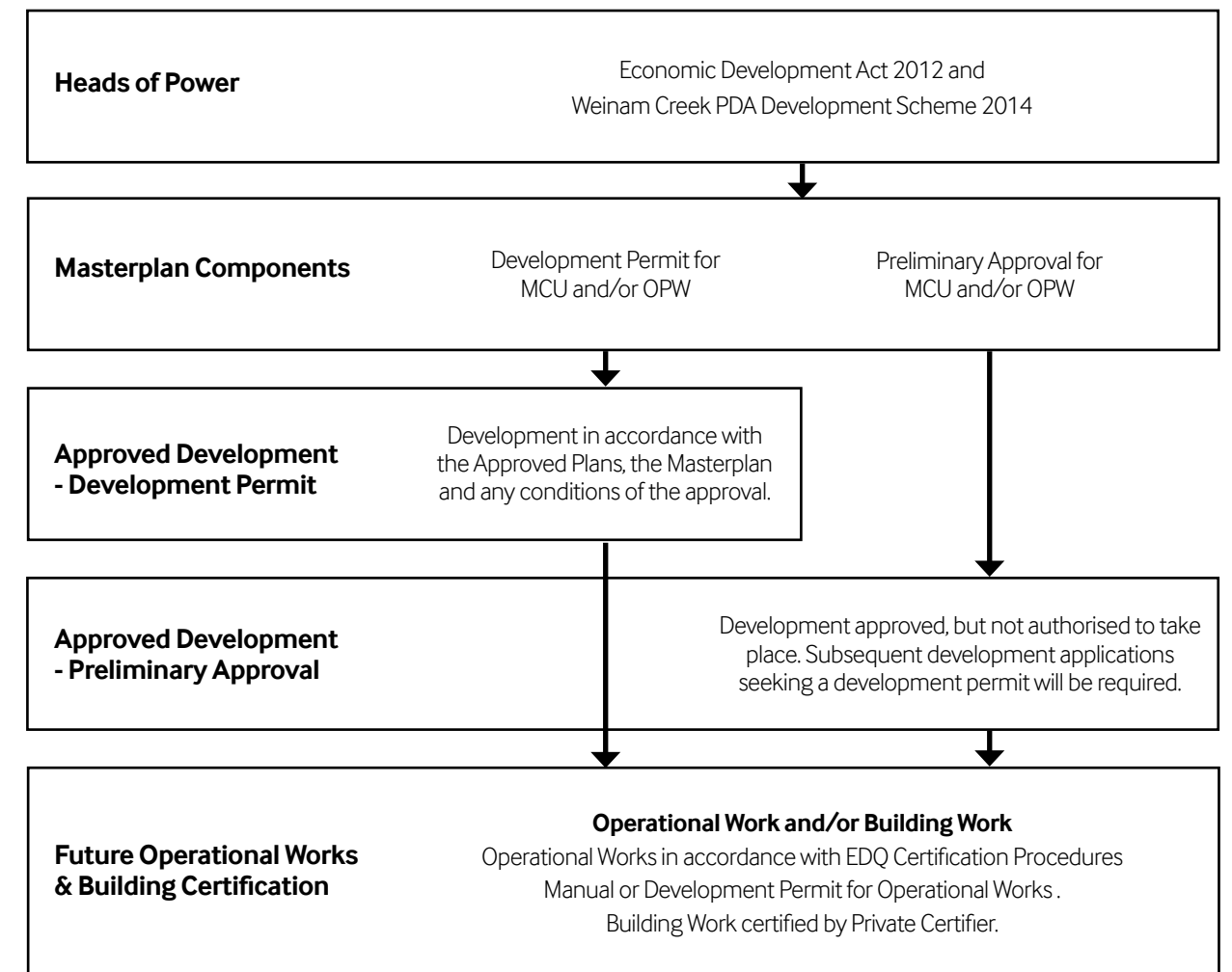
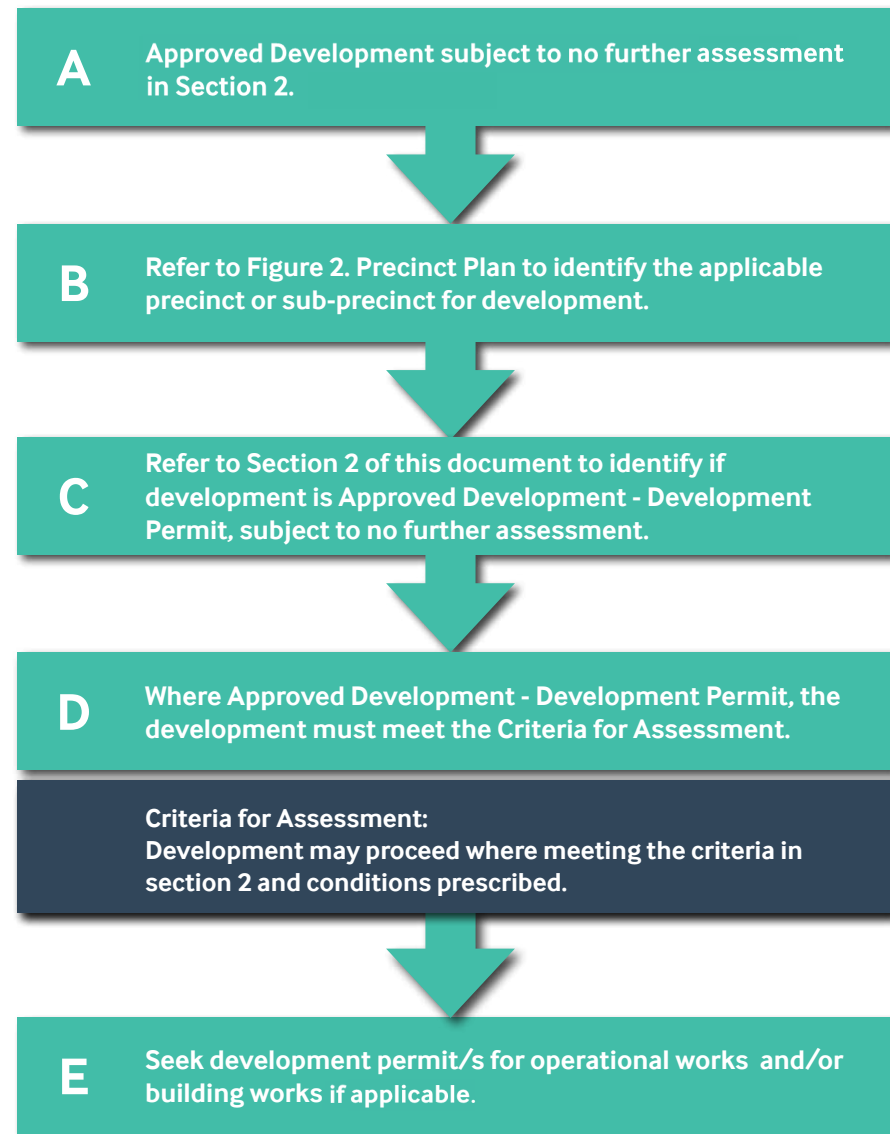


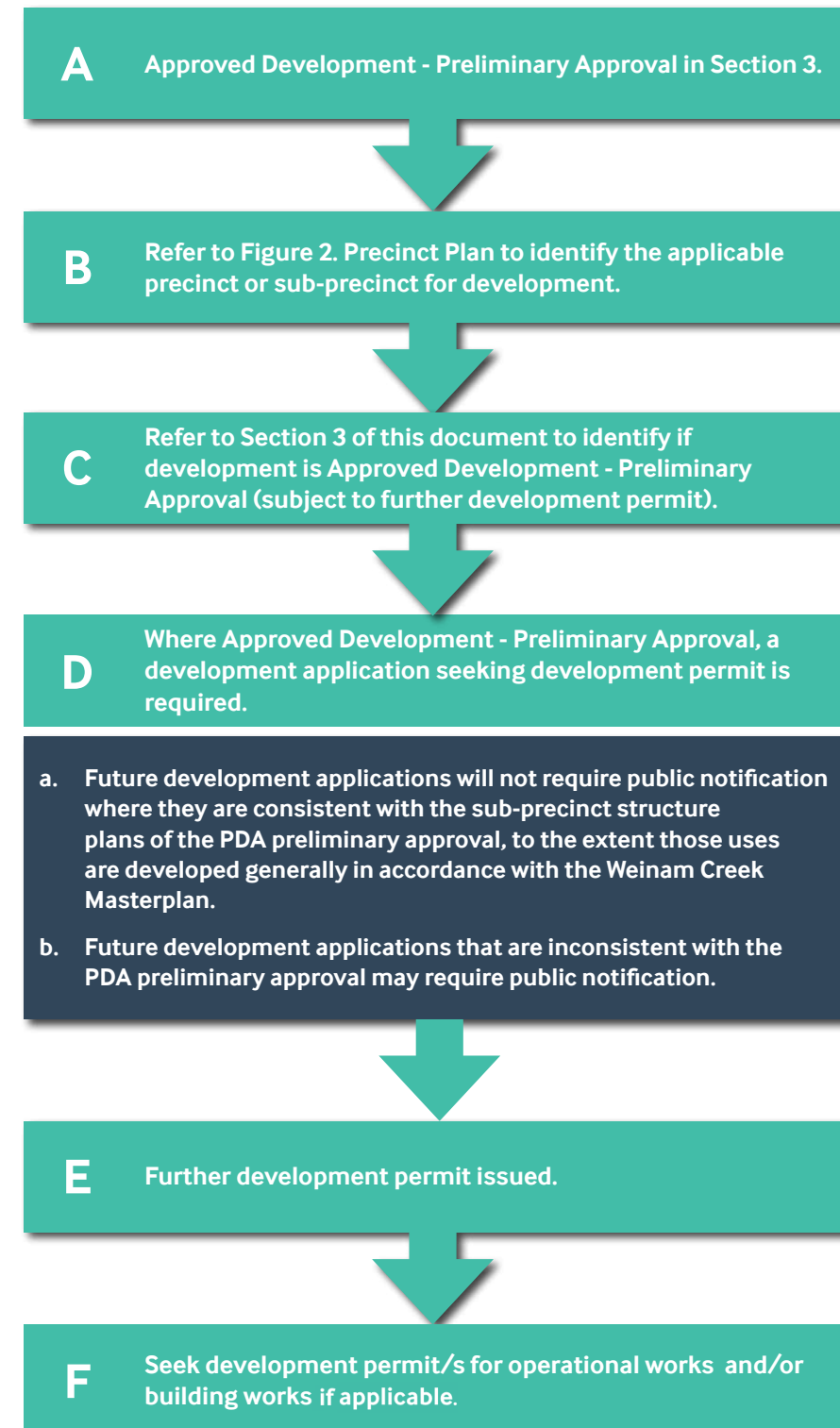
FIGURE 5. DELIVERY FRAMEWORK

1. CONTEXT

1.9.1. Approved Development - Development Permit



1.9.2. Approved Development - Preliminary Approval



2. APPROVED DEVELOPMENT - DEVELOPMENT PERMIT (No Further Assessment subject to compliance with identified requirements)

Development identified in Section 2.0, requires no further assessment where consistent with the criteria identified below and complying with conditions. Such development can proceed to operational works and / or building certification where applicable.

2.1. Precinct 1

Interim Car Park & Community infrastructure

Development for Car Park (Interim) and Community Infrastructure (Interim) is intended to optimise the availability of public car parking at all stages of the construction of the new roads if complying with any relevant conditions.

2.2. Precinct 2

Neville Stafford Park

Development plans for Neville Stafford Park in Precinct 2c are included in Appendix A page 10 of Landscape Master Plan Report by O2LA.

2.3. Precinct 3

Boat Parking Facilities

Development plans for the Boat Parking Facilities in Precinct 3a are included in Appendix B (refer to drawings 200 Rev 1, 300 Rev 1, 310 Rev 1, 350 Rev 1, 360 Rev 1, 370 Rev 1, 600 Rev 1 by Calibre).

Recreational Boat Ramp

Development plans for the Recreational Boat Ramp in Precinct 3a are included in Appendix C of this Masterplan for reference (Refer to Drawing 790486-001-SK-1000 Rev C by Cardno).

2.4. Precinct 4

Sel Outridge Park

Development plans for Sel Outridge Park in Precinct 4a are included in Appendix A page 07 of Landscape Master Plan Report by O2LA.



FIGURE 6. LAND USE PLAN

3. APPROVED DEVELOPMENT - PRELIMINARY APPROVAL

(Subject to further development permit)

Development identified in Section 3.0 is development for which a Preliminary Approval is given for a future development application. Preliminary Approval approves the development, but does not authorise development to take place. Subsequent development applications seeking a development permit will be required before work is authorised to take place.

The approved uses for each Precinct are identified below:

3.1. Precinct 1

Sub-Precinct 1a	Sub-Precinct 1b	Sub-Precinct 1c	Sub-Precinct 1d
Car park Child Care Centre Club Community Use Educational Establishment Emergency Services Food and Drink Outlet Health Care Services Hotel Indoor Sport and Recreation Multiple Dwelling Office Port Services Residential Care Facility Retirement Facility Shop Shopping Centre Short Term Accommodation Utility Installation	Car park Food and Drink Outlet Health Care Services Hotel Indoor Sport and Recreation Multiple Dwelling Office Residential Care Facility Retirement Facility Shop Short Term Accommodation Utility Installation	Car park Food and Drink Outlet Health Care Services Hotel Indoor Sport and Recreation Multiple Dwelling Office Residential Care Facility Retirement Facility Shop Short Term Accommodation Utility Installation	Car park Child Care Centre Club Community Use Educational Establishment Emergency Services Food and Drink Outlet Health Care Services Hotel Indoor Sport and Recreation Multiple Dwelling Office Residential Care Facility Retirement Facility Shop Short Term Accommodation Utility Installation

3.2. Precinct 2

2a - Civic Promenade	2b - Linear Park
Park	Park



FIGURE 6. LAND USE PLAN

4. STRUCTURE PLANS

4.1. Sub-Precinct 1a - Mixed Use (Town Centre)

This sub-precinct is the core of the mixed use within the PDA (Mixed Use Village Precinct) and will provide a variety of key services for the Island residents and the local residents including a supermarket and specialty shops, parking and storage facilities.

Elements specified in this structure plan are clarified in the development controls contained in Section 5 of this Masterplan.

Development Area

- Development Area (Max. 7 storeys permitted)
- Indicative Building Footprint
- Key Corner (architectural / landscape landmark)
- Edges to be Activated at Ground Floor Level
- Landscape Buffer
- Indicative Vehicle Access
- Indicative Service Vehicle Access
- No Vehicle Access

Adjoining Information (Indicative Only)

- Key Threshold
- Cycleway
- Pedestrian Footpath
- Full-width Verge Footpath
- Key Pedestrian Link
- Reconfigured Local Road Network
- One-way Loop Road
- Bus-only Lane
- Ferry Terminal / Bus Stop

AMENDED IN RED

By: Rachael Grimes

Date: 22-Dec-2021



Max. Building Height:

7 storeys

Sub-Precinct 1a

Approved Uses
(preliminary approval):

Retail

Food and Drink Outlet
Shop
Shopping Centre

Commercial

Car park
Health Care Services
Office

Other

Child Care Centre
Club
Community Use
Educational Establishment
Emergency Services
Hotel
Indoor Sport and Recreation
Port Services
Utility Installation

Residential

Multiple Dwelling
Residential Care Facility
Retirement Facility
Short Term Accommodation

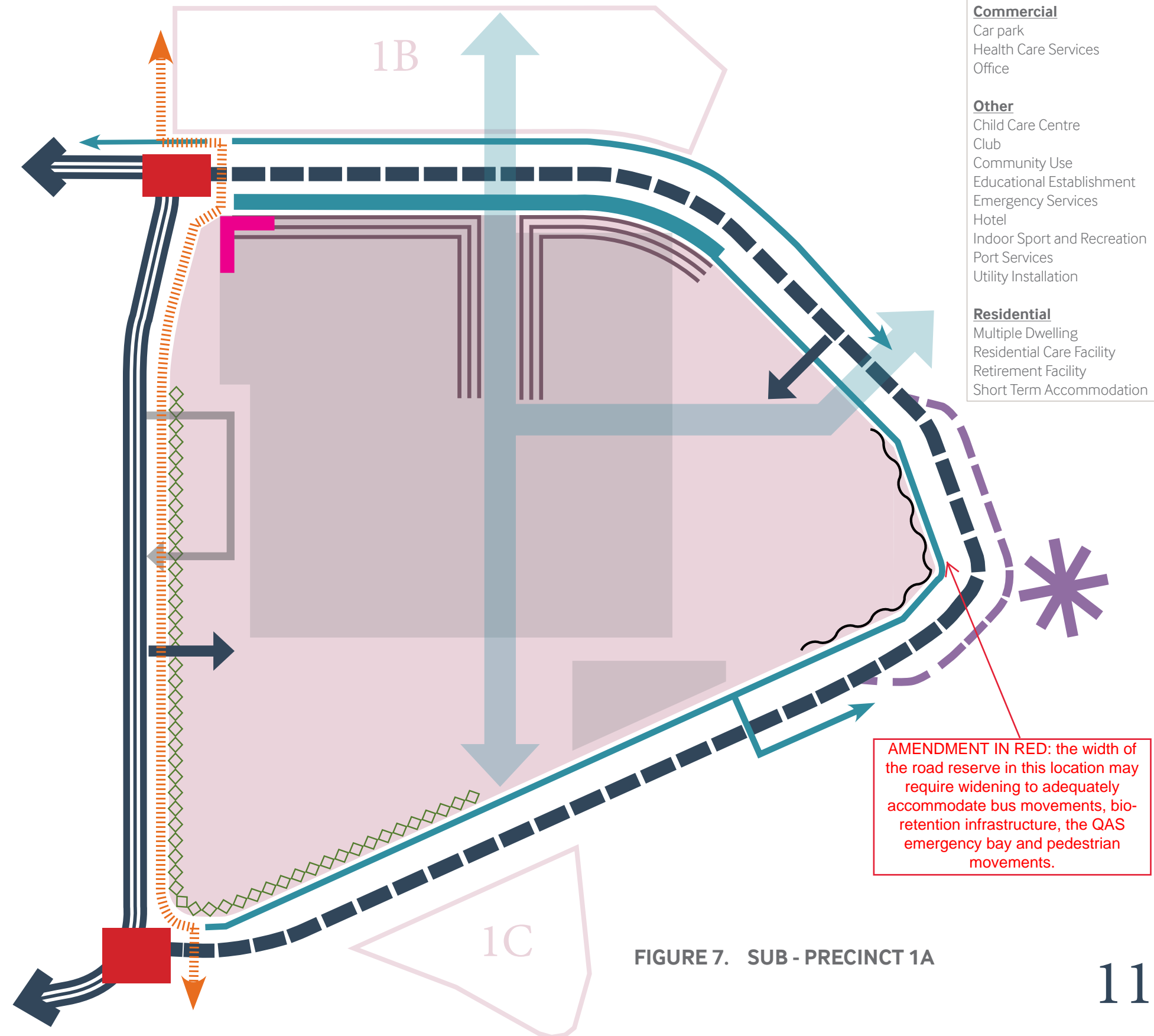


FIGURE 7. SUB - PRECINCT 1A

4. STRUCTURE PLANS

4.2. Sub-Precinct 1b - Mixed Use (Residential & Leisure)

This northern hub in the Mixed Use Village Precinct is the preferred location for high density residential accommodation with ground floor opportunities for shops and food and drink outlets. It shares activation on the newly proposed main road with the shopping center, therefore ground floor treatment and access to the adjoining civic promenade is key.

Elements specified in this structure plan are clarified in the development controls contained in Section 5 of this Masterplan.

Max. Building Height:
7 storeys
Sub-Precinct 1b Approved Uses (preliminary approval):
Retail Food and Drink Outlet Shop
Commercial Car park Health Care Services Office
Other Hotel Indoor Sport and Recreation Utility Installation
Residential Multiple Dwelling Residential Care Facility Retirement Facility Short Term Accommodation

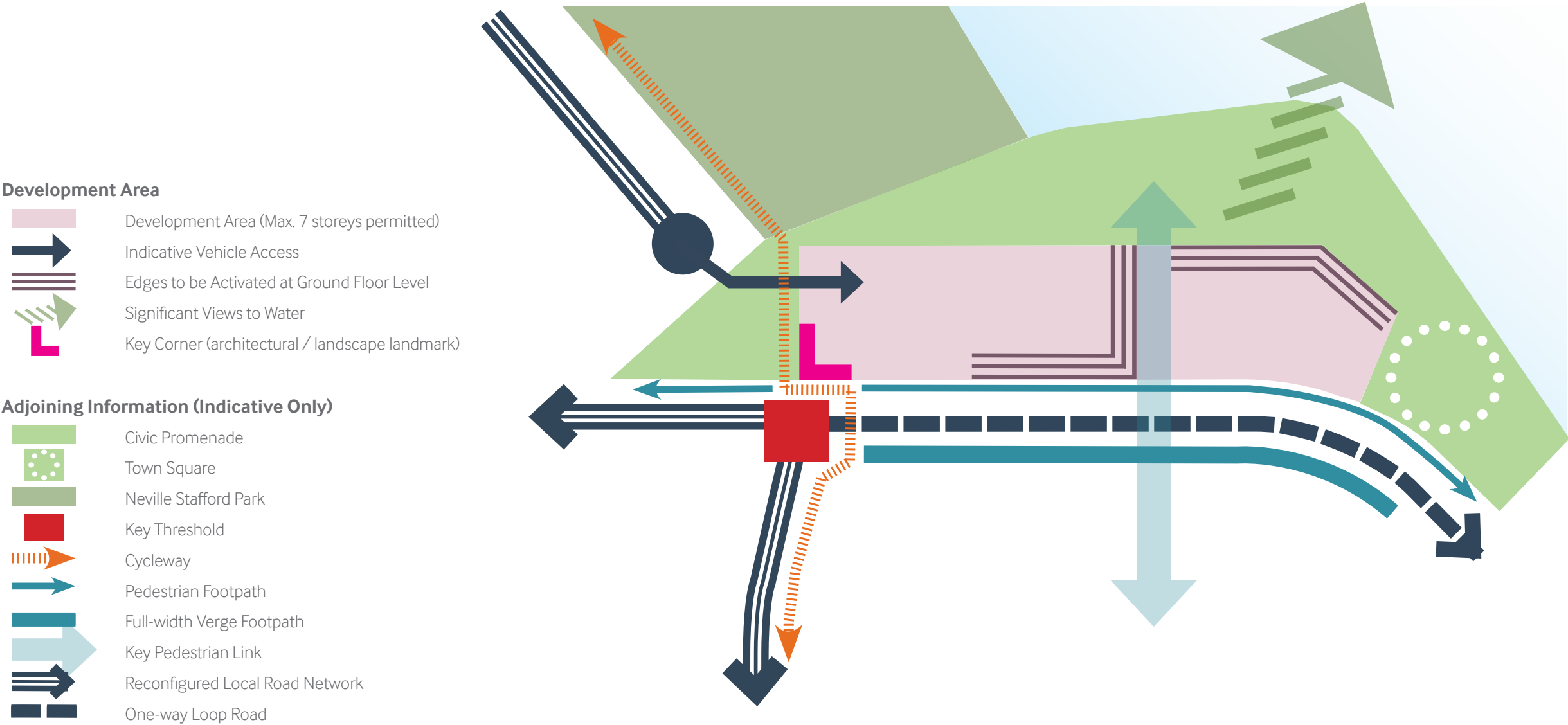


FIGURE 8. SUB - PRECINCT 1B

4. STRUCTURE PLANS

4.3. Sub-Precinct 1c - Mixed Use (Creekside Residential)


This southern hub in the Mixed Use Village Precinct is the preferred location for residential and food and drink facilities with activation to the adjacent linear park maximising views across the creek.

Elements specified in this structure plan are clarified in the development controls contained in Section 5 of this Masterplan.

AMENDED IN RED

By: Rachael Grimes

Date: 22-Dec-2021



Max. Building Height:
7 storeys
Sub-Precinct 1c Approved Uses (preliminary approval):
Retail Food and Drink Outlet Shop
Commercial Car park Health Care Services Office
Other Hotel Indoor Sport and Recreation Utility Installation
Residential Multiple Dwelling Residential Care Facility Retirement Facility Short Term Accommodation

AMENDMENT IN RED: Any future uses in sub-precinct 1c shall not jeopardise the future operations of existing or future marine industries on Weinam Creek . Future applications should include documentation to mitigate acoustic impacts from existing or known future marine industry uses.

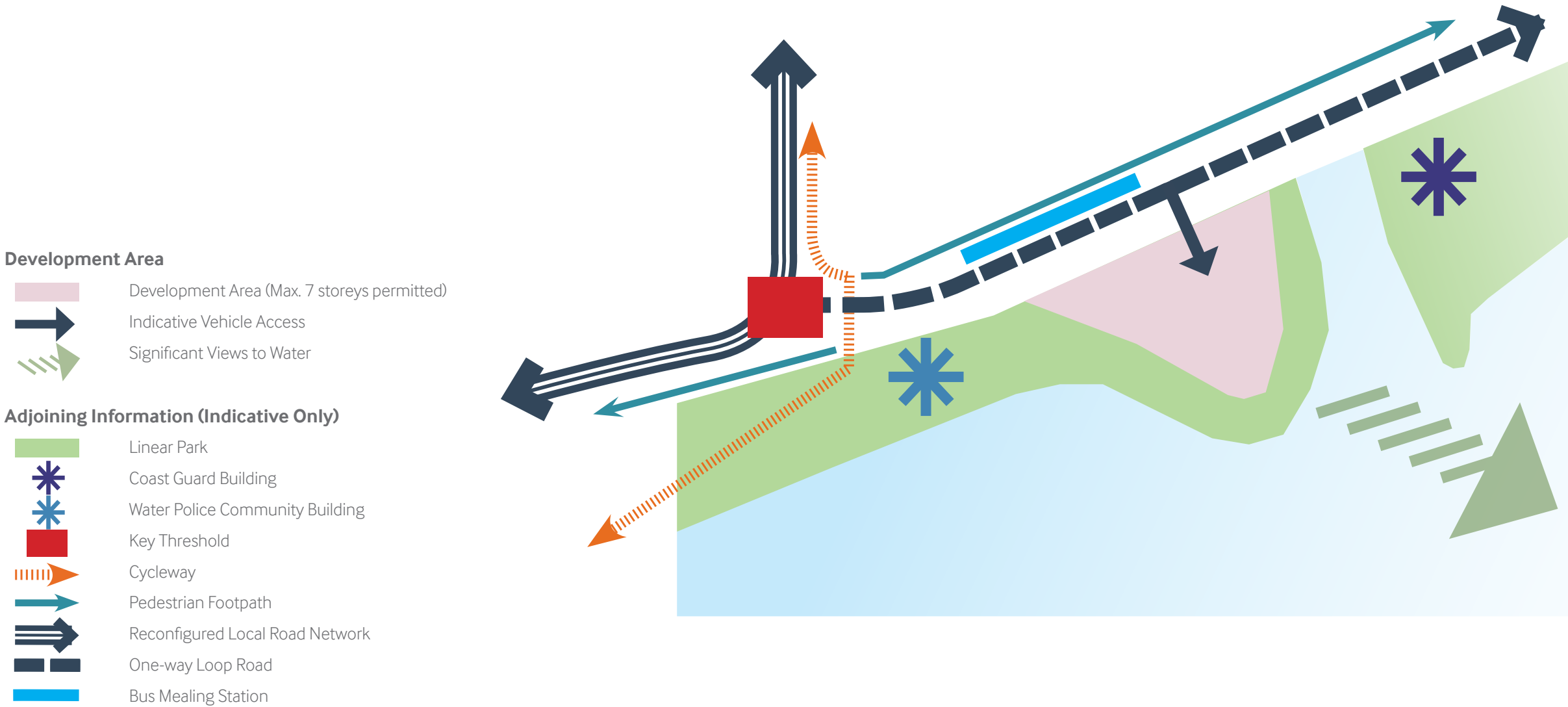


FIGURE 9. SUB - PRECINCT 1C

4. STRUCTURE PLANS

4.4. Sub-Precinct 1d - Mixed Use (Community & Residential)

This north-west sub-precinct nestled amongst existing parks and community facilities, is a community and residential node with opportunity for a variety of uses.

Elements specified in this structure plan are clarified in the development controls contained in Section 5 of this Masterplan.

Development Area

Development Area (Max. 7 storeys permitted)

Indicative Vehicle Access

Adjoining Information (Indicative Only)

Adjoining Sites

Sel Outridge Park

Neville Stafford Park

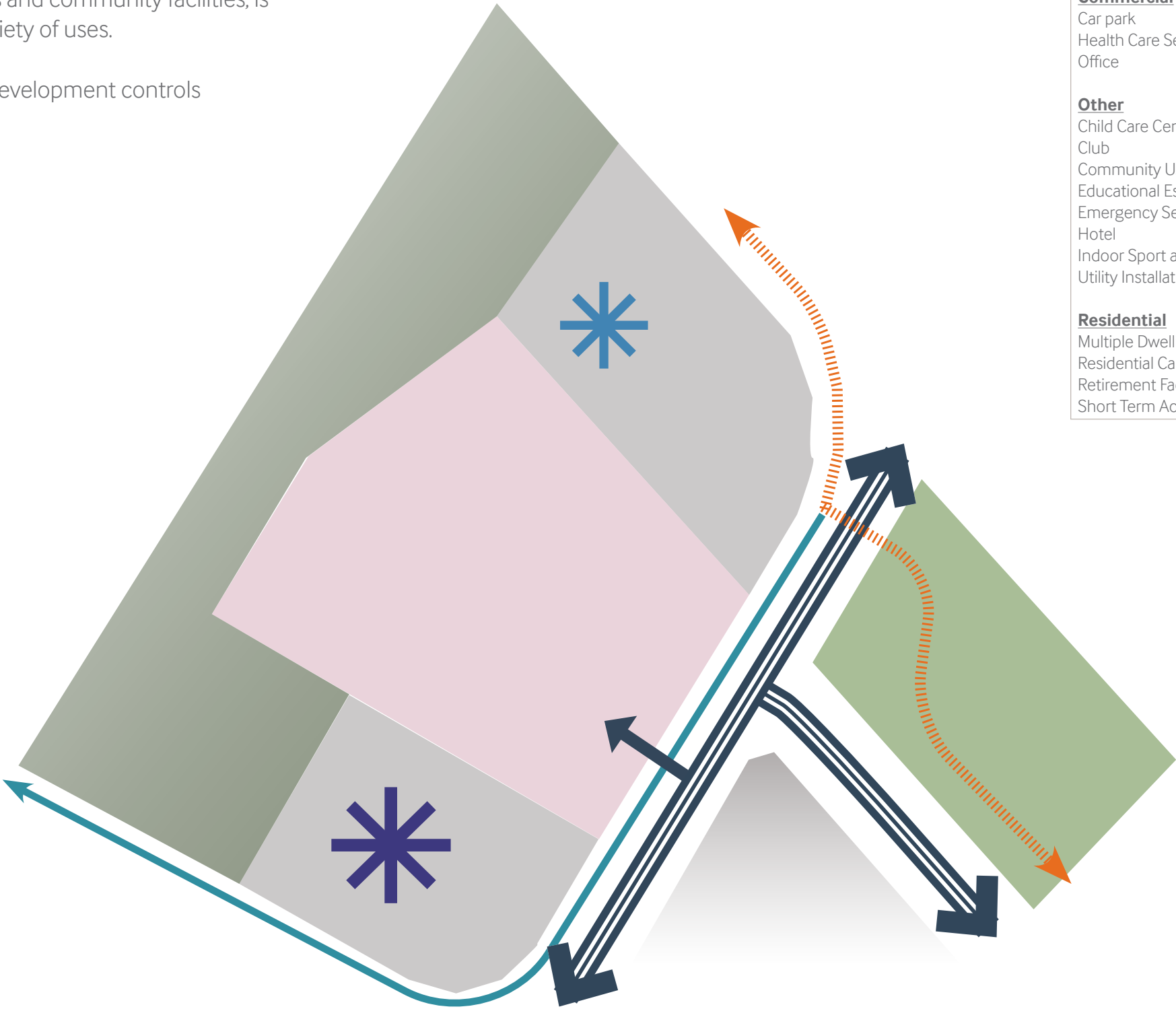
Police Station

Fishing Club

Cycleway

Pedestrian Footpath

Local Road Network



Max. Building Height
7 storeys
Sub-Precinct 1d Approved Uses (preliminary approval):
Retail Food and Drink Outlet Shop
Commercial Car park Health Care Services Office
Other Child Care Centre Club Community Use Educational Establishment Emergency Services Hotel Indoor Sport and Recreation Utility Installation
Residential Multiple Dwelling Residential Care Facility Retirement Facility Short Term Accommodation

FIGURE 10. SUB - PRECINCT 1D

5. DEVELOPMENT CONTROLS - PRECINCT 1

Land Use Requirements

1. Land uses for each Sub-Precinct are in accordance with the Tables in Section 3.0 of this document alongside the Land Use Plan.
2. Sub-Precinct 1a is to include car parking comprising a combination of at-grade and multi-deck car park configurations.
3. Sub-Precinct 1b and Sub-Precinct 1c is to include active use at ground level.
4. Community facilities are provided / maintained as shown on Weinam Creek PDA Land Use Plan.

Retail and Commercial GFA (Sub-Precincts 1a, 1b, 1c and 1d)

5. Retail uses provide for up to 6,800sqm of Gross Floor Area and may include a full-line supermarket of up to 3,600sqm in Gross Floor Area within Sub-Precinct 1a. Note retail uses include Food & Drink Outlet, Shop and Shopping Centre.
6. Commercial uses provide for up to 4,500sqm of gross floor area. Commercial uses include Health care services and office.

Building Heights

7. The maximum building height is seven (7) storeys in accordance with Figures 7, 8, 9 and 10.

Activated Edges

8. Where activated edges are identified, ground floor level uses such as retail and cafes;
 - a. must front adjacent street and/or open space.
 - d. must provide clear and legible pedestrian entry points with awnings and access to alfresco dining.

Key Corner (architectural / landscape landmark)

9. Landscape landmark elements are to provide distinctive sculptural or landscape features that serve as a landmark providing identity and visual reference to the area. Landmarks may be in the form of unique wayfinding signage, sculptures, public art, and established or feature trees.
10. Architectural landmarks are to provide distinctive architectural features that serve as a visual identifier of the area such as an increase in height or prominent roof form and include a change in predominant materials and colour.

Landscape Buffer

11. Landscape buffers are to be located along site boundaries and street frontages that require the use of planting and trees specifically to soften the edges of roads and carparking without entirely concealing visibility
12. Planted buffers are to consist of canopy species and ground level species with visibility maintained between waist and eye level. Buffer width to be a minimum of 3m or as otherwise suitable for chosen canopy species.

Vehicle Access

13. Street frontages with no direct vehicle access (as in Figure 8) are to prioritise pedestrian access and activity. No loading to be located in pedestrian activity areas (as in Figure 7).
14. Preferred Vehicle Access locations to be provided generally in accordance with Figures 7, 8, 9 and 10.

Pedestrian and Vehicle Network

15. The pedestrian and vehicle network is to be provided generally in accordance with Figure 4 Active Transport Movement Plan.

Car Parking

16. Car parking provision for Residential Uses is in accordance with the Redlands City Plan.
17. Suitable car parking provision is to be provided for non-residential uses within Precinct 1 – Mixed Use Village in the form of shared parking arrangement which is to be justified through a Traffic Assessment Report.
18. Car parking is to comply with Australian Standard 2890.1 – Parking Facilities.

Car Parking Design and Location

19. Development provides car parking that includes one or a combination of the following:
 - a. visually treated by permeable screening or landscaping. Solid fencing is to be avoided; or
 - b. sleeved by built form; or
 - c. located at rear of buildings and away from public realm; or
 - d. located within a basement
20. Car parking to be designed to enable future multi-deck car park expansion.
21. Development including mechanical plant, refuse and recycling area, vent and exhaust are suitably located or screened so that they do not detract from the building's relationship with the street

Flooding

22. Building floor levels comply with the minimum levels identified in Stormwater Management Plan for Precinct 1 - Mixed Use Village by Engeny Consulting.

Art and Wayfinding Signage

23. Intuitive wayfinding signage to be utilised to increase public safety and legibility along key pedestrian links and footpaths, along linear parks and civic promenades and throughout car-parking zones.
24. Public Art to be incorporated along the civic promenade, specifically within the town square, to create additional landmarks/visual narratives within the open space.
25. Landscape elements and building corners utilised as public art in design to enhance organic wayfinding between key retail/commercial and transport destinations

Built Form

26. Buildings to address the street and provide front entries that are expressed, well illuminated, and allow for passive surveillance
27. Buildings along activated edges to provide all-weather awnings complementing the built form
28. Landscaping, including trees and planting to be used within at-grade car parking within Sub-Precinct 1a.
29. Built form within Sub-Precinct 1b to comprise a minimum of two towers with ground floor edges to be activated between the towers
30. Minimum spacings between buildings are to be 12m.
31. Buildings and structures within Sub Precinct 1a and Sub Precinct 1b positively contribute to visual character and streetscape by:
 - a. incorporating human scale elements;
 - b. the use of high quality materials;
 - c. variations in materials, patterns, textures and colours;
 - d. the use of non-reflective materials.

Built Form Requirements for Residential Uses in Sub-Precinct 1b and Sub-Precinct 1c

32. Design elements promote a subtropical and climate responsive design character through:
 - a. the use of deep verandahs, decks and eaves/overhangs; and
 - b. integration of landscape planting.
33. Balconies, windows and building openings overlook streets or other public spaces.
34. Design elements contribute to an interesting and attractive streetscape and building through:
 - a. the provision of projections and recesses in the facade;
 - b. variations in material and building form;
 - c. modulation in the facade, horizontally or vertically; and
 - d. articulation of building entrances and openings.

Open Space Requirements for Residential Uses

35. A minimum of 5% of the site area is provided as communal open space.
36. Development for multiple dwellings / retirement facility to provide open space areas:
 - a. Above Ground floor / Balconies
 - i. 10sqm for a one bedroom, and
 - 16sqm for a two-bedroom unit
 - ii. minimum dimension of 3m and clear of any air conditioning unit or drying space
 - b. Ground Floor
 - i. a minimum area of 25sqm
 - ii. minimum dimension of 4m and clear of any utilities such as gas, water tanks or air conditioning units
37. Development for a residential care facility to provide residents' rooms with:
 - a. balconies or direct access to open space; or
 - b. openings enabling natural ventilation and natural light, such as balconet /Juliet balcony or operable louvres.

Privacy Screening for Residential Uses

38. Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 12m and within an angle of 45 degrees, privacy is protected by:
 - a. sill heights being a minimum of 1.5m above floor level; or
 - b. providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or
 - c. providing fixed external screens.
39. Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by:
 - a. fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or
 - b. fixed external screens; or
 - c. landscape planting that will achieve a minimum of 2m in height at maturity.

Service Areas

40. Where on-site servicing and waste collection is proposed, appropriate space for service vehicle manoeuvring is to be provided.

