7.2.11.3 Kelvin Grove urban village neighbourhood plan code

7.2.11.3.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Kelvin Grove urban village 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](KelvinGroveUrbanVillageTOA.docx)); or
3. impact assessable development.
4. Land in the Kelvin Grove urban village neighbourhood plan area is identified on the [NPM-011.3 Kelvin Grove urban village 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. Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001):
6. Village centre 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001a);
7. Village centre 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001b).
8. Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002):
9. Mixed use 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002a);
10. Mixed use 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002b);
11. Mixed use 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002c);
12. Mixed use 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002d);
13. Mixed use 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002e);
14. Mixed use 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002f);
15. Mixed use 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002g);
16. Mixed use 8 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002h);
17. Mixed use 9 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002i).
18. Health and recreation precinct (Kelvin Grove urban village neighbourhood plan/NPP-003):
19. Health and recreation 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-003a).
20. Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004):
21. Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a);
22. Residential 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004b);
23. Residential 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004c);
24. Residential 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004d);
25. Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e);
26. Residential 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004f);
27. Residential 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004g).
28. 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 with variations to categories of development and assessment. Refer to [Table 5.9.34.A](KelvinGroveUrbanVillageTOA.docx#Table5934A), [Table 5.9.34.B](KelvinGroveUrbanVillageTOA.docx#Table5934B), [Table 5.9.34.C](KelvinGroveUrbanVillageTOA.docx#Table5934C) and [Table 5.9.34.D](KelvinGroveUrbanVillageTOA.docx#Table5934D).

Note—Development for research or technology industry is assessed against all relevant acceptable outcomes applicable to either low impact industry or research and technology industry in the Industry code.

7.2.11.3.2 Purpose

1. The purpose of the Kelvin Grove urban village neighbourhood plan code is to provide finer grained planning at a local level for the Kelvin Grove neighbourhood plan area.
2. The purpose of the Kelvin Grove urban village 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 Kelvin Grove urban village neighbourhood plan area are:
4. The Kelvin Grove urban village (‘The Village’) is developed as an integrated and structure planned urban village within a mixed use and highly urban environment that combines the following uses:
5. residential development including [multiple dwellings](Definitions.docx#Multiple), [short-term accommodation](Definitions.docx#Shortterm) and [affordable housing](Definitions.docx#AffordHsg);
6. a mixed use convenience centre, incorporating a supermarket and supporting uses of [shops](Definitions.docx#Shop), [food and drink outlets](Definitions.docx#FoodDrink) and [offices](Definitions.docx#Office);
7. [community facilities](Definitions.docx#CommunityFacilities) such as [child care centres](Definitions.docx#Childcare), [health care service](Definitions.docx#HealthCare), [indoor sport and recreation](Definitions.docx#IndoorSport) such as performance and exhibition spaces and [parks](Definitions.docx#Park);
8. education and research facilities;
9. [service industry](Definitions.docx#ServInd) (limited to low impact scientific, medical, media, telecommunications and technological research or similar high-tech industries relevant to education including creative industries or health sciences).
10. The Village embraces urban design [active frontage – primary](Definitions.docx#Activefrontageprimary) principles which, in conjunction with the proposed uses, contribute to and assist in establishing a vibrant and active frontage – primary centred urban neighbourhood linking Kelvin Grove Road with the Kelvin Grove campus on Victoria Park Road. The siting and the design of buildings results in a high-quality urban design outcome that reflects the intended density for the relevant precinct, creating a strong urban rather than suburban form;
11. Buildings:
12. are diverse in design and provide variety in building form and presentation, compared with others in The Village, incorporating a high standard of [amenity](Definitions.docx#Amenity) and security;
13. maintain and improve accessibility and permeability within the site, to public spaces and adjoining areas for all users;
14. are responsive to surrounding built form and topography;
15. enhance or create active pedestrian and social street frontages;
16. mitigate impacts within and external to the building such as noise and lighting;
17. overlook streets and [parks](Definitions.docx#Park), contributing to the creation of safe streets and public open spaces;
18. have strong linkages between public and private open space;
19. enhance the visual quality and legibility of The Village, particularly in visually prominent locations;
20. provide education and research facilities including low-impact scientific, medical, media, telecommunications and technological research or similar high-tech industries relevant to education including creative industries or health sciences.
21. The Village includes a high-quality streetscape and public open space network that comprises continuous or linked public spaces and [parks](Definitions.docx#Park) that are designed to be safe, comfortable and well landscaped;
22. 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.
23. Village centre precinct (Kelvin Grove urban village neighbourhood plan neighbourhood plan/NPP-001) overall outcomes are:
24. The precinct provides the principal concentration of local commercial activities within the Kelvin Grove urban village neighbourhood plan area;
25. At the street level the precinct is developed primarily for retail and community services, including a local supermarket, specialty [shops](Definitions.docx#Shop) and local services. At levels above the street, the precinct can incorporate a variety of commercial, educational and residential uses;
26. Development is designed to ensure active frontages through features such as windows, entrances and footpath uses that relate strongly to and generate social activity in the [public realm](Definitions.docx#PublicRealm);
27. Uses considered consistent with the outcomes sought include:
28. [indoor sport and recreation](Definitions.docx#IndoorSport) being an amusement parlour;
29. [bar](Definitions.docx#Bar) or [hotel](Definitions.docx#Hotel).
30. Uses not considered consistent with the outcomes sought include:
31. [outdoor sales](Definitions.docx#OutdoorSales);
32. [nightclub entertainment facility](Definitions.docx#Nightclub);
33. [service station](Definitions.docx#ServStation).
34. Mixed use precinct (Kelvin Grove urban village neighbourhood plan neighbourhood plan/NPP-002) overall outcomes are:
35. The precinct provides opportunity for a mix of educational and residential development and other compatible uses, such as commercial uses for [office](Definitions.docx#Office) or retail and [community uses](Definitions.docx#CommunityUse). Other uses that may be consistent with this outcome include:
36. amusement parlour, [bar](Definitions.docx#Bar), convention centre, [emergency services](Definitions.docx#EmergServ), [garden centre](Definitions.docx#GardenCentre), [hotel](Definitions.docx#Hotel), [service industry](Definitions.docx#ServInd), if they do not exceed 100m2 [gross floor area](Definitions.docx#GFA);
37. veterinary facility and youth club.
38. The precinct is divided into a number of areas to accommodate a variety of building forms for the range of appropriate mix of uses. The precinct acts as an employment and business node for the residential areas, the existing Queensland University of Technology campus and the new Queensland University of Technology uses in The Village. A flexible approach will be taken to the range of uses that may be established in order to produce an appropriate balance of activities within the sub-precincts;
39. The precinct is not dominated by [office](Definitions.docx#Office)-based commercial development or large-scale industrial activities. However, development with a frontage to Musk Avenue incorporates retail, office or other active uses at street level. Educational uses are well integrated within the precinct. Residential uses may occur where appropriate residential [amenity](Definitions.docx#Amenity) can be provided in relation to the other land uses on and surrounding the relevant [site](Definitions.docx#Site);
40. Uses considered consistent with the outcomes sought include:
41. [indoor sport and recreation](Definitions.docx#IndoorSport) being an amusement parlour;
42. [bar](Definitions.docx#Bar) or [hotel](Definitions.docx#Hotel).
43. Uses not considered consistent with the outcomes sought include:
44. [outdoor sales](Definitions.docx#OutdoorSales);
45. [nightclub entertainment facility](Definitions.docx#Nightclub);
46. [service station](Definitions.docx#ServStation).
47. Health and recreation precinct (Kelvin Grove urban village neighbourhood plan neighbourhood plan/NPP-003) overall outcomes are:
48. The precinct is intended to enhance the community focus and liveliness of the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001) by providing recreational, educational and community services close to the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), the Queensland University of Technology campus, surrounding schools and McCaskie Park. Other uses that may be consistent with this outcome include:
49. amusement parlour, [bar](Definitions.docx#Bar), convention centre, display [dwelling](Definitions.docx#Dwelling), [emergency services](Definitions.docx#EmergServ), [garden centre](Definitions.docx#GardenCentre), [hotel](Definitions.docx#Hotel), [service industry](Definitions.docx#ServInd), if they do not exceed 100m2 [gross floor area](Definitions.docx#GFA);
50. [utility installation](Definitions.docx#Utility), [veterinary facility](Definitions.docx#Vet) and youth club.
51. Development incorporates active uses at street level, including retail uses, and both enhance the liveliness of the main street and enhance the safety of McCaskie Park;
52. Residential uses are appropriate at upper levels subject to achieving an acceptable level of [amenity](Definitions.docx#Amenity);
53. Uses considered consistent with the outcomes sought include:
54. [indoor sport and recreation](Definitions.docx#IndoorSport) being an amusement parlour;
55. [bar](Definitions.docx#Bar) or [hotel](Definitions.docx#Hotel).
56. Uses not considered consistent with the outcomes sought include:
57. [outdoor sales](Definitions.docx#OutdoorSales);
58. [nightclub entertainment facility](Definitions.docx#Nightclub);
59. [service station](Definitions.docx#ServStation).
60. Residential precinct (Kelvin Grove urban village neighbourhood plan neighbourhood plan/NPP-004) overall outcomes are:
61. This precinct has 7 sub-precincts to accommodate a variety of residential densities and housing types. The lowest density and lowest height housing is generally in transition areas between existing detached housing and [multiple dwelling](Definitions.docx#Multiple) apartment buildings located on the periphery of The Village;
62. Residential development progresses through higher densities and heights, generally increasing for sites adjoining the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002) and public open space areas shown in [Figure a](#Figurea), to a specific site nominated for the highest residential form based on topographical and locational criteria;
63. Buildings located on the boundaries of the neighbourhood plan area are designed to ensure that an appropriate transition area is established between those buildings and existing development adjacent or opposite;
64. Development in the Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a):
65. provides for relatively low–medium density development in the form of [multiple dwellings](Definitions.docx#Multiple).
66. Development in the Residential 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004b) and Residential 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004c):
67. provides a transition between Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a) or adjoining land beyond the neighbourhood plan area, and the higher density residential sub-precincts. They accommodate low–medium density residential development in the form of [multiple dwellings](Definitions.docx#Multiple).
68. Development in the Residential 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004d):
69. provides for higher density residential development in the form of [multiple dwellings](Definitions.docx#Multiple).
70. Development in the Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e):
71. provides for higher density residential development.
72. Development in the Residential 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004f):
73. provides for higher density residential development, and is of a scale consistent with the Village Centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001) and Mixed Use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002).
74. Development in Residential 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004g):
75. provides for higher density residential development.

7.2.11.3.3 Performance outcomes and acceptable outcomes

Table 7.2.11.3.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| 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 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 so as not to cause significant and undue adverse [amenity](Definitions.docx#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 adjoining sites.

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). | AO1.1Development complies with the number of [storeys](Definitions.docx#Storey) and [building height](Definitions.docx#BuildingHeight) specified in [Table 7.2.11.3.3.B.](#Table721133b)Note—Neighbourhood plans will mostly specify a 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.Note—With the exception of the Mixed use 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002f), any bonus storey only applies where the site is located at an intersection of a street with a street or of a street with a public [park](Definitions.docx#Park).Note—With the exception noted in [Table 7.2.11.3.3.B](#Table721133b) in relation to Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e), a bonus [storey](Definitions.docx#Storey) not exceeding 350m2 may be provided to each such intersection that the site faces.Note—The bonus [storey](Definitions.docx#Storey) must be adjacent to the intersection and must not result in the maximum [gross floor area](Definitions.docx#GFA) exceeding that specified in [Table 7.2.11.3.3.B](#Table721133b). |
| AO1.2Development has a maximum [gross floor area](Definitions.docx#GFA) as specified in [Table 7.2.11.3.3.C](#Table721133c). |
| PO2Development:1. enhances the character of the streetscapes, maintains a sense of open space and pedestrian scale in public and pedestrian areas, and provides a high level of [amenity](Definitions.docx#Amenity) for the occupants;
2. is designed so that above the podium levels, buildings:
3. allow light penetration, air circulation, views, vistas, and outlook;
4. ensure windows are not built out by adjoining buildings.
5. adequately separates [non-residential](Definitions.docx#NonResidential) uses from adjacent residential buildings and open space areas.
 | AO2.1Development ensures the location of side and rear boundaries is in accordance with [Figure a](#Figurea). |
| AO2.2Development in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002) and Health and recreation precinct (Kelvin Grove urban village neighbourhood plan/NPP-003) have minimum building [setbacks](Definitions.docx#Setback) to the street, public open space, or side or rear boundaries in accordance with the following:1. nil [setback](Definitions.docx#Setback) up to 4 [storeys](Definitions.docx#Storey) and 3m setback above 4 storeys for a minimum of 75% of each facade;
2. if abutting a residential sub-precinct, the [setbacks](Definitions.docx#Setback) for that residential sub-precinct;
3. if abutting a residential site outside the precinct, the [setbacks](Definitions.docx#Setback) for the Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a).
 |
| AO2.3Development in the Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a) and Residential 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004b) has minimum building [setbacks](Definitions.docx#Setback) in accordance with the following:1. street frontages – 6m to walls and 3m to balconies;
2. side boundaries – 3m to walls and balconies;
3. rear boundaries – 6m to walls and balconies.
 |
| AO2.4Development in the Residential 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004c) and Residential 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004d) has minimum building [setbacks](Definitions.docx#Setback) in accordance with the following:1. street and public open space frontages – 4.5m to walls and 2m to balconies;
2. side boundaries – 3m to walls and balconies;
3. rear boundaries up to 3 [storeys](Definitions.docx#Storey) – 6m to walls and 4.5m to balconies or 6m where adjoining a residential site outside of the precinct;
4. rear boundaries above 3 [storeys](Definitions.docx#Storey) – 9m to walls and 6m to balconies.
 |
| AO2.5Development in the Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e) has minimum building [setbacks](Definitions.docx#Setback) in accordance with the following:1. street and public open space frontages up to 3 [storeys](Definitions.docx#Storey) – 3m to walls and 1m to balconies;
2. street above 3 [storeys](Definitions.docx#Storey) – 6m to walls for a minimum 75% of the length of the facade, and 3m for the remainder, and 3m to balconies;
3. side boundaries up to 3 [storeys](Definitions.docx#Storey) – 3m to walls and 1.5m to balconies;
4. side boundaries above 3 [storeys](Definitions.docx#Storey) – 6m to walls for a minimum 75% of the length of the facade, and 3m for the remainder;
5. any side boundary where more than 20m from a street – 6m to all walls;
6. rear boundaries up to 3 [storeys](Definitions.docx#Storey) – 6m to walls and balconies;
7. rear boundaries up to 3 [storeys](Definitions.docx#Storey) – 9m to walls and 6m to balconies.
 |
| AO2.6Development in the Residential 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004f) has minimum building [setbacks](Definitions.docx#Setback) in accordance with the following:1. street and public open space frontages up to 4 [storeys](Definitions.docx#Storey) – 2m to walls and 1m to balconies;
2. street above 4 [storeys](Definitions.docx#Storey) – 3m beyond the lower floor [setback](Definitions.docx#Setback) to walls for a minimum 75% of the length of the facade, and nil setback from the walls below for the remainder;
3. side boundaries up to 4 storeys – 3m to walls and 1.5m to balconies;
4. side boundaries above 4 [storeys](Definitions.docx#Storey) – 3m beyond the lower floor setback for a minimum 75% of the length of the facade, and 3m for the remainder;
5. any side boundary where more than 20m from a street – 6m to all walls and balconies;
6. rear boundaries up to 6 [storeys](Definitions.docx#Storey) – 6m to walls and balconies;
7. rear boundaries above 6 [storeys](Definitions.docx#Storey) – 9m to walls and boundaries.
 |
| AO2.7Development in the Residential 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004g) has minimum building [setback](Definitions.docx#Setback)s in accordance with the following:1. street frontages up to 5 [storeys](Definitions.docx#Storey) – 2m to walls and 1m to balconies;
2. street frontages above 5 [storeys](Definitions.docx#Storey) – 3m beyond the lower floor setbacks to walls for a minimum 75% of the length of the facade, and nil [setback](Definitions.docx#Setback) from walls below for the remainder;
3. side boundaries up to 5 storeys – 3m to walls and 1.5m to balconies;
4. side boundaries above 5 storeys – 3m beyond the lower floor [setbacks](Definitions.docx#Setback) for a minimum 75% of the length of the facade, and 3m for the remainder;
5. any side boundary where more than 20m from a street – 6m to all walls and balconies;
6. rear boundaries up to 6 storeys – 6m to walls and balconies;
7. rear boundaries above 6 storeys – 9m to walls and balconies.
 |
| AO2.8Development in any precinct can have nil [[setback](Definitions.doc#Setback)](Definitions.docx#Setback) to side or rear boundaries if:1. it is consistent with the overall outcomes of The Village;
2. adjacent lots are being developed cooperatively and the lot boundary is no longer a design factor;
3. the [amenity](Definitions.docx#Amenity) of the adjoining lots is maintained or enhanced.
 |
| PO3Development:1. contributes to the creation of safe streets and public open spaces;
2. provides an appropriate transition from the building form to the external landscape and [public realm](Definitions.docx#PublicRealm);
3. protects the privacy of adjoining and nearby properties;
4. helps develop a strong urban street-related character for The Village.
 | AO3Development ensures buildings align parallel to the principal street and [park](Definitions.docx#Park) frontages, with a design that incorporates:1. balconies and windows that overlook streets and public open spaces;
2. windows for 30% to 80% of the frontages facing streets and public open spaces;
3. recessed elements and openings around the building perimeter;
4. windows, screens and building elements to ensure direct overlooking to adjoining buildings is minimised;
5. private liveable balconies that are not continuous and comprise 30% to 75% of the total length of each street building facade;
6. a prominent legible and accessible entry from the [public realm](Definitions.docx#PublicRealm) at street level.
 |
| PO4Development for a [dwelling](Definitions.docx#Dwelling) is provided with sufficient private outdoor spaces, liveable balconies or verandahs with appropriate shelter, shade and privacy to contribute to a pleasant living environment. | AO4.1Development for a [dwelling](Definitions.docx#Dwelling) at [ground level](Definitions.docx#Groundlevel) is designed so that outdoor spaces remain unenclosed and comprise a minimum of 20m2 of landscaped space for 1 bedroom or smaller units and 30m2 of screened landscape space for all larger units with a minimum dimension of 4m generally and with 15m2 directly accessible from a living area. |
| AO4.2Development for a [dwelling](Definitions.docx#Dwelling) above [ground level](Definitions.docx#Groundlevel) is designed so that outdoor spaces remain unenclosed and comprise a minimum area of 7m2 for 1 bedroom or smaller units and 10m2 for all others, with a minimum dimension of 2.5m. |
| AO4.3Development is designed so that private liveable balconies are directly accessible from main living areas to maximise indoor–outdoor connection. |
| PO5Development for retail and commercial:1. is principally concentrated within the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), with a supermarket or supermarket [shopping centre](Definitions.docx#ShopCentre) providing suburban-level shopping facilities;
2. provides legible and convenient pedestrian access to the supermarket;
3. supports retail and other commercial services that are located along other parts of Musk Avenue and in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002);
4. makes provision at street level for uses that support active streets along Musk Avenue.
 | AO5.1Development for a supermarket or supermarket-based [shopping centre](Definitions.docx#ShopCentre) is located at the ground level in the preferred location indicated in [Figure a](#Figurea), is accessed conveniently from the street and does not exceed 3,500m2 [gross floor area](Definitions.docx#GFA) for its [shop](Definitions.docx#Shop) component. |
| AO5.2Development in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001) and in the Health and recreation precinct (Kelvin Grove urban village neighbourhood plan/NPP-003), if a site has frontage to Musk Avenue or the intersection of Musk Avenue with Blamey Street, has continuous uses such as [shops](Definitions.docx#Shop) and [food and drink outlets](Definitions.docx#FoodDrink) with a restaurant provided at street level, including access from and orientated to the street. |
| PO6Development has a built form that respects the historic significance of the Upper Parade Ground and related buildings. | AO6Development for new building work within the Upper Parade Ground heritage area maintains appropriate sightlines within and through the State heritage-listed area, including the full length of Upper Parade Ground and to existing heritage buildings. |

Table 7.2.11.3.3.B—Maximum [building height](Definitions.docx#BuildingHeight)

|  |  |
| --- | --- |
| Development | Building height (number of [storeys](Definitions.docx#Storey)) |
| If in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), where in the Village centre 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001a) |
| Any development in this precinct | 7 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), where in the Village centre 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001b) |
| Development of a site within 20m of the uphill boundary of the precinct | 5 |
| Development of a site in all other areas | 7 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002a) |
| Development of a site within 20m of the southern boundary of the precinct | 3 (no bonus) |
| Development of a site in all other areas | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002b) |
| Any development in this precinct | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002c) |
| Any development in this precinct | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002d) |
| Any development in this precinct | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002e) |
| Any development in this precinct | 7 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002f) |
| Development of a site on the Musk Avenue frontage and above the uphill corner of the site with Musk Avenue | 6 |
| Development of a site within 11m of the rear boundary and above that same reference point on Musk Avenue | 5 |
| At the rear of the development and below the level of the same reference point, and do not form part of the calculation of height for [setback](Definitions.docx#Setback) purposes | Up to 2 bonus [storeys](Definitions.docx#Storey) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002g) |
| Any development in this precinct | 4 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 8 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002h) |
| Any development in this precinct | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 9 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002i) |
| Any development in this precinct | 4 (plus bonus [storey](Definitions.docx#Storey)). The 4 storeys are measured above a point midway along Hartopp Lane. |
| If in the Health and recreation precinct (Kelvin Grove urban village neighbourhood plan/NPP-003) |
| Any development in this precinct | 7 |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a) |
| Any development in this precinct | 3 |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004b) |
| Any development in this precinct | 4 |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004c) |
| Any development in this precinct | 4 |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004d) |
| Any development in this precinct | 5 |
| Development adjacent to the frontage to Grey Gums Park | 4 |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e) |
| Any development in this precinct | 5 (plus bonus [storey](Definitions.docx#Storey)). No bonus storey is applicable to the intersection of Maidstone Street and Kulgun Park. |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004f) |
| Any development in this precinct | 6 (plus bonus [storey](Definitions.docx#Storey)) |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004g) |
| Any development in this precinct | 9 |

Table 7.2.11.3.3.C Maximum [gross floor area](Definitions.docx#GFA)

|  |  |
| --- | --- |
| Development | Maximum [gross floor area](Definitions.docx#GFA)(of the site area) |
| If in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), where in the Village centre 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001a) |
| Any development in this precinct | 290% |
| If in the Village centre precinct (Kelvin Grove urban village neighbourhood plan/NPP-001), where in the Village centre 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-001b) |
| Any development in this precinct | 420% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002a) |
| Any development in this precinct | 420% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002b) |
| Any development in this precinct | 420% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002c) |
| Any development in this precinct | 350% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002d) |
| Any development in this precinct | 290% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002e) |
| Any development in this precinct | 290% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002f) |
| Any development in this precinct | 290% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002g) |
| Any development in this precinct | 290% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 8 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002h) |
| Any development in this precinct | 250% |
| If in the Mixed use precinct (Kelvin Grove urban village neighbourhood plan/NPP-002), where in the Mixed use 9 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-002i) |
| Any development in this precinct | 270% |
| If in the Health and recreation precinct (Kelvin Grove urban village neighbourhood plan/NPP-003) |
| Any development in this precinct | 290% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 1 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004a) |
| Any development in this precinct | 80% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 2 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004b) |
| Any development in this precinct | 100% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 3 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004c) |
| Any development in this precinct | 120% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 4 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004d) |
| Any development in this precinct | 150% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 5 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004e) |
| Any development in this precinct | 180% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 6 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004f) |
| Any development in this precinct | 250% |
| If in the Residential precinct (Kelvin Grove urban village neighbourhood plan/NPP-004), where in the Residential 7 sub-precinct (Kelvin Grove urban village neighbourhood plan/NPP-004g) |
| Any development in this precinct | 250% |



View the high resolution of [Figure a–Boundary designations and preferred local supermarket location](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2007%20-%20Local%20plans/Spatial%20Maps/FigureA_Kelvin_Grove_Urban_Village.pdf) (PDF file size is 183Kb)