7.2.1.4 Ashgrove—Grange district neighbourhood plan code

7.2.1.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Ashgrove—Grange 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 Ashgrove—Grange district neighbourhood plan area is identified on the NPM-001.4 Ashgrove—Grange district neighbourhood plan map and includes the following precincts:
5. Newmarket shopping centre precinct (Ashgrove—Grange district neighbourhood plan/NPP-001);
6. Ashgrove village precinct (Ashgrove—Grange district neighbourhood plan/NPP-002);
7. The Grange Terminus precinct (Ashgrove—Grange district neighbourhood plan/NPP-003);
8. Wilston village precinct (Ashgrove—Grange district neighbourhood plan/NPP-004);
9. The Brickworks precinct (Ashgrove—Grange district neighbourhood plan/NPP-005);
10. Council works depot precinct (Ashgrove—Grange district neighbourhood plan/NPP-006)
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. Refer to Table 5.9.4.A, Table 5.9.4.B, Table 5.9.4.C and Table 5.9.4.D.

7.2.1.4.2 Purpose

1. The purpose of the Ashgrove—Grange district neighbourhood plan code is to provide finer grained planning at a local level for the Ashgrove—Grange district neighbourhood plan area.
2. The purpose of the Ashgrove—Grange 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. Development will be underpinned by regionally significant transport infrastructure, focused along the Ferny Grove railway corridor, Enoggera Road and Waterworks Road.
5. Low density housing will dominate outside of these corridors and will maintain identified housing and precincts of distinctive local character such as Ashgrovian housing and the Lind Street, Gray Street and Greene Street area at Newmarket.
6. Local low impact industrial areas are maintained on Newmarket Road to service local needs, while appropriately managing their interface with surrounding residential areas.
7. Expansion of non-residential uses such as the Ithaca TAFE will not be supported where there are adverse impacts on residential amenity.
8. Natural areas including Kedron Brook, Enoggera-Breakfast Creek, Ithaca Creek, Banks Street Reserve and Ashgrove Scenic Reserve contain habitat value and ecological processes and provide a range of site-appropriate recreational opportunities.
9. Newmarket shopping centre precinct (Ashgrove—Grange district neighbourhood plan/NPP-001) overall outcomes are:
10. Newmarket shopping centre is the retail and commercial focus for the eastern part of the neighbourhood plan area, which provides a compact and pedestrian-friendly centre that is well connected to adjoining public transport routes.
11. Ashgrove village precinct (Ashgrove—Grange district neighbourhood plan/NPP-002) overall outcomes are:
12. Ashgrove Village is the retail and commercial focus for the western part of the neighbourhood plan area.
13. Further consolidation opportunities include the following:
14. redevelopment of the sites fronting Waterworks Road and Trout Street offers an opportunity for improved access to Highpoint Plaza if amalgamated with the adjoining Energex site. A proposal to develop this area for commercial purposes may attract incentives such as additional development rights for the Highpoint Plaza site;
15. sites in Stewart Place fronting Ashgrove Memorial Park are appropriate for centre activities.
16. The Grange Terminus precinct (Ashgrove—Grange district neighbourhood plan/NPP-003) and Wilston village precinct (Ashgrove—Grange district neighbourhood plan/NPP-004) overall outcomes are:
17. The Grange Terminus and Wilston village remain as local centres serving a convenience and dining and lifestyle function.
18. The Brickworks precinct (Ashgrove—Grange district neighbourhood plan/NPP-005) overall outcomes are:
19. Redevelopment is for low–medium density residential or other low impact uses. Any short-term redevelopment does not compromise the long-term use through adverse effects on amenity, in particular, noise, traffic generation and light emissions.
20. Council works depot precinct (Ashgrove—Grange district neighbourhood plan/NPP-006) overall outcomes are:
21. The Council works depot site is suitable for residential development if the depot relocates or ceases operation. Other low impact uses that are compatible with the surrounding residential areas may be considered as suitable alternatives for the re-use of existing buildings.

7.2.1.4.3 Performance outcomes and acceptable outcomes

Table 7.2.1.4.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| No performance outcomes are prescribed. | No acceptable outcomes are prescribed. |