7.2.13.7 Moorooka—Stephens district neighbourhood plan code

7.2.13.7.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Moorooka—Stephens 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 Moorooka—Stephens district neighbourhood plan area is identified on the NPM-0013.7 Moorooka—Stephens district neighbourhood plan map and includes the following precincts:
5. Clifton Hill War Service Homes Estate precinct (Moorooka—Stephens district neighbourhood plan/NPP-001);
6. Moorvale shopping centre precinct (Moorooka—Stephens district neighbourhood plan/NPP-002).
7. 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 5.9.46.A, Table 5.9.46.B, Table 5.9.46.C and Table 5.9.46.D.

7.2.13.7.2 Purpose

1. The purpose of the Moorooka—Stephens district neighbourhood plan code is to provide finer grained planning at a local level for the Moorooka—Stephens district neighbourhood plan area.
2. The purpose of the Moorooka—Stephens 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 the following:
4. Character housing is complemented by new housing types that meet the needs of the community.
5. The functionality of Ipswich Road is maintained and protected from commercial ribbon development.
6. The extension of vehicle sales yards along Ipswich Road between Cracknell Road and Beaudesert Road is not consistent with the outcomes sought.
7. The traditional character of specific commercial and shopping areas is reinforced and their pedestrian and landscape amenity enhanced, including in the Moorvale shopping centre precinct and the centres at Annerley Junction and Chardons Corner.
8. Significant environmental features such as Toohey Forest, Rocky Water Holes Creek and Stable Swamp Creek are preserved for their ecological and recreational values.
9. Clifton Hill War Service Homes Estate precinct (Moorooka—Stephens district neighbourhood plan/NPP-001) overall outcomes are:
10. Residential development complements the war workers and soldiers' settlement housing that contributes strongly to the character of the area.
11. To preserve the character of the area, house lots in the precinct are retained at their original size and as such, reconfiguring of a lot where the resulting lot is less than 800m2 is not appropriate.
12. Subdivision of an existing or approved building may be supported.
13. Moorvale shopping centre precinct (Moorooka—Stephens district neighbourhood plan/NPP-002) overall outcomes are:
14. The shopping centre provides retailing and personal services for the district while maintaining the existing character of the centre.

7.2.13.7.3 Performance outcomes and acceptable outcomes

Table 7.2.13.7.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| If involving subdivision in the Clifton Hill War Service Homes Estate precinct (Moorooka—Stephens district neighbourhood plan/NPP-001) | |
| PO1  Development involving subdivision of lots must preserve the traditional streetscape character, setting of houses and gardens, and rhythm of house spacing. | AO1  Development has a minimum site area of 800m2 created by any re-subdivision. |
| If in the Moorvale shopping centre precinct (Moorooka—Stephens district neighbourhood plan/NPP-002) | |
| PO2  Development reflects and reinforces the existing traditional built character of the shopping centre and enhances its amenity for pedestrians. | AO2.1  Development is built to the front property boundary. |
| AO2.2  Development includes an awning across the full frontage. |
| If fronting Ipswich Road | |
| PO3  The functionality and safety of Ipswich Road for vehicles, cyclists and pedestrians are maintained. | AO3  Development for a non-residential purpose does not provide vehicular access from Ipswich Road. |