7.2.13.2 Milton neighbourhood plan code

7.2.13.2.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Milton 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); or
3. impact assessable development.
4. Land in the Milton neighbourhood plan area is identified on the NPM-013.2 Milton neighbourhood plan map and includes the following precincts:
5. Residential precinct (Milton neighbourhood plan/NPP-001);
6. Douglas Street precinct (Milton neighbourhood plan/NPP-002);
7. Office precinct (Milton neighbourhood plan/NPP-003):
8. Office a sub-precinct (Milton neighbourhood plan/NPP-003a);
9. Office b sub-precinct (Milton neighbourhood plan/NPP-003b);
10. Office c sub-precinct (Milton neighbourhood plan/NPP-003c);
11. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

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 with variations to categories of development and assessment. Refer to Table 5.9.41.A, Table 5.9.41.B, Table 5.9.41.C and Table 5.9.41.D.

7.2.13.2.2 Purpose

1. The purpose of the Milton neighbourhood plan code is to provide finer grained planning at a local level for the Milton neighbourhood plan area.
2. The purpose of the Milton neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
4. Development capitalises on the area’s proximity to public transport, the City Centre and the Brisbane River.
5. The intensity of office and residential development in the neighbourhood plan area encourages a focus on and active use of the river and associated parkland along Coronation Drive for commuting.
6. Development of lands involving Western Creek protect this asset and contribute to its re-naturalisation.
7. 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.
8. Residential precinct (Milton neighbourhood plan/NPP-001) overall outcomes are:
9. The amenity of residential areas is protected and conflicts with incompatible land uses are minimised.
10. Residential uses predominate, including short-term accommodation, except backpacker’s hostels.
11. Commercial uses such as shops, offices and restaurants are not consistent with the outcomes sought for this precinct.
12. Douglas Street precinct (Milton neighbourhood plan/NPP-002) overall outcomes are:
13. A mix of low impact light industrial and office activities provide support services to this part of the city.
14. Shops form an ancillary part of an office, warehouse or industrial activity or provide home wares or home improvement retailing with larger floor plates and a lesser traffic generation than convenience shops or shopping centres.
15. To protect this precinct's support service role, supermarkets, department stores, groups of small-scale shops and restaurants, as well as residential uses, are not consistent with the outcomes sought for this precinct.
16. Office precinct (Milton neighbourhood plan/NPP-003) overall outcomes are:
17. Medium-rise office development is provided, together with supporting community facilities.
18. To protect this precinct’s commercial role, residential development including short-term accommodation is not consistent with the outcomes sought for this precinct.

7.2.13.2.3 Performance outcomes and acceptable outcomes

Table 7.2.13.2.3.A—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| General | |
| PO1  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the 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 with the community expectations about the number of storeys to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed to avoid a 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 avoid affecting the potential development of an adjoining site.   Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities 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. | AO1  Development complies with the number of storeys and building height in Table 7.2.13.2.3.B.  Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified. |
| PO2  Development size and bulk is low rise where in a zone in the centre zones category and the Low impact industry zone or General industry A zone precinct of the Industry zone. | AO2  Development has a maximum plot ratio of 150% of the site area in the Office precinct (Milton neighbourhood plan/NPP-003). |
| If in the Douglas Street precinct (Milton neighbourhood plan/NPP-002) | |
| PO3  Development:   1. has a scale and design compatible with nearby buildings including the residential area to the north, and contributes positively to the amenity and character of the local area, especially as seen from the street; 2. has a built form in the Douglas Street precinct that reflects a lower scale and intensity than adjacent areas to the north, south and west. | AO3.1  Development has a minimum site area of 800m2. |
| AO3.2  Development has a minimum front setback on the north-western side of Kilroe Street of 10m. |
| AO3.3  Development has a minimum 6m screened and landscaped setback on sites on the north-western side of Douglas Street. |
| AO3.4  Development has buildings on the north-western side of Douglas Street which have a masonry rear wall with no openings except for fire escape purposes. |
| PO4  Development has shops that must either form a very small ancillary component to an office, warehouse or industry activity or provide larger floor plates and a lesser traffic generation than convenience shops or shopping centres. | AO4  Development of shops:   1. is an integral part of an industry activity, warehouse or office use and has a maximum gross floor area of 250m2; 2. has a gross floor area of between 250m2 and 1,500m2. |
| If fronting Coronation Drive | |
| PO5  Development ensures that the capacity and safe operation of Coronation Drive is not compromised by vehicular access from adjoining development. | AO5.1  Development does not provide vehicular access to or from Coronation Drive. |
| AO5.2  Development provides vehicular access from a lower order road, either directly if the site has frontage to the road, or via shared access with adjacent properties that have frontage to the lower order road. |

Table 7.2.13.2.3.B—Maximum building height

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| Development | Building height  (number of storeys) | Building height (m) |
| If in the Douglas Street precinct (Milton neighbourhood plan/NPP-002) | | |
| Any development in this precinct | 3 | Not specified |
| If in the Office c sub-precinct (Milton neighbourhood plan/NPP-003c) | | |
| Development of a site less than 800m2 | 4 | Not specified |
| Development of a site 800m2 or greater but less than 1,200m2 | 8 | Not specified |
| Development of a site 1,200m2 or greater but less than 2,000m2 | 8 | Not specified |
| Development of a site 2,000m2 or greater | 20 | Not specified |