7.2.14.4 Nundah district neighbourhood plan code

7.2.14.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Nundah district 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 Nundah district neighbourhood plan area is identified on the NPM-014.4 Nundah district neighbourhood plan map and includes the following precincts:
5. St John’s Church precinct (Nundah district neighbourhood plan/NPP-001);
6. Nellie Street precinct (Nundah district neighbourhood plan/NPP-002);
7. Tufnell Lodge precinct (Nundah district neighbourhood plan/NPP-003);
8. Ex Tip Top bakery precinct (Nundah district neighbourhood plan/NPP-004);
9. Ryans Road industrial precinct (Nundah district neighbourhood plan/NPP-005).
10. 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 Table 5.9.53.A, Table 5.9.53.B, Table 5.9.53.C and Table 5.9.53.D.

7.2.14.4.2 Purpose

1. The purpose of the Nundah district neighbourhood plan code is to provide finer grained planning at a local level for the Nundah district neighbourhood plan area.
2. The purpose of the Nundah district 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 Nundah district neighbourhood plan area are:
4. The district has a mix of low density and low–medium density housing as its dominant land use. Medium density housing is concentrated in close proximity to major transport nodes such as the Toombul, Nundah, Northgate and Virginia railway stations and the Toombul—Nundah Major centre. The design of infill residential development is sympathetic to the established streetscapes, character and amenity of the district.
5. A balanced mix of housing densities and types is provided to meet the community’s needs including the elderly population and emerging trend of smaller sized households. Public housing integrates with existing residential areas and promotes a socially diverse community reducing potential isolation of some residents.
6. Important local heritage places and landmarks such as the Free Settlers Monument, Corpus Christi Church and Nundah Historical Cemetery are protected and enhanced.
7. Environmental assets, such as Kedron Brook, Downfall Creek and Cannery Creek and the Northgate Reserve are protected, enhanced and rehabilitated so that they continue to contribute towards the biodiversity of the district.
8. Kalinga, Shaw, Albert Bishop and Oxenham parks are recreational areas for the local community. These are complemented by local parklands such as Boyd, Nundah Memorial, ARC Hill and Ross parks, which are accessible, safe and attractive places to meet and play.
9. 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.
10. St John’s Church precinct (Nundah district neighbourhood plan/NPP-001) overall outcomes are:
11. This precinct is used for educational establishments, community uses or emergency services.
12. Development on the site incorporates the significant mature vegetation.
13. Nellie Street precinct (Nundah district neighbourhood plan/NPP-002) overall outcome is:
14. This precinct contains an important wetland and forms a significant component of the remaining undeveloped land in an important sub-catchment of Kedron Brook.
15. Tufnell Lodge precinct (Nundah district neighbourhood plan/NPP-003) overall outcomes are:
16. This precinct is used for community uses.
17. Development on the site incorporates the significant mature vegetation on site and is of suitable grade throughout with medium density development toward the Buckland Road frontage and low density development adjacent to the neighbouring low density residential areas.
18. Ex Tip Top bakery precinct (Nundah district neighbourhood plan/NPP-004) overall outcomes are:
19. This precinct accommodates uses such as offices, indoor sport and recreation or educational establishments that support the Toombul-Nundah Major Centre.
20. Appropriate buffering is incorporated on the site providing an interface with adjoining residential properties.
21. Ryans Road industrial precinct (Nundah district neighbourhood plan/NPP-005) overall outcome is:
22. As development in this precinct transitions to low–medium density residential, development must consider the surrounding industry with respect to building design, site layout, landscaping and screening. Expansion of the industry uses is supported where it does not compromise the site for future residential development and does not impact on the surrounding residential areas.

7.2.14.4.3 Performance outcomes and acceptable outcomes

Table 7.2.14.4.3.A—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| Building height |
| PO1Development 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 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. | AO1Development complies with the number of storeys and building height in Table 7.2.14.4.3.B.Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified. |
| If in the St John’s Church precinct (Nundah district neighbourhood plan/NPP-001) |
| PO2Development provides a contribution to pedestrian interconnection with adjacent residential areas and parkland. | AO2Development provides pedestrian routes within the precinct to connect with the existing pedestrian routes in the adjacent Northgate Reserve. |
| If in the Ex Tip Top bakery precinct (Nundah district neighbourhood plan/NPP-004) |
| PO3Development is of a scale and design generally compatible with those of nearby buildings and contributes positively to the amenity and character of the local area. | AO3.1Development provides vehicular access to the site via the Eton Street and/or Oliver Street frontages. |
| AO3.2Development provides a landscaped buffer of at least 10m in width adjacent to the entire length of the western boundary of the precinct. |

Table 7.2.14.4.3.B—Maximum building height

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| Development | Building height (m) |
| If in the Ex Tip Top bakery precinct (Nundah district neighbourhood plan/NPP-004) |
| Any development in this precinct | 10 |