7.2.19.1 Sandgate district neighbourhood plan code

7.2.19.1.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Sandgate 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 Sandgate district neighbourhood plan area is identified on the NPM-019.1 Sandgate district neighbourhood plan map and includes the following precincts:
5. Sandgate town centre precinct (Sandgate district neighbourhood plan/NPP-001);
6. The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002);
7. Deagon stables precinct (Sandgate district neighbourhood plan/NPP-003).
8. 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. Refer to Table 5.9.60.A, Table 5.9.60.B, Table 5.9.60.C and Table 5.9.60.D.

7.2.19.1.2 Purpose

1. The purpose of the Sandgate district neighbourhood plan code is to provide finer grained planning at a local level for the Sandgate district neighbourhood plan area.
2. The purpose of the Sandgate 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 neighbourhood plan area are:
4. Sandgate’s identity is its bayside location. The character of the district will continue to be reflected in traditional architectural features such as ‘timber and tin’ housing. Low–medium intensity residential development is located close to transport and services and public housing is integrated into residential areas.
5. The avenues remain residential. The lower avenues from First to Ninth avenues are well located for services and public transport and should accommodate some residential intensification, while retaining identified heritage or character buildings.
6. While use of the hotel in Pier Avenue may continue and be modified to remain competitive and attractive, any development on the site must protect the amenity of surrounding residential land.
7. The environmental values of the Brighton Wetlands, Deagon Wetlands, Dowse Lagoon and Cabbage Tree Creek are protected.
8. Brighton Park is developed to reinforce its role as part of a major city gateway and access point to the Tinchi Tamba Wetlands and Moreton Bay.
9. Sandgate town centre precinct (Sandgate district neighbourhood plan/NPP-001) overall outcomes are:
10. Sandgate town centre is the focus for retail and personal services, in a compact centre that reinforces local landmarks.
11. The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002) overall outcomes are:
12. The Gas Works has potential as a major redevelopment site with higher density housing as the preferred use. This requires resolution of several site constraints and issues including decontamination of the site, appropriate treatment with regard to adjoining sensitive environmental areas and access.
13. Deagon stables precinct (Sandgate district neighbourhood plan/NPP-003) overall outcome are:
14. The Deagon stables precinct is an area where stables are likely to be sited. New stables in this area maintain an appropriate level of amenity for the land uses on and near the site of stables development.

Note—A stable is an example of animal keeping as defined in Table SC1.1.1.B.

7.2.19.1.3 Performance outcomes and acceptable outcomes

Table 7.2.19.1.3—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| If in the Deagon stables precinct (Sandgate district neighbourhood plan/NPP-003) |
| PO1Development for the purpose of a stable avoids or minimises adverse impacts on the amenity of land uses of the subject site or adjoining sites, particularly in terms of noise and odour. | AO1.1Development for a stable locates:1. stable buildings, waste storage bin areas and horse transport vehicle loading areas, a minimum of 10m from any residential building on an adjoining site without a stable;
2. horse-training facilities, a minimum of 5m from any residential building on an adjoining site without a stable;
3. stable buildings and horse-training facilities, a minimum of 1.5m from any residential building on an adjoining site that also includes a stable.
 |
| AO1.2Development for a stable includes:1. rubber mats (or similar) on concrete floors, pavements, loading ramps, transport vehicles and trailers, where horses are walked and loaded into vehicles;
2. stable doors and gates (including their component parts) that are made of non-metal materials, or prevent metal-on- metal contact;
3. stable feed or waste storage containers that are made of non-metal materials, or prevent metal-on-metal contact;
4. an acoustic fence that is 2m high along the boundary with a residential premises adjoining the site.
 |